

CONSULTATION STATEMENT

BURNHAM NEIGHBOURHOOD PLAN 2024 - 2045



Prepared by: Burnham Neighbourhood Plan Steering Group

Contents

| | |
|---|----|
| 1. Introduction | 3 |
| 1.1 Purpose | 3 |
| 1.2 Background | 4 |
| 2. Production of Neighbourhood Plan | 5 |
| 2.1 Objective and Approach | 5 |
| 2.2 Timeline Summary | 5 |
| 3. Summary of key issues & concerns raised during Reg 14 Consultation | 10 |
| 3.1 Feedback Summary | 10 |
| 3.2 Table of community / non-statutory feedback | 11 |
| 4. Conclusion | 15 |
| Appendices | 16 |

Burnham Neighbourhood Plan

(Regulation 22(1)(c) Statement of Burnham Parish Council)

1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the key issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.1 Purpose

This Consultation Statement has been prepared to accompany the Burnham Neighbourhood Plan when put forward to Buckinghamshire Council for approval to progress to the examination stage. It is a summary of the consultation process undertaken to engage the community living and working, or having businesses or landed interests, in the parish of Burnham.

The Burnham Neighbourhood Plan (designed to cover the period up to 2045) was prepared with the local community in the Parish by the Burnham Neighbourhood Plan Steering Group, appointed by Burnham Parish Council and with expert advice, guidance, and support from consultants ONH.

The process followed was intended to foster community engagement and feedback, including through public meetings, face to face engagement, stalls, posters, banners, magazines and

electronic communications via the various email, social media and online channels used by the village community and the parish council.

As the draft plan emerged there has regularly been a standing neighbourhood plan item on the agenda at Burnham Parish Council meetings, where the members of the steering group give an update, and councillors and parishioners can comment and make enquiries. As the draft plan progressed to completion it was reviewed and formally confirmed at Parish Council public meetings.



1.2 Background information to the Consultation on the Neighbourhood Plan

The specific Neighbourhood Plan journey began in 2017 when the parish council resolved to set up a steering group (see most recent terms of reference in appendix 1). However this built on earlier work such as the Burnham Retail Improvement Plan of November 2014, which itself included significant public consultation. There was wide advertisement for public participation in the neighbourhood plan process (example in appendix 2)

An application to designate the Neighbourhood Area was submitted in early 2018; and a community consultation event (appendix 8) identified seven visions for Burnham that formed the basis of the plan.

1. A cohesive village community
2. Creating a thriving local economy
3. Improving infrastructure
4. Controlling and planning development to enable local people to stay in Burnham
5. Respecting the design and character of different areas
6. Protecting our rural and urban green spaces
7. Providing facilities for everyone

On 17th May 2018 Bucks District Council confirmed the designation of the Neighbourhood Area as the entire parish of Burnham.

Between 2019 and 2024 progress varied, in part due to Covid 19, and to changes in personnel amongst Parish Council Staff, Councillors, and public members of the Steering Committee. However, work, and consultation, continued throughout this period.

The final draft of the pre-submission neighbourhood plan was presented to the Parish Council at the meeting held on 21st October 2024, where it was approved to commence the Regulation 14 consultation (see minute in appendix 3).

The Regulation 14 consultation was conducted online and by postal mail to all households in the Parish over eight weeks from the 22nd October to 8th December 2024. Statutory and non-statutory consultees, (see list in appendix 4) were contacted directly by the Parish, and there was further publicity on the Parish Council website, noticeboards and social media (see poster in appendix 5). The consultation included both the draft Neighbourhood Plan itself and the design code, and in addition to being published online a paper copy was available at the Parish Council Offices.



During this period the steering group also ran a consultation at the Burnham Christmas Event, to raise aware amongst members of the public who might not otherwise have seen the plan, and to provide an easy and convenient forum for making comments (see comment form in appendix 6)

2 Production of the Neighbourhood Plan

2.1 Objective & Approach

The objective of the Burnham Neighbourhood Plan consultation process was:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- Ensure that consultation events took place at critical points in the process where decisions needed to be taken, engaging with as wide a range of people and groups as possible
- Ensure that progress, including following consultation, was shared with local people in a variety of formats and media.

2.2 Timeline summary

| Timing | Activity |
|---------------|---|
| November 2014 | Burnham Retail Improvement Plan identifies priorities for the Village Centre and engages the public in considering a wide range of issues which later feed into the Neighbourhood Plan. |
| December 2017 | Neighbourhood Plan Steering group established by Burnham Parish Council (BPC), with call for volunteer members of the public (appendix 2). |
| January 2018 | Steering group members confirmed by BPC, and group meets for the first time. |
| March 2018 | Neighbourhood Plan application ratified by BPC. |
| May 2018 | Neighbourhood area designation confirmed. Visioning process begins. |
| June 2018 | Steering Group agrees a preliminary vision and objectives for the plan. Locality grant obtained for professional support, and a search undertaken for suitable consultants, who are appointed in July 2018. |

