



**HAZLEMERE
NEIGHBOURHOOD PLAN
DECISION REPORT:
PROCEEDING TO A
REFERENDUM**

Date: 30/08/2023



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Executive summary

Following the examination of the Hazlemere Neighbourhood Plan, Buckinghamshire Council decided on 4th April 2023 that the Examiner's Modifications were sufficient to ensure the Plan met the basic conditions and could proceed to a referendum.

However, before documents for the referendum were published, new information led the Council to conclude that the 4th April decision was flawed. As a result, the 4th April decision was rescinded on 27th April 2023 and further modifications were proposed, in addition to the Examiner's Modifications, and put forward for a 6 week consultation from 16th May 2023 to 27th June 2023.

After the consultation concluded it was agreed with Hazlemere Parish Council that the deadline to make the decision to which this report relates would be 30th August in line with Regulation 17A of the Neighbourhood Planning (General) Regulations 2012 (as amended).

This Decision Statement will set out:

- whether or not the Council considers that the Hazlemere Neighbourhood Plan meets the basic conditions;
- the modifications to the Plan proposed by the Examiner in the Examiner's Report;
- any further proposed modifications that the Council consider are needed to ensure the Plan meets the basic conditions;
- whether or not the Council consider the Plan meets the basic conditions and can proceed to referendum; and
- the area for the referendum.

1. Introduction

1.1. Under the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and all other relevant legislation, Buckinghamshire Council ("the Council") has a statutory duty to consider whether the Hazlemere Neighbourhood Plan meets the basic conditions and can proceed to a referendum. Pursuant to the Buckinghamshire Council Constitution, the Director for Planning and Environment, Head of

Service for Planning Policy and Compliance, Planning Policy Manager, or a Planning Policy Team Leader, are responsible for making decisions relating to neighbourhood planning.

2. Background

- 2.1. The Hazlemere Neighbourhood Plan relates to the Hazlemere Neighbourhood Area that was designated on 28th September 2021. This area covers the whole of the Parish of Hazlemere and is entirely within the Council's area as Local Planning Authority. Hazlemere Parish Council is the designated qualifying body for the Plan.
- 2.2. Hazlemere Parish Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 from 30th May to 11th July 2022.
- 2.3. Following the submission of the Hazlemere Neighbourhood Plan and required supporting documents to the Council on 7th September 2022, Buckinghamshire Council publicised the Neighbourhood Plan between 29th September 2022 and 10th November 2022, and representations were invited in accordance with Regulation 16.

3. Independent examination

- 3.1. The Council, at the request of Hazlemere Parish Council, appointed David Hogger, BA MSc MRTPI MCIHT, as the Examiner, to undertake the examination of the Hazlemere Neighbourhood Plan and to prepare a report of the independent examination.
- 3.2. The Examiner decided to deal with the Neighbourhood Plan via written representations and conducted a site visit of the Parish on 5th January 2023.
- 3.3. The Examiner's report was received on 22nd March 2023. The report concluded that, subject to making the modifications recommended by the Examiner, the Plan met the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning Referendum.
- 3.4. The Examiner also recommended that the referendum area should be based on the designated Hazlemere Neighbourhood Area, which is the same as the Hazlemere Parish area.

4. Consultation on further proposed modifications

- 4.1. The Council initially agreed with the Examiner's conclusion and, on 4th April 2023, made the decision to accept the Examiner's modifications and that these were sufficient to ensure the Plan met the basic conditions, and that the Plan could proceed to a referendum.
- 4.2. However, after receiving new information, Officers came to the conclusion that this initial decision was flawed and rescinded it on 27th April 2023.
- 4.3. The Council then proposed further modifications, in addition to those of the Examiner. Officers considered that these would ensure the Plan met the basic conditions and consulted with the public and stakeholders on these proposed modifications for 6 weeks, from 16th May 2023 to 27th June 2023.
- 4.4. After the consultation, the comments received were considered by the Council. The consultation comments are included in the background papers of this report.
- 4.5. The Council also had further correspondence with the Parish Council regarding their comments by email and two meetings were held with Council Officers and the Parish Council and their consultant about the modifications to the plan and the consequential changes that would result.

5. Reasons for the decision

- 5.1. The Council has reviewed the Examiner's report and concludes that the modifications proposed by the Examiner are valid, but that they do not go far enough to ensure the Plan meets the basic conditions.
- 5.2. The Neighbourhood Planning (General) Regulations 2012 (as amended) requires, under Regulation 18, for the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4A to the Town and Country Planning Act 1990 ("the 1990 Act") (as applied by Section 38A of the Planning and Compulsory Purchase Act 2004) ("the 2004 Act") in relation to a Neighbourhood Plan. The Regulations provide that where the Council disagrees with the Examiner's decision made in his report the Council has to re-consult and this provision was engaged in this instance with further proposed modifications consulted upon for 6 weeks.

