

# HAZLEMERE NEIGHBOURHOOD PLAN

**2022 - 2033**



## CONSULTATION STATEMENT

**Published by Hazlemere Parish Council for consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended).**

**September 2022**

## **1. Introduction**

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Hazlemere Neighbourhood Plan 2022 – 2033. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- a) Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- b) Explain how they were consulted;
- c) Summarise the main issues and concerns raised by the persons consulted; and
- d) Describe how those issues and concerns have been considered and, where relevant addressed, in the proposed neighbourhood development plan.

## **2. Neighbourhood Plan Area Designation**

The Neighbourhood Plan Area was designated by the Local Planning Authority, Buckinghamshire Council, on 29 September 2021. Buckinghamshire Council published the response to the area application as required by regulations and the regulations state that where a parish has submitted a Neighbourhood Area application to include the whole of its parish in the neighbourhood area that the Local Planning Authority is not required to consult or publicise the Neighbourhood Area Application. Therefore, Buckinghamshire Council has not carried out any publicity of the Neighbourhood Area Application. Appendix 1 shows the Neighbourhood Area that was designated.

## **3. The consultation process**

- 3.1. This consultation statement summarises the community engagement and resident consultation as part of the Neighbourhood Planning process.
- 3.2. The Parish Council undertook a survey in September 2020 both on line and with hardcopy forms. The results of this survey highlighted many planning and non-planning issues including speeding, anti-social behaviour, improving recreation grounds and community facilities, and protecting the environment.
- 3.3. The Parish Council set up a project steering group in October 2021 to oversee the project on its behalf. The group comprises members of the council and local residents. At the outset, the group decided that it needed to ensure different areas of the village community were properly represented and engaged in the project.
- 3.4. Throughout the development of the Neighbourhood Plan, residents have been kept involved and up to date through the Parish Council website, the Annual Parish Meeting, social media and face to face meetings.
- 3.5. In the early autumn of 2021 Placecheck walkabouts and drop ins were held in the Parish. These were advertised on social media and with posters in the library, community centre, Council noticeboards and shop windows. Comments made ranged from observations about the state of the pavements, through to the value of the various green spaces. There were no obvious differences across different parts of the Parish. A screenshot of the locations of the comments is shown in Appendix 2. A poster advertising the walkabout events is shown in Appendix 3.

- 3.6. Three workshops were held in the Parish in November 2021, in 3 different locations at different times of the day and days of the week. The workshops took the views from the Placecheck data and used them to help to sift the issues and build an agenda of solutions. The workshops were advertised on social media and with posters in the library, community centre, Council noticeboards and shop windows. A copy of the poster is shown in Appendix 4 with a collage of pictures of one of the events shown in Appendix 5.
- 3.7. The workshops identified potential policy areas for the Neighbourhood Plan. There were no discernible differences between the different workshops. The solutions were:
- Understand the housing needs of the Parish better. This is both in terms of the size of houses needed – 2 not 4 bed, and affordability. It was felt that grown up children live at home because they cannot afford to buy, and older people cannot downsize in the Parish, although specialist housing is not always required.
  - Tackle traffic – by promoting, and making better provision for, alternatives to the private car. Linked to this, to tackle parking, including through provision of car clubs/sharing.
  - The A404, especially at Hazlemere Crossroads, was identified as a barrier in the Parish. The need to tame it, with a particular opportunity at the Crossroads with the potential demise of the two petrol stations in the next 10 years or so.
  - Protect existing green space and green fields and take steps to significantly improve biodiversity. A local Nature Recovery Strategy was suggested.
  - Include renewable and low energy technologies and solutions in new dwellings. - Look for infill, brownfield, repurposing, in preference to greenfield development.
  - For the Parish to take a proactive ‘marketing’ role in promoting active and public transport, re-wilding projects, and the history of the village to reinforce identity.
  - Maintain and improve the good range of local shops and other businesses and look to the provision of co-working space for use by home workers particularly.
  - Ensure any development provides the necessary social (often public) infrastructure
- 3.8. The solutions offered by the community of Hazlemere were developed into policies by the steering group
- 3.9. The Parish Council undertook a further questionnaire advertised on social media and with hard copies in the library and Council offices in March/April of 2022 to share the main policy areas. This provided information on the main themes to be included in the plan and refined the final policies. An example of a social media post advertising the questionnaire is shown in Appendix 6 with a summary of responses in Appendix 7.
- 3.10. The pre submission regulation 14 consultation ran from 30<sup>th</sup> May 2022 to 8<sup>th</sup> July 2022. The end point was extended to 11<sup>th</sup> July 2022 on the advice of Buckinghamshire Council.
- 3.11. The consultation was advertised on the Parish Council website, social media and with posters in the library, community centre, Council noticeboards and shop windows. An example of the social media post can be seen in Appendix 8.
- 3.12. The narrative to explain the reason for the consultation and instructions on how to give feedback is shown in appendix 9.

