



BLEDLOW-CUM-SAUNDERTON NEIGHBOURHOOD PLAN

FEEDBACK TO PUBLIC MEETINGS REPORT



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Introduction

1. On Saturday 27th February 2016 (Bledlow Ridge Village Hall) and Saturday 5th March 2016 (Bledlow Village Hall) two public events organised by the Bledlow-cum-Saunderton Neighbourhood Plan Team took place.
2. These events were structured as walk-in exhibitions (with some 40 posters displayed), with members of the Neighbourhood Plan Team attending to respond to any questions visitor had. A total of 145 residents attended these events.
3. The exhibition started with a reminder of what the Neighbourhood Plan is all about and included a summary of the results of the Parish Survey which was conducted in January 2016. The exhibition continued with six display areas covering the following themes:
 - Community Infrastructure
 - Design of the Built Environment
 - Bledlow Ridge
 - South Saunderton
 - Housing Development
 - Rural Economy & Environment
4. Each display area reflected on the input provided by the residents through the parish survey and identified (i) the objectives which the Neighbourhood Plan should aim to achieve, (ii) the main issues to be addressed in achieving those objectives and (iii) a set of initial proposals and/or draft policy statements.
5. At the end of the exhibition a summary of the next stages of the process that the Neighbourhood Plan will have to go through before it is finally approved was provided.
6. A total of 145 residents attended these events (69 and 75 visitors respectively), with the Bledlow Ridge ward achieving a high representation (see Figures 1 and 2). The events generated 137 feedback forms, filled in on site (68 forms) or mailed / e-mailed later to the Neighbourhood Plan Team (69 forms).
7. This report summarises the content of all feedback forms received by 26th March 2016 (formal deadline of 23rd March 2016) and their impact on the drafting of the Neighbourhood Plan.

