

Daws Hill Neighbourhood Plan

Consultation Statement

A Neighbourhood Plan for Daws Hill 2018-2033

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1. Purpose of Statement

This Consultation Statement has been prepared to fulfil the legal requirements of the Neighbourhood Planning regulations 2012.

Section 15(2) of the regulations sets out what a Consultation Statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood plan development;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted;
- describe how these issues and concerns have been considered and, where relevant, addressed in the neighbourhood plan development.

The Daws Hill Neighbourhood Forum (DHNF) has involved residents, Ward Councillors, businesses and other stakeholders at key stages in the development of the Plan, such as:

- identification of issues affecting the neighbourhood area;
- policy development and appraisal;
- re-submission community-led consultation on the draft Plan.

The aims of our consultation have been to ensure the Plan was informed by the views of local residents and other stakeholders from the outset of the process in 2011.

2. Governance arrangements

The Committee of DHNF is made up of residents and resident representatives from the Resident Associations in the Neighbourhood Area (NA). DHNF comprises Daws Hill and Abbey Park Residents' Association (DHRA), School Close Road Association Limited (SCRAL), and Fair Ridge, The Spinney and Foxleigh Residents' Association (FSFRA).

Committee members are nominated and voted in at the Annual General Meeting each year. Over the years the Committee membership has changed but has remained representative of the Neighbourhood Area (NA).

Membership of the DHNF is open to all residents in the NA and there has been regular recruitment activity, usually face to face on doorsteps, and substantial fund raising over the last 8 years.

The initial presentation of the Position Statement to residents took place in November 2011. This outlined all the issues that had been fed in from the Resident Associations and residents. The outcome of the meeting was to seek Neighbourhood Forum status in due course with the upcoming Localism Bill and to prepare a Neighbourhood Plan (NP).

An update meetings with residents in April, 2012, approved for the Neighbourhood Forum status and area to be applied for to Wycombe District Council (WDC) and to prepare a Neighbourhood Plan and led to the Terms of Reference being published on the website.

The Daws Hill Neighbourhood Forum status was officially designated by WDC on 25th September, 2012. The Forum was re-designated on 19th January, 2018, after the first 5 years designation period came to an end.

The existing Daws Hill Residents Association website was used initially to communicate information to residents and businesses and hold relevant documents for all in the NA. This website is now rebranded as the Daws Hill Neighbourhood Forum (DHNF) website.

At the residents meeting held 11th October, 2012 the Neighbourhood Forum was ratified by the residents by a unanimous vote. By a unanimous vote the assets (funds) of the Daws Hill Residents Association were transferred to the new DHNF.

Also at this meeting approval was given by a unanimous vote to seek a Judicial Review regarding the geographical area that should be in the NP. Our application included the Handy Cross sports centre and the RAF Daws Hill site (now Pinetrees) but Wycombe DC would not accept that these areas should be part of the NA.

This residents meeting in October, 2012, was attended by Steve Baker, MP, 7 Councillors, the High Wycombe Society, nearby Resident Associations and the Press.

Steve Baker, MP, also attended the last AGM of the DHNF on 24th March, 2018.

After the Judicial Review and subsequent appeal in February, 2014, the Daws Hill NA was eventually agreed at the reduced area without the Handy Cross sports centre and the RAF Daws Hill site.

Each Committee meeting has been minuted and key actions highlighted and shared on the website. The attendance of 15 to 20 Committee members at the frequent Committee meetings to review progress and the development and agreement of the Neighbourhood Plan detail has included the Ward Councillor and a representative of the High Wycombe Society, together with representatives of nearby Residents Associations.

3. Relationship with Wycombe District Council and Buckinghamshire County Council

Due to the difficulties of the Judicial Review and the disagreement about the Neighbourhood Area, the relationship with Wycombe District Council (WDC) has not been inclusive in the development of the NP until the post appeal period after February, 2014.

Penelope Tollitt, Head of Planning, WDC, in February, 2014, was met by representatives of the DHNF and she subsequently attended the DHNF Committee meeting in March, 2014, to impress on the NF the importance of the Localism Bill and local neighbourhood

planning to give the right input into the housing development and issue affecting the NA which can only come from Residents. WDC indicated that going forward assistance and financial help would be available for the Neighbourhood Plan.

