

## QUANTON CONSERVATION AREA DESIGNATION

Councillor Mrs Paternoster  
Cabinet Member for Growth Strategy

### 1 Purpose

- 1.1 To approve the revised Conservation Area at Quanton having noted the responses to the period of public consultation.

### 2 Recommendations/for decision

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| 2.1 | That the responses to the consultations contained in this report (Appendix 1) be noted. |
| 2.2 | That the Conservation Area boundary (Appendix 2) be adopted.                            |
| 2.3 | That the Management Plan be adopted.  |

### 3 Executive summary

- 3.1 Quanton Parish Council have commissioned Aylesbury Vale District Council to review Quanton Conservation Area. The Conservation Area at Ivinghoe was initially designated by Aylesbury Vale District Council in 1972 and has not been reviewed since. It is therefore important that this Conservation Area is reviewed and that an appraisal which adequately supports designation and accords with a nationally accepted standard as defined by Historic England is completed.
- 3.2 A detailed appraisal of Quanton has been undertaken which identifies what is significant about the village and recommends alterations to the existing Conservation Area boundary. A copy of a map showing the proposed Conservation Area boundary is contained within Appendix 2 of this report. Copies of the draft appraisal document are available within the Members Lounge and on request from the Conservation Areas Officer.

### 4 Supporting information

#### *Legislation and Guidance*

- 4.1 The Planning (Listed Buildings and Conservation Area) Act 1990 P(LBCA) Act 1990) defines a Conservation Area as “an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.”
- 4.2 The P(LBCA) Act 1990 places three duties on Councils in relation to Conservation Areas:
- To designate those areas considered to be of special architectural or historic interest as Conservation Areas
  - To review all Conservation Area designations “from time to time”
  - To formulate and publish proposals for the preservation and enhancement of the Conservation Areas

#### *Review of Conservation Area at Quanton*

- 4.3 The Conservation Area Appraisal document for Quanton:
- Defines the special interest of Quanton

- Identifies those features which make Quainton of sufficient interest to warrant designation
  - And lays out some settlement specific management proposals for the preservation and enhancement of the Conservation Area
- 4.4 The proposed Conservation Area boundary at Quainton has been drawn to include those elements and features which are considered to be of architectural or historic interest, or which positively contribute to the special character or appearance of the area as a whole
- 4.5 The general principles used to define Conservation Area boundaries are laid out in the AVDC Conservation Area SPD (March 2011), section 2.5. The detailed reasoning for the proposed boundary and the special interest of Quainton are laid out in the Quainton Conservation Area Appraisal Document.
- 4.6 Following approval of the Conservation Area boundary, the full Quainton Appraisal Document will be finalised.

### **Quainton**

#### *Summary of inclusions within the proposed Conservation Area at Quainton.*

- 4.7 Many of the proposed changes to the Quainton Conservation Area boundary relate to minor alterations where the existing boundary cuts through properties. In these cases the proposed boundary has been altered to follow extent boundaries in order to avoid any confusion or misunderstanding.
- 4.8 The most significant changes to the existing boundary are the proposed inclusion of;
- *Townsend*

Townsend is located to the west of the historic core of Quainton. There are many examples of 'Ends' settlements within Buckinghamshire particularly in the southern half of the Aylesbury Vale. 'End' development is characterised by small groups of buildings dislocated from the main core of villages and often concentrated around manors, farms or particular buildings or features. In the case of Townsend the buildings are clustered around Townsend Farm and the junctions of Upper and Lower Street. Later development has resulted in coalescence and Townsend has become absorbed within the peripheries of Quainton.