3.13. Feedback on the plan as part of the consultation could be given in three ways:

- Online Comments through our online survey:  
<https://www.surveymonkey.co.uk/r/HazlemereNeighbourhoodPlan>
- By email to the Parish Council: [neighbourhoodplan@hazlemereparishcouncil.org.uk](mailto:neighbourhoodplan@hazlemereparishcouncil.org.uk)
- Written Comments by hand or by post to Hazlemere Parish Council, Cedar Barn, Barn Lane, Hazlemere, HP15 7BQ

#### **4. Timeline of events**

##### 2020

- September – initial Parish questionnaire
- October - Planning Strategy Working Party (steering group) set up

##### 2021

- May – consultants appointed
  - O’Neil Homer appointed to work with the steering party to build the neighbourhood plan in conjunction with Making Places Together working on community engagement
- August - Application for Neighbourhood Area
- September – Acceptance of Neighbourhood Area by Buckinghamshire Council
- October – Community Placecheck walkabouts and drop in sessions
- November – Vision workshops to determine the priorities for the neighbourhood plan

##### 2022

- February – Draft vision and policy areas signed off by Full Council
- March/April – public consultation on draft policy areas
- 30 May to 11 July – regulation 14 pre submission consultation
  - All consultation documents on Hazlemere Parish Council Website
  - Hard copies available to view in Parish Council Office, Library and Community Centre
  - Hard copies available by post to residents not able to get to the Parish Council Office
  - Land owners consulted
  - Statutory bodies consulted
  - Buckinghamshire Council consulted

#### **5. Public and Stakeholder Consultation**

5.1. Notification of how to access and feedback on the Pre-Submission Plan was sent to additional stakeholders including neighbouring Parish Councils. Feedback was received from Chepping Wycombe and Hughenden Parish Councils in support of the Neighbourhood Plan and the associated planning policies

#### **6. Pre-Submission Consultation Process**

6.1. The Pre-Submission Plan was published on the 30 May 2022 and the consultation lasted a period of six weeks

6.2. The Pre-Submission Plan consultation was advertised on the Parish Council website, social media and with posters in the library, community centre, Council noticeboards and shop

windows with details of how to download the Full Neighbourhood Plan document and how to submit comments

- 6.3. Residents were able to submit comments in writing by post and via email or submit comments using an online SurveyMonkey questionnaire
- 6.4. Hard copies of the Neighbourhood Plan document were available to view in the Parish Office, the Library and the Community Centre. Electronic versions of the full Pre-Submission Neighbourhood Plan were available on the Parish Council website throughout the consultation
- 6.5. Notification of how to access the Pre-Submission Plan were also sent by email to all of the statutory consultees, Buckinghamshire Council, local land owners the Chiltern Society, the Chiltern Conservation Board and the agents representing property developers with land interests in allocated sites in the Wycombe District Local Plan – HW7, HW8 and HW14.
- 6.6. Where email addresses of landowners were not available, notification was sent by post
- 6.7. A contact list of consultees is appended as a separate document.
- 6.8. The contact details of members of the public who asked to be kept informed or the developments of the Hazlemere Neighbourhood Plan has not been added to this separate document due as per the requirements of The Data Protection Act 2018.

## **7. Pre-submission Feedback Summary**

- 7.1. In general feedback to the Plan was positive and in support of the policies that are included with a couple of responses arguing for more development. A summary of responses can be found in Appendix 10
- 7.2. Feedback from statutory consultees and agents is included in the report from O'Neil Homer in Appendix 11. There are some modifications that are necessary to each policy to respond positively to the representations made. However, none are considered so substantial as to require further consultation prior to the Regulation 15 submission stage.

