

Good afternoon,

I am Jill Dax, Chair of Dorney Parish Council.

The Dorney Parish Council's Submission, which has been sent to you, has been prepared with the assistance of the Dorney History Group.

Our serious concerns regarding the legality of this planning process have been confirmed upon reviewing the 54-page Report to the Planning Committee in front of you.

Could I please ask you to open Page 7 of the Planning Directorate's report and look at Paragraph 5 DOT 18, and read the first and second sentences (pause and then say "quote")

"The concerns of the Parish Council regarding the lack of need and lack of desire for additional housing in Dorney [Parish] are acknowledged. However, there are no up to date local planning policies that specifically prevent the principle of additional housing within Dorney [Parish]."

This statement is clearly inaccurate. There is a planning policy that specifically prevents the principle of additional housing in Boveney, in Dorney Parish, and this (*showing the front page of the Appraisal*) is it. Our Submission goes into detail to confirm this fact.

It appears that the Planning Directorate has failed to both seek and consider a document of paramount importance, the Boveney Conservation Area Appraisal, which is required under National and Local Planning guidance.

This document, authored by Bucks Council, dates back to 1996 and has never been updated by Bucks Council.

It clearly states its legal significance in the second paragraph, designating it a "*material consideration*" to be weighed when making planning decisions.

It eloquently emphasises the tranquil, rural character of Boveney, a settlement that has remained (quote) “*nearly untouched by the developments that have marred similar areas*”.

It explicitly states that the Council (quote) “*would not want to see further development*” encroach upon its serene ambiance.

I must advise the Committee that 100% of the current buildings on the site are within the Boveney Conservation Area. This is not made clear in the report in front of you.

The Appraisal contains numerous reasons which demonstrate that this planning application is fundamentally flawed.

Based on the facts presented, Dorney Parish Council would urge this Committee to reject this planning application.

Nonetheless, we hold great respect for planning laws and acknowledge our responsibility to preserve and enhance our heritage assets, such as the Boveney Court Farm buildings within the Boveney Conservation Area.

As a result, we are committed to working collaboratively with the Applicant, their Agents, and the Planning Directorate to find a mutually acceptable long-term solution for this site.

Boveney's charm and historical significance are a treasure that all of us must protect for future generations to enjoy.

Thank you.

440 words