| | |
|------------------------------|---|
| | |
| October 2018 | A visioning evening was held in Burnham to allow residents to highlight their priorities and identify issues to the council; following which the visioning and objectives were confirmed by the Council (appendix 8). |
| October 2018 | Further evidence gathering to advance these objectives begins, and continues through 2019. |
| March 2020 – September 2020 | Covid-19 delays progress. |
| September 2020 | Neighbourhood Plan steering group re-forms, to recommence the process. |
| October 2020 | Updated terms of reference approved for steering group (appendix 1). |
| December 2020 – January 2021 | Discussions held about the future of the High Street with residents. Neighbourhood Plan information on the council website and social media updated. |
| March 2021 | Following further meetings of the steering group, and with residents and traders, plan priorities were updated and reviewed. |
| May 2021 | Work undertaken to identify and engage a new planning consultant. |
| July 2021 | Members of the steering group attend a training course on neighbourhood planning, including resident engagement and other issues. |
| October 2021 | Neighbourhood Plan Working Group Draft evidence documents published on the Parish Council's Website; including with input |

| | |
|--------------------|---|
| | from members of Burnham Business Association. Further discussion of future public engagement and consultant input. |
| March 2022 | Discussions with Burnham Health Promotion Trust and Buckinghamshire Council over community centres. |
| October 2022 | Further publicity in Burnham Round and About magazine about opportunities for additional public engagement. |
| December 2022 | Work completed on recreation and green audits, and begun on design code. |
| May 2023 | Further application made for locality funding, in conjunction with new consultants (ONH) |
| October 2023 | First 'rough draft' plan produced for discussion with residents and council. |
| December 2023 | Plan for progressing the Neighbourhood Plan process approved by BPC. |
| January – May 2024 | Delay in progress due to lack of permanent Clerk. |
| June 2024 | Steering group and new Clerk meet with ONH and determine next steps, including a timetable and process for completing the plan in 2025, and a fresh application for locality funds. This timetable and process is approved by full council. |
| July 2024 | Further locality grant approved, and progress made on the draft design code. |
| July 2024 | Confirmation received from Buckinghamshire that the the boundary between Burnham and Dorney parishes will change to align with the M4 on 1st March 2025. |

| | |
|-------------------------|--|
| | Agreement reached with Dorney Parish to continue plans on the basis of the existing boundary, and not to object to each other's plans on this basis (appendix 3 for agreed wording). |
| July 2024 | Parish Council writes to the owners of land being proposed for designation as 'local green spaces'. |
| August 2024 onwards | Neighbourhood Plan updates included in each edition of the local 'Burnham Round and About' magazine (appendix 9). |
| October 2024 | Full Council approves the draft Neighbourhood plan to proceed to Regulation 14 consultation. |
| October – December 2024 | Regulation 14 Consultation takes place, with website, social media, poster (appendix 5) and magazine (appendix 7) publicity, and a stall at the Council's Christmas Event (appendix 6). |
| January 2025 | Steering group reviews report on consultation with ONH (appendix 10) and reports back a summary to Full Council. Clerk meets with NEBRA – the residents association most directly engaged with the plan – to discuss their positive feedback. |
| February 2025 | Full Council approved final draft of the plan for submission to Buckinghamshire Council under Regulation 15. |

3. Summary of key issues and concerns raised during the Consultation.

3.1 Feedback summary

The feedback received throughout the development of the Burnham Neighbourhood Plan has been positive. The Neighbourhood Plan that has been produced reflects a clear, strong, and coherent vision for the development of Burnham through to 2045.

The Burnham Neighbourhood Plan recognises the importance of both the historic village centre, and of the village's rural setting, prioritising the protection of green spaces both within and around Burnham, as well as the safeguarding of community facilities. Suitable sites for development on former garage sites and other brownfield land were identified during the Plan process, and a design code includes to ensure that any development is in keeping with the current characters of different parts of the village. When considering growth, the community has prioritised sustainable development

Please note that a separate summary of the representations received from the statutory bodies below has been prepared in-conjunction with ONH and is shown in appendix 9.

Representations received from:

- Buckinghamshire Council
- Environment Agency
- Natural England
- Avison Young on behalf of National Gas
- Anglia Water, stating that they do not provide relevant services.
- New School for Burnham Campaign
- North East Burnham Residents' Association (NEBRA)

Other statutory bodies were consulted but none have made representations, including neighbouring councils (although Dorney Parish Council have considered their agreement with the agreement regarding boundaries highlighted in appendix 3).

Three residents submitted comments by email; and five residents submitted comment forms following the consultation stall held at the Christmas Event.