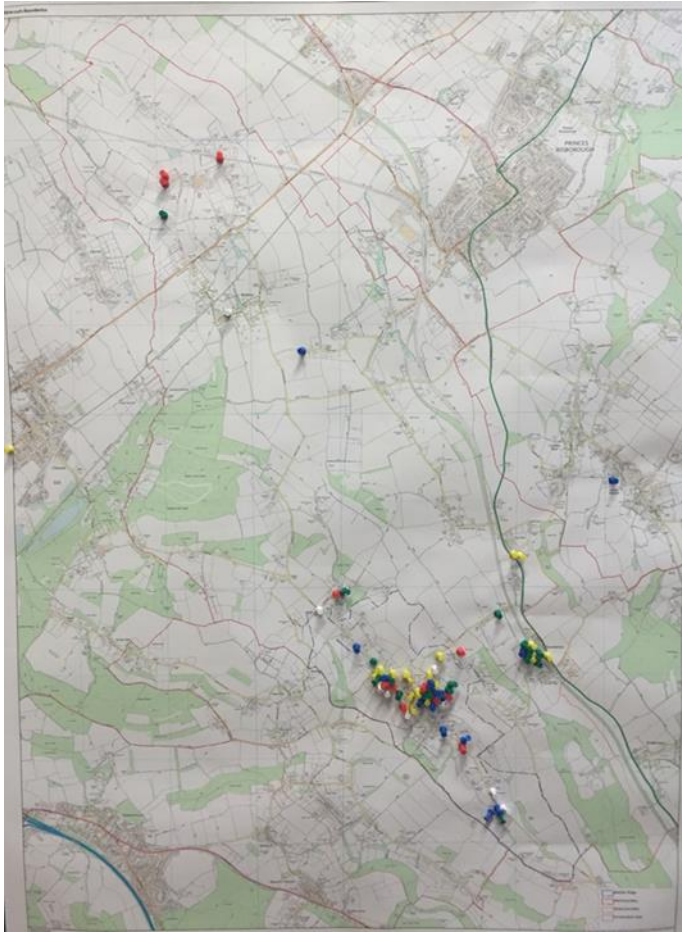


Figure 1 – Attendance at Bledlow Ridge Village Hall Public Meeting

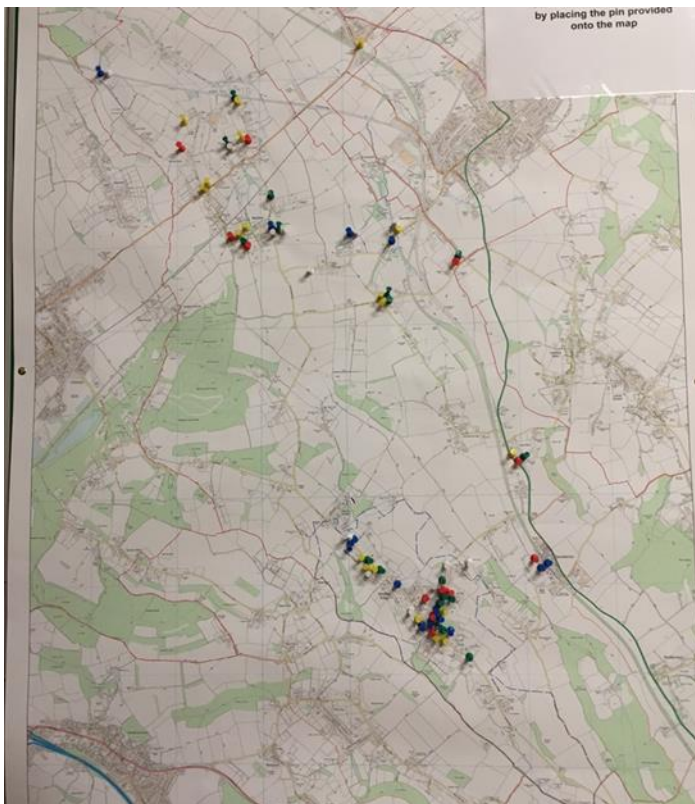


Figure 2 – Attendance at Bledlow Village Hall Public Meeting

Community Infrastructure

Overview

8. A total of 27 comments were received:
 - 10 related to public rights of way
 - 9 related to traffic calming measures
 - 7 about improvements to broadband
 - 6 concerning a move of the Bledlow Ridge Village Hall to a new shared facility at Meadow Styles
 - 3 were about improving public transport to the local area
 - 1 comment related to the Saunderton community space / village hall
 - 1 comment related to the playground at Bledlow Village Hall

Analysis

9. The 10 responses relating to public rights of way included comments about footpaths (better signposting, new circular routes around village) together with requests to add new pavements. Specific requests for pavements were made from Haw Lane to Deanfield, and from The Boot to Routs Green.
10. 9 respondents made comments relating to traffic calming matters, with actual measures specifically requested on both Haw Lane and Chinnor Road, with a suggestion of a permanent speed camera to be installed. Parking issues were identified in several comments both around the school at collection times and also around the Boot. Cars frequently park along the road, blocking the footpath for walkers and the Boot itself is very near to a sharp bend with restricted visibility. Some comments queried whether the Quiet Lanes policy was still in force, and if it was, whether it was associated with increased road furniture to indicate the status of the specific lane.
11. 7 comments requested an improvement in the broadband service to the area. It was highlighted as a barrier to increasing local employment opportunities, both self employment and 'working from home' as employees, as well as for personal reasons. It was noted however that any policy needs to be deliverable, given the wide spread nature of the area and potential limitations as to any future changes.
12. 6 respondents would like to see the Village Hall move to Meadow Styles, to create more of a village centre through a shared facility centre, merging the cricket club and tennis club facilities with the potential for increasing other sports facilities offered to the village – an astroturf pitch was mentioned in 1 comment. One respondent mentioned that this could be funded by the sale of the existing Village Hall premises for infill building. There was one comment about the practicality of this, as they perceived it would lead to the loss of a community facility.
13. The lack of public transport was also an issue. There is a very limited bus service to Princes Risborough and 3 respondents thought that this should be improved to become more accessible to commuters and to reduce car use in the area. It should be noted that the subsidy has been removed from bus services in Oxfordshire, and that this will affect bus services from Chinnor. One comment referenced the Chinnor & Princes Risborough Railway, suggesting a commuting service between Chinnor and Princes Risborough stopping at Bledlow, although this may be out of our control.
14. The lack of community facilities in Saunderton was raised by only one respondent, identifying the Molins ballroom as a potential site for this.

15. 1 comment referenced the playground at the rear of Bledlow Village Hall, requesting that it not be forgotten and should be protected within the plan.

