

Ashley Green Parish Neighbourhood Plan

May 2026



Regulation 14 Consultation Statement (2026)

Published by the Ashley Green Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended)

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1. Introduction

This Consultation Statement has been prepared to fulfil the requirements of the Neighbourhood Planning (General) Regulations 2012 (as amended). It summarises the consultation undertaken by Ashley Green Parish Council during the preparation of the Ashley Green Parish Neighbourhood Plan, including the formal Regulation 14 consultation held from **1st December 2025** until **2 February 2026**.

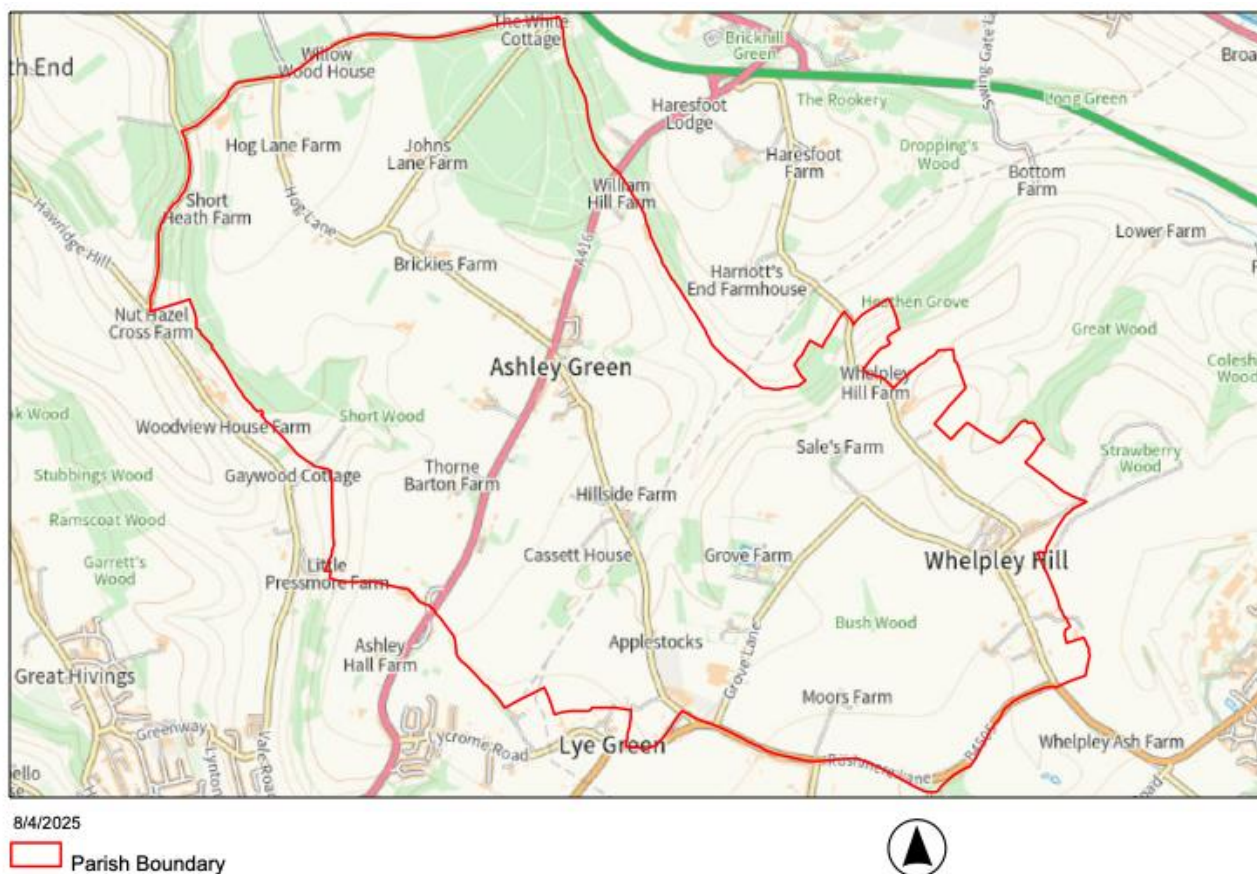
The purpose of the Statement is to:

- Identify **who** was consulted;
- Explain **how** consultation was carried out;
- Summarise **main issues and concerns** raised by residents and stakeholders;
- Describe **how those issues were considered** and, where relevant, how the emerging Neighbourhood Plan will be amended.

The consultation material includes multiple written responses received via email from local residents. These representations have been reviewed and summarised in this Statement.

Neighbourhood Plan Area Designation

The Ashley Green Parish Council ('PC') has prepared a Neighbourhood Development Plan ('NP') for the area designated by the local planning authority, Buckinghamshire Council (BC), on 20 May 2025 (see Plan A below). The Area coincides with the Ashley Green Civil Parish area.



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Plan A: Designated Ashley Green Neighbourhood Area

2. Legal Requirements

This Statement complies with **Regulation 15(2)** of the Neighbourhood Planning (General) Regulations 2012 (as amended), which requires that a qualifying body submits a Consultation Statement containing:

- A record of bodies consulted;
- How the Ashley Green Parish residents were contacted.
- An explanation of how consultation was carried out;
- A summary of issues raised;
- A description of how these issues have been addressed in the Neighbourhood Plan.

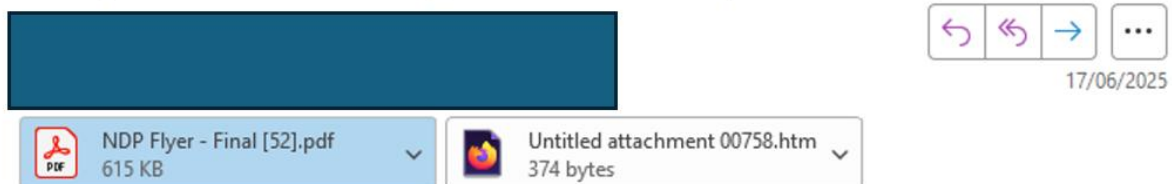
3. Overview of Consultation Activities

The PC and Neighbourhood Plan Steering Group (“SG”) undertook a variety of engagement methods, including:

- Initial public consultation event in Ashley Green Old School Hall on 24th June 2025

Promotional information for the event was provided to the Ashley Green and District Community Association, St Johns Church, Whelpley Hill Hall Committee, Whelpley Hill Park and the local resident email distribution group comprising of over 305 recipients. The email and flyer are below:

Ashley Green Bulletin. Neighbourhood Development Plan.