## Appendix 1 – The Designated Area

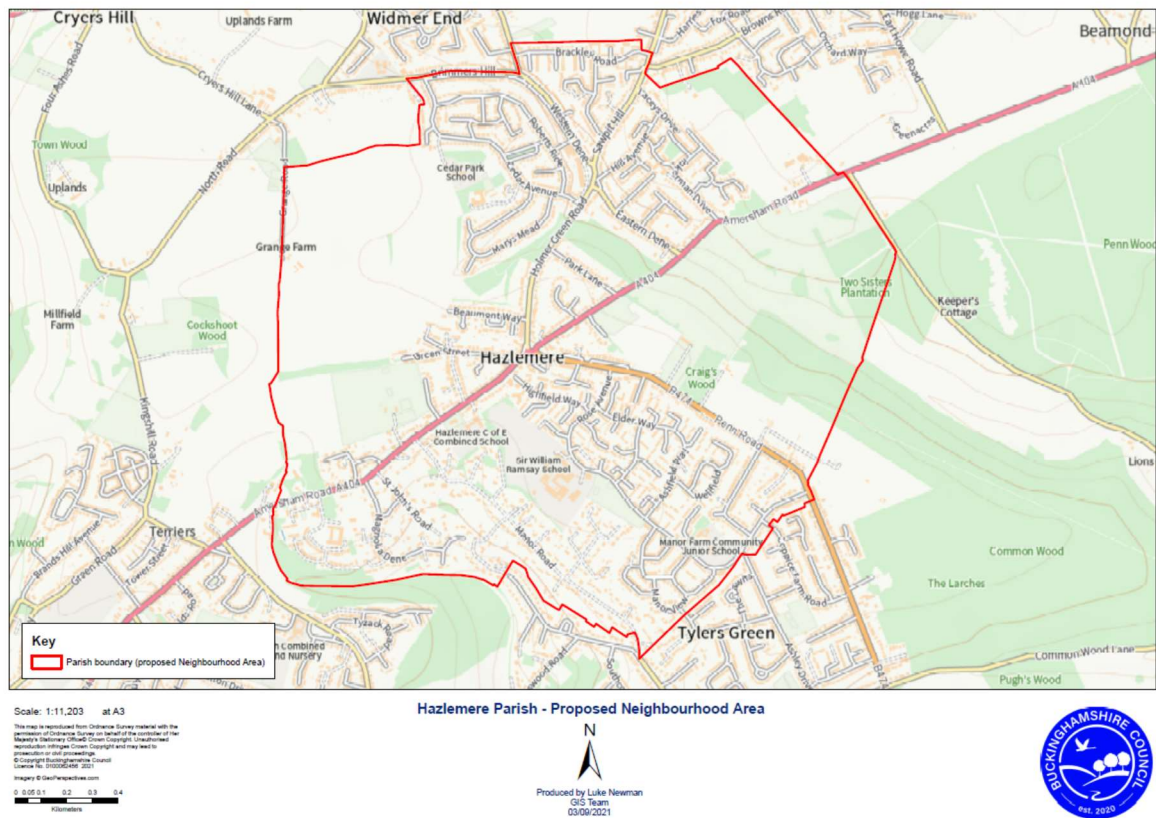


Figure 1: Designated Hazlemere Neighbourhood Area (Source: Buckinghamshire Council)

## Appendix 2 – Placecheck comment locations

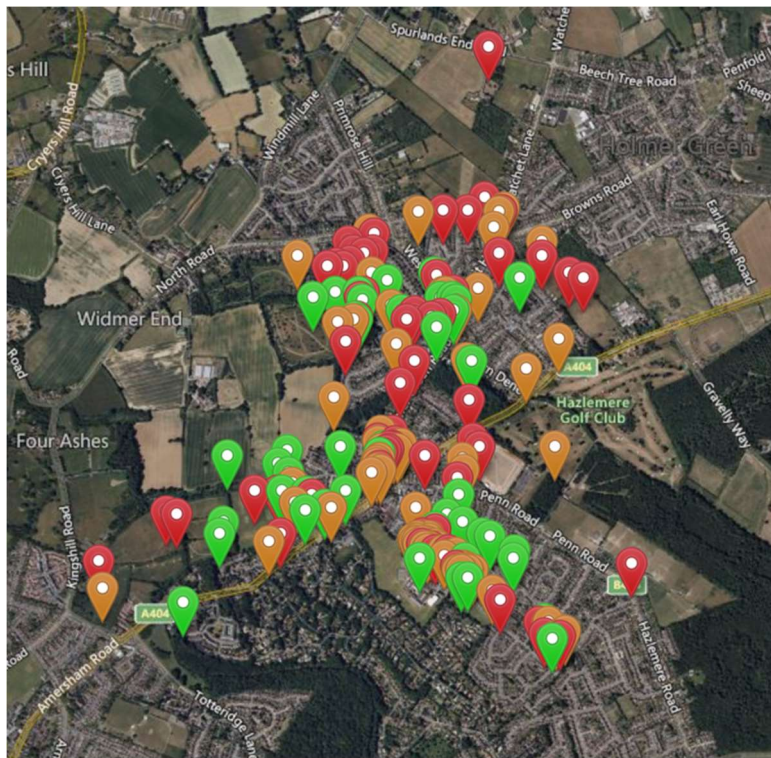


Figure 2: Placecheck Map from Walkabouts & Drop Ins (Source: Placecheck)



# HAZLEMERE IS EVOLVING... HAVE YOUR SAY!

Share with us what you love or  
want to change about our  
neighbourhood - get involved here:



Have your say on the site below or scan the QR below:  
[www.placecheck.info/maps/hazlemere](http://www.placecheck.info/maps/hazlemere)

**PLUS - join us for a community walkabout:**

**Co-Op Rose Avenue:** Tuesday 12<sup>th</sup> October (10:00) and Tuesday 19<sup>th</sup> October (12:00)

**Hazlemere Crossroads:** Wednesday 13<sup>th</sup> October (15:00),  
Wednesday 20<sup>th</sup> October (16:30) and Saturday 23<sup>rd</sup> October (11:00)

**Co-Op Park Parade:** Friday 15<sup>th</sup> October (11:00), Saturday 16<sup>th</sup> October (11:00) and  
Monday 18<sup>th</sup> October (12:00)

**Not online? Buddy with a neighbour or  
join us for a community drop-in session:**

**Cedar Barn:** Monday 11<sup>th</sup> October (from 18:30)

**Hazlemere Community Centre:** Thursday 14<sup>th</sup> October and  
Thursday 21<sup>st</sup> October (both 10:00 – 16:00)



Figure 3 – Placecheck walkabout poster



# HAZLEMERE



YOUR NEIGHBOURHOOD NEEDS

# YOU

## PUBLIC MEETINGS

TO DISCUSS NEIGHBOURHOOD PLAN PRIORITIES



Tuesday 23 November 19:00-21:30 Cedar Barn

Friday 26 November 19:00-21:30 Sir William Ramsay School (School Hall)

Can't make it? Upload your comments to  
<https://www.surveymonkey.co.uk/r/HazlemereHYS>



Figure 4 – poster advertising meetings to discuss priorities

## Appendix 5 – Placecheck workshops



Image 5 – A collage from the workshop event at Cedar Barn on 23<sup>rd</sup> November 2021

