



Minutes of meeting held on 18th November 2024 9.30am to discuss Independent Examiner's comments.

Present: Norman Holmes, Hellen Orme, Diane Holden, Becky (on zoom) Liz (on zoom)

Points for clarification

Policy 4 and Appendix J Does the Plan allocate this site for residential development?

Yes. It was assessed in our call for sites and one of the things assessed was land availability. It wouldn't be in the plan if it had not been cleared for possible development. While it was assessed as having the potential for 21 dwellings, in the plan we have allocated it for 7 homes. There are adequate car parking spaces available in other Network Rail car parks at the station for the cars that tend to park there. The far end of the carpark is regularly used as an illegal encampment by travellers' caravans which causes alarm to local residents and leaves a lot of rubbish and detritus behind to be cleared up.

Policy 8 Does it bring any added value to national and local policies?

There is overlap with the NPPF but there are important sites to the community and we want to ensure that brownfield sites are considered before releasing land from the green belt. While written for planners and developers, it is important that residents are able to understand the language used if they are to vote on it.

Policy 9 Is the reference to Part Q of the Building Regulations necessary?

The reference is included to make it clear to resident voting in the referendum on this that new dwellings should be safe and secure and there are other ways of doing this than by having gated communities which they might think represent security.

Policy 10 Does it bring any added value to national and local policies?

Policy 10 brings reassurance to local residents who will not be aware of national and local policies.

Policy 13 Parts a and b to be applied proportionately?

It is not clear what we are to understand by 'proportionately' but we welcome any suggestion that would strengthen the Plan or make it more achievable.

Policy 14b Does the Plan define the proposed Safeguarded Areas?

There is currently no safeguarded land surrounding Gerrards Cross as it is all green belt but we are aware that governments may make changes to the NPPF and to the definition of green belt, so to ensure the longevity of the plan, safeguarded land has been included in this policy 10.1.5

Appendix E Green Belt release sites

These have been included so that in the event of a government making changes to the green belt, these parcels of land have already gone through assessment.

Policy 15 Is Part c necessary?

10.2.6 acknowledges they will be assessed on a case by case basis but part c serves as a reminder to the Planning Authority and to ensure they meet the 'very special circumstances' required.

Policy 18 Does the policy bring any added value?

As the NPPF is subject to review by governments that change, it sets out our objective to keep the strategic gaps.