



CHILTERN DISTRICT COUNCIL

Cabinet

**Tuesday, 11th February, 2014
At
4.30 pm**

**Council Chamber, King George V House, King George V Road,
Amersham**

Additional Representations Received in relation to Item 10:

**Pre-Submission Delivery Development Plan Document,
Draft Infrastructure Delivery Schedule and Community
Infrastructure Levy Review**

Jeremy Evershed
Seven Firs, Bellingdon, Bucks HP5 2UR
Tel: 07714242858

29th January 2014

Planning Policy Manager
The Planning Policy Team, Chiltern District Council
King George V House
King George V Road
Amersham
Bucks.
HP6 5 AW

For the attention of **David Waker**

Dear Sir or Madam,

Delivery Development Plan Document - Bellingdon Village Community Proposal

A number of residents within Bellingdon are of the view that the village should pursue a community led project potentially making use of the provisions of the Localism Act. It is intended that in the near future a forum including trustees of the village hall will be more formally established to promote a community led project for investment in the amenities and housing provision within the village.

Whilst various options for the enhancement of the village are being considered, a key component is the potential to establish new village playing fields and associated facilities in proximity to the village's historic public house – The Bull. The idea would be to establish significantly improved facilities to provide an attractive hub for the village and community to come together, which would importantly provide enhanced viability for the existing public house.

Such a proposal would be dependent for funding on a community promoted development on land at the existing village hall and grounds. This in our view would accord with central Government's intention for communities to bring forward development proposals in their local areas. In addition, whilst it is acknowledged that the entire village is within the designated Green Belt, it is noted that the NPPF (Paragraph 90) envisages a degree of exception for such proposals by providing that, for community led proposals brought forward under Community Right to Build orders, these would not constitute inappropriate development in the Green Belt.

Whilst we appreciate that the initial consultation period for the emerging DDPD has already run and that you will be consulting on a draft document shortly, we would ask that the Council consider at this stage the potential to make a small addition to the revised proposals map to identify the existing village hall and associated playing fields as an area of opportunity for a community led proposal together with land associated with the public house.

It is our view that such an addition to the Local Plan would provide a valuable material consideration when considering an exception to the standard approach under Policy GB2 (or its replacement policy) should an appropriate community led proposals be brought forward.

We would be pleased to meet with officers to discuss this proposal further and in particular how emerging policy can be suitably cast within the DDPD to ensure that a shared vision for this potential opportunity to significantly improve the quality of the residential environment of the village and its facilities is given the best chance of success.

We look forward to hearing from you.

Yours sincerely,



Jeremy Evershed
On behalf of a number of residents of Bellingdon Village



6 February 2014

District Planning Officer
Chiltern District Council
King George V House
King George V Road
Amersham
HP6 5AW

For the attention of Mr David Waker;

Dear Sirs

**CABINET AGENDA 9 ITEM 8 PAGES 186-190:
DELIVERY DEVELOPMENT PLAN DOCUMENT (DPD):**

Reference is made to the above item as drafted in your officer's statement. Our particular representation to your council's public consultation exercise has unfortunately been misrepresented by the officer concerned.

The land in question within Chalfont St Giles would not "*need to be considered as a strategic release*" that is wholly wrong; it is a small parcel of land within the settlement surrounded by residential uses and curtilages. Minor Green Belt changes are perfectly allowable and the DPD is the obvious document to review any such changes which is of course why the council initiated a public consultation exercise in the first place!

We would like this aspect addressed by the officer prior to the meeting and thank you for your consideration in this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Lucas'.

STEPHEN LUCAS
LUCAS LAND & PLANNING

400 Pavilion Drive Northampton NN4 7PA

info@lucasland.co.uk

Little Missenden Parish Council

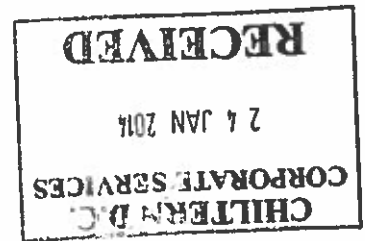
Please reply to the
Clerk to the Council: Richard Osborne, C.Eng. MIMechE
E-mail: clerk.lmpc@btconnect.com
Website: littlemissendenpc.co.uk

