



THE IVERS
PARISH COUNCIL

**THE IVERS NEIGHBOURHOOD PLAN
2021 – 2040**

CONSULTATION STATEMENT

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1. Introduction

1.1 Statutory requirement for this statement

The Ivers Parish Council is submitting its Neighbourhood Development Plan to Buckinghamshire Council for independent examination at the end of September 2021. When completed this Consultation Statement will comply with the requirements of Regulation 15 of the Neighbourhood Plan Regulations and will include the response to Regulation 14 of the Neighbourhood Plan Regulations (pre-submission statutory consultation). It has been prepared by The Ivers Neighbourhood Planning Committee with support from O'Neill Homer (Planning Consultant) and enables the Committee to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012.

To summarise Section 15(2) of Part 5 of the Regulations requires that a Consultation Statement should:

- 1.1.1 Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- 1.1.2 Explain how they were consulted;
- 1.1.3 Summarise the main issues and concerns raised by the persons consulted;
- 1.1.4 Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

This Consultation Statement summarises all consultation and engagement undertaken with the community and other relevant statutory bodies and stakeholders in developing The Ivers Neighbourhood Plan. The statement includes specific detail on how issues that were raised during the pre submission consultation have been addressed and evidence of the feedback received during the consultation events is incorporated into this statement.

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All information can be viewed at

1.2 The aims of the Consultation Process

A Neighbourhood Plan is led by the community and a successful Neighbourhood Plan depends on local participation and leadership.

The first stage of this work was to engage the community to explain what we could look to achieve and the second part was gauging interest and views on issues affecting the community.

The consultation process has taken many years in The Ivers and this consultation statement demonstrates that throughout those years that those working on the Plan have listened to all views and have done their best to produce a draft plan that delivers benefits for this community and for future generations.

2. The work leading to the designation of The Ivers Neighbourhood Plan Area and the formation of a Neighbourhood Planning Sub Committee

During 2015 The Ivers Parish Council considered the growing concerns of the community regarding development and land use in The Ivers and recognised the opportunities afforded from the implementation of a Neighbourhood Plan. The Council resolved to support the development of a Neighbourhood Plan through a working group framework that was supported by councillors and a consultant.

The Council had also been receiving representations from community members who were worried about the increasing use of employment land for HGV related activity, growing air quality issues and health issues within the younger generations related to air quality; but the community was also flagging up concerns about the destruction of the design and identity of the three villages.

On 24th September 2015 the Council submitted an application for a designated area that was challenged by landowners however, following a process of re-application by the Parish Council the Neighbourhood Plan designated area covering the whole of the parish area was signed off by the Planning Authority on the 8th November 2016. [See Appendix 2.1](#)

The Neighbourhood Plan commenced consultation work but then became overtaken by the development of the new Local Plan for South Bucks and the focus of the Neighbourhood Planning Group changed to influencing that Plan to deliver the best for the community and aligning the Neighbourhood Plan with the emerging local plan which contained many policies which related to our Parish.

The development of the Local Plan did not progress well for the Planning Authority and on 21st October 2020 the Chiltern and South Bucks Local Plan was withdrawn by the new unitary, Buckinghamshire Council.

Before that date The Ivers Parish Council had become very concerned about the risks being faced by the Local Plan and on 18th May 2020 resolved to recommence the Neighbourhood Planning process through a sub-committee structure; for terms of reference [see Appendix 2.2](#).

3. The start of the Neighbourhood Plan Process (from 2015 to 2016)

3.1 What we did

Following the application for designation of the Neighbourhood Plan area the process was commenced with the Council holding a series of public meetings in the three villages (Iver, Iver Heath and Richings Park). The meetings occurred in November 2015 and initial questionnaires were made available to those attending and for people to pick up from the council office. The questionnaire was also available to download from the website and the period for responses was open for 4 weeks.

In addition to the meetings and the questionnaire, 'pop up' events were held during 2016 in the retail areas of each village, and at community events. The aim of the pop ups was to promote the benefit of completing a Neighbourhood Plan and to gain further information on what the community felt the Plan should be focussing on.

3.2 Who was involved

The start of the process involved very wide ranging communications. The meetings and pop ups were assisted by the Resident's Associations and all known community groups and community gatekeepers were invited to attend. Residents were kept informed through a variety of media channels including posters, website news releases, social media sharing and leaflets.

In the case of the events and pop ups in the retail areas a considerable number of residents were engaged as they 'passed by'; the conversations were assisted by the provision of information boards that set out the process and provided maps of the area.

3.3 How were those people involved

Aside from general discussions with community members the meetings provided more in depth information to the Neighbourhood Plan process and the purpose of consultation. Considerable questions were raised and addressed at the meetings and community members were encouraged to get involved, or, if their time was limited to engage by letting the Parish Council know what they thought.

An important part of the process at the events in 2016 was to check that people agreed with the results of the 2015 survey.

3.4 The issues that were raised

The 2015 survey has provided a baseline for the Neighbourhood Planning work over the last 6 years. The analysis of the results is listed according to number of responses:

- Reduce traffic 22 responses
- Green Belt/Open Space/Colne Valley Park 15 responses
- Restrict development to retain village feel/Unite to protect character, integrity of all 3 villages 12 responses
- Reduce HGVs 12 responses
- Provide a secondary school 10 responses
- Bypass the villages 10 responses
- Introduce parking controls/car park 9 responses
- Control/overview development/change of use 8 responses
- Reduce air pollution 8 responses
- Community/youth/leisure/sports facilities 8 responses
- Provide parking in Richings Park for Crossrail 8 responses
- Improve condition roads/pavements/cycleways and verges 7 responses
- Provide improved surgery/healthcare/dentist 5 responses
- Communication 4 responses
- Regenerate the High Street and Richings Park 3 responses
- Improve the design of housing 3 responses
- Improve public transport especially to Heathrow 3 responses
- Find a way to use unused garages and problem Spaces 3 responses
- Provide improved and sustainable facilities 3 responses
- Provide parking in Iver Village 3 responses
- Preserve and improve the Townscape Character 2 responses
- Provide parking at Iver Heath 2 responses
- Stop effect on housing/parking by the rail plans 2 responses
- Provide support for local businesses 2 responses
- Protect the Evreham Centre 2 responses
- Improve lighting 2 responses
- Obtain improved developer contributions to Iver 1 response
- Provide improved parking Thornbridge Road 1 response
- Improve the relationship with Pinewood Studios 1 response
- Develop and deliver an Iver Heath legacy project 1 response
- Provide motorway sound barriers 1 response

3.5 The priorities that were raised

The priority topics can be identified within the responses of 3.4:

3.5.1 Preservation of Greenbelt

Green spaces and trees, Colne Valley Regional Park

3.5.2 Traffic

Bypass, HGV reduction, Pollution, Air Quality

3.5.3 The Environment of The Ivers

Restrict development, protect character and integrity of village identities, condition of roads, footways, verges, create cycleways, housing and townscape character

3.5.4 Regeneration of High Street and Richings Park retail areas

Control and provide overview of development and changes of use. How to re-use problem sites and spaces. Underused garages

3.5.5 Sustainable improved facilities

Secondary school, surgery, healthcare, dentist. Protect Evreham Centre. Improve public transport

3.5.6 Parking

Provide station car park. Control parking in residential and retail sites

3.6 The next stage of the consultation process

The volunteers working on the Neighbourhood Plan took these early consultation results and initial priorities and used this information as the baseline for the next stage of the consultation process which, due to issues in achieving a designation of the whole Parish as the plan area, didn't commence until late in 2016.

3.7 Developing the Priorities into Policy

As a marker for the value of the initial consultation the issues highlighted in 2015 are included within the following policies of the Neighbourhood Plan that is being submitted to the Planning Authority:

- Policy IV2 Design in Iver Heath
- Policy IV3 Design in Iver Village
- Policy IV4 Design in Richings Park
- Policy IV5 Local Heritage Assets
- Policy IV6 Sustainable Travel
- Policy IV7 Air Quality

- Policy IV8 Managing Traffic
- Policy IV9 Reducing Heavy Goods vehicles
- Policy IV10 Community Facilities
- Policy IV11 Village Centres
- Policy IV14 Local Green Spaces

4. The 2017 – 2018 Community Consultation

4.1 What we did

Using the feedback from the community at the drop ins, events, meetings and the survey a substantial community consultation was prepared by the volunteers and produced by the parish council. By this time there were additional considerations being raised by the developing South Bucks and Chiltern Local Plan that would impact on The Ivers community and it was decided to address engagement through one survey.

The survey opened in July 2017 and closed at the end of September 2017.

4.2 Who was consulted and how

The survey was dispatched by post to all households and businesses in the parish and a reply paid label was included to enable access to as many of the community as possible. The survey was also posted on the website as an electronic copy for download and completion.

The survey was also promoted using posters on noticeboards and in shop windows, hard copies were made available for people to pick up in shops and cafes, and space was used in the local free magazine to draw people's attention to where they could pick up a copy. The parish council website ran news articles and these were shared on social media.

The question response rate was between 95% (Question 1) and 55% (Question 9)

4.3 The questions that were asked and the responses

GREEN BELT

Q1 Do you think Green Belt policies should remain in place to protect the countryside between existing built-up areas? [Q1 responses](#)

Q2 If you think some development of Green Belt land should be considered, please say what type of development and whereabouts within the Parish. [Q2 responses](#)

Q3 Do you support development on Iver Heath Fields or do you want to see this land retained as public open space within the Green Belt? Please explain the reasons for your answer. [Q3 responses](#)

OPEN SPACES

Q4 Which open spaces in and immediately around The Ivers are important to you and why? Eg. for cycling, walking, fishing, boating. [Q4 responses](#)

Q5 Do you know of any land in The Ivers that you think could be used, or better used, as public open space or for public recreation? If so, please specify. [Q5 responses](#)

Q6 Are there any existing public open spaces that are not well used and could be used for development? If so, which ones and what type of development would be appropriate? [Q6 responses](#)

CHARACTER OF EXISTING BUILT-UP AREAS - HERITAGE

Q7 Would you support planning policies to require new development in or around Iver Village, Iver Heath and Richings Park to reflect the existing character of those builtup areas? Please provide comments on the elements of character you consider important (eg. building design, layout, open spaces) and specify the areas. [Q7 responses](#)

Q8 Would you support planning policies to require new development in or around Iver Village, Iver Heath and Richings Park to reflect the existing character of those builtup areas? Please provide comments on the elements of character you consider important (eg. building design, layout, open spaces) and specify the areas. [Q8 responses](#)

Q9 Are there any buildings, structures or gardens in The Ivers that are not already listed historic assets that you would like to see on a local list and protected by planning policies? If so, please specify exactly which buildings or other features and their location. [Q9 responses](#)

TREES - PROTECTION AND PRESERVATION

Q10 Do you support the greater use and enforcement of Tree Preservation Orders (TPOs) and planning conditions to ensure appropriate tree planting and aftercare on new developments? [Q10 responses](#)

RETAIL PROVISION

Q11 Would you support planning policies that encouraged new or additional shops in appropriate locations throughout The Ivers? [Q11 responses](#)

Q12 Are there existing shops that you consider offer a vital service to the community? If so, please specify. [Q12 responses](#)

Q13 Are there areas of The Ivers where a community shop is needed to serve local residents? If so, please say where. [Q13 responses](#)

Q14 Do you have any other comments about retail provision in The Ivers and how future development may provide appropriate shops? [Q14 responses](#)

COMMUNITY FACILITIES

Q15 Which existing community facilities are most important to you and why? [Q15 responses](#)

Q16 Are there significant community facilities that do not exist in The Ivers and that we should try to provide for? [Q16 responses](#)

Q17 Where and how do you think that community facilities currently missing should be provided? With particular regard to the proposed Parish Council community hub. [Q17 responses](#)

HOUSING

Q18 Where do you think new housing in The Ivers should be located, and why? [Q18 responses](#)

Q19 Are there parts of The Ivers where new housing should NOT be sited? If so, where and why? [Q19 responses](#)

Q20 Do you think some of the brownfield (previously developed) sites in The Ivers should be considered for residential or mixed use redevelopment in preference to building housing on greenfield land? [Q20 responses](#)

Q21 Please comment on any particular concerns you may have about housing in The Ivers or preferences you have about the type of new housing that should be provided and where it should be located. [Q21 responses](#)

Q22 Housing developers can be required to provide new infrastructure or other community benefits in order to make their developments more acceptable in planning terms. Which, if any, new infrastructure or additional community benefits do you think are most needed in The Ivers? [Q22 responses](#)

Q23 Should new housing development include a network of footpaths and cyclepaths to provide easy access to shops and

local services, good connections with public transport and integrated with existing public rights of way? [Q23 responses](#)

Q24 How do you think parking should be provided in new housing developments? [Q24 responses](#)

Q25 In consultations on its emerging local plan, Slough Borough Council is considering asking South Bucks District Council to agree to land within Iver Parish (just to the west of Richings Park) to be allocated for housing as part of a new 'garden suburb' extension of Slough. The land in question is within the Green Belt and also part of the Colne Valley Park. Please comment on this proposal, whether or not you consider it acceptable and, if so, what conditions or constraints should apply? If you consider this unacceptable, please say why? [Q25 responses](#)

TRAFFIC

Q26 Is the amount of traffic in The Ivers of concern to you? If it is, please say what concerns you most, and name any specific sites, roads or areas. [Q26 responses](#)

Q27 Do you have any suggestions as to how the amount of traffic through The Ivers could be managed more effectively or the impacts reduced?

