

# Chalfont St Giles Neighbourhood Planning Referendum

## Summary of responses

### Background

Chiltern District Council publicised the submission Plan for comment during the publicity period between 26 February 2018 and 9 April 2018 in line with Regulation 16 in The Neighbourhood Planning (General) Regulations 2012.

A total of 35 responses were received.

Following the Examiner's initial review of the Neighbourhood Plan documents submitted for examination, she raised concerns regarding the environmental assessment screening of the neighbourhood plan and the level of detail in the original Habitats Regulations determination by Chiltern District Council. This in particular related to a recent non-related legal case where it was held that an initial screening assessment should not include any effects of mitigation. As such she recommended the council undertake a fresh screening assessment before the Plan was formally examined. The Parish Council decided to suspend the examination and requested CDC to undertake the necessary steps to re-assess the environmental aspects of the Neighbourhood Plan.

Following the completion of the environmental assessment, the submission Plan was made available for further consultation under Regulation 16 in The Neighbourhood Planning (General) Regulations 2012, together with the new environmental documents. The consultation period ran from 21 December 2018 to 6 February 2019.

A total of 14 representations were received.

### Summary of responses received

**Support** – 8 - general support and specifically support for the protection of open countryside including Stone Meadow. Support for small development schemes.

**No comments** - 11 – some because commented in first consultation period.

**Comments** – 14 – various comments – some from infrastructure providers pointing out rules in relation to development near their infrastructure and or locations of particular infrastructure assets. Concerns expressed that whilst the neighbourhood plan listed a number of issues not all were addressed. Comments on minor alterations to the wording of neighbourhood plan policies. Comments that there

were some inaccuracies in the neighbourhood plan. A request to show the HS2 safeguarded route on the neighbourhood plan maps. A view that care is needed in the application of affordable housing policies and the protection of affordable units for future use. Request that design policies allow for well-designed off street parking for new developments.

**Objections** – 16 – a number of developers seeking to have their site removed from the Green Belt to allow housing development. Concern about the policy wording and its impact on the closure of public houses. Concerns that the neighbourhood plan doesn't do enough to provide for more family houses. – concerns about the control of rural exceptions schemes. Concerns that the neighbourhood plan as written didn't do enough to protect the conservation areas.

Full details of all the responses received during both consultations undertaken on the submission Neighbourhood Plan are available to view on the council website <https://www.chiltern.gov.uk/planning/chalfontstgiles>