

Brown Not Green

Local Plan Update & Reg 19 Briefing

by

Phillip Plato

FloD DipSurv MRICS

Chairman BNG

BROWN NOT GREEN.com

Timetable - Emerging Local Plan & other Key Dates

- Draft Plan published on Friday **7 June**
- 6 weeks Reg 19 Consultation til **19 July**
- *LPA submit Plan to Inspectorate in **Sept?***
- *Inspector Inquiry **Dec to Mar 2020?***
- *Inspector Reports **Oct 2020?***
- *Adoption (by new Unitary Auth) **Dec 2020?***

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM?

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM?

21% increase in District's carbon footprint! –
is this sound or even legal?

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM?

21% increase in District's carbon footprint! –
is this sound or even legal? – see LEPUS SA June 2019

Infrastructure Spending Gap of between
£179m & £231m! – see CIL Funding Gap Analysis June 2019

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM?

21% increase in District's carbon footprint! –
is this sound or even legal? – see LEPUS SA June 2019

Infrastructure Spending Gap of between
£179m & £231m! – see CIL Funding Gap Analysis June 2019

- **Compliant with Govt Policy / NPPF ??**

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM :

“Retail-led development opportunities” – 53% of all new retail provision to be in Chesham!

at:

- **Star Yard Car Park / Darvell’s Bakery** (5,500 sq m gross or 60,000 sq ft!)
- **Coal Yard and Station Car Park** (2,500 sq m gross circa 27,000 sq ft)

POLICY SP EP 3

WHERE DOES THIS LEAVE CHESHAM MASTERPLAN?

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM :

- Additionally, potential for a large food store at: 31 Red Lion Street,
(up to 2,500 square metres gross 27,000 sq ft) ??? – (page 75)

The Job Centre/Water Meadow Surgery site!

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM :

- Removal of **13 Green Belts sites for Development (Policy SP PP1) AND**
- **REMOVAL** of **12 Villages** from Green Belt inc; Botley, & Ley Hill, Hyde Heath...
- Policy to approve planning applications for **“infilling”** within **21** villages currently “washed over” by GB, inc; Ashley Green, Chenies, Whelpley Hill... **(Policy DM PP1)**

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM :

- Development of **All** of the area at Lye Green **(Policy SP BP2)**
 - for
 - ✓ **500 homes**
 - ✓ A “Community Hub”,
 - ✓ 5,000 sq ft retail store
 - ✓ **15 Gypsy / Traveller Pitches**

BROWN NOT GREEN.com

KEY FEATURES OF LOCAL PLAN re CHESHAM :

- Development of **All** of the area at Lye Green
(Policy SP BP2)
 for
 - ✓ 500 homes
 - ✓ A “Community Hub”,
 - ✓ 5,000 sq ft retail store
 - ✓ 15 Gypsy / Traveller Pitches

**KEY ISSUE: THIS IS LAND NOW RECENTLY LISTED AS AN
 “ASSET OF COMMUNITY VALUE” (ACV)!**

BROWN NOT GREEN.com



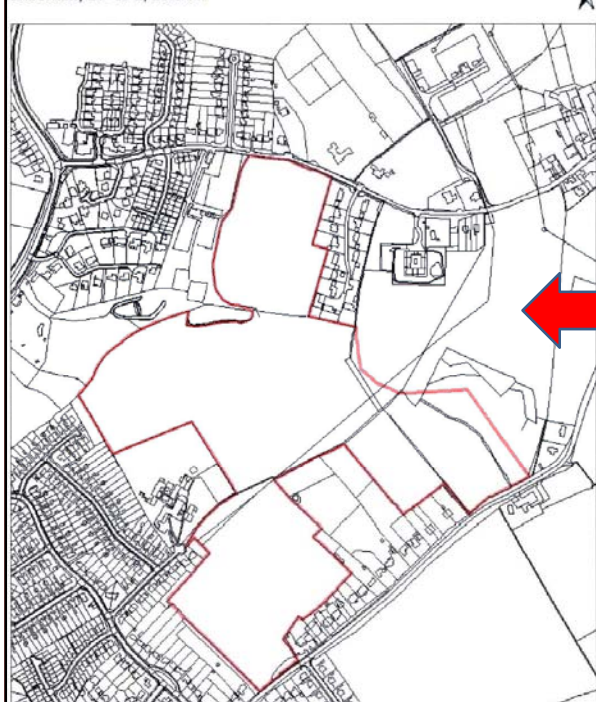
BROWN NOT GREEN.com

Asset of Community Value (ACV)