Answer Build a relief road, long overdue [Q27 responses](#)

INDUSTRIAL SITES

Q28 Do you have any general comments about the current industrial use of any of these sites? Please say to which sites your comments refer. [Q28 responses](#)

Q29 Again with reference to a specific site or sites, do you think they should continue as industrial sites or be redeveloped? [Q29 responses](#)

Q30 What type of redevelopment of these sites would you support? [Q30 responses](#)

IVER HIGH STREET REDEVELOPMENT

Q31 Would you like to see the redevelopment of Iver High Street, and if so what sort of facilities, services and features would you support? Please comment freely on how you would like to see this area redeveloped. [Q31 responses](#)

EVREHAM

Q32

Approximately how often do you use the old Evreham school premises for its adult education / nursery / sport and leisure facilities, and which of those facilities do you use? [Q32 responses](#)

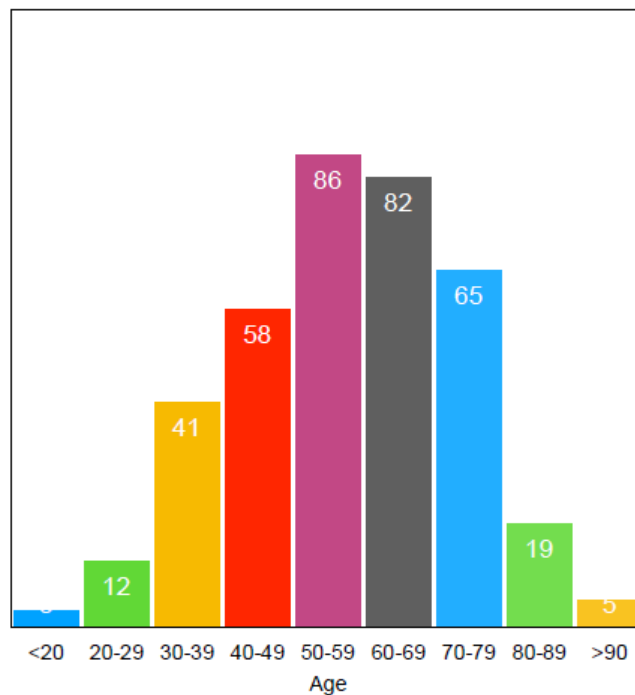
Q33 If the Evreham premises were redeveloped, would you like to see the existing facilities retained within The Ivers and if so where? [Q33 responses](#)

Q34 Would you support the redevelopment of the Evreham site for a new secondary school or any other use? Please specify what other use. [Q34 responses](#)

4.4 The response data

4.4.1 Age

Of the 373 respondents that provided data on their age the numbers in each age range were:



4.4.2 Number of responses

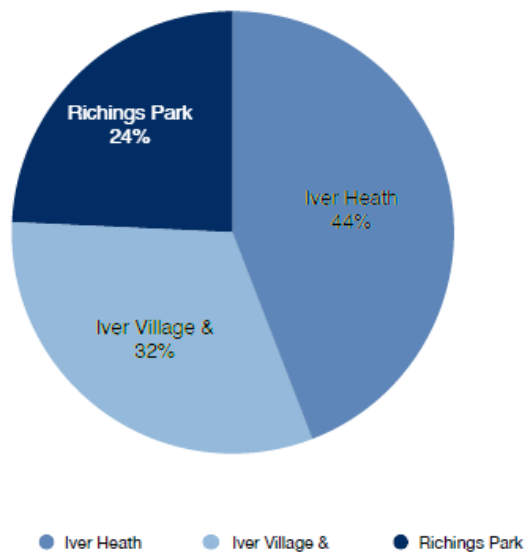
412 survey forms were returned and were input into spreadsheets to enable analysis. [The detailed numerical analysis for each question is available](#)

4.4.3 Location of respondents

Of the 412 responses 1 has been identified as non resident/business to The Ivers.

The location of residents who responded is analysed in the figure below:

Percentage of responses from each location



4.5 The results of the consultation

Due to the text box nature of the survey a considerable volume of data was received. This data was input into excel spreadsheets by the volunteers and then extracted to response sheets for specific questions.

The response sheets of redacted data are available via the links at the end of each question in 4.3. The webpage also contains links to [additional analysis that was undertaken by the Neighbourhood Planning Group members](#).

4.6 The issues that were raised

The volume of data received was considerable and the main issues can be summarised as:

- The volume of traffic
- How the villages are losing identity
- The volume of development that has occurred and that is being sought – both employment related and housing
- The risks to the green belt and how it is valued
- Air quality
- The lack of a secondary school and the need for community facilities including medical services

4.7 The priorities that were taken from the consultation

- The rural character, setting and identity of the parish.
- The value of the historic parts

- The interaction between the four communities that form the parish.
- Travel, transport and parking
- Air quality
- Community amenities
- Development in the Green Belt and the need for new homes

4.8 How we checked that we had received the right message

Throughout 2018 working groups and meetings were delivered in the three villages to go through the results and gain further feedback.

In July 2018 a public meeting was held under the banner of 'Issues and Options' that had been developed and further consultation events were held in October and December 2018.

4.8.1 July 2018 Public Meeting

This meeting was undertaken as an introduction to the results of the survey with the community offered an opportunity to add to the data already received.

4.8.2 Further consultation events

An invitation to attend further events was made in September 2018 and this invitation was circulated to residents and local organisations:

The Iver Neighbourhood Plan working group met on the 26th Sept to review the responses from the Neighbourhood Plan questionnaire returned by over 500 residents.

The next stage is to engage with representatives of the three areas, Richings Park and Thorney, Iver Village and Shredding Green, Iver Heath and Wood Lane.

Representative of Schools, Residents' Associations, Sports Clubs, Scouts, Libraries, Village Hall Committees, Churches, Drama Clubs, Good Neighbours Scheme, will all be invited to separate area meetings planned for dates in October - the 17th, 22nd and 24th at 7.30pm

Other social groups will be approached and if you would like a representative of your group to attend please contact clerk@iverparishcouncil.gov.uk in advance with a written request as these are not open public meetings.

We will be seeking your views on responses to the questionnaire before taking the next stage/draft policies to the whole of The Ivers for consideration.

4.8.2.1 October 2018 Consultation Events

At this stage the consultation events had begun to focus on the development of the Chiltern and South Bucks Local Plan. The consultation events delivered

two outcomes; the identification of sites for development that fed into the Local Plan process and the design of development and needs of the community that fed into the Neighbourhood Plan process.

The methodology of the events used post-its written by community members and placed on the boards that were themed to the results of the 2017 survey. The responses of the Neighbourhood Plan focussed work were:

- 12 responses of support to deal with traffic/HGVs/air quality
- 6 responses of support to further protect green belt/open spaces
- 6 responses of support to provide space for a secondary school
- 5 responses of support to improve and provide footpaths
- 4 responses of support to improve parking
- 4 responses of support to provide affordable housing/housing with level access
- 4 responses of support to improve the local shopping areas
- 3 responses of support to provide space for a new doctors surgery
- 1 response of support to improve bus services

Importantly there were no responses that disagreed with the Issues and Priorities that were identified by the survey.

These consultation events also started to pull together the heritage asset list and this had significant support from the attendees who were clear that they valued the feel of the villages and the important designs of the heritage assets.

The three areas developed vision documents. See [Appendix 4.8.2.1.1](#) for Richings Park, and [Appendix 4.8.2.1.2](#) for Iver Heath, and [Appendix 4.8.2.1.3](#) for Iver Village. And [Appendix 4.8.2.1.4](#) for the Vision from Iver

Heath Residents Association submitted after the consultation event.

4.8.3 December 2018 Consultation Event

This event revisited the key themes identified in October 2018 and although no new priorities and issues were raised it was clear that the community were very concerned about the volume of development proposed for The Ivers community. These results were used by the group in responding to the Local Plan consultation and development work of South Bucks District Council.

5. Community consultation between 2018 and 2020

In this period the work on the Neighbourhood Plan took 'a back seat' giving preference to the necessary work to develop the Local Plan for Chiltern and South Bucks

5.1 What we did and when

These consultation events occurred in addition to the events that checked that we had received the correct messages from the consultation survey (see section 4.8)

5.1.1 In Feb 2018 a meeting took place between The Neighbourhood Planning Group, Chiltern and South Bucks Council, and landowners. This meeting developed affordable housing options, identification of sites where a new doctors surgery could be situated, and parking in relation to visitors to Black Park.

5.1.2 In July 2018 a meeting took place with community members from Iver Heath and discussion took place across the breadth of the Issues and Options identified in the survey. In particular the community members were interested in a sense of place being created for the centre of Iver Heath, and increasing people's awareness of the open space that is available for community use. The desire for a design code for new development was raised and for a way to preserve buildings of special character that were not listed.

5.1.3 In November 2018 further meetings were held with the Ivers doctors surgery, Pinewood and local schools. The majority of the discussion focussed on the development of the Local Plan however green spaces, design codes and sustainable infrastructure were discussed.

5.1.4 The Neighbourhood Planning group received general consensus that the issues and options that had been identified were appropriate. The development of the Visions and the commencement of the Heritage Assets lists provided a suitable baseline for the recommencement work of the Neighbourhood Plan in 2020

5.2 What happened during 2019 and 2020?

During 2019 the Neighbourhood Planning Group had focussed on working with Chiltern and South Bucks District Council in developing the Local Plan. This work required considerable resource and was

focussed on specific sites for development. Unfortunately, on 21st October 2020 the developing Local Plan was withdrawn by the new Unitary, Buckinghamshire Council. The Neighbourhood Plan Group had been monitoring the challenges to the Local Plan and had recommenced work on the Neighbourhood Plan. The Neighbourhood Planning Group was facing increasing calls from the community to help to secure development and protections that were required, and endeavoured to undertake some meaningful conversations with the community that were, for the most part, locked down due to the Covid pandemic.

5.3 The restart of the Neighbourhood Planning work

In July 2020 a new Neighbourhood Planning Committee started work under a [revised terms of reference](#) that was focussed on engagement and inclusion. The Committee was formed of councillors and community members. The group consisted of:

- 6 councillors
- Representatives of the residents associations of Iver Village, Iver Heath, Richings Park and Thorney
- Representatives of the spiritual, young people and young family, and environment sectors.

5.4 Consultation during 2020

In October 2020 a newly Communications task group of the new Neighbourhood Planning Committee was formed. This group developed a strategy for communications and engagement ([See Appendix 5.4](#)) that formed the basis for further consultation activity undertaken during the pandemic.

5.4.1 COVID 19 restrictions ruled out face to face consultation events of during the work of the Neighbourhood Planning Group in 2020. The Communications Group operated within government guidance and regulation throughout.

5.4.2 A new webpage was produced setting out the issues and options and providing the visions of each area

5.4.3 O'Neill Homer, planning consultant, was appointed and the Comms Group commenced delivery of consultations focused on specific areas where further information was required

5.4.4 Facilitated discussion groups via Zoom Video Conference were undertaken (See Appendix 5.4.4)

- Facilitated discussion groups and on-line surveys will have to be the core activities.
- For those who are not on-line there will be requests for them to take part via written comments on key topics in In and Around and on noticeboards.
- Ideally, we would like to have paper copies and collection points in each village but this requires a commitment by members of this group to gain agreement with local sites to host a collection box, photocopy survey details and place in high footfall location. They will have to be collected at the end of the survey time and passed to Cllr Mayling for input into Survey Monkey.
- We are looking at whether tele-conferencing is a viable option for those not on line.
- In principle the approach for each question will be determined by the nature of the information required. To collect a list or rank sites a survey would work well but where a discussion on the priorities or alternatives are to be reviewed facilitated discussion groups. Further detail will be provided on the call.
- The format for the groups remains as previously described.
- Unfortunately, insufficient numbers of attendees have been identified and further recruitment will be undertaken via Facebook. The aim will be to get a broader representation across the community. We know that the on-line nature of the process means the audience will be limited to those who have access to web based apps and that the most senior members of the community who are less IT savvy may not participate. We are confident that residents associations have been in a position to reflect their views and in the previous survey this demographic was represented. However, the vast majority of the community will be able to participate.
- Challenges include resourcing any off line activity and recruiting for the online discussion groups, translating materials into other languages as required.
- The 8 questions – only one response was received from the sub-committee members and this has been recorded in a spreadsheet along with general comments not relating directly to the questions.

6. Pre Regulation 14 Consultation on the draft The Ivers Neighbourhood Plan

The Neighbourhood Planning Committee took the decision to test the working draft of the Neighbourhood Plan; the aim was to identify gaps and areas where the community and landowners were not happy with the policies that had been developed. The consultation period commenced 3rd February 2021 and closed 22nd March 2021.