- 5.3. Having considered each of the recommendations made by the Examiner in the Examiner's Report and the reasons for them, the Council has decided to accept the Examiner's modifications to the Neighbourhood Plan.
- 5.4. Having consulted on further proposed modifications and considered the representations to the consultation, the Council has decided to accept all of the further modifications put forward for consultation.
- 5.5. Annex 1 below outlines the Examiner's Plan Modifications under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of the 2004 Act) and the Council's response to each of the Examiner's recommendations.
- 5.6. Annex 2 below outlines the further Plan Modifications that the Council consulted upon and consider would ensure the Plan meets the basic conditions.
- 5.7. The Council is satisfied that, subject to these modifications which it considers should be made to the Plan, as set out in Annexes 1 and 2 below, the Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the European Convention on Human Rights and complies with the provision made by or under 61E(2), 61J and 61L of the said Act.
- 5.8. As a result of the above, the Plan as modified should proceed to Referendum.
- 5.9. The Council also consider that the referendum area should include the village of Holmer Green in Little Missenden Parish. This is due to the proximity of Holmer Green to the village of Hazlemere in combination with the plan containing policies that will impact a site adjacent to Holmer Green.
- 5.10. The date for the referendum will be set in due course.

6. Other information

- 6.1. The Independent Examiner's Report and the Hazlemere Neighbourhood Plan and supporting documents can be viewed on the Council's website:
<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/the-plans/>

7. Financial and Legal Implications

- 7.1. Financial – there are no significant costs, other than officer time. However, there are costs associated with the decision to allow the Plan to proceed to referendum. The costs of organising and holding the referendum are borne by the Council. The Government provides grant funding should a neighbourhood plan be produced, and the Council determines that the plan should proceed to a referendum. The grant is intended to cover the costs of the referendum and contribute to the additional costs to the Council of providing neighbourhood plan support. The grant is available per neighbourhood plan. However, it should be borne in mind that the Government could amend the neighbourhood grants scheme or end the grants at any time.
- 7.2. Legal – as explained above, the Council is legally required to consider the recommendations within a neighbourhood plan examiner’s report and come to a decision on each recommendation. The Council is also legally required to determine whether a plan meets the basic conditions and whether or not it can therefore proceed to a referendum.

8. Delegated authority

8.1. Part I Section 2 (Scheme of Delegation to Officers) Para 2.18(a) of Buckinghamshire Council's Constitution authorises the Director of Planning and Environment to determine all decisions relating to neighbourhood planning. The Director of Planning and Environment has further delegated authority to the Head of Planning Policy and Compliance, the Planning Policy Manager and Planning Policy Team Leaders to make decisions relating to neighbourhood planning in a note dated 9 August 2021 titled 'Non-Financial Delegations to Officers'; 'Relating to Planning and Development Management'.

9. Exercise of Delegated Authority

9.1. I, John Cheston, Planning Policy Manager determine that the Hazlemere Neighbourhood Plan meets the basic conditions, subject to the modifications set out in Annex 1 and the Examiner's Report being made to it, and therefore should proceed to a referendum. I determine that the referendum area should include the designated neighbourhood area for the Plan and that this should also be extended to include Holmer Green in Little Missenden Parish.

Signed: *JR Cheston*

Dated: 30 August 2023

Background papers

- **Hazlemere Neighbourhood Plan Examiner's Report**
- **Hazlemere Neighbourhood Plan – submission version**
- **Consultation comments**

Annex 1: Schedule of proposed Plan Modifications made by the Examiner and Buckinghamshire Council's Decision

Modification proposed	Councils Decision
<p><u>PM1 Page 13 Paragraph 3.3</u></p> <p>Delete <u>all</u> of paragraph 3.3.</p>	Accept
<p><u>PM2 Page 14 Paragraph 3.6</u></p> <p>Delete <u>all</u> of paragraph 3.6 and replace it with:</p> <p>3.6 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan. Strategic policies are those which address strategic priorities in line with the requirements of Section 19 (1B-1E) of the Planning and Compulsory Purchase Act 2004. The adopted Wycombe District Local Plan of 2019 specifically identifies policies CP1 to CP12 as being strategic in nature, but other Local Plan policies are also considered to be strategic, for example policies HW7, HW8, HW20 and DM34.</p>	Accept
<p><u>PM3 Page 21 Policy HAZNP1</u></p> <p>Modify the first sentence of the policy to read:</p> <p>Proposals for the development of new homes, on sites of under 10 dwellings within the built-up area of Hazlemere that are suited by their size, type and affordability to first time buyers and to households wishing to downsize to smaller homes in the village are encouragedwill be supported.</p>	Accept
<p><u>PM4 Page 21 Paragraph 5.7</u></p> <p>Modify the second sentence of paragraph 5.7 to read:</p> <p>It also connects the provisions of Policy DM35 directly to the Housing Intensification Supplementary Planning Document (SPD) and the Residential Design Guidance adopted by Wycombe District Council in 2011 and 2017 respectively. And which is especially Both documents are relevant to guiding proposals for infill schemes to prevent 'town cramming' and over-development in urban areas like Hazlemere.</p>	Accept
<p><u>PM5 Page 21 Paragraph 5.6</u></p> <p>Delete <u>all</u> of paragraph 5.6.</p>	Accept
<p><u>PM6 Page 22 Policy HAZNP2</u></p>	Accept