The proposed boundary has been drawn tightly around the junction and those buildings which are either listed or have been highlighted within this document as Local Heritage Assets. The exceptions are 13, Townsend – an attractive 1950s chalet and 1, 2 and 3, Klee Close which are modern structures that have been built on the footprint of the barns and outbuildings that originally formed the farmyard of Townsend Farm. In their design these buildings pick up on the utilitarian character of the former buildings on the site. Other elements of the site still survive including the pond within the farmyard. For all of these reasons it is considered that this development still maintains a strong connection with Townsend Farm and therefore should be included within the proposed Conservation Area boundary.
  - *Eastern end of Church Street and Pumping Station*

The 1972 Conservation Area boundary runs along the southern side of Church Street close to the junction with the road that leads to Denham House. It is proposed that the Conservation Area boundary is extended to

include both sides of the road and the pumping station to the east of the church.

The eastern end of Church Street from the Almshouses to the junction has a very distinct character from the western end. The point where the road curves and drops in gradient marks the gentle transition from the developed character of the majority of Church Street to a more rural character on the fringes of the village. The role of trees, hedges and verges, as well as the lack of paving reinforces the rural setting of Quainton which is such a fundamental part of its character. The approaches to the village are therefore extremely important and both the eastern end of Church Street and the road that runs along the eastern boundary of the churchyard should be recognised within the Conservation Area boundary. Both roads form important foregrounds and backdrops to the setting of Holy Cross and St. Mary's Church.

To the east of the church is a small pumping station which is partially obscured from view by hedging. This attractive stone building with its slated gabled roof and stone mullion windows sits well within its rural context and makes a positive visual contribution to the character and appearance of the road and to the setting of the church.

- *Southern side of the Strand and 20, The Strand (The Old Police House)*

Similar to Church Street, the eastern end of The Strand forms an important entrance into the village. It marks the transition from the historic development around The Green and the modern development of White Hart Field to the open and undeveloped character of the surrounding rural landscape. Trees, hedges and verges all reinforce the rural character of the area and this stretch of road provides vantage points to a series of wonderful views of the church, Quainton windmill and the surrounding landscape.

It is proposed that the Conservation Area boundary is extended to include 20, The Strand, which was the former police house. This late 19<sup>th</sup> or early 20<sup>th</sup> century detached building is prominently situated slightly back from the road edge behind a wooden fence. Now converted to a private domestic dwelling, the building retains much of its original character and a cell still survives within the garden. This building is significant because of the positive visual contribution it makes to the character and appearance of the area as well as to our understanding of the social history of the village.

- *37, 39, 41, 43a, and 43 Lower Street*

Group of early 20<sup>th</sup> century buildings, which although significantly change, still maintain their basic form, massing and outline. They belong to a period that marked the end of the relatively large scale development within the village which started during the 19th century and ceased before the 1st World War. No. 43 Lower Street is an attractive example of a former farm house. This building, which maintains much of its original character, makes a strong visual statement within the street scene.

- *14, 15 and 17 Upper Street*

Nos 14, and 17, Upper Street are both examples of early 20<sup>th</sup> century development. This was a period that marked the end of the relatively

large scale development within the village which started during the 19<sup>th</sup> century and ceased before the 1<sup>st</sup> World War.

The buildings differ greatly in scale. 17, Upper Street is a substantial Edwardian building which is shown on historic maps of the village as having been located within sizable grounds. The plot has subsequently been subdivided and developed. The principle elevation of this large two storey building faces away from the road, to take advantage of the magnificent views to the south. The building is significant because it retains much of its original external character and is a relatively high status example of Edwardian development within the village. The subdivision of the grounds of 17, Upper Street, marked the beginning of substantial modern development along Windwood Drive.

In contrast 14, Upper Street is a much more modest building. It forms a pair with 4 Upper Street which sits within the 1972 Conservation Area boundary. Situated slightly back within its plot, but above the height of the road, this is a visually prominent building which despite some later alterations has maintained much of its original form, scale, massing and character and makes a positive visually contribution to the streetscape.