Implications for Neighbourhood Plan

16. It is clear that Rights of Way are a significant concern for local residents. This is a subject that except in particular circumstances is outside the remit of what a Neighbourhood Plan can act on in terms of planning policy. An Aim/Project should be set up to look at this issue and bring local partners together to address any specific issues.
17. Pavements would be an issue that could be mandated within policy if the scale of development was going to be significant enough to generate the CIL monies required to enable such a policy. Because the situation of this is uncertain we cannot include such a policy. However the particular issue of the Former Molins site to Haw Lane footpath is one that should be considered dependent upon the scale of development. In other areas improvement to the Rights of Way network may provide an alternative off-road route as with other rights of way issues this work would need to be delivered through projects other than the Neighbourhood Plan.
18. Quiet Lanes, whilst supported by extant legislation are not currently a policy being pursued within Buckinghamshire. The Parish Council should look to work with TfB, Bucks County Council and WDC to deliver improvements as part of the Princes Risborough Town Plan as part of work to mitigate the increase in traffic/rat-running the Parish is likely to experience as a result of developments there.
19. Sources for significant traffic calming in other areas of the village are unlikely without substantial developments to generate as yet undefined incomes. It is not clear what improvements can be delivered through the A4010 HS2 consortium as funding decisions are already being finalised and throughout the work of the group Bledlow-cum-Saunderton have not sought to be engaged. It may be appropriate, should a development beyond the existing development at Molins be supported by the plan, to include policies stipulating improvements at the Haw Lane/A4010 junction and the Haw Lane/Chinnor Rd junction in order to improve safety and slow traffic.
20. With regards Broadband any policy needs to be worded to ensure improvements are delivered where feasible but will not restrict small scale development where it is not.
21. The Neighbourhood Plan will not have a role in stipulating what public transport is available to residents but the Parish Council should closely monitor changes to the service following the withdrawal of the subsidy in April 2016 and should also lobby the relevant partners to ensure that the parish is well connected with Princes Risborough.

Design of the Built Environment

Overview

A total of 31 comments were received, which can be summarised as follows:

- 10 comments stated that there should be a mix of design styles in the local area
- 8 comments said that suburban / developer cookie cutter designs should be avoided
- 6 related to 'chalet bungalows' – 4 opposed and 2 approved
- 5 requesting for the Chiltern Building Design Guide to be enforced by WDC more so than at present
- 5 comments mentioned that housing should be clustered near the (relevant)

- main road to encourage a sense of place and social cohesion
- 2 stated that traditional designs should be prioritised

The feedback log also included the following individual comments:

- would like to see better examples of good design
- pastiche designs should be avoided
- ultra-modern designs were not appropriate
- development should be as small as possible – priority to protect AONB
- important to keep traffic, noise & light pollution to a minimum
- approved use of modern materials and forms such as zinc cladding
- housing should be near to road/pavement to encourage walking and socialising
- extensions and conversions within existing village ok
- move away from ‘developer led infill’
- encourage more modern designs – Huf House and No.4 Haw Lane (both illustrated in appendix) cited as good examples.
- more imagination needed on part of WDC planning officers
- ultra modern should be discretely positioned away from street view
- new gates to large properties having detrimental effect on street scene
- encourage historically sympathetic designs using local materials but also allow
- contemporary, environmentally friendly designs
- provide small scale houses with shared use facilities aimed at the young/elderly
- new high gates and fences should be avoided
- against building any new developments too near to the road
- changes to GB4 would not improve the style of properties

Analysis

22. 10 comments requested a mix of design styles in the area, with a further 8 stating that suburban “cookie cutter” style developments should be avoided. Traditional materials should be prioritised (2 comments) and 5 respondents requested greater enforcement of the Chiltern Design Guide. 1 respondent emphasised that pastiche styles should be avoided at all costs.
23. Chalet style bungalows provoked both positive and negative comments from respondents, with 4 opposed to them as a design in general, whereas 2 quite liked them, due to their perception that they had a restricted impact on skylines and the local environment, plus their suitability for older people. Those who opposed them gave examples of the older houses along Chinnor Road (Whiteleaf, Old Forge) being 2 storey, plus more modern 2 storey buildings (Upton Lodge, Seasons Watch, Tudor House) and stated that chalet bungalows were not in keeping with either older or more modern buildings.
24. The location of any new development was mentioned by 5 respondents, who by requesting both clusters of housing and any new developments being near to the main road, thought that this would promote a greater sense of local cohesion as well as helping any new developments integrate better into the local community.

