STATEMENT of COMMON GROUND

Wycombe District Local Plan Examination in Public
Matters 7, 8, 9, 10

Wycombe District Council,
the Environment Agency and Buckinghamshire County Council as Lead Local Flood Authority

August 2018
1. Summary

1.1 This Statement of Common Ground has been prepared by the above parties to assist the Examination-in-Public (EiP) by setting out the areas of common ground in respect of a number of site allocations identified for development within the Wycombe District Local Plan (2013-2033), hereafter referred to as the WDLP. Overall, the parties agree that the WDLP can be found sound by removing HW15 from the WDLP on flood risk ground.

1.2 The Environment Agency have made separate representations on WDLP in relation to Sequential Test and biodiversity, these are not covered by this SOCG.

2. Introduction

2.1 This Statement of Common Ground is between Wycombe District Council (WDC), the Environment Agency (EA) and the Lead Local Flood Authority (BCC). The statement is in relation to flood risk at specific site allocations (as detailed below):

1) Matter 7 – Development Framework High Wycombe
   a) Question 1.a) HW4 Abbey Barn North
   b) Question 1.l) HW12 Leigh Street
   c) Question 1.j) HW13 Former Bassetsbury Allotments
   d) Question 1.l)–HW15 Land to the rear of Hughenden Road

2) Matter 8 – Development Framework Princes Risborough
   a) Question 1.a) –PR3 Princes Risborough Area of Comprehensive Development including Relief Road
b) Question 4.b) PR10 Lower Icknield Way

c) Question 4.c) PR11 Land to the rear of Poppy Road, including 108 Wycombe Road

d) Question 4.f) PR16 Land at Princes Risborough Station.

3) Matter 9 – Development Framework Rural Areas

a) Question 1.d) – RUR4 Little Marlow Lakes Country Park

4) Matter 10 – Development Framework Marlow, Bourne End

a) Question 1 – Policy BE1 Slate Meadow

b) Question 1.L – Policy BE2 Hollands Farm

2.2 Other sites allocated in the WDLP (Appendix D of WDLP1):

2.2.1. 1-9 Shaftesbury Street, High Wycombe

2.2.2. Dashwood Avenue, High Wycombe

2.2.3. Westhorpe House, Little Marlow

3. Background to SoCG

3.1 All parties agree that there has been extensive working together to date on the Local Plan.

3.2 The Council considers that the modelling undertaken for the Local Plan in the SFRA level 2 was robust and fit for purpose.

3.3 At regulation 19 stage, the EA raised soundness objections on several sites.
3.4 The LLFA (BCC) raised a soundness objection only in relation to HW15 Land to the rear of Hughenden road.

4. EA 2018 River Wye and Hughenden Stream modelling

4.1 The EA has completed a new modelling of the River Wye and Hughenden Stream in August 2018.

4.2 The modelling has been approved internally for use and will now go into a queue for modelling updates to the national EA flood maps, which are updated externally every quarter. Updated maps may not be available this quarter, but may be the update following (January 2019).

4.3 The EA has discussed the outcomes of this modelling with WDC and BCC, and has informed WDC and BCC that GIS information can be made available to both authorities on request – however due to procedural issues this will not be in time for the hearings.

5. Agreed points in this SoCG

5.1 The Environment Agency agrees that, having regards to the 2018 River Wye and Hughenden Stream modelling (approved internally but yet to be published – see above) and further discussions since regulation 19 they withdraw their objections to the validity of the SFRA level 2 findings, and withdraw their Regulation 19 objections on the following sites:

5.1.1. 1-9 Shaftesbury Street, High Wycombe
5.1.2. HW4 Abbey Barn North, High Wycombe
5.1.3. HW12 Leigh Street, High Wycombe
5.1.4. HW13 Former Bassetsbury Allotments, Bassetsbury Lane, High Wycombe
5.1.5. BE1 Slate Meadow
5.1.6. BE2 Hollands Farm – in relation to the river Wye

5.1.7. Dashwood Avenue, High Wycombe

5.2 As a result of the 2018 River Wye and Hughenden Stream modelling which shows HW15 Rear of Hughenden road site as reclassified at risk of a 1 in 5 fluvial flood event, all parties agree that, for flood risk reasons, the site should no longer be allocated in the WDLP. It should be noted that, as explained at paragraph 1.223 in the Council's Matter 7 statement, the removal of this site does not impact on the Plan's overall housing land availability assessment.

5.3 Having had discussions with WDC since Regulation 19 on other sites, the EA withdraw their objections in relation to the following sites:

5.3.1. BE2 Hollands Farm – in relation to the river Thames

5.3.2. RUR4 Little Marlow Lakes Country Park, Little Marlow

5.3.3. Westhorpe House – Little Marlow

5.4 In addition, the LLFA confirms that, in line with their Regulation 19 representations, they have no objection to the Princes Risborough site allocations. In light of this and as a result of discussions with WDC since Regulation 19, the EA withdraw their objections on the following sites in relation to flood risk:

5.4.1. PR3 Princes Risborough Expansion Area

5.4.2. PR10 Land to the north of Lower Icknield Way, Longwick

5.4.3. PR11 Land to the rear of Poppy Road, including 108 Wycombe Road

5.4.4. PR16 Land at Princes Risborough Station
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