<p>Delete <u>all</u> of Clause A and replace it with:</p> <p>The Neighbourhood Plan identifies, on the Policies Map and on Plan D (page 26), a Hazlemere Green Infrastructure Network, comprising sites of biodiversity value, woodlands, significant trees and hedgerows, water courses and bodies, green spaces and amenity land. Development proposals that lie within or adjoining the Green Infrastructure Network must demonstrate how they will maintain or improve the functionality of the Network.</p> <p>Amend Clause lettering and subsequent paragraph numbers accordingly.</p>	
<p><u>PM7 Page 22 Policy HAZNP2</u></p> <p>Delete <u>all</u> the 8 sites referenced in Clause C and replace the list with:</p> <ol style="list-style-type: none"> 1. Queensway pond area 2. Highfield Way space 3. Maple Close space 4. Lowfield Way space 5. Beechfield Way space <p>Delete the last sentence of Clause C and replace it as follows:</p> <p>Proposals for development on a Local Green Space will only be supported in very special circumstances.</p> <p>Proposals for development on a Local Green Space will only be allowed if it is satisfactorily demonstrated that they are consistent with policies for managing development in Green Belts.</p> <p>Delete <u>all</u> of Clause D.</p>	<p>Accept</p>
<p><u>PM8 Page 23 Policy HAZNP2</u></p> <p>Modify the lase sentence of (existing) Clause E to read:</p> <p>In addition, on sites of 0.5 ha or more, future canopy cover of at least 25% of the site area within ten years an agreed timetable should be achieved.</p> <p>Clause E should become Clause D (as a consequence of PM7).</p>	<p>Accept</p>
<p><u>PM9 Page 25 Paragraph 5.15</u></p> <p>In the penultimate sentence of the paragraph delete 10 years and replace it with an agreed timetable.</p>	<p>Accept</p>
<p><u>PM10 Page 27 Policy HAZNP3</u></p>	<p>Accept</p>

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<p>Modify the start of Clause A to read:</p> <p>All development must should be 'zero carbon ready by design' to minimise...</p>	
<p><u>PM11 Page 27 Policy HAZNP3</u></p> <p>Modify the title of the document at the end of the first sentence of Clause C:</p> <p>Post Construction Occupation Evaluation Report.</p>	Accept
<p><u>PM12 Page 27 Policy HAZNP3</u></p> <p>In third line of Clause B replace:</p> <p>encouraged with supported.</p>	Accept
<p><u>PM13 Page 31 Paragraph 5.24</u></p> <p>Delete <u>all</u> of paragraph 5.24.</p>	Accept
<p><u>PM14 Page 30 HAZNP4</u></p> <p>Delete the last sentence of Clause B:</p> <p>ere these goals cannot be achieved then a financial contribution may be required as a condition of planning permission.</p>	Accept
<p><u>PM15 Page 30 Policy HAZNP4</u></p> <p>Delete <u>all</u> of Clause E:</p> <p>ere possible, the improvements to transport infrastructure in the Parish as set out in the Combe District Local Plan must have commenced their implementation before or at the same time as an approved major development is implemented.</p>	Accept
<p><u>PM16 Page 31 Paragraph 5.30</u></p> <p>Delete <u>all</u> of paragraph 5.30 (about Clause E).</p>	Accept
<p><u>PM17 Page 30 Policy HAZNP4</u></p> <p>Modify Clause F to read:</p> <p>ere possible, all new developments must ensure that transport routes and public spaces within the development meet the best standards of accessibility are accessible in their design and layout, so that the development meets the needs of people with a wide range of disabilities, including age related impacts and hidden disabilities.</p>	Accept