## Appendix 6 – social media post of draft policy questionnaire

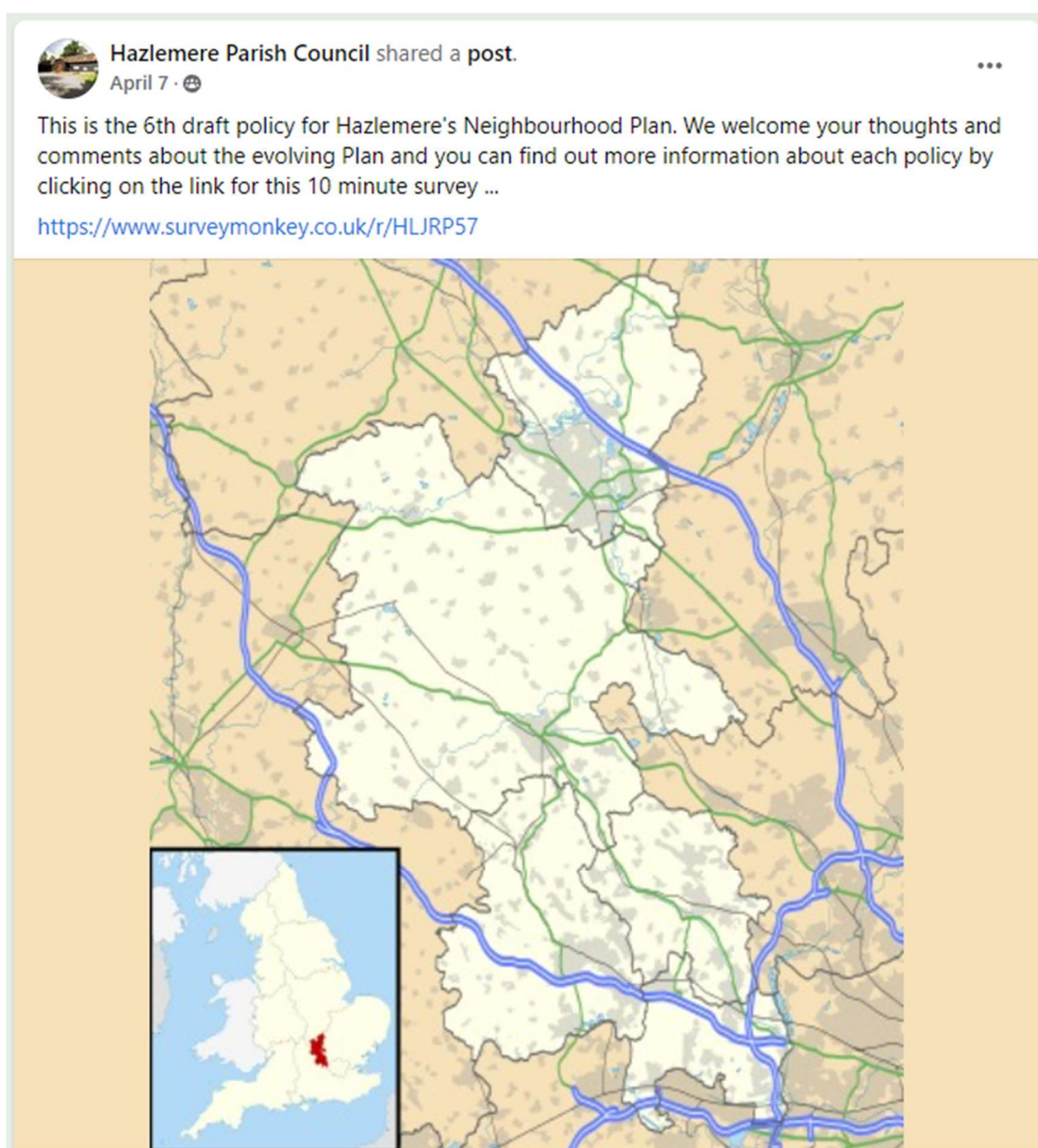


Figure 6 – image of social media post

**Hazlemere Neighbourhood Plan Survey**  
**A brief Summary of the draft policies**

**Have your family members had to move away from Hazlemere to find the right property for them?**

Yes 35%  
No 59%  
Other 6%

**Do you have a large back garden that you would consider building a small property on?**

No 88%  
Yes 10  
Other 2%

**Which areas in Hazlemere would benefit from this kind of development? Do you think there is anywhere in Hazlemere where extra development should be avoided?**

- Anywhere near the crossroads should be avoided
- Green field sites and farms should not be built on. It would be better to infill and then use the farmland for biodiversity.
- Anywhere, local infrastructure cannot currently support it
- Hazlemere is currently overcrowded
- Keep ALL green spaces and ONLY build on brown field sites
- Hazlemere is already over developed. Infer-structure needs improvement before more housing is built. Schools are full and doctors' surgeries over subscribed.
- Yes avoid developments with direct access onto the A404 which is incredibly busy and dangerous
- Estates such as Park Estate and Rose Avenue where properties are already close together
- No areas needed to be avoided. More housing is desperately needed in Hazlemere
- None - it should stay a village and not become just a scummy, Bellway Homes suburb of High Wycombe.

**What green spaces or amenity spaces would you want to see protected in Hazlemere?**

Play areas, The Rec, The Spinney, The Warren, Tralee Farm (Grange Area Trust), All of them.

**What green spaces or amenity spaces would you want to see improved to promote biodiversity?**

Playing fields, Rose Avenue, no artificial grass in gardens, Verges could be planted up with wildflowers/bulbs, more tree planting around Hazlemere, wildflowers.

