

Good afternoon,

I am Bill Dax, the founder of the Dorney History Group and a former Managing Director of a UK property company.

Let me address the missing/lost/mislaid Boveney Conservation Area Appraisal Document raised in the Submission.

As the archivist of the Dorney History Group, I have safeguarded original copies of both the Boveney and Dorney Conservation Area Appraisals for many years. They are not missing in Dorney Parish! In fact, there are multiple copies around the parish.

However, my trust in the planning process was shaken when the Council advised me, in response to a Freedom Of Information request, that the Council had no paperwork whatsoever relating to both of these two crucial 27-year-old legal documents.

This planning application was heading for the rocks when the Pre Application advice from Bucks Council was sent in November 2020, because the Boveney Appraisal was not mentioned.

Two and a half years later we are sitting here with the Planning Directorate's report, which totally excludes one critical piece of material consideration – the Boveney Conservation Area Appraisal. Dorney Parish Council has just forensically dissected Paragraph 5 DOT 18.

The report consists of 107 paragraphs providing a detailed rationale for their recommendation.

One doesn't have to be a planning expert or lawyer to determine that at least 27 of them appear now to be totally incorrect, viewed through the clear lens of the specific, unarguable content of the Appraisal. So 25% of this report appears now to be simply inaccurate and not to be relied on.

Whilst the Planning Directorate and Applicant may have recognised the Conservation Area in this planning application, they neither sought nor considered the relevant Appraisal. Neither Dorney Parish Council nor the History Group were approached to see if we had a copy.

Already presented is this critical statement from the Appraisal: "*The Council would therefore not want to see further development or any intensity in the use of the settlement by visitors.*"

This statement leaves no room for ambiguity - it unequivocally opposes any further development with no conditionality whatsoever.

That sets a very high bar.

Possibly one that it impossible to clear.

In conclusion, I urge the planning committee to reject the planning application.

Thank you for your attention.

370 words 3mins