COUNCIL OFFICES
38 NEW POND ROAD
HOLMER GREEN
BUCKS. HP15 6SU

Telephone: 01494 715429

Mr. Graham Winwright
Temporary Policy Planning Manager
Chiltern District Council
King George V House
King George V Road
Amersham Bucks HP6 5AW

23rd January 2014



Dear Mr. Winwright

Subject: Stables at Toby's Lane, Little Missenden included in Draft Pre-Submission DDPD

At Little Missenden Parish Council's Meeting (LMPC) on 20th January 2014 the current status of the Stables at Toby's Lane was discussed with regard to it's continued occupation in breach of planning regulation and it's inclusion in the Draft Pre-Submission DDPD for 1 pitch. The planning history of this site is tortuous and CDC Planning Enforcement consider that court action for removal would lead to further extensions being granted to the current occupancy, despite flagrant breach of planning regulation.

The owner occupied this site without planning permission; a retrospective planning application resulted in refusal from CDC. The owner appealed and the Public Enquiry was delayed due to lack of proper representation on behalf of the owner; once finally heard, the Inspector upheld the refused decision of CDC although allowed a further 12 months for compliance. The date for vacation of the site was 23rd May 2013 and enforcement of the planning decision is still pending.

Despite the planning history this site had been included in the Draft Pre-Submission DDPD for 1 pitch. LMPC believe the democratic process carried out by CDC through planning and subsequent appeal should be upheld. The owner is trying to use every conceivable method to continue to occupy this site and if he were to succeed to have this site included in the DDPD for 1 pitch, it would confirm popular opinion that those who choose to treat planning regulations with contempt will in the end benefit from their actions due to the constraints placed by enforcement.

This site was purchased by the owner/occupier when it was a stables and has resided there continuously in his caravan. This has subsequently expanded and there are now 3 pitches on the site. The owner/occupier also owns the adjacent fields adjoining the A404 up to the boundary with Mop End Lane. Due to the history of non-compliance with planning regulations it does not take much imagination to envisage all this land eventually being occupied by travellers/gypsies, even if only 1 pitch was granted in the DDPD.

Council Office Hours: 9.00am to 12.00 noon – Monday to Friday

Additional evidence to support this view is contained in Appendix 10 whereby 43 separate nominations were received for this as an additional site to support up to 6 pitches, each of them stating they reside on the site.

Therefore, LMPC urge you in the strongest terms possible to dismiss this site proposal for 1 pitch in the Draft Pre-Submission DDPD at your meeting in February 2014.

Yours sincerely


GF

G Feltham
Chairman
Little Missenden Parish Council

P.S. In order to be constructive, have you considered on an additional site, the land at Horsemoor Lane, off Mop End East Lane, Little Missenden. This area is predominately occupied by a large electricity distribution station, but there is sufficient space, the area is flat, well screened and cannot be view from the surrounding area.

Copy to : - Mr. Peter Beckford – Head of Sustainable Development – CDC
Ms. Tracey Francis – Principal Planning Officer - Enforcement - CDC
Cllr. Graham Harris – CDC
Cllr. Julie Burton – CDC
Cllr. David Schofield – BCC
Rt. Hon. Cheryl Gillan MP



WYCOMBE
DISTRICT COUNCIL

Planning & Sustainability

Penelope Tollitt – Head of Planning & Sustainability

Queen Victoria Road
High Wycombe
Bucks HP11 1BB
Tel: 01494 461000
DX 4411 High Wycombe –1

www.wycombe.gov.uk

Graham Winwright
Temporary Planning Policy Manager
Chiltern District Council
King George V House
King George V Road
Amersham
Bucks HP6 5AW

Your Ref:
Our Ref:
Enquiries to: David Dewar
Direct Line: (01494) 421570
Fax No: (01494) 421181
Email: David_Dewar@wycombe.gov.uk
Minicom No: (01494) 413588
Date: 10 February 2014

Dear Graham

EXTRACT OF THE HPOC DELIVERY DPD 21 JAN – DRAFT POLICY DH5

Thank you for your email of 13 January highlighting the latest stage of the Chiltern Delivery DPD and the request for information regarding traveller sites in Wycombe District.

Wycombe District Council (WDC) wishes to express its strong objection to draft policy DH5 of the draft document. As you will recall, we made representations to the Gypsy, Traveller and Travelling Showpeople Site Options Public Participation stage in October 2013, where we flagged up the fact that there was little evidence presented in the draft document about the deliverability of the sites being highlighted. However, there was no indication in this document that CDC was intending to progress a policy based on prioritising sites outside the District for meeting the need generated in Chiltern District. There have been no detailed discussions between the Councils on this specific proposed approach prior to you making it public, which appears wholly at odds with the Duty to Co-operate.