Implications for Neighbourhood Plan

25. The above feedback will be taken into consideration when drafting the policies related to the design of the built environment of the Neighbourhood Plan.
26. Based on the level of interest generated, the suggestion is also made to stage a bigger future exhibition of ‘Design in the Chilterns’, showing the types of new buildings being built in other parishes. It would also be good to see how other rural areas within a similar AONB/Green Belt setting deal with new design.

South Saunderton

Overview

27. A total of 85 comments (all related to the former Molins site) were received:
- 81 respondents indicated their preference for either the WDC 25 houses (34 comments) or the Concept plan for mixed development (47 comments)
 - 5 respondents qualified their feedback preference for mixed development by stating 'only if it delivers a tangible benefit to the village'
 - 13 respondents commented explicitly on how much they disliked the St Congar proposal 'high density urban sprawl', 'the St Congar design is horrible!'. No respondents were in favour of this proposal
 - 3 comments related to alternative uses for the site; specifically that it should be returned to the community as an open space to be used by them as such

Analysis

28. Most respondents gave their thoughts on the proposals for the Molins site, and listed explicitly out their preferences. Most were in favour of either the 25 house option or mixed development. None were in favour of the St Congar option, and 13 gave explicit details as to how much they disliked it.
29. It was not possible to use a scoring system for the responses as people had not been asked to rank their preferences, and many responses took the form "Either B or C are fine". Where no preference was indicated then the single vote was split between the two options.
30. Within the 25 house option, there was some confusion among respondents as to what this meant. There were some thoughts that this meant 25 large luxury homes, rather than the reality of the 2,500m² total development area, meaning houses would be much smaller. Most people opted for this choice as it would preserve the countryside as much as possible, more so than the other options available. There was one comment that only having 25 houses on such a site would 'be a waste of a brownfield site' and that more should be built on the site to maximise its potential. Likewise there were some comments that more focus should be given to SME facilities as the 25 house option would not be sustainable development and too isolated. There were two respondents who did not think that WDC's 25 house option was deliverable in reality – they remarked as such in their comments and then opted for the mixed use option as they felt that this was actually achievable in the real world.
31. Within the mixed use option, several respondents commented on the retirement village option, stating that this could work well and provide local employment. However there was a contradictory comment stating that any retirement village would be in the middle of nowhere – 'no shops etc – who would want to live there?' given the lack of local public transport. There were also several comments relating to the preservation of the AONB, the dark skies policy and that any traffic generated should be the minimum possible, again all confirming that any large scale housing development option would not be supported by the respondents to the survey.
32. A key theme running through the comments in this question was that the countryside character and the AONB should be preserved, and any development should be as restricted as possible to minimise impact on the AONB, and also that any mixed development should bring tangible benefits to the existing community, whether that be through mixed use sites for local industry or smaller 2/3 bed houses for downsizers and younger people.

Implications for Neighbourhood Plan

33. Regardless of quantum the population is most likely to support a mixed use development on the site. Dependent upon planning and sustainability considerations, the NP could take forward either the *existing development* position or a larger mixed use scheme and expect to be supported by local residents provided it demonstrably delivers a tangible benefit for the local communities.
34. While several consultation responses indicated that a larger scheme should include sports facilities it is not clear who these would be used by as there is no local demand. Consequently until such a partner is identified it would be unwise to pursue such a policy.
35. The concerns that the site would be disconnected from services making it unattractive as a site for a retirement village mean that ensuring connectivity with Saunderton and/or Bledlow Ridge should be a priority for the Neighbourhood Plan . Strong evidence needs to be provided that any scheme will have a minimum impact on traffic. Strong design guidelines need to be written in to the plan to minimise the impact on the AONB.

Housing Development

Overview

36. The responses for the Housing Development Task Group were separated into two key areas:

Bledlow Ridge

37. A total of 84 comments were received, 26 on paper and 58 electronically. The comments addressed the following issues:
 - The extension of the GB4 boundary
 - Protecting the AONB
 - Concerns about traffic
 - Style of housing
 - Preserving views
 - Lack of infrastructure
38. Almost all the feedback opposed any development in the Haw Lane back lands (2 in favour, 38 against). Similarly the proposed inclusion of the field at the end of Church Lane was also widely opposed (0 in favour and 6 against).
39. Of the remaining comments, there was a core group of people (23) opposed to any expansion of GB4 and of the remainder who were in favour of some expansion, there was a caucus of support for expansion in the core “Option A” area (14 in favour, 4 against) but no further than the Boot to the north and the City to the south. Feedback on options B and C were fairly evenly split. A few feedback forms suggested that we should avoid increasing the density of existing housing in the central part of Bledlow Ridge and seek to expand the sections of the village with lower density housing.
40. A common theme was the need to protect the rural nature of the village, encouraging sympathetic and limited development. There was concern at protecting views onto the Ridge from Radnage. A number of people specifically wanted to protect view across the “bonfire field”. The possibility of developing Capel Farm was mentioned by a few.
41. A small majority of those in favour of some growth supported limited infill, particularly within the inner core area of the village. A few expressly asked for a larger number of smaller houses. Quite a few residents were concerned about the lack of school spaces and other local infrastructure.

