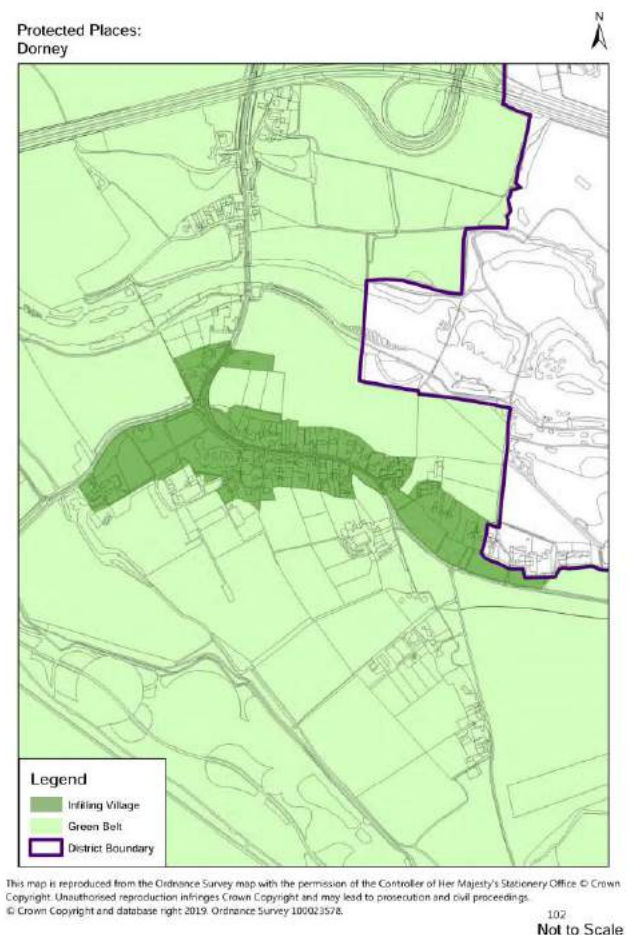


Dorney Parish News

Special Edition

Draft Chiltern and South Bucks Local Plan 2016-2036

Have your say on it by Friday, August 23rd 2019!



The Draft Local Plan proposes that:

Green Belt land, within Dorney Reach, be released to enable minor windfall development within the defined boundaries of the village.

Planning permission, for residential and economic development, will be granted for infilling on Green Belt land within Dorney Village.

Let the Council hear your voice. Respond by midnight on 23rd August 2019.



South Bucks District Council

“The Local Plan 2036 sets out how Chiltern and South Bucks will develop over the next 20 years.

It establishes how we can plan positively for our communities' needs, improve the quality of life and put in place the necessary infrastructure to support development, whilst also protecting our valued environment and the character of our towns and villages.

The Government expects local authorities to have up-to-date Local Plans in place to guide development and plan for the infrastructure, homes and jobs that communities need.

Failure to have an up-to-date plan would risk Government intervention and a resulting loss of control of the process. It protects us from speculative development which can sometimes happen without sufficient benefit to local communities.”

Local Plan Timetable

(Items in red are estimates from Brown Not Green, Chesham)

| | |
|--|--------------------------------------|
| Publication of Draft Local Plan | Friday 7 June |
| Eleven Weeks Consultation until | Friday 23 August |
| <i>Chiltern/South Bucks submit Plan to Inspectorate</i> | <i>October 2019?</i> |
| <i>Inspector Enquiry</i> | <i>January to April 2020?</i> |
| <i>Inspector Reports</i> | <i>November 2020?</i> |
| <i>Adoption {by new Unitary Authority}</i> | <i>December 2020?</i> |

Let the Council hear your voice. Respond by midnight on 23rd August 2019.

EDITORIAL

As the period of consultation on the Draft Local Plan draws to a close it would be good if residents do respond, whatever their views, to the proposals. It has just been announced that the closing date for responses has been delayed from 19th July to 23rd August.

A number of residents, seeking information on the implications of the Draft Local Plan for both Dorney Reach and Dorney Village, attended the Dorney Parish Council Meeting on Tuesday 9th July 2019.

