

25th January 2017

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Dear Penelope,

Bledlow-cum-Saunderton Neighbourhood Plan

Thank you for seeing me and my colleagues yesterday to discuss your final approach to responding to the examiner's report and thus we hope to obtaining the plan we are all seeking. In the main everyone including the examiner appears to be supportive of the Parish Council's general approach.

The exception to this is Policy 3 for the Molins site. Again I think we more or less agree on the outcomes we would seek the plan and indeed Wycombe's current and future area plans to achieve, but we differ on the structuring of the policy and the handling of 'exceptional circumstances'. Thus I am writing to summarise my understanding of what we, as a Working Group, want the plan to achieve.

1. A major development similar in scale and design to the St Congar proposal would not be supported
2. Any major development seeking to rely on the "very special circumstances" argument should be one of mixed use
3. The scale of any future development not relying on "very special circumstances"
 - a. should be based upon the volume of the buildings now standing
 - b. a modest increase in scale would be supported in return for removing the slab and hardstanding and returning the area to a natural state
4. Any new development should be
 - a. sympathetic to the green belt and the AONB in which it stands
 - b. preserve the antiquities on the site

With regard to 'very special circumstances': I understand your logic is that because such circumstances are exceptional all normal planning rules and considerations lose weight and practice reverts to something close to common sense.

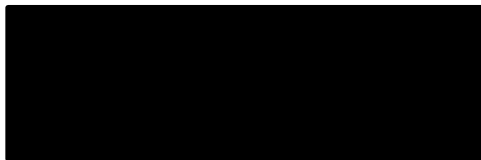
The Parish Council's logic is that it is a cruel and unusual world and, as exceptional circumstances are difficult to conceive until they are invoked, it is better to seek to constrain such a development should this tactic be used. I believe we all understand the major concern of local people in the context of the Molins site which is the only site of any size within the Parish, is its scale and appearance and the need to reverse the continuing loss of industrial and commercial premises lost over recent years. This last point may seem fanciful by some developers but is very real:

- We have a high proportion of people working from home either permanently or at some point during each week.
- There is almost no accommodation available for small businesses to start up in or indeed expand into.
- Owing to the continued loss of commercial accommodation local people are increasingly forced to travel to Wycombe or indeed Thame for the services such accommodation supports.
- A residential-only policy reinforces the 'dormitory culture' for which this area of Buckinghamshire is often criticised.

Thus our preference is clearly to include a policy which encourages mixed use – and we based our proposal on a counsel's opinion – under the only circumstances under which a 'major' development would be allowed namely 'very special circumstances'.

Personally, I accept that we must differ on this final point and that the decision now rests with WDC. I do, however, look forward to receiving your draft by the end of this week which hopefully covers the points I have outlined above as far as it can. The Neighbourhood Plan Working Group will discuss this on Monday 30th January in advance of the Parish Council's meeting on Thursday 2nd February.

Yours sincerely,



Simon Breese.
Chairman, Bledlow-cum-Saunderton Parish Council

cc David Johncock, Cabinet Member for Planning , Carl Etholen, Wycombe District Councillor,
Bledlow-cum-Saunderton Neighbourhood Plan Working Group
Clerk and all Councillors Bledlow-cum-Saunderton Parish Council