42. The Chiltern Conservation Board asked for more consideration to be given to their Design Guide (which is being done in the Design Task Group) and to the effect of infill and extensions on the character of the AONB and historic street patterns and spacing between houses.

Non-Bledlow Ridge

43. A total of 23 comments were received, 14 on paper and 9 electronically. The comments addressed the following issues:

- The creation of settlement boundaries
- The need for smaller houses
- The need for development to be limited / controlled
- Use of brownfield sites

44. There was a small majority in favour of creating settlement boundaries (6 in favour and 2 people against the idea). 5 people expressly objected to the inclusion of the field in Chapel Lane, Pitch Green on the grounds that it was agricultural, between two listed buildings and had drainage issues. The condition of Chapel Lane was also a concern. A number of people expressed a desire for an increase in the number of small houses (2/3 bedrooms). No-one suggested that we needed more large houses.
45. Several respondents also mentioned that there would be a required increase in local village infrastructure to support these new homes, which together with the increase in local traffic as a result, needs careful management to ensure that it doesn't detract from the AONB or the existing community feel of the local villages. Access to the proposed sites for development was also an issue, with concerns about overloading the local country lanes at peak times.
46. One person suggested that there should be no further new housing development at all.
47. Some people expressed concern that areas such as Routs Green and Skittle Green/Forty Green were being excluded from the Bledlow Ridge/Bledlow settlement areas. They felt that these hamlets were an integral part of the social and physical history of the area.

Analysis and implications for Neighbourhood Plan

48. The total number of feedback responses (particularly outside Bledlow Ridge) is relatively small when compared with the number of returns from the Parish Survey and the total number of residents in the Parish. There are a number of themes which are clearly in line with feedback from the survey and support it, but there are also some which are not.
49. As a Task Group we have to take into account all the feedback we receive and make adjustments where possible. However, in the case of opinions which may go in opposite directions or otherwise be not readily reconciled, the direction of travel of the Task Group should be in accordance with the majority view.

General

50. Some people have asked why "no development" has not been put forward as an option. The answer is twofold:
- Neighbourhood Plans are not permitted to be used as a tool to prevent development.
 - We already know from historic growth in housing and population, specific feedback from the majority of parishioners and the national housing crisis that new housing is needed and will be needed in the future.
51. We have looked at the available evidence and concluded that new housing will be needed and that very modest housing growth in the parish can be planned for in a way that is sympathetic to the rural environment. We have also concluded that as a community it would be better for

us to plan for limited development ourselves rather than to leave the decision on future growth to speculators.

52. A number of residents have asked what our allocation of housing will be and whether we have consulted with WDC about this. Since the neighbourhood plan is a local initiative, WDC has steered clear of any involvement in suggesting a specific number of houses. Instead the Task Group has looked at historic growth rates and attempted to come up with proposals that would allow similar growth in the future. This is not a scientific exercise as future development will depend on a lot of other issues, including a willingness of people to give up land for development. What is clear is that, with the GB4 settlement area being well developed and historic sites such as West's Yard, Molins and the Coal Yard being used up, the number of available sites for future growth is diminishing. The proposals for new settlement boundaries should go some way to addressing this concern.