Dear All,

Please see attached flyer in relation to a Neighbourhood Development Plan that is being prepared by the Parish Council and Community Association. There is an initial public consultation event to find out more on Tuesday 24th June, in the Old School Hall. More information in the enclosed.

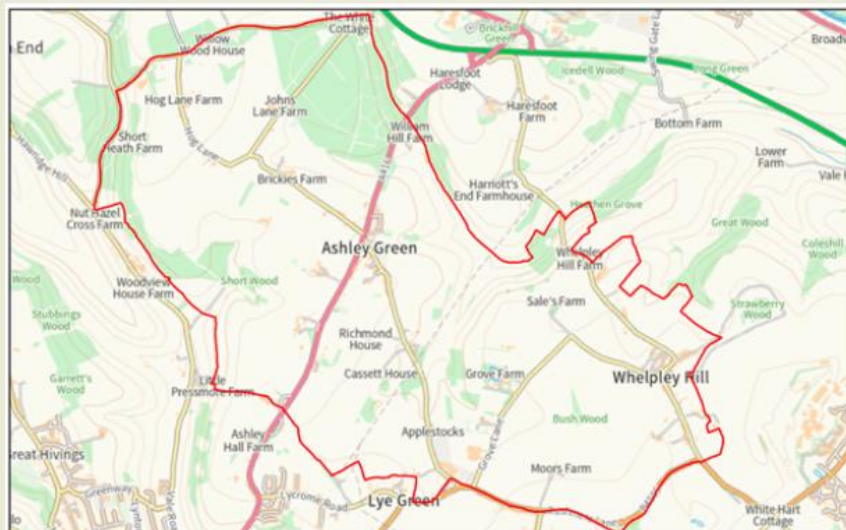
*Best wishes,
The NDP Steering Group*

Ashley Green and Whelpley Hill

NEIGHBOURHOOD PLAN

Have your say

Ashley Green Parish
Council



We need your
views!

Following the Government's change to the Green Belt planning guidelines the Neighbourhood Plan Steering Group invites you to consider how the Neighbourhood Plan could help guide development in the Parish.

For more information and to complete our on-line survey, please go to:
<http://ashleygreenplan.co.uk>

The survey will be live from
24th June 2025.

If you do not have access to the internet, please come along to the drop-in session to provide your feedback or contact the Parish Council Clerk at:

ashleygreen.clerk@gmail.com
or by letter to:

The Parish Council
c/o 27 Kings Road,
Berkhamsted, Herts, HP4 3BH
and we can arrange for a member of the Steering Group to contact you.

Please come along to our drop-in session
Tuesday 24th June 2025
Ashley Green Old School, between 7:30 and 9pm

The UK Government has changed the planning guidelines for the Green Belt, effectively removing much of the protection we are all have become accustomed to.

The stark reality is that housing development is now more likely to be approved in the Parish than ever before. 1.5 million homes are planned to be built across the country, with Buckinghamshire Council challenged to deliver 86,562 homes in the next twenty years. These two changes mean that new housing development is now likely in Ashley Green.

A Neighbourhood Development Plan (NDP) can help to influence this, setting out how the community would like to see future housing sustainably delivered. A NDP is the only real tool that gives the community the opportunity to decide where future housing may be best located and the form and type of housing that is most appropriate. In delivering a plan for the parish, the community can also work together to protect green spaces, key local views and local heritage assets.

We are now asking for your input, so you can have your say on the drafting and production of the NDP as it progresses, and understand what this means for Ashley Green, Whelpley Hill and the rest of the Parish.

After this initial exercise, the Steering Group will review the feedback together with their advisers, ONH - Planning For Good, and liaise with Buckinghamshire Council to produce a first draft of the NDP. There will then be another opportunity to review and provide comments.

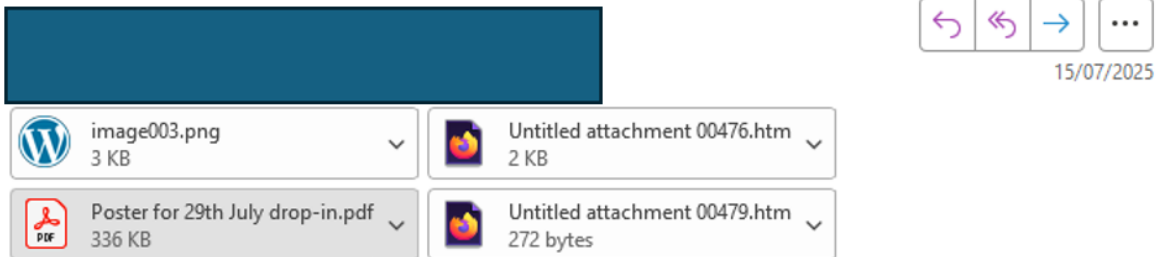
June 2025



- Second public consultation event in the Old School Hall on 24th July 2025

Promotional information for the event was provided to the Ashley Green and District Community Association, St Johns Church, Whelpley Hill Hall Committee, Whelpley Hill Park and the local resident email distribution group comprising of over 305 recipients. The email and flyer are below:

Ashley Green Bulletin. The Neighbourhood Development Plan



Dear resident of Ashley Green Parish,

Following the initial drop-in session held on 24 June, we would like to invite you all to the second drop-in session to be held on 29th July at Ashley Green Old School between 7.30 and 9pm. Please see the poster attached for full details.

We would also draw your attention to the Neighbourhood Development Plan (NDP) website which is now live. This sets out more information on, and background to, the proposed NDP.

Please do take a few minutes to review and complete the questionnaire on the website if you are able.

Click on this link:

[Ashley Green Neighbourhood Plan
ashleygreenplan.co.uk](https://ashleygreenplan.co.uk)

Ashley Green and Whelpley Hill

NEIGHBOURHOOD PLAN

Have your say

Ashley Green Parish
Council



We need your
views!

Following the Government's change to the Green Belt planning guidelines the Neighbourhood Plan Steering Group invites you to consider how the Neighbourhood Plan could help guide development in the Parish.