#### *Summary of Management Plan for proposed Conservation Area at Quainton.*

- 4.9 The following site specific issues were raised within the Quainton Conservation Area Management Plan and during the period of public consultation. These proposals should be considered in addition to those contained within Aylesbury Vale's Conservation Area Management Plan - District Wide Strategy
- Maintaining the rural character of the village especially through the preservation of the hedges, trees and banks that line the carriageways. Also it is important to maintain the connection between the village and surrounding countryside gained in part through views from within the village out into the surrounding landscape and also from outside the village looking in.
  - Maintain the integrity of the key open spaces within the village in particular, The Green, Townsend and the churchyard.
  - Recognise the key role played by Quainton Windmill and Holy Cross and St. Mary's Church. The setting of both of these buildings is fundamental to the identity and character of the village as a whole.
  - Maintain the rural character of the village through the rationalisation of signage and street furniture. This can be achieved through undertaking a street furniture audit. (please refer to the Aylesbury Vale Highway Protocol)
  - Maintain and repair surviving areas of stone and brick footpaths. These footpaths need to be recorded and plotted on a map and an analysis of their condition undertaken. It should be noted that areas of historic street surfacing may also survive beneath layers of tarmac. Consideration should be given whether these areas should be re-exposed or preserved in situ as archaeology. These traditional street surfaces contribute greatly to the visual and textural quality of the streetscapes. (please refer to the Aylesbury Vale, Highway Protocol)

- Maintain the essential form and character of utilitarian/agricultural outbuildings as outline in this document.
- Encourage the retention of historic features (particularly windows and doors) where they survive on buildings, especially those buildings which are not listed and are therefore not protected by legislation.
- Where new development is deemed acceptable ensure that its form, layout, massing, materials and design reflect and respect the key characteristics of the built historic environment of the village as identified within this document.
- Overhead wiring around the village and in particular on The Green Efforts should be made to see if these cables could be placed underground and the poles removed.
- Traffic volumes and issues relating to parking have had a significant and detrimental impact upon the character of the village. Traffic mitigation schemes may be appropriate, but these must be visually unobtrusive and not detract from the special character and appearance of the village.

*Process of Public Consultation for Quainton:*

- 4.10 The draft Quainton Conservation Area Appraisal (including the proposed boundary) has been subject to a seven week period of public consultation between Monday 29<sup>th</sup> June until Friday 14<sup>th</sup> August 2015.
- 4.11 The public consultation was run in accordance with the Statement of Community Involvement (SCI) except the period of consultation was extended from 6 weeks to 7 weeks to take into account the Summer holiday. Each household and business affected by a proposed change to the existing Conservation Area boundary was consulted by letter. Posters regarding the review were displayed on Quainton Parish Council noticeboards and the full appraisal document was published online on the AVDC website. An exhibition board concerning the review was displayed during the Quainton Neighbourhood Plan public consultation event at Holy Cross and St. Mary's Church on Friday 3<sup>rd</sup> July and Saturday 4<sup>th</sup> July. The exhibition was also on display at The Village Beer Festival on The Green on 11<sup>th</sup> July.
- 4.12 During the public consultation period (9<sup>th</sup> July) the Conservation Areas Officer attended a Parish Council meeting at Quainton in order to allow residents to ask any questions that they might have had regarding the document or the revised Conservation Area boundary.
- 4.13 39 written responses were received as a result of the period of public consultation. 4 respondents raised objection to the proposed alterations.
- 4.15 Responses to the consultation are summarised in Appendix 1.

## **5 Options considered**

- 5.1 In light of the statutory requirement under section 69 (2) of the Planning (Listed Building and Conservation Area ) Act 1990 to review designated Conservation Areas and to consider the designation of new areas, the option of not considering Quainton for a Conservation Area review has been rejected.

## **6 Reasons for Recommendation**

- 6.1 The recommendations reflect the previous decision by Members to take into account the views of residents, business owners and interested groups in reviewing and designating Conservation Areas.
- 6.2 The review of a Conservation Area accords with the Council's responsibilities under section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and is an effective means of helping the Council to protect the District's cultural heritage.

## **7 Resource implications**

- 7.1 Budgetary provision is already made for the completion of this project.

