

WBEPNDP SupportingDoc
Consultation Statement
29 June 2022 Revision 1



Wooburn and Bourne End Parish
Neighbourhood Development Plan (6th draft)
Consultation Statement

Dated 29 June 2022

Consultation Statement Introduction

1. The process to adopt the Neighbourhood Development Plan (NDP) is statutory and requires that the steps below are followed: A Local consultation in accordance with Regulation 14 of “the Neighbourhood Planning (General) Regulations 2012” – see Attachment 1 which sets out the regulations and the actions WBEPC has taken to meet these requirements.
2. Public consultation of the final draft managed by the Planning Authority (Buckinghamshire Council) in accordance with Regulation 16
3. Independent Examination by a government appointed Inspector
4. Referendum of the Neighbourhood area Residents – in this case Wooburn and Bourne End Parish
5. The draft NDP or Neighbourhood Plan can only be adopted and become part of the legal planning framework if the majority of Residents in the Parish of Wooburn and Bourne End vote in its favour when it is put forward in a public referendum.

Local consultations prior to the statutory public consultation managed by the Planning Authority

1. The latest draft of Wooburn and Bourne End Neighbourhood Development Plan (NDP) is the sixth iteration and **is** the pre-submission draft NDP following a local consultation meeting “Regulation 14 of the Neighbourhood Planning (General) Regulations 2012” – please see attachment 1 which explains how the regulation was met.
2. There have been four local consultations to date, one of which was informal as we are not able to meet the requirements of Regulation 14 due to covid restrictions.
3. There was a local consultation after each of the first two draft NDP’s and then an informal third local consultation on the third draft which occurred during the covid lockdown period when formal consultations were suspended.
4. Following the informal third draft local consultation, the NDP was updated to a fourth draft which was provided to Buckinghamshire Council to “test” the soundness of the proposed Policies following their feedback on the third draft.
5. A fifth draft followed from that informal consultation which was then formally published for the fourth local consultation during the period 1 December 2021 to

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31 January 2022. Comments were recorded via a “survey monkey” Consultation Survey. There were 282 respondents and the data is explained in the final section of this Statement.

6. How each consultation has informed the next iteration of the Neighbourhood Development Plan is explained below.

First NDP Draft (2018)

7. After some false starts, the development of the first Neighbourhood Development Plan (NDP) draft took place in the period October 2017 to January 2018. The first draft NDP was approved by Wooburn and Bourne End Parish Council (WBEPC) in the Council meeting dated 23 January 2018 and immediately published on the WBEPC web page; copies were made available in WBEPC Office and the Community Centre Library for consultation.
8. Local Residents were informed of the period of consultation on the published first draft by a mail drop to all homes in the Neighbourhood Area (Wooburn and Bourne End Parish) and by an article in Target Magazine. These explained the period of consultation: initially set for the period 12 March to 31 May 2018 (but later extended until 10 July); how to access the draft Neighbourhood Plan and how to provide comments and the dates of surgeries that the public could attend to learn about the Neighbourhood Plan.
9. WBEPC held surgeries at WBEPC Offices to present the Plan to Residents and to answer questions and receive feedback. These were held as follows:
 - 10.30 am Third Wednesday of each month (during March, April and May) and in addition in the evenings at 7.30 pm Tuesday 17 April and Wednesday 25 April 2018 at WBEPC offices.
10. WBEPC also notified Residents’ Associations by email attaching an electronic copy of the Neighbourhood Plan requesting them to advise their Residents.
11. In addition, the NDP Working Party gave presentations at a Keep Bourne End Green meeting (22 February, 2018), a Wooburn Residents’ Association meeting (12 March, 2018) and the Annual Parish meeting (8 May, 2018). WBEPC had a stall at the Wooburn Village Fair on the Green in May and also at the Parish Village Show in Wooburn Park in September to promote, explain and answer questions the NDP.
12. All comments from surgeries, meetings and residents’ replies were captured in a Comments Log. Each of the public comments from the Comments Log was reviewed to identify applicability and if they should be incorporated in the

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Second Draft of the Neighbourhood Plan – these actions were recorded in the Comments Log.

13. The Comments log has a tab for each consultation for each draft of the NDP. As the XL sheet is published on our website, names and contact details have been removed and substituted with a letter of the alphabet. There is a copy of the XL spreadsheet with names and contact details which may be made available to the inspector/examiner if required.
14. The Comments Logs can be found on WBEPC website - link <https://www.wooburnparish.gov.uk/> under the Neighbourhood Development Plan tab.

What we learned from the first draft local consultation

15. The first Neighbourhood Plan draft drew heavily on issues identified in the Bourne End Community Led Plan (2012) and the Wooburn Community Led Plan (2014). The issues from each Community Led Plan were compared in a table (published on the WBEPC webpage).
16. The issues identified in the Community Led Plans remain current and were recurring themes in meetings and were themes that came out in comments during the consultation period - all comments from surgeries, meetings, the Village Shows and emails were logged in a “Comments Log” and published on the Parish webpage.
17. Wycombe District Council (WDC) provided comprehensive and helpful comments in respect of the First Draft and these were taken on board particularly in relation to tone and policy objectives.
18. The first iteration was somewhat naive in that the scope was limited and the process and resources for support such as the Neighbourhood Planning Toolkit were unknown to the team.
19. At the time the first draft of the NDP was developed, the Wycombe District Local Plan had only been published as a draft for consultation. WDC’s review of the first NDP draft advised areas where the NDP was in conflict with certain aspects of the draft Local plan.
20. In addition, other adopted Neighbourhood Plans were reviewed to identify best practice and to obtain a better understanding of the range and scope of issues that the Neighbourhood Plan should address.
21. The review of other adopted NDP’s and WDC’s comments resulted in a change in the tone, format and structure of the draft Neighbourhood Plan and the

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redrafting of Policies and creation of new Policies to address local issues framed as Objectives.

22. Table 1 below analysed the comments from local Residents and key points are summarised after the table.

Table 1: ANALYSIS OF COMMENTS FROM FIRST DRAFT NDP CONSULTATION

FIRST DRAFT NDP CONSULTATION: 28 RESPONSES WITH 97 COMMENTS	
TABLE ANALYSING COMMENTS	
AFFORDABLE HOMES	1
ANECDOTAL: INADEQUATE INFRASTRUCTURE	5
BUSINESS COMMUNITY	1
FOOT/CYCLE PATHS	2
HABITAT PRESERVATION	1
LOCAL PLAN CRITICISM	9
NDP INADEQUATE	4
OTHER	9
PARKING	21
PRESERVATION: LANDSCAPE/CHARACTER/GREEN SPACE	7
ROAD SAFETY	5
MAINTAINING SEPARATION BETWEEN SETTLEMENTS	3
SUPPORT FOR NDP	10
TRAFFIC F CONGESTION/ FLOW	18
QUALITY OF DESIGN	1
TOTAL COMMENTS	97

23. Key points from the Table analysis:

23.1 **Road system**: road safety, congestion and traffic flow - there were some 25 comments relating to road system issues - supporting NDP sections 3, 8, 9.

23.2 **Character of the Villages**: preservation of landscape/character/green space/habitats and separation of settlements – some 11 comments - supporting NDP sections 3, 4,5, 6, 7.

23.3 **Parking**: some 20 comments on parking issues in the neighbourhood area- supporting NDP sections 3, 9.

23.4 **Other** (9 comments): this category reflects comments on other potential development sites (2); windfall development; clean up the Wye; dog waste; liaising with other Councils; conservation areas; bins.

23.5 **Support for NDP**: there are some 10 comments supporting the policies and intent of the first draft.

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Second NDP draft (2019)

24. Wooburn and Bourne End Parish Council commenced writing the second draft in October 2018 and the process continued until a final draft was approved by WBEPC on 23 July 2019.
25. The Second Draft's policies were reviewed by each of the relevant Parish Council committees as they were developed: Planning, Highways and Lighting Committee (PH&L Committee) and Open Spaces Committee. Each Policy and its iterations were approved by the relevant committee (as above) and were approved in subsequent Full Council meetings.
26. During this period. WDC consulted on their Local Plan prior to it going forward to Independent Examination. The PH&L committee and the NDP Working Party reviewed the WDC consultation papers and Future of Our Village (FOOV) comments on the proposed amendments and provided comments back to WDC. This process and the FOOV comments informed the second draft.
27. A key issue for Hawks Hill Residents was that the former WDC Policy C16 was no longer included in the Local plan as it was deemed to be a local matter best addressed in an NDP. WBEPC therefore incorporated in the second draft of NDP as local policy HH1 – Preserving the character of Hawks Hill and Harvest Hill Area.
28. A final iteration of the Second draft was approved by WBEPC on 23 July 2019.
29. The Second Draft of the NDP was then published on WBEPC web site. In addition, WBEPC provided a copy to Wycombe District Council (WDC) for review and notified local Resident' Associations by email attaching an electronic copy requesting them to inform their Residents of the consultation.
30. WBEPC again sent out a leaflet by mail drop to each household to inform Residents and wrote an editorial for Target magazine (a local community publication) to inform Residents.
31. WBEPC set up a stall at the September Village Show in the Park to promote and explain the latest draft of the NDP.
32. WDC provided a comprehensive review of the Second Draft using track changes. Each comment was captured in a Table and addressed by the NDP Working Party.
33. In addition, comments from Residents' Associations and Residents were added to the Comments Log and also reviewed by the NDP Working Party and published on the Parish website.

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34. The Comments Logs can be found on WBEPC website - link <https://www.wooburnparish.gov.uk/> under the Neighbourhood Development Plan tab.
35. Table 2 below analysed the comments from local Residents and key points are summarised after the table.

TABLE 2. ANALYSIS OF COMMENTS FROM SECOND NDP DRAFT

SECOND DRAFT NDP CONSULTATION: 2 RESPONSES 30 COMMENTS	Number of
TABLE ANALYSING COMMENTS	Comments
NDP FORMAT	23
MAINTAINING SEPARATION BETWEEN SETTLEMENTS	3
SUPPORT FOR NDP	1
TRAFFIC CONGESTION	2
QUALITY OF DESIGN	1
TOTAL COMMENTS	30

36. There were only two respondents to the consultation process on the second draft; the comments received were very detailed and comprehensive relating to format, and nomenclature. Overall, the respondents were supportive of the NDP and its aims.