3.2 Community feedback table

This table summarises the feedback received from the community and non statutory bodies during the Regulation 14 consultation process.



| Policy Area | Representation and Response |
|---------------------|---|
| Non policy specific | <p>As regards to the Neighbourhood Plan - my outlook is to welcome the challenge of building affordable homes in Burnham - which are semi-detached (say) as opposed to detached properties for 'working people'.</p> <p><i>Noted; no amendments needed</i></p> |

| Policy Area | Representation and Response |
|---------------------|--|
| Non policy specific | <p>We are sure that the parish council will look at bringing empty houses into use, above shops to residential, offices to residential and brownfield sites before considering taking land out of the green belt.</p> <p><i>Noted; whilst the plan does not designate sites for development it does recognise the importance of using brownfield sites such as former garage sites.</i></p> |

| Policy Area | Representation and Response |
|---|---|
| <p>BUR1: Burnham Design Code</p> <p>BUR2: Green and blue infrastructure</p> | <p>Our area is covered by No 1 North Burnham Open Suburban. We also believe in maintaining the "open green character of the area". We also have concerns about designated woodland and tree preservation orders being ignored and we hope to work with the parish council on this.</p> <p>We were pleased to see that the parish council plan to protect currently unprotected woodland too.</p> <p><i>Noted; no amendments needed</i></p> |

| Policy Area | Representation and Response |
|---------------------------|--|
| BUR1: Burnham Design Code | <p>My main concern is how the Code will be applied to ensure that any developments are managed sensitively to adhere to both planning regulations and the character and appearance of the area, when this process is already clearly broken.</p> |

| | |
|--|---|
| | <p>Extend existing building within plot</p> <ol style="list-style-type: none"> 1. Redevelop existing building(s) within plot(s) <p>There is already considerable extended and redeveloped building going on within plots, much of it sadly resulting in overbearing and cramped over development with mismatched designs and scale compared to neighbours.</p> <p>New buildings via plot subdivision (tandem/backland)</p> <p>If this refers to garden infills, then again what processes will be in place to prevent over ambitious developments with no regard for the existing neighbourhood?</p> <ol style="list-style-type: none"> 1. New buildings on vacant land in the village 2. New buildings on vacant land outside the village <p>What constitutes "vacant land" ? If this is confined to brownfield sites then it makes sense. But if not then what else counts as vacant land - and more worryingly could a green community amenity space be classified as "vacant land"?</p> <p>Thank you for your kind attention, I look forward to seeing the next steps in the plan,</p> <p><i>It will ultimately be Buckinghamshire Council as planning authority who would apply the code, but having this guidance written down in our neighbourhood plan increases its weight in helping to ensure suitable design.</i></p> <p><i>Green community spaces are either protected as outlined in BUR3, or otherwise considered low risk.</i></p> |
|--|---|

| Policy Area | Representation and Response |
|---------------------------|---|
| BUR1: Burnham Design Code | <p>My Greatest Concerns are;</p> <p>a) Inappropriate infill and new buildings, resulting in cramped overdevelopment, and design/scale etc out of keeping with the character and appearance of the area.</p> |

| | |
|---------------------------------|--|
| <p>BUR3: Local Green Spaces</p> | <p>b) The disregard for the planning rules and authorities, shown by a trend in illegal developments and retrospective planning applications, which can take a very long time to resolve, and are often eventually allowed by the planning authorities as apparently they are not "expedient" to enforce. This is eroding trust in the planning processes, setting a precedent for and over-ambitious developers and eroding the character and appearance of the neighbourhoods we live in.</p> <p>c) Protection of the precious green space within and surrounding our village, crucial in maintaining Burnham's identity as a green South Bucks village, distinct from the encroaching urban areas of Berkshire, and providing safe and healthy places for recreation, fitness and reflection.</p> <p><i>Point a is addressed by the design code. Point b falls outside the scope of the plan, albeit it's a concern that we share. Point c is addressed as far as possible by the local green spaces policy.</i></p> |
|---------------------------------|--|

| Policy Area | Representation and Response |
|---------------------------------|---|
| <p>BUR3: Local Green Spaces</p> | <p>Please consider as part of the plan, protection for the council's green spaces. 93 percent countryside of parks and council open spaces are unprotected. Burnham Park and the other parks in Burnham and the parish council's open spaces need protection. Please consider Fields in Trusts for your big parks such as Cherry Orchard and Burnham Park.</p> <p>Another submission made similar points, with reference to land at the Fairway, Burnham Park, and the Cherry Orchard, which is all owned by Burnham Parish Council.</p> <p><i>We are confident that we have accurately identified the green space that are at risk; those owned by the council were considered low risk as we have control of them.</i></p> |

| Policy Area | Representation and Response |
|----------------------------|---|
| BUR6 – Local Community Use | <p>Various comments made around the important of protecting the school site and establishing a new non selective school for Burnham</p> <p><i>Whilst the plan itself cannot achieve a new school, the community aspiration for this is important context and is referenced within the plan. It should also be noted that the plan extends to 2045, where currently Buckinghamshire Council evidence around need does not cover this whole period (as they only consider evidence based on children already born, which will take us to around 2035).</i></p> |

| Policy Area | Representation and Response |
|-------------------------------|--|
| BUR7 – Burnham Village Centre | <p>Whilst I agree that the preservation of Burnham village centre is important, I would set a higher priority on preserving the green spaces within and around our village. Burnham is a gateway to the Burnham Beeches SSSI and as part of the North East Burnham Residents Association (NEBRA) we have been proactive in highlighting planning encroachments on the Green Belt between our village and Burnham Beeches, as well as overdevelopment of individual sites.</p> <p><i>We consider both matters to be of high importance, and they are both addressed within the plan.</i></p> |

4. Conclusion

The process to develop this Neighbourhood Plan has provided a good opportunity for community engagement across a wide variety of topics that have a significant impact on the daily lives of all who live in Burnham. At each stage of the process close attention has been given to all input and feedback to ensure that the final policies are an accurate reflection of the views and aspirations of the Burnham community.