## **8 Response to Key Aims and Objectives**

- 8.1 Directly meets the key aim of the AVDC Corporate Plan 2011-2015 to "protect and improve the living experience of the Vale" (Enhance our natural and built environment-deliver a programme of Conservation Area Reviews).

Contact Officer  
Background Documents

Anne Davies (01296) 585383  
Conservation Area SPD

District Wide Strategy for the Management of Conservation Areas  
Quinton Draft Appraisal Documents.

### Appendix 1: Responses to the Quinton Consultation:

Organisation/ Individual	General Comments	Response
1.Quinton Parish Council	<ul style="list-style-type: none"> <li>The parish council are also fully in agreement to the proposed extension of the conservation area boundary to include the Townsend area and other notable buildings nearby.</li> <li>Opportunity to present the key findings and recommendations to the residents of Quinton generated a great deal of interest, prompting suggestions for places and buildings to be included. It would be appreciated if those proposed sites raised by the public are also considered in the final document.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>See responses below</li> </ul>
2Historic England	<ul style="list-style-type: none"> <li>I think this will be a very helpful document which succeeds in addressing why the place as a whole is significant. As ever I must note our disappointment that Article 4(2) Directions are not been considered. Given that the appraisal makes clear that architectural details make vital contribution to the character of the area these should be a key tool in its management.</li> <li>One thing that does make an important contribution to the character of the area but is not I think given enough emphasis in the appraisal is the fact that in general buildings are on the whole relatively small. Also there is a definite pattern of development of closer packed houses around the green which sit right next to the road and a lessening of density at elsewhere, where houses tend to be semis or detached and set back from the road. These may be an obvious points but these factors do help give cohesiveness to the village despite the variety of architectural styles and one potential development pressure may be larger buildings which are too close together.</li> </ul>	<ul style="list-style-type: none"> <li>Noted At this time the council has not made any commitment to pursue any Article 4(2) Directions</li> <li>Noted Text will be amended to reflect comment.</li> </ul>
3. Quinton Village Society	<ul style="list-style-type: none"> <li>The whole area of both the new and old allotments down to and including Scraggs Cottage</li> </ul>	<ul style="list-style-type: none"> <li>This area forms part of the fields surrounding the south-western area of the village. It is recognised that this area has significant community value but</li> </ul>

	<ul style="list-style-type: none"> <li>• 24 North End – by taking the inclusion line west along the northern boundary of Hatherways (12 Upper Street)</li> </ul>	<p>it is not considered that it contributes significantly to the character and appearance of the conservation area. It forms part of the setting of the conservation area and as such will be offered protection in the operation of the National Planning Policy Framework.</p> <ul style="list-style-type: none"> <li>• This is already included</li> </ul>
4.Resident	<ul style="list-style-type: none"> <li>• We think it is vital to keep the Swan and Castle as a pub. It is good for the village to have competition</li> </ul>	<ul style="list-style-type: none"> <li>• It is proposed that the Swan and Castle public house is included within the Conservation Area boundary because of its prominent visual position close to Townsend at a pinch point within Lower Street. The building is visually attractive and is important in terms of the social history of the village.</li> </ul>
5. Resident	<ul style="list-style-type: none"> <li>• Pleased Townsend has been included in the CA</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
6.Resident	<ul style="list-style-type: none"> <li>• So pleased Townsend is included and thus protected in the new Conservation Area. Amazed that it has not been included before.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
7.Resident	<ul style="list-style-type: none"> <li>• I agree with the proposed extensions to the boundary</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
8. Resident	<ul style="list-style-type: none"> <li>• Surprised that CA goes back to 1972 as major alterations have been made to houses on the Green</li> </ul>	<ul style="list-style-type: none"> <li>• Designation of a CA does not preclude development</li> </ul>
9.Resident	<ul style="list-style-type: none"> <li>• The views are what make Quainton.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted – we hope that this has been adequately reflected within the graphics and text of the appraisal document.</li> </ul>
10.Resident	<ul style="list-style-type: none"> <li>• I think the Swan and Castle site would be a good place for an attractive residential close of houses catering for the older or younger residents of the village.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed CA designation should reflect what exists at the time of review rather than what may exist in the future.</li> </ul>
11.Resident	<ul style="list-style-type: none"> <li>• The conservation review now includes some iconic and important areas which are vital for Quainton. I agree with these proposals.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>