Concerns were raised by certain residents regarding the difficulty of establishing exactly what impacts the proposals in the Draft Local Plan would have, what the Parish Council's views on this important issue were and on the limited amount of time available (at that time) to make a reasoned, informed response.

After the meeting we came to the conclusion that Dorney Parish News should publish a Special Edition which would attempt to bring together the disparate and complex information, specifically related to the proposals for both Dorney Reach and Dorney Village, contained in the various lengthy and complex documents, totalling 395 pages, provided by South Bucks District Council on their website.

We present, firstly, the individual proposals for Dorney Reach and Dorney Village with maps.

We address the question "What is the reason for these proposed changes?" using the Council's "Review of Settlements within the Green Belt".

Then we direct you to the websites of two residents' associations, one near Chesham and the other Beaconsfield, who are addressing similar proposals to those that affect Dorney Reach and Dorney Village. It should be said that both of these associations are also affected by significant development proposals as well which, fortunately, at this time, we are not.

You can see on their websites some of their suggestions on suitable content for responses.

We then provide details on how to respond. We hope that you will find this useful.

Peter Bowman & Bill Dax

Relevant Links:

The Draft Chiltern and South Bucks Local Plan 2016-2036 – [Click HERE](#)

The Maps of Dorney Reach and Dorney Village are in a separate Maps document – [Click HERE](#)

The Boundaries definitions for Dorney Reach and Dorney Village are in a separate "Review of Settlements within the Green Belt" – [Click HERE](#)

The Draft Local Plan proposes that:

Green Belt land, within Dorney Reach, be released to enable minor windfall development within the defined boundaries of the village.



[Map: Page 67 of the Map Document](#)
[Proposal Text: Page 150 of the Draft Local Plan](#)

Policy SP PP1 of the Draft Chiltern and South Bucks Local Plan 2036 states that:

To help meet identified housing and employment needs 7.83 sq.km of land has been removed from the Metropolitan Green Belt.

Green Belt land has been released to enable minor windfall development within the defined boundaries of the following villages that have been removed from the Green Belt:

Dorney Reach (amongst a number of other Bucks villages)

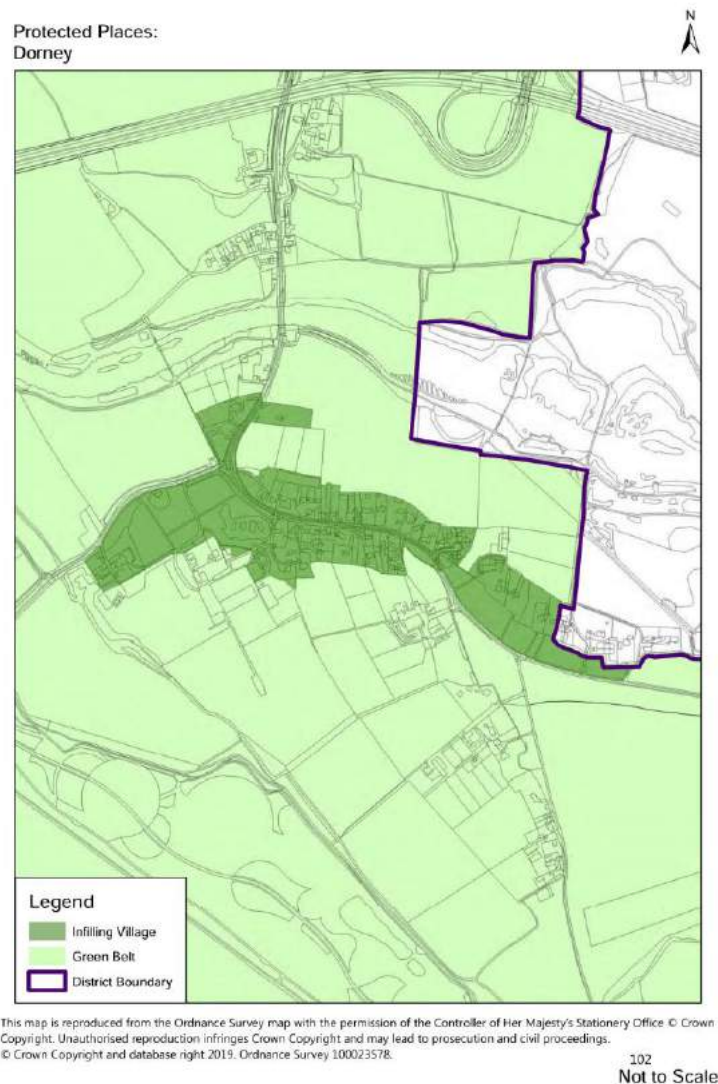
It goes on to say:

Planning permission will not be granted for inappropriate development within the Green Belt unless very special circumstances have been demonstrated or where the criteria in Policies DM PP1, DM PP2 or DM PP3 are met.

Let the Council hear your voice. Respond by midnight on 23rd August 2019.

The Draft Local Plan proposes that:

Planning permission will be granted for infilling on Green Belt land within Dorney Village.



[Map: Page 102 of the Map Document](#)
[Proposal Text: Page 151 of the Draft Local Plan](#)

Policy DM PP1 of the Draft Chiltern and South Bucks Local Plan 2036 states that:
Planning permission will be granted for infilling within the listed villages washed over by the Green Belt provided that the infilling is for residential or economic development; of a similar plot size, building width, scale and massing to surrounding development; and is not on the edge of the village.

Infilling on open land which contributes to the openness of the Green Belt will be refused.

The villages to which this policy applies are:

Dorney (amongst a number of other Bucks villages)

Let the Council hear your voice. Respond by midnight on 23rd August 2019.

What are the reasons for these proposed changes?

The reasons behind these proposed changes are explained in the Council's "Review of Settlements within the Green Belt" which was published in April 2019. Relevant extracts to Dorney Reach and Dorney Village are below:

[Review of Settlements within the Green Belt](#)

April 2019

Introduction

Government guidance contained in the National Planning Policy Framework (NPPF) states that Green Belts once established should only be altered in exceptional circumstances through the preparation or updating of a plan. The guidance indicates that should the Green Belt be reviewed then consideration should be given to the status of villages within the Green Belt. Essentially the guidance hinges on the openness of the village. **If the village has an open character and this contributes to openness of the Green Belt then the village should be retained in the Green Belt [Dorney Village], if the village is not open in character then it should be removed from the Green Belt [Dorney Reach].**

The purpose of this study is to review the status of the settlements within the Green Belt across the two district Council areas of Chiltern and South Bucks.

Why review now?

As part of the evidence associated with the emerging Chiltern and South Bucks Local Plan the Councils have undertaken an assessment of the Green Belt.

The purpose of this study is to review the status of the settlements within the Green Belt across the two district council areas of Chiltern and South Bucks. Essentially the councils need to review the Green Belt as a whole and therefore it makes sense to review the status of settlements washed over by the Green Belt.

Which settlements are included?

The majority of larger Green Belt settlements have already been identified in the two [1999] local plans covering the two respective Council areas Chiltern and South Bucks. The [South Bucks District Local Plan\[1999\]](#) identifies one type of area where infilling may occur. The areas identified are defined on [the adopted policies map GB3](#) [showing Trumper's Field as a Site of Special Scientific Interest] – residential infilling in Green Belt settlements **[Dorney Reach]**.

Within the GB3 areas the Local Plan policy allows limited infilling subject to criteria and one for one replacement.

Policy GB3 in the adopted South Bucks Local Plan [Page 18] identifies the settlements to which the infilling policies can currently be applied. As such the starting point for the assessment will be the settlements listed in South Bucks Policy GB3.

Review Methodology

A - Can a settlement area be identified as a Village?

The review assesses all the existing GB3 areas [**Dorney Reach**] and considers whether or not other areas could be identified as a village in accordance with the wording of the NPPF. Where it is considered a GB3 [**Dorney Reach**] area, or another area [**Dorney Village**], can be identified as a village then that settlement moves onto the next stage of the assessment.

B - Assessment of openness

A key deciding factor in how villages washed over by the Green Belt should be treated in terms of planning policy is the character of the village and its contribution to the openness of the Green Belt.