What we learned from the second draft local consultation

37. Comments were very positive and very few amendments were proposed. WBEPC responded to each comment in the Comments Log which was updated accordingly.
38. In the main, the Policies set out in the Second Draft were found to be relevant and were therefore included in the Third Draft.
39. A key action was to test the Plan's Policies against the stated objectives to ensure the Plan is sound and that it supports the adopted Local Plan Strategic Policies.
40. In addition, WDC advised there was a need to provide evidence of an assessment of the Local Green Spaces in accordance the National Planning Policy Framework (NPPF).
41. The Wycombe Local Plan was finally approved by the Independent Examiner in July 2019 and adopted by Wycombe District Council on 19 August 2019.

Third NDP Draft (2020)

42. This aimed to reflect the feedback from the second draft local consultation.

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43. The proposed changes resulting from what we learned above were reviewed as they were developed by each of the relevant Parish Council committees: Planning, Highways and Lighting Committee and Open Spaces Committee.
44. The Policies and any changes once reviewed by the relevant committee were then approved at Full Council meetings.
45. During the period of updating to the third draft, WBEPC consulted regularly with WDC's NDP Liaison Officer, in respect of Policy wording, provision of supporting evidence, Local Green Space designations and mapping.
46. Also during this time, WDC had formed a Hollands Farm Liaison Group to create a Development Brief for this strategic site (that envisaged some 467 houses) which accounted for more half of the proposed housing allocation in the Neighbourhood Area.
47. Our NDP Liaison Officer was also the co-coordinator of the Hollands Farm Development Brief Liaison Group of which WBEPC was a member. This process also informed our view of area specific policies for Hollands Farm.
48. The Third Draft NDP was approved by Wooburn and Bourne End Parish Council (WBEPC) in the Full Council meeting of 24 March 2020 to proceed to **“Pre-submission publicity and consultation”**. The planned period of consultation was 6 weeks from 1st April until 31 May 2020.
49. WBEPC had embarked on this local consultation when it was informed by WDC that due to Covid lock down rules, it was not possible to comply with regulation 14
50. Following a discussion with WDC, WBEPC decided to go ahead with the local consultation as an “on-line” informal consultation with the aim of improving and verifying the Policies in the Third Draft.
51. WBEPC followed the earlier process:
 - 51.2 Publication of the Third Draft on the WBEPC webpage
 - 51.3 Notifying Residents' Associations attaching an electronic copy of the Third Draft of the Wooburn and Bourne End Neighbourhood Plan (NDP) and requesting Residents' Associations to forward the electronic copy of the NDP to their members and the process to advise comments
 - 51.4 Mail drop of a leaflet to every household in the Parish advising of the period of consultation and how to access a copy of the draft NDP
 - 51.5 advertised the planned period of consultation in Target
 - 51.6 capturing comments in a Comments Log.

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52. The Comments Logs can be found on the WBEPC website - <https://www.wooburnparish.gov.uk/> under the Neighbourhood Development Plan tab.
53. This informal consultation began just as Wycombe District Council (WDC) was being absorbed into the new unitary Authority, Buckinghamshire Council.
54. The Third Draft incorporated a separate document known as the “Inventory of Public Amenities” (IPA) which contained all of the context and information supporting Policies relating to Community Amenities, Environment, designating Local Green Spaces, safeguarding green belt and WDC designated Local Green Spaces. The purpose was to have a standalone document that Residents would find useful to explain the full inventory of public amenities, including all important green infrastructure and ancient woodlands, and how they were to be protected. The Policies were set out in the NDP and repeated in the IPA.
55. WDC advised that this structure was not acceptable.
56. In addition, the Third Draft incorporated a screening document produced by WBEPC to identify whether a Strategic Environmental Assessment (SEA) was required. WDC advised that they had already completed the SEA screening document and later confirmed (by email dated 8 July 2020) that the SEA was not required.
57. Table 3 below analysed the comments from local Residents and key points are summarised after the table.

Table 3: ANALYSIS OF COMMENTS FROM THIRD NDP DRAFT

THIRD DRAFT NDP CONSULTATION: 13 RESPONSES 26 COMMENTS	Number of
TABLE ANALYSING COMMENTS	Comments
SLATE MEADOW	5
HOUSING NEED	2
CLIMATE CHANGE	1
OTHER	2
PRESERVATION: LANDSCAPE/CHARACTER/GREEN SPACE	7
SUPPORT FOR NDP	1
TRAFFIC CONGESTION	2
QUALITY OF DESIGN	6
TOTAL COMMENTS	26

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58. In addition to the 13 responses from local Residents there were detailed replies from Buckinghamshire Council’s planning department and also their highways department, Catesby (Hollands Farm developer), Upper Hedsor Road Residents’ Association and the Keep Bourne End Green charity. Key points from the analysis:
59. **Slate Meadow**: 5 comments related to the position of the Village Green and were unaware of the work of the Liaison Group in the creation of the Development Brief and outside the scope of this NDP.
60. **Housing need**: there were 2 comments challenging the need for the Slate Meadow and Hollands Farm developments and outside the scope of this NDP.
61. **Climate Change**: a comment suggesting that the developments should be forward looking and consider electric vehicles.
62. **Other**: one comment on the stability of Sapper’s field following the appearance of a sinkhole and the implications for developments; the other about the timing of comments and process of updating the NDP.
63. In conclusion, there were 7 comments relating to the sections on Character and Green Space supporting NDP sections 6,7 and 13, and 6 in respect of Quality of Design supporting NDP section 7.

Fourth NDP Draft (2021)

64. WBEPC was advised by Buckinghamshire Council that formal local consultations would resume with effect 1st May 2021 (a year after the completion of the Third Draft). The Third Draft was originally intended to be a pre-submission draft.
65. The change to the Unitary Authority and a reorganization of planning resources occurred after the informal Third Draft local consultation commenced and a new NDP Liaison Officer was appointed in February 2021.
66. The Fourth Draft was an update from the informal Third Draft consultation and the key change was the removal of the cross-reference to the document “Inventory of Public Amenities”, with the incorporation of relevant text into the re-drafted NDP.
67. The main policies remained unchanged and the new structure tested with the new Liaison Officer during the period when a formal local consultation was prohibited. This resulted in some re-wording of Policies.
68. Key areas of discussion were around the mapping of local green spaces and concern that the Policy wording should be unambiguous and clear to ensure that its application would meet stated objectives; also the need to provide supporting evidence for the Policies. A new section 16 “Supporting Evidence for NDP

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Assertions was created which analysed comments from previous consultations, ONS Data and reports commissioned from West Waddy consultants.

69. The fourth draft was prepared in *MS Windows 365* to meet the visually impaired accessibility requirements

Fifth Draft (2021)

70. The fifth draft NDP was updated during the summer of 2021 to reflect the feedback from the third consultation and discussions with Buckinghamshire Council in respect of the fourth draft. WBEPC approved the 5th draft on 24 August 2021.
71. WBEPC sent Buckinghamshire Council a copy on 2 September 2021 ahead of the formal local consultation. After some dialogue WBEPC advised that it would commence the formal local consultation process during the period 1st December 2021 to 31st January 2022.
72. WBEPC consulted with Buckinghamshire Council on the statutory consultees that WBEPC intended to notify including landowners of green spaces that WBEPC intended to designate in this 5th draft NDP.
73. Attachment 2 is a table (table 5) of who was consulted (both Statutory consultees and landowners). Each consultee received either: an email where we knew the consultee or a letter by registered post.
74. The local consultation process was similar to previous consultations with additional efforts to publicise the process and to capture comments, as follows:
- 74.1 Publication of the Fifth Draft on the WBEPC webpage.
- 74.2 Notifying Residents' Associations, attaching an electronic copy of the Fifth Draft of the Wooburn and Bourne End Neighbourhood Plan (NDP) and requesting Residents' Associations to forward the electronic copy of the NDP to their members and advise them on how to comment.
- 74.3 Mail drop of a leaflet to every household in the Parish advising of the period of consultation and how to access a copy of the draft NDP.
- 74.4 Advertised the planned period of consultation in Target magazine and where hard copies could viewed or requested: Parish Council Offices and Bourne End Library.
- 74.5 Displayed hard copies of the 5th Draft of the NDP in WBEPC Offices and in the Library.

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- 74.6 We also created a display in the Library summarising the NDP objectives and Policies which was displayed for the whole consultation period and for one month after.
- 74.7 In addition, we held a surgery in the Library every Tuesday and Saturday to answer any questions and handed out some 500 leaflets explaining the local consultation.
- 74.8 The consultation process incorporated a Survey Monkey “Consultation Survey”.
- 74.9 During the period of local consultation WBEPC received 282 Survey Monkey responses from local Residents. An analysis is set out in Table 4 below.
- 74.10 WBEPC also received comprehensive comments from Buckinghamshire Council in their letter of 31 January 2022, from Catesby in their letter dated 31 January 2022 and from Capreon in their letter dated 3 February 2022 . Their comments relating to the NDP Policies are captured in the “Table of changes from 5th draft NDP Policies to the 6th draft of the NDP” attached at the end of this document.
- 74.11** Table 4 is an analysis from the Consultation Survey (by Survey Monkey) of public support for the NDP Objectives and proposed Policies. In addition to the “Agree/Disagree” response to the Consultation Survey there were some 800 comments which were extracted into an Excel sheet (of which the original is held in the WBEPC office) and are published on the WBEPC webpage: <https://www.wooburnparish.gov.uk/>