6.1 How we approached this

The Communications Group of the Committee developed a strategy for consultation that consisted of:

- 6.1.1 Provision of a webpage dedicated to the draft Neighbourhood Plan that also gave a summary of the Vision and Aims of the Policies
- 6.1.2 Provision of an online survey with sections of the survey dedicated to each policy
- 6.1.3 Provision of printed copies of the survey that were available via the post or to collect
- 6.1.4 Provision of printed copies of the Neighbourhood Plan and summary that we posted or were available to collect
- 6.1.5 A half page advert was taken in the local free magazine called In and Around drawing people's attention to the draft Plan and survey and how to access these via the internet or as hard copies
- 6.1.6 All properties contained within the plan as heritage assets were written to with an explanation of what being a heritage asset would mean
- 6.1.7 All identified landowners whose land was covered by policies were written to and attention was drawn to the draft Neighbourhood Plan
- 6.1.8 Posters were placed on noticeboards with fixed QR codes directing people to the webpage
- 6.1.9 Committee members shared the webpage and availability of hard copies through their own networks
- 6.1.10 Local social media networks were accessed and signposting to the webpage was made

6.2 Written responses – significant landowners

Responses were received from the following landowners:

- 6.2.1 Colne Valley Regional Park. [See Appendix 6.2.1](#)
- 6.2.2 David Wilson Homes. [See Appendix 6.2.2](#)
- 6.2.3 Thorney Business Park. [See Appendix 6.2.3](#)

6.2.4 Colne Valley MSA. [See Appendix 6.2.4](#)

6.3 Written responses - community based

Responses were received from a small number of residents via e mail. See [Appendix 6.3.1](#) Iver Heath Residents Association and [Appendix 6.3.2](#) regarding (Policy IV14) and [Appendix 6.3.3](#) from a resident

6.4 Verbal contacts in response

Telephone queries and callers were received at the Parish Council Offices. Most of these were general enquiries and persons collected the hard copy of the survey questions, the summary information and the draft Plan.

6.5 Written responses Heritage Assets (Policy IV5)

A number of written responses were received from owners of properties listed as Heritage Assets. The responses indicated concern that property owners would not be able to redevelop to improve the sustainability of the properties.

6.6 Survey Monkey Responses

The notes below provide a short summary for policies where multiple responses were received. All responses were from SL0 postcode and from residents. 1 resident also indicated they were a landowner.

Policy number	Total number of responses on Survey Monkey
1	9
2	3
3	3
4	7
5	10
6	3
7	4
8	1
9	5
10	2
11	1
12	1
13	2
14	2
15	1

16	2
17	3
Total:	59

6.6.1 Policy IV1 [Appendix 6.6.1](#)

Of 9 respondents 7 agreed with the policy and 2 neither agreed nor disagreed. In general support was expressed for the gaps and preservation of the greenbelt.

6.6.2 Policy IV2 [Appendix 6.6.2](#)

3 respondents – 2 agree with policy, 1 neither agrees or disagrees.

Respondent comments:

- Doesn't go far enough
- Doesn't tackle across whole area – refers to infill building on individual sites
- Only covers the high value areas in Iver Heath – perception that it is ignoring other areas

6.6.3 Policy IV3 [Appendix 6.6.3](#)

3 respondents – 2 agree with policy, 1 does not agree
2 support and want a village feel
1 does not see the policy tackles the issues.

6.6.4 Policy IV4 [Appendix 6.6.4](#)

7 respondents - 1 agrees with policy, 5 do not agree, 1 does not accept it is a policy but sees as a statement of facts

Those who provided comments in do not agree were clear that residents should be free to develop their properties as needed. Reference was made to receipt of letters for respondents' properties.

6.6.5 Policy IV 5 [Appendix 6.6.5](#)

10 respondents - 4 agree with the policy, 5 do not agree and 1 neither agrees nor disagrees.

Elicited the most activity both in the surveys here and from resident contacts.

The main driver for disagreement appears to be properties listed and in receipt of letters. There is also comment about the inconsistency of individual buildings being listed and others nearby being able to build/develop whatever they want.

- 6.6.6 Policy IV 6 [Appendix 6.6.6](#)
General support for the policy but only 3 respondents. Comments include that the policy needs more development and, engagement with public transport providers.
- 6.6.7 Policy IV 7 [Appendix 6.6.7](#)
4 responses – 2 agree with policy, 2 neither agree nor disagree
There was some scepticism whether anything can be delivered and one reference to including more about the AQMA
- 6.6.8 Policy IV 8 [Appendix 6.6.8](#)
Only 1 respondent – agrees with policy. Supports further action to limit speed etc. Wants Parish to be proactive however the actions suggested are not within the parameters of what a Parish council can deliver.
- 6.6.9 Policy IV 9 [Appendix 6.6.9](#)
5 respondents – 4 agree with policy, 1 does not agree
2 suggestions that the policy does not go far enough.
- 6.6.10 Policy IV 10 [Appendix 6.6.10](#)
2 respondents – both agree with the policy
- 6.6.11 Policy IV11 [Appendix 6.6.11](#)
1 respondent – agreed with policy
- 6.6.12 Policy IV12 [Appendix 6.6.12](#)
1 respondent – agreed with policy
- 6.6.13 Policy IV13 [Appendix 6.6.13](#)
2 respondents – both agreed with the policy. Respondent comments were positive about both the aim and the content of the policy.
- 6.6.14 Policy IV 14 [Appendix 6.6.14](#)
2 respondents – both agree with the policy
1 comment refers to greenbelt land as being excluded from development. This comment plus others received indicate need to explain protection of green belt is already there and does not need to be duplicated in NP.

6.6.15 Policy IV 15 Appendix 6.6.15

1 respondent agreed with the policy.

6.6.16 Policy IV 16 Appendix 6.6.16

2 respondents – 1 agrees with policy and 1 neither agrees nor disagrees.

Positive comment re: tree planting and other comment that proximity of airport and motorways will render local solution ineffective.

6.6.17 Policy IV 17 Appendix 6.6.17

All 3 respondents agreed with this policy and 2 commented on need for use of modern building techniques in developments.

6.7 Recommendations arising from the Consultation

6.7.1 Add editorial explaining that sites already in green belt would not be singled out in policies within the NP as this is considered sufficient protection

6.7.2 Add editorial explaining what townscape character and streetscene is and why it may only apply to a limited area in any settlement

6.7.3 Add editorial explaining that buildings etc. already listed do not need to be listed again in the non-listed heritage assets list.

6.7.4 Before the formal consultation proceeds undertake a number of pieces of communications around the parameters covered by a Neighbourhood Plan and the technical nature of the content. Also explanations of the basic conditions and the full process.

6.7.5 Undertake a Q and A with committee members before the consultation launches or, if possible, during the consultation. This could be a Zoom live. It is suggested an edited transcript be issued and added to the FAQ's

6.7.6 Amend survey format to include a box for those who neither agree or disagree with the policy. This was not included as a separate question as a general feedback question was included.

6.8 Actions taken by the Neighbourhood Planning Committee following the consultation

The Committee met on 30th March 2021 and considered the responses from the consultation. The following actions were resolved:

- Map legend inaccuracies to be identified and corrected
- Document to be proof read
- Meeting with Bucks Council to be arranged as soon as possible
- Current draft and responses from land owners and Colne Valley Regional Park to be forwarded to Bucks Council for their consideration
- Next 5 weeks to be used to adjust the technical elements of the development plan, where appropriate, as highlighted by the survey responses
- Matters of substance will be considered by the Committee following the response of Bucks Council (end April to end June)
- Committee to convene and consider heritage Assets at a further meeting
- April 27th Committee to consider an adjusted development plan. This Plan will be handed to the incoming Council/new councillors
- Mid May to mid June Committee to consider the new draft
- Identification of land owners who own green space along the gap ribbons to be identified and included in the reg 14 consultees
- Reg 14 consultation planning to prepare for end May/end June commencement
- The difficulty of TINP needs to be explained at Reg 14 consultation

6.8.1 Adjustments to Plan 27th April 2021

The further meeting focussed on HGVs and Policy 15 and agreed changes to the development plan. Extract from minutes:

“Considerable discussion was undertaken regarding the suitable entry and exit points of HGVs and the consequences of stating these that would then open up accessible land to those routes for HGV related uses. The group considered this and agreed to amend policy IV9 removing the statements regarding suitable entry and exit points. Although the committee had tried it's best to influence planning decisions through its neighbourhood plan it recognised the risk to achieving a net reduction of HGVs through the planned policy. Neil was instructed to

amend the policy and to make clear that the Committee does not believe that the Ivers Relief Road is feasible.

Policy 15 is key and we need to explain that although we don't like South Bucks proposals for Thorney Lane Business Park we do recognize that there is a case for change due to the proximity of the station. But we do not believe the change requires increased HGVs or a Park and Ride. We believe that there is an good option to build homes and a primary school and rerelease land back to Green Belt. Such plans will reduce the cost and we are not planning for an Ivers Relief Road. There is a strong argument to do something positive here and the land owners might be inclined to think different if the bigger cost items eg relief road were removed."

7. Pre Submission (Regulation 14) Consultation on the draft The Ivers Neighbourhood Plan

The draft Neighbourhood Plan was agreed by the Parish Council on 17th May (Minute 013/21) for an 8 week consultation period that would run from 24th May 2021 to 17th July 2021. The continuing coronavirus regulations and guidance resulted in consultation being undertaken in a non contact format.

7.1 How we approached this

A consultation strategy was drawn up that consisted of the following items:

- The provision of an online survey and the production of hard copies for distribution if requested
- The provision of a Regulation 14 Neighbourhood Plan page with information, the Neighbourhood Plan, some high definition maps that were contained in the Plan and a link to an online survey. The page can be viewed at <https://www.iversparishcouncil.gov.uk/neighbourhood-planning-briefing-16-june-2021/>
- Statutory consultee letters were dispatched with links to the webpage
- Owners of heritage assets and land included in the Neighbourhood Plan were written to
- Posters were produced drawing attention to the Regulation 14 consultation and these were placed on noticeboards throughout the designated area
- Space was purchased in a monthly publication called In and Around that is distributed to all households in the designated area. The publication carried a four page editorial giving an overview of the Plan and policies
- Hard copies of the Plan were printed and were posted to persons who requested a copy
- Community representatives shared the Regulation 14 consultation across their networks
- The Parish Council shared the Regulation 14 consultation across its networks
- A webinar was held open to the community and the consultant presented on the plan. The webinar was recorded and made available on the website and on social media. The presentation and webinar recording are available at <https://www.iversparishcouncil.gov.uk/neighbourhood-planning-briefing-16-june-2021/>

7.2 What we did and when

7.2.1 Statutory Consultees

These organisations were emailed on the 20th and 21st May 2021.
The text of the letter is reproduced below:

Dear Sir

**The Ivers Pre-Submission Neighbourhood Plan Regulation 14 Consultation
(Neighbourhood Planning (General) Regulations, 2012)**

Statutory Consultee

The community of The Ivers has published the draft Neighbourhood Plan for public consultation. The consultation period runs for eight weeks from 24th May 2021 to 19th July 2021

Copies of the plan and supporting documents can be viewed online at <https://www.iversparishcouncil.gov.uk/draft-neighbourhood-plan-and-policy-maps-for-regulation-14-consultation/> and hard copies can be posted to you if requested.

Comments on the plan should be written submission to The Ivers Parish Council. The e mail address for all comment is plan@iversparishcouncil.gov.uk and the postal address is The Ivers Parish Council, 45B High Street, Iver, Buckinghamshire, SL0 9ND.

If you require further information please do not hesitate to contact me at plan@iversparishcouncil.gov.uk or by phoning 01753655331

Yours faithfully|

The statutory consultees contacted were:

- The Homes and Communities Agency
- Natural England
- Historic England
- The Environment Agency
- Network Rail
- The Highways Agency
- Mobile UK
- Buckinghamshire NHS Primary Care Trust
- UK Power Networks
- AMEC on behalf of National Grid
- Affinity Water
- Thames Water
- South East Midlands Local Enterprise Partnership

- Buckinghamshire Local Enterprise Partnership
- Buckinghamshire Business First
- Iver Village Infant School
- Iver Village Junior School
- Iver Heath Infant School
- Iver Heath Junior school
- Buckinghamshire Council

The Parish Council was advised by Bucks that the Coal Board did not wish to be consulted for plans in South Buckinghamshire

The sector leads on the Neighbourhood Planning Committee shared the consultation with the churches, residents associations, and other voluntary groups.

7.2.2 Heritage Asset Owners

All registered owners of Heritage Assets were written to on 1st June 2021 and a printout of the Historic England guidance was included. The text of the letter is reproduced below:

Heritage Asset Consultee

We have written to you previously during the development of the Neighbourhood Plan which has now reached a stage known as the pre-submission Regulation 14 consultation. I am therefore writing to you again to let you know what is happening.

With the publication of the latest draft the consultation period runs for eight weeks from 24th May 2021 to 19th July 2021

Copies of the plan and supporting documents can be viewed online at <https://www.iversparishcouncil.gov.uk/draft-neighbourhood-plan-and-policy-maps-for-regulation-14-consultation/> and hard copies can be posted to you if requested.

Comments on the plan should be by written submission to The Ivers Parish Council. The e mail address for all comment is plan@iversparishcouncil.gov.uk and the postal address is The Ivers Parish Council, 45B High Street, Iver, Buckinghamshire, SL0 9ND.