S.88 Localism Act 2011

- Listing gives BNG “right to bid” for land for 5 Years.
- **Landowner cannot sell to anyone without giving BNG 6 months notice**
- **Raises questions whether land should be allocated in Plan?**

Chesham, BP SP2, 20.3 ha



BROWN NOT GREEN.com

But all this other land is coming out of Green Belt too....what's going here in a few years?

BROWN NOT GREEN.com

Community Involvement

If YOU think this Plan is flawed YOU should comment **before** 19 July.

Making Reg 19 comments assures you the right to make submission to Inquiry.

Inquiry is mainly a **written process**.

Make comments in writing:

- Is Plan Legally Compliant?
- Is Plan “Sound”
- What Modifications should be made?

BROWN NOT GREEN.com

How to Comment on Local Plan

3 methods:

1. Online Reg 19 Form
 - complete form online or
 - download form, complete & post
2. Write Letter or send a Submission by post - NB: comment on Legally Compliant & soundness
3. *Use online portal (new)?? - **BEWARE***

SEE BNG WEBSITE FOR ADVICE ON CONTENT – Also for form in Word

What to put in your submission? **BROWN NOT GREEN.com**

Is the Plan “**Sound**”?

Positively Prepared:	The Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements , including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development .
Justified:	The plan should be the most appropriate strategy , when considered against the reasonable alternatives , based on proportionate evidence.
Effective:	The plan should be deliverable over its period based on effective joint working on cross-boundary strategic priorities.
Consistent with National Policy:	The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF) and the supporting National Planning Practice Guidance

BROWN NOT GREEN.com

What to put in your submission(s)?

(Some!) Key issues:

- Sustainability
- Air Quality / Traffic / Highways
- Site Selection
- Sprawl – Coalescence of Settlements
- Drainage / Flooding
- Wildlife etc.
- “**Exceptional Circumstances**” for GB modification?

BROWN NOT GREEN.com

EXCEPTIONAL CIRCUMSTANCES

Para 136 NPPF

*“Once established, Green Belt boundaries should only be altered where **exceptional circumstances** are fully evidenced and justified, through the preparation or updating of plans....”*

BROWN NOT GREEN.com

HOW SHOULD PLAN BE MODIFIED?

BROWN NOT GREEN.com

HOW SHOULD PLAN BE MODIFIED?

- Remove Lye Green Site (SP BP2) from Allocation
- Consider viable alternatives – Chesham Masterplan
- Request Review of Brownfield Sites (no & density)
- Review Retail allocation for Chesham – NOT on the car parks!

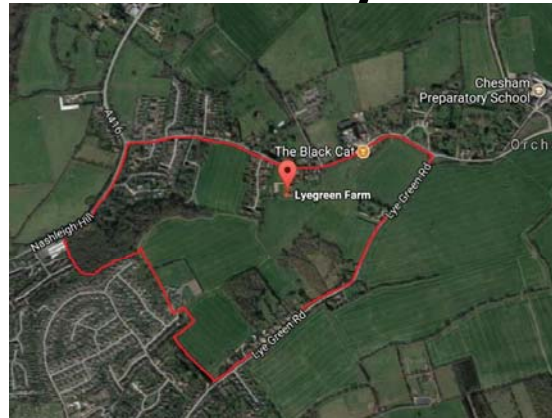
BROWN NOT GREEN.com

CONCLUSION - WHAT CAN YOU DO?

- **Comments on the Reg 19 Plan Consultation before 19 July** – see BNG website for advice!
- **Spread the word – this campaign is far from over!**
- **Please donate to BNG** - see BNG website!

Brown Not Green

Presentation to Chesham Society



“Protecting the Green Belt around Chesham”