**Table 4: CONSULTATION SURVEY ANALYSIS
FROM 5TH DRAFT OF THE NDP
On the following 2 pages.**

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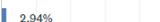
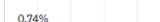
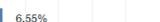
Wooburn & Bourne End Parish Council					
Neighbourhood Development Plan Consultation Survey 2 (12/2/2022)					
Respondents' agreements or disagreements with NDP Objectives and Policies - Page 1					
POLICY WBE/PD1 - HERITAGE ASSETS					
Agree with Objective	98.92%		Agree with Policy	98.92%	
Disagree with Objective	1.08%		Disagree with Policy	1.08%	
Number who answered:	277		Number who answered:	277	
Skipped:	4		Skipped:	4	
POLICY WBE/PD2 - RESIDENTIAL INFILL AND QUALITY DESIGN					
Agree with Objective	99.64%		Agree with Policy	98.92%	
Disagree with Objective	0.36%		Disagree with Policy	1.08%	
Number who answered:	276		Number who answered:	277	
Skipped:	5		Skipped:	4	
POLICY WBE/PD3 - ACCESS AND LAYOUT OF NEW INFRASTRUCTURE DEVELOPMENTS					
Agree with Objective	100.00%		Agree with Policy	100.00%	
Disagree with Objective	0.00%		Disagree with Policy	0.00%	
Number who answered:	275		Number who answered:	276	
Skipped:	6		Skipped:	5	
POLICY WBE/PD4 - PARKING STANDARDS FOR ALL PLANNING APPLICATIONS					
Agree with Objective	99.27%		Agree with Policy	98.91%	
Disagree with Objective	0.73%		Disagree with Policy	1.09%	
Number who answered:	274		Number who answered:	276	
Skipped:	7		Skipped:	5	
POLICY WBE/PD5 - TRANSPORT ASSESSMENT					
Agree with Objective	98.89%		Agree with Policy	98.18%	
Disagree with Objective	1.11%		Disagree with Policy	1.82%	
Number who answered:	271		Number who answered:	274	
Skipped:	10		Skipped:	7	
POLICY WBE/E1 - ENVIRONMENTAL AND DIVERSITY POLICY FOR WBEPC					
Agree with Objective	100.00%		Agree with Policy	100.00%	
Disagree with Objective	0.00%		Disagree with Policy	0.00%	
Number who answered:	274		Number who answered:	277	
Skipped:	7		Skipped:	4	
POLICY WBE/A1 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES					
Agree with Objective	99.63%		Agree with Policy	99.64%	
Disagree with Objective	0.37%		Disagree with Policy	0.36%	
Number who answered:	272		Number who answered:	276	
Skipped:	9		Skipped:	5	
POLICY WBE/A2 - MAINTAIN SEPARATION BETWEEN SETTLEMENTS IN WOOBURN AND BOURNE END PARISH					
Agree with Objective	98.92%		Agree with Policy	98.57%	
Disagree with Objective	1.08%		Disagree with Policy	1.43%	
Number who answered:	278		Number who answered:	279	
Skipped:	3		Skipped:	2	
POLICY WBE/A3 - LOCAL GREEN SPACES DESIGNATED IN THIS NEIGHBOURHOOD DEVELOPMENT PLAN					
Agree with Objective	100.00%		Agree with Policy		
Disagree with Objective	0.00%		Disagree with Policy		
Number who answered:	275		Number who answered:		
Skipped:	6		Skipped:		

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Wooburn & Bourne End Parish Council			
Neighbourhood Development Plan Consultation Survey 2 (12/2/2022)			
Respondents' agreements or disagreements with NDP Objectives and Policies - Page 2			
WBE/HF1 - DEVELOPMENT BRIEF FOR HOLLANDS FARM			
Agree with Objective	98.90%		Agree with Policy
Disagree with Objective	1.10%		99.27%
Number who answered:	272		99.27%
Skipped:	9		0.73%
			
			Number who answered: 274
			Skipped: 7
POLICY WBE/HF2 - NEW LINK ROAD WIDTH AND BUS SERVICE			
Agree with Objective	97.06%		Agree with Policy
Disagree with Objective	2.94%		95.68%
Number who answered:	272		95.68%
Skipped:	9		4.32%
			
			Number who answered: 278
			Skipped: 3
POLICY WBE/HH1 - PRESERVING THE CHARACTER OF HAWKS HILL AND HARVEST HILL AREA			
Agree with Objective	98.90%		Agree with Policy
Disagree with Objective	1.10%		98.16%
Number who answered:	273		98.16%
Skipped:	8		1.84%
			
			Number who answered: 272
			Skipped: 9
POLICY WBE/SM1 - IMPLEMENTATION OF SLATE MEADOW DEVELOPMENT BRIEF			
Agree with Objective	99.26%		Agree with Policy
Disagree with Objective	0.74%		98.90%
Number who answered:	272		98.90%
Skipped:	9		1.10%
			
			Number who answered: 273
			Skipped: 8
POLICY WBE/SM2 - SLATE MEADOW SITE ENTRANCE			
Agree with Objective	99.26%		Agree with Policy
Disagree with Objective	0.74%		99.27%
Number who answered:	270		99.27%
Skipped:	11		0.73%
			
			Number who answered: 275
			Skipped: 6
POLICY WBE/SM3 - UPGRADE THE PEDESTRIAN CROSSING AND ACCESS TO AND FROM STRATFORD DRIVE			
Agree with Objective	89.34%		Agree with Policy
Disagree with Objective	10.66%		93.45%
Number who answered:	272		93.45%
Skipped:	9		6.55%
			
			Number who answered: 275
			Skipped: 6

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What we learned from the 5th draft local consultation

75. The Policies and Objectives of the NDP received overwhelming support (consistently more than 94% in agreement) from our Residents.
76. However, Buckinghamshire Council continued to have concerns for Area specific policies relating to the Hollands Farm and Slate Meadow developments and did not accept that the issues raised could or should be addressed by such Area-specific Policies. Naturally the developers Capreon and Catesby similarly did not want to be restricted by these Policies.
77. Highways Department also disputed the necessity of having Parking Standards in the Neighbourhood Area even though what was proposed was in accordance with their existing guidance). WBEPC remains convinced that with the high level of car ownership in the Neighbourhood Area (more than 49% of householders have 2 or more cars), the constrained road network, insufficient number of off-road parking spaces throughout the neighbourhood area, that it is vital for the NDP to incorporate a Parking Standard to ensure it has weight in planning applications. While the Planning Authority maintain that their Parking Guidance is taken into account, it has been ignored by some developers who have won planning applications with insufficient parking on appeal. Having an NDP Parking Standard is important should Highways department decide to water down their guidance in the future.
78. Buckinghamshire Council proposed an additional Policy for Watercourses, Hedgerows and Lighting which WBEPC has adopted in its 6th draft as written by Buckinghamshire Council.
79. The 5th draft ran to 109 pages before the incorporation of Appendices which added a further 145 pages. Buckinghamshire Council advised that this was too wordy and needed to be slimmed down and that critical appendices such as the Local Green Space Audit and Assessment need to be part of the NDP as incorporated Appendices.

6th Draft: pre-submission Draft

80. WBEPC has taken on board Buckinghamshire Council's advice and amended the format and structure of the NDP to reduce it to 74 pages including appendices. This has been achieved by creating reference documents that provide context to each section. Where reference is made to these supporting documents a hyperlink has been provided to the relevant WBEPC webpage.

Key abbreviations:

WBEPC = Wooburn and Bourne End Parish Council

WDC = Wycombe District Council

NDP = Neighbourhood Development Plan

81. Where Buckinghamshire Council has required revised wording and have provided “approved” wording, WBEPC has incorporated the revised Policy wording in the 6th draft.
82. All Policy wording changes from the 5th draft to the 6th draft have been approved by WBEPC in Full Council meeting resolution on 26 April 2022.
83. The 6th Draft: “Pre-submission Draft” does not materially change the thrust of the NDP or indeed the Policies reviewed in the 5th draft local consultation of the NDP, and it is therefore submitted to Buckinghamshire Council to go to the next stage under regulation 16 of “the Neighbourhood Planning (General) Regulations 2012”
84. Attachments

Attachment 1 - Actions to meet the requirements of Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 for the pre-submission local consultation
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Attachment 2 - Table of Statutory and Other consultees

Attachment 3 - Table explaining changes from 5 th draft NDP Policies to the 6 th draft of the NDP
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Key abbreviations:

WBEPC = Wooburn and Bourne End Parish Council

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Attachment 1

Actions to meet the requirements of Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 for the pre-submission local consultation

Introduction

Wooburn and Bourne End Parish Council (WBEP) commenced the process of creating a Neighbourhood Development Plan after they were approved as the qualifying body for the neighbourhood area of the Wooburn and Bourne End Parish. Application for designation of a neighbourhood area was dated 27/11/2014 and approved by Wycombe District Council.

WBEP have conducted previous local consultations in respect of each of the first three editions of the Neighbourhood Development Plan. Comments have been recorded and there is a summary of the key points from each iteration and consultation in the latest edition of the WBEP Neighbourhood Development Plan (NDP) in section 17.

The fourth edition was an update incorporating feedback from the third local consultation. Comments on this fourth NDP edition by Buckinghamshire Council in respect of certain proposed Policies, accompanied by helpful guidance, resulted in the fifth edition. For the first three editions, Wycombe District Council provided copies to the other statutory bodies on behalf of WBEP.

Note: A local consultation for the 4th Edition was barred by the Covid restrictions.

Local consultation plan in respect of the fifth edition

A copy of the fifth edition was provided to Buckinghamshire Council at the beginning of September 2021 for review ahead of a planned final local consultation on the pre-submission document (The fifth draft NDP) commencing on 1st December, 2021

WBEP undertook a final local consultation in accordance with the actions below - these actions form the Consultation Plan and explain how WBEP will comply with Regulation 14 of "The Neighbourhood Planning (General) Regulations 2012"

Key abbreviations:

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Requirement	Actions
<p>14 (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area -</p> <p>(i) details of the proposals for a neighbourhood development plan;</p> <p>(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;</p> <p>(iii) details of how to make representations; and</p> <p>(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.</p>	<ol style="list-style-type: none"> 1. Mail drop of leaflet to all households and businesses and their employees advising of the consultation and how to participate 2. Display of Poster boards in the library to explain the purpose and policies of the Neighbourhood Development Plan (NDP) 3. Provision of copies of the NDP in the Library and Parish Offices for the public to view/inspect 4. Advertisement of the consultation process and the date by which representations should be made in WBEPC website, Facebook page, Target, the Bucks Free Press and display of Notices in Parish Council Notice Boards 5. Publication of the NDP and an on-line Consultation survey on WBEPC website 6. Publication of the dates of 3 Public meetings between 1st December and 31st January to explain the purpose and policies of the NDP; request those attending to complete either the on-line survey or a hard copy of the survey provided at the end of the meeting 7. Publication of the survey and meeting dates in the Parish Council website and Facebook page 8. Analysis of comments submitted through the Consultation Survey.
<p>14 (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.</p>	<p>WBEPC will request Buckinghamshire Council to notify the required Statutory Consultees on our behalf.</p>
<p>14 (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.</p>	<p>A copy was provided to Buckinghamshire Council on 3 September 2021.</p>