Further to the positive meetings and guidance from the WDC officers, together with funding, the completion of the NP has been possible. The meetings between the DHNF Committee members and WDC staff were held in January, 2014, March and May, 2015, (David Dewar), September, October, November, 2016 (Aude Pantel) and more recently in June and September 2017 and subsequently March and April, 2018 (Charlotte Morris). Each of these meetings involved the review of the latest versions of the NP and provided suggestions for improvements to the plan. Outside of these meetings there has been various communications with WDC planners, usually by E mail.

Buckinghamshire County Council (BCC), Peter Hardy, attended the NF Committee meeting in April, 2012, to discuss the position statement produced by the NF and the traffic issues. There has been ongoing consultation by the NF with BCC regarding the Southern Quadrant Transport Strategy produced by Jacobs. It is now understood that a new transport strategy is to be developed by BCC for the whole of High Wycombe.

A positive outcome from the call in of the Daws Lea bus link by BCC has confirmed the importance of continuing to forge a good relationship with BCC.

One Councillor has been ever present at the Committee and other consultation meetings and has reviewed the draft Plan in its entirety ahead of the pre-submission consultation.

4. Drafting Policies

The Policy drafting in 2014 was drawn-up from a variety of sources, and seek to influence planning and development outcomes in order that they help to achieve a common vision for the DHNA. Our policies have been formulated from the input and output from the Daws Hill Reference Group Workshops held in 2012, our Daws Hill RA and DHNF Committee meetings and Neighbourhood Plans from other areas, and have been evaluated and prioritised by the NA residents in meetings and through an on-line survey.

A number of meetings have been held with bodies, such as Developers, Bucks County Council and Thames Water to understand the infrastructure issues in the NA and surrounding locations that could affect the NA.

All the information gathered from these consultations led to iterations of plans in 2012/2013 when not much guidance was available of the format of a NP. These plans were generally drafted by working teams from the DHNF Committee.

Consultants funded by Residents and grants assisted in the production of some of the key areas such as traffic management, the area character assessment and the overall development of the NA.

5. Policy Review for Residents and Businesses Events

The policies have been presented to residents and businesses at the AGM meetings in October 2013, October 2014, November 2015, February 2017, and March, 2018. At each meeting the residents and businesses were asked to confirm their agreement to the NP policies and the plan contents before further progressing to the next stage.

A key requirement was the formal Regulation 14 pre-submission consultation on the draft NP. From 25th June until 5th August 2018, the draft NP was displayed at the libraries at High Wycombe and Flackwell Heath and at the WDC offices. A flier was letter

dropped to all businesses and residents in the NA informing of this and the method of recording of any comments.

The purpose was to give as many residents and stakeholders the opportunity to become familiar with the contents of the Draft Plan and to comment upon it.

The names of all the stakeholders consulted are listed in below. A list of the households in the NA has not been published.

6. Results of the Pre-submission Consultations

In accordance with the list of Statutory Bodies to be consulted provided by Wycombe DC, a total of 41 notifications were sent out to the following:-

Wycombe District Council
Wokingham Borough Council
Oxfordshire County Council
South Oxfordshire District Council
Aylesbury Vale District Council
Royal Borough of Windsor &
Maidenhead
Chiltern District Council
South Bucks District Council
Little Marlow Parish Council
Chepping Wycombe Parish Council
Great Marlow Parish Council
Buckinghamshire County Council
Homes and Communities Agency
Natural England
Environment Agency
Historic England
Network Rail
Highways England
Mono Consultants (mobile operator)
Everything Everywhere
Airwave Solutions
EMF
DLCTO 3rd Line
Cornerstone Mobile
BT Openreach
UK Power Networks
Envoy Online
EDF Energy
SSE
GTC
Thames Water
Bucks Primary Care Trust
Northampton Catholic Diocese
Neighbourhood Watch
Wycombe Area Access for All
Age UK
Chilterns Society
Chilterns AONB

32 of the Statutory Bodies failed to respond to the notifications.

2 of the Statutory Bodies replied that they had no comment to make

1 of the Statutory Bodies replied that they did not have enough resources to comment.

