

Taplow Parish Council's Application for a Neighbourhood Area - Decision Report (30th June 2016)

Background

On 7th April 2016 Taplow Parish Council applied to declare the entire Parish of Taplow 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 9th May to 6th June 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 9th May to 6th June 2016;
- b) e-mail notification sent out to all South Bucks District Council ward members in the application area and senior officers on 6th May 2016;
- c) registered consultees on the Council's Planning Policy Consultation Database who provided an e-mail address were notified by e-mail on 6th May 2016;
- d) other registered consultees on the Council's Planning Policy Consultation Database were notified by letter sent out on 6th May 2016;
- e) a press release was issued on the South Bucks District Council Website on 5th May 2016; and
- f) a press release was reported on the 'maidenhead advertiser' website (www.maidenhead-advertiser.co.uk) on 15th May.

In addition Taplow Parish Council:

- a) provided details of the Application on the 'Planning' page of the Taplow Parish Council website (taplowpc.org.uk/planning/); 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	2
Conditional No Objections	0
Objections	0
Neutral Representations	9
TOTAL	11

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

Recommended Decision

South Bucks District Council approves Taplow Parish Council's application to declare the Taplow Parish as a Neighbourhood Area. The Neighbourhood Area being the whole of Taplow Parish, with the neighbourhood area to be known as the Taplow Neighbourhood Area and as defined on the Taplow 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

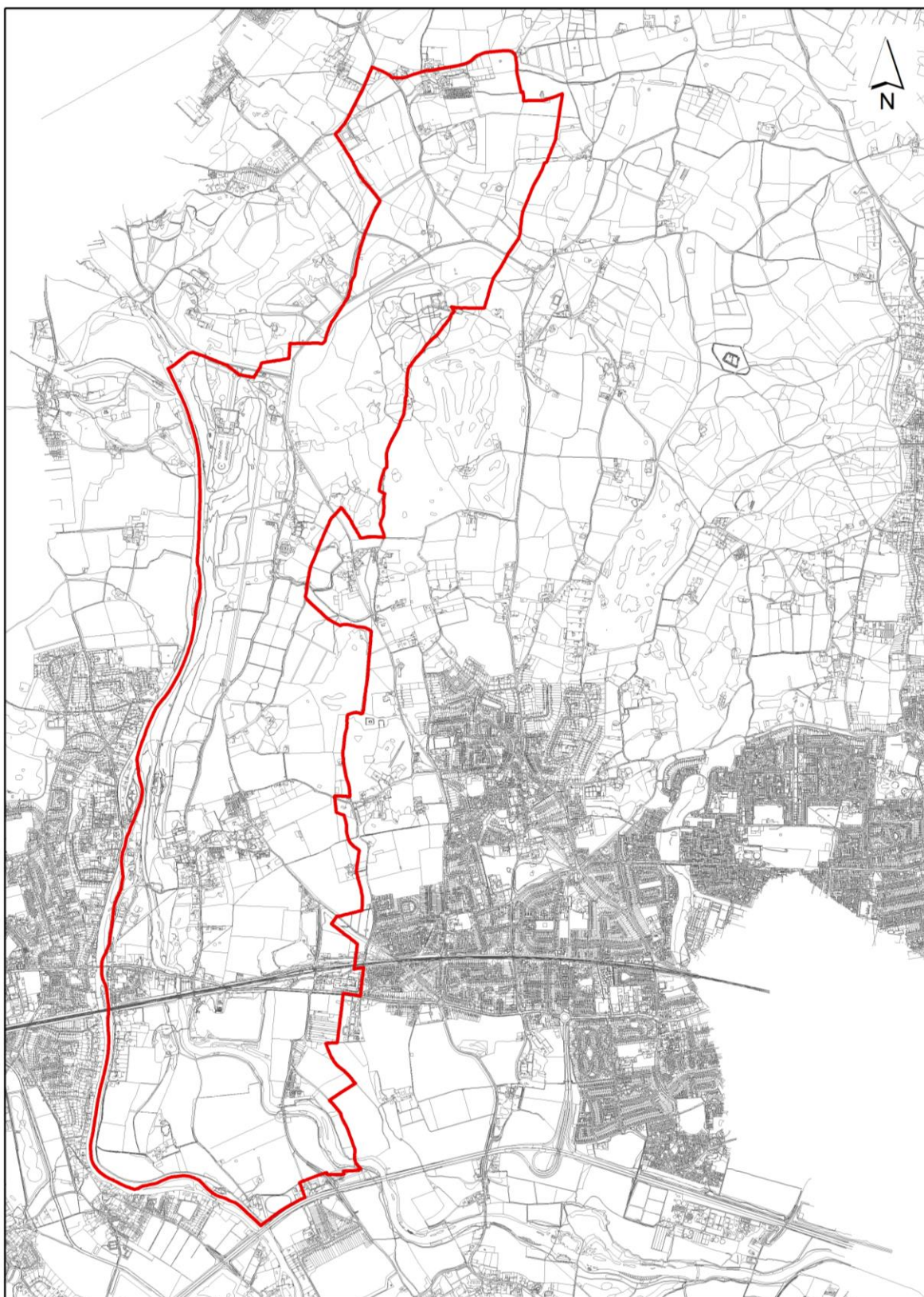
Classification: OFFICIAL

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

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Appendix 1 - Neighbourhood Area