Appendix 1

Burnham neighbourhood development plan steering group

Terms of reference

Purpose

1. The objective of the steering group is to produce a neighbourhood plan for Burnham.
2. The group shall dissolve when either the neighbourhood plan is adopted, or it is agreed to no longer pursue the plan.

Constitution

3. The group shall consist of up to 15 members.
4. Up to 6 of these members shall be parish councillors, with membership decided by the Parish Council.
5. The remaining membership shall be open to applications from the community, with eligibility and the application process decided by the Parish Council.
6. The Clerk, or other officer of the Parish Council, shall attend each meeting to facilitate, advise, and take notes.

Accountability

7. Notes of each steering group meeting shall be available for the Parish Council and the public.
8. The group shall provide progress reports for the Parish Council and relevant committees.
9. All members of the public shall be able to attend and observe meetings.

Financial control

10. The steering group shall advise the Clerk on how it wishes to spend any grant funding.
11. The Clerk, in discussion with the group, shall be able to incur expenditure up to the amount given for exclusive use on the neighbourhood plan, by the Council or other body.
12. All expenditure must be in accordance with the Parish Council's Financial Regulations.



Conduct and decision-making

13. All members of the group shall conduct themselves in accordance with the general obligations of the Parish Council's code of conduct.

14. In accordance with the principle that the neighbourhood plan be community-led, Standing Orders 16 (b) to (f) shall not apply for the purposes of this steering group.

15. The quorum of the group will be one third of the membership.

16. All members of the group shall be eligible to vote on all matters.

17. The Parish Council reserves the right to vary these terms of reference at any point



Appendix 2

Call for volunteers to help with the plan and join the steering group.



Help needed to produce the
Burnham Neighbourhood Plan!

The Burnham Neighbourhood Plan
will put in place planning policies
for the future development and
growth of the parish.

**Your Plan
Your Parish
Your Future**

Sign up to help shape the future Burnham
www.burnhamparish.gov.uk/neighbourhood-plan



Council Offices:

Burnham Park, Windsor Lane

Burnham, Bucks SL1 7HR

Tel: +44 (0)1628 661381 • Fax: +44 (0)1628 666025

Appendix 3

Minute of Burnham Parish Council meeting held on 21st October 2024



FC2425/59 Neighbourhood Plan

Council Offices:
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Burnham, Bucks SL1 7HR
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a) It was **RESOLVED** to agree that:

- I. Burnham and Dorney Parish Councils should both proceed with their neighbourhood plans on the Burnham current parish boundaries as designated.
- II. neither council will object to the other's plan on the basis of the changed boundaries
- III. both councils will seek an update of their neighbourhood areas to match the new boundaries when their plans are updated in the future.
- IV. both councils will include agreed wording on this point in their respective plans

b) It was **UNANIMOUSLY RESOLVED**:

- i) To approve the draft Burnham Neighbourhood Development Plan, and the supporting evidence base, as suitable to proceed to Regulation 14 consultation.
- ii) To delegate to the Clerk, in consultation with steering group, authority to:
 - i) determine the date for proceeding to Regulation 14 consultation;
 - ii) approve any minor typographical, stylistic or factual changes to the plan that arise after this resolution without requiring a further resolution.

Appendix 4

Statutory and non-statutory consultees including stakeholders, local businesses, and organisations:



Statutory

Type

(a) where the local planning authority is a London borough council, the Mayor of London;

(b) local planning authority, county council or parish council any part of whose area is in / adjoins the local planning authority

(b) local planning authority, county council or parish council any part of whose area is in / adjoins the local planning authority

(c) the Coal Authority

(d) the Homes and Communities Agency (Replaced by Homes England and Regulator of Social Housing)

(e) Natural England

(f) the Environment Agency

(g) the Historic Buildings and Monuments Commission for England

(h) Network Rail Infrastructure Limited (company number 2904587);

(i) a strategic highways company - any part of whose area is in or adjoins the neighbourhood area;

(j) the Marine Management Organisation(6);

(k) any person—(i)to whom the electronic communications code applies under section 106(3)(a) of the Communications Act 2003;

(l) where it exercises functions in any part of the neighbourhood area —

(i) an integrated care board established under Chapter A3 of Part 2 of the National Health Service Act 2006

(iia) the National Health Service Commissioning Board;

(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

(ii)a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

(iii)a person to whom a licence has been granted under section 7(2) of the Gas Act 1986