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Attachment 2: Table of Statutory and Other consultees

Attachment 2 - Table of Statutory and Other consultees				
Statutory consultees				
Consultee	Contact name if applicable	Notified By Email/Registered Post	Date of notification	Date reply received
Buckinghamshire Council Planning	Rachel Riach / David Waker	Email	04/12/2021	Response Email received 10th December David Waker
Buckinghamshire Council Highways	Matthew Hardy	Email	04/12/2021	No Response
Thames Water	N/A	Email	04/12/2021	No Response
Environment Agency	N/A	Email	04/12/2021	No Response
Heritage England	N/A	Email	04/12/2021	No Response
Southern Electricity	N/A	Email	04/12/2021	No Response
British Telecom	N/A	Email	04/12/2021	No Response
Clinical Commissioning Group	N/A	Email	04/12/2021	No Response
Other Stakeholder Organizations				
Consultee	Contact name if applicable	Notified By Email/Registered Post	Date of notification	Date reply received
Bourne End Medical Centre	Pratice Manager	Email	04/12/2021	No Response
Bourne End Community Assc	Steve	Email	04/12/2021	No Response
Keep Bourne End Green	Stewart Wilson	Email	04/12/2021	Awaiting a response as discussed with P.Drayton
Wooburn Residents Assc	Simon Coles	Email	04/12/2021	Discussed at WRA Meeting with Cllr. Bingham
Future of Our Village	Mike Appleyard	Email	04/12/2021	No Response
HHW/RG	John Kelly	Email	04/12/2021	Email Received - 03/02/2022
Catesby (developer)	Dawn	Email	04/12/2021	Replied 31/1/22
Capreon (developer)	Adams <DawnA@catesbyestates.co.uk>	Email	04/12/2021	Replied 31/1/22
Croudace (developer)	Ben Yallop <Ben.Yallop@croudace.co.uk>	Email	04/12/2021	Replied 3/2/22 - no comments
Green Space designations - consultees				
Proposed Green space Inspire Number	Who notified	Notified By Email/Registered Post	Date of Notification	Date reply received
Green Area-Watery Lane Nth of M40 LR Inspire No. 32140085	Buckinghamshire Council	Registered Post	08/12/2021	Buckinghamshire Council provided a comprehensive reply by letter on the draft NDP in their letter dated 31/1/22
Grass Verge Watery Lane Inspire No. 53676756	Red Kite	Registered Post	08/12/2021	Response email Received 22nd December Alan Wyldie Head of Development
Grass Verge Watery Lane Inspire No. 52849461	BAM Glory Mill	Registered Post	08/12/2021	No Response
Grass Verge Watery Lane Inspire No. 56797074	Glory Mill Mng Phase 1 Ltd	Registered Post	08/12/2021	No Response
Grass Verge Watery Lane	Buckinghamshire Council	Registered Post	08/12/2021	Buckinghamshire Council provided a comprehensive reply by letter on the draft NDP in their letter dated 31/1/22
Verge on A4094 Wooburn Park Inspire No.32142249	Buckinghamshire Council	Registered Post	08/12/2021	
Stratford Drive & Du Pre Walk Inspire No 32088916 - 32089925	Buckinghamshire Council	Registered Post	08/12/2021	
The Village Green 112 Slate Meadow (No Inspire Number)	Buckinghamshire Council	Registered Post	08/12/2021	
Verge Junc of Kiln Lane/Widmoor & Hawkes Hill (No Inspire Number)	Unknown	N/A	N/A	N/A
Branch Lane / Ancient Woodland (No Inspire Number)	Unknown	N/A	N/A	N/A
Harvest Hill Open Space (No Inspire Number)	Disinterested, Owners Known to Locals	Registered Post	Letter sent To Mr N Harrison	Mr Harrison Visited the Office 21st December and discussed with The Clerk
Green Area-Junc of Hawkes Hill/Grassy Lane	Registered as Common Land	N/A	N/A	N/A
Mill Board Road to South of Cores End Road Inspire No. 32045565	Buckinghamshire Council	Registered Post	08/12/2021	Buckinghamshire Council provided a comprehensive reply by letter on the draft NDP in their letter dated 31/1/22
Millboard Road & Bridgestone Drive Inspire No. 57874245	Buckinghamshire Council	Registered Post	08/12/2021	
Verges on New Road (No Inspire Number)	Buckinghamshire Council	Registered Post	08/12/2021	
Green Triangle Cores End and Old Railway Inspire No. 32024110	Buckinghamshire Council	Registered Post	08/12/2021	
Verges along Cores End Furlong to Station Road Inspire No. 55001266 (Furlong Road End)	Buckinghamshire Council	Registered Post	08/12/2021	
Verge corner of Parade & Wharf Lane Part in Inspire No. 45560506	Buckinghamshire Council	Registered Post	08/12/2021	
Footpath parallel to railway from car park to River Thames	No Registered Estate owner, Letter sent to GWR Head Office	Registered Post	08/12/2021	
Verges on Marlow Road, Blind Lane to Parish Boundary Inspire No. 55005098	Buckinghamshire Council	Registered Post	08/12/2021	Buckinghamshire Council provided a comprehensive reply by letter on the draft NDP in their letter dated 31/1/22
Town Fields Inspire No. 58597833	Dawn Holdings	Registered Post	08/12/2021	No Response
Dinnie's Riverside- Marina Inspire No. 51903909	Wooburn & Bourne End Parish Council	N/A	N/A	N/A
Residents witten responses outside of Consultation Survey (survey monkey)				
Name	Contact Details	Received By Email/ Post	Date of Response	The original fill size Excel sheet for these Consultees is held in the WBEPCC office
Mr J B Marsh	Hedsor Road, Bourne End	Letter by Post	5th Jan 2022	
Mr Paul Sharman	Hedsor Road, Bourne End	Email with PDF attachment	30th Jan 2022	
Dr Kathryn Callaghan	Not given	Email with Word Doc Attachment	30th Jan 2022	
Mr Stuart Wilson	Hawkes Hill, Bourne End	Email only	29th Jan 2022	
Malcolm Rawlings	Upper Hedsor Road Residents' Association	Email with Word Doc Attachment	24th Jan 2022	
Gary Thomas	Planning Works on behalf of Capreon	Email to The Clerk	31st Jan 2022	
Jill Gavin	Cookham Parish Council	Email with PDF attachment	31st Jan 2022	
Mrs C Andrews	Unkown	Email letter	31st Jan 2022	
Mr & Mrs C. Ringrose	Hedsor Road, Bourne End	Email letter	2nd Feb 2022	

Key abbreviations:

WBEPCC = Wooburn and Bourne End Parish Council

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Attachment 3

Table explaining changes from 5th draft NDP Policies to the 6th draft of the NDP

Key abbreviations:

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5 th Draft NDP Policy wording	Consultation comments from Buckinghamshire Council (BC), Catesby and Capreon and resulting Policy wording change by Wooburn and Bourne End Parish Council (WBEPC) if applicable (or other action) – shown in italics
<p>Policy WBE/PD1 – Heritage Assets</p> <p>There will be a strong presumption against the loss of buildings in conservation areas and also against inappropriate extensions or revisions. Development proposals within the Conservation Areas must demonstrate that they have fully considered the significance of the heritage assets within the designated area and have included appropriate measures to conserve and enhance those assets, based on their significance. Proposals within the setting of heritage assets must demonstrate Conformity with the Development Control Advice for each conservation area.</p>	<p>Buckinghamshire Council (BC) suggested wording <i>that WBEPC has adopted as written by BC. We therefore removed the paragraph</i>: “Proposals within the setting of heritage assets must demonstrate Conformity with the Development Control Advice for each conservation area” Capreon.”: It is suggested that the wording of the last paragraph relating to proposals within the setting of heritages assets be clarified so it is clear that the approach to be taken is consistent with the advice contained in the NPPF section 16. The reference in the draft policy to "Development Control Advice" and "conformity" relates to a set of general principles contained in the explanatory text of the draft NDP taken from a Conservation Area character assessment. However that is not the approach set out in the NPPF which details the clear process of assessment that must be followed by the decision maker including how to consider the potential impacts of proposed development”.</p> <p>Catesby: "The current wording does not reflect the NPPF which does allow harm in certain circumstances where the public benefits outweigh the identified harm (para 202 of the NPPF)". Catesby suggest including wording“ or, instance where there is harm is justified and demonstrably outweighed by public benefit”</p> <p><i>WBEPC: The adopted Buckinghamshire Council wording resolves this in the amended Policy below. [However please note WBEPC believes that Development Control Advice should have more force in planning applications and have written a new Policy - please see Policy WBE/PD7]</i></p> <p><i>The new Policy wording reads:</i></p> <p>POLICY WBE/PD1 –CONSERVATION AREAS AND HERITAGE ASSETS</p>

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	<p>There will be a strong presumption against the loss of buildings that contribute to the significance of Conservation Areas and also against inappropriate extensions or alterations, <i>unless the harm is demonstrably outweighed by the public benefits of that proposal.</i></p> <p>Development proposals affecting Heritage Assets and archaeological features or their settings must demonstrate that they have fully considered the significance of the heritage assets affected through the preparation of a proportionate Statement of Heritage Significance and have included appropriate measures to conserve those assets, based on their significance. In addition, development proposals within the Conservation Areas should, as a minimum, consult the relevant Historic Environment Record (HER) and consider the impact on the archaeological resource as shown currently in the MyWycombe map or as updated in any successor recording or the new local plan.</p>
<p>Policy WBE/PD2 – Residential Infill and Design</p> <p>New developments whether for single or multiple dwellings must demonstrate the following considerations:</p> <ul style="list-style-type: none"> ● Density - proposals that would lead to over-development of a site, or the appearance of cramming, will be resisted. It should be demonstrated that the number of units in any new development is of a similar density to properties in the surrounding area. ● Building line - where the character assessments identify that the prevailing depth of existing dwellings is a feature of the area, then any new development should follow that building line. Similarly, where the street scene is defined by the building line of a row of 	<p>Buckinghamshire Council- No comments received</p> <p>Catebsy: Object: The current wording is in conflict with NPPF requirement to use land efficiently taking account of for instance, the desirability of maintaining an area’s prevailing character and setting. It is also noted that a NPPF requirement is to take account of housing need, the Local Plan evidence shows a greater for smaller properties.</p> <p>WBEPc comment: the policy is to make clear the critical aspects of “area’s prevailing character and setting” that should be considered.</p> <p><i>WBEPc conclusion: to retain the existing Policy as written.</i></p>