<p><u>PM18 Page 32 Policy HAZNP5</u></p> <p>Modify policy HAZNP5 by the deletion of Clauses A2, A3, B6, C6 and C8:</p> <p>A2 to maintain a sense of separation between Hazlemere and Holmer Green through the layout of the site;</p> <p>A3 to redevelop the existing coach yard and riding stables.</p> <p>B1 to provide vehicular access from the A404;</p> <p>B6 to provide or contribute to off-site highway improvements as required by the highway Authority.</p> <p>C6 to provide a landscape setting to the site on its southern boundary, along the A404 which is the boundary to the Area of Outstanding Natural Beauty</p> <p>C8 to manage local sources of flood risk.</p> <p>Modify Clause B1 to read:</p> <p>To provide vehicular access from the A404 and Wycombe Road;</p> <p>Add a new requirement in Clause B to read:</p> <p>To make provision, where justified, for on-site and off-site improvements in relation to bus services;</p> <p>Modify Clause C7 to read:</p> <p>To contribute to off-site green infrastructure network improvements adjacent to the site as appropriate;</p> <p>The lettering/numbering of the Clauses should be amended accordingly.</p>	<p>Accept</p>
<p><u>PM19 Page 33 Plan E</u></p> <p>Modify the site boundary as shown on plan E to include <u>all</u> the land identified as 'Additional Area' in Figure 2 of the 'Land off Amersham Road including Tralee Farm Development Brief'.</p>	<p>Accept</p>
<p><u>PM20 Page 45 Policies Map</u></p> <p>Modify the Policies Map to accord with the contents of modified policy HAZNP2.</p>	<p>Accept</p>
<p><u>PM21 Page 46 Appendix A Hazlemere Green Infrastructure Network</u></p> <p>Modify Appendix A to accord with the contents of modified policy HAZNP2 (Protecting and Improving Green Infrastructure).</p>	<p>Accept</p>

Annex 2: Schedule of further proposed Plan Modifications made by the Buckinghamshire Council

Note: These modifications are proposed **in addition** to the Examiner's modifications contained within the Examiner's report.

Reason for change	Buckinghamshire Councils' further modification	Buckinghamshire Council Decision
<p>The submission document Policies Map does not show the correct HW8 site boundary. This is contrary to the strategic site policy and therefore the plan does not meet the basic conditions.</p> <p>As the Examiner has recommended that Plan E should include all the land in the development brief (PM19), it is therefore an additional proposed consequential change that the line for the site on the NDP policies map should also reflect this. The Examiner intended for this.</p> <p>Policy HW8 is not out of date; as the Examiner set out, the decision maker will have to look at both policies HW8 and HAZNP5, as well as the development brief.</p>	<p>PM22</p> <p>Change to policy text: "The site as shown on the Policies Map is allocated for residential use."</p> <p>Change to the Policies Map: Change boundary to reflect HW8 allocation and additional land parcels as per the development brief.</p>	<p>Accept modification and justification</p>
<p>Policy HW8 is not out of date as the policy is written in relation to the site allocated in the Wycombe District Plan only.</p> <p>To ensure that there would be no policy conflict between the WDLP and the HNP. This is to ensure the HNP meets the basic conditions test relating to general conformity with national planning policy.</p>	<p>PM23</p> <p>Modify the plan to make it clear that Policy HW8 is not out of date.</p> <p>Replace para 5.33 with the following text: "HAZNP5 supplements HW8 adding extra detail to the policy approach."</p>	<p>Accept modification and justification</p>
<p>To ensure general conformity with the strategic policy (HW8), the phrase "and Wycombe Road" needs to be inserted.</p> <p>The Council proposes as an additional consequential change to reinstate the word "vehicular" to ensure clarity. This helps to meet</p>	<p>PM24</p> <p>Change to policy: Modify Clause B1 to read: To provide vehicular access from the A404 and Wycombe Road;</p> <p>Change to supporting text:</p>	<p>Accept modification and justification</p>