The National Planning Policy Framework (NPPF) is clear that each local planning authority should meet its objectively-assessed need unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (Para 14). Planning Policy for Traveller Sites, meanwhile, enables the plan-making process to make an exceptional limited alteration to the Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site (para 15).

There appears to be no evidence presented in draft policy DH5 which indicates that providing Chiltern's comparatively modest requirement for additional traveller accommodation (as identified in the Bucks GTAA, published in August 2013) would have impacts that would "significantly and demonstrably" outweigh the benefits. Moreover, there is no evidence that the traveller population in Chiltern would take up a site in Wycombe District or any other district outside Chiltern even were such sites allocated. In any case, as you know, Wycombe District is also characterised by significant constraints, with the vast



majority of the District covered by Green Belt and/or Area of Outstanding Natural Beauty designations.

It is clear, therefore, that Chiltern should allocate pitches/plots to meet this need within Chiltern District - including by way of exceptional limited alterations to its Green Belt boundary, if necessary.

I will endeavour to provide the information you seek regarding traveller sites within the timescale you stipulate. However, please note that we have just commenced our Local Plan Options Consultation, so I am currently very preoccupied with the document preparation for this.

In the meantime, I would be grateful if you could draw this letter, together with the letter sent by Cllr Neil Marshall, WDC's Cabinet Member for Planning & Sustainability, to the attention of your Cabinet Member for Sustainable Development prior to the Cabinet meeting of 11th February referred to above.

Yours sincerely

David Dewar

David Dewar
Planning Policy Officer



WYCOMBE
DISTRICT COUNCIL

Planning & Sustainability

Penelope Tollitt – Head of Planning & Sustainability

Queen Victoria Road
High Wycombe
Bucks HP11 1BB
Tel: 01494 461000
DX 4411 High Wycombe –1

www.wycombe.gov.uk

Cllr Graham Harris
Cabinet Member for Sustainable Development
Chiltern District Council

Your Ref:
Our Ref:
Enquiries to: David Dewar
Direct Line: (01494) 421570
Fax No: (01494) 421181
Email: David_Dewar@wycombe.gov.uk
Minicom No: (01494) 413588
Date: 10 February 2014

Dear Graham

EXTRACT OF THE HPOC DELIVERY DPD – DRAFT POLICY DH5

I was very surprised to be briefed by my officers that your intention is that areas outside Chiltern District (therefore potentially including areas within Wycombe District) which are not in the Green Belt or the Chilterns Area of Outstanding Natural Beauty (AONB) should be given priority over your own District, for the allocation of Gypsy, Traveller and Travelling Showpeople accommodation. There has been no detailed dialogue on this approach, and it is hardly in the spirit of the Duty to Co-operate that we have not at least discussed this at our Bucks planning meetings.

I am writing to express an objection in the strongest possible terms. I understand you will be recommending this for approval at your Council's Cabinet meeting of 11th February. Please ensure our strong objection is reported to the Cabinet. WDC has previously made representations to the consultation draft of the document, but at no stage has there been any indication from CDC that it was intending to progress a policy based on prioritising sites outside the District for meeting the need generated in Chiltern District.

The National Planning Policy Framework (NPPF) is clear that each local planning authority should meet its objectively-assessed need unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (Para 14). Planning Policy for Traveller Sites, meanwhile, enables the plan-making process to make an exceptional limited alteration to the Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site (para 15).

There appears to be no evidence presented in the draft policy which indicates that providing Chiltern's requirement for additional traveller accommodation (as identified in the Bucks GTAA, published in August 2013) would have impacts that would "significantly and demonstrably" outweigh the benefits. Moreover, there is no evidence that the traveller population in Chiltern would take up a site in Wycombe District or any other district outside Chiltern even were such sites allocated.



It is clear, therefore, that Chiltern should allocate pitches/plots to meet this need within Chiltern District - including by way of exceptional limited alterations to its Green Belt boundary, if necessary.

I would be grateful if you could give the views of WDC full consideration prior to and at the Cabinet meeting on the 11th February.

Yours sincerely



Cllr Neil Marshall
Cabinet Member for Planning & Sustainability

Wycombe District Council