A continuing request of the community continues to be to preserve the special character of areas of The Ivers and I am writing to you because your property is included in the Neighbourhood Plan as a Heritage Asset and is listed in Appendix C.

Policy IV5 refers to Local Heritage Assets the Committee believes that your property makes an important contribution to the special character of Richings Park, Iver Village and Iver Heath.

What this means for you, if the Neighbourhood Plan is adopted, is that Paragraph 197 of the National Planning Policy Framework applies
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

I am also enclosing the extract from Historic Englands website that provides further information and we would like to reassure you that this policy does not prevent development; it works to conserve the special character.

We welcome all comment on the draft Plan and if you wish to do this there are four ways to let us know your thoughts and responses:

- By using our online survey that can be accessed via our website
- By completing the survey form that can be accessed via our website
- By completing the survey form that we can post to you if requested
- By writing to us using e mail or letter

The address for e mails is plan@iversparishcouncil.gov.uk and our postal address is The Ivers Parish Council, 45B High Street, Iver, Buckinghamshire, SL0 9ND.

If you require further information please do not hesitate to contact me at plan@iversparishcouncil.gov.uk or by phoning 01753655331

7.2.3 Land Owners of land included in the policies

All identified owners of land covered by open space and gap policies were written to during the first week in June 2021 with a printed map of the policy areas included. The text of the letter is reproduced below:

Dear

The Ivers Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012

Landowner Consultee

The community of The Ivers has published the draft Neighbourhood Plan for public consultation. The consultation period runs for eight weeks from 24th May 2021 to 19th July 2021.

You have been identified as a landowner of land that is included under one of the policies of the Neighbourhood Plan and we are writing to you to make you aware and also to ask for your comment on the plan. To assist you we are enclosing a printed copy of the policies map that is available as a high definition map on the website; the website address is on the map.

Copies of the plan and supporting documents can be viewed online at <https://www.iversparishcouncil.gov.uk/draft-neighbourhood-plan-and-policy-maps-for-regulation-14-consultation/> and hard copies can be posted to you if requested.

We welcome all comment on the draft Plan and you can do this in four ways:

- Using our online survey that can be accessed via our website
- By completing the survey form that can be accessed on the website
- By completing the survey form that we can post to you if requested
- By writing to us using e mail or letter.

The address for e mails is plan@iversparishcouncil.gov.uk and our postal address is The Ivers Parish Council, 45B High Street, Iver, Buckinghamshire, SL0 9ND.

If you require further information please do not hesitate to contact me at plan@iversparishcouncil.gov.uk or by phoning 01753655331

7.2.4 Community

A survey monkey online survey was put together and together with the Neighbourhood Plan and associated maps it was promoted through the website, and the councils social media as well as the networks of the Neighbourhood Planning Committee.

Posters on noticeboards were placed on the noticeboards.



The Survey Monkey questions are extracted below:

The Ivers Neighbourhood Plan

The Ivers Neighbourhood Plan

The community of The Ivers has published the draft Neighbourhood Plan for a public consultation which is running from the 24th May 2021 until 19th July 2021.

A copy of the plan and the supporting documents can be found here:

<https://www.iversparishcouncil.gov.uk/draft-neighbourhood-plan-and-policy-maps-for-regulation-14-consultation/>

If you would like a hard copy of the plan and/or this survey please contact us at 45B High Street, Iver SL0 9ND or phone us on 01753 655331 and we will pop a copy in the post to you.

From earlier feedback we know you are passionate about the green spaces we have locally and we have identified specific green spaces that are not protected and that we are aiming to protect within our Plan. These are in addition to those already in the green belt; land that is already classified as green belt has the highest protection it can be given in planning terms and does not need to be included separately in our Plan.


We also know you are concerned about our heritage assets and we have compiled a list of buildings that are not currently listed for inclusion in our Plan. The buildings that are already formally listed do not need to be included within our Plan.

We really want to know your views so please take the time to review the plan in full and share your thoughts with us

OK

* 1. Do you agree with The Ivers Neighbourhood Plan? 

- Yes I agree with the plan
- I agree with most of the plan
- I agree with a small part of it
- No

2. Please give us feedback on your answer above or any comments you wish to make regarding the Plan here. You can submit further detail in writing relating to the Plan to 45B high St. Iver SLO 9ND 

7.2.5 In and Around

4 pages were purchased in the local, free, monthly publication called 'In and Around' that is delivered to all households in the Neighbourhood Plan area.

The publication is reproduced below:



THE IVERS PARISH COUNCIL

The Ivers Neighbourhood Plan Summary

The Plan has been developed over time and with the input of a committee which includes representatives of the local residents associations, Colne Valley Park and councillors. The work was supported by consultants for their expert input on the scope of what can legitimately be included in our plan and how to address the challenges we identified.

Our neighbourhood plan has had to address a number of significant challenges which make our area unusual if not unique.

Firstly, we have to try and fill the gap left by the recent withdrawal of the Chiltern and South Bucks Local Plan in 2020. This plan contained some proposals for Green Belt land releases in the Parish that we strongly objected to and while it seems likely that there is little prospect of a new Local Plan being adopted for another four years we can't pretend that those proposals may not return. Our challenge is that, unlike parishes outside the Green Belt, our neighbourhood plan can't take responsibility for deciding which land is and isn't developed.

Secondly, we are all aware of the problems in the Parish stem from the extensive use of our local roads by HGVs. It is known a large proportion of this traffic is generated by sites outside the Parish and we can't control development on these sites in our Plan. And in any event, the planning system is limited in what it can do – often it's more a licensing or highways matter.

Thirdly, our neighbours in Slough have made clear their ambitions to meet their housing needs by growing their town into our Parish around Richings Park and Shredding Green in particular.

This will be a decision for Bucks Council in its new Local Plan and it's not a fight that a small Parish can win alone. We will oppose this encroachment but our Neighbourhood Plan is limited in its reach. Our challenge in our plan is how do we make sure future proposals preserve the distinct identities of our villages?

And finally, many of the major development projects we're seeing proposed in the Parish – the expansion of Pinewood, the new Motorway Service Area, minerals extraction, Heathrow Rail Link – are national or strategic policy matters that neighbourhood plans can't directly control.

However, we think that there are ways in which our Plan can to some extent face up to these challenges and make a difference. It can also propose the kinds of policies on design and climate change that most other neighbourhood plans successfully include to improve our communities.

Our recent engagement with the local community through an informal consultation on the draft proposals for addressing these challenges was very helpful. It was clear however that there was some misunderstanding about our ability to influence the challenges above and what can and can't do about them in our own Neighbourhood Plan.

So, we have put together this short note to help us explain what it is we're proposing in this next revised version of the Plan and address these misunderstandings.

IV5 Local Heritage Assets

These are buildings and other features in the Parish that, although not of a standard to be listed, have local architectural and historic interest, or play an important role in shaping its character. From historic records we've identified more than 60, ranging from a prominent early Victorian coaching inn ('The Bull') in Iver High Street to 20th century parkland like at White Lodge in Iver Heath. Having this status doesn't mean that listed building rules apply, or that improvements etc can't be carried out, but does mean that owners should take into account and preserve that local interest wherever they can. Note: all listed buildings already have a higher level of protection so do not need to be duplicated in this list.

IV6 Sustainable Travel

We've identified a network of important walking, cycling and horse-riding routes through the Parish so that we can protect it and require future development proposals to improve its quality and connectivity.

IV7 Air Quality

The whole of our Parish has been designated an Air Quality Management Area as an attempt to tackle the problems we have with pollution created by many different sites and roads within the Parish and beyond (the M25 and Heathrow for example). The planning system can only do so much about this, so this policy is intended to do as much as we can through planning to reduce air pollution.

IV8 Managing Traffic

We don't believe the Iver Relief Road will ever happen. To be effective for the Parish as a whole it needs to be too long and costly to be affordable and we wouldn't want any half measures that simply pushed the problem further along the road. Instead, as well as tackling the HGV traffic at source with Policy IV9, we want to maximise the financial contributions from future developments to improve our public spaces and to install traffic management and safety measures.

IV9 Reducing Heavy Goods Vehicles

Having accepted that the Relief Road won't happen, we want to tackle the problem at source by encouraging existing sites in the Parish that generate HGV traffic to change their use and to restrict new HGV traffic generating uses to only those edges of the Parish nearest to suitable roads. Of the nine main road entry/exit points into the Parish, we think only five of them can handle HGV traffic.

IV10 Community Facilities

We've identified a wide range of facilities in the Parish that we know our local communities enjoy and cherish, ranging from our schools, sports grounds and play areas to our community centres. This policy is intended to protect them from loss and to support proposals to improve and extend them.

IV11 Village Centres

We have two village shopping centres in the Parish: Iver High Street and Bathurst Walk at Richings Park. Both are well used by local people for some convenience shopping on the doorstep. With changes to shopping behaviour and COVID, we want to protect these centres from losing their small number of remaining shops and services.

IV12 Local Green Spaces

We've identified a number of important green spaces within the three villages that might be at risk of future development or encroachment. Including them in this policy will give them the same high level of protection as the Green Belt that surrounds the villages.

IV13 Colne Valley Regional Park

All of the Parish lies within the Regional Park, which is a major countryside and recreation asset to have on our doorstep. Climate change is making this type of 'green infrastructure' more valuable in a variety of ways, as well as being important for the local community to enjoy. The Park has set out its own plans for improving its features and our policy has embraced them to given them more importance in the planning system.

IV14 PassivHaus Buildings

One of the most important measures we can take to tackle climate change is in how we design new buildings to 'zero carbon' standards now, so we don't have to retro fit them in a few years' time. PassivHaus is the most common standard and, although the build cost is slightly higher than normal, the ongoing energy cost to occupiers is a fraction of the cost now. It's not possible for every site to be suited to meeting this standard, but most are, and we want them all to.

IV15 Thorney Business Park

The failed Local Plan proposed a scheme of 1,000 homes and 12,000 sq.m. of employment floorspace covering the existing industrial area as well as all the Green Belt land up to Thorney Road South. It included provision for a new primary school, community centre and a Park & Ride site next to the station. We didn't like that idea but recognised that with the station close by some of the land would be suitable for development. Our policy encourages proposals for fewer homes and no new employment land or Park & Ride (because of the extra traffic they would generate). It would also see a large part of the industrial area being reclaimed for a new country park to form part of the Colne Valley.

IV16 Link Park Heathrow & Thorney Mill Sidings

These sites on the eastern edge of the Parish have been one of main sources of HGV traffic problems. We want to encourage new uses of the land that don't generate this type of harmful traffic but that are not huge buildings that will undermine the purpose of the Green Belt in that sensitive location between us and Uxbridge.

IV17 Pinewood

As we've explained the extension to Pinewood is a national and strategic policy matter that our neighbourhood plan cannot directly control. However, we believe that the saved Local Plan Policy that currently applies needs to be refined so that proper account is taken of the transport and environmental impacts from development on or re-use of the studios on the existing Pinewood Studios site. The neighbourhood plan policy therefore seeks to introduce an additional criterion to that effect.

All the details and a link to the plan, a summary of the policies and a link to a 2 question survey can be accessed via the web page www.theiversparishcouncil.gov.uk

or you can write to us at plan@iversparishcouncil.gov.uk or at the Parish Council Office 45B High Street, Iver



THE IVERS
PARISH COUNCIL

Our policies are focused on a small number of key objectives:

- **Design, Identity and Heritage** – to raise the standards of design within our villages, to protect their distinctive character by not allowing new development to merge them together or with Slough and to properly recognise our local history (Policies IV1 – IV5)
- **Traffic and Air Quality** – to reduce the harmful amenity, safety and air quality effects of HGVs by encouraging the change of use of traffic generating sites, limiting where new sites will be allowed (Policies IV6 – IV9)
- **Community Assets** – to protect our valuable village centres, community facilities and urban open spaces from harmful redevelopment (Policies IV10 – IV12)
- **Climate Change** – to ensure the Parish makes its own contribution to global efforts by maximising the biodiversity, natural flood management and carbon sinking, as well as recreational value of the Colne Valley Regional Park and the number of new zero carbon buildings (Policies IV13 and IV14)
- **Key Development Sites** – to shape successful schemes for redeveloping Thorney Business Park, Link Park Heathrow and Thorney Mill Sidings and the Pinewood Studios existing and proposed sites (Policies IV15, IV16 and IV17)

Summary of Policies

IV1 Gaps Between Villages

We have identified some key visual gaps between our villages to prevent new development from making them merge into each other. We've also identified the risk of more ribbon development on roads leading out of the Parish to Uxbridge. The policy doesn't stop development full stop, but it does require that the scale and height of new buildings should be carefully designed.

IV2 Design in Iver Heath

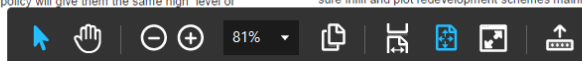
We've identified some key design characteristics of the village, including some of its key buildings to make sure infill and plot redevelopment schemes maintain its character. We've also identified the special character of some roads around The Parkway and Ashford Road, where many of the original buildings have survived with their classic 1930's appearance.

IV3 Design in Iver Village

We've identified some key design characteristics of the village, including some of its key buildings to make sure infill and plot redevelopment schemes maintain its character. Its historic core is a Conservation Area and we've identified some opportunities to improve its special character, especially on the High Street.