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<p>properties such as terrace or other avenue of houses then any new development should follow that building line.</p> <ul style="list-style-type: none"> ● Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced, the new development should normally adjoin the adjacent property or properties. ● Building height - new buildings should reflect the height of original, existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height. ● Building materials should be in keeping with the character of the area. ● Flood Risk - there should be a general presumption against development in flood risk zones 2 and 3. Where Development is proposed the Developer must demonstrate how the development conforms with the NPPF and Local Plan Policy DM39. 	
<p>Policy WBE/PD3 - Access And Layout Of New Infrastructure Developments</p> <p>New non-residential developments such as (but not limited to) Schools, Medical facilities, new shops or commercial or industrial premises must as a condition of planning approval ensure sufficient parking and adequate ingress and egress for the site its staff, customers, and deliveries.</p> <p>Planning applications must provide an explanation of expected peak vehicle movements and a layout drawing of how traffic and parking will be managed consistent with the anticipated use; ideally, layouts for large sites should incorporate a one-way ingress/egress system and drop off zones.</p>	<p>Buckinghamshire Council (Highways Department) comments:</p> <p>This is a superfluous policy given that the Local Highway Authority are consulted on applications (where applicable) to ensure that proposed developments feature appropriate parking provision, acceptable access configuration/location, adequate serving and delivery arrangements, satisfactory development layouts, etc. that comply with local and national guidance and policies (NPPF, Policy DM33 of the WDLP, Buckinghamshire Countywide Parking Guidance and Highways Development Guidance.</p>

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	<p>And.... Furthermore, it would be inappropriate to state a blanket assertion that developments should feature one-way accesses and drop-off zones.</p> <p><i>WBEPC comment on Local Plan Policy DM33 - We reviewed DM33 and feel it lacks detail; the aim of Policy WBE/PD3 is to make clear what we require in the Neighbourhood Area to address parking issues and to ensure that future development and office conversions do not make matters worse because of inadequate parking and access provision.</i></p> <p><i>WBEPC have amended the policy wording in the second paragraph – please see the amended policy wording below. The changes are highlighted in italics.</i></p> <p><i>WBEPC: We are sure that the Policy does not make a blanket assertion – it says “ideally, layouts for large sites should incorporate a one-way ingress/egress system and drop of zones” as a form of expectation and guidance. The new Policy wording reads:</i></p> <p>Policy WBE/PD3 - Access And Layout Of New Infrastructure Developments</p> <p>“New non-residential developments such as (but not limited to) Schools, Medical facilities, shops or commercial or industrial premises must as a condition of planning approval ensure sufficient parking and adequate ingress and egress for the site its staff, customers, and deliveries. Planning applications <i>must provide details of the number of employees and the intended parking provision for employees and the expected customer vehicle movements requiring parking and a layout drawing of</i></p>
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						<p><i>how traffic and parking will be managed consistent with the anticipated use; ideally, layouts for large sites should incorporate a one-way ingress/egress system and drop off zones.”</i></p>																								
<p>Policy WBE/PD4 - Parking Standards For All Planning Applications For New Developments And Existing Properties</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>1-4 habitable rooms /1 bedroom</th> <th>5 habitable rooms /2 bedrooms</th> <th>5 habitable rooms /3 bedrooms</th> <th>7 habitable rooms /4 bedrooms</th> <th>8+ habitable rooms /5 bedrooms</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1</td> <td>2</td> <td>2</td> <td>2</td> <td>2.5</td> </tr> <tr> <td>B</td> <td>1</td> <td>2</td> <td>2</td> <td>3</td> <td>3</td> </tr> <tr> <td>C</td> <td>2</td> <td>2</td> <td>3</td> <td>3</td> <td>4</td> </tr> </tbody> </table> <p>1. Number of car parking spaces:</p> <ul style="list-style-type: none"> The BCC Parking Guidance set out in Table 6 Residential car parking standards establishes Wooburn and Bourne End Parish (the Neighbourhood Area) in Zone B. Table 6 (for up to 10 dwellings) for Zone B properties shall apply regardless of the size of development (that is no matter whether a development has more or less than 10 homes). An extract of the current table is set out below. When there are significant differences between parking provision based on bedrooms and habitable rooms, the most appropriate amount of parking should be provided. For example, where a dwelling is open plan, parking should be based on the number of bedrooms. All other aspects of Parking Guidance shall apply. Should Table 6 for Residential car parking standards be amended by Buckinghamshire Council in the future, the new standard shall apply 						Zone	1-4 habitable rooms /1 bedroom	5 habitable rooms /2 bedrooms	5 habitable rooms /3 bedrooms	7 habitable rooms /4 bedrooms	8+ habitable rooms /5 bedrooms	A	1	2	2	2	2.5	B	1	2	2	3	3	C	2	2	3	3	4	<p>Buckinghamshire Council (Highways Department) stated: Moreover, should the WBEPC seek to review the parking standards and data upon which the BCPG recommends and was based upon, the most appropriate time to do this would be if/when the BCPG is revised or overhauled (potentially as part of the work behind the Buckinghamshire Local Plan).</p> <p>It would be highly inappropriate for the NDP to stipulate its own parking standards, something which would erode the BCPG’s effectiveness for developments outside the Wooburn Green and Bourne End area and would not take into account that the parking issues referred to within the draft NDP are historical and cannot be attributed to developments whereupon the BCPG has been used in determining parking provision for only the last 6 years.</p> <p><i>WBEPC: We disagree with Highways’ comments that it is inappropriate for the NDP to set Planning standards. Parking is an issue in the Neighbourhood Area and is a consistent complaint throughout each consultation. It is within the scope of the NDP to establish parking standards and the Buckinghamshire Council Parking Guidance does not deal with the loss of on street parking due to garage conversions and dropped kerbs which are a frequent feature in planning applications for extensions/home improvements.</i></p>
Zone	1-4 habitable rooms /1 bedroom	5 habitable rooms /2 bedrooms	5 habitable rooms /3 bedrooms	7 habitable rooms /4 bedrooms	8+ habitable rooms /5 bedrooms																									
A	1	2	2	2	2.5																									
B	1	2	2	3	3																									
C	2	2	3	3	4																									

Key abbreviations:

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- NDP = Neighbourhood Development Plan

only if it has a higher requirement for parking spaces, otherwise the table above shall apply.

2. Residential car parking design shall be in accordance with the BCC Parking Guidance. Currently paragraph 7.3.1.

3. Planning applications for garages to be converted to living space or knocked down to be replaced with extensions for living space, must not result in increased on-street parking. A review of the impact of such changes to a property must become a test in planning applications such that design and layout of the conversion and/or extension must ensure that there is no increase of on-street parking.

4. Planning applications for dropped kerbs must demonstrate that there is no net loss of off-street and on-street parking, so that each lost on-street car parking space is replaced by at least one in-curtilage parking space on the property applying for permission to drop a kerb.

Buckinghamshire Council have lost appeals where planning applications have been turned down for insufficient parking (example St Mark's House 17 apartments but only 11 car parking spaces) and a parking policy in the NDP would have more weight in an appeal than "guidance".

Please see the Developer Capreon's comment "The Parking Guidance is just that, guidance" which underlines why a Policy is needed.

Capreon "It is inappropriate to apply the minor development parking standards in the Buckinghamshire Countrywide Parking Guidance to all developments regardless of size.

The Parking Guidance is just that, guidance. The Guidance recognises that flexibility is important and that "... each development is unique and the standards cannot predict exactly what will be appropriate in all cases." Another objective of the Guidance is to "...encourage sustainable modes of transport..."

It is therefore inappropriate and unnecessary to include a policy of this nature which cannot take the individual circumstances of each development into account. This approach risks developments with unsustainable transport/travel solutions with an overreliance on the private car (by providing parking for them) when it may not be necessary."

WBEPC comment. We disagree and have evidence that parking is an issue throughout the neighbourhood area. The NPPF para 107 allows plans to address such matters. The fact that Capreon can say "The Parking Guidance is just that, guidance" shows that a Policy is needed.

Catesby: Neutral - Could this policy include additional positive wording to encourage greener transport choices and initiatives to help lower car ownership? This would better reflect para 152 of the NPPF and para 3.2.1 of the Neighbourhood Plan which cites one of the challenges as "Mitigating the effects of Climate Change."

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	<p><i>WBEPC: While a good suggestion from Catesby, the Local Plan already contains policies to promote alternative transport and the NDP cannot anything that is neighbourhood specific.</i></p> <p>Policy WBE/PD4 - Parking Standards For All Planning Applications For New Developments and Existing Properties</p> <p>WBEPC conclusion - <i>There is strong public support from residents for the need for parking policies. The comments from Buckinghamshire Council, Capreon or Catesby do not recognize a genuine issue of concern to our residents. We have examples of conversions that have increased the number of dwellings but have not provided commensurate parking. Therefore, we wish to retain the Policy wording unchanged to make the wording of the Parking Guidance into a Policy that is applicable for the whole Neighbourhood Area which also addresses the issues arising from garage conversions and dropped kerbs which the parking guidance does not cover. [Please note the Buckinghamshire Parking Guidance categorises the whole neighbourhood area as Zone B and the NDP Policy is consistent with the Parking Guidance in every way].</i></p>
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<p>Policy WBE/PD5 – Transport Assessment</p> <p>Wooburn and Bourne End Parish Council (WBEPC) has submitted an application for Buckinghamshire Council’s Highways Department to conduct a transport assessment to identify all options, to ensure that all opportunities to improve both safe access to the Hollands Farm site and road safety issues on the road system around the site are addressed as part of an integrated plan for the opportunity the new Hollands Farm Link Road presents. WBEPC will engage with Buckinghamshire Council to establish a long-term plan for road improvements in accordance with recommendations from the Transport Assessment</p>	<p>Buckinghamshire Council comment: POLICY WBE/PD5 TRANSPORT ASSESSMENT is not a planning policy and is more a statement of intent or an ambition of the parish. Any transport improvements needed as a result of the resulting assessment may be funded via Cil or other highway funding and not be directly linked to the new Hollands Farm development.</p> <p>Capreon “It is not clear why this needs to be a NDP Policy since the "application" has already been submitted.</p> <p>It is not a policy but a statement on a particular action that the Parish Council have taken. While it is acknowledged that the Parish Council have concerns over the highway aspects of the Hollands Farm BE2 allocation the site is now allocated in the Development Plan (following the independent examination) and a Development Brief subsequently adopted. Both these processes addressed the transport/highway implications of the allocation at an appropriate level.”</p> <p>Catesby: Object: The current wording is not NPPF compliant. The requirement at NPPF para 113 is for a planning application that will generate significant amounts of movement to be accompanied by a Transport Assessment undertaken by the developer.</p> <p>WBEPC: Policy deleted</p>
<p>Policy WBE/E1 - Environmental And Biodiversity Policy For Wooburn And Bourne End Parish</p>	<p>Buckinghamshire Council: “This is not a Neighbourhood plan planning policy it is a statement of intent by the parish. In other words, DM officers cannot apply this policy to development proposals only the parish can follow its intentions in the parish’s own site management etc. “</p> <p>WBEPC: Policy deleted. We have removed the Policy and provided a brief explanation in the 6th draft of guidance that exists and how to access a document that provides more detail and explains what WBEPC has implemented.</p>

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Policy WBE/A1 - Safeguarding Community Facilities And Public Houses

There is a general presumption that the Buckinghamshire Council's Planning Department will not allow the facilities listed below to be granted a change of use. Should Buckinghamshire Council be minded to approve a change of use, and Wooburn and Bourne End Parish Council objects to the proposed change of use, then this Policy requires that the applicant provides evidence that they have made serious efforts to either continue operations in accordance with the existing class of use or to find new tenants willing to do so.

