

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



CD1.13

**Summary of Key Issues arising from the
Representations made on the Delivery
and Site Allocations Proposed
Submission Document**

1. Introduction

The Delivery and Site Allocations Plan was published on June 1st 2012 and made available for representations until July 20th 2012. This note sets out a summary of the main issues raised within the representations.

A total of 48 responses were received, amounting to a total of 185 representations on the policies contained within the DSA, of these 82 raised issues of soundness on particular policies and 67 indicated that the policies being commented on were sound, and the remainder made no comment in relation to soundness.

A schedule of responses by respondent can be found in Annex A of this document, and a schedule of responses by policy can be found in Annex B of this document.

2. The Main Issues

The main issues raised by the representations are set out below:

High Wycombe

HWTC1 Delivering Town Centre Vision

The deliverability of the alternative route is questioned in terms of timing and certainty with regard to key sites such as Baker Street, Lily's Walk and Buckingham House as well as the requirement that all development should contribute towards meeting objectives for the town centre.

HWTC2 Town Centre Environment

The importance of roofscapes, the aspirations to de-culvert the river and the references to the Source Protection Zone are raised.

HWTC3 Connections, Movement and Access

The extent to which the evidence supporting the masterplan has assessed highway constraints, the proposals for the change to traffic flows on Easton Street and Queen Victoria Road and the timing of the changes in relation to the provision of the alternative route across the town centre are raised, as well as the nature of the new junction for Westbourne Street and West Wycombe Road.

Concerns have also been raised about the impact on the Sainsbury's store of the masterplan and how the extent of the open and culverted sections of the River Wye and Hughenden Stream are shown in the DSA.

HWTC4 Economy

The overall strategy for meeting retail needs in the town is raised.

HWTC5 AND HWTC6 – No issues raised.

HWTC7 Easton Street

The relationship between comprehensive redevelopment of this site and heritage assets is raised.

HWTC8 Council Offices and Royal Mail Sorting Office

Re-assurance is sought by Royal Mail that continuing operations will not be affected by inclusion of the sorting office in the allocation and support for the requirement for acceptable re-location if necessary.

HWTC9 Duke Street

The requirement for no net loss of B- use floorspace is challenged on the basis that it would sterilise the site and prevent development coming forward.

HWTC10 Swan Frontage

Concerns raised over the height of buildings, re-location of existing users including the fire station and the strategy/cost of providing offices here.

HWTC12 Chilterns Shopping Centre

The issue of residential uses not being included in the policy as part of redevelopment proposals is raised.

HWTC13 Lily's Walk

Requirement to meet sequential test and impact assessment , the lack of certainty over the location of the transport improvement line until adopted by County Council, assumptions supporting the cost of providing a link road across the site and the requirement to provide link road if required to mitigate development on the site are raised.

HWTC16 Oxford Road roundabout

The extent of the allocation, the opportunities to re-open the River Wye and the timing of improvements to the pedestrian links between Eden and Archway/Oxford Street/Octagon Parade are raised.

HWTC17 Bridge Street

The requirement to meet sequential test and impact assessment is raised.

HWTC18 Baker Street

The suitability of site for relocated fire station still needs to be established along with ensuring development proposals for the site are compatible with a fire station

HWTC19 Rapid House

The requirement to provide link road if required to mitigate development on the site challenged and the relationship of site with culverted river is raised.

HWTC20 Oxford Road (west)

The relationship of the site with the culverted river is raised.

HW1 Desborough Delivery and Design Framework

Limiting the redevelopment options on small sites was challenged as well as the extent of other policy options tested, the suitability of re-using historic buildings was also challenged, and the emphasis on linking the area to existing open spaces.

HW2 (Desborough) Delivering New Open Space and River Corridor Improvements

Consistency of the policy with DM14 in terms of biodiversity, landscape and recreation was raised along with the role of viability in meeting policy requirements and the focus on the location of open space alongside the river.