IV4 Design in Richings Park

The village is a good example of a 1920's planned estate with some wonderful surviving houses, bungalows and shops inspired by the Arts & Crafts Movement. We've identified its key characteristics to make sure infill and plot redevelopment schemes maintain its character.



Continued over page.....

7.3 Face to face consultations

The Neighbourhood Planning Committee had intended to conduct street meets however this was not permitted due to the ongoing pandemic. The Parish Council arranged a webinar (see below) and encouraged people to read the Plan and make contact with any questions they had.

7.4 What were the responses of the statutory consultees

7.4.1 The Homes and Communities Agency

No response

7.4.2 Natural England

See [Appendix 7.4.2](#)

7.4.3 Historic England

[See Appendix 7.4.3](#)

7.4.4 The Environment Agency

The Environment Agency provided further generic guidance (attached as [Appendix 7.4.4](#)) and explained:

“We have had to prioritise our limited resource and focus on strategic plans where the environmental risks and opportunities are highest. We attach our advice note which sets out our substantive response to Neighbourhood Plan consultations including Strategic Environmental Assessment screening and scoping.

We recognise that Neighbourhood Plans provide a unique opportunity to deliver enhancements to the natural environment at the local level. This advice note sets out the key environmental issues, within our remit, which should be considered. It also references sources of data you can use to check environmental features.”

7.4.5 Network Rail

No response

7.4.6 The Highways Agency

No response

7.4.7 Mobile UK

No response

7.4.8 Buckinghamshire NHS Primary Care Trust

No response

7.4.9 UK Power Networks

No response

7.4.10 Avison Young on behalf of National Grid

Avison Young responded on behalf of National Grid on 17th June 2021. See [Appendix 7.4.10.1](#) and [Appendix 7.4.10.2](#)

7.4.11 Affinity Water

No response

7.4.12 Thames Water

See [Appendix 7.4.12](#)

7.4.13 South East Midlands Local Enterprise Partnership

No response

7.4.14 Buckinghamshire Local Enterprise Partnership

No response

7.4.15 Buckinghamshire Business First

No response

7.4.16 Iver Village Infant School

No response

7.4.17 Iver Village Junior School

No response

7.4.18 Iver Heath Infant School

No response

7.4.19 Iver Heath Junior School

No response

7.4.20 Buckinghamshire Council

See covering letter [Appendix 7.4.20.1](#) and response [Appendix 7.4.20.2](#). A late response was received from Bucks Council Transport, see [Appendix 7.4.20.3](#)

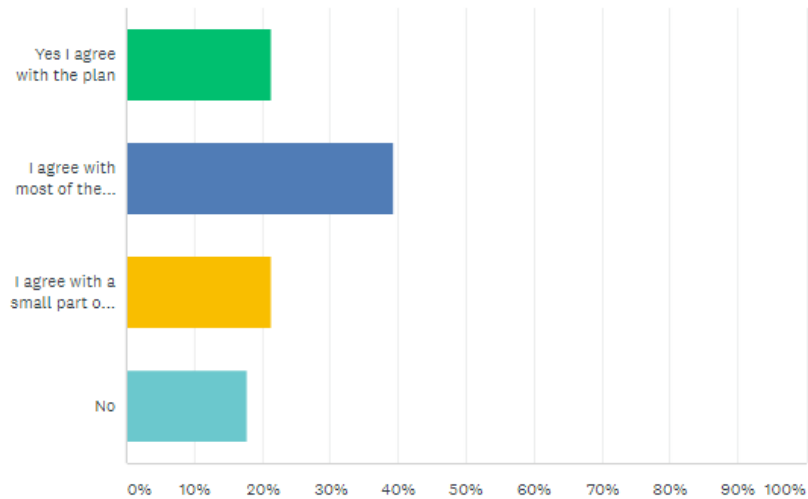
7.5 What were the responses of the community survey consultees

The survey had 28 consultees complete the questionnaire and the raw data can be accessed [via the website](#)



Do you agree with The Ivers Neighbourhood Plan?

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes I agree with the plan	21.43% 6
I agree with most of the plan	39.29% 11
I agree with a small part of it	21.43% 6
No	17.86% 5
TOTAL	28

Comments:

What is the point of an Air Quality Management Area if the only levers you have are planning and not restrictions?

Any planning also needs to be considered with the whole proposed developments...we are seeing an unprecedented assault on the green belt

The Heritage Asset list consists of buildings deemed to be of special character in the Ivers and included over 110 buildings in the Richings park estate, one of which is ours. I have compared our Estate Type buildings included in the list against the same Estate type buildings not. I cannot understand the criteria set in making the decision that seems subjective. I have also spoken to people who did not know their building were on a list and could not remember receiving a letter but were quick to understand the issues.

We are against our house being on the Heritage asset listing as it could limit our future development choices which tend toward a modern design approach rather than its current old fashion look. The inclusion of a reference to Paragraph 197 would also point to the council having increased unilateral powers if it chose to use them. Eventually we will all have to move on and sell our building asset, but with a caveat attached restricting its redevelopment it could put off buyers and reduce its value which in turn could have further

implications.

I am not happy with the new regulation and I am entitled to add detailing of my choice on my own house, which I have paid for.

And in any event, the planning system is limited in what it can do – often it's more a licensing or highways matter - this is wholly incorrect as through planning a relief road can be provided. Licensing has nothing to do with lorry numbers using the high street as they can originate in or be destined for, any location.

Protect and safeguard green spaces, reduce congestion and traffic pollution and protect the old buildings from being demolished. Sympathetic housing projects only

Older properties that have been listed as heritage assets, do not need protection as it is unfair to the owners. This limits the owners of the property. However development approval should only be given to properties that would make the area look nice. It is unfair for people to living in these 'heritage assets' as they should not be restricted to planning applications. Grass verges should be protected.

We have only been given an overview. I would like to see the details.

The grass verges should be protected.

The properties listed as heritage assets should be removed. Some of these properties will not be fit for purpose in the next ten years. What the plan should propose is, only allow planning approval for certain designs.

The grass verges should be protected.

The properties listed as heritage assets should be removed. Some of these properties will not be fit for purpose in the next ten years. What the plan should propose is, only allow planning approval for certain designs.

I do not agree to the council imposing heritage on Houses as most of the houses have been developed and it is not right for the Houses who have not been developed.

This is unfair for residents living in these houses who's properties will become a heritage asset

The Green at Barnfield is priceless for people and should have full protection along with the trees on it.

No green belt should be built on and Slough certainly shouldn't be building on Buckinghamshire. We pay much higher council tax than Berkshire residents. Plus our children need somewhere to live. Any new builds that are not private the priority should be given to local families from the Ivers, Iver Heath, Shredding Green, Richings Park and Thorney..

You are missing a design code. Neighbourhood plans can have a design code, which can ensure that beautiful, traditional architecture typical of the local area should be followed for any new builds. This is a vital part of protecting the character of the local area.

7.6 What were the written responses to the landowners who were written to Emails and letters were received from landowners who were written to

Response

I agree with full protection of the verges stated in the plan. However, sometimes there are vehicles parked on there. What action can the plan put in place to protect the beauty to prevent damage to verges created by vehicles parking on there. Will there also be a more frequent maintenance of these verges?

In regards to the heritage assets which gives the character of the village, some of these assets are not fit for purpose in the next 10 years. Will the planning department put restrictions on development on these heritage assets? I would feel this would be unfair if the heritage asset owners. Maybe planning should recommend certain type of style of buildings they should be replaced by, to keep the character in tact.

Further to our telephone conversation on Monday 14th June regarding The Ivers Neighbourhood Plan, in response to the letter that I received from Iver Parish Council. As we discussed on the telephone, I have lived here for many years now and have had several people approach me to purchase Four Winds over the last 6-8 months, but as I stated in my telephone call, at this moment in time I have no intention of selling my property at all. I know that several properties further along Slough Road and being developed or changed and are having works done to them at the moment. Should you require any further information please do not hesitate to contact me Without knowing what development to our house will be admissible (I know this cannot be done on an individual basis)we cannot support this plan. We live in Syke Ings and agree that some monstrosities have been built replacing original houses. Our house remains with the original frontage. I assume that this is what will be protected? As these houses were built with single clay pot bricks they are very expensive to heat and we had planned to replace the front of the house with modern materials and render, as many new builds have already done , keeping to the original pitch of roof etc. At this time there are not enough details for us to support heritage assets. We are very concerned that this plan will make our house difficult to sell in the future.

RE: Heritage Asset Consultation in relation to the property at Grand Approach, 2 Bathurst Walk, Iver, SL0 9DG. I have received a letter from the Parish council regarding the ongoing heritage asset consultation. As an executive and part-owner of the company which owns the property at 2 Bathurst Walk, Iver - this building should not be listed as a heritage asset and I would strongly object to such a proposal. The building is largely a new build, with the remaining parts having been extensively converted both internally and externally. This development was completed very recently in 2018. It is thus in our view, effectively a modern new build and listing it as a heritage asset would not be appropriate. The planning application process for us took over 4 years and we found it an extremely difficult process. Responses also took a long time to receive. The costs of maintaining the building is high. The costs of maintaining a heritage asset, including insurance costs would be even higher. The market values of the units in our building have decreased and the rental values have also reduced. Listing our building as a heritage asset would not be economically viable. The development which was carried out, was done in a very sympathetic manner. We take a compliment in that you appreciate the appearance of our building. However, we strongly object to listing our building as a heritage asset.

I am a owner of a property that has been listed as a heritage asset. I am against my property being in this list. Can it be removed if possible?

I am the Estates Manager at Richings Park Golf Club I note you have included two points in your Plan that I would like clarification on please. No 10 needs a lot more investigation could you enlighten me to where this is exactly on our land as we have no knowledge of a Grotto and have a series of lakes with the Withy Brook meandering between them. Is there a particular lake that you refer to? 9 Ice House, off Main Drive, Richings Park Park feature Nineteenth century icehouse at Richings Park reported to be still standing but vandalised with rubble in the interior. The Ice house is still standing and in good exterior order and is locked and secured and will remain so in the future. 10 Grotto, lake, bridges and cascade, Richings Park Golf Course, Richings Park. Park feature A lake, grotto and cascade part of a romantic landscape created by Lord Bathurst for Richings Park House during the eighteenth century. "I would prefer to err on the side of caution so I do object to my house being categorised as a heritage asset. I already have enough issues with the planned rail car park (in the fields opposite my house), road noise and pollution increasing every year, and overnight train noise increases.

As mentioned I am retired and will be downscaling in the next 5 to 7 years. I am very concerned about my property price being devalued, when I am counting on selling to afford a move to a flat or bungalow.

My property's facade is not the original - some modification of windows was done many years ago, and also the current vertical tiles at some point in the past were timber boards. The house build quality eg I have a 6" concrete raft foundation, which some day may be considered unsafe.

Nb I have lived in Richings Park since 1978, in 3 different houses, and find it sad that the village has lost its character. What is needed is a much wider scale initiative, to control size of houses (relative to adjacent houses), paint schemes, wrought iron gold painted railing, house styles (eg roman porches, ultra modern fences/house etc)

If only a handful of houses are kept in style, the general damage to the village character will be irreversible

See [Appendix 7.6.1](#)

7.7 What were the responses to the webinar

39 people attended the webinar that was recorded and made available via the website <https://e.pcloud.link/publink/show?code=XZkxp5ZMyI0oRSvjFb8of62DbpM0kEnr77V#returl=https%3A//e.pcloud.link/publink/show%3Fcode%3DXZkxp5ZMyI0oRSvjFb8of62DbpM0kEnr77V&page=login>

The comments made and questions asked at the webinar were via a chatbar:

7.7.1 Chatbar responses and questions

Member of Public	Question Asked
MOP1	Can we use the neighbourhood plan to mitigate any unfairness from any new local plan. The previous one was grossly unfair to the Ivers with a large percentage of housing in South bucks planned to be built in our villages
MOP1	Can the NP be used to hold people to account, eg pinewood plans changing after initial planning permission is granted
MOP1	What happened to the previous NP. Why did we need to start over?
MOP2	Whats the reasoning for coming to the conclusion that a relief road will "never happen"? It is still a solution for a number of issues within the parish. Does that mean we are giving up in pushing for one?
MOP3	Evreham fields are also GB
MOP4	Can the NP restrict the number of Operator Licenses for HGVs?
MOP4	Our MP states that current proposed developments will sacrifice 25% of our GB land, how can the NP help to protect that?
MOP4	Can the NP insist that housing developments are more favourably viewed at Planning Committee if they include social housing?
MOP4	Can the NP have an ambition of removing Industrial Areas so as to change the air quality, safety and attractiveness of the Parish?
MOP4	The prominent early Victorian coaching Inn (The Bull) is about to become flats. How can the NP help with protecting that if the Conservation Area can't?
MOP4	Quite agree about the Relief Road. So we should closely scrutinise the appearance of the proposed extension to the original building in the Conservation Area and feed back accordingly even though we don't have a NP currently?
MOP4	I feel we may have been too accepting in the past and not Masters of our Destiny. Can we be more robust in some areas and say things like 'Parish Council will seek to reject proposals that put more HGVs on our roads etc..?'
MOP4	Pinewood always seek variations to previously agreed applications.
MOP4	The NP needs to be dynamic rather than fixed.
MOP4	Bucks has started a feasibility study as to the best use of that land, We need to relocate the HGV sites, we won't get a Relief Road. Instead of paying £150m for a road, offer an 'incentivised relocation' to the companies / industries that no longer fit.
MOP4	Good point Ciaran ref The Bull, feedback is key
MOP4	Neil is clearly credible. Nice to hear this and the meeting has been very valuable. I have absolute faith in the Parish Council to help steer what happens in our community. We need to be tough though.
MOP4	Well done NPC (New Parish Council), so refreshing.
MOP4	:-)
MOP5	There are many older buildings than the 1930s, many of which have now gone - there's a great postcard of Iver High Street in about 1900. It doesn't look that beautiful anymore. Can we include in the design code some of the 'lost' architecture that's now gone but would be great to resurrect?
MOP6	There's a lot of what we can't do within the NP, what about what we can do?
MOP6	Can the NP push for redevelopment of brownfield sites as opposed to building on green belt/ local green spaces sites?
MOP6	Previous identification of places of special interest was taken from samples of a maximum of 6 people so it may need to be opened up to a broader audience.
MOP6	Step Properties agreed to allow a Relief Road with Ruth Vigor. Has anyone got access to those papers?