Community Facility

- CF1 Bourne End Day Care Centre, Wakeman Road, Bourne End
- CF2 Bourne End Community Centre, Wakeman Road,
- CF3 Bourne End Library, Wakeman Road, Bourne End
- CF4 Bourne End Scout Headquarters, Furlong Road, Bourne End
- CF5 Community Church Hall, The Green, Wooburn Green
- CF6 St Dunstan's Church Hall, Wakeman Road, Bourne End
- CF7 St Mark's Church Hall, Station Road, Bourne End
- CF8 St Mary's Church Hall, Glory Mill Lane, Wooburn Green
- CF9 St Paul's Church Hall, Town Lane, Wooburn Town
- CF10 Sports Pavilion, Wooburn Park - owned by the Parish
- CF11 The Tennis Club, Wooburn Park - on land leased from the Parish
- CF12 The Warren, Wooburn Park, Wooburn Green
- CF13 United Reform Church Hall, Cores End Road, Bourne End
- CF14 Wooburn Club, The Green, Wooburn Green
- CF15 Wooburn 1st Scouts Headquarters
- CF16 Bourne End Junior Sports Club Ltd., New Road
Pub/Club

Buckinghamshire Council's comment:

"This policy seeks to influence how the local planning authority will deal with proposals for the loss of a community facility. It is considered that the adopted Local Plan policy, Policy DM 29 adequately protects community facilities. As such it is considered that the Neighbourhood Plan policy could and should identify those facilities the local community feel are important community facilities that should be protected. However, it should not seek to add additional requirements to be met on top of the adopted Local Plan policy. 12.1. Community Facilities mapped"

WBEPC: The 6th Draft Policy wording has been changed as follows:

POLICY WBE/PD7 - SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES

The Wycombe District Local Plan contains Policy DM29 – Community Facilities and paragraph 2 of the Policy says: "Land or buildings currently or last occupied for community use must be retained unless the applicant has clearly demonstrated through an exhaustive needs assessment that the land and/or buildings proposed to be lost are surplus to any community needs". The buildings listed below are nominated as community facilities to be covered by the WDLP DM29 – the Inspire number (land registry reference) is given for each site and is the area covered by this Policy.

Community Facilities with Land Registry Inspire locations

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<p>The Chequers The Garibaldi Walnut Tree (Grade II Listed Building) The Old Bell (Grade II Listed Building) Grays Inn (formerly Queen and Albert) The Red Lion (Grade II Listed Building) Wooburn Club The Falcon</p>	<p>CF1 Bourne End Day Care Centre, Wakeman Road (48184049) CF2 Bourne End Community Centre, Wakeman Road (48184049) CF3 Bourne End Library, Wakeman Road (48184049) CF4 Bourne End Scout Headquarters, Furlong Road (55553799) CF5 Community Church Hall, The Green, Wooburn Green (32138598) CF6 St Dunstan's Church Hall, Wakeman Road, Bourne End (44127379) CF7 St Mark's Church Hall, Station Road, Bourne End (No Inspire No. as shown on MyWycombe Map) CF8 St Mary's Church Hall, Glory Mill Lane, Wooburn Green (32137404 & 32138432) CF9 St Paul's Church Hall, Town Lane, Wooburn Town (No Inspire No. as shown on MyWycombe Map) CF10 Sports Pavilion, Wooburn Park - owned by the Parish CF11 Tennis Club, Wooburn Park –land leased from Parish CF12 The Warren, Wooburn Park – owned by the Parish CF13 United Reform Church Hall, Cores End Rd, Bourne End (32079974) CF14 Wooburn Club, The Green, Wooburn Green (No Inspire No. as shown on MyWycombe Map) CF15 Wooburn 1st Scouts Headquarters (No Inspire No. Boundary not clear) CF16 Bourne End Junior Sports Club Ltd., New Road (53531514 - - In Bourne End Academy). CF17 War Memorial, Wooburn Green (32127527) CF18 Peace Garden, Penny's Corner, Bourne End (44128167) Pubs and Clubs with Land Registry Inspire locations</p>
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	<p>The Chequers, Kiln Lane Wooburn (32116487 and 32119240) The Garibaldi, Hedsor Rd, Bourne End(32053490) Walnut Tree, A4094 Hedsor Rd., Bourne End - Grade II listed (54565011) The Old Bell, A4094 Town Lane, Wooburn - Grade II listed (32111946) Grays Inn (formerly Queen& Albert), The Green, Wooburn (32136399) The Red Lion, A4094, Wooburn Green - Grade II listed (32126906) Wooburn Club, The Green, Wooburn Green - See CF14 above The Falcon, Watery Lane, Wooburn (32126399)</p>
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Policy WBE/A2 - Maintain Separation Between Settlements In Wooburn And Bourne End Parish

To maintain the separation between distinctive settlements, no development will be allowed in the Green Infrastructure defined below:

1. Wooburn Green separation from Berghers Hill

As shown in Map S2, Berghers Hill is the Settlement with the largest separation from neighbouring Settlements, with Green Belt and parts of Ancient Woodlands - Mill Wood and Farm Wood, separating it from Wooburn Green.

2. Wooburn Green separation from Wooburn Town

These two Settlements are separated by two substantial Green Spaces as shown in Map S2 below:

1. The area in Green Belt, alongside the A4094, known as Town Fields, opposite Wooburn Park. (No. 19 in Table 14.2.)
2. Wooburn Park. (No. D18 in Table 14.1.)
3. Wooburn Town separation from Cores End

These two settlements have been separated largely by Slate Meadow when it was Green Belt. Now that it is a development site, three Green Spaces shown in Map S3 provide an important visual and physical separation.

1. The Green Buffer area defined in Slate Meadow Development Brief.
2. Brookbank Green Space (No. D24 in Table 14.1.)
3. Hawks Hill Verge (No. D16 in Table 14.1.)
4. Bourne End separation from Upper Bourne End (Hawks Hill, Harvest Hill)

Policy WBE/A2 - Maintain Separation Between Settlements InWooburn And Bourne End Parish (continued)

Buckinghamshire Council is concerned about the practical implementation of this policy. Although in theory you can decide to protect areas identified on a map from development it is considered that the level of protection desired would be achieved if the identified areas were designated as Local Green Spaces. Whilst not preventing all development the local green space areas would be given the same level of protection as the Green Belt and as such achieve the same aims while the level of protection would be in line with national policy.

WBEPC action: To combine this Policy and Green Space designations to explain how separation will be preserved and at the same time to designate the Local Green Spaces which include some of those spaces providing separation. Note it has been renumbered WBE/PD8.

Capreon “There is a clear conflict between the aims of (certain parts) of this NDP policy and Local Plan strategic policy BE2. The approach to this NDP policy as set out in the explanatory text does not appear to consider this relationship and requirement to support Local Plan strategic policies. This NDP policy also needs to consider Local Plan policies DM 3 (junction improvement) and 12 (see Wycombe Area Development Plan Policies Map Sheet 4).”

WBEPC comment: we disagree that this Policy is in conflict with Local Plan Policies. The Local Plan does not address ribbon development, coalescence of, or maintaining separation between settlements. The point of the NDP is to

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These two settlements have been separated largely by Hollands Farm when it was Green Belt. Now that it is a development site, the Green Buffer areas defined in the Hollands Farm Development Brief - see Map S4 - will be required to maintain a degree of important separation.

5. Bourne End separation from Hedsor Road & Riversdale (Map S4)
 These two settlements have been separated largely by Hollands Farm when it was Green Belt. Now that it is a development site, the Green Buffer areas defined in the Draft Development Brief – see Map S4 - will be required to maintain a sense of separation.

address local issues. Maintaining separation between settlements is important to residents. No-one wants ribbon development.

Catesby: Object - Map S4 is an extract from the Development Brief SPD which seeks to establish key principles. The SPD recognises and allows for instances where any subsequent applications may differ from the SPD.

By including this SPD extract within the Neighbourhood Plan policy without these qualifications means this plan is being elevated to a policy position it was not intended to be. It forms part of an SPD which must be read in the whole and we have concerns about how it is being used in the Neighbourhoods Plan. We also note that Policy BE2 requires a sense of separation, and the Neighbourhood Plan policy wording should be replicated for consistency with strategic policy.

Catesby proposed: “the Green Buffer areas defined in the Hollands Farm Development Brief - see Map S4 which is an extract from the Development Brief – sets out a guide for how the site could come forward and provide a sense of of separation”.