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<p>the basic conditions relating to the clarity of plans as set out in the NPPF.</p>	<p>Para 5.47 first sentence to say Clause B1 sets out that access is required on to the A404 and Wycombe Road.</p> <p>Change to Plan E:</p> <p>Change the width of the arrow on Plan E to that denoting vehicular access</p>	
<p>Clause B2 does not address potential vehicular access and therefore this needs to be modified to reflect Policy HW8 and Neighbourhood Plan Policy 5.</p>	<p>PM25 Amend paragraph 5.50 to state: “Clause B2 addresses the need for pedestrian and cycle connections to be made to Wycombe Road to essential services. This pedestrian and cycle access needs to be of a strategic nature because this is the main route to buses and to other community facilities.”</p>	<p>Accept modification and justification</p>
<p>C4, in combination with C5 and in addition to HW8 part 3 will result in a much-reduced land parcel for development, which in turns impacts on the overall quantum of development that the strategic site would be able to deliver. Although the policy itself does not allocate a specific number, the supporting text indicates that the site is allocated for 350 homes. This figure forms part of the strategic housing figure for the Wycombe District Local Plan as set out in CP4. C4 does not meet the basic conditions as it is not in general conformity with HW8 and with CP4 Delivering Homes. Paragraph 29 of the NPPF states that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Therefore, part C4 is in conflict with Paragraph 29 of the NPPF as it would not be possible to deliver 350 units within HW8.</p>	<p>PM26</p> <p>Change to the policy</p> <p>Delete clause C4 from the policy</p> <p>Delete supporting text relating to clause C4 of the policy</p> <p>Change to Plan E Remove clause C4 from Plan E</p>	<p>Accept modification and justification</p>
<p>Policy HW8 does not seek to determine how a sense of separation should be provided through the development of the site other than through supporting text and the concept diagram at Figure 14 of the WDLP which does not carry the same</p>	<p>PM 27</p> <p>Change to the Policy wording</p>	<p>Accept modification and justification</p>

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<p>status as the policy wording itself. Criterion C5 introduces a specific way separation is to be achieved within the policy wording itself, and on Plan E.</p> <p>Since the Local Plan, it has been made clear through the development brief and the Inland Homes public inquiry that the sense of separation between the two settlements has to be achieved alongside the northern boundary of the strategic allocation.</p> <p>Extract from the Inland Homes appeal decision: “In my judgement and in the straightforward application of the meaning of part 1 a) of Policy HW8, there is a clear requirement for separation on the northern boundary, this is the only part of the appeal site where the two parish boundaries are contiguous”.</p> <p>In planning terms, a sense of separation is taken to mean separation between built-up areas.</p> <p>The northern section of C5 is not ensuring the separation of Hazlemere and Holmer Green (because it is not on the parish boundary). The southern section of C5 is located adjacent to undeveloped land within Holmer Green which already provides the sense of separation.</p> <p>Clause C5 fails to be in general conformity with strategic policy HW8 on that ground. The result is also, in combination with delivering HW8 part 3, a much-reduced land parcel for development, which in turn impacts on the overall quantum of development that the strategic site would be able to deliver. Although the policy itself</p>	<p>C5) to provide enhance a the strategic Green Infrastructure link along the north eastern boundary of the site, connecting the orchard adjacent the site to the north to the wider countryside to the south, as part of the provision of a sense of separation;</p> <p>- Re-label C5 as C4.</p> <p>Change to the supporting text Re-label C5 as C4</p> <p>Delete final sentence of para 5.63.</p> <p>Changes to Plan E: A narrower line needs to be shown between the orchard and Amersham Road running along the boundary. Deletion of the small triangle south-west of the orchard.</p> <p>Re-label C5 as C4</p>	
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<p>does not allocate a specific number, the supporting text in the WDLP indicates that the site is allocated for 350 homes. This figure forms part of the strategic housing figure for the Wycombe District Local Plan as set out in CP4.</p> <p>C5 does not meet the basic conditions as it is not in general conformity with HW8 and with CP4 Delivering Homes. Paragraph 29 of the NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Therefore, Plan E is in conflict with paragraph 29 of the NPPF as it would not be possible to deliver 350 units within HW8.</p> <p>C5 is not consistent with HAZNP2 (which does not identify this area as part of the Green Infrastructure Network) and HW8 and therefore cannot be shown as a “strategic” green infrastructure link.</p> <p>The plan should enhance the green infrastructure that is already there.</p>		
<p>Plan E still shows C6 and should be modified as a consequential change of the Examiner’s deletion of the clause</p>	<p>PM28 Change to Plan E: Delete C6 Re-label C7 as C5</p>	<p>Accept modification and justification</p>
<p>HW8 is not out of date.</p> <p>The fact that the Chiltern and South Bucks allocation has fallen away has no bearing on the policy nor on illustrative figure 14 in the Wycombe Local Plan.</p> <p>Changing the site boundary of a strategic site allocation is not in general conformity with strategic policy HW8.</p> <p>There is no obvious route into the HW8 area at the current time from the existing residential area in the vicinity of Badger Way.</p>	<p>PM29 Change to supporting text: 5.37 Second, at the time HW8 was adopted, it was envisaged that connection with the adjacent urban areas would be to the north. The policy did not, therefore, include any connections into the existing urban area to the south. Since then, the prospect of the land to the north being allocated for development has fallen away, and it remains in the Green Belt. Therefore, connecting the new development into the existing urban area to the south becomes imperative. Therefore the housing development within HAZNP5 needs to be planned with the opportunity to join into a footpath and cycleway within the adjoining existing residential area, should an opportunity arise in the future. HAZNP5 therefore includes in its allocation the turning head and parking area between 44 and 45-</p>	<p>Accept modification and justification</p>