(iv)a sewerage undertaker; and (v)a water undertaker;

(v)a water undertaker;

Organisation

n/a
Buckinghamshire Council,
Cherwell District Council,
South Northamptonshire Council,
Milton Keynes City Council,
Central Bedfordshire Council,
Dacorum Borough Council,
Three Rivers District Council,
Hillingdon Council,
Slough Borough Council,
Royal Borough of Windsor and Maidenhead,
Wokingham Borough Council
Oxfordshire District Council
Slough Council
Hedgerly Parish Council
Dorney Parish Council
Taplow Parish Council
Farnham Royal Parish Council
Beaconsfield Town Council

The Coal Authority

Homes England

Natural England

Environment Agency

Historic England

Network Rail

Highways England (replaced by National Highways)

Marine Management Organisation

Mobile UK

NHS England

Scottish & Southern Electricity Networks

National Grid

Balfour Beatty

Western Power

UK Power Networks

E.S. Pipelines Limited

Thames Water, Anglian Water

Affinity Water

Non statutory (but encompassing sections m-q of the statutory bodies)



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Community

Royal British Legion
Burnham Working Men's Club
Burnham Business Association
Burnham Community Association
Monday Club (BCA)
Neighbourhood Watch
Friends of the Library
Burnham Youth Club
Round & About

Rotary Club of Burnham Beeches
Burnham Men's Sheds
Burnham Lighthouse
New School campaign
Burnham Foundation
Burnham Community Association
Burnham Heritage
Burnham Gardening Society
1st Burnham and Hitcham Scouts
Girl guiding Bucks

Churches

St Peter's Church
Methodist Church / Churches Together
United Reform Church
St Mary's Church
St Anne's Church

Sports

Burnham Juniors
Burnham Cricket Club
Learn2Dance
Rifle Target Shooting club
Phoenix Rugby Club
Burnham FC
Burnham Tennis Club
Burnham Bowls Club
Burnham Beeches Golf Club
Lambourne Golf Club
Royal Toxophilite Society



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Schools in Burnham

Burnham Grammar
Lent Rise Primary
St Peter's Primary
Dropmore Infant School
Bee Happy Day Nursery
Beeches Nursery
Old Station Nursery

Health

Burnham Health Promotion Trust
Burnham Health Centre
Private Dentist – {my}dentist
Private Dentist – Burnham Dental Practice
Private Dentist – The Dental Surgery
Bucks, Ox and Berks Integrated Care Board

Care homes and centres

Burnham Short-Break Centre
Burnham Lodge Care homes
Nicholas House
Lent Rise Care Home

Estate agents

Frost Partnership
Glenn Flegg
Kentwood
Hamilton Internaitonal Estates
Brooklyns
Oakwood Estates
Castle Hill properties
Ashley House plc

Other

Burnham Beeches
Dorney Wood House National Trust
Bucks Family Centre

BURNHAM NEIGHBOURHOOD PLAN



Burnham Parish have now prepared a draft neighbourhood plan focusing on:

- Protecting our historic centre, conservation areas, areas of scientific interest around the Burnham Beeches, and green spaces.
- Protecting and developing local services.
- Encouraging any development in the area to focus on brownfield sites.
- Encouraging good design principles.

This the first consultation period: there will be a further consultation period and a referendum before the plan can be adopted.

The plan is available online at <https://burnhamplan.co.uk> ; with the Design Code at <https://arcg.is/1SWL4a0>

A hard copy of the Draft Plan will be available at the Parish Council Office in Burnham Park Hall, Windsor Lane, Burnham, Buckinghamshire, SL1 7HR

You can submit your comments in person, through the post or by email to the Parish Clerk (clerk@burnhamparish.gov.uk , or at the above address). The Parish Office is open Monday to Friday 9-1, or by appointment 2-4.

Please note that under government regulations your comments will be published online and therefore be available to download freely.

Consultation period 22nd October - 8th December 2024

Appendix 6
Neighbourhood Plan consultation form



BURNHAM NEIGHBOURHOOD PLAN

The future of Burnham: have your say!



Burnham Parish have now prepared a draft neighbourhood plan focusing on how Burnham will develop over the next twenty years, and ensuring that this is to the benefit of the local area and residents. The plan is available online at <https://burnhamplan.co.uk>; with the Design Code at <https://arcg.is/1SWL4a0>

A hard copy of the Draft Plan is available at the Parish Council Office in Burnham Park Hall, Windsor Lane, Burnham, Buckinghamshire, SL1 7HR

You can also submit your comments in person, through the post or by email to the Parish Clerk (clerk@burnhamparish.gov.uk , or at the above address).

This the first consultation period: there will be a further consultation period and a referendum before the plan can be adopted. Please note that under government regulations your comments will be published online and therefore be available to download freely.