For up-to-date and lots more information and the chance to have your say by completing our on-line survey, please go to:

<http://ashleygreenplan.co.uk>

The survey is now live, as from **24th June 2025**.

If you do not have access to the internet, please come along to the drop-in session to provide your feedback or contact the Parish Council Clerk at:

ashleygreen.clerk@gmail.com

or by letter to:

**The Parish Council
c/o 27 Kings Road,
Berkhamsted, Herts, HP4 3BH**

and we can arrange for a member of the Steering Group to contact you.

Please come along to our second drop-in session

Tuesday 29th July 2025

Ashley Green Old School, between 7:30 and 9pm

The UK Government has changed the planning guidelines for the Green Belt, effectively removing much of the protection we are all have become accustomed to.

The stark reality is that housing development is now more likely to be approved in the Parish than ever before. 1.5 million homes are planned to be built across the country, with Buckinghamshire Council challenged to deliver 86,562 homes in the next twenty years. These two changes mean that new housing development is now likely in Ashley Green.

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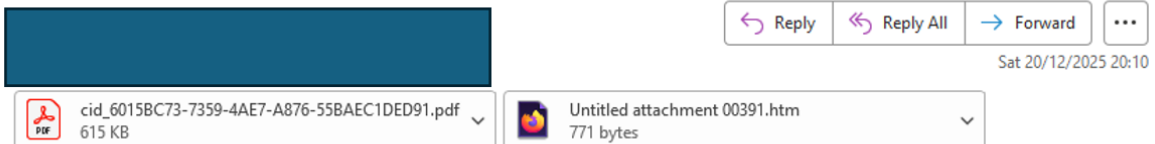
June 2025



- Distribution of notices ahead of consultation event by village email, posters and social media online postings.

- Circulation of the Draft Neighbourhood Plan for Regulation 14 comment, which ran from 1st December 2025 – 2 February 2026
- Public Question & Answer session in Ashley Green Memorial Hall on 14th January 2026, preceded by full Parish flyer (see image below) drop (via Royal Mail), posters, social media online posting and village email distribution. Promotional information for the event was provided to the Ashley Green and District Community Association, St Johns Church, Whelpley Hill Hall Committee, Whelpley Hill Park and the local resident email distribution group comprising of over 305 recipients. The email, reminder email and flyer are below:

Ashley Green Bulletin. Change of date for Neighbourhood Plan Q&A session to 14th January.

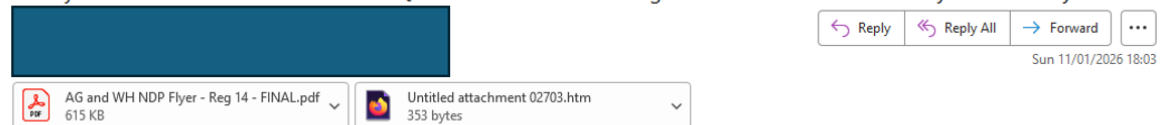


Further to feedback received requesting an earlier Q&A session we have moved it forward a week to Wednesday 14th January 7:30-9:00pm in the Memorial Hall.

Please join us to have your questions answered.

Please see attached Flyer for more information.

Ashley Green Bulletin. Reminder for the Q&A session about the Neighbourhood Plan. Wednesday 14th January 2026



Reminder for the Q&A session this Wednesday 14th January 7:30-9:00pm in the Memorial Hall.

Please join us to have your questions answered.

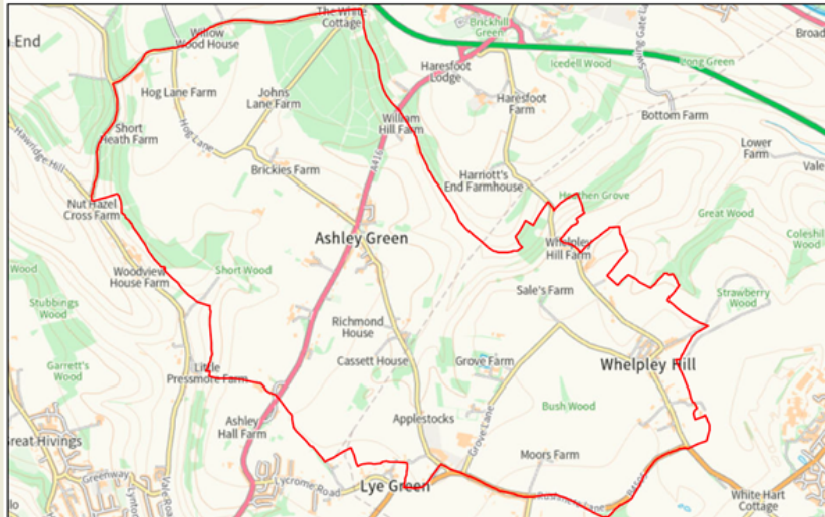
Please see attached Flyer for more information.

Ashley Green and Whelpley Hill

NEIGHBOURHOOD PLAN

Regulation 14 Consultation Period

Ashley Green Parish
Council



We need your
views!

Following the Government's change to the Green Belt planning guidelines, the Neighbourhood Plan Steering Group invites comments on the Pre-Submission Draft of the Neighbourhood Plan.

For more information and to comment on the pre-submission draft of the NDP, please go to:
<http://ashleygreenplan.co.uk>

The Draft NDP will be live for comments from 1st December 2025 - 2nd February 2026.

If you do not have access to the internet, please come along to the Q&A session to provide your feedback or contact the Parish Council Clerk by e-mail at ashleygreen.clerk@gmail.com or by letter to
The Parish Council,
c/o 27 Kings Road,
Berkhamsted, Herts, HP4 3BH
and we can arrange for a member of the Steering Group to contact you.

Please come along to our Q&A session
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The Regulation 14 Consultation is the first opportunity for the Parish Council to formally consult on the draft vision, objectives and policies of the Neighbourhood Plan. The Parish Council, with support from consultants, ONH, have reviewed the relevant national and local planning policies and assessed how they affect Ashley Green Parish. They have also gathered evidence to support the policies, which seek to meet the expectations arising from the Council's community engagement activities in 2025.