Marlow

Issues were raised in relation to the flexibility offered by the primary and secondary frontage policies and the potential negative effect this could have on the town centre as well as the extent of the Primary Shopping Area and the overall strategy for Marlow.

Site specific issues raised relate to the impact of development at Riley Road (MR3) on the junction of West St and Oxford Rd; in relation to Portlands (MR4) the requirements for a link road, rear servicing and west street car park challenged, the retention of Portlands Alley and inclusion of retail development were raised. In relation to Liston Road car park (MR5) clarity in relation to retention of parking on the site was raised and the allocation of the site.

Princes Risborough

Issues were raised in relation to the lack of flexibility offered by the primary and secondary frontage policies in the current economic climate and the longevity of the plan. Site specific issues related to the deliverability of Land fronting New Rd (PR3) not being demonstrated also a design brief should be required by the policies for this site and Land south of Horns Lane (PR4) and Park Mill Farm should be allocated.

District Wide Policies

Transport

The requirement to allow bus penetration through sites is challenged and link to a demonstrated need, and impact on viability are raised (DM1); the lack of certainty over status of transport improvement lines until adopted by County Council and detail in relation to specific junctions (DM2) was raised, as well as the level of safeguarding of the former Bourne End to High Wycombe Railway Line not being appropriate to provide a light rail link (DM3).

Economy

The criteria for allowing a scattered site to be redeveloped for other uses including the requirement to that a site be vacant before residential uses are challenged (DM4), the link between the strategy for retail, allocations and the evidence base are raised, along with the role of the sequential test and impact assessments in relation to edge of centre sites (DM6 and DM7 and the issue of residential uses being acceptable within District Centres (DM8) were also raised. The evidence supporting the thresholds for assessment of retail schemes with town centre impacts (DM9) was also challenged.

Green Infrastructure

The relationship between the different policies (DM10, 11 and 12) was raised along with the positive role the policy on networks and infrastructure (DM10) can play in relation to biodiversity. The allocation of specific sites as Green spaces (DM11) and the level of protection given to national and international designations (DM12) is challenged.

The detail of the supporting text to the River and Stream policy (DM14) was raised along with specific issues in relation to fish movements and sustainable drainage. The approach to the provision of Strategic Open Space (DM15) was challenged as well as where strategic needs should be met in High Wycombe.

Environment and Infrastructure

The coverage of the Flood Risk policy (DM16) is challenged in relation to which developments require a flood risk assessment and what should be included in such an assessment; a requirement for water efficiency standards above building regulations is also raised (DM17). The issue of assessing viability is supported and the scope for obtaining financial contributions in the future was also raised (DM18).

Other Issues

Other issues raised in relation to the plan as a whole relate to the lack of a strategic approach or policy for the conservation and enhancement of the Historic Environment, the soundness of the plan overall and consideration of financial implications and; concern over the lack of a clearly identified Environment Report as part of the sustainability appraisal.

Annex A – Schedule of responses by respondents

Tests of Soundness

Paragraph 182 of the National Planning Policy Framework (March 2012) sets out the following tests of soundness for examining Local Plans:

1. **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
2. **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
3. **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
4. **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in this Framework.

Where respondents have commented against a test of soundness these are referenced in the summaries below against the numbers listed above.

DSA12/001 - V W C Stevens

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Other				

DSA12/002 - Buckinghamshire & Milton Keynes Fire Authority

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC10 Swan Frontage		Yes		
	HWTC18 Baker Street		Yes		

DSA12/003 - Dominic Broadley

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Other				

DSA12/004 - Chiswick Lodge Management Co. Ltd

Paragraph 4.15; 4.16	Policy MR5 Liston Road MR3 Riley Road	Legally Compliant?	Sound?	Tests	Wish to be heard
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DSA12/005 - Malcolm Keep

