

## **Gerrards Cross Town Council's Application for a Neighbourhood Area - Decision Report (22<sup>nd</sup> September 2016)**

### **Background**

On 8<sup>th</sup> July 2016 Gerrards Cross Town Council applied to declare the entire Parish of Gerrards Cross as a Neighbourhood Area. South Bucks District Council carried out a consultation inviting views on the proposed area; this ran for a 4 week period from **28<sup>th</sup> July to 26<sup>th</sup> August 2016**, (meeting the minimum requirement for consultation). The application was publicised by South Bucks District Council via:

- a) application and background information being displayed on South Bucks District Council's website from 28<sup>th</sup> July to 26<sup>th</sup> August 2016;
- b) e-mail notification sent out to all South Bucks District Council ward members in the application area and senior officers on 13<sup>th</sup> July 2016;
- c) registered consultees on the Council's Planning Policy Consultation Database who provided an e-mail address were notified by e-mail on 21<sup>st</sup> July 2016;
- d) other registered consultees on the Council's Planning Policy Consultation Database were notified by letter sent out on 21<sup>st</sup> July 2016;
- e) a press release was issued on the South Bucks District Council Website on 20<sup>th</sup> July 2016; and
- f) a press release was reported on the 'get bucks' website ([www.getbucks.co.uk](http://www.getbucks.co.uk)) on 21<sup>st</sup> July 2016.

In addition Gerrards Cross Town Council:

- a) provided details of the Application on their website ([www.gerrardscross.gov.uk](http://www.gerrardscross.gov.uk)); and
- b) displayed a public notice on Parish Notice Boards.

### **Consultation Responses**

The table below sets out a summary of the representations received during the consultation period:

<b>Representation Type</b>	<b>Count</b>
Supporting Representations	6
Conditional No Objections	2
Objections	0
Neutral Representations	9
<b>TOTAL</b>	<b>17</b>

A summary of the representations themselves are summarised in Appendix 2.

### **Recommended Decision**

South Bucks District Council approves Gerrards Cross Town Council's application to declare the Gerrards Cross Parish as a Neighbourhood Area. The Neighbourhood Area being the whole of Gerrards Cross Parish, with the Neighbourhood Area to be known as the 'Gerrards Cross Neighbourhood Area', as defined on the Parish Area Map, (contained in Appendix 1).

This decision is to be made by the Head of Sustainable Development, under delegated authority, after consultation with the local ward members and Cabinet Member with