Following the conclusion of this consultation period, the Steering Group and its consultants will review the responses and produce a final draft of the NDP. It will be submitted to Buckinghamshire Council, who will arrange the independent examination of our plan, including publishing our submitted documents for final comments before the examination starts. All those that make comments during the current consultation period will be notified of that next consultation period by Buckinghamshire Council. If the examiner agrees that the plan should go to referendum, all those on the electoral register in the Parish will be asked to vote on it.

Dec 2025

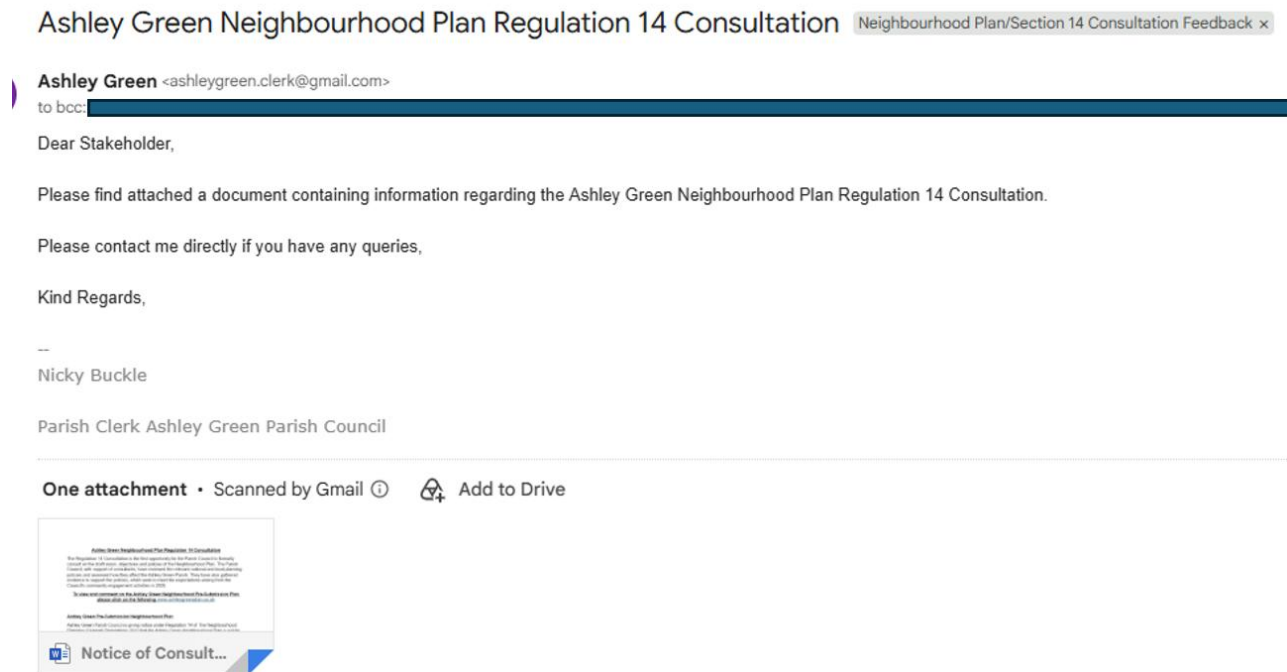


- Regular invitations to residents to provide written feedback during Regulation 14 period.
- Responses from the Clerk confirming receipt and outlining next steps, including public meetings planned in both Ashley Green and Whelpley Hill in due course.

Consultation materials were made available for the Regulation 14 Period and all residents were encouraged to participate.

4. Summary of Representations Received

Statutory Consultees were consulted by email (example email below and the Consultation Document is attached as Appendix C):



Statutory Consultees consulted:

- Affinity Water
- Anglian Water
- Bucks Neighbourhood Planning
- Buckinghamshire Council
- Buckinghamshire Local Planning
- BuDS Disability Service
- Historic England
- Homes England
- Mobile UK
- National Gas Transmission
- National Highways
- Natural England

- Network Rail
- NHS Thames Valley
- Scottish and Southern Electricity Networks
- Scotia Gas Networks
- Thames Valley Chamber of Commerce
- Thames Water
- The Environment Agency
- The Homes and Communities Agency
- The National Grid
- The National Health Service Commissioning Board
- UK Power Networks

Statutory Consultee Responses

Natural England – No objections; guidance on biodiversity, soils, landscape, SEA.

National Gas Transmission – No assets in area; standard safeguarding guidance.

Network Rail – Safety, drainage, level crossings, operational rail impact requirements.

Historic England – Supportive; guidance on heritage strategy, non-designated assets, design.

Buckinghamshire Council – Detailed comments on evidence, policy clarity, allocations, conformity.

National Highways - Broadly speaking, there are no issues with the submission, and we would support any ideology to improve local amenities to encourage sustainable travel and promote neighbourhood travel.

Thames Water – No issues - Suggested wording for certain policies.