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	<p>Badger Way, to This would facilitate a future active travel connection in this location, which would allow residents of the new development to access the existing play area, among other things.</p> <p>Change to Plan E: The site allocation boundary to follow that of the WDLP in that area.</p>	
<p>HW8 is not out of date. The fact that the Chiltern and South Bucks allocation has fallen away has no bearing on the policy nor on illustrative figure 14 in the plan.</p> <p>A sense of separation is not required between a built- up area and the countryside, because the countryside provides that sense of separation between built up areas.</p> <p>The proposed change provides clarity for the decision maker.</p>	<p>PM30</p> <p>Re-label C5 as C4</p> <p>Amend paragraph 5.66 to say:</p> <p>5.66 The exception to this is the sense of separation along the north eastern boundary. Policy HW8 requires the provision of a sense of separation between Hazlemere and Holmer Green. Since the adoption of HW8, and the falling away of the allocation of adjacent land for housing, separation between Hazlemere and Holmer Green is achieved through the adjacent land remaining in the Green Belt. In respect of C4 It is therefore not necessary for HAZNP5 to provide for the whole of a sense of separation, because, the boundary is located adjacent to open land and should the adjacent land come forward for development through a future local plan, the space required to achieve a sense of separation can be ‘completed’ provided as part of that development. and in the mean time it is achieved through the adjacent land remaining in the Green Belt. However, it is essential that the Green Infrastructure that will be provided along this boundary is characterised by the aim of a sense of separation. Open space, and strategic open space, may or may not be located along this boundary (see above). At present there is no need for pedestrian and cycle connections across this boundary to the adjacent land.</p>	<p>Accept modification and justification</p>
<p>It is important for plans to be clear for the decision maker – this helps meet the basic conditions relating to clarity as set out in the NPPF.</p>	<p>PM31</p> <p>Change title of Plan E to say “Plan E – indicative plan for sustainable development at HAZNP5”</p> <p>Insert note under Plan E to say “Please note this plan is indicative”</p>	<p>Accept modification and justification</p>

Annex 3: Schedule of consequential changes to the Hazlemere Neighbourhood Plan

Consequential Changes

Note: These consequential changes result from the Examiner's modifications contained within the Examiner's report and the Buckinghamshire Council's further proposed modifications to the Plan. In his report, the Examiner stated that "Amendments to the text can be made consequential to the recommended modifications, alongside any other minor non-material changes, updates or corrections in agreement between the Parish Council and Buckinghamshire Council (PPG Reference ID: 41-106-20190509)." It is recognised that the further proposed modifications, and the progression of the plan from submission version to referendum and final version if made may also lead to consequential and non-material changes, necessary to help the plan's coherence.

Consequential changes are referenced below as "CC" followed by a number@ e.g. CC1, CC2, CC3 etc.

Consequential Change ref and Page no. and policy/ paragraph of submission plan	What the submission plan says	Reason for consequential change	The consequential changes we propose to make	Accept Change?
CC1 Whole plan	Numbering of paragraphs and pages including cross references in the text	To reflect all the changes since submission	Amend numbering of paragraphs and pages including cross references in the text as necessary	Yes
CC2 Page 1	2022-2033	To reflect plan being made in 2023	Delete and replace with 2023-2033	Yes
CC3 Page 1	Submission plan	To reflect that this is the version	Referendum version of the Plan	Yes

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		going to referendum		
CC4 Page 1	Submitted by Hazlemere Parish Council for Examination under the Neighbourhood Planning (General) Regulations 2012 (as amended). September 2022	Not needed when this becomes the made plan	Delete and replace with "August 2023"	Yes
CC5 Page 2 "A guide to reading this plan" "5. Vision Objectives and Land Use policies"	" , which is the focus of the examination."	No longer relevant at this stage of the plan.	Delete wording.	Yes
CC6 All pages - footer Title of the page	SUBMISSION PLAN: SEPTEMBER 2022	To reflect the current date for the referendum version	AUGUST 2023	Yes
CC7 Page 4 Foreword	Page numbering in the table of contents	To reflect changes to this version of the plan.	Update page numbering in the table of contents	Yes

