

**Delivery and Site Allocations Plan
September 2012
Supporting Document**



**CD1.12
Update Note for the Inspector**

1. Introduction

This note provides a brief update for the Inspector on the issues that have arisen since the Proposed Submission Delivery and Site Allocations Plan was agreed and published, and starts with a signposting to key parts of the published evidence base.

2. Signposting to main elements of the supporting evidence base

Accompanying the DSA Plan are numerous technical supporting documents (as detailed in *CD1.10 Evidence Base Index*). In order to assist the Inspector, the Council has produced a series of background papers which summarise the main technical evidence for each key policy areas. These are:

- Proposals for High Wycombe Town Centre – see *CD.2.2 High Wycombe Town Centre Masterplan Background Paper*. This paper summarises the development of the town centre proposals and the technical evidence produced to support them. This includes highway design work, transport modelling, cost estimates and a delivery strategy, including phasing of implementation and identification of funding.
- Retail and shopping frontages – see *CD2.1 Town Centre & Retail Frontages Background Paper Update*.
- Green Infrastructure – see *CD2.3 Green Networks & Infrastructure Background Paper*.
- Biodiversity – see *CD2.4 Biodiversity Designations Background Paper*
- Open Space – see *CD2.5 Open Space Background Paper*
- High Wycombe – Bourne End Railway Lane – see *CD2.6 High Wycombe-Bourne End Railway Line Background Paper*
- Transport Improvement Lines – see *CD2.7 High Wycombe Improvement Line Review*

3. Proposed Pre- Examination Changes

Following agreement of the Proposed Submission Delivery and Site Allocations Plan, the Council has agreed and consulted on two sets of Proposed Pre-Examination changes which the Inspector is requested to recommend for inclusion in the Plan. These are:

- (a) Proposed 'model policy' relating to the Presumption in Favour of Sustainable Development
- (b) Proposed mapping changes relating in particular to the proposed green infrastructure network following omissions in the published plan.

The details of the proposed changes are set out in CD0.4. Details on the consultation undertaken, the numbers of representations received together with copies of the representations received are all included in CD1.16.

4. Clarifications and amendments to the Delivery and Site Allocations Plan

A number of minor errors within the Proposed Submission version of the Delivery & Site Allocations Plan have been brought to the Council's attention,

mainly relating to spelling and formatting issues and clarifications relating to names of sites and labelling of maps. The Council proposes to make these amendments to the Plan after the Examination under its powers granted under section 112(3) of the Localism Act 2011.

5. Update on engagement with stakeholders in advance of Examination in Public

In response to some of the representations received under Regulation 20, the Council is continuing to work with stakeholders to address and seek agreement on the issues raised in their representations. The Council will update the Inspector on the outcome of these discussions in the run-up to and at the Hearing as appropriate.

6. Update on High Wycombe Town Centre Masterplan Proposals

In parallel with the publication and submission of the DSA Plan, the Council has continued to work in partnership with Bucks County Council in developing the proposals for High Wycombe town centre. This has included:

- Further detailed highway design work on the alternative route to confirm land take requirements, with which to inform the Transport Improvement Line designation process
- Submission of funding bids to both Wycombe District Council and Bucks County Council 5-year capital funding programmes for funds towards the implementation of Phase 1 (2013-2018) including the provision of the alternative route and public realm improvements. A decision on the outcomes of these bids is expected by early 2013.
- The Council's have been working together on the development of a project management structure, including the identification and funding of a dedicated project management resource to lead and manage the delivery of the various town-centre workstreams (subject to the identification of funding as per the bullet point above). It is anticipated that a dedicated project management resource will be in place by April 2013.

7. Update on Flood Risk Sequential Test

In response to a late request from the Environment Agency in April 2012 and ongoing discussions, the Council has revised the Flood Risk Sequential Test to reflect the changed scope of the DSA. The original document was a district wide assessment that included housing and employment sites, the revised document assesses the three town centres covered by the DSA and has been agreed by the Environment Agency.

8. Local Development Scheme Update, including Local Plan Review timetable

On 10th September 2012 Wycombe District Council's Cabinet agreed a programme for the preparation of a new Local Plan and granted delegated

authority to the Head of Planning and Sustainability, in consultation with the Cabinet Member for Planning and Sustainability, to approve and bring into force a revised Local Development Scheme (LDS) to reflect this agreed programme and to replace the existing LDS dated August 2011 (CD.5.2.5).

The new Local Plan will review and replace the existing Core Strategy and all remaining policies in the existing Local Plan. It will consist of three main elements:

- a) Spatial Strategy - including setting housing targets, the approach to supporting the economy and the location of new development;
- b) Area proposals – site specific allocations (including housing and gypsies and travellers, and business sites) and appropriate local policies; and
- c) Development Management - generic policies to guide day to day planning decisions.

The new Local Plan will not cover the issues and allocations addressed through the Delivery & Site Allocations Plan and therefore will sit alongside, rather than replace, the DSA Plan, to collectively form the Development Plan and to provide up to date district wide plan coverage once approved. The intention is that the new Local Plan will be adopted by December 2015. The approved programme is set out in Appendix A.

9. Update on Wycombe Community Infrastructure Levy

The Wycombe Community Infrastructure Levy Draft Charging Schedule (CD5.4.1) was subject to independent examination on Wednesday 25 July 2012. The rates proposed in the Draft Charging Schedule were considered sound by Inspector Geoff Salter, subject to the inclusion within the Charging Schedule of definitions regarding different types of retail development. The full Inspector's report is included within the supporting evidence to the DSA Plan (CD5.4.2). Following the receipt of the Inspector's report, the Council is looking to approve the Charging Schedule, Instalments Policy and Regulation 123 list at Cabinet and Full Council in October with a view to an implementation date of the CIL of 1st November 2012, meaning that all applications determined on or after this date will be subject to the CIL charges.

Subject to approval of Cabinet in October, the Council will also adopt a new Planning Obligations SPD to replace the existing Developer Contributions SPD and accompanying guidance (CD5.3.4 and CD5.3.5). The draft Planning Obligations SPD is included within the supporting evidence as Core Document CD5.3.6. Subject to approval, the Council will supply the Inspector with the approved CIL Charging Schedule and related documents and the new Planning Obligations SPD at the earliest opportunity.

APPENDIX A

Proposed work programme for the production of the new Wycombe Local Plan (to be included in revised Local Development Scheme)

The table below sets out the proposed timetable for preparing the new Local Plan.

	Key elements	Timing
Phase 1 The Issues	Project Planning Putting mechanisms in place Establishing and understanding the issues	Oct 2012 – Jun 2013
Phase 2 The Options	Developing the options for addressing the issues and consulting on them	Jul 2013 – Feb 2014
Phase 3 The Plan	Reviewing the feedback, agreeing the preferred options and finalising the Plan	Feb 2014 – Oct 2014
Phase 4 Examining the Plan	Publishing the Plan Submitting the plan for examination Examination Inspector's report	Nov 2014 – Oct 2015
Phase 5 Adoption	Adopt the Plan	Dec 2015 or Apr 2016 ¹

¹ April 2016 if Inspector requires consultation on post-examination changes.