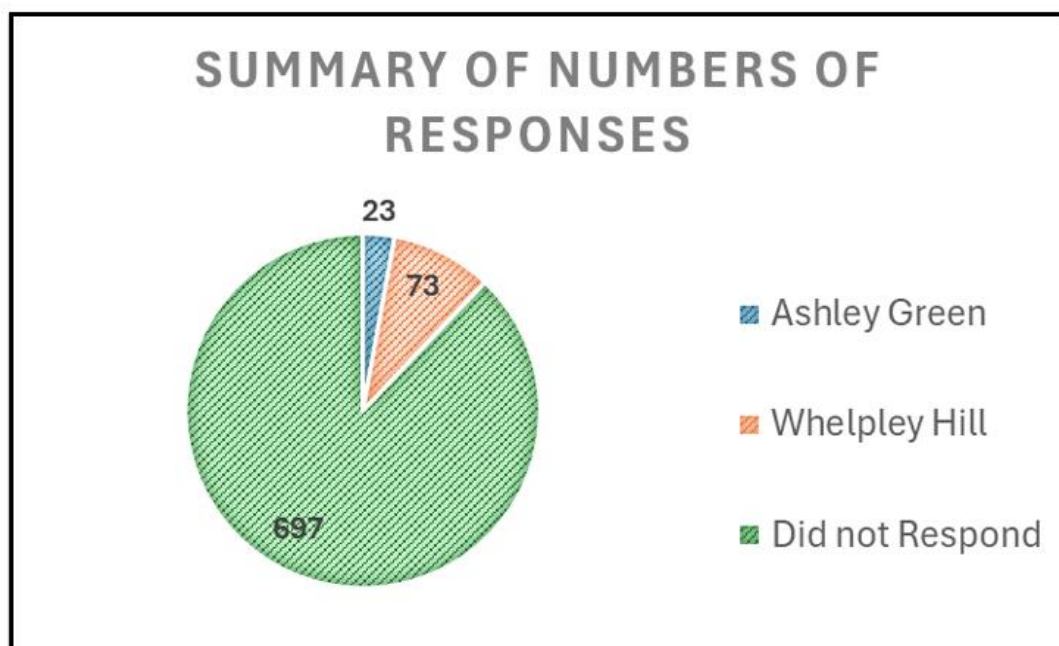
Resident Consultee Responses

The Parish Council (PC) provided an online questionnaire (See Appendix A - Ashley Green Neighbourhood Plan Regulation 14 Comment Sheet). Unfortunately, the form couldn't be edited online, so most residents responded by email, but as detailed in 4.1 most residents deviated from the questions and focussed primarily on their opposition to certain Grey Belt Sites.

A detailed thematic summary was produced by reviewing all resident submissions received via email. The total number of residents in the parish is approximately 793, of which approximately 492 are in Ashley Green village and 301 in Whelpley Hill.

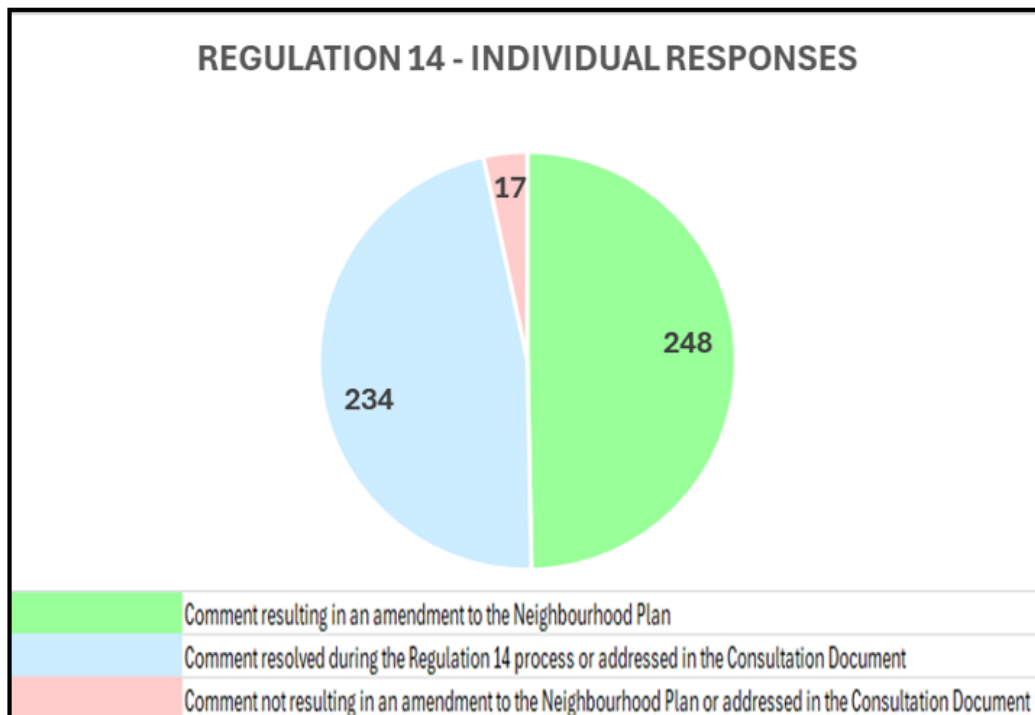
Response numbers are as follows:

Ashley Green	23	which represents ~5% of the Ashley Green village population.
Whelpley Hill	73	which represents ~24% of the Whelpley Hill population.
Total	96	which represents ~12% of the Parish population.



There were 50 respondents who expressly supported a Neighborhood Plan, although nearly all caveated that support on the removal of the Grey Belt Sites in Whelpley Hill.

A total of 499 individual comments were received, which were subdivided into 64 categories. Of the 499 individual comments only 17 (3%) did not result in an amendment to the NP or were addressed in this Consultation Document or addressed during the Regulation 14 process.



The main issues raised include:

4.1 Opposition to Grey Belt Allocations

This is one of the first Neighbourhood Plans that has had to navigate the change in legislation in the updated National Planning Policy Framework where the concept of the Grey Belt land was introduced. Unsurprisingly residents failed to grasp both the concept and importantly the distinct difference between a Grey Belt Site and a site recommended for development which has been rigorously assessed for planning suitability. A site marked on a map which has been identified as not being inappropriate for development in the Green Belt, has been received by residents as a development planning proposal. This has generally resulted in the positive aspects of a Neighbourhood Plan being overlooked by the fierce opposition to Grey Belt Sites.

This opposition to Grey Belt Sites manifested itself in many ways including a few residents objecting to the process, the decision by the PC to undertake the study, the cost, the selection of ONH as the chosen consultant, the SG's governance, requesting the NP is paused or delayed until the Bucks Local Plan is finalized, about the process being rushed, short notice for meetings and perceived conflict of interests.

Over 95% of the residents who responded were primarily objecting to the Grey Belt Study allocating sites nearby their homes, particularly in Whelpley Hill, citing its scale, perceived lack of justification, unsustainable location, lacking pavements, where no suitable access to the site can be achieved for all users, potential impact on landscape and settlement character.

4.2 Settlement Character Concerns

Respondents highlighted the ribbon-development pattern of Whelpley Hill and expressed concern that estate-style backland development would be inappropriate.

4.3 Consultation Process & Transparency

Residents requested clearer information about the SG membership, conflict-of-interest declarations, consultant instructions, and decision-making processes. Several believed that the process felt predetermined or poorly communicated.

4.4 Infrastructure & Sustainability Issues

Residents noted:

- Lack of pavements;
- Unsafe walking conditions;
- Unreliable or withdrawn bus services;
- Car dependency.

They argued that assumptions in the Draft Plan did not reflect real infrastructure constraints, particularly in Whelpley Hill.