Appendix 7 – summary of responses to draft policy questionnaire

**In February 2020 Hazlemere Parish Council declared a climate emergency, set a net zero 2030 target and set up a working party to consist of local residents and Parish Councillors. The Working Party meets three to four times a month to work on a variety of climate and environment related projects and to discuss the strategy for reaching net zero 2030 and further projects that should be undertaken locally. Would you like to receive more information about this Working Party? If so, please leave your email address below.**

10 emails were entered. I will forward them all to the Climate team.

**Which footpaths do you use regularly? Are they well maintained? Do you feel safe?**

- Rose Avenue footpaths are uneven and cracked.
- Don't feel safe walking on my own
- Don't feel safe walking at night
- Walking along Amersham road by The Rec is scary – too much traffic and nowhere to safely cross over
- Toms Turn – Cedar Park – trees overgrown, leaves left which makes it slippery
- Walking around Manor Farm and Cedar Estate – feel safe
- Street lights are often broken and provide poor light surface area
- The footpaths on the Cedar park estate are well maintained
- Yes, well maintained and feel safe

**Where would you like to see footpaths or cycle ways in the Parish?**

- Anywhere alongside a busy road
- Circular cycle path around Hazlemere
- Nowhere
- Across Penn Road
- Through green areas as they're usually off limits for wheels over winter months

**Where would you not walk or cycle in the Parish? And why?**

Amersham road – too busy  
Anywhere at night - unsafe  
Safe to walk everywhere

**What prevents you from walking or cycling in the Parish?**

Traffic  
Safety  
Poor lighting  
Uneven surfaces  
Hills    Nothing

**Do you feel that the existing Community Facilities in Hazlemere meet your needs?**

Yes, 51%  
No 42%    Other 6%



Appendix 7 – summary of responses to draft policy questionnaire

<b>Do you think that Community Facilities should be regarded as a priority use of Land</b>
Yes 73% No 15% Other 12%
<b>Should all Community Facilities be protected or should there be more flexibility given for alternative uses ?</b>
Protected (44%) Flexible (12%) Not sure
<b>Are there any Community Facilities that you regularly use that you have to travel outside of Hazlemere to access as they are not currently available in our Parish? If Yes,</b>
Yes -35% no 47% , other 19% Gym, Swimming, Dentist and skate park
<b>What additional Community facilities that are not currently available in Hazlemere would you like to see ?</b>
Gym, swimming, affordable shopping, co working space, GP surgeries
<b>Where do you think would be a suitable location in Hazlemere for an additional Community Facility</b>
Second story on Community Centre Old children's centre Depends on what facility is needed Golf club
<b>How would you like to see Amersham/ Tralee site developed? What would you want to retain?</b>
Open spaces Starter homes Large medical space Understand that development will happen but better infrastructure and facilities
<b>Is there anything else you would like to share with the Parish Council about Hazlemere's Neighbourhood Plan?</b>
Don't try to turn the village into a town. Good job Improve pavements Ensure it is based on facts. Ensure ALL opinions are taken into consideration, NOT just the ones that suit the narrative of the loudest speakers.

## Appendix 8 – pre submission regulation 14 advertising



Figure 8 – social media post advertising regulation 14 consultation



## Appendix 9 – narrative and instructions for regulation 14 pre submission consultation

### **A Neighbourhood Plan for Hazlemere**

#### **Introduction**

Hazlemere Parish Council is creating a Neighbourhood Plan for our village. This plan will give our community the opportunity to develop a shared vision, shaping the future of development in Hazlemere. It will cover areas including housing, roads, footpaths, infrastructure, parks, playgrounds, local services and businesses. It will address current issues and demonstrate the improvements needed to make Hazlemere an even better, more vibrant, safer and more beautiful place to live.

If you've never heard of Neighbourhood Planning and want to know more, have a look at this video (this will open a new page) : <https://youtu.be/SvAHhrKNVt0>

#### **Community engagement**

We have been very keen to involve you in our journey and hear your views on how you see Hazlemere developing in future years. Your feedback was vital to help us create a vision for Hazlemere and to set the objectives and policies contained in the Plan – thank you.

#### **Neighbourhood Pre-Submission Plan regulation 14 consultation**

The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. The Planning Strategy Committee and consultants have reviewed the relevant national and local planning policies and assessed how they affect Hazlemere. They have also gathered evidence to support the policy proposals, which seek to meet the expectations arising from the Council's extensive community engagement activities in 2021.

To view and comment on the Hazlemere Neighbourhood Pre-Submission Plan please click on the following Survey Monkey Link which will open a new page. <https://www.surveymonkey.co.uk/r/Hazlemereneighbourhoodplan>

#### **Hazlemere Neighbourhood Pre-Submission Plan**

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

The consultation period will run from Monday 30 May 2022 to Monday 11th July 2022 and representations must have been received by 5pm on Monday 11th July 2022 in writing to the Parish Council Office, by email to [neighbourhoodplan@hazlemereparishcouncil.org.uk](mailto:neighbourhoodplan@hazlemereparishcouncil.org.uk) or by filling in the online questionnaire. See the link above.