Paragraph	Policy HWTC3 Connections, Movement and Access	Legally Compliant?	Sound?	Tests	Wish to be heard
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DSA12/006 - Aylesbury Vale District Council

Paragraph	Policy DM2 Transport Improvement Lines DM3 Former Bourne End to High Wycombe Railway Line	Legally Compliant?	Sound?	Tests	Wish to be heard
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DSA12/007 - Risborough Area Partnership

Paragraph 5.3	Policy PR1 Primary Shopping Frontages: Princes Risborough PR1 Primary Shopping Frontages: Princes Risborough PR2 Secondary Shopping Frontages: Princes Risborough PR3 Land Fronting New Road PR4 Land South of Horns Lane	Legally Compliant?	Sound?	Tests	Wish to be heard
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DSA12/008 - Highways Agency

Paragraph	Policy HWTC3 Connections, Movement and Access	Legally Compliant?	Sound?	Tests	Wish to be heard
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DSA12/009 - Steve Brown

Paragraph	Policy Other	Legally Compliant?	Sound?	Tests	Wish to be heard
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DSA12/010 - South Bucks District Council

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Whole Plan		Yes		

DSA12/011 - CSJ Planning Consultants Ltd on behalf of Chilterns Shopping Centre

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC12 Chilterns Shopping Centre and Frogmoor East	Yes	No	2, 4	Yes

DSA12/012 - The Marlow Society

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	4 Whole Plan		No	3	
	MR1 Primary Shopping Frontages:				
4.2	Marlow		No	3	
	MR1 Primary Shopping Frontages:				
4.8	Marlow		No	3	
	MR1 Primary Shopping Frontages:				
4.9	Marlow		No	3	
	MR3 Riley Road		No	3	
	MR4 Portlands		No	3	
	MR5 Liston Road		No	3	

DSA12/013 - Chiltern District Council

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre Vision	Yes	Yes		

DSA12/014 - Chilterns Conservation Board

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre Vision	Yes	Yes		
	HWTC1 Delivering the Town Centre Vision	Yes	Yes		
3.17	HWTC2 Town Centre Environment	Yes	Yes		
3.25	HWTC2 Town Centre Environment	Yes	Yes		
	HWTC10 Swan Frontage	Yes	Yes		
3.7	HWTC10 Swan Frontage	Yes	Yes		
3.77	HWTC10 Swan Frontage	Yes	Yes		

DSA12/014 - Chilterns Conservation Board

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC16 Oxford Road Roundabout	Yes	Yes		
3.121	HWTC16 Oxford Road Roundabout	Yes	Yes		
	HWTC18 Baker Street	Yes	Yes		
		Yes			
3.133	HWTC18 Baker Street		Yes		
	HW2 Delivering New Open Space and River Corridor Improvements	Yes	Yes		
3.152	HW2 Delivering New Open Space and River Corridor Improvements	Yes	Yes		
	DM10 Green Networks and Infrastructure	Yes	Yes		
	DM11 Green Spaces	Yes	Yes		
	DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance	Yes	Yes		
	DM13 Biodiversity in Development	Yes	Yes		
	DM14 Protection and Enhancement of River and Stream Corridors	Yes	Yes		

DSA12/015 - Phillip Bond

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre Vision				
3.15	HWTC3 Connections, Movement and Access				

DSA12/016 - English Heritage

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre Vision	Yes	Yes		
3.3	HWTC1 Delivering the Town Centre Vision	Yes	Yes		
3.9	HWTC1 Delivering the Town Centre Vision	Yes	Yes		
	HWTC1 Delivering the Town Centre Vision	Yes	Yes		
	HWTC2 Town Centre Environment	Yes	No	1	
3.63	HWTC7 Easton Street	Yes	Yes		