Bledlow Ridge

53. Quite a significant number of those objecting to any extension to GB4, went on to refer to specific issues which concerned them. For example Haw Lanes back lands, the field at the end of Church Lane, the "bonfire field" and "urban sprawl". Whilst the Task Group appreciates that some residents do genuinely oppose any expansion of GB4, it is also equally clear from one-to-one discussions that a large number of those who expressed early opposition to expansion did so because its rationale had not been properly presented to them and/or they had not appreciated what protections against inappropriate development already existed. Also, when presented with the idea of deciding in favour of limited growth through a Neighbourhood Plan compared with having decisions taken at a District level or by opportunistic developers, people tended to prefer to take decisions themselves rather than leaving it to others.
54. The Task Group was strongly influenced by the feedback received before and during the Task Group meeting on 23rd March. The meeting – organised to provide the Task Group with the opportunity to ask detailed questions on issues raised by the feedback responses – was attended by a cross-section of residents from all parts of the village, including local farmers and residents in GB4 and outside. Also included were residents inside and outside the proposed extended areas. The meeting was particularly useful because it gave us the opportunity to explain what was happening in detail, where the ideas had come from and what they meant. Equally it gave the residents an opportunity to ask detailed questions and provide feedback benefiting from their local knowledge. During the course of the meeting it became apparent that people had not fully appreciated that green belt planning policy provides them with extensive protection already and that most of that protection will remain in any event. The Task Group explained that the net effect of extending the GB4 boundary was to (i) allow very limited infill and (ii) remove the 50% rule on extensions. After talking about the various options (what was realistic and what was not) the meeting reached something close to a consensus on which proposals could be supported and which could not.
55. It is clear from our review that, given the historic growth of Bledlow Ridge over the last 50 years (and the last 10 for which we have specific growth numbers), there will be a need for some additional housing over the next 17 years. By law we cannot use a neighbour plan as a means of isolating ourselves from future growth and we know that there is a chronic national housing shortage currently. We also understand that most new housing will be built in or near existing towns (such as Princes Risborough). Our "share" of housing will therefore be much lower than the district average reflecting the importance to us of the green belt and AONB. However, housing growth will not be nil. Given the fact that the existing GB4 boundary is starting to approach capacity, we have to look at ways of accommodating very limited additional growth in Bledlow Ridge. The best way of doing that based on the survey results (development on brownfield sites and in settlements) is to extend the GB4 boundary in a limited way.

56. Based on the feedback responses and the outcomes of the above meeting, the Task Group has concluded that:
- There is significant opposition to development in the Haw Lane back lands and the field at the end of Church Lane. These proposals can therefore easily be set to one side.
 - Equally, the proposals for development in the outer core (Area C) have little support and can be dropped too.
 - Of those who support expanding GB4, there is most support for including the inner core area (Area A). There is limited support for including the “bonfire field” and the City. In any case it is unlikely that the bonfire field would be considered “limited infill” even if it were included in GB4. The City is more of a marginal case, but given its location opposite Meadow Styles the Task Group feel that this is at the edge of the existing village boundary and therefore only the frontage on Chinnor Road should be included. This part of the village (heading south towards West Wycombe) quickly breaks up into open fields and scattered housing and does not have the same “feel” as the village to the north. The Task Group notes that the 30mph sign provides a useful reference point for where the existing settlement starts (in the same way as it does at the other end of the village).
57. The Task Group will therefore redraw the proposal for an extended GB4 boundary to take in the housing on the opposite side of the road from the existing GB4 area with a limited extension for the City (Chinnor Road frontage). We feel that the redrawn lines fit well within the methodology the Task Group has used for defining an existing settlement area, use static and dynamic boundaries appropriately, give due consideration to views onto the ridge from Radnage and protect existing cherished views. The extension should permit limited additional infill without opening the doors for widespread and harmful development.
58. Whilst the Task Group does not expect that this proposal will receive universal support, it considers that based on the evidence reviewed so far it is the proposal likely to generate the most support and be the easiest to explain in terms of the likely impact on future development in Bledlow Ridge.

Non-Bledlow Ridge

59. Outside Bledlow Ridge there is clear support for development of new housing within settlement boundaries.
60. Whilst some feedback has suggested more ribbon development along the Chinnor Road in Bledlow Ridge and additional new housing in some of the older settlement areas around Bledlow, such development is contrary to the National Planning Policy Framework. The NPPF (and the Wycombe District Council Local Plan) require development to be sustainable. Ribbon development in rural areas is specifically prohibited and development in remote hamlets set back from key facilities in areas of open countryside is also contrary to policy. There is a presumption against such development except in exceptional circumstances. The Task Group does not have the legal power to go against these policies even if the community supported them (which on balance they do not).
61. The Task Group has come up with a methodology based on (mainly) objective criteria of what constitutes a settlement and has applied it consistently across the Parish. The recommendations are based on those criteria, modified to take into account feedback, when in line with the methodology. For example the Pitch Green boundary now includes the house behind the former Methodist Chapel. But in other cases we have decided not to make further modifications to the recommended settlement lines because we felt that the methodology had been applied in a fair way. We did not wish to be unduly influenced by special interests or where we felt that local campaigning had skewed the results. A case in point is Pitch Green where 5 people objected to the inclusion of the field adjacent to Pitch Green Farmhouse. The Task Group felt that the concerns raised were mostly already addressed by existing planning