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CC8 Page 4	2022-2033	To reflect plan creation in 2023	Delete and replace with 2023-2033	Yes
CC9 Page 4 Foreword	Almost two years later, this 'Submission Plan' is submitted to Buckinghamshire Council for examination.	To future proof the plan, to avoid additional changes when made	Delete this sentence.	Yes
CC10 Page 6 Not copyright here Plan A Page 6	Copyright reference	To comply with BC current copyright license	Insert current copyright reference. © Crown copyright and database rights 2023 Ordnance Survey 0100062456	Yes
CC11 Page 8 Para 1.6	6. In addition, the Parish Council needs to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the Parish.	To be updated to read as if the plan is made	In addition to meeting the basic conditions, Parish Councils need to demonstrate successful engagement with the local community in preparing the Plan. Following an independent examination of the plan and the Examiner's recommendations, Buckinghamshire Council as decision maker decides whether the plan proceeds to referendum on the basis that it has met all the relevant legal requirements. Once at referendum, if a simple majority of the turnout votes in favour of the Plan, then it becomes part of the Development Plan.	Yes

Decision Statement

<p>CC12 Page 10 Para 1.8</p>	<p>The Submission Plan</p> <p>The Submission version of the Plan follows on from a draft ('Pre-Submission') version that the Parish Council consulted on from 30 May – 13 July 2022. For that version, the Parish Council's team and consultants reviewed the relevant national and local planning policies and assessed how they affect this area. They also gathered evidence to support these policy proposals, which seek to meet the expectations arising from the Council's extensive community engagement activities in 2021. This final version has been modified in some places in response to comments made on the draft version but its overall nature has remained the same.</p>	<p>To reflect that the plan has passed the submission stage</p>	<p>Delete whole section on submission Plan</p>	<p>Yes</p>
<p>CC13 Page 10 Para 1.11</p>	<p>In both cases, given that the Submission version of the plan only contains modest modifications to the wording of the draft version and none of a spatial nature, it is considered that there is no requirement for re-screening</p>	<p>To reflect the status of the plan</p>	<p>In both cases, given that the Submission version of the plan only contained modest modifications to the wording of the draft version and none of a spatial nature, it is was considered that there is was no requirement for re-screening.</p>	<p>Yes</p>
<p>CC14 Page 10 Para 11.11</p>	<p>The Next Steps This version will be submitted to Buckinghamshire Council to arrange for its independent examination and then the referendum.</p>	<p>To reflect the status of the plan</p>	<p>Replace "The Next Steps" by "Further information" Delete first paragraph</p>	<p>Yes</p>
<p>CC15 Page 10 Para 1.12</p>	<p>www.hazlemereparishcouncil.org.uk</p>	<p>To correct a typo</p>	<p>www.hazlemereparishcouncil.org.gov.uk</p>	<p>Yes</p>

Decision Statement

CC16 Page 20 Plan B	Crown copyright and database rights 2019 Ordnance Survey	To comply with BC current copyright and database rights	Insert current copyright and database rights reference © Crown copyright and database rights 2023 Ordnance Survey 0100062456	Yes
CC17 Page 21 Plan C	Crown copyright and database rights 2019 Ordnance Survey	To comply with BC current copyright and database rights	Insert current copyright and database rights reference © Crown copyright and database rights 2023 Ordnance Survey 0100062456	Yes
CC18 Page 21 Para 3.10	Reference to local plan becoming clear at end of 2022	To update	Delete 2022 and replace with 2023	Yes
CC19 Page 23 Policy HAZNP2 Clause E	Clause E.	To reflect deletion of clause D	E. to become D.	Yes
CC20 Page 23 Supporting text for HAZNP2 Para 5.9	“This policy serves five green infrastructure- related purposes, [...]”	To reflect deletion of clause D.	Replace “five” with “four”	Yes
CC21 Page 24	In Clause C, the ‘Green Space’ designations of Policy DM12 and ‘Green Spaces’ of the Wycombe	To reflect changes from	After “Wycombe District Delivery and Site Allocations Plan” insert “, as well as other amenity spaces of local value ”	Yes

Decision Statement

Supporting text for HAZNP2 Para 5.11	District Delivery and Site Allocations Plan – all of which lie within the defined Network [...]	Examiner's PM7		
CC22 Page 24 Supporting text for HAZNP2 Para 5.11	Last sentence where it says "the same 'very special circumstances' test" and "and this clause replaces policy DM12"	To reflect changes from Examiner's PM7	Delete the words 'very special circumstances' ; to read "the same test" . Delete the words "and this clause replaces policy DM12"	Yes
CC23 Page 24 Supporting text for HAZNP2 Para 5.12, 5.13, 5.14	Para 5.12, 5.13, 5.14	To reflect changes from Examiner's PM7	Deletions of para 5.12, 5.13 5.14	Yes
CC24 Page 25 Supporting text for HAZNP2 Para 5.15	Clause E.	To reflect change to clause numbering following Examiner's PM7	Clause D	Yes
CC25 Page 25 Supporting text for HAZNP2 Para 5.16	"within 10 years"	To reflect examiner's modification on PM8	"within 10 years an agreed timetable "	Yes