12.Resident	<ul style="list-style-type: none"> <li>We support these proposed plans but there is no mention of the impact of HS2 will or could have on these plans</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of Conservation Area designation is to acknowledge the special character an area. It is not intended to prevent future development, designation along with other forms of protection must inform planning decisions relating to the historic environment. The fact of the designation would become a material consideration with regard to any decisions relating to HS2</li> </ul>
13.Resident	<ul style="list-style-type: none"> <li>Glad to see additional areas of conservation.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
14.Resident	<ul style="list-style-type: none"> <li>Proposed amendments are welcome. Seems strange that they were not part of previous review</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
15.Resident	<ul style="list-style-type: none"> <li>The parish will benefit from the larger conservation area. Glad to see The Swan and Castle protected.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
16 Resident	<ul style="list-style-type: none"> <li>I fully support the conservation area</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
17.Resident	<ul style="list-style-type: none"> <li>Glad to see Swan and Castle in Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>See comment above re Swan and Castle</li> </ul>
18.Resident	<ul style="list-style-type: none"> <li>I think that the new conservation area at Townsend will provide some extra protection for this attractive end of the village</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
19. Resident	<ul style="list-style-type: none"> <li>Fully support proposed conservation area</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
20.Resident	<ul style="list-style-type: none"> <li>I agree with the proposals to increase the conservation area</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
21.Resident	<ul style="list-style-type: none"> <li>Totally agree with the conservation area review</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
22.Resident	<ul style="list-style-type: none"> <li>The conservation area appears to encapsulate all parts of the village that hold historic buildings or features. Extending this to be a complete boundary or conservation belt would further protect the village.</li> <li>Very pleased with what has been proposed would just like to see more. Can we please include a conservation area for the area designated for HS2</li> </ul>	<ul style="list-style-type: none"> <li>CA designation is a specific designation relating to the built historic environment and therefore it would not be appropriate or justifiable to include those areas of the village that do not fulfil this criteria.</li> </ul>

23. Resident	<ul style="list-style-type: none"> <li>I fully support the additions to the Conservation Area at Quainton – I approve of The Swan and Castle being included</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
24. Resident	<ul style="list-style-type: none"> <li>I support the extension of the conservation area</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
25. Resident	<ul style="list-style-type: none"> <li>I fully support all the proposed boundary amendments within the conservation area review</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
26. Resident	<ul style="list-style-type: none"> <li>I agree with the conservation area review entirely</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
27. Resident	<ul style="list-style-type: none"> <li>Glad the conservation area includes the Swan and Castle</li> </ul>	<ul style="list-style-type: none"> <li>Noted – see comments re Swan and Castle above.</li> </ul>
28. Resident	<ul style="list-style-type: none"> <li>I feel that Station Road should be extended further to preserve the unique open area.</li> </ul>	<ul style="list-style-type: none"> <li>CA designation is a specific designation relating to the built historic environment. Although it can include areas of open space, these usually relate to areas like greens or churchyards, or fields that contain archaeological remains. Although the fields along Station Road are important in terms of the views across them and the setting of the Conservation Area and a number of listed buildings, so are many fields surrounding the village. It would not be justifiable to include all of these.</li> </ul>
29. Resident	<ul style="list-style-type: none"> <li>The new conservation area proposals are sensible and in keeping with the need to retain green spaces to maintain and enhance the quality of living spaces (proposed and current) in Quainton</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
30. Resident	<ul style="list-style-type: none"> <li>I agree with the proposed Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
31. Resident	<ul style="list-style-type: none"> <li>Whilst there is a public footpath traversing an area of The Paddocks, it is not possible to access the remainder of the property from that footpath. There has never been a possibility of anyone ‘walking more freely’ over the land and therefore it is believed it should not form part of the ‘protected’ green spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Letter response sent to confirm that nowhere within the draft Conservation Appraisal is it implied that private land along the boundaries of the proposed Conservation Area is freely accessible to the public.</li> </ul>
32. Resident	<ul style="list-style-type: none"> <li>The current conservation area boundary runs along the north side of The Strand but it is now proposed to extend the boundary to cover the</li> </ul>	<ul style="list-style-type: none"> <li>Both sides of the Strand have been included in the Conservation Area boundary since the trees</li> </ul>