WBEPC the Policy has been amended to designate buffer areas as local green spaces through an update of the NDP once the developments are built. The amended Policy wording is as follows:

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**Policy WBE/A2 - Maintain Separation Between Settlements
In Wooburn And Bourne End Parish (continued)**

**POLICY WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES
AND SEPARATION OF SETTLEMENTS IN WOOBURN &
BOURNE END NEIGHBOURHOOD AREA**

1. In an urbanised environment such as Wooburn and Bourne End Parish (the Neighbourhood Area) public access to Green Space is important to provide for exercise and general well-being; Green Infrastructure such as verges is important for wildlife. These green spaces are part of the landscape and character of the villages and settlements that comprise Wooburn and Bourne End Parish. Green spaces that maintain separation between the settlements are considered strategic, while others have community value. This Policy addresses both and explains how they are or will be protected under this Policy:

2. Strategic Green Spaces

The following Green Spaces maintain separation between the distinctive settlements of Berghers Hill, Bourne End, Cores End, Upper Bourne End and Hawks Hill, Wooburn Green and Wooburn Town and are considered strategic infrastructure and therefore no development will be allowed as follows:

2.1 The fields separating Wooburn Green from Berghers Hill (the fields are greenbelt – see map 7.1. below.

2.2. Designation of Town Lane fields as Local Green Space which along with Wooburn Park separate Wooburn Green from Wooburn Town. Please see Paragraph 3.1 and table 3.2 below

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2.3 Designation of the open spaces, which separate Wooburn Town from Cores End described as buffer areas in the Development Brief for Slate Meadow. The Village Green is already protected by its designation as a Village Green. The buffer areas that will be established as part of the planning consent for the Slate Meadow development as envisaged in the Development Brief will be designated Local Green Spaces once the development is built by an update and revision of the Neighbourhood Development Plan

2.4 Designation of the open spaces, which separate Bourne End from Hawks Hill and also Upper Bourne End described as buffer areas in the Development Brief for Hollands Farm. The buffer areas that will be established as part of the planning consent for the Hollands Farm development as envisaged in the Development Brief will be designated Local Green Spaces once the development is built by an update and revision of the Neighbourhood Development Plan.

2.5. Designation of the open spaces, which separate Bourne End from Hedsor Road described as buffer areas in the Development Brief for Hollands Farm. The buffer areas that will be established as part of the planning consent for the Hollands Farm development as envisaged in the Development Brief will be designated Local Green Spaces once the development is built by an update and revision of the Neighbourhood Development Plan

3. Local Green Spaces designated in this Neighbourhood Development Plan

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- 3.1 This Policy covers the Local Green Spaces Nos. 1 to 1917 listed below which are designated with the protections this affords under National Planning Policy Framework, in accordance with the Wooburn and Bourne End Parish Council Audit and Assessment (included as Appendices 1 and 2) and shown in the illustrations.
- 3.2 Table of Local Green Spaces designated under this Neighbourhood Development Plan. Each designated green space is illustrated in the maps following the table below.
1. Green areas - Watery Lane north of M40
 2. Verges Watery Lane - Boundary Rd to Moorside
 3. Wooburn Park - Verge alongside A4094
 4. Green areas - Stratford Drive & Du Pre Walk
 5. Village Green 112 Slate Meadow
 6. Verge Junction of Widmoor & Harvest Hill
 7. Branch Lane "Ancient Bridleway"
 8. Harvest Hill Open Space - residents maintain
 9. Green area at the junction of Hawks Hill and Grassy Lane
 10. Green area Millboard Road
 11. Green area Millboard Road & Bridgestone Drive
 12. Green Triangle Cores End Rd/Old Railway Line
 13. Verge corner Parade, Wharf Lane at Southbourne Dr
 14. Footpath parallel to railway - Station to Thames
 15. Verges Marlow Road - Blind Lane to Parish boundary
 16. Dinnie's Riverside Marina
 17. Town Lane Fields*
 18. The buffer areas between the Slate Meadow Development and houses along Cores End Road *

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	19. The buffer areas which separate the Hollands Farm Development from Hawks Hill/Harvest Hill
<p>Policy WBE/ A3 – Local Green Spaces Designated In This Neighbourhood Development Plan</p> <p>This Policy covers the Local Green Spaces Nos. 1 to 19 listed below which are designated with the protections this affords under National Planning Policy Framework, in accordance with the Wooburn and Bourne End Parish Council Audit and Assessment (attached as Appendices 4 and 5).</p> <ol style="list-style-type: none"> 1 Green areas - Watery Lane north of M40 2 Verges Watery Lane - Boundary Rd to Moorside 3 Wooburn Park - Verge alongside A4094 4 Green areas - Stratford Drive & Du Pre Walk 5 Village Green 112 Slate Meadow 6 Verge Junction of Widmoor & Harvest Hill <p>Policy WBE/ A3 – Local Green Spaces Designated In This Neighbourhood Development Plan (continued)</p> <ol style="list-style-type: none"> 7 Branch Lane “Ancient Bridleway” 8 Harvest Hill Open Space - residents maintain 9 Green area at the junction of Hawks Hill and Grassy Lane 10 Green area Millboard Road 11 Green area Millboard Road & Bridgestone Drive 12 Verges on New Road - Cores End to Academy 13 Green Triangle Cores End Rd/Old Railway Line 14 Verges Cores End Road - Furlong Road to Station Road 15 Verge corner Parade, Wharf Lane at Southbourne Dr 16 Footpath parallel to railway - Station to Thames 	<p>This Policy has been combined with Policy WBE/A2 and is now called: POLICY WBE/PD8: DESIGNATION OF LOCAL GREEN SPACES AND SEPARATION OF SETTLEMENTS IN WOOBURN & BOURNE END NEIGHBOURHOOD AREA – see above</p> <p>Buckinghamshire Council challenged whether the following sites qualified:</p> <p>Site 2 - visual relief and refuge for people and wildlife are not in themselves criterion for designation of a Local Green Space in accordance with the NPPF.</p> <p>Site 6 - providing refuge for pedestrians and wildlife, as well as aiding visibility for traffic again not criterion for designation as a Local Green Space.</p> <p>Site 10 - this site is noted as already being designated as common land. As such the area is already protected. The reasons given for designating the area as a local Green Space do not appear to meet the criterion for designation as defined in the NPPF.</p> <p>Site 12 - question whether these roadside verges truly meet the criterion for designation as Local Green Spaces.</p> <p>Sites 14 and 17 both roadside verges thus limiting usage and potential to meet the criterion for Local Green Space designation.</p> <p><i>WBEPC reviewed its Methodology and are in agreement that sites 12, and 14 did not qualify and have removed them from the Policy designating them as Local Green Spaces.</i></p>

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<p>17 Verges Marlow Road - Blind Lane to Parish boundary 18 Dinnie's Riverside Marina 19 Town Fields More details are provided in Table 14.2. and the paragraphs and maps which follow it.</p>	<p><i>WBEPC has re-assessed the other sites and believe they do qualify as Local Green Spaces and wish to designate them as such. Appendix 2 to the NDP provides the assessment supporting their designation as Local Green Spaces.</i></p>
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<p>Policy WBE/ A4 – WDLP Designated Local Green Spaces Table 14.1. lists the Local Green Spaces Nos. 1-43 which are designated in the Wycombe District Local Plan and Delivery Site Allocation Plan, or otherwise protected by Buckinghamshire Council. In the event that any of these Green Spaces is omitted from a revised Local Plan and Wooburn and Bourne End Parish Council writes to Buckinghamshire Council to notify them that we wish the Local Green Space in question to be considered a designated Local Green Space under this NDP, it shall automatically become a designated Local Green Space in this Neighbourhood Plan.</p>	<p><i>WBEPC: There were no Buckinghamshire Council comments on this Policy. Therefore, WBEPC has left the wording unchanged. Although the Policy numbering has changed to reflect the consolidation of Policies A2 and A3.</i></p>
<p>Policy WBE/ HF1 –Implementation of the Development Brief For Hollands Farm</p>	<p>Buckinghamshire Council: This is not a planning policy more a statement that the Parish Council would want the adopted development brief to be applied to any development proposals on the site. Given the Wycombe Local Plan has been adopted including the Holland farm site allocation policy and that Buckinghamshire Council has adopted a site development brief to clarify the intentions of that policy and that this has been adopted as a supplementary planning document. The development management officers would use the adopted Local Plan policy and site development brief SPD as the basis of their decision making as such the proposed Neighbourhood Plan policy is unnecessary and unenforceable.</p>

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	<p>Capreon: "NDP policy should not seek to direct refusal of any planning application(s) in any event but especially on the basis that they do not meet the "aspirations" of the Development Brief."</p> <p>Catesby: Object: As recognised elsewhere in the Neighbourhood Plan (para 4.2.1), there may be instances of inevitable conflict where a planning judgement and balancing exercise is required. We recommend the wording is softened to allow that planning judgement on those instances.</p> <p>WBEPCC has removed the Policy from 6th draft of the NDP</p>
<p>Policy WBE/ HF2 New Link Road Width And Bus Service</p> <p>To ensure the free flow of traffic along the length of the Link Road the planning application must address all safety issues identified in the transport assessment and Highways Department to ensure:</p> <ol style="list-style-type: none"> 1. That the road width is sufficient along the length of the Link Road and at both ends at Cores End/Princes Road and at the entrance/exit at Hedsor Road so that two buses or HGVs are able to pass each other on either side of the road in either direction all the way along the link road and at the access points of Princes Road and Hedsor Road. 2. A bus lay-by is incorporated for each bus stop on each side of the road to ensure traffic flow is unimpeded through the Development. 	<p>Buckinghamshire Council: This requirement is undeliverable within the confines of the ownership of both parts of the Policy BE2 site (specifically though this part of the BE2 site is the Jackson's Field portion and the extant highway land in this area).</p> <p>The Highway Authority have consistently stated that there is insufficient width to permit a two-way bus service on the existing section of Princes Road that does not fall within the Jacksons Field portion of the entire site. Specifically, it has been explained that a 6.5m carriageway width is required by bus operators in order to provide for the safe and convenient passage of buses. As a result, and for several other beneficial reasons, the Highway Authority has stated that an existing bus route would be taken through the site in a one-way direction (envisaged to be from the north to the south). Ergo, the Highway Authority will not be seeking, nor does it expect a diverted two-way bus service to operate through the Policy BE2 site.</p> <p>Therefore, the WBEPCC are strongly discouraged from placing Point 1 of Policy WBE HF2 within their NDP as it will not and cannot be secured by the Highway Authority as part of any permission granted at the Policy BE2 site.</p>