#### **How can I view the Neighbourhood Plan?**

You can download it here: [Hazlemere Neighbourhood Plan Pre Submission Plan May 2022\(PDF\)](#)

Hard copies of the Plan are available from the Parish Council Office, Cedar Barn, Barn Lane, Hazlemere, HP15 7BQ during the consultation period (please do call ahead to ensure there is a staff member available). If you are unable to come to the Parish Office at these times, or do not have access to the internet to view the electronic version, you could call the Parish Office on 01494 715548

Members of the Public can see the plan and hear from the team that created it at the following exhibitions:

25 June 10:00 – 14:30, Hazlemere Community Centre, Rose Avenue

### **How can I comment on the Neighbourhood Plan?**

1. Online Comments: Our preference is that comments are given through our online survey: <https://www.surveymonkey.co.uk/r/HazlemereNeighbourhoodPlan>
2. Email: Please email the Parish Council with your views and comments to the following email address: [neighbourhoodplan@hazlemereparishcouncil.org.uk](mailto:neighbourhoodplan@hazlemereparishcouncil.org.uk)
3. Written Comments: You can submit your written comments to the Parish Council Office by hand or by post to the following address Hazlemere Parish Council, Cedar Barn, Barn Lane, Hazlemere, HP15 7BQ

Please check the Parish Council website <https://www.hazlemereparishcouncil.org.uk> or follow us on (social media links) for updates.

Please note that the deadline to submit your comments is 5pm on Monday 11 July 2022.

### **What is a Neighbourhood Plan?**

Hazlemere Parish Council has prepared the Pre-Submission Neighbourhood Plan 2022 for the parish, in conjunction with the residents of Hazlemere. The Plan sets out a vision for the future of the Parish and planning policies which will be used to help determine planning applications locally.

A Neighbourhood Plan is a way of helping local communities influence the planning of the area in which they live and work.

Once adopted, the Neighbourhood Plan will be a legal document, given weight in law and one which both developers and the local planning authority, Buckinghamshire Council, are obliged to take into account. The Neighbourhood Plan will give guidance to potential developers, small and large, and to future generations.

### **Why is my view important?**

This is a real opportunity for Hazlemere residents, particularly those who have not yet been involved, to ensure their opinions on future development and the preservation of green spaces are taken into account in the development of the Neighbourhood Plan.

### **What are the benefits?**

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community/neighbourhood area to develop over a period of time. This Plan aims to protect Hazlemere for at least the next eleven years and will be reviewed after five years.

In addition Hazlemere can benefit from the Community Infrastructure Levy (CIL) which allows local planning authorities to raise funds from developers that carry out new building projects in the area. The funds raised can go towards infrastructure improvements needed to support growth, such as schools, lighting, footpaths and transport improvements.

Having an adopted Neighbourhood Plan will mean that Hazlemere will be given a greater share (25%, uncapped) of any available CIL funds, giving Hazlemere more opportunities to make local infrastructure improvements. Without a plan the amount the Parish receives will be reduced (15%, capped) and Hazlemere could lose out.

### **Steering Group: Planning Strategy Committee**

The Parish Council began working on the Neighbourhood Plan back in September 2020. A Steering Group was formed to drive the Neighbourhood Plan forward. It has taken many hours of voluntary effort from Parish Councillors, office staff and local residents to produce this document.

The Parish Council set up a project steering group to oversee the project on its behalf. The group comprises members of the council and local residents. At the outset, the group decided that it needed to ensure different areas of the village community were properly represented and engaged in the project.

As a result, the project steering group undertook several initiatives in different parts of the village to capture the thoughts of those that lived, worked or learned in Hazlemere to raise awareness of the project and help to foster a sense of community.

The Parish Council undertook a survey in September 2020 both on line and with hardcopy forms. The results of this survey highlighted many planning and non-planning issues including speeding, anti-social behaviour, improving recreation grounds and community facilities, and protecting the environment.

In the early autumn of 2021 Placecheck walkabouts and drop ins were held in the Parish. These were advertised on social media and with posters in the library, community centre, Council noticeboards and shop windows. Comments made ranged from observations about the state of the pavements, through to the value of the various green spaces. There were no obvious differences across different parts of the Parish.

Three workshops were held in the Parish in November 2021, in 3 different locations at different times of the day and days of the week. The workshops took the views from the Placecheck data and used them to help to sift the issues and build an agenda of solutions. The workshops were advertised on social media and with posters in the library, community centre, Council noticeboards and shop windows.

The solutions offered by the community of Hazlemere were developed into policies by the steering group and are presented in section 5 of the Pre-Submission Plan.

The Parish Council undertook a further questionnaire advertised on social media and with hard copies in the library and Council offices in March/April of 2022 to share the main policy areas. This provided information on the main themes to be included in the plan and refined the final policies presented in section 5.

### **What happens next?**

The Hazlemere Neighbourhood Plan is being consulted on by all residents and statutory bodies. Comments and responses will be collected and reviewed by the Planning Strategy Committee and its consultants.

The final Neighbourhood Plan will then be prepared and submitted to Buckinghamshire Council for publication and the appointment of a Planning Inspector. Once the Planning Inspector has signed off on the Plan, the adoption of the final version of the Hazlemere Neighbourhood Plan will be voted on at a Referendum of Hazlemere residents in 2022.

### **Questions?**

If you have any questions on the Hazlemere Neighbourhood Plan, please call the Parish Council Office on 01494 715548 and leave a message. A member of the team or a Parish Councillor will return your call and be happy to discuss the Neighbourhood Plan with you.

We will endeavour to respond to all written and telephone questions within 10 working days.