4.5 Wildlife & Environment

Concerns included loss of habitats for deer, badgers, foxes, red kites and songbirds, as well as impacts on footpaths and countryside views.

4.6 Site Selection Methodology

Residents questioned:

- The Grey Belt suitability test;
- Lack of localised evidence;
- Overreliance on a generic consultant template;
- Why alternative, smaller or more suitable sites were not considered.

4.7 Housing Numbers & Distribution

Objections were raised to equal housing allocations for Ashley Green and Whelpley Hill despite their differing capacities, physical forms and transport links. Residents argued that Whelpley Hill only has 60 brick-built houses and the mobile homes should not be used in a housing target.

4.8 Governance & Conflicts of Interest

Residents raised concerns about undeclared or insufficiently managed conflicts of interest involving landownership and SG membership.

4.9 Requests for Additional Evidence

Multiple requests were made for:

- Publication of the consultant scope;
 - Tender process documentation;
 - Funding explanations;
 - Minutes of SG discussions.
-

5. How Issues Have Been Considered

The PC has given serious consideration to the comments and evidence provided from the consultation as follows:

5.1 Review the Grey Belt Study

All submissions have been reassessed with ONH to ensure that site selection reflects local constraints, settlement character, and environmental considerations.

5.1a Having reassessed the sustainability evidence and other representations from Whelpley Hill residents, especially the poor physical access to the bus service, where there are no pavements of any significance in WH for safe walking, no street lighting, potential increase in traffic down very narrow lanes, impact on local wildlife, impact on grazing fields, impact on already low water pressure, all the Grey Sites in Whelpley Hill have been removed.

5.1b Site 5 in Ashley Green has been reassessed and highlights the disconnect between the embryonic stages of the Grey Belt analysis, introduced in the National Planning Policy Framework 2025 reforms, where the desktop study does not incorporate planning considerations that would determine if a site were not suitable for development but still qualifies under Grey Belt definitions. Therefore, based on residents' responses, there are concerns about Site 5's suitability for a future development, based on poor access on a corner of a well-used road, lack of footpaths on that side of the road and any development would be detrimental to views and vistas towards Whelpley Hill, loss of Openness, Character and important farmland.

5.1c It is noted that Buckinghamshire Council have deemed Sites 9 and 10, in their Call for Sites, as being unsuitable due to access and out of character. Further it is also noted that Buckinghamshire Council classified Sites 11-14 as suitability unconfirmed, further assessment required.

5.2 Re-examine Housing Numbers and Distribution

Feedback and further information now available from Buckinghamshire County Council, which has provided guidance that the Ashley Green Parish should look to accommodate a total of 22 dwellings over a ten-year period. This will be implemented into the NP.

The concept of a 'major' development in the parish, based on site size, caused understandable alarm with all residents, some suggested the plan should explicitly have policies to exclude identification of major sites, limit the number of houses/units to 2 for each (minor) site. This demonstrates another disconnect with the embryonic stages of the Grey Belt analysis and reality. It is recognized that there is a place for characterful, small-scale residential development which fits with the Parish in terms of its design quality and complements the existing structure and form of the villages of Ashley Green and Whelpley Hill. Therefore, to maintain the critical balance between complying with the grey belt guidelines and what constitutes sustainable development in a Green Belt village, the NP will be amended to suggest the policy confines housing schemes to small sites of no more than five homes on land of no more than 0.2 Ha. For that reason, the policy makes no provision for 'major' housing development on Grey Belt land.

A resident suggested sites 1, 15 & 16 be prioritised as they are sited along the A416. The Grey Belt Study does not prioritise sites.

5.3 Strengthen Evidence & Transparency

Concerns have been raised about the transparency, communications, consultations and decision making by the PC during the process. The PC acknowledges that it could have communicated about the Grey Belt Study better. However, it does not have home addresses for the parishioners, but all information was shared via the village information bulletin, posters on all notice boards and in the 2 pubs, social media posts and for the Q&A session via a royal mail leaflet drop.

There is a perennial issue experienced by communities, where residents are generally not interested in what is going on until they find out it potentially affects. Realistically the draft Grey Belt Study needed to be complete to have something meaningful to present to the residents. However, it is pleasing that there is a very positive outcome, in that the process has led to a leading figure from Whelpley Hill joining both the PC and SG, which will ensure any future communications on the NP will reach the widest possible audience.

The Parish is very simple in terms of a Neighbourhood Plan, in that there is no industry or commercial activity save the pubs and the Glebe Café. The SG is made up of members of the PC, Community Association and community. The SG should have made meeting minutes and the fact they were short with very few actions is not an excuse, however an

accurate email trail of the process has been kept. All future meetings will be minuted and those minutes will be published on the PC website.

Residents asked why ONH was selected and why it wasn't tendered. ONH were selected because of their local experience having completed over 40 Neighborhood Plans in Buckinghamshire including the recent Chesham Plan.

Some residents raised concerns over a member of PC and SG who was a landowner of land identified as being Grey Belt. The individual, who resigned from the SG in the summer, did not influence the Grey Belt Study, which was independently carried out by ONH using strict rules determined by the National Planning Policy Framework.

The Question and Answer session was originally scheduled for 21st January 2026, but following feedback from some residents this was moved forward to 14th January 2026.

Some residents wanted the NP to be delayed until the competition of the Buckinghamshire Council Local Plan and for a Councillor to be present at the Q&A session to speak about how the 2 plans might align. Buckinghamshire Council was approached but declined to send a representative and indeed provided a detailed response during the consultation process and saw no reason why the NP should be delayed.

Some residents complained about the cost of developing the NP. Residents are always welcome to participate in PC Meetings where all decisions are made.

Two residents submitted a formal complaint to the PC about the handling of the process, however the issues were quickly resolved to the satisfaction of the residents.

5.4 Infrastructure and Sustainability Review

Transport, accessibility, and sustainability evidence will be strengthened to reflect realistic local conditions.

5.5 Consider a Design & Character Policy

Residents repeatedly requested a Design & Character-led approach. This will be explored as part of revisions with suitable design guidance included.

5.6 Other Comments

Residents queried whether an active NP would actually prevent large scale developments from being approved. Whilst all the evidence suggests that an active NP would protect the parish, ultimately the PC has no authority over the planning process and especially if it goes to appeal and further to the Secretary of State.