Member of Public	Question Asked
MOP6	The Bull is listed as a community asset
MOP7	Once the neighbour hood plan is adopted, if something has been overlooked can it be amended easily ?
MOP7	There has been a lot said in the past regarding relief roads, I'm not sure there is any benefit on a who said what in the past.
MOP7	The neighbour hood plan has been put together, has anyone video recorded all the roads, houses, features etc, as a sort of time frame ?
MOP7	How long should it take for this Neighbourhood plan to get through the process and become part of the planning system.
MOP7	why do you say that the evreham area is under threat...
MOP7	is there an assumption that development is a threat. should the evreham area the be identified as a community assest if there is an asset value. at the moment it offers some adult learning, a small leisure gym and sports hall, a playing field, a muga. Is this enough to protect that area as a community asset.
MOP7	last reference, the evreham area sits in a fairly dense residential area already, with Martindale being entwined within the evreham area
MOP7	the relief road discussions were part of IMLG set up by county and district and parish council. there were three options three different areas of relief, the IMLG had numerous meeting over 5 years. theres a lot of history that unitary ex district councillors can share
MOP8	Question for Neil : Why does Policy IV10 nor IV12 include either Evreham Centre or Iver Heath Fields; should there not be a policy for each of these; more significant than some identified ?
MOP8	Why is there no single policy encouraging wildlife and biodiversity recovery or carbon sequestration i.e carbon sinks ? Suitable zones could be identified as Agro Ecological Zones (AEZs) NB: Policy IV16 is about 'mitigation' not positive action.
MOP8	Question for Neil: 1. S5: Can the Vision Statement be improved ? It's not much of a vision at all i.e linking this with Climate and Ecological Emergency for example
MOP8	Question for Neil : Given more resource what else could be done, in your opinion, to make this NP more "robust" than it is presently ?
MOP8	Question for Neil: 1. Could better use be made of an expectation for development proposals to be brought forward under the auspices of Framework Plans and/or Development Briefs? This could encourage earlier and meaningful engagement of all stakeholders
MOP8	A big thank you on behalf of IHRA members to Neil and TIPC Team for a very informative session - we look forward to the next !
MOP9	We also felt that plans for a relief road or a partially completed relief road would just attract more traffic and HGV's Alan
MOP10	Re. the Green Infrastructure Network, who will map existing green infrastructure assets? By when must this be done? And can ecologists be involved to identofy biodiversity opportunities, threats and constraints? And make reference to any local Biodiversity Action Plan. (or maybe this has been done - apologies, just arrived in Iver recently!)
MOP11	Iver heath fields are in green belt so already protected
MOP11	chris jordan has summarised the documents - step propterties agreed only to build the releif road across thier property nowhere else.

7.7.2 Emailed responses and questions to Vice Chair during and after webinar

Question Asked

Please explain the purpose and process of Reg 14

Please explain what cannot, now, be changed from this stage onward prior to the NP being "made"

What else can be done, now, to make this Draft NP more "robust" ?

S5: Can the Vision Statement be improved ? It's not much of a vision at all i.e linking this with Climate and Ecological Emergency for example

Could better use be made of an expectation for development proposals to be brought forward under the auspices of Framework Plans and/or Development Briefs? This could encourage earlier and meaningful engagement of all stakeholders

Special Character Design Codes ; are they any real benefit are they too vague in any case "aesthetic control" which might build resentment rather than support for the NP amongst residents

Why is there no specific policy for Pinewood Studios ?

Why is there no policy for The Evreham Centre ?

Why is there no policy encouraging wildlife and biodiversity recovery or carbon sequestration i.e carbon sinks ? Suitable zones could be identified as Agro Ecological Zones (AEZs) NB: Policy IV16 is about 'mitigation' not positive action.

Why does Policy IV10 not include either Evreham Centre or Iver Heath Fields; should there not be a policy for each of these ?

Why is the Iver Village Hall not noted anywhere? Or if it is - please advise were

7.8 Other verbal and written community responses and questions

7.8.1 7 telephone calls were received at the Council office:

- 4 calls from landowners of land in the Gap Policy areas. 1 was a developer looking for further information, 3 were supporting the inclusion of the green areas and wished to keep their land green
- 3 calls from owners of properties listed in the Heritage Assets. One was in support of restricting development not in keeping with the original style of properties in Richings Park, the person was concerned about how development restrictions could affect her home if she wanted to sell it in the future. The others asked how the NP would restrict development e.g. replacing windows in the future.

7.8.2 Response from resident "We need to be aware of the new Bucks sports and leisure strategy which is due to be published in the next couple of weeks which will form part of the local plan evidence base. This will replace the SBDC one which was for the withdrawn CSB plan. Reading between the lines it seems that this might well indicate that there is no need for any such

provision at the Evreham Centre. If this strategy is adopted now by Bucks what weight would it carry if any planning app were brought forward by Bucks before the LP is in place?

7.8.3 Response from resident.

See Appendix [7.8.3](#)

7.8.4 Response from Iver Heath resident

"As a resident of Iver Heath I would like to comment on the following 4 policies in the NP please:

Policy IV 1 Gaps between settlements. Section F.

No mention is made of Iver Environmental Centre. This site is used by schools to teach our children about the natural environment. I understand that Bucks have recently given them a grant through the Community Boards to improve their site. They are also threatened by the MSA planning application.

Policy IV 10 Community Facilities

No mention is made of the IH British Legion.

Policy IV 11 Village Centres

No mention is made of the IHRA Village Plan for IH.

Policy IV 14 Local Green Spaces

Not enough emphasis is given in the document to Iver Heath Fields, an area that has

been of considerable benefit to residents during Covid. Like much of IH it is also

threatened by the continued expansion of Pinewood Studios"

7.8.5 Response from Iver Heath resident

"The vision statement should not be written in the past tense.

Gaps to be identified to ensure Fulmer parish and IH remain separate and also gaps to separate from Slough and Wexham - this maintaining the unique character of each area. the active travel network must link up to Langley station as well as Iver station, and help to encourage Pinewood Studio based workers to use the cycle route, to help alleviate congestion and poor air quality issues in Iver Heath. Policy Iv7 item D - this should be 100% of all dwellings. IV9 point D - a 10% reduction is not sufficient this must be higher eg 25%. Point 5.42 The name of road 2 should include Church Road as a section is also known as that that is

A412 / Uxbridge Road / Church Road. Local Green spaces IV14, should also include Allotments and Evreham and the various fields and sections that include IH Copse, IH Clump, IH Fields plus the wildlife area known as Hardings Row. Policy IV14 states a 75% passivehaus standard as minimum for dwellings in an application - this should be revisited in relation to COP 26 initiative and other targets that are likely to be set in the near future"

7.8.6 Response from resident

"Regarding Local Heritage Assets - it would be lovely to keep the 'village' feel of Richings Park. What I can't understand is why there are so many enormous houses being built, nearly always three storey and some up to the building line. The 'heritage' houses are being dwarfed and the new buildings cannot possibly be in keeping with the village feel. Why is this still being allowed. I suppose the precedent has now been set but where does it end? Also, it seems that a number of "garden rooms" are being built at the end of gardens which are being rented out. Surely these are not supposed to be for long-term residential use as was the case? Perhaps this is another rule that is allowed to be breached.

My next point is why lorries are still coming through Wellesley Avenue just because Satnavs are directing them this way? Surely the council can afford a sign at the bottom of the avenue directing them towards The Tower Arms. The road is broken and it must be distressing for lorry drivers when they have to attempt turning at the shops junction. This may well not be covered in this survey but think it's worth mentioning.

7.8.7 Response from resident

"Two or three decades ago the proposed plan for retaining the so called "special character" of Richings Park might well have had some merit.

Now though, it's far far too late to try to preserve what's left of the original appearance. If you'd acted in decades past, Richings Park wouldn't be littered with overdeveloped three story houses that bare almost no resemblance to the original designs, dwarfing neighbouring houses and often with recreational garden rooms converted into dwellings for rent. In the process, your proposed plan will inevitably have the effect of casting a blight on identified "heritage" properties which in the main are extremely energy inefficient and poorly built.

I suspect that the majority of Richings Park residents, many of whom have little knowledge of the plans existence, would much prefer their Parish Council to be involved in the things that day to day really matter to them, rather than what appears in large part to be fanciful hot air.

7.8.8 Response from Iver Heath Residents Association

[See Appendix 7.8.8](#)

7.8.9 Spare

7.8.10 Resident of Iver

See Appendix [7.8.10.1](#), Appendix [7.8.10.2](#) and Appendix [7.8.10.3](#)

7.9 Landowner Responses

7.9.1 Pinewood

[See Appendix 7.9.1](#)

7.9.2 David Wilson Homes

[See Appendix 7.9.2](#)

7.9.2.1 Overview of David Wilson Homes

See [Appendix 7.9.2.1](#)

7.9.3 Segro plc and Thorney Lane LLP

[See Appendix 7.9.3](#)

7.9.4 Albany Trustee Co. Ltd

[See Appendix 7.9.4](#)

7.9.5 Colne Valley MSA

[See Appendix 7.9.5](#)

7.9.6 Gam's Field

See [Appendix 7.9.6.1](#), [Appendix 7.9.6.2](#) and [Appendix 7.9.6.3](#)

7.9.7 Inland Homes

See [Appendix 7.9.7](#)

7.9.8 Colne Valley Regional Park

[See Appendix 7.9.8](#)

7.10 What we did with these responses

All responses were collated and considered by the Neighbourhood Planning Committee on 3rd August 2021; 2 late responses from Historic England and Bucks Council Transport were considered on the 23rd September

The Committee responded and the responses are included in the sections below.

7.10.1 Neighbourhood Planning Committee briefing note

See [Appendix 7.10.1.1](#)

7.10.2 Minutes of 2 August 2021

Extract from the minute 148/21 (meeting minutes available as [Appendix 7.10.1.2](#))

“The Clerk summarised the community responses and informed the Committee that on the whole the responses indicated that the Committee was working on the right policies for inclusion in the Neighbourhood Plan. There was however considerable representation by owners of properties listed as Heritage Assets who did not wish their property to be included. The Committee recognised that two letters had been written explaining the consequences of such a listing and that most of the concerns cited were because people had either not understood the information given or had not received the information. The Committee understood that some of the buildings had been dramatically altered over the years and that a lot were not commensurate with how people lived and were not helpful in trying to improve sustainability. Overall it was felt that the Heritage Assets should remain in the Plan however a further webinar solely on the consequences of the policy would be undertaken once the Plan was submitted and Bucks Council is undertaking the Regulation 16 consultation prior to the examination.

Cllr Cook highlighted further work to be undertaken including crisping up the Vision, checking whether the Green Belt was correctly included in the area of Cam's Field, Iver Heath, responding to the statutory consultee queries about the Gap

policy and Green Belt, and clarifying that we do meet the conditions.

Neil Homer took the Committee through his briefing note and explained that the response to the Gap/Green Belt query is that the Committee is acutely aware of the proposals being considered that would permit development on Green Belt and that if that happened we wished to preserve the identities of the different village communities. He also explained that the vision will not be examined by the examiner, however if the Committee wished to adjust what is written that is fine.

In summary

- *The statutory respondents are aware of the difference between a Gap Policy and Green Belt and it is legitimate for a Neighbourhood Plan to contain this policy*
- *This Neighbourhood Plan is attempting to place policies in place to assist the community to influence the development that takes place. This is particularly hard following the withdrawal of the Chiltern & South Bucks Local Plan and the lack of an up to date Local Plan. It will likely be 4 – 5 years before the Bucks wide Local Plan is in place and that will be at a much higher level than what the Neighbourhood Plan is focusing on. A review of the Neighbourhood Plan might be better sooner rather than later in this context however the Basic Conditions Statement and Evidence Base sets out the context of the situation that this Committee is working within*
- *As a Neighbourhood Planning Committee we can't plan for growth in the conventional way because national planning policy prevents neighbourhood plans from allocating land for development in the Green Belt or from modifying local Green Belt policy or boundaries*
- *The existing South Bucks Local Plan contains policy to change HGV sites to non HGV sites*
- *Pinewood infers that the Colne Valley Regional Park is not of consequence. This is incorrect and it technically exists in a planning sense*
- *Pinewood is a nationally important employment site; however Thorney Business Park is different and the Committee was disappointed that its response was*

negative.

