

# TAPLOW PARISH COUNCIL

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By email only to: [planning.policy@chilternandsouthbucks.gov.uk](mailto:planning.policy@chilternandsouthbucks.gov.uk)

Dear Mr Meecham

**Taplow Parish Council ("TPC") representations on the Chiltern and South Bucks Local Plan 2016 - 2036 Publication Version under *Regulation 19, The Town and Country Planning (Local Planning) (England) Regulations 2012***

Subsequent to our earlier submission we make a further submission relating to the proposed removal of Taplow Riverside from the Green Belt.

As you will know the Taplow Neighbourhood Area has been designated and Taplow Parish Council will be the qualifying body for the emerging Taplow Neighbourhood Plan.

We contest the soundness of the proposal to remove Taplow Riverside from the Green belt.

We understand that the Ellington & District Residents Association are also making objections on these points which we fully support.

**The part Two Green Belt Assessment leading to the proposal was procedurally deficient, rendering the PVLP unsound.**

The Part Two Green Belt Assessment was undertaken after the Emerging Local Plan (ELP) initial public consultation review of Green Belt Options and was therefore not part of it. It was done towards the end of the Local Plan (LP) process. It was commissioned after the close of the initial consultation on 24 April 2015. It received no public scrutiny or consultation. In October 2016

(after the initial consultation finished) Taplow Riverside was amongst 4 sites being given further consideration, however in November 2017 it was recommended that 2 of the sites should be removed from the Green Belt but was silent on Taplow Riverside, again with no public presentation.

We consider this to be a procedural flaw and therefore fails the soundness test.

The procedures used to assess the merits of Green Belt parcels was also flawed. This was specifically commented on at the time by Taplow Parish Council –the assessments were published before any criteria were disclosed. Assessments against historical significance effectively dismissed Victorian assets as modern. The role of the Thames as a natural Green Belt separator of the Maidenhead and Slough conurbations was significantly underscored. The Green Belt Assessment documents do not contain a definition of “historic settlement”, relying on the *Buckinghamshire Green Belt Assessment Part 1* which only considers towns.

Sustainability Appraisal p47 Table 5.1

Option F.

“A review of settlements within the Green Belt with a view to removing larger settlements currently within the Green Belt and to explore development potential – e.g. Botley, Nashleigh Hill/Lycrome Road area Chesham, South Heath, Hyde Heath, Little Kingshill, Winchmore Hill, Jordans, Denham and **Taplow.**”

The removal of Taplow Riverside from the Green Belt comes from this purpose. However Taplow Riverside is largely a Conservation Area (south of the A4) and north of the A4 it is now fully developed as part of the Mill Lane ‘opportunity site’. The only interpretation of this is to assume that SBDC are expecting a significant housing growth contribution from within the Conservation Area, which should not be a valid expectation of a Conservation Area and is not supported by the housing requirement statements referred to in 5.1.11 of the PVLP.

Sustainability Appraisal p68 Table 5.8

Botley was “*Rejected due to the location only being able to offer very limited infilling opportunities.*”, hence Taplow Riverside should also be rejected too on the same basis and accordingly Taplow Riverside should not be removed from the Green Belt.

Review of Villages within the Green Belt

Taplow Riverside cannot meet the criteria in para 20 of the “Review of Villages Within The Green Belt” for potential infilling. Para 20 says “*Areas identified in the new local plan as being suitable for possible infilling should only be identified where there is some form of infilling potential which would*

*meet the suggested infilling criteria of the new Local Plan policy which will replace the existing GB3, GB4 and GB5 policies."*

However, the Green Belt Assessment Part 2 specifies Taplow Riverside "*where there is no or very limited development potential within the RGA/RSA areas defined by Arup*", and also in Sustainability Appraisal Page 68 - Table 5.8 1.23 Taplow Riverside "*....with very restricted development opportunities*".

Accordingly, Taplow Riverside cannot meet the criteria in para 20 for potential infilling by SBDC's own description of it, and Taplow Riverside cannot therefore be considered for removal from the Green Belt as a result.

Please let us know if you have any queries or questions in relation to these representations.

Yours sincerely

**Mr. M. Maund**

**Chairman, Taplow Neighbourhood Plan Working Party**