

## Chiltern & South Bucks Local Plan Consultation

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A meeting (by invitation) of local bodies, to exchange views on the recently released draft local plan.

### Attendance

Chesham Renaissance CIC	Andrew Ketteringham (AK) Andy Garnett (AG) (also Chamber of Commerce)
Brown not Green	Phillip Plato (PP)
Sustainable Chesham	Allison Phillips (AP)
Chesham Connect	Vanessa Worship (VW)
Friends of Lowndes Park	Michael Rowan (MR)
Chiltern Society	Merrin Molesworth (MM)
Chesham Society	Jim Conboy (JC)

(Notes by MM, JC)

### Phillip Plato

(See also, .ppt presentation)

*Brown Not Green* barrister said comments (not cut and pasted, even off piste) *will* be considered by the inspector

All previous comments need to be re-submitted - be succinct and cover all the points

All about the quality of the argument

New Unitary Authority might not take the LP on board!

Inspectors will try to make the plan sound; unlikely to reject it entirely, but he might do

Ask "is this sound or even legal" (with Govt legislation for 0% emissions by 2050)

Infrastructure - lots still uncertain, major spending gap

A BCC councillor was extremely optimistic about the Chesham Masterplan.

Policy SP EP3 (p77) 8000 sq m new retail in Chesham, on the Coal Yard, Star Yard + Darvells bakery; also a retail site planned on Watermeadow Surgery (6.2.12 p75 ;not actually in the plan)

Policy SP PP1 (p150) – 7.8 sq km of land, + 12 villages removed from the Green Belt; DP PP1 (p151) – infill developments permitted in another 20 villages.

### Are exceptional circumstances proven?

*Brown Not Green* got most of their site listed recently as an Asset of Community Value (by another CDC department, not planning) mention this on submission? Is it appropriate that an ACV can be included in the LP? See slides. How can the site be allocated on the LP?

When submitting comments, if you don't want to appear at the inquiry, you can say *Brown Not Green* speaks for me (and tell *Brown Not Green* too).

Say the LP is flawed .... the forms Online Reg19 form are designed to confuse (*see slides*) *Brown Not Green* have converted the locked PDF to Word and responders keep a copy. Isobel Derby was saying you can only reply online, use *Brown Not Green's* first two options from his slide. The 3rd option is difficult to do (even for PP).

See slide 4 questions for Soundness e.g. Positively Prepared – CDC&SB only consulted with Aylesbury, not Dacorum, using the phrase FEMA (functional economic market area). PP can't understand the housing numbers and we can't really influence that - *Brown Not Green* say don't go there.

Some key issues to put -

- Sustainability - no word about the deprivation in Chesham. *Brown Not Green* site acts as stopping urban sprawl.
- Air Quality (DM NP10, p146) – how will adverse effects on AQ be mitigated ?
- The plan should say no effect whatsoever on Chalk stream and abstraction (not at any distance away) Chalk streams are a globally scarce resource only 200 on the world.
- CDC & SB should have consulted with Environment Agency - did they?
- No allowance for HS2 traffic, river damage.

*Brown Not Green* are asking for review of brownfield sites - first register was done in last 18 months but doesn't include all e.g. old 7acre brownfield site abandoned for ages, now classed as GB. (Enfield council denied enough brownfield, whereas CPRE found room for 37000 dwellings there.<sup>1</sup>)

(Even our depot McMinn down past Waterside is on GB but it is a brownfield site)

Unfair and unjustified that Chesham should take such a high proportion of the housing numbers (*see slide*)

Also consultation on Sustainability - Beaconsfield shouldn't attract same rate of CIL as Chesham. But can we tackle all these consultations?

## Chesham Renaissance (AK)

No Vision and no Consultation

We don't need more shops in town centre but more people.

Why is LP incompatible with the CR plan ??

CR consultation, 70% supported their plan ; Our Chesham coverage

Woefully insufficient infrastructure provision. *Brown Not Green* are making a freedom of information request on infrastructure numbers.

No details on access and highways, drainage etc. CDC say this 'will come later'. Infrastructure must come first.

CDC hasn't consulted with the population of the second largest town in the Chilterns.

Conciliatory Developments Limited is a wholly owned subsidiary company of SBDC, formed last year. Official complaint lodged against Cllr Reid whose family are developers of a GB site.

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<sup>1</sup> <http://www.cprelondon.org.uk/projects/item/2427-space-to-build-in-enfield>

MM - LP ignores that all the housing requirement can be provided at higher density in town centre – need 1 or 2 bed homes; downsizing can then release larger homes further out.

All very clandestine, difficult to find info from CDC. Chesham needs smaller houses. Lack of consultation. Surprised how councillors could vote for it having only seen it earlier in the day. Cllrs Emily Culverhouse, Mark Shaw and Peter Hudson weren't there, Jane McBean voted for it. A piece of pantomime, a 3-line Conservative party whip.

MP Cheryl Gillan has commended CRCIC in the House<sup>2</sup>.

## Discussion

*Brown Not Green* are liaising with Beaconsfield and were advised not to challenge proceedings by which the plan was adopted legally at this stage.

Cross ref our comments to policy numbers to make it easy for the inspector.

Chesham Chamber want a site at McMinn's or/and Christmas tree farm, both GB. Chess Business Park sites sell immediately. Councils are obsessed with leisure e.g. multi-million development of Amersham Pools, but leisure doesn't make much money compared to doctor's surgeries or schools.

Jackie Campbell of Sector Skills Council (used to be Bucks Business First) lives Chartridge Lane, wants Chesham to be attractive as .... for employment, storage and manufacturing would be less suitable.

Whitbread/ Travelodge just built in Marlow, most of the meeting didn't know how advanced the plans were to have a hotel at the top of Station Road (with no food, that would come from town venues)

MM said there are fears that a developer can challenge if no current LP - PP pooped but it was done in Buckingham town.

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<sup>2</sup> <https://www.theyworkforyou.com/debates/?id=2018-01-09a.294.3> ;  
<https://cheshammasterplan.org/chesham-masterplan-in-the-house-of-commons/>