Consultation period 22nd October - 8th December 2024

About you (optional)

Gender _____

Age Under 18 18-30 31-45 46-60 61+

Ethnicity _____

Name and email or postal address (only if you would like a reply to your comments)

Question 1

The objectives of the Burnham Neighbourhood plan are:

1. To protect and improve local community uses sustaining community life.
2. To manage the design quality of new development.
3. To deliver new homes in suitable locations enabling the Green Belt to continue to serve its purposes.
4. To protect and improve green and blue infrastructure and sustainable travel networks.



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Do you agree with these objectives?

Yes

No

Unsure

Comment (optional) _____

Question 2

Do you agree that preserving Burnham's village centre should be a priority?

Yes

No

Unsure

Comment (optional) _____

Question 3

Do you agree that any development in the area should focus on brownfield sites (i.e. previously developed sites, such as garage sites or former industrial sites); and not on the greenbelt?

Yes

No

Unsure

Comment (optional) _____

Question 4

Do you have any comments on the proposed design code for future development in Burnham?

Question 5

Do you have any other comments on the proposed Neighbourhood Plan for Burnham?

Appendix 7

Extract from Around and About Burnham Article, Autumn 2024

Burnham's Neighbourhood Development Plan

Burnham Parish have now drafted a Neighbourhood Development Plan for Burnham; The importance of Burnham having a NDP is that parishioners have the opportunity to shape development in our local area and ensure that local concerns are addressed in planning processes to preserve and protect unique buildings and historic features that contribute to Burnham's appeal.

The plan is available online at <https://burnhamplan.co.uk> ; with the Design Code at <https://arcg.is/1SWL4a0> A hard copy of the Draft Plan will be available at the Parish Council Office in Burnham Park Hall, Windsor Lane, Burnham, Buckinghamshire, SL1 7HR

The consultation period – Tuesday 22nd October – Sunday 8th December 2024; if you would like to make any comments, please email the Clerk: Clerk@burnhamparish.gov.uk



Appendix 8

Visioning event advert and results from October 2018

HELP SHAPE BURNHAM'S FUTURE – JOIN US!

What a thriving High Street and prosperous local businesses?

Think we need better roads and infrastructure?

More healthcare capacity, local services and recreation?

A better mix of housing?

Join us and have **YOUR** say on what you think will make Burnham a better place to live and work. Find out about neighbourhood planning, and help us form the vision and aims for Burnham's Neighbourhood Plan.

All are welcome to come along!

6:30pm, 11th October 2018

Burnham Park Hall

Free refreshments



We're putting together a neighbourhood plan and want you to tell us your priorities for making Burnham a better place to live.

Join us in a workshop to explore what the future of Burnham can be, and how a neighbourhood plan can help us get there.

Free
Open to all
Refreshments provided

Sign up at: burnhamvision.eventbrite.com
01628 661381 / clerk@burnhamparish.gov.uk



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Appendix 9

Letter to owners of land being considered for designation as local green spaces

25th July 2024

Dear Madam/Sir,

Re: Local Green Space Nomination – Landowner Notification

I am writing to inform you that **SITE NAME** has been nominated for designation as a Local Green Space within the Burnham Neighbourhood Development Plan. Enclosed is a map identifying the green space that has been nominated.

An initial assessment indicates that the site meets the criteria set out in the National Planning Policy Framework for designation as a Local Green Space. A successful designation of the site as a Local Green Space would mean that any new development on the land would not be possible other than in “very special circumstances”.

I am therefore writing to you, as landowner of the site, to provide you with an opportunity to provide any comments before 31st August 2024.

A formal consultation on the Pre-Submission version of Burnham’s Neighbourhood Development Plan is due to follow later in the Autumn of the year. As part of this process, you will be able to comment again on the recommended inclusion/exclusion of your site as a Local Green Space in the Pre-Submission Plan.

Yours faithfully,

Adam Killea

Burnham Parish Clerk

BURNHAM NEIGHBOURHOOD PLAN

REGULATION 14 ANALYSIS NOTE OF STATUTORY BODY REPRESENTATIONS

February 2025

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Burnham Neighbourhood Plan (BURNP) during its recent 'Regulation 14' consultation period. It concludes by recommending main modifications to the BURNP, and outstanding matters which need to be addressed, so that it may be submitted to the local planning authority, Buckinghamshire Council (BC), to arrange for its examination and referendum.

1.2 The most recent iteration of the National Planning Policy Framework (NPPF), published in December 2024, sets out transitional arrangements for neighbourhood plans. It states in §234 that plans submitted for Regulation 15 before 12 March 2025 will be examined under the previous iteration of the NPPF (December 2023). Plans submitted after 12 March 2025 will be examined under the latest iteration of the NPPF (December 2024). The 2024 NPPF states in §232 that policies assessed against the old framework should not be considered 'out of date' for decision-making purposes. Weight will continue to be given to policies according to their degree of consistency with the latest version of the NPPF. If BPC decide to submit before 12 March, ONH will explain how the policies of the BURNP have regard to the 2023 NPPF when writing the Basic Conditions Statement. In doing so, ONH will also acknowledge the new 2024 NPPF even though it is not technically being assessed against it to aid BPC in making planning representations in the future.