Decision Statement

CC26 Page 26 Plan D Green Infrastructure Network	copyright	To make the plan legally compliant with copyrights and database rights	Plan D needs to insert copyright from the Parish Council @ Hazlemere Parish Council	Yes
CC27 Plan E <i>Wycombe Area Development Plan Policies Map 2019 - Sheet 3 extract (Source: Buckinghamshire Council)</i> Page 26	Copyright missing		Insert Buckinghamshire Council copyright 2023	Yes
CC28 Supporting text to HAZNP3 Para 5.22 Page 28	Post Construction Evaluation Report	To reflect PM11 change to Clause C	Replace "Construction" with "Occupation"	Yes
CC29 Page 30 Policy HAZNP4	Clause F.	To reflect deletion of clause E by the Examiner	F to become E.	Yes
CC30 Page 29	Last sentence of the paragraph that reads "Where some harm below the 'severe'	To reflect change to	Delete sentence	Yes

Decision Statement

Supporting text for HAZNP4 Para 5.28	threshold established in §111 of the NPPF is unavoidable then the policy may seek financial contributions to invest in mitigation measures.”	clause B in the policy		
CC31 Page 31 Supporting text for HAZNP4 Para 5.31	“Clause F”	To reflect deletion of clause E in the policy	“Clause F E”	Yes
CC32 Page 32 Policy HAZNP5	Clause B6	To reflect PM18 asking to add a new requirement to clause B	“6.”	Yes
CC33 Page 32 and 33 Policy HAZNP5	Clause C5	To reflect Further Mod 5	C.5) to become C.4)	Yes
CC34 Page 33 Policy HAZNP5	Clause C7	To reflect Further Mod 5	C.7) to become C.5)	Yes

Decision Statement

<p>CC35 Page 33 Plan E</p>		<p>Changes to text in the key to reflect all related further mods and Examiner's changes</p> <p>Change to scale and copyright to correct factual errors</p>		<p>Yes</p>
<p>CC36 Page 35 Supporting text for HAZNP5 Para 5.44</p>	<p>Supporting text para 5.44 relating to clause A2</p>	<p>To reflect deletion of clause A2 by PM18</p>	<p>Para deleted</p>	<p>Yes</p>
<p>CC37 Page 35 Supporting text for HAZNP5 Para 5.45</p>	<p>Supporting text para 5.45 relating to clause A3</p>	<p>To reflect deletion of clause A3 by PM18</p>	<p>Para deleted</p>	<p>Yes</p>
<p>CC38 Page 39</p>	<p>Clause B6 requires off-site highway improvements – there may be further</p>	<p>To reflect deletion</p>	<p>Clause B6 requires on-site and off-site bus highway improvements – there may be further improvements</p>	<p>Yes</p>

Decision Statement

Supporting text for HAZNP5 Para 5.57	improvements required in addition to those mentioned in paras 5.52 (related to Clause B4) and 5.54 (related to Clause B5) above	of clause B6 and inclusion of new clause B6 To reflect change of para references	required in addition to those mentioned in paras 5.5248 (related to Clause B4) and 5.5450 (related to Clause B5) above	
CC39 Page 40 Supporting text for HAZNP5 Para 5.63	Supporting text reference to clause C5		C5	Yes
CC39 Page 41 Supporting text for HAZNP5 Para 5.64	Supporting text para 5.64	To reflect deletion of clause C6 by the Examiner	Para X 5.64 relating to clause C6 deleted	Yes
CC40 Page 41 Supporting text for HAZNP5 Para 5.67	Reference to clause C7		C7	Yes
CC41 Page 41 Supporting text for HAZNP5	Supporting text para 5.69 relating to clause C8	To reflect deletion of clause C8 by the	Delete para 5.69	Yes

Decision Statement

Para 5.69		Examiner		
CC42 Page 43 Chapter 6 implementation Para 6.4 Second bullet point	“The land identified as a Local Amenity Spaces”	To reflect Examiner’s changes to HAZNP2	“The land identified as Local Amenity Spaces Green Infrastructure Network improvements (HAZNP2): ”	Yes
CC43 Page 46 Policies Map	Hazlemere Neighbourhood Plan Policies Map: submission version 2022		Change title to say "Hazlemere Neighbourhood Plan Policies Map - August 2023"	Yes
CC44 Appendix A Page 47	tranquillity	To correct a typo	Replace “tranquillity” with “tranquility”	Yes
CC45 Page 56 Amersham Road Space	designation - none	To correct a factual error	In the second column change “none” to “DM12”	Yes
CC46 Appendix A Page 57	Kingsway	To correct error in submissio n version	Replace Kingsway with Queensway	Yes