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Appendix 2 - Summary of Representations Received On/Before 6th June 2016

Response	Name	Comments Summary	Context
Rep0001	Phil Markham Buckinghamshire County Council	We would recommend that Taplow Parish Council consults the Buckinghamshire Historic Environment Record (HER) to obtain details of the known heritage assets in the plan area. A heritage asset is “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF 2012). The NPPF specifically mentions Historic Environment Records as the key evidence base on the historic environment for plan making and local plans (NPPF paragraphs 169 and 170).	Neutral
Rep0002	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
Rep0003	Gerwyn Jones	I support.	Support
Rep0004	Zoe Johnson Highways England	No comment. We will be concerned with proposals that have the potential to impact the safe and efficient operation of the strategic road network, in this case the A404(M), A308(M) and M4.	Neutral
Rep0005	Philip Murray NHS Chiltern Clinical Commissioning Group	The CCG does not anticipate there being a direct impact upon 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 will work towards developing a Neighbourhood Plan that, depending on the content of the Plan, could potentially impact health services and the CCG would wish to be consulted going forward.	Neutral

Response	Name	Comments Summary	Context
Rep0006	Helen Read City of London Corporation	We do not have any specific comments relating to the application by Taplow Parish Council to declare the Parish as a Neighbourhood Area but request that if a neighbourhood plan is prepared the City of London are consulted on its contents. Specifically we would like to draw attention to the designation of Burnham Beeches as a Special Area of Conservation. As most of the Parish of Taplow is within 5km of the boundary of the SAC, and some less than 2km, our understanding is that the potential impact of any plan on the nature reserve must be assessed through a Habitats Regulations Assessment. This includes the provision of additional housing which may increase numbers of visitors to Burnham Beeches and have a potentially detrimental impact on the features of interest such as the beech trees.	Neutral
Rep0007	Spencer Jefferies National Grid	<p>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 strategies which may affect our assets.</p> <p>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</p>	Neutral

Response	Name	Comments Summary	Context
Rep0008	Georgina Howell Environment Agency	<p>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.</p> <p>There are areas of Flood Zone 2 and 3 within the designated area. For further information please consult South Bucks' Strategic Flood Risk Assessment and Surface Water Management Plans. You need to ensure a sequential approach is taken to the location of any site allocations to avoid areas at high risk of flooding and that relevant policies comply with the National Planning Policy Framework, paragraphs 100-104.</p> <p>The Lower Thames runs through the proposed neighbourhood area. This is a designated water body within the Thames River Basin Management Plan (ID number GB106039023231). This watercourse is currently failing to reach good ecological status under the Water Framework Directive (WFD). Its current status is moderate. Please note that developments within or adjacent to this watercourse should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan.</p> <p>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.</p> <p>Another useful point of reference would be the Jubilee River Landscape Management Plan.</p>	Neutral

Response	Name	Comments Summary	Context
Rep0009	Andrew Hiley Transport for London Planning	I have no comment on the proposed neighbourhood area, nor the application. I note that the future TfL-operated Taplow Elizabeth line station lies within the area, so I would be keen for TfL Borough Planning to continue to be included in future consultations should the neighbourhood area be designated.	Neutral
Rep0010	T.H Stevens	<p>I am the owner of 45 acres of land south of Taplow village. It would seem that the area on the west side of Berry Hill, between 'Redwood' and 'White Gables', is an area that could be developed either with four detached houses or with semi detached as is 'Stockwells', sited in the same road.</p> <p>This site was originally the walled garden and orchard to a large country house which is now 'Berry Hill Court'.</p> <p>There is excellent visibility for traffic, main gas, electric, water and sewer are all installed in adjacent road. Therefore could this area of land be placed for consideration of development and be included in the new Taplow Neighbourhood Plan.</p>	Support

Response	Name	Comments Summary	Context
Rep0011	Robert Lloyd-Sweet Historic England	<p>I am pleased to confirm that we do not see any reason relating to the management of the historic environment. We would point out that both the Maidenhead Bridge and Maidenhead Viaduct, which are both Grade I listed buildings, cross from this parish into the adjacent district and that proposals affecting either structure should be prepared in collaboration with the adjacent authority to ensure consistency of treatment.</p> <p>Where proposals within the neighbourhood plan could effect heritage assets there is a requirement to ensure these have been developed with understanding of the significance of these assets and in a manner that seeks to conserve them appropriately.</p> <p>Taplow contains an exceptionally rich historic environment, which we hope will be addressed as a positive resource through the neighbourhood plan.</p> <p>It would be helpful for the Steering Group to identify where historic assets are focused in the parish and whether this should influence policy choices. We would point out the decisions should give special attention to both the designated heritage assets and the contribution their settings make to their significance.</p> <p>In addition to the designated heritage assets the steering group will need to be aware of potential impacts of proposals on non-designated assets. These are those features of the historic environment that have not received the official protections of designation at the national level or as conservation areas but, nevertheless may have significance that merits consideration in planning. I have appended a list of potential sources of information that I hope the steering group may find of assistance in developing their response to the historic environment.</p>	Neutral