	<p>road, the highway verge and presumably the hedgerow of the southern boundary of The Strand, together with the Old Police House, No. 20 The Strand. While we have no objection to the inclusion of the Old Police House within the conservation area boundary, we see no justification for the boundary to be extended to take in The Strand itself, or the highway verge and field boundary on the southern side. There is nothing of specific conservation or historic merit with this land and the justification put forward on Page 19 of the consultation document does not meet the test set out at paragraph 127 of the National Planning Policy Framework. Specifically this states that “when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest”.</p> <ul style="list-style-type: none"> <li>• There is no special architectural or historic interest in The Strand itself which essentially is a rural road on the approach to a village. The justification that has been put forward for its inclusion seems to be based on the misconception that as an area of transition between the modern development of White Hart Fields and an area of undeveloped land to the north, it reinforces the rural character of the area and this amounts to something of special architectural or historic interest. It does not. Moreover, the fact that the road itself affords limited views of the church, windmill and surrounding landscape is not a reason for designating a conservation area.</li> <li>• Paragraph 127 of the NPPF states that the concept of conservation should not be devalued through the designation of areas that lack special interest. Extending the designation of the conservation area to cover The Strand itself and the southern verge and field hedgerow would undermine and devalue the existing conservation area contrary to the NPPF.</li> <li>• We object to this proposed extension for the reasons set out above and request that the boundary of the conservation area should continue to run along the northern side of The Strand, consistent with</li> </ul>	<p>and hedges on both sides of the road are considered to reinforce the rural character of this area and this stretch of the road provides vantage points ‘to a series of wonderful views of the church, Quainton windmill and the surrounding landscape.</p> <p>Paragraph 2.5.2 (a) of the adopted Conservation Area SPD states that ;</p> <p>‘Conservation area boundaries are drawn to include elements and features (modern or historic) which are considered to be of architectural or historic interest <b>or</b> which positively contribute to the special character or appearance of the area as a whole.’</p> <p>It is appreciated that the NPPF post dates this advice but given that the Strand contributes positively to the conservation area in its’s entirety the concept of conservation will not be devalued by this inclusion.</p>
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	<p>the boundary as originally fixed when the conservation area was designated in 1972.</p>	
33. Resident	<ul style="list-style-type: none"> <li>I would just like to point out that the hedge along the Strand and up to the church, is made up mostly of elm and some ash. In view of elm disease and now ash die back, I do not see much point in including these hedges in the conservation area.</li> <li>My alternative approach would be to leave the original plan as it is.</li> <li>Provision for new housing should also be considered to keep the village viable. We have lost the butchers, and the shop looks next, and we are down to one pub, villages must be allowed to grow to keep things viable.</li> </ul>	<ul style="list-style-type: none"> <li>Despite some loss of vegetation, hedges make an important contribution to the character and appearance of the Conservation Area. The inclusion of this hedgerow recognises this contribution.</li> <li>Noted</li> <li>Conservation area designation does not preclude development. It is not the purpose of conservation area designation to identify new housing allocation.</li> </ul>
34. Resident	<ul style="list-style-type: none"> <li>I wish to make the following comment in reference to the Paddocks and Stables opposite the Old School House which I believe should be included in the Conservation Area for the following reason.</li> <li>Protection of this site is of great importance. It is, so to speak, the gateway to the backland of the village up the hill. This must be strongly resisted as potential development of the site could give access to that backland. Including this site within the Conservation Area of the village would give the village some protection from this possibility.</li> <li>From the village's point of view, as you pass the church and Brudenell House and its garden, this field is a very attractive first look up the hills which are such a major part of the attraction of the village. It is a favourite walk for many of the village and for the many visitors to the village, who go on to climb up the bridleway/footpath to the water</li> </ul>	<ul style="list-style-type: none"> <li>The proposed extension of the Conservation Area boundary to the north side of Church Street, in the vicinity of the Church, provides a strong, clearly identifiable boundary with views into the Conservation Area. The hedge merges into the trees which form the boundary to Brudenell House. The vegetation of the hedgerow provides a distinct separation from the wider expanse of open land merging into farmland to the north of the village. Inclusion of the land within the Conservation Area would not in itself protect it from proposals for development. However the area forms part of the setting of the Conservation Area which would be significant in the event of any proposals for development.</li> </ul> <p>This comment appears to refer to Neighbourhood Plan proposals.</p>