If a village is regarded as being open in character and the village is regarded as contributing to the openness of the Green Belt the assessment would conclude that the village should remain in the Green Belt and be covered by a limited infilling policy [**Dorney Village**]. If the village is regarded as not being open and that it makes no contribution to the openness of the Green Belt [**Dorney Reach**] then the settlement will pass onto the next stage.

C Can a defensible Green Belt boundary be defined?

If a village is considered not to be open and that it makes no contribution to the openness of the Green Belt then it should be considered for removal from the Green Belt [**Dorney Reach**]. However, the removal of a village from the Green Belt requires that an appropriate new Green Belt boundary can be identified or found. Government guidance contained in the NPPF9 is clear that when defining new Green Belt boundaries local planning authorities should define boundaries clearly using physical features which are readily recognisable and likely to be permanent. [**In the case of Dorney Reach, suitable boundaries were established, and these are shown around the red hatched area on the Map of Dorney Reach**]

Dorney Reach and Dorney Village Review Process and Decision

A Review of settlements identified by Policy GB3 and other identifiable settlements in the [South Bucks District Local Plan\[1999\]](#):

| Name/location | Village: yes or no | Reason for decision |
|---|-----------------------|---|
| Dorney Reach – GB3 [Page 23 of Review] | YES | This settlement is essentially an area of housing which has a school and a village hall adjacent to the housing area. The area is identified as a GB3 area currently. Although not a traditional village the amount of development and its compact form together with the facilities it provides means that for the purposes of this study it could be regarded as a village. |
| Dorney [Page 23 of Review] | YES | This is a small settlement with a church and a pub. The main road through the centre of the settlement is called Village Road and although small it is considered that this settlement could be regarded as a village for the purposes of this study. The settlement area is protected as a conservation area. |

B Review of settlements identified by Policy GB3 and other identifiable settlements in the adopted South Bucks Local Plan - review of openness

| Name/location | Village openness that should be preserved? | Reason for decision |
|---|--|---|
| Dorney Reach – GB3 [Page 34 of Review] | NO | This village has a non-traditional village appearance. The amount of development and its compact form means it is considered that it could harm the openness of the Green Belt. Therefore this village should be assessed to consider if it could be removed from the Green Belt. |
| Dorney [Page 34 of Review] | YES | This is a small village with development centred on the main Village Road and some development fronting the common. The presence of the common with properties set back from the road edge gives an open character to this end of the settlement. The rest of the village is well treed and |

| | | |
|--|--|--|
| | | <p>although development is on both sides of the road it is not that dense and the village as a whole is not considered to harm the openness of the Green Belt. The grounds of Dorney Court and the associated kitchen garden grounds come up to the edge of the main village road and separate the Dorney court buildings from the rest of the village also adding to the openness of the settlement. Given its open character it is considered that the village makes an important contribution to the openness of the Green Belt. It is therefore considered that this settlement should be protected by Green Belt designation to preserve its openness.</p> |
|--|--|--|

C Can a defensible Green Belt boundary be defined?

For those settlements considered to be harmful to the openness of the Green Belt under Stage B above each village is considered for potential release from the Green Belt. To be released from the Green Belt a village would need to have a permanent and defensible Green Belt boundary. This stage of the assessment considered if such a Green Belt boundary could be defined. If it is not possible to define a permanent Green Belt boundary then the village cannot be removed from the Green Belt and the village would fall back to be covered by an infilling policy.

| Name/location | Can a defensible Green Belt boundary be defined | Reason for decision |
|---|---|---|
| Dorney Reach – GB3 [Pages 37-38 of Review] | YES | <p>This village has developed to the north and south of Harcourt Road. A permanent boundary could be formed by Oak Stubbs Lane to the north of the settlement and Marsh Lane to the east of the settlement. The other boundaries of the built up part of the village are formed by existing field boundary hedges and are long established as such could be regarded as being a permanent or defensible Green Belt boundary. Given this it is possible to define a permanent and defensible Green Belt boundary for this village. The village should therefore be removed from the Green Belt.</p> |

What should I say?

