

Inspector's Question 46

I would welcome the Council's observations on the representation (1081) from Ashley Maltman of West Waddy on behalf of Pye Homes to the effect that site allocation QUA014 cannot be delivered because of the HS2 proposal.

Summary

It is our contention that Policy S3 and the proposed site allocation at land adjacent to Station Road, Quainton (Site Ref QUA014) is not justified or effective insofar as it fails to demonstrate the identified housing needs for the settlement of Quainton can be delivered over the plan period. The allocated site QUA014 will not come forward for housing as it is so severely impacted upon by the Station Road realignment required by the construction of HS2 High Speed Rail Line to the south of Quainton. There are opportunities to make modifications to the VALP in order to resolve the aforementioned points of soundness which include the allocation of an additional site at Quainton for up to 40 dwellings.

Response

The Quainton Neighbourhood Development Plan was made on 31 October 2016. The Neighbourhood Plan clearly states that beyond the Settlement Boundary, no new housing development will be supported other than that set out in policy H1 which includes the following proviso "there is a presumption against development of new homes outside the Settlement Boundary in the open countryside except on sites adjoining the Settlement Boundary along Station Road, where a distinct boundary to open countryside can be achieved and where appropriate amenity of adjacent dwellings can be maintained".

The VALP Allocations QUA001 & QUA014 conform to Neighbourhood Plan Policy by not exceeding the existing settlement boundary lines pertaining to the rear gardens along Station Road. Other proposed sites will be contrary to this Policy.

Allocation QUA014 allocates 24 houses over the Plan period - anticipated coming forward between 2018 – 2023. The road realignment is merely a necessary replacement, to the same standard, as the existing Station Road. While the road realignment works run through the middle of the allocation this will not preclude the development of the remainder of the site for housing – it will reduce the overall numbers on site but not by such a significant quantum as indicated by the objector's representation (map attached).

Q46 Allocation QUA014 is in accordance with the Neighbourhood Plan and will still deliver houses. Any reduction as a result of the HS2 works are not such to jeopardise the overall housing figures in the Local Plan and does not justify the identification of another site at Quainton.

Any need, therefore, for future housing at Quainton should be considered as part of any review of the Neighbourhood Plan in due course.

No change to the Local Plan required as a result of this representation.