	<p>tower at the top of the hill. This field should have a higher rating on Beauty than 1. (I have to say that without the insensitive use of a part of this field by the current owner who seems to be using it as a dump and to park lorry and caravan this would be recognised but despite this it should still be recognised.) Historical Significance (current score 0)</p> <ul style="list-style-type: none"> <li>• The house and the field beyond have a wartime historical interest in that there was a Italian POW camp established here, with the house being used to house Italian POWs' families and the field (land parcel No 1) being used by them to grow food. This has been immortalised in a portrait commissioned by Bucks County Council of the Chairman of Bucks County Council, James Ireland, by Romeo di Girolamo, a renowned painter who became President of the Royal Society of British Artists. Romeo di Girolamo, whose father had been one of those Italian POWs, commemorated his father's life by painting the Chairman emerging from this particular site, which is very recognisable. This portrait hangs in County Hall. This site should have a higher rating in Historical Significance than 0.</li> <li>• This land should be included within the proposed amendment to the 1972 Conservation Area of Quainton Village.</li> </ul>	<ul style="list-style-type: none"> <li>• As above</li> <li>• As above</li> </ul>
	<ul style="list-style-type: none"> <li>• In regards to East of 20, The Strand (the "Land"), we would like to express our opposition to the inclusion of any part of the Land in the proposed new conservation area.</li> <li>• The Land to which we refer to is on the East of 20, The Strand and borders the North of Policeman's Field in the second entrance to which we own along with other acreage which is referenced as being part of No.2 on the map of the Quainton Conservation Area Review.</li> </ul>	<ul style="list-style-type: none"> <li>• See response to resident 32 above.</li> <li>• It should be noted that there is no statutory requirement to notify residents/land owners of proposals to designate a Conservation Area although this is always undertaken as a matter of courtesy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Pleased be advised that we see no valid reason for the inclusion of the verge, ditch, hedge and trees on our land to be a part of the proposed modification to the existing conservation area and we will take legal action to contest the matter should this prove necessary.</li> <li>• Please note that we have only recently been made aware that AVDC have previously written to a number of Quainton residents in late June 2015, however, we confirm that no such communication from you has been received despite the proposed infringement on our Land, which we would appreciate, is duly noted.</li> </ul>	<ul style="list-style-type: none"> <li>• See response to resident 32 above and as above.</li> <li>• No “infringement” on land</li> </ul>
35. Resident	<ul style="list-style-type: none"> <li>• We farm behind the Thames Water Pumping Station and to the Northeast of the Village. I was glad to hear that you think the views into and out from the village are some of its greatest assets.</li> <li>• I understood you to say that inclusion in the conservation area was predominantly governed by housing and archaeology, so am I right in thinking that the aforementioned views are irrelevant?</li> <li>• The East side of New Street and South side of the Strand are now proposed to be included, with which I am very happy, but they do not include either archaeology or housing. Perhaps the views from the Church Yard <b>are</b> being considered in this case, and if so ought not the views from there to the North, below Denham House, also be included?</li> <li>• I see no good reason why the Stables and Paddocks in Church Street, opposite the Old School House and Church (which are in the CA), should not also be included.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• All views are relevant as identified in chapter 7.</li> </ul> <p>As above</p> <ul style="list-style-type: none"> <li>• As above</li> </ul>
36. Resident	<ul style="list-style-type: none"> <li>• Please can I politely request that land parcel number 1 as listed in the ranking of Quainton Green spaces in the Neighbourhood Development Plan be included within the Conservation Area boundary going forward?</li> <li>• This parcel of land overlooks the Conservation Area and forms part of</li> </ul>	<ul style="list-style-type: none"> <li>• See response to Resident 32 above.</li> </ul>