A resident spotted an error in the Grey Belt Assessment Table, this was corrected.

Residents mentioned some errors on one vista and that there were no views over Whelpley Hill. The errors have been corrected, and new views have been added to Views and Vistas section.

Residents mentioned that Ancient Monument in Whelpley Hill should be mentioned and a church in Whelpley Hill added to the Heritage Policy. The full description of the Ancient Monument is now in the Views and Vistas Section. The Heritage section is limited to Buckinghamshire Local Heritage List. However, it is acknowledged that other building in the parish are also important and this will be addressed in the text of the NP.

Residents from Whelpley Hill also were concerned about the impact on wildlife and the loss of grazing fields due to the Grey Belt Sites. The Whelpley Hill Grey Belt Sites have now been removed.

A resident asked If a NP is approved can it be amended if Green Belt criteria changes in future legislation. It is the SG's understanding that this is the case.

A resident expressed a view that many of the comments made in the Plan are views and opinions of the authors. ONH, who are completely independent, undertook the Grey Belt Study and drafted the NP. The SG's influence was minimal as the process is objective following government guidelines.

Some residents asked why a call for sites was not undertaken as part of the NP process. It was not undertaken as it would just duplicate the current Buckinghamshire Council comprehensive call for sites process throughout Buckinghamshire.

A resident commented that the Paddocks should be designated as a Green Space. This land is privately owned, and it is outside the remit of the SG to nominate private land as a nominated Green Space.

Two residents asked why government funding for the NP was not applied for. Unfortunately, government funding for NPs ceased in early 2025 and before the PC initiated the process.

5.6 Formal Recording in Regulation 14 Outcomes

Every representation listed in **Appendix B** has been logged and will be considered during Plan revisions.

6. Next Steps

Following review of all Regulation 14 representations, updates will be made to the Neighbourhood Plan. Revised documentation will be presented publicly before Regulation 15 submission to Buckinghamshire Council.

Meetings will be held in **Ashley Green** and **Whelpley Hill** to discuss revisions with residents once the NDP has been submitted.

7. Appendix A

ASHLEY GREEN PARISH NEIGHBOURHOOD PLAN

Residents Survey – 1st December 2025 – 2nd February 2026

The Resident's Survey is a key part of the Neighbourhood Plan process. With the information from the survey the Steering Team, together with our consultant will be able to establish working parties to study how to develop the themes which have been provided by the survey and to then draft the first iteration of the Plan.

Ashley Green Neighbourhood Plan Regulation 14 Comment Sheet

You can email the completed sheet to ashleygreen.clerk@gmail.com

or post or drop a paper copy to Ashley Green Parish Council: Nicky Buckle (Parish Clerk), 27 Kings Road, Berkhamstead, Herts, HP4 3BH.

The consultation will run from Monday 1st December 2025 to Monday 2nd February 2026

Any comments made after the deadline may not be considered by Ashley Green Parish Council (AGPC). Anyone submitting comments to AGPC must provide an email or postal address and contact name. AGPC will keep this information confidential. However, it must forward information to Buckinghamshire Council in due course for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination.

Name:

Address:

Please comment on as many or as few of the sections as you wish

Vision and objectives – what do you think of these?

Policy Areas – what do you think about each of these policy areas?

AGWH1 Managing Housing Development on Grey Belt Land

AGWH2 Village Infilling

AGWH3 Local Green Spaces

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Reg 14 Public Consultation 01.12.25 – 02.02.26 2

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AGWH4 Key Views, Vistas and Corridors of Significance

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AGWH5 Local Heritage Assets

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General Comments about the Ashley Green Neighbourhood Plan
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Please submit your comments by Monday 2nd February 2026 to ashleygreen.clerk@gmail.com

The Neighbourhood Plan can be found here www.ashleygreenplan.co.uk

Thank you for your interest and for taking the time to respond. Results will be published in due course after the consultation period has ended. Reg 14 Public Consultation 01.12.25 – 02.02.26

8. Appendix B – Table of All Representations

The following table summarises all resident submissions received via email during the consultation period.

COLLATION RESULTS OF RESIDENTS SURVEY

Total of 96 responses received

Issues related to Ashley Green village

Expressly Agreed in Principle with a NP	50
Requesting a reply to a previous email	1
One question I had was to ask 'can Places of Worship be allowed for in the Neighbourhood plan?'	1
I would agree with the 'recommendations' of the 'ONH draft grey belt study' that the Neighbourhood plan contains a policy which identifies the sites for both minor and major housing development that may be deemed 'not inappropriate development in the Green belt' based upon the sites identified in the draft report	2
Appendix B - 3. Allotments - states cost, but is not clear for what period per month, per year, indefinitely. Possibly not important to correct, but not clear why the cost is mentioned at all.	2
To mirror the national planning policy, would it be prudent to have a policy for 'open space and community facilities within the AGNP called AGWH6	2
The Plan needs to reflect the comments ONH made at the Q&A session, that this is a risk management exercise, with no guarantees.	1
Many of the comments made in the Plan are views and opinions of the authors	1
If a NP is approved can it be amended if Green Belt criteria changes in future legislation	1
Why was Hog Lane not considered for development	2
Why was there not a Call for Sites exercise undertaken	4
Why when evaluating the boundary of the village did they not just take the boundary of Laurel Bank, St John's Cottage and Oaklyn to be the boundary edge, rather than the inclusion of a large agricultural area lying between these two properties.	1

The Paddocks should be designated as a Green Space	1
Questioning whether the bus service to AG can be regarded as sustainable	1
Support Vision and Objectives Statement	5
Support Green Spaces	4
Support Key Views and Vistas	3
Support Local Heritage Sites	3
Challenging the house allocation numbers	1
Key View over Site 5 should be included	1
Objecting to sites 5 and/or 14 due to access	1
Requesting a Bucks rep to be involved at the Q&A	4
Suggest Sites 1, 15 & 16 be prioritised as they are sited along the A416	1
The plan should explicitly have policies to exclude identification of major sites, limit the number of houses/units to 2 for each (minor) site	4
Support Grey Belt Study and site allocations	2
Clarification needed on views and Vistas at Flamsted Farm	2