DSA12/016 - English Heritage

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre				
3.81-3.85	Vision	Yes	No	4	
	HWTC12 Chilterns Shopping Centre and Frogmoor East	Yes	Yes		
	HW1 Desborough Delivery and Design Framework	Yes	Yes		
3.148-3.149	HW1 Desborough Delivery and Design Framework	Yes	Yes		
	HW3 Green Street School	Yes	Yes		
	MR1 Primary Shopping Frontages: Marlow	Yes	Yes		
	MR4 Portlands	Yes	Yes		
	MR5 Liston Road	Yes	Yes		
	PR1 Primary Shopping Frontages: Princes Risborough	Yes	Yes		
	PR3 Land Fronting New Road	Yes	Yes		
	Whole Plan	Yes	No		

DSA12/017 - AKT Planning + Architecture on behalf of Mr Gary Stewell, Clovercourt Homes Ltd

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
MAP13	DM11 Green Spaces		No	2	

DSA12/018 – Woolf Bond Planning on behalf of Comland Parade Court Ltd

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	DM8 District Centres	Yes	No	3, 4	AE - Attending examination

DSA12/019 – CBRE Ltd on behalf of John Lewis Partnership

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	MR5 Liston Road	Yes	No	1, 2, 3, 4	AE - Attending examination
2.1	MR4 Portlands	Yes	Yes		
	MR4 Portlands	Yes	No	2, 4	AE - Attending examination
Map 2	MR4 Portlands		No	2, 4	AE - Attending examination
	DM1 Transport Requirements of Development Sites	Yes	No	4	AE - Attending examination
	DM2 Transport Improvement Lines	Yes	Yes		
	DM7 The Primary Shopping Areas	Yes	No	2	AE - Attending examination

DSA12/020 – GL Hearn on behalf of Cockspur Property (General Partner) Limited

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC19 Rapid House	Yes	No	2	

DSA12/021 – West Waddy ADP on behalf of Greenlife Properties Ltd

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HW1 Desborough Delivery and Design Framework	Yes	No	2,3,4	AE - Attending examination
3.157 & 3.158	HW2 Delivering New Open Space and River Corridor Improvements	Yes	No	2,3,4	AE - Attending examination

DSA12/022 – West Waddy ADP, on behalf of Peter Laws

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
SA p554-562	Sustainability Appraisal		No	1,2,4	AE - Attending examination
6.70-6.73	DM11 Green Spaces		No	1,2,4	AE - Attending examination

DSA12/023 – Turley Associates, on behalf of Sainsbury's Supermarkets Ltd.

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC3 Connections, Movement and Access	Yes	No	2,3,4	AE - Attending examination

DSA12/024 – Roger Tym and Partners, on behalf of Golden Apple

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC16 Oxford Road Roundabout	Yes	Yes		

DSA12/025 – High Wycombe Society Planning Group

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre Vision	Yes	Yes		AE - Attending examination
	HWTC2 Town Centre Environment	Yes	No	3	
	HWTC3 Connections, Movement and Access	Yes	No	2,3	AE - Attending examination
	HWTC10 Swan Frontage	Yes	No	2	AE - Attending examination
	HWTC16 Oxford Road Roundabout	Yes	No	2	AE - Attending examination

DSA12/025 – High Wycombe Society Planning Group

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	DM1 Transport Requirements of Development Sites	Yes	Yes		
	DM3 Former Bourne End to High Wycombe Railway Line	Yes	No	1,2,3,4	AE - Attending examination
	DM11 Green Spaces	Yes	No	3	
	DM15 Open Space in New Development	Yes	No	2	AE - Attending examination
Appendix B	DM18 Infrastructure and Delivery	Yes	No	1	AE - Attending examination
Appendix B	HWTC3 Connections, Movement and Access	Yes	No	2	AE - Attending examination

DSA12/026 – Brian Gilbert

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Whole Plan	No	No	1,2,3	AE - Attending examination

DSA12/027 – Tim North & Associates Ltd , on behalf of Gordons Builders Merchants

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Sustainability Appraisal	No			
	DM4 Scattered Business Sites	Yes	No	1,4	
	DM10 Green Networks and Infrastructure	Yes	No	1,4	
	DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance	Yes	No	1,2,4	AE - Attending examination

