

Farnham Royal Parish Council's Application for a Neighbourhood Area - Decision Report (28th September 2016)

Background

On 19th July 2016 Farnham Royal Parish Council applied to declare the entire Parish of Farnham Royal 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 **4th August to 2nd September 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 28th July to 2nd September 2016;
- b) e-mail notification sent out to all South Bucks District Council ward members in the application area and senior officers on 21st 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 28th July 2016;
- d) other registered consultees on the Council's Planning Policy Consultation Database were notified by letter sent out on 28th July 2016;
- e) a press release was issued on the South Bucks District Council Website on 29th July 2016; and
- f) a press release was reported on the 'get bucks' website (www.getbucks.co.uk) on 4th August 2016.

In addition Farnham Royal Parish Council:

- a) provided details of the Application on their website (<http://www.farnhamroyal-pc.gov.uk/default.aspx>); 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:

Representation Type	Count
Supporting Representations	4
Conditional No Objections	1
Objections	0
Neutral Representations	9
TOTAL	14

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

Recommended Decision

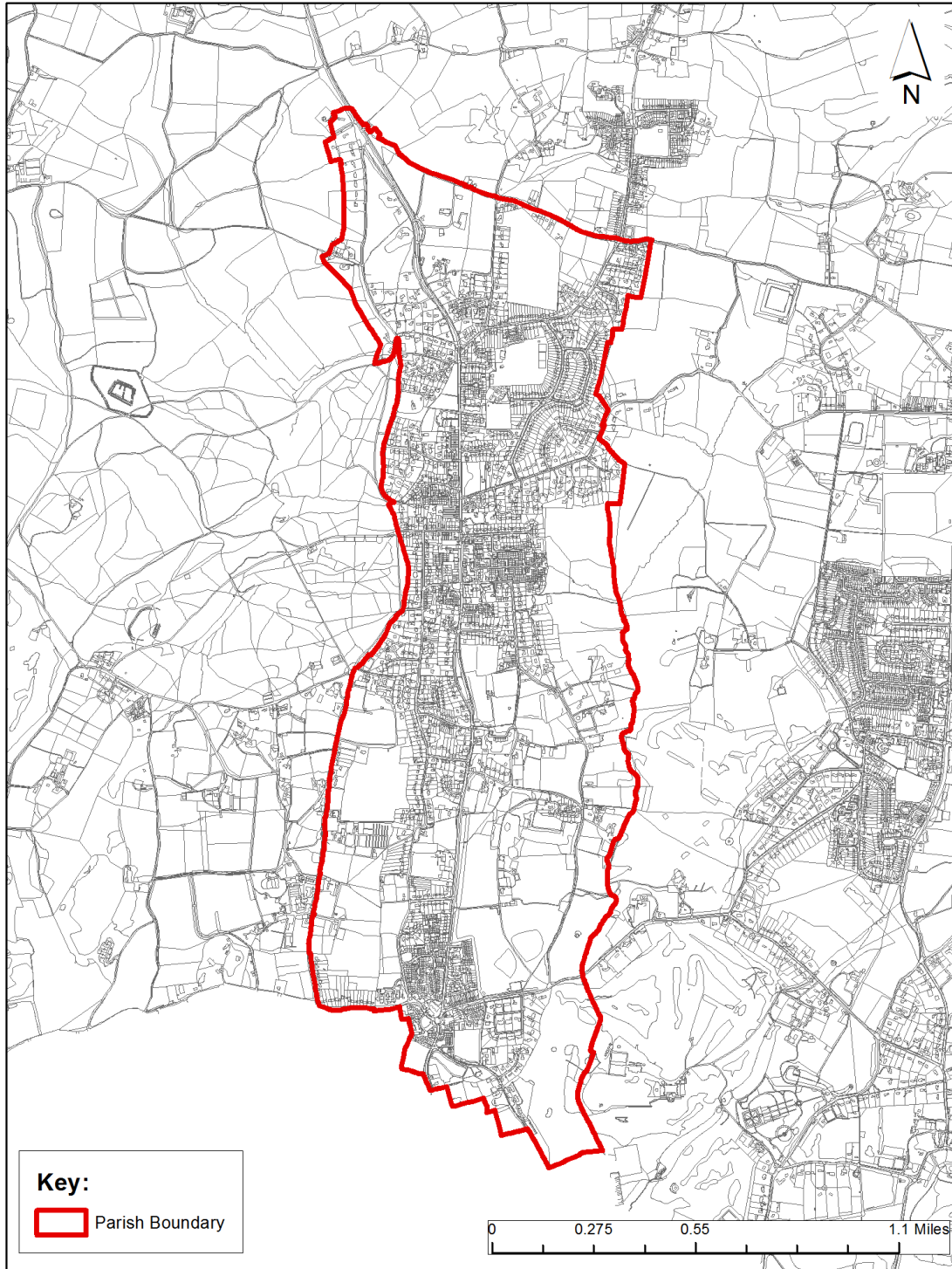
South Bucks District Council approves Farnham Royal Parish Council's application to declare the Farnham Royal Parish as a Neighbourhood Area. The Neighbourhood Area being the whole of Farnham Royal Parish, with the Neighbourhood Area to be known as the 'Farnham Royal Neighbourhood Area', as defined on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