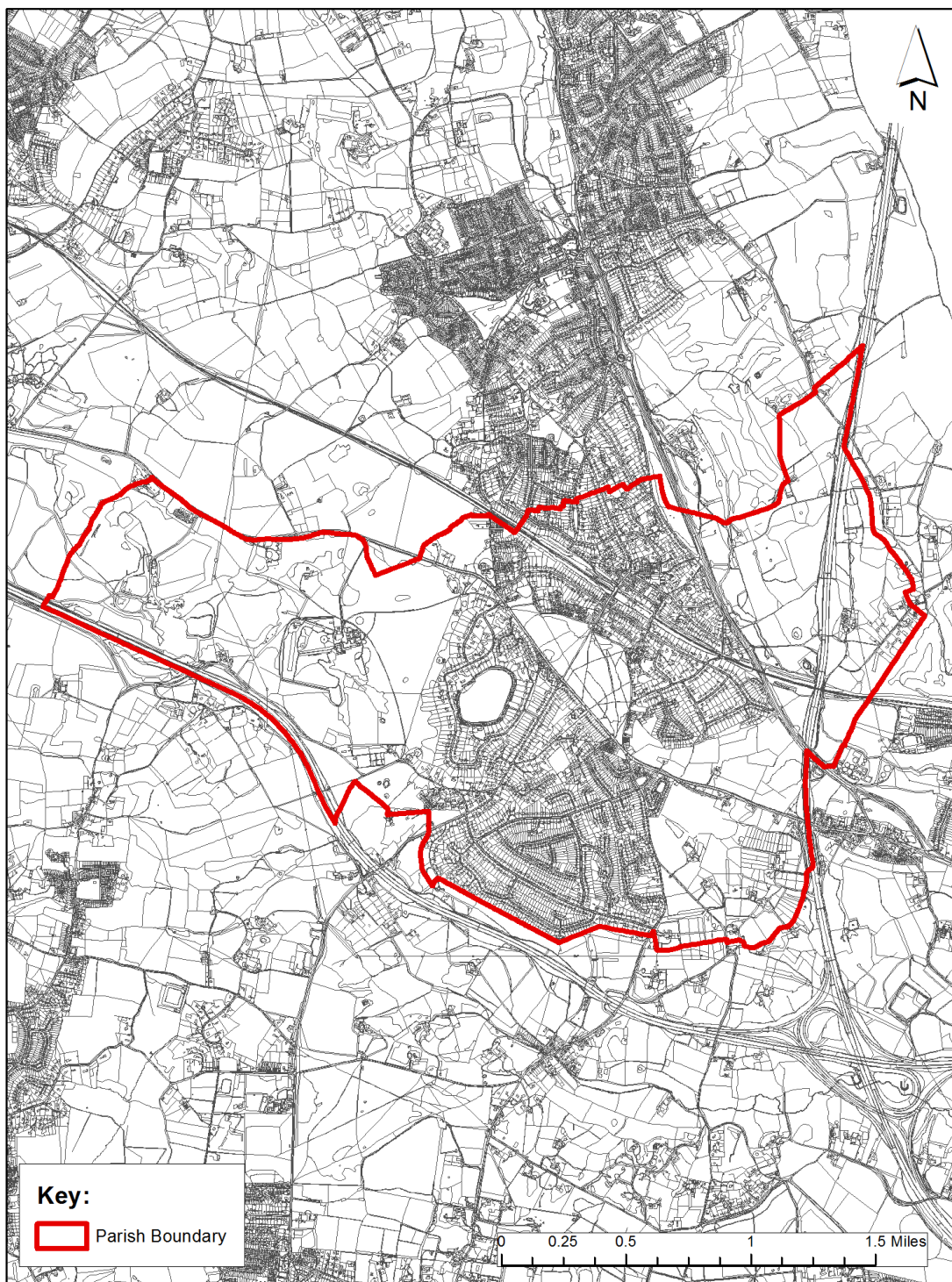
Classification: OFFICIAL

responsibility for Sustainable Development. This decision has been carried out in accordance with the Neighbourhood Planning (General) Regulations 2012.

Stephen Borrows  
Senior Planner (Planning Policy)  
Chiltern District Council and South Bucks District Council

Classification: OFFICIAL

**Appendix 1 - Neighbourhood Area**



This map is reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution and civil proceedings. © Crown Copyright and database right 2015. Ordnance Survey 100025874

**Appendix 2 - Summary of Representations Received On/Before 26<sup>th</sup> August 2016**

Response	Name	Comments Summary	Context
Rep0001	Seamus Henry	Supportive of the application	Support
Rep0002	Chris Veys	Supportive of the application	Support
Rep0003	Diane Clarke Network Rail	Network Rail requests that the Gerrards Cross Neighbourhood Area group to contact Network Rail for any proposals and to also include location plans and corresponding descriptions of the works taking place for review and comment within the Neighbourhood Area. Network Rail draw the Council's attention to The Town and Country Planning (Development Management Procedure) (England) Order 2015; which states that an application for development is within 10 metres of the railway boundary must be publicised by serving a requisite notice on any infrastructure manager of relevant railway land. Network Rail is now a statutory consultee for development proposals within 10m of the railway boundary.	Conditional No Objection
Rep0004	Bill	Supportive of the application	Support
Rep0005	Peter Chapman	Supportive of the application	Support
Rep0006	Zoe Johnson Highways England	Highways England are concerned of any proposals that could have the potential to impact the safe and efficient operation of the strategic road network, in this case the M40 and M25. Highways England have no comments on the application.	Neutral
Rep0007	Mike Gallagher	Supportive of the application	Support