## Appendix 10 – Summary of resident responses from regulation 14 pre submission plan consultation

There were 67 responses in total

61 respondents are residents of Hazlemere (91%)

57 respondents live in Hazlemere (85%). It is assumed that others live in neighbouring Parishes

One respondent is a business owner in Hazlemere

12 respondents' children learn in Hazlemere (18%)

25 respondents use the facilities in Hazlemere (37%)

Summary of “thoughts on the Neighbourhood Plan as a whole” from total 14 respondents (20%)

- In general the plan is well thought out
- A thoughtful and thorough roadmap
- A comprehensive plan
- It has addressed some of the major issues in Hazlemere

Summary of views on “POLICY HAZNP1: Delivering Homes for First Time Buyers and Downsizers” from total 17 respondents (25%)

- This policy is laudable
- Extremely important as we seek affordable housing for residents
- Very much in support
- I think that this is vital for Hazlemere

Summary of views on “POLICY HAZNP2: Protecting and Improving Green Infrastructure” from total 16 respondents (23%)

- We must protect all current green space
- We need to provide safe havens for wildlife to flourish so that no more becomes extinct.
- It is essential that we retain the green spaces that we have

Summary of views on “POLICY HAZNP3: Delivering Zero Carbon Buildings” from total 15 respondents (22%)

- The vision of net carbon zero for buildings is a laudable one
- A sound and responsible vision for future builds
- Zero carbon are a good idea but not if it affects the prices too much

Summary of views on “POLICY HAZNP4: Promoting Sustainable Transport” from total 15 respondents (22%)

- As Hazlemere grows transport options will be essential to keep us all moving.
- Safe bike routes for children
- Good idea, however have disabled members of the community been thought about enough here?
- The over development of Hazlemere will only make this problem ten times worse.

Summary of views on “POLICY HAZNP5: Planning for Sustainable Development at Amersham Road/Tralelee Farm” from total 16 respondents (23%)

- In broad terms we agree with all of this policy's objectives
- The suggestions in this policy are an improvement on what seems to have been planned previously

Thirteen respondents (19%) commented positively on the prioritised list of projects for CIL/S106

NOTE: There were several comments that stated that the allocated site HW8 should not have been removed from green belt and that it should not be developed at all

## **HAZLEMERE NEIGHBOURHOOD PLAN**

### **REGULATION 14 ANALYSIS: STATUTORY BODIES & LAND INTERESTS**

#### **1. Introduction**

1.1 This note summarises the representations made by the statutory bodies and land interests on the Pre-Submission version of the Hazlemere Neighbourhood Plan (HNP) during its recent ‘Regulation 14’ consultation period. It concludes by recommending to the Parish Council (HPC) some modifications to the HNP so that it may be submitted to the local planning authority, Buckinghamshire Council (BC), to arrange for its examination and referendum. HPC has separately analysed the representations made by the local community and organisations.

#### **2. Representations**

2.1 Representations have been received from the following statutory bodies and land interests:

- **Buckinghamshire Council:**
  - Policies HW8 and HW20 are strategic so the HNP must be in conformity with them
  - The NPPF makes no provision for Local Amenity Spaces so this part of Policy HAZ2 does not meet the basic conditions
  - Policy HAZ3 lacks evidence
  - Hazlemere forms part of the Wycombe urban area – the plan cannot modify the established settlement strategy to propose otherwise
  - It has since provided a detailed list of additional suggestions for minor modifications
- The **Chilterns Conservation Board** supports Policy HAZ5 and offers some suggestions for additional supporting text to the policy from its representations on the planning application. It also suggests the inclusion of its model policy relating to development in the AONB
- Nexus Planning for **Inland Homes:**
  - questions the evidence in support of HAZ1
  - objects to HAZ2 as being inconsistent with the Draft Biodiversity Net Gain Regulations (but the plan should in any event identify locations suited to delivering offsetting projects) and with the NPPF on the protection of trees and questions the evidence supporting the Local Green Spaces
  - questions the land value evidence to support the viability argument for PassivHaus in HAZ3
  - objects to HAZ4 as unreasonable in requiring all schemes to contribute to active travel costs in clause B, questions the evidence to support clause C and objects to clause E as inconsistent with the NPPF and Local Plan
  - in respect of HAZ5 it raises a series of objections to the changes the policy proposes to the Local Plan policy HW8 and draft brief without supporting evidence