The following 6 Statutory Bodies submitted comments:

Wycombe District Council
Thames Water
Buckinghamshire County Council
Historic England
NHS Buckinghamshire Clinical Commissioning Group
Natural England

The details of the comments received and the actions taken are shown in the Consultation Table below.

No responses were received from residents or businesses in the Neighbourhood Area that required amendments to the NP.

7. Relationships with Developers

The DHNF has undertaken some pre-application consultation with developers, particularly on the Daws Hill RAF site, which although not in the reduced NA is adjacent to the NA and potentially has a major impact on the residents in NA.

This involvement has included:

- attendance at planning development brief meetings with WDC planning
- attendance at consultation events and meetings with the developers
- discussing proposals at the DNF Committee meeting
- sharing information with residents via e mail, the website and residents meetings
- making formal representations in writing to both the developer and the Planning

When planning application was submitted DHNF Committee members have spoken at the WDC Planning Committee.

The knowledge and experience gained from this activity has fed into the drafting of the policies.

8. List of Consultations and Communications as evidenced by websites and available presentations, documents and meeting notes

Evidence of Consultation:-

- Creation of neighbourhood website 2012
- Facebook page and Twitter accounts
- AGM's of Daws Hill Neighbourhood Forum with residents
- 'Door knocking' to consult with residents
- Consultation with affected parties within the neighbourhood area, such as businesses and schools
- Continual communication with WDC/BCC and relevant utilities in the area
- Publicity through press releases
- Wycombe Sound radio interview on the DHNP with Andrew Hill – 10 July, 2018

Communication and Consultation items:-

- Circular to residents on position statement – November 2011
- Presentation to residents of November 2011
- Response to national planning policy framework
- Peter Hardy of BCC attending NF committee meeting April 2012 regarding the position statement
- Residents meeting February 2012, July 2012, February, 2103, October, 2013,
- Discussions with Taylor Wimpey/DPP in April 2012
- Workshop with a WDC 2012
- Meetings with Steve Baker, M.P., including with residents October, 2012 and March, 2018
- Involvement of Wycombe Society and Chiltern Society
- Reference group meetings with Taylor Wimpey and WDC 2012
- Meeting with Wycombe Abbey school bursar, July 2012
- Meetings and correspondence with St Michaels Roman Catholic school
- Communications Strategy, September, 2012
- Judicial Review and Appeal – widely communicated
- Bucks free press - press releases and reports
- NF Committee 'knocked on doors' briefing residents individually January, 2013
- Council planning meeting attendances
- Community fund raising events at the Flackwell Heath golf club
- Meeting with other Residents Associations in area June, 2013
- Ian Ball, BCC, meeting to discuss transport issues – August, 2013
- Meeting with Thames water – October, 2013
- Feedback from residents meeting - October 2013
- Communication Campaign – 'Wycombe Deserves Better' - December 2013
- Presentation for the call in by BCC on the proposed Daw Lea bus route
- Penelope Tollitt meeting with DHNF – March 2014
- Meetings with WDC staff to review NP – various 2014 to 2018
- Discussion on the new local plan with WDC - July 2014
- Cooperation with WDC and the Daws Lea campaign - September 2014
- AGM's with Residents October 2013, October 2014, November 2015, February 2017, March, 2018.
- Publicity – various articles and releases eg Daws Lea bus link, Roads campaign, press release May, 2012, Judicial Review reporting.
- Wycombe Sounds radio interviews.

Ref.	Name	Reference in Plan	Issue/Comment	Changes to Plan
1	Wycombe DC	Policy 1: Trees and Hedgerows and Policy 2: Woodland	Mirrors Local Plan, decide whether to keep or discard. Change from “should seek to retain” to “will be required to retain”.	Decision is to keep policies Agreed to accept change from “should seek to retain” to “will be required to retain” in policy.
2	Wycombe DC	Policy 3: Local Green Spaces	Rewrite to reinforce case for the LGSS.	Rewrite to reinforce case.