Response	Name	Comments Summary	Context
Rep0008	Richard Carr TfL Planning	The proposed Neighbourhood Area does not affect any of TfL's current assets or proposed projects. Therefore, TfL does not have any comments to state for this application.	Neutral
Rep0009	Andrea Gilmour Hertfordshire County Council	The Development Services team in Hertfordshire Property on behalf of Hertfordshire County Council services have no comments to make on this consultation.	Neutral
Rep0010	Helen Read City of London Corporation	The City of London Corporation have no comments directly on the application but would request that we are consulted on any neighbourhood plans that are drawn up for the Parish. The City of London Corporation further state that the European importance of Burnham Beeches is recognised in the designation as a Special Area of Conservation (SAC). Any plans that may have an impact on Burnham Beeches must take into account this designation and a Habitats Regulations Assessment may need to be carried out. Gerrard's Cross is not adjacent to Burnham Beeches, many residents will use the area for recreation. Additional housing in the Parish of Gerrard's Cross results in additional visitors to Burnham Beeches and depending on the amount of housing this has an impact on the wear and tear on the site as well as potentially having a negative impact on the integrity of the SAC. The City of London Corporation is happy to further provide information.	Conditional No Objection
Rep0011	Susan Gallagher	Supportive of the application	Support
Rep0012	Sport England	The Neighbourhood Plan needs to reflect and comply with national policy for sport as set out in the National Planning Policy Framework with specific references to Paragraphs 73 and 74. It is important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields, Sport England's guidance on developing policy for sport and their design guidance notes as well as Playing Pitch Strategies. Further guides and resources are listed.	Neutral

Response	Name	Comments Summary	Context
Rep0013	Spencer Jefferies National Grid	To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and proposals which may affect our assets. National Grid has identified three high pressure Gas Distribution pipeline and one high voltage overhead powerline as falling within the Neighbourhood area boundary. From the consultation information provided, the above gas distribution pipelines and overhead powerline do not interact with any of the proposed development sites. Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. National Grid has provided information and contact details in relation to electricity and transmission assets and development in the vicinity of gas distribution assets in the response.	Neutral
Rep0014	Phil Markham Buckinghamshire County Council	Neighbourhood Plans will eventually require examination by the Local Planning Authority to ensure their conformity with the National Planning Policy Framework. Understanding the heritage value of a neighbourhood Planning Area is an important part of developing the Plan. There could be benefits in setting out a specific historic environment section drawing on the evidence from Historic England and the Bucks County Historic Environment Record. Investigations could include a wide range of assessments and policies which are outlined in the response. We would recommend that the Historic Environment Record for the plan area is consulted to get a greater understanding of the history and archaeology contained within the plan area. The Buckinghamshire County Historic Environment Record is a public record and we would welcome the opportunity to share our information with the local community. Guidance on taking the historic environment into consideration in neighbourhood plans has been published by Historic England and listed in the response.	Neutral

Response	Name	Comments Summary	Context
Rep0015	Martin Small Historic England	Historic England has no objection to the proposal. Information held by the Council and used in the preparation of your Core Strategy/ Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centres or local environmental and amenity groups. Historic England also publishes a wide range of relevant guidance, links to which can be found in the appendix to this letter. Historic England has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult Historic England on any Neighbourhood Plan where our interests are considered to be affected (as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders, and on the Sustainability Appraisal/Strategic Environmental Assessment for the Plan if one is necessary).	Neutral
Rep0016	Emily Federici Environment Agency	At this stage we have minimal comments to make other than to highlight the key environmental constraints within our remit that affect the proposed designated area. The response discusses flood risk, contaminated land and watercourses within the proposed neighbourhood area. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.	Neutral
Rep0017	Philip J Murrary NHS Chiltern Clinical Commissioning Group	The CCG does not anticipate there being an impact on health services as a result of the formation of this Neighbourhood Area. However, the CCG would wish to be consulted on future Neighbourhood Plans which could potentially impact health services.	Neutral