2. Representations

2.1 Representations have been received from:

1. BC
2. New School Campaign (NSC)
3. North East Burnham Residents Association (NEBRA)
4. Environment Agency
5. Natural England
6. Anglian Water
7. Avison Young on Behalf of National Gas

2.2 Adjoining Parishes were consulted but none have made representations. No representation was received from Historic England, and Anglian Water (6) indicates that Thames Water should have been consulted. **It is therefore recommended that these statutory consultees are**

contacted to ensure that they were aware of the consultation and have chosen to make no representation.

2.3 Representations (4, 5, and 7) raised no specific issues on the BURNP, while the representation by NSC confirmed their support for the BURNP. In addition to suggesting changes of significance, the representations made by BC and NEBRA seek to discuss those of minor consequence. As this note focuses only on those of greater substance, those of minor consequence (e.g. minor wording changes) should be addressed in finalising the document.

3. Analysis

General Points

3.1 NEBRA urges BPC to maximise the potential of previously developed land and infill opportunities within the built-up area of Burnham before the release of Green Belt is considered. Only strategic policy can establish whether it is necessary to release land from the Green Belt for additional growth. The emerging Buckinghamshire Local Plan is at an early stage of preparation and it is therefore not currently possible to confirm whether amendments to Green Belt boundaries will be necessary or not. Should it be established that this will be necessary, then BPC can either deal with this matter through a review of a made BURNP (if successful) or through engaging with the emerging Buckinghamshire Local Plan process. It should be noted that the latest version of the NPPF does set out a sequential approach to Green Belt release in its §148, requiring priority to be given to the use of previous developed land, then 'Grey Belt' land which hasn't been developed, then other Green Belt locations.

3.2 The current version of the BURNP has therefore chosen not to seek to deal with housing requirements at this early stage. However, the Design Code has sought to maximise the potential of previously developed land, and made provision for infill opportunities, within the built-up area of Burnham.

3.3 BC provides a useful update on the emerging local plan period, now expected to run to 2045, rather than 2042 as referenced in the introduction of the BURNP. **It is therefore recommended that the reference to 2042 in the introduction is updated and BPC consider changing the plan period of the BURNP from 2042 to 2045, to align with the emerging local plan.**

3.4 On §6.6 of the Implementation & Monitoring section, BC comments that the BPC cannot decide how BC spend their portion of CIL funding and that the funding required for a new secondary school would go beyond that which could be made available through CIL and S106. The list of projects included in §6.6 is not a demand or requirement being placed on BC by BPC, rather it is simply expressing some of the preferences of the local community which BC may wish to consider. BPC may wish to add further clarification that this is simply a list of priorities so as to avoid raising expectations which BC do not meet, as they point out. Similarly, the wording in §6.6 does not state that the entire cost of a new secondary school would be covered by CIL and S106 funding.

BUR1: Burnham Design Code

3.5 BC has requested that listed buildings are identified separately to proposed local heritage assets and that it is clear which heritage assets each design strategy is referring to. Clarity in design codes are important. **It is therefore recommended that the Character Area analysis and design strategy sections are revised to separate the heritage assets and clarify the application of the design strategy.**

3.6 BC suggests additional wording to Code HCB.2.1 to allow for better control. ONH agrees that there is a potential gap in provision. **It is therefore recommended that the following sentence is added onto the end of Code HCB.2.1:**

'The exception will only apply if the new scheme respects the character and appearance of the Character Area.'

BUR2: Green Infrastructure

3.7 BC comments on the wording of Clause A suggesting that it should be moved to the supporting text and that further information should be added to supporting text para §5.11 in relation to the distinctiveness multiplier score of the BNG Metric. Clause A of the policy identifies the Green Infrastructure Network and is a necessary part of policy. A similar version of this policy was included in the Westbury Neighbourhood Plan which passed through examination in December 2024. It is therefore considered that the policy wording can remain in its current state. From a user standpoint, it may be beneficial to add a link to the Biodiversity Metric User Guide. **It is therefore recommended that the following link** (https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf) **is added to supporting text para §5.11.**

3.8 BC recommends that the South Bucks Heaths and Parklands Biodiversity Opportunity Area (BOA) is incorporated into the Burnham Green Infrastructure Network. Plan J and the other policies maps were produced using Parish Online's software. As the BOA is not within their database, it is not possible to add it directly onto the map showing the Network. **It is therefore recommended that a separate map showing the BOA is added below Plan J, alongside additional supporting text to explain this and Clause A is amended to explain that the BOA forms part of the Network.**

BUR3: Local Green Spaces

3.9 NEBRA have recommended BPC consider designating the Fairway Amenity Green Space as a local green space. BPC did adopt criteria which meant that spaces owned by BPC would not be pursued for designation as the likelihood for development was low. There is an option to drop this criterion and reassess all candidates against relevant NPPF tests once again. Any changes to the currently proposed list of Local Green Space designations would likely result in the need to re-run Regulation 14 before proceeding to Regulation 15 submission. After further discussion, it was decided that BPC would proceed to the Regulation 15 submission stage with the current list of Local Green Spaces.