	<p>the lovely view from the Church yard up to the hills - it is particularly lovely and in my view should be protected from any development.</p> <ul style="list-style-type: none"> <li>• I believe it also has some historical significance having been used by Italian Prisoners of War to grow vegetables and keep livestock during WWII. I also believe that this land parcel previously belonged to the Croft, a property situated on Church Street which falls within the Conservation Area.</li> <li>• This land parcel and its associated stables and paddocks should in my view be included within the Conservation Area as part of an arc of land including The Croft and Brudenell House (and their respective curtilages).</li> </ul>	<ul style="list-style-type: none"> <li>• As above</li> </ul>
37. Resident	<ul style="list-style-type: none"> <li>• I would like to register my <b>opposition to the creation of a conservation area</b> on the land bordering the road to the east of Quainton in the proposed Conservation Area Review.</li> <li>• I farm the land known as "the Policeman's field" to the south the area proposed. I have been responsible for the maintenance of these hedges and ditches all my life.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
38. Resident	<ul style="list-style-type: none"> <li>• I would like to ask why the areas below Cautley close and Pigott orchard are not included ?</li> <li>• These are residential areas with an out look across open land and development on the fields immediately below these areas would be highly detrimental to the residents, not too mention immediate impact of any additional traffic emanating from these areas.</li> <li>• Why would we protect the open flatter areas to the east of the main village and nearer to the more significant roads whilst not protecting the areas immediately around the residential housing to the West, most of which appear to be outside of this area and therefore I assume more exposed to development requests ?</li> <li>• If we are therefore able to provide feedback and suggestions I would</li> </ul>	<ul style="list-style-type: none"> <li>• These comments refer to open fields around modern housing development on the south side of the village. They lie outside the built up area of the village and the historic core. Conservation Area designation does not preclude development but potential development of these fields is more appropriately controlled by the policies of the NPPF . The open fields to the east of the village have been incorporated into the Conservation Area since they are enclosed by historic routes into the village; thus there is a relationship between this land and the historic development of Quainton.</li> </ul>

	<p>like to suggest the fields around the village immediately backing onto existing residences fall within this conserved area - and in our case, specifically below Cautley close and Pigott orchard.</p>	
<p>39. Resident</p>	<ul style="list-style-type: none"> <li>• I think that the fields and stables north of the churchyard towards Denham House should be included in the Conservation Area. This area used to be part of The Croft in Church Street (included in the Conservation Area) but was sold off via probate in the early part of the new Millennium. If you look at the satellite view of the village via Google Maps, it becomes more apparent that the arc of land inside the Conservation Area including The Croft and Brudenell House (and their respective curtilage) should be extended to include the stables and paddocks.</li> <li>• As far as Denham House and Denham are concerned, this property and the area was home to Italian Prisoners of War during WW2 where they were billeted in a POW camp. One of the previous inhabitants of Denham House grew up to become a well know artist and former President of the Royal Society of British Artists, Romeo di Girolamo, whose landscape paintings drew inspiration from the views towards the churchyard. In fact the picture he was commissioned to paint of the retiring leader of Bucks County Council (James Ireland), which hangs in County Hall, includes these views of the churchyard and aforementioned land.</li> </ul>	<ul style="list-style-type: none"> <li>• As above</li> <li>• As above</li> </ul>



2015 conservation area