The response from Bucks Council is very disappointing and the Committee felt that it was disrespectful of the work that had been undertaken by the community. In particular the Committee feel that the focus of The Ivers as an area for employment focus has run its course and that the approach over the last 2 decades has delivered considerable stresses and, in particular, negative environmental impacts on the community and the infrastructure.

It was felt critical that the Neighbourhood Planning Plan goes to examination with the Committee knowing the view of Bucks Council; if the policies are to succeed they need to be supported by the Planning Authority. The Committee also needs to understand if Bucks Council agrees with the specific policies regarding Pinewood and Thorney Business park in order that meetings can be convened with those landowners in order to reconcile the differences. The Committee was firm in that they cannot be true to the community in their work to improve air quality without the Pinewood Policy.

It is therefore imperative that the Committee gains a full response from Bucks Council

7.10.3 Minutes of 23rd September 2021

Extract from the minute 253/21 (meeting minutes available as [Appendix 7.10.3.1](#))

At this meeting the late responses of Bucks Council Transport and Historic England were considered and actions were agreed to address the comments and suggestions made. See [Appendix 7.10.3.1](#) for detail.

7.10.4 Survey Monkey Community comment and responses by the Neighbourhood Planning Committee

Consultee response	Response of Neighbourhood Planning Committee
<p>What is the point of an Air Quality Management Area if the only levers you have are planning and not restrictions?</p>	
<p>Any planning also needs to be considered with the whole proposed developments...we are seeing an unprecedented assault on the green belt</p>	<p>The Air Quality Management Area is being delivered through an action plan of Bucks Council.</p>
<p>The Heritage Asset list consists of buildings deemed to be of special character in the Ivers and included over 110 buildings in the Richings park estate, one of which is ours. I have compared our Estate Type buildings included in the list against the same Estate type buildings not. I cannot understand the criteria set in making the decision that seems subjective. I have also spoken to people who did not know their building were on a list and could not remember receiving a letter but were quick to understand the issues.</p>	
<p>We are against our house being on the Heritage asset listing as it could limit our future development choses which tend toward a modern design approach rather than its current old fashion look. The inclusion of a reference to Paragraph 197 would also points to the council having increased unilateral powers if it chose to use them. Eventually we will all have to move on and sell our building asset, but with a caveat attached restricting its redevelopment it could put off buyers and reduce its value which in turn could have further implications.</p>	<p>Noted</p>
<p>I am not happy with the new regulation and I am entitled to add detailing of my choice on my own house, which I have paid for.</p>	<p>Noted</p>
<p>And in any event, the planning system is limited in what it can do – often it’s more a licensing or highways matter - this is wholly incorrect as through planning a relief road can be provided. Licensing has nothing to do with lorry numbers using the high street as they can originate in or be destined for, any location.</p>	<p>Noted</p>

Consultee response	Response of Neighbourhood Planning Committee
<p>Protect and safeguard green spaces, reduce congestion and traffic pollution and protect the old buildings from being demolished. Sympathetic housing projects only</p> <p>Older properties that have been listed as heritage assets, do not need protection as it is unfair to the owners. This limits the owners of the property. However development approval should only be given to properties that would make the area look nice. It is unfair for people to living in these 'heritage assets' as they should not be restricted to planning applications. Grass verges should be protected.</p>	<p>Noted</p> <p>Noted</p>
<p>We have only been given an overview. I would like to see the details. The grass verges should be protected.</p>	<p>The full draft of the Neighbourhood Plan is available on the Parish Council website. The QR codes on the posters and the links on social media will take you directly to the Neighbourhood Planning page.</p>
<p>The properties listed as heritage assets should be removed. Some of these properties will not be fit for purpose in the next ten years. What the plan should propose is, only allow planning approval for certain designs.</p> <p>I so not agree to the council imposing heritage on Houses as most of the houses have been developed and it is not right for the Houses who have not been developed.</p> <p>This is unfair for residents living in these houses who's properties will become a heritage asset</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>
<p>The Green at Barnfield is priceless for people and should have full protection along with the trees on it.</p> <p>No green belt should be built on and Slough certainly shouldn't be building on Buckinghamshire. We pay much higher council tax than Berkshire residents. Plus our children need somewhere to live. Any new builds that are not private the priority should be given to local families from the Ivers, Iver Heath, Shredding Green, Richings Park and Thorney..</p>	<p>We will have a look at this</p> <p>Noted. Unfortunately this isnt something that the Neighbourhood Plan can include however we will pass this to the Housing Team at Bucks Council</p>

Consultee response	Response of Neighbourhood Planning Committee
<p>You are missing a design code. Neighbourhood plans can have a design code, which can ensure that beautiful, traditional architecture typical of the local area should be followed for any new builds. This is a vital part of protecting the character of the local area.</p>	<p>The heightened emphasis on design nationally emphasises the importance of high-quality design and the need for new development to reflect the special qualities and local distinctiveness of the Parish. Given the national interest, and Buckinghamshire being one of the 14 LPAs in England each given £50k to pilot the formulation and use of design codes in the local planning system over the next 6 months, this type of policy approach is likely to be heading our way anyway.</p>

7.10.5 Responses made during the webinar via the chatbar with the Committee responses

Member	Question Asked	Neighbourhood Planning Committee Response
of Public	<p>Can we use the neighbourhood plan to mitigate any unfairness from any new local plan. The previous one was grossly unfair to the Ivers with a large percentage of housing in South bucks planned to be built in our villages</p>	<p>This isn't within the gift of the Neighbourhood Plan. It can however set out the aspiration of this community that the Local Plan must take into account and an example of this is the inclusion of the Gap policy that aims to maintain a green delineation between the settlements</p>
MOP1	<p>Can the NP be used to hold people to account, eg pinewood plans changing after initial planning permission is granted</p>	No

Member of Public	Question Asked	Neighbourhood Planning Committee Response
MOP1	What happened to the previous NP. Why did we need to start over?	<p>The work that was started on the Neighbourhood Plan became subsumed into the local community based work that was striving to influence the emerging South Bucks and Chiltern Local Plan. As that draft was increasingly under threat the Parish Council reinvigorated the Neighbourhood Plan work that has been proven to be the right thing to do as the emerging Local Plan has been withdrawn.</p> <p>The Parish Council will never stop lobbying for a relief road for the whole of the Ivers. The latest feasibility study covers only one section of a relief road that it costed at £140 - £150 million. This is unachievable and the Neighbourhood Planning Group strongly believes that this southern approach will only create more issues in Iver Heath. It has therefore drafted policies that focus on mitigation. This means that Community Infrastructure Levies can be refocussed to schemes that are achievable.</p>
MOP2	Whats the reasoning for coming to the conclusion that a relief road will "never happen"? It is still a solution for a number of issues within the parish. Does that mean we are giving up in pushing for one?	<p>Yes they are</p>
MOP3	Evreham fields are also GB	<p>No - licencing is outside of the scope of the Neighbourhood Plan. What the Plan can do and it has done is make policy that developments should result in a net decrease of HGV traffic</p>
MOP4	Can the NP restrict the number of Operator Licenses for HGVs?	<p>Unfortunately it cant. The Neighbourhood Plan has no ability to influence what happens on green belt land in the Ivers. What the Plan can do is influence what developments happen across The Ivers, including any that the Planning Authority choose to allow on green belt</p>
MOP4	Our MP states that current proposed developments will sacrifice 25% of our GB land, how can the NP help to protect that?	<p>National Policy already makes exceptions for proposals for affordable housing in the Green Belt (§145 and §146) and infilling in villages which is also guided by Policy GB3 of the adopted South Bucks Local Plan 1999.</p>
MOP4	Can the NP insist that housing developments are more favourably viewed at Planning Committee if they include social housing?	

Member of Public	Question Asked	Neighbourhood Planning Committee Response
MOP4	Can the NP have an ambition of removing Industrial Areas so as to change the air quality, safety and attractiveness of the Parish?	Policy IV9 encourages changes of use on sites that generate HGV traffic and to prevent intensification of those sites that will make the problem worse and prevent new HGV generating uses elsewhere. The Bull was registered as a community asset however the landlord refused to sell to the community and the timeline has now passed. The Neighbourhood Plan cannot prevent development but it can influence what a development looks like. The development of the Bull will need to sustain and enhance the significance of the conservation area
MOP4	The prominent early Victorian coaching Inn (The Bull) is about to become flats. How can the NP help with protecting that if the Conservation Area can't?	Noted
MOP4	Quite agree about the Relief Road.	Noted
MOP4	So we should closely scrutinise the appearance of the proposed extension to the original building in the Conservation Area and feed back accordingly even though we don't have a NP currently?	Yes please - you can do this through the Planning Portal of Bucks Council
MOP4	I feel we may have been too accepting in the past and not Masters of our Destiny. Can we be more robust in some areas and say things like 'Parish Council will seek to reject proposals that put more HGVs on our roads etc..?'	Noted and the Parish Council is already commenting strongly wherever it can on proposals that it considers will increase HGVs on the local roads
MOP4	Pinewood always seek variations to previously agreed applications.	Noted The Neighbourhood Plan must be fixed as it must pass a referendum. That does not mean to say that once a plan is agreed we sit still. The Parish Council is committed to constantly reviewing the Neighbourhood Plan and if necessary will develop a revised plan for a further referendum. This is a fastly developing area and the Parish Council is constantly monitoring policies and proposals. Neighbourhood Planning Regulations allow for changes to made Neighbourhood Plans through a modification process. The modification process to follow depends on the degree of modifications.
MOP4	The NP needs to be dynamic rather than fixed.	

Member of Public	Question Asked	Neighbourhood Planning Committee Response
MOP4	Bucks has started a feasibility study as to the best use of that land,	Noted
MOP4	We need to relocate the HGV sites, we won't get a Relief Road. Instead of paying £150m for a road, offer an 'incentivised relocation' to the companies / industries that no longer fit.	Noted
MOP4	Neil is clearly credible. Nice to hear this and the meeting has been very valuable. I have absolute faith in the Parish Council to help steer what happens in our community. We need to be tough though.	Thank you
MOP4	Well done NPC (New Parish Council), so refreshing.	Thank you
MOP4	:-) There are many older buildings than the 1930s, many of which have now gone - there's a great postcard of Iver High Street in about 1900. It doesn't look that beautiful anymore. Can we include in the design code some of the 'lost' architecture that's now gone but would be great to resurrect?	Thank you The Neighbourhood Plan includes design codes for the three main areas. Local Heritage Assets and further design code work is something the Committee is planning to continue to work on for a review of the Plan.
MOP5	There's a lot of what we can't do within the NP, what about what we can do?	A lot - if you check the policies that have been included you will note the wide breadth of those policies
MOP6	Can the NP push for redevelopment of brownfield sites as opposed to building on green belt/ local green spaces sites?	It can however in this plan we are not making land allocations as we are endeavouring to implement a Neighbourhood Plan in the absence of an up to date Local Plan. Land allocations and the associated technical reports will be a part of our review - this is an indepth piece of work
MOP6	Previous identification of places of special interest was taken from samples of a maximum of 6 people so it may need to be opened up to a broader audience.	Agreed - we will need to work on this for the review
MOP6	Step Properties agreed to allow a Relief Road with Ruth Vigor. Has anyone got access to those papers?	We have a number of papers however this is the proposal for only a small section of a relief road at the south side
MOP6	The Bull is listed as a community asset	Yes - in the Plan itself

Member of Public	Question Asked	Neighbourhood Planning Committee Response
MOP7	Once the neighbour hood plan is adopted, if something has been overlooked can it be amended easily ?	Yes - we are not stopping and will be building a review process. There is so much happening in this area and we have no up to date Local Plan. Neighbourhood Planning Regulations allow for changes to made Neighbourhood Plans through a modification process. The modification process to follow depends on the degree of modifications.
MOP7	There has been a lot said in the past regarding relief roads, I'm not sure there is any benefit on a who said what in the past.	Noted
MOP7	The neighbour hood plan has been put together, has anyone video recorded all the roads, houses, features etc, as a sort of time frame ?	Not at this time - a very good idea.
MOP7	How long should it take for this Neighbourhood plan to get through the process and become part of the planning system.	We are anticipating that the Plan will proceed to referendum May 2022
MOP7	Thank you to the panel, great stuff	Thank you
MOP7	why do you say that the evreham area is under threat... is there an assumption that develpoment is a threat. should the evreham area the be identified as a community assest if there is an asset value. at the moment it offers some adult learning, a small leisure gym and sports hall, a playing field, a muga. Is this enough to protect that area as a community asset.	Bucks Council owns Evreham Centre and is consulting on development of the site
MOP7	last reference, the evreham area sits in a fairly dense residential area already, with Martindale being entwined within the evreham area	We cannot protect the area of the Evreham Centre however by being included in the Neighbourhood Plan it gives weight to the need to preserve the use of the Centre.
MOP7	the relief road discussions were part of IMLG set up by county and district and parish council. there were three options three different areas of relief, the IMLG had numerous meeting over 5 years. theres a lot of history that unitary ex district councillors can share	Noted
MOP7	unitary ex district councillors can share	Noted