rules which would remain in place in any event. For example planning permission would not be granted if the development was harmful to the setting of nearby listed buildings. The creation of a settlement boundary will not change this. Equally, if there are flooding issues or access issues along Chapel Lane, planning permission would not be granted unless the issues were satisfactorily addressed. The Task Group felt that the field was a clear example of an infill site within an existing settlement area but recognised, equally, that just because a site is located within a settlement boundary does not mean that it can or will be developed. Finally, the Task Group noted that, although the field is currently an open area, views over it are towards Sandpit Lane and the Stables and that therefore development of the field would not lead to the loss of a key view.

62. One area that remains a concern to the Task Group is the question of housing size. There is a clear preference among residents for smaller houses. However, from a neighbourhood planning perspective this goal is difficult to achieve without going down the allocation route, which the Neighbourhood Plan Working Group has already discounted mainly due to the absence of obvious suitable sites (other than Molins). Creating settlement boundaries should afford an opportunity for additional limited housing growth, but the size of any resultant housing will depend on the person who is applying for planning permission. Whilst the Neighbourhood Plan will include a statement supporting smaller housing it cannot mandate that a particular proportion of new houses be of a given size.
63. When it comes to the issue of whether Routs Green is part of Bledlow Ridge or if Skittle Green/Forty Green is part of Bledlow, the Task Group recognises that the proposed settlement areas are being created / extended for planning purposes only. The boundaries do not attempt to include or exclude existing networks of housing for any other purpose, social or otherwise.

Rural Economy & Environment

Overview

64. A total of 6 comments were received:
 - 1 suggesting a condition that might be applied in relation to planning applications for dwellings subject to an agricultural occupancy tie;
 - 1 stating that any development should be as small as possible and that the priority should be on protecting the AONB;
 - 2 supporting the recommendations made in respect of the rural economy and environment;
 - 1 stating that we should do everything possible to protect the natural beauty and character of the Parish; and
 - 1 respondent asked why the survey only went out to residents rather than including land and business owners, making the point that not all land and business owners lived in the parish.

Analysis

65. The small number of comments received makes it difficult to draw any firm conclusions from the feedback other than to underline the importance that respondents attach to the protection of the environment and natural beauty of the Parish.
66. The issue raised in relation to agricultural ties is one that the Parish Council may wish to pursue further with WDC when the draft Local Plan is published later in the year. However, while this issue clearly touches upon other issues such as protection of the landscape that have a clear importance within the context of the Neighbourhood Plan, it is not, itself, a matter for inclusion within the Plan.

67. The Working Group carefully considered the case for having a separate business survey in addition to the survey sent to residents. However, given the significant number of home-based small businesses and owner-managed agricultural businesses within the Parish and the fact that separate surveys would each largely cover the same ground, the Working Group concluded that to have separate surveys would send a confusing signal. The decision was therefore taken to proceed on the basis of a single survey that included specific questions related to businesses; the opportunity in the survey for free text responses meant that business interests were also able to raise any other issues felt necessary. The extensive publicity given to the Neighbourhood Plan survey before it was carried out and the opportunity to make responses through the Parish website meant that businesses owners who do not live within the Parish had the opportunity to take part in the survey process and make their views known.

Implications for Neighbourhood Plan

68. The comments (other than the one relating to agricultural ties) are effectively addressed in the recommendations already made by the Rural Economy and Environment Task Group (REETG) to the Bledlow-cum-Saunderton Neighbourhood Plan Working Group and displayed on the REETG panels at the Public Events.

Other comments

69. 5 respondents needed more time to take everything in and to formulate a view. Note that these 5 may have submitted email feedback after the presentations at the Village Halls and that their views may now be included
70. 3 comments related to the lack of communication between the Neighbourhood Plan group and local residents, stating that local residents did not know what was happening let alone the detail of the proposals. Given that the actions of the Neighbourhood Plan group have been publicised via a number of communication media (letter to each and every house in the parish; Parish council website; posters; Facebook; local magazines; e-mails; consultation meetings) it is hard to know what could have been done in addition.