3	Wycombe DC	Policy 5: Backland Development	Rewrite the first sentence of para. 5.5.6.1. in more succinct and positive form and include para. 5.5.5. within the policy.	Amend as suggested
4	Wycombe DC	Policy 6: Flooding and Drainage	Remove policy or align it more closely with strategic policy CP12, Climate Change, in new WDC Local Plan.	Decision is to Align policies
5	Wycombe DC	Policy 7: Quality Design	Add more detail to reinforce policy requirements. Decision. Remove duplication with Policy 8 on shop-front design.	Amend as suggested
6	Wycombe DC	Policy 8: Shop-Front Design	Question of the usefulness of this policy given limited opportunity to open shops in the Neighbourhood Area.	Decision is to retain Policy 8.
7	Thames Water	Paragraph 2.8.6 (Utilities)	Request changes in wording to delete references to capacity problems via Warren Wood to Little Marlow Sewage Treatment Works.	Decision to amend wording re capacity problem but to retain comments on Little Marlow Sewage Works. This follows confirmation that Thames Water had been fined for unauthorised discharges of sewage from this site.
8	Thames Water	Policy 6 Flooding and Drainage	Additional wording to reinforce this policy..	Incorporate new wording
9	Bucks CC	Paragraph 2.4	Reference made to Countrywide Parking Guidance. Suggest making provision for sustainable travel (for example cycle racks and EV charging points).	Incorporate new wording.
10	Bucks CC	Para 2.8.3	BCC points out that the 36 bus runs every 30 minutes in term time, and that there are several services from “nearby Handy Cross Hub”.	As the 36 bus has some gaps in service and runs only hourly outside term-time, and as Handy Cross Hub is over 1 mile away from parts of the NA, retain existing wording about the NA being poorly served by public transport.
11	Bucks CC	Para 2.1.1. and 2.8.4	BCC in July 2018 adopted a Highways Development Management Guidance.	As this is a BCC requirement there is no need to mention it in the Neighbourhood Plan.

12	Bucks CC	Para 2.8.5	BCC would like to promote continued engagement in the school transport planning process for the schools in the Neighbourhood Area.	Wording added to this effect.
13	Bucks CC	Para 2.9.3	BCC suggests change “minimise use of private vehicles” to “promote sustainable travel”.	Wording added to this effect “and to promote sustainable travel”.
14	Bucks CC	Para 2.8.10	BCC points out that both Marlow Hill and the M40 have an Air Quality Management Area (AQMA). Decision: Amend wording accordingly.	Amend wording accordingly.
15	Bucks CC		BCC supportive that development should be accessible by sustainable modes of transport. This should include infrastructure to make sustainable modes an attractive method of travel.	Amend wording accordingly.
16	Historic England	Character Assessment and Policy 7	Welcome both the Character Assessment and Policy 7, the latter considered to satisfy the requirements of paragraph 125 of the NPPF (2018).	No change
17	Historic England		State that according to their records the NA has no designated heritage assets. Suggest that the Plan includes any non-designated heritage assets to add to the evidence base.	Agreed to try to identify any non-designated heritage assets and add to Plan.
18	NHS Bucks Clinical Commissioning Group		Explain their commitment to the provision of adequate and appropriate primary care facilities to meet the needs of the local population. Mention in particular car parking and the need for more consulting space and larger / additional waiting areas.	Add wording to this effect.
19	NHS Bucks Clinical Commissioning Group		Very supportive of the Plan’s approach to Local Green Spaces and to support for biodiversity.	Add wording to this effect.

	ning Group			
20	Natural England		Generally very supportive of the plan	
21	Natural England	Page 14, 5.1 – 5.2	Recommend including an overarching policy statement (wording provided).	Included the new wording.
22	Natural England	Pages 15 – 16, 5.3 – 5.4	Try to include green infrastructure connectivity measures here, particularly between Local Green Spaces. This is supported by NPPF paragraph 114.	This may not be possible, but wording to be reinforced on this subject.
23	Natural England	Page 20, 5.7.5	Planning policies should include more information about green space provision as per NPPF paragraph 109. Suitable methods for calculating biodiversity net gain can include the DEFRA biodiversity offsetting metric.	Amended wording accordingly.
24	Natural England	Paragraph 118	Refer to Neighbourhood Plan for Benson (not yet out to referendum) for example of compliance with NPPF paragraph 118 about offsetting loss of greenfield land.	Refer to the Benson NP when rewording the Daws Hill Neighbourhood Plan.

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