

WYCOMBE DISTRICT COUNCIL LOCAL PLAN EXAMINATION

HEARING STATEMENT IN RELATION TO:

**'MATTER 5' – Natural, Built and Historic Environment**

**Progress Planning on behalf of Mr L Mason (Land at Old Moor Lane,  
Wooburn Moor)**

PREPARED BY  
PROGRESS PLANNING  
CHARTERED TOWN PLANNING PRACTICE

## 1 Introduction

- 1.1 Progress Planning act on behalf of the owner of land at Old Moor Lane, Wooburn Moor which has been promoted for development through the plan making process for 130 dwellings. This has included:
- Strategic Housing Land Availability Assessment (SHLAA) and call for sites submissions
  - Representations submitted on the Draft Wycombe District Local Plan in August 2016. This was supported by an indicative masterplan; a Transport Report; and a drainage and utility assessment.
  - Representations submitted on the Publication of the Wycombe District Local Plan in November 2017. These representations warned the Council of our view that the Plan was not legally compliant and unsound, because it was not positively prepared, not justified and not consistent with national policy.
- 1.2 This statement sets out the concerns with the Council's Strategy, specifically in relation to the approach to managing flood risk.

***2. Question 1 – Have the following policies been positively prepared and are they justified, effective and consistent with the requirements of National Policy? M) Policy DM 39 (Managing flood risk and sustainable drainage systems).***

- 2.1 It is considered that Policy DM 39 is a sound policy and approach to managing risks associated with flooding. However, the policy is 'at odds' with the Council's approach to allocating sites for housing. Specifically Policy BE1 (Slate Meadow) allocates a site significantly constrained by flood risk (most of the site is in flood zone 2).
- 2.2 Specifically Policy DM 39, under point 1, states that *"All development will be directed to areas at least risk of flooding and will be required to reduce the causes and impacts of flooding both on and off site"*.
- 2.3 Allocation BE1 directs development to a site susceptible of flooding. As such the allocation conflicts with the purpose of DM 39. It is considered that allocation BE1 should be removed from the Local Plan to ensure the requirements of Policy DM 39 are met.