Member	of Public	Question Asked	Neighbourhood Planning Committee Response
MOP8		<p>Question for Neil : Why does Policy IV10 nor IV12 include either Evreham Centre or Iver Heath Fields; should there not be a policy for each of these; more significant than some identified ?</p> <p>Why is there no single policy encouraging wildlife and biodiversity recovery or carbon sequestration i.e carbon sinks ? Suitable zones could be identified as Agro Ecological Zones (AEZs) NB: Policy IV16 is about 'mitigation' not positive action.</p>	<p>The two items are included in strategically labelled policies. This does not diminish their inclusion in the Plan</p>
MOP8		<p>Question for Neil: 1. S5: Can the Vision Statement be improved ? It's not much of a vision at all i.e linking this with Climate and Ecological Emergency for example</p>	<p>Policy IV13 requires new proposals to conserve and enhance biodiversity and to contribute to carbon sequestration.</p> <p>"The growth of Iver Parish provided an opportunity to retain and enhance the unique character of each settlement within development constraints identified for each village. The quality of life for both present and future generations has been improved by protecting local heritage assets and improving our facilities and environment, including a green infrastructure strategy to respond to the climate and ecological emergency through improvement of the Colne Valley Regional Park.</p> <p>The NP has had to address a number of difficult challenges. Unlike parishes outside the Green Belt, the NP can't take responsibility for deciding which land is and isn't developed. Although there is no difficulty in the technical process of preparing a neighbourhood plan, in that every neighbourhood plan is the same in this sense, it depends on the scope of the neighbourhood plan. Obviously, the wider the scope, the more evidence is required, the more support may be required. The final list of policies in this NP focuses on key objectives to put markers down for future development. The Reg 14 consultation will highlight if there are any further gaps in the evidence base to proceed to submission and examination.</p>
MOP8		<p>Question for Neil : Given more resource what else could be done, in your opinion, to make this NP more "robust" than it is presently ?</p>	

Member of Public	Question Asked	Neighbourhood Planning Committee Response
MOP8	Question for Neil: 1. Could better use be made of an expectation for development proposals to be brought forward under the auspices of Framework Plans and/or Development Briefs? This could encourage earlier and meaningful engagement of all stakeholders	Adopted Core Policy 17 of the South Bucks Core Strategy 2011 already requests Development Briefs on significant sites which may come forward.
MOP8	A big thank you on behalf of IHRA members to Neil and TIPC Team for a very informative session - we look forward to the next !	Thank you
MOP9	We also felt that plans for a relief road or a partially completed relief road would just attract more traffic and HGV's	Noted
MOP10	Re. the Green Infrastructure Network, who will map existing green infrastructure assets? By when must this be done? And can ecologists be involved to identify biodiversity opportunities, threats and constraints? And make reference to any local Biodiversity Action Plan. (or maybe this has been done - apologies, just arrived in Iver recently!)	Existing GI assets are already mapped on the Policies Map included in the plan. The Colne Valley Regional Park has already prepared a detailed strategy for the whole park, including the Iver parish as it lies entirely within it. It includes a schedule of opportunities to improve the functionality of green infrastructure assets which are also shown on the Policies Map.
MOP11	Iver heath fields are in green belt so already protected	Noted

7.10.6 Emails sent to the Vice Chair during the webinar and the response of the Neighbourhood Planning Committee

Question Asked	Neighbourhood Planning Committee Response
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Question Asked

Please explain the purpose and process of Reg 14

Please explain what cannot, now, be changed from this stage onward prior to the NP being “made”

What else can be done, now, to make this Draft NP more “robust” ?

Neighbourhood Planning Committee Response

The Regulation 14 consultation is the first formal consultation of the Neighbourhood Plan process and therefore guided by regulations. The Plan needs to undergo a formal six-week consultation period, as set out in Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 (as amended). The qualifying body, the Parish Council, is required to:

- Notify people who, live work and carry on business in the neighbourhood area of the neighbourhood plan and its content, and how and by when they need to respond;
- Consult consultation bodies (this is a list of consultation bodies held by BC)
- Send a copy to the Local Planning Authority (BC). The Pre-Submission Plan cannot contain options. The goal is to get the Plan right the first time so that modifications for submission are straightforward.

Once submitted for examination, there is no further opportunity for the PC to modify the NP, other than through its withdrawal and resubmission. The examiner may recommend some modifications. The Pre-Submission Plan should be as near the final version as possible to avoid having to undertake the Regulation 14 consultation again. Removal of content is usually ok, but introduction of completely new material will need to be assessed. OH will advise on such modifications prior to submission for examination.

The NP has had to address a number of difficult challenges. Unlike parishes outside the Green Belt, the NP can't take responsibility for deciding which land is and isn't developed. Although there is no difficulty in the technical process of preparing a neighbourhood plan, in that every neighbourhood plan is the same in this sense, it depends on the scope of the neighbourhood plan. Obviously, the wider the scope, the more evidence is required, the more support may be required. The final list of policies in this NP focuses on key objectives to put markers down for future development. The Reg 14 consultation will highlight if there are any further gaps in the evidence base to proceed to submission and examination.

Question Asked

S5: Can the Vision Statement be improved ? It's not much of a vision at all i.e linking this with Climate and Ecological Emergency for example

Could better use be made of an expectation for development proposals to be brought forward under the auspices of Framework Plans and/or Development Briefs? This could encourage earlier and meaningful engagement of all stakeholders

Special Character Design Codes ; are they any real benefit are they too vague in any case "aesthetic control" which might build resentment rather than support for the NP amongst residents

Why is there no specific policy for Pinewood Studios ?

Why is there no policy for The Evreham Centre ?

Why is there no policy encouraging wildlife and biodiversity recovery or carbon sequestration i.e carbon sinks ? Suitable zones could be identified as Agro Ecological Zones (AEZs) NB: Policy IV16 is about 'mitigation' not positive action.

Why does Policy IV10 not include either Evreham Centre or Iver Heath Fields; should there not be a policy for each of these ?

Neighbourhood Planning Committee Response

"The growth of Iver Parish provided an opportunity to retain and enhance the unique character of each settlement within development constraints identified for each village. The quality of life for both present and future generations has been improved by protecting local heritage assets and improving our facilities and environment, including a green infrastructure strategy to respond to the climate and ecological emergency through improvement of the Colne Valley Regional Park.

Adopted Core Policy 17 of the South Bucks Core Strategy 2011 already requests Development Briefs on significant sites which may come forward.

The heightened emphasis on design nationally emphasises the importance of high-quality design and the need for new development to reflect the special qualities and local distinctiveness of the Parish. Given the national interest, and Buckinghamshire being one of the 14 LPAs in England each given £50k to pilot the formulation and use of design codes in the local planning system over the next 6 months, this type of policy approach is likely to be heading your way anyway.

Policy IV17 supplements existing policies on Pinewood. The new project is what is defined as a Nationally Significant Infrastructure Project which is what is known as 'excluded development' for the formulation of NP policies.

Policy IV10 seeks to safeguard the community uses at the Evreham Centre from unnecessary loss.

Policy IV13 requires new proposals to conserve and enhance biodiversity and to contribute to carbon sequestration.

The two items are included in strategically labelled policies. This does not diminish their inclusion in the Plan (same as line 40 in other list of questions)

Question Asked

Why is the Iver Village Hall not noted anywhere? Or if it is - please advise where

Neighbourhood Planning Committee Response

This is an omission by us. IV10 should read Kings Church and Iver Village Hall

7.10.7 Meeting with Bucks Council Planning Policy

At the request of the Neighbourhood Planning Committee the meeting was convened on the 9th September 2021. The note of the meeting is available as [Appendix 7.10.7.1](#)

Buckinghamshire Council was unable to gain the responses required from the Transport and Economic Departments and a further planned meeting did not take place. Buckinghamshire Council did confirm that they would consider the removal of the Ivers Relief Road policy of the Council if a formal request to do so was made by the Parish Council. This was undertaken by the Council as Minute 333/21. This development enabled opportunity regarding Thorney Business Park Poliy

7.10.8 Meeting with Land Interests of Thorney Business Park

This meeting was held on 4th November 2021 and the Parish Council set out its thoughts regarding the land use if The Ivers Relief Road requirement was removed. One of the land interests indicated that they would be submitting an application for three data centres at the rear of the site. This change in land use would enable other opportunities for the rest of the site that had an overview masterplan available since 2015.

7.10.9 Adjustment of the detail of the Thorney Business Park policy

The Parish Council commissioned a 'masterplan concept' by the consultant to be based around the existing masterplan, and taking account of the proposed data centre land use and removal of the Ivers Relief Road. The concept was not felt to be materially different to the drafted policy but made it clearer what could be achieved. This concept has been included in the draft Neighbourhood Plan.

7.11 Additional Consultation Event

On 9th October 2021 the Neighbourhood Plan draft was made available at a Residents Association AGM and a display included 2 key slides:

Why have a Neighbourhood Plan?

- Opportunity to set out a positive vision for how our community develops over the next 20 years
- We can set out how new buildings fit into our existing villages
- We can protect green spaces that the community value that are not currently protected
- We can combat the encroachment on our green belt from Slough and Hillingdon
- Helps us to use planning legislation to tackle what isn't right in our community
- Increases the amount of Community Infrastructure Levy (CIL) we receive from new developments
- Complements the developing Buckinghamshire Local Plan



THE IVERS
PARISH COUNCIL

Next steps for The Ivers Neighbourhood Plan

- Complete the consultation with partner organisations called Regulation 14 Consultation
- Complete the development plan, evidence base and consultation statement
- Submit to Parish Council for ratification
- Submit to Buckinghamshire Council and they complete a Regulation 16 Consultation
- Agree any changes highlighted by Regulation 16 Consultation
- Inspection by Planning Inspector
- Neighbourhood Plan responses communicated to Planning Inspector
- Plan finalised
- Buckinghamshire Council calls a referendum
- Purdah
- Referendum
- Buckinghamshire Council officially adopts the Neighbourhood Plan



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7.11.1 Responses at AGM

The event engaged with about 50 people and the feedback was positive. People had some difficulty understanding the planning terminology however they were supportive of what the Plan was aiming to accomplish. There was very strong agreement for the policy areas.

- 7.12 Committee Agreement of the draft Neighbourhood Plan for submission
This was undertaken on the 7th December 2021. Minute 358/21. See Appendix 7.12.1. The green spaces report and basic conditions re[port was also agreed.
- 7.13 Council Agreement of the Neighbourhood Plan for submission
This was undertaken on 13th December 2021. Minute 363/21. See [Appendix 7.13.1](#)

8. Difficulties experienced with consultation and engagement 2020-2021

8.1 Buckinghamshire Council

The recommencement of the work on The Ivers Neighbourhood Plan and consultation coincided with the dissolution of the South Bucks District Council and the formation of the new Unitary Bucks Council. This in turn coincided with the commencement of the Covid pandemic, the withdrawal of the South Bucks Local Plan and a marked increase of development proposals and applications within the parish but particularly within the green belt.

The Committee took a very difficult decision to continue to work on the Neighbourhood Plan during the lockdowns and Covid restrictions however it became increasingly difficult to engage with Bucks Council who were not only undergoing considerable restructuring but were also grappling with the change in working practices created by the pandemic.

The Neighbourhood Planning Committee has struggled throughout this latest consultation period to gain meaningful debate from Bucks Council and the unitary council itself has been unable to field policy that joins up across the directorates.

Bucks Council has commenced work on a new Local Plan for the unitary area however it is anticipated that this will not reach a conclusion for about 4 years; in the meantime The Ivers is experiencing a considerable focus from developers and the community wish to try to influence the quality of such development whilst reducing the negative impacts that the community is currently experiencing. The committee continues to struggle to gain assistance from Bucks Council which is now experiencing considerable staffing shortages.

It would be remiss not to include information that Bucks Council is a landowner of the greenbelt and is itself proposing to develop about 20 acres of such landholding in the parish.

8.2 Face to face consultation

Throughout 2020 and 2021 all meetings have been undertaken virtually and the Committee continues to recognise the preference of community members and our partners not to meet physically. Phone conversations, phone conferences, zoom conferences and written

communication has been encouraged. There are no current plans to return to physical consultation and it is not expected to recommence until late spring 2022 at the earliest.

The pandemic has resulted in best practice community engagement tools being inappropriate and it is hoped that as the development of the Local Plan is progressed that The Ivers will be able to once again return to face to face community engagement and consultation activities whilst maintaining the positive engagements that have been achieved by introduced video conferencing to a wider community audience.

8.0 Conclusion

The Ivers Neighbourhood Plan has been developed over a number of very challenging years. In its formative years it became overtaken by the development and the emergence of the new South Buckinghamshire Local Plan which was then withdrawn leaving the area without an up to date local plan whilst being under pressure from multiple major proposed developments.

Against this challenging backdrop the Neighbourhood Plan has progressed through consultation and engagement stages and the Committee and Council is proud to present its Consultation Statement.

It has been very hard work for a very long time.