Issues related to Whelpley Hill

Requesting to be able to provide comments by email	1
Objecting to Sustainability Test (bus service, lack of pavements, lack of infrastructure etc.) for WH Grey Belt sites	60
Bucks Council is obliged to provide school transport because there is no safe (sustainable) walkway to the bus stop from the vast majority of dwellings in Whelpley Hill. Therefore, it cannot be a sustainable location	2
Grey Belt Assessment Table is incorrect	1
Sites located next to an Ancient Monument - should be marked on a map	10
Concerned that Grey Belt Sites would remove long standing grazing fields	4
Supporting infilling houses that is in keeping with the current ribbon development	23

Question whether the NP objectives to stop large scale development will be achieved	5
Questioning rationale of Grey Belt Study	4
Questioning house numbers given WH only has 60 Brick Houses	26
Requesting a design Policy to ensure any building is sympathetic	29
Requesting a meeting with Mark Hughes and Neil Homer to discuss alternative Whelpley Hill proposal	2
Requesting the NP is amended to state that rigorous objective testing has been undertaken on the WH Green Belt sites, the results of which show unequivocally that WH sites do not meet the criteria	3
Concern about impact of increased traffic due including the impact of the housing developments in Bovingdon	33
There are some brownfield sites not identified - Empson Yard/Two Fields be identified as Brownfield/Grey Belt sites for a maximum of 6 dwellings over the next 10 years	2
Request all Grey Belt Sites be removed from WH or significantly reduced	58
WH currently suffers from low water pressure, more development would only make this worse	2
Lack of Views and Vistas covering WH	3
Whelpley Hill Church not listed under Heritage	1
Negative Impact on local Wildlife	8
Comments on the Process	5
Objecting to proceeding with NP	7
Formal complaint about the council's lack of response to my request for a meeting and the council has not involved the residents of Whelpley Hill in the formation of the plan which is now under consultation.	2
The NP is waste of Money/Cost	7
Complaining about lack of Communication and Consultation	51
Any further work should be tendered	3

Perceived Conflict of Interest with Parish Councillor who was also on the SG	5
Why hasn't a government grant been applied for to cover the cost of NP been applied for?	2
Unhappy about the PC's Approach to initiating the NP, the SG and appointing ONH	8
Concern about the misalignment between the NP and the Bucks Local Plan	11
Concerned the Q&A session was too close to the end of the Consultation period	4
Concerned about the SG's governance, failed to publish Terms of Reference and lack of meeting minutes	5
How does this latest plan reflect / not reflect feedback received to the earlier draft? Has this earlier anonymised feedback been summarised and published please?	1
I suggest that a consultative session on 14th January cannot just be a "Q&A session". It needs to include a presentation on why we are proposing a Neighbourhood Plan and how it will be used (or not) by Bucks Council for planning considerations	1
I do not think that it is good enough for the PC to simply state that ONH have taken feedback into account. A consultation process usually involves feedback to those consulted.	1
Can you please let me know if you produced a summary of the responses to the two consultations undertaken for the Neighbourhood Plan last year? I don't recall seeing anything. If you have collated the responses, can you please forward to me prior the upcoming Q+A on 14th January.	1
Please confirm when the Minutes from the Consultation Meeting on January 14th will be made available and uploaded onto the Neighbourhood Plan and Ashley Green Parish Council websites. It has now been 9 days since the meeting. You will appreciate they will be useful for all parishioners (not just those who were able to attend the meeting) to consider when completing the Neighbourhood Plan Regulation 14 Comment Sheet on or before February 2nd, which is now only 10 days away.	1
Also the current functionality of the Comment Sheet is limited. It is not easily editable, and it does not appear possible to extend the scope/size of the boxes available for comments to be inserted. Realistically, the majority of parishioners will need to print it off, complete it by hand, and either scan and email it back to you or post it. It would be much more user friendly, and time efficient, if comments	1

could be completed online, similar to how the previous survey was conducted. Can you request that ONH make this change as a matter of urgency as currently it may deter people who are less PC literate from completing it?

Concerned Consultation period is too short - Request plenty of notice for the Open meeting and ONH should be present 1

All representations above have been summarised from the resident emails contained in *reg 14 emails 2.pdf*.

9. Appendix C – Notice of Consultation

Ashley Green Neighbourhood Plan Regulation 14 Consultation

The Regulation 14 Consultation is the first opportunity for the Parish Council to formally consult on the draft vision, objectives and policies of the Neighbourhood Plan. The Parish Council, with support of consultants, have reviewed the relevant national and local planning policies and assessed how they affect the Ashley Green Parish. They have also gathered evidence to support the policies, which seek to meet the expectations arising from the Council's community engagement activities in 2025.

To view and comment on the Ashley Green Neighbourhood Pre-Submission Plan please click on the following www.ashleygreenplan.co.uk

Ashley Green Pre-Submission Neighbourhood Plan

Ashley Green Parish Council is giving notice under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 that the Ashley Green Neighbourhood Plan is out for pre-submission public consultation.

The consultation period will run from Monday 1st December 2025 to Monday 2nd February 2026 and representations must have been received by Monday 2nd February 2026 in writing to the Parish Council, by email to ashleygreen.clerk@gmail.com or by filling in the online comments form [Reg 14 Comment Sheet](#).

There will be a drop in Q&A session with representation from the Steering Group, Parish Council and ONH (consultants) held at the Memorial Hall in Ashley Green on **Wednesday 21st January 2026**.

How can I view the draft Neighbourhood Plan?

You can view the full Neighbourhood Plan and its associated documents and appendices via: www.ashleygreenplan.co.uk.

If you do not have access to the internet to view the electronic version, please contact the Parish Clerk who will arrange a time for you to view a hard copy.

How can I comment on the draft Neighbourhood Plan?

1. Online Comments: Our preference is that comments are given through our online comments form: [Reg 14 Comment Sheet](#) and emailed to ashleygreen.clerk@gmail.com
2. Email: Please email the Parish Council with your views and comments to the following email address: ashleygreen.clerk@gmail.com
3. Written Comments: You can submit your written comments to the Parish Council by hand or by post to the following address: Nicky Buckle, Clerk, 27 Kings Road, Berkhamsted, Herts, HP4 3BH
4. Please check the Parish Council website for any updates <https://www.ashleygreenparishcouncil.org.uk>

Please note that the deadline to submit your comments is 2nd February 2026

End of Draft Consultation Statement