Classification: OFFICIAL

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 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

Appendix 1 - Neighbourhood Area



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Appendix 2 - Summary of Representations Received On/Before 2nd September 2016

Response	Name	Comments Summary	Context
Rep0001	Zoe Johnson Highways England	Highways England are concerned with proposals that have the potential to impact the safe and efficient operation of the strategic road network, in this case the M4. We have reviewed the consultation and have no comments.	Neutral
Rep0002	Helen Read Burnham Beeches & Stoke Common, City of London Corporation	We 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 European importance of Burnham Beeches is recognised in the designation as a Special Area of Conservation under the Conservation of Habitats and Species Regulations 2010. Any plans or projects 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. Burnham Beeches is directly adjacent to Farnham Royal Parish. There are many areas in which a Parish plan may have direct effects on Burnham Beeches such as, impacts of the streams and water courses flowing into the Beeches, light, noise and air pollution having an impact on the wildlife found in the nature reserve and wear and tear from visitors. We would be happy to help during the production of the local plan or provide further information.	Conditional No Objection
Rep0003	Barry Clarke	Support the application	Support
Rep0004	Richard Carr TfL Planning, Transport for London	The proposed area does not affect any of TfL's current assets or proposed projects and so I can confirm that TfL does not have any comments to make on the application.	Neutral

Response	Name	Comments Summary	Context
Rep0005	Sport England	It is important that the Neighbourhood Plan reflects national policy for sport as set out in the NPPF with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields. Sports England provide sources of information for developing policy for sport, Play Pitch Strategies, utilising investment opportunities such as the Community Infrastructure Levy and design guidance notes for new facilities. Sports England also state they can provide further information if needed.	Neutral
Rep0006	Lizzie Smith HS2 Ltd	Following assessment of the location of the proposed neighbourhood boundary, it is apparent that no part of the land is located within the limits of the land subject to the formal Safeguarding Direction for Phase One of HS2, or the limits of land to be acquired or used (LLAU) as shown on the deposited Hybrid Bill plans. Therefore, we have no further comments to make on the proposal.	Neutral
Rep0007	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, site specific proposals and strategies which may affect our assets. National Grid has identified one intermediate pressure Gas Distribution pipeline as falling within the Neighbourhood area boundary. From the consultation information provided, the above gas distribution pipeline does not interact with any of the proposed development sites. Whilst there is 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. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com	Neutral

Response	Name	Comments Summary	Context
Rep0008	Phil Markham Buckinghamshire County Council	Neighbourhood Plans will eventually require examination by the Local Planning Authority to ensure their conformity with the NPPF and understanding the heritage 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 the identification of listed buildings or other local heritage assets and highlighting opportunities to repair and conserve heritage assets. We would recommend that the Historic Environment Record for the plan area is consulted if not already done so 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.	Neutral
Rep0009	Martin Small Historic England	Historic England has no objection to the proposal. However, we would like to raise the following issues setting out the support Historic England is able to offer in relation to Neighbourhood Plans. 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

Response	Name	Comments Summary	Context
Rep0010	P J Murrary NHS Chiltern 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, we are mindful that once a Neighbourhood Area is declared, the Parish Council can then work towards developing a Neighbourhood Plan. Depending on the content of the Plan, it is at this stage that health services could potentially be impacted and the CCG would wish to be consulted.	Neutral
Rep0011	Emily Federici Environment Agency	At this stage we have minimal comments to make other than to highlight any key environmental constraints within our remit that affect the proposed designated area. There is a historic landfill site within the site boundary, towards the north of the site. Developers may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. The local authority's Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed in the proposed development. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. I have attached this guidance note with this letter.	Neutral
Rep0012	G H Harold	Supportive of the application	Support
Rep0013	David and Rebecca Banks	Supportive of the application	Support
Rep0014	Jonathan C. Tattershall Dodd	Supportive of the Application	Support