- Savills for **Bellway Homes**:
  - Considers HAZ1 is inconsistent with DM24 on housing mix approach
  - Objects to HAZ2 tree protection as unreasonable and the 30% canopy cover is not evidenced
  - Objects to HAZ3 requiring the PassivHaus standard is met
  - Considers HAZ4 makes unreasonable requirements for the phasing of and contributions to active travel etc provision, and its car club provision should be qualified
  - Objects to HAZ5 as providing for fewer homes than HW8 and is not consistent with the draft brief with no supporting evidence
- Woolf Bond for **Persimmon Homes and Redrow Homes**:
  - Questions whether or not HAZ1 is intended to cover the HAZ5 site as Local Plan DM21 and the draft brief already cover housing mix there
  - Considers HAZ2(A) is unnecessary as the 2021 Act will cover BNG, the LGSs proposed in HAZ2(B) do not meet the NPPF §102 criteria and the requirements of HAZ(D) are unreasonable
  - Considers HAZ3 to be unnecessary and in conflict with Government guidance
  - Objects to clauses B – D of HAZ4 as inconsistent with national policy and Building Regs
- **Solve Planning**:
  - Objects to HAZ1 as in conflict with DM22 with no supporting evidence base
  - Objects to HAZ2(D) as there is no evidence to justify an increase on the existing 25% canopy cover policy requirement
  - Objects to HAZ3 as too prescriptive and better dealt with in supplementary guidance
  - Objects to HAZ4 as too prescriptive and unreasonable to apply to all development proposals and a car club may not be viable here
- **Chiltern Society**:
  - Lack of policy coverage for Green Belt and AONB areas – should list NPPF §176 etc and Local Plan Policy DM30 in section 3
  - Potential conflict between Policy HAZ2 promoting green infrastructure and maintaining the openness of the Green Belt
  - Policy HAZ5 should recognise the setting of the AONB
  - The other policies are supported but the plan should consider how vehicle congestion should be managed
- Ernest Cook Trust for the **Penn Estate**:
  - Confusion over HAZ2 status of Queensway Allotments – a clause B LGS or clause C LAS?
  - No evidence to underpin the HAZ2 proposals but the Allotments do not meet the LGS criteria in NPPF §102 and are in any event in the Green Belt
  - HAZ2 uses incorrect phrasing per Local Plan Policy DM42

2.2 The other adjoining Parishes were consulted but only Chepping Wycombe Parish Council has made a representation and it commends the plan.

### 3. Analysis

3.1 The representations, notably those of Buckinghamshire Council, include suggested minor modifications to the text of the document, as well as those of more consequence. This note focuses only on those of greater substance as all those of minor consequence can be addressed in finalising the document.

3.2 The main comments from **Buckinghamshire Council** covered in its letter are difficult to discern. Firstly, policies HW8 and HW20 are clearly not defined by the Local Plan as strategic and so may be refined by Policy HAZ5 as a matter of principle. Secondly, Local Amenity Spaces are an established mechanism defined by Policy DM12 of the Local Plan (although it uses the term 'green spaces') and there does not need to be a specific NPPF provision to justify a neighbourhood plan policy. Thirdly, Policy HAZ3 has been thoroughly evidenced in its preamble and supporting text – no separate, local area viability assessment is necessary as relevant national evidence is already available on the matter. That said, it is recommended that HAZ3 is modified to address objections raised by others. Finally, the Neighbourhood Plan does not seek to modify the status of Hazlemere in the settlement strategy.

3.3 In respect of its suggested minor modifications it is recommended that these should be made if it is considered they will correct material errors or omissions or will help clarify policy or supporting text wording.

3.4 It is recommended that the comments of the **Chilterns Conservation Board** on Policy HAZ5 are considered but it is not possible to add its model AONB policy as a new policy at this stage without requiring further consultation. This may be considered again at the first review of the plan. Similarly, Green Belt and AONB policy are already covered by the Local Plan, with no refinement necessary in the Plan as suggested by the **Chiltern Society** (although the oversight in not citing the AONB in section 3 should be corrected).

3.5 In respect of the other comments made, there are addressed per policy in the recommendations below:

- HAZ1 – show that there is evidence from the community engagement work that this is desired but emphasise in the supporting text that the policy only encourages not requires such provision and relate it to Local Plan Policy DM22
- HAZ2 clause A – need to provide reasonable evidence to show that the proposed Local Nature Recovery Zone is suited to and big enough for BNG offsetting in the Parish, or if not to explain how BNG might otherwise work (with additional land in the vicinity?), accepting that there must be a caveat for offsetting outside the Parish – need also to explain in the supporting text that GI proposals should have regard to Green Belt and AONB
- HAZ2 clause B – where possible, add more description to each proposed Local Green Space in Appendix A (note: Penn Estate – the allotments is not proposed as an LGS but is an LAS)
- HAZ2 clause C – this has been misunderstood so modify the supporting text to make clear the distinction of LASs from LGSs in clause B and explain how it replaces Policy DM12 for Hazlemere

- HAZ2 clause D – if it is not possible to evidence why the higher 30% canopy cover is justified in the Parish then modify to 25% and to explain how this can be practically achieved on different types of development scheme
- HAZ3 – as anticipated the policy has drawn objections given its clause A requirement for all schemes to achieve the PassivHaus standard – a revised policy has been prepared to insert a new clause B that offers developers the choice to adhere to existing standards but with a condition that requires a post-construction evaluation of buildings to address any performance gap
- HAZ4 clause B – this needs to be modified to fit with national policy on financial contributions, accepting that not all schemes can be required to make such contributions
- HAZ4 clause C – this needs to be modified as per clause B above and some evidence should be provided to show that a car club would be feasible
- HAZ4 clause E – this needs to be either qualified and evidenced to show that such a requirement applies to certain proposals and can be practically delivered as intended through the phasing of new development
- HAZ5 – there are a series of objections to the principle of the policy modifying HW8 in the ways intended – although HW8 is site-specific and non-strategic and so capable of refinement by this policy, some minor modifications will be helpful to make it clearer the new evidence that justifies the new policy in effect updating HW8 – as that new evidence appears not to have been drawn on in the recent Buckinghamshire Council draft development brief for the site then it will be important that HAZ5 provides a stronger policy basis for decision making

#### **4. Conclusions & Recommendations**

4.1 There are some modifications that are necessary to each policy to respond positively to the representations made. However, none are considered so substantial as to require further consultation prior to the Regulation 15 submission stage.