



# Chiltern District Local Plan Initial Consultation Response Form

This is **YOUR** chance to get involved in the Local Plan process at an early stage and state what **YOU** think the plan should address or include. The Local Plan Initial Consultation Document asks 6 questions, however please **do not feel limited by these questions and include any points you think are relevant.**

The form consists of 2 parts: PART A – Personal Details and PART B – Comments.

This form is also accompanied by an **Equality Monitoring Form**. Respondents are encouraged to complete this as the data will be used to tailor and improve future consultations to ensure we reach and enable responses from all parts of the community.

Please return your completed forms:

By post to: The Planning Policy Team, Chiltern District Council  
King George V House  
King George V Road  
Amersham  
Bucks  
HP6 5 AW

Or,

By email to: [planningpolicy@chiltern.gov.uk](mailto:planningpolicy@chiltern.gov.uk)

**All Consultation Responses must be received by the Council by 5 pm on 6<sup>th</sup> March 2015.**

If you would like to discuss any matter relating to the above then please contact a member of the Planning Policy Team during normal office hours on (01494) 586678 or 732269 or by email at [planningpolicy@chiltern.gov.uk](mailto:planningpolicy@chiltern.gov.uk).

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## Data Protection

Chiltern District Council is the data controller for the purposes of the Data Protection Act 1998.

Information provided on Part A - Personal Details will not be made public or displayed on the Council's website.

However, if you would like to be added to the Council's Planning Consultation Database to be kept informed about Planning Policy Documents including the Chiltern Local Plan, Supplementary Planning Documents and Neighbourhood Plans (which may not be plans for your area).

Please tick the box ☐

## Freedom of Information Act 2000/Environmental Information Regulations 2004

Chiltern District Council has a statutory duty to comply with the above legislation. The Council may be required to disclose information submitted in accordance within the provisions of the stated legislation.

## PART A – PERSONAL DETAILS

Are you:

☐ A resident      ☒ An organisation      ☐ Other (*please specify*)

Cholesbury-cum-St. Leonard's Parish Council

### Personal Details\*

### Agent's Details (if applicable)

Title	Mrs	
First Name	Hayley	
Last Name	Lewis	
Job Title (if applicable)	Clerk	
Organisation (if applicable)	Cholesbury-cum-St. Leonard's Parish Council	
Address	7 Sandpit Hill Cottages Cholesbury Lane Cholesbury HP23 6NF	
Telephone Number	1494758843	
Email Address	parishclerk.ccsipc@gmail.com	

*\*if an agent is appointed, please complete only the title, name and organisation boxes but complete the full contact details for the agent.*

## PART B – COMMENTS

**Please complete this section for comments you wish to make, complete on separate sheet if necessary.**

1. If you are answering any of the questions in the Consultation Document (available at: [www.chiltern.gov.uk/planning/localplan2014-2036](http://www.chiltern.gov.uk/planning/localplan2014-2036)) (1 to 6) then please clearly state which parts/answers relate to which questions. The questions are there as prompts but responses can relate to any matter you consider is relevant.
2. Please give details below, (continue on separate sheets if necessary).

### Q.1

The Core Strategic Vision statements fall short in not reflecting the District Council's responsibilities regarding the unique Chilterns village settlements, the built and natural environment, and other important heritage sites.

The Parish Council suggests that the following vision statement should be reviewed. - "A place with attractive and vibrant town and village centres and an outstanding countryside" -

The words 'attractive' and 'outstanding' fail to fully reflect the District Council's responsibilities; they omit 'protecting' and 'conserving' the rural environment from inappropriate development or land use.

The Vision Statements reflect how the District area is seen today, but do not acknowledge or provide for the rapid pace of change that the Chiltern District area will experience, particularly technological, demographic and social developments, over the next 20 years. (See also, comments under Q.3 which relate to the vision statement.)

### Q.2

The Parish Council suggests adding the words indicated between \* and \* to the following two objectives:

Number 3 - Steer development to the most sustainable locations and ensure that new development is of very high quality design appropriate to its locality, and that it maximises efficiency in the use of energy, water and other resources, minimises pollution and waste and uses sustainable building practices, is designed so as to minimise criminal activity and has excellent access to sustainable transport \*and communication technologies i.e. broadband, mobile and their successors\*.