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	<p><i>WBEPCC: we are concerned that Highways want this removed because they are not willing to find a solution to the issue of the access width. By accepting this sub-standard approach Highways are locking in an access constraint forever which is contrary to the NPPF which expects Authorities to consider future requirements.</i></p> <p><i>Limiting buses to one-way does not resolve the issue of two HGVs trying to pass.</i></p> <p><i>WBEPCC disagrees that it cannot be secured as there is the potential to purchase Millboard Road (it is for sale) which would allow consideration of a one-way system into/out of the site onto Cores End Road. Millboard Road sale documents have been passed to Buckinghamshire Council.</i></p> <p>Capreon:” It is not clear how the requirements of the NDP policy have been arrived at and if they represent best practice principles (e.g. with bus stop locations) and if they are the most appropriate measures pending the submission of planning applications(s) which will detail an overall holistic approach to Transport underpinned by the requirements of Policy BE2.</p> <p>This Policy cannot, therefore, be said to support or uphold Local Plan Strategic Policy as required by the PPG advice”</p> <p><i>WBEPCC: Policy BE2 envisaged the Link Road as a relief road and it should be built accordingly.</i></p> <p>Catesby: Object: As per above, the test in the NPPF is for a planning application to be accompanied by a Transport Assessment. This policy is not in accordance with national policy. Hollands Farm is a residential site with a primary school and associated multi-functional play space at its centre. It is served by a central link road which the Development Brief proposes to have a 20mph limit in response to the residential nature of the site. It would therefore not be desirable to encourage HGV movements along this route and it is therefore unclear why the road should be required to be built to this standard. This would not be</p>
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	<p>conductive to good place-making or encouraging non-car modes of transport. We consider this element of the policy unreasonable and unjustified. With regards the bus service, it is the intention of the BE2 and Development Brief that the link road be able to facilitate a diverted bus route. Catesby have no objection to a bus lay by but consider it unnecessary to make it a requirement of policy to allow two buses to pass each other for the entirety of the link road. Bus timetabling, routing or lay-bys could remove this necessity. This policy is therefore considered unjustified and unnecessary.</p> <p><i>WBEPC: making the bus service one way is all about addressing the inadequate width but it locks in an access problem forever preventing future two-way bus services. Whether HGVs are desirable is a moot point. Refuse collections will occur, Removal vans, deliveries will occur; there will be HGV movements and this point just continues underline the desire to develop this site without addressing its fundamental limitations, contrary to the spirit and intent of the NPPF.</i></p> <p><i>WBEPC conclusion: to retain the Policy which is now re-numbered WBE/HF1.</i></p>
<p>Policy WBE/ HF3 Delivery Of Former Orchard</p> <p>A proposal has been submitted to the Planning Authority by Jackson Land Development which assures the delivery of the Orchard. No planning application for the site will be approved until the Planning Authority can demonstrate delivery of the former Orchard set out in WDLP Policy BE2 paragraph 3d through a legal agreement with the owner.</p>	<p><i>WBEPC: This Policy has been removed as it is not a requirement of the Development Brief which was adopted after publication of 5th draft of the NDP - therefore the policy cannot be enforced</i></p>

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Policy WBE/ HF4 Transport Assessment By Buckinghamshire Council's Highways Department To Identify Options To Improve The Road Network Surrounding Hollands Farm

Buckinghamshire Council: The WBEPC request for a 'Transport Assessment' for the network outside the scope expected to be impacted by the Holland's Farm development is something that they mentioned several times throughout the Development Brief period. Firstly, whilst any proposed development at the Policy BE2 site is required to produce information to demonstrate their impact upon the highway/transport network, such proposals are not required to address extant issues beyond the scope of the development nor any local aspirations for the network that cannot be tied to or delivered by the development.

It is therefore the Highway Authority's assumption that the WBEPC's call for an area-wide 'Transport Assessment' would be best transmuted into a dedicated study based upon their expectations of the future network operation and configuration that, in turn, informs something akin to a Wooburn and Bourne End Transport Strategy.

WBEPC has removed the Policy.

Note: Buckinghamshire Council stated in their consultation reply:

The most appropriate way for the WBEPC to review general highways/transport issues within the Wooburn and Bourne End area outside the scope of the Policy BE2 site would be to enter dialogue with the council's Transport Strategy team in order to evaluate the merit of an area strategy whereupon CIL funding and future developments (other than those contained within the WDLP) can contribute.

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	<p>WBEPC would like to discuss this point with the appropriate department</p>
<p>Policy WBE/ HF5 Convenience Store For Hollands Farm</p>	<p>This Policy has been removed as it is not a requirement of the Development Brief which was adopted after publication of 5th draft of the NDP – therefore policy cannot be enforced.</p> <p>Don't think this was in the 5ft draft ?</p>
<p>Policy WBE/HH1 - Preserving The Character Of Hawks Hill And Harvest Hill Area</p> <p>Policy for Hawks Hill and Harvest Hill</p> <p>1) development in the Hawks Hill/Harvest Hill area will not be permitted where it would:</p> <p>a) introduce an urban character to the area through its design, density, layout or location,</p> <p>b) necessitate highway improvements or other changes that would damage or destroy features such as but not limited to trees, hedgerows or banks which contribute to the landscape characteristics of the area,</p> <p>2) proposals should provide for individually designed buildings set in their own substantial grounds in an informal layout commensurate with the semirural character of the area. Landscaping details should reflect the semi-rural nature of the surroundings and should include indigenous species,</p> <p>3) infill or the sub-division of existing plots will not be permitted where this would result in urban forms out of character with the surrounding area.</p>	<p>Buckinghamshire Council (BC): No changes proposed</p> <p>However, in the BC consultation response there was the following comment:</p> <p>Hawks hill / Harvest hill policy, Buckinghamshire Council Officers have previously suggested updating the character appraisal. This is because officers were of the view that we cannot rely on the old Local Plan evidence this policy has been deleted from the old Wycombe LP. However, we note the Parish Council's consultants consider an update is not necessary and that the Adopted Local Plan text, existing landscape assessments and the proposed Neighbourhood Plan policy will give adequate protection to the area without the need for an updated appraisal in the plan. as such officers have no further comment to make at this stage.</p> <p><i>WBEPC understands from the above that the Consultant's appraisal of the existing character assessment and their view that a new assessment was not necessary (which we accepted), are also accepted by Buckinghamshire Council. We would like confirmation of this before the pre-submission please.</i></p>

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	<p>Catesby: Object: Further to the above, policy test 1b in particular is not justified or in accordance with policy. The policy makes no allowance for instances where public benefits outweigh perceived harm. Furthermore, this policy is considered unjustified and unimplementable – how does a decision maker determine whether a particular tree, hedgerow or bank is contributing positively to landscape characteristics of the area? We suggest above the landscape characteristics of Hawks Hill are of large executive style dwellings which sit within large verdant plots therefore again – how does a decision maker assign value to loss or mitigation measures? This is not considered a reasonable or justified policy.</p> <p><i>WBEPC: the wording is the same as the previous Local Plan Policy C16 and during the independent examination of the Local Plan, the inspector recommended that it was incorporated into the NDP. A subsequent character assessment review by consultants confirmed the character assessment was valid. Catesby’s comments reflect their concerns that this would apply to their development site which it does not as the area defined in the Policy is that bounded by Hawks Hill/Harvest Hill.</i></p> <p><i>WBEPC conclusion: the area has a unique semi-rural character that residents wish to preserve and we therefore intend to retain this Policy</i></p>
<p>POLICY WBE/SM1 - Implementation Of Slate Meadow Development Brief</p>	<p>Buckinghamshire Council: “Policy WBE/SM1 is not workable as a planning policy it’s more a statement that the Parish wish the requirements of the development brief to be applied by the planning officers and that if any concerns arise the Parish will seek to discuss these with the case officer.”</p> <p><i>WBEPC: we have removed the Policy</i></p>
<p>POLICY WBE/SM2 - Slate Meadow Site Entrance</p>	<p>Buckinghamshire Council: Policy WBE/SM2 this is not a workable policy, while its intentions are sensible that the developer should work with the listed parties to ensure a</p>

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	<p>safe access to the site. These issues are likely to form discussions with the highway authority as part of any planning application. The policy as worded contains no penalty if the developer fails to discuss the access with all the listed parties and so is unenforceable.</p> <p><i>WBEPC has removed the Policy.</i></p>
<p>POLICY WBE/SM3 - Upgrade The Pedestrian Crossing And Access To And From Stratford Drive To Signal Controlled Traffic Lights</p>	<p>Buckinghamshire Council: Firstly, the impact of the construction phase for Slate Meadow will be managed through a Construction Traffic Management Plan, which will be conditioned as part of the final consent granted to develop the site.</p> <p>Secondly, analysis of the planning applications for Slate Meadow (the permitted 2018 application and currently active Reserved Matters application as mentioned above) did not demonstrate any material reasons as to why the current pedestrian crossing should be upgraded when taking into account recent collision history and the anticipated vehicular impact of the development on the Stratford Drive/Brookbank junction. However, a financial contribution to bus shelter upgrades in this area were secured as part of the S106 agreement for application 18/05597/OUT. Thirdly, the PICADY analysis submitted in support of the initial (permitted) Slate Meadow planning application supported the Stratford Drive/Brookbank junction remaining at its current priority configuration, and in no way would a signalised junction be sought or justified. As a result, box junction markings would be superfluous.</p>

Key abbreviations:

WBEPC = Wooburn and Bourne End Parish Council

WDC = Wycombe District Council

NDP = Neighbourhood Development Plan

Finally, whilst the aspirations of some elements of this policy may be worth investigating, it would not be for the Slate meadow development to deliver them. As a result, the Highways Development Management position on Policy WBE/SM2 does not prejudice WBEPC from approaching Transport for Buckinghamshire in a general sense to review any potential options in the vicinity of the Stratford Drive/Brookbank junction.

Ergo, as was the case for the Highway Authority's comments above on Policy WBE/SM2, the analysis and circumstances that have already taken place or will come into effect at the construction stage of the Slate Meadow development results in proposed Policy WBE/SM3 being redundant.

*WBEPC: while we disagree with response (WDLP Policy BE1 makes reference to upgrading the crossing) **WBEPC has removed the Policy** and will pursue this through the Community Board.*

As an aside, we would challenge the implication that obtaining an S106 contribution to a bus shelter is an achievement when there are real safety issues for children walking to St Paul's School in Stratford Drive at the junction with Brookbank (the site entrance!) and the intent Policy BE1 is not being met

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