

Wycombe District Local Plan Examination

Matter 5 – Natural, Built and Historic Environment

Examination Statement by Nexus Planning on behalf of Inland Homes

1. This Examination Statement has been prepared by Nexus Planning on behalf of Inland Homes in support of draft site allocation HW8.

Issue: Does the Plan provide a framework for the management of the Natural, Built and Historic Environment that is soundly based, justified and consistent with the requirements of national policy?

Question 1) Have the following policies been positively prepared and are they justified, effective and consistent with national policy?

i) Policy DM34 (Delivering green infrastructure and biodiversity in development)

1. Inland Homes acknowledge the benefits of strong Green Infrastructure Strategies as part of developments, but ultimately the requirement set out at Policy DM34 is not the correct approach. As set out in our Regulation 19 representations relating to Policy DM34, the requirement to achieve a future canopy cover of at least 25% of the site area (criterion 3b)) is not supported by any robust evidence. It also imposes a requirement that could restrict the ability of developments to respond to local character and provide appropriate landscaping, as required by Paragraph 58 of the NPPF.
2. This element of the policy is therefore not justified and is inconsistent with national planning policy. As such, it is unsound in accordance with Paragraph 182.