Number 4 - Encourage local employers and small businesses \*and the self-employed\* so we can protect the area's economy for the future.

The Parish Council also suggests the addition of a new objective, complementing Objective 5 but in relation to rural communities, namely -

Promote the vitality of villages through encouraging the viability of pubs, village shops, and communal facilities, such as village halls and recreational facilities - e.g. playing fields, playgrounds village greens and allotments.

### Q.3

We consider the following to be some of the key challenges, issues and threats which will inevitably affect both people and places, and need to be referenced in the Local Plan: Threats to tranquillity due to increases in rail (HS2!) and aircraft noise from the proposed expansions to Luton and London airports. Other threats relate to climate change and disease epidemics impacting on woodland, environmental damage from flooding and pollution, and threats from the invasion of alien species on woodland and wildlife.

The Parish Council urges the District to 'future-scope' the Local Plan in the consultation phase, and include in its subsequent drafting strategies and mechanisms to 'future-proof' it. The new Local Plan needs to recognise

that as yet indefinable, local, national and global developments will emerge over the 20-year period to 2036 and will impact on the Chiltern District area in ways which are impossible to predict today (See also Q.1 above)

#### Q.4

Section 2.10 - We find the spatial strategy options lack definition and criteria and could be summed up by saying 'everything is on the table'.

We suggest some qualifying statements which ensure, for example, when proposing extensions to urban areas, that it will continue to be essential to maintain a sufficient buffer or gap between the edge of urban development and the edges of outlying hamlets and village settlements to avoid ribbon developments conjoining towns to rural settlements.

#### Q.5

No comments

#### Q.6

Protection for village settlements

The Parish Council would wish to see an explicit statement within policies defining the precedence of multiple planning policies applying to a development. For example, a row of properties or a village centre may be simultaneously subject to potentially conflicting policies concerning the Green Belt and Conservation Areas. In such cases the policy which affords the greater protection should prevail.

There is concern that removing the protection afforded to certain rows of properties in village centres could result in future development through infilling etc having a detrimental effect on the traditional village scene. We would wish this issue to be opened for debate in the forthcoming consultation on policies with proposals brought forward which provide both clarity and robust protection.

Infrastructure

This Council endorses the Community Infrastructure Levy. The Council also believes no substantial developments (multiple housing, commercial and industrial) should be approved without clear commitments and plans for the simultaneous construction of supporting infrastructure, by the applicant, by developers, and by relevant authorities. The Council is concerned about the often long delay between the completion of developments and the installation upgrading of highways, utilities, telecommunications, and the provision of additional health and education services.

Planning and enforcement

The increasing inability of District Council's Planning Department to cope with both the volume and complexity of its work causes this Council concern. In particular we have noticed a tangible reduction in the responsiveness of the Planning Enforcement section which appears to be de-prioritising cases in order to give the impression that caseloads are being satisfactorily managed with the consequence that infringements are allowed to go unchallenged or the opportunity to take enforcement action is lost due delay. With greater pressures on development it is of concern this will result in more cases where an inordinate delay in taking decisive action results in developments being permitted by default, thus undermining planning policies.

The Council is also concerned about the increasing tendency for applicants seeking planning permission to employ consultants and lawyers to use loop-holes to circumvent planning policies. It is important that the District Council designs policies which can counter such devious activities.

Consequently, the Parish Council would encourage the District Council not just to restore performance but to commit to responding professionally and promptly to future planning and enforcement workload demands.

Workforce capabilities

The Parish Council encourages the District Council to have a long-term focus but also agile approach to its human resource strategy. Key will be investing in improving and developing new skills, and raising the competence and performance of the workforce. It will be crucial that the Authority ensures its capabilities continue to be re- aligned with the very different challenges it will be facing in the next 20 years. In relation to

the Local Plan, this Council sees these issues as particularly relevant to those dealing not only with planning applications and enforcement matters but also for those with environmental and social cohesiveness matters.