It would not be appropriate for Dorney Parish News to suggest any form of response to this consultation. Responses must reflect residents' own viewpoints.

However, we have found the websites of two resident groups from Bucks towns and villages who are campaigning against the Local Plan – for similar reasons to the issues impacting Dorney Reach and Dorney Village. We haven't, as yet, found any that are campaigning for the Plan.

The two websites that we have found are:

[Brown Not Green](#) – Created to protect Green Belt land around Chesham Bucks.

[Beaconsfield Now!](#) – which addresses issues affecting Beaconsfield and other villages including Jordans (that has the same policy proposal as Dorney Reach) and Penn (that has the same policy proposal as Dorney)

Both of these websites provide their guidance on “How to Respond”. The Brown Not Green one can be [found here](#) and the Beaconsfield Now! one can be [found here](#).

Below, we summarise those suggestions on their websites that address, specifically, the Dorney Reach and Dorney Village proposals:

Brown Not Green

“What are the Issues? (here are just some issues, there are many more you may wish to raise!)

- *Is the Plan justified or in accordance with the National Planning Policy Framework (NPPF)?*
- *Are you satisfied that “exceptional circumstances” exist for removing numerous villages from Green Belt or permitting “infilling of GB villages” as proposed in policies SP PP1 [Dorney Reach] & DM PP 1 [Dorney Village]? Are these policies justified or in accord with NPPF, (bearing in mind the Courts have held that housing needs alone are not “exceptional circumstances”)?*
- *Why was there no prior consultation on “Green Belt Village Policies” SP PP1 [Dorney Reach] & DM PP1 [Dorney Village]?”*

Beaconsfield Now! (their “Dorney Reach” is Jordans and their “Dorney Village” is Penn)

- *“Policy SP PP1 [Dorney Reach]
This policy is unsound and not legally compliant. It is unjustified. [Dorney Reach] should be retained in the green belt. No prior public consultation has been carried out on this point and the public has only just found out about this policy. [Dorney Reach] should retain its green belt status. There is no justification for its removal. This is against national policy.*
- *Policy DM PP1 [Dorney Village]
This policy is unsound and not legally compliant. It is unjustified. [Dorney Village] should not be designated an infilling village due to its special character and location within the Green Belt. No prior consultation has been carried out on this policy. It is against national policy and there is no evidence to support this designation.”*

Both sites advise that you should NOT simply copy and paste these guideline responses. They suggest that you use your own words.


Let the Council hear your voice. Respond by midnight on 23rd August 2019.

Have your say

The consultation on the Chiltern and South Bucks Local Plan 2036 and its accompanying [Sustainability Appraisal report](#) is now open **until midnight 23 August 2019**.

Your comments will assist the independent Planning Inspector, on behalf of the Secretary of State, in determining whether or not the Local Plan is sound, legally compliant and fulfils the Duty to Co-operate i.e. the measures of compliance.

How to take part in the consultation

To assist the Inspector please read the  [Measures of Compliance \[90.09KB\]](#) before commenting on the Plan and its policies as its policies are the basis on which the Inspector will consider your comments.

There are four ways of submitting your responses:

1. Use the [Local Plan consultation portal](#) (Chrome and Safari for best performance)

 [How to create an account in Objective \[447.88KB\]](#)  [User Instructions \[1.69MB\]](#)

2. Fill in the [Online Consultation Forms](#)

3. Fill in the [Print Out Consultation Forms](#)

4. Written responses by letter (for those without access to the internet) or by email

Please note: if you wish to submit comments on the Sustainability Appraisal report, please use methods 2 or 3.

For those using method 4, letters should be sent to:

Planning Policy Team

King George V House

Amersham

Buckinghamshire

HP6 5AW

and emails should be sent to planning.policy@chilternandsouthbucks.gov.uk.

Please note: we encourage people to use methods 1-3 to ensure that we capture what they believe is unsound or unlawful about the Plan, and how they consider it should be modified or whether they wish to appear at the public examination.

Whichever method you use, no web-based, postal or hand-delivered submissions can be accepted after **midnight Friday 23rd August**.

Let the Council hear your voice. Respond by midnight on 23rd August 2019.