DSA12/028 – Tim North & Associate Limited, on behalf of Leywood Estates Ltd

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Sustainability Appraisal	No			
	DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance	Yes	No	1,2,4	

DSA12/029 – BNP Paribas Real Estate, on behalf of Royal Mail Group Limited

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC1 Delivering the Town Centre Vision		No	1	
	HWTC8 Council Offices and Royal Mail Sorting Office				

DSA12/030 Comments associated with Proposed Examination of Changes (assigned to response DSA PEC 08)**DSA12/031 – Brown Associates, on behalf of Beaumont Forest Products Ltd**

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
3.151-3.158	HW2 Delivering New Open Space and River Corridor Improvements		No	2,3,4	

DSA12/032 – DPP, on behalf of House of Fraser

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC3 Connections, Movement and Access	Yes	Yes		
3.42	HWTC4 Economy	Yes	No	2,3	
	HWTC13 Lily's Walk (Former Gas Works Site)	Yes	No	2,3	
	HWTC14 Buckingham House and Castle House	Yes	No	2,3	
	HWTC17 Bridge Street	Yes	No	2,3	
	DM9 Thresholds for the Assessment of Schemes for Town Centre Impact	Yes	Yes		

DSA12/033 – Brown Associates, on behalf of Mr DCC Brown

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC9 Land off Duke Street	Yes	No	2,3,4	

DSA12/034 – Brown Associates

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
6.31 and 6.32	DM4 Scattered Business Sites	Yes	No	2,3,4	

DSA12/035 – Natural England

2012Paragraph	2012Policy	2012LegallyCompliant	2012Sound	2012Wish to be heard
	HWTC1 Delivering the Town Centre Vision			
	HWTC2 Town Centre Environment			
Box 1	HWTC1 Delivering the Town Centre Vision		No	2
	HWTC10 Swan Frontage		No	2
	HWTC18 Baker Street		Yes	
	DM10 Green Networks and Infrastructure		Yes	
	DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance			

DSA12/036 – GL Hearn, on behalf of National Grid Property Holdings Ltd., MU11 Gas Works site, Lily's Walk site

2012Paragraph	2012Policy	2012LegallyCompliant	2012Sound	2012Wish to be heard
Box 2	HWTC1 Delivering the Town Centre Vision		No	3
Box 2	HWTC1 Delivering the Town Centre Vision		No	1, 2
	HWTC3 Connections, Movement and Access		No	1, 2
	HWTC4 Economy		Yes	
	HWTC13 Lily's Walk (Former Gas Works Site)		No	2,3
	DM2 Transport Improvement Lines		No	1,2
	DM6 Town Centre Boundaries		Yes	
	DM17 Carbon Reduction		Yes	
	DM18 Infrastructure and Delivery		Yes	

DSA12/037 – Town Planning Services, on behalf of London and Central Securities Ltd

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
Map 5	MR2 Secondary Shopping Frontages: Marlow		No	2	
	DM7 The Primary Shopping Areas MR2 Secondary Shopping Frontages: Marlow		No	2	
Map 5	DM7 The Primary Shopping Areas		Yes		
Map 5	DM7 The Primary Shopping Areas		Yes		

DSA12/038 – David Putnam

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC3 Connections, Movement and Access HWTC12 Chilterns Shopping Centre and Frogmoor East MR4 Portlands MR5 Liston Road				

DSA12/039 – J.D. Burnham

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC3 Connections, Movement and Access MR3 Riley Road MR4 Portlands MR5 Liston Road				

DSA12/040 – Barton Willmore on behalf of CBRE Global Investor

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	DM9 Thresholds for the Assessment of Schemes for Town Centre Impact	Yes	No	2	

DSA12/041 – Rapleys LLP on behalf of Staples, Loumin