This Council would also wish to see:

- \* a stricter control through more robust policies in relation to preventing the demolition of existing buildings, to protect the character and setting of an area.
- \* a continuation of the presumption against new housing and commercial development in the Green Belt.
- \* the retention of those localities currently designated as conservation areas and continuation of the protection they are currently afforded through policies CA1-CA5.
- \* Chiltern District Council review the decisions that led to the removal of protection for settlement rows
- \* that the provision of affordable housing in rural parishes in the Green Belt and the AONB should only be permitted where there is a demonstrable need within the Parish and where the majority of those on the electoral roll for that Parish are in favour.
- \* that change of use of community assets, whether registered under the Localism Act or not, shall only be permitted in exceptional circumstances.
- \* Chiltern District Council develop new Local Plan policies sufficiently robust to minimise their evasion and press Government for amendments to the Permitted Development Regulations to ensure that they can no longer be used to circumnavigate core plan policies.
- \* that the development of agricultural, horticultural, and associated activities together with home based working should be encouraged as a means of sustaining the rural economy.

Please also complete the Equality Monitoring Form.

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# Chiltern District Local Plan Initial Consultation Equality Monitoring Form

Chiltern District Council is committed to promoting equality, and will not place anyone at a disadvantage because of any aspect of their age, disability, ethnic origin, marital status, race, religion, gender or sexuality.

**The information you provide on this form will remain confidential.**

Should you have any questions about the information asked, please contact the Planning Policy Team on (01494) 586678 or 732269 or by email at [planningpolicy@chiltern.gov.uk](mailto:planningpolicy@chiltern.gov.uk).

**1. How did you hear about this consultation? (Tick more than one if necessary)**

Email/ Letter.....	<input checked="" type="checkbox"/>	Twitter.....	<input type="checkbox"/>
Local Press.....	<input type="checkbox"/>	Facebook.....	<input type="checkbox"/>
Council Website.....	<input type="checkbox"/>	Word of mouth.....	<input type="checkbox"/>
Other (please state below)			

**2. What is your Gender?**

Male ☐ Female ☒

**3. How old are you?**

Under 16.....	<input type="checkbox"/>	16 - 17.....	<input type="checkbox"/>	18 - 19.....	<input type="checkbox"/>
20 - 24.....	<input type="checkbox"/>	25 - 29.....	<input type="checkbox"/>	30 - 34.....	<input type="checkbox"/>
35 - 39.....	<input type="checkbox"/>	40 - 44.....	<input checked="" type="checkbox"/>	45 - 49.....	<input type="checkbox"/>
50 - 54.....	<input type="checkbox"/>	55 - 59.....	<input type="checkbox"/>	60 - 64.....	<input type="checkbox"/>
65 - 69.....	<input type="checkbox"/>	70 - 74.....	<input type="checkbox"/>	75 - 79.....	<input type="checkbox"/>
80 - 84.....	<input type="checkbox"/>	85 - 89.....	<input type="checkbox"/>	90 or over.....	<input type="checkbox"/>



4. Do you consider yourself to have a disability?

Yes

☐

No

☒

5. What is your ethnic group?

**A White**

English/Welsh Scottish/ Northern Irish/ British.....☒

Irish.....☐

Any other White (state below).....☐

**B Mixed / Multiple Ethnic Groups**

White and Black Caribbean.....☐

White and Black African.....☐

White and Asian.....☐

Any other Mixed /multiple ethnic background, (state below).....☐

**C Asian / Asian British**

Indian.....☐

Pakistani.....☐

Bangladeshi.....☐

Chinese.....☐

Any other Asian background, (state below).....☐

**D Black / African / Caribbean / Black British**

African.....☐

Caribbean.....☐

Any other Black background, (state below).....☐

**E Gypsy or Irish Traveller**

Gypsy.....☐

Irish Traveller.....☐

**F Other Ethnic Groups**

Any other ethnic group, (state below).....☐

**G Do not want to say**.....☐

Thank you for taking the time to complete this monitoring form. Please also let us know if you have any ideas on how we can improve our consultation processes to ensure equality.