3.10 NEBRA has also suggested that BPC write to landowners of unprotected small green spaces in the parish to consider designating their land as a local green space. BPC has assessed all relevant candidates and adopted a methodology to assess them in accordance with national policy and guidance. Just because some green spaces are not being put forward as a LGS candidate, does not mean they are not important. BPC's work outside the BURNP will continue to protect and enhance those spaces which aren't LGS candidates.

BUR4: Urban Greening

3.11 BC has suggested that this policy includes requirements for ecological enhancements. **It is therefore recommended that the following wording is added to the policy:**

'All new buildings and bordering open spaces will be required to incorporate integrated swift and bat boxes.'

BUR5: Sustainable Travel

3.12 As with BUR2, BC has suggested Clause A is moved to the supporting text, however Clause A forms part of policy and this type of policy has also passed through examination and should therefore remain as it is.

3.13 BC has recommended that reference is made to Cycle Infrastructure Design (LTN 1/20) and the draft Buckinghamshire Local Cycling & Walking Infrastructure Plan (LCWIP). **It is therefore recommended that reference is made to these in the supporting text.**

3.14 BC recommends considering EV charging facilities. While BPC is supportive of the transition to net zero, EV charging is now largely covered by building regulations and therefore there is little scope for the BURNP to cover this.

BUR6: Local Community Uses

3.15 As pointed out by BC, unfortunately the Appendix E link directly under the supporting text of BUR6 is for an older version. The correct version is that linked in the list of appendixes in the 'Policy Maps & Insets' page. Updating the hyperlink to the updated version of Appendix E will address BC's comments. **It is therefore recommended that the hyperlink to Appendix E under BUR6 is updated to the correct version.**

3.16 BC also suggested that it would be beneficial for a planning officer making a decision on a proposal if an individual detailed map was added for each facility. Clarity is necessary and important. **It is therefore recommended that an individual map is added for each community facility in Appendix E.**

3.17 NEBRA has recommended that BPC consider a Fields in Trust agreement for Burnham Park. It is unlikely that this could be pursued through a planning policy in the BURNP, however if this is something BPC may be interested in, it could be referenced in the Implementation & Monitoring section of the plan. The same applies to the George Pitcher Memorial Ground. **It is therefore recommended that the BPC considers a project investigating the designation of Burnham Park and the George Pitcher Memorial Ground as Fields in Trust, alongside any other suitable candidates.**

3.18 NEBRA has expressed their desire for the Opendale school site to be reopened. The current policy approach of the BURNP is to seek to protect the last established use of the site as a school. There have been no applications for change of use of the site since it closed as a school in 2019.

3.19 BC have objected to the approach the BURNP is taking with regards to the school and suggests that there is currently no evidence that there is a demand for secondary school places which cannot be met elsewhere. It also argues that the way in which secondary school places demand is currently being met suits current and projected trends.

3.20 There is no question that the most effective way for BPC to address BC's objection is to produce evidence that dispels projected demand and trends currently relied on by BC. However, even if current evidence shows insufficient demand for a new secondary school in Burnham at this time, it could be argued that its location is so significant that should it be required within the plan period (now 2045), the site ought to be safeguarded for the future. This

is particularly pertinent looking into the future, given the recent increase in BC's updated housing requirement figure. In policy terms, the BURNP can continue to be safeguarded as a school (the last established use was F1) and there have been no applications to change the use.

3.21 NEBRA urge BPC to provide Burnham Football Club with the highest possible level of protection. Therefore, if the BPC wish to take this further, they could monitor the new Government's position of giving local communities a 'right to buy' for valued community assets, as set out in the *English Devolution White Paper* (<https://www.gov.uk/government/publications/english-devolution-white-paper-power-and-partnership-foundations-for-growth/english-devolution-white-paper>). **It is therefore recommended that the BPC consider whether to pursue 'right to buy' and reference this in the 'Implementation & Monitoring' section of the BURNP.**

BUR7: Burnham Village Core

3.22 BC support the principle of Clause B, however they are unclear how a decision maker will assess proposals that 'contribute to the attractiveness of Burnham Village Centre'. **It is therefore recommended that the following wording is added to the supporting text:**

'The Conservation Area Appraisal details many features and characteristics that contribute to the attractiveness of Burnham Village Centre and should be used as a starting point to inform the design of public realm enhancements'.

BUR8: Addressing the Sustainability Performance Gap

3.23 BC raises a number of concerns with the policy and its provisions. ONH considers that BC's position relies on outdated considerations and does not provide sufficient justification. The BPC should discuss and agree its position on this matter. **It is therefore recommended that the wording of BUR8 is amended accordingly if necessary.**

4. Conclusions & Recommendations

4.1 The representations from BC and NEBRA suggest that further clarification and detail is required for policies proposed in BURNP. However, it is considered that only minor modifications will be necessary to improve the clarity and application of policy wording. In that case, **it is therefore recommended that the BURNP can proceed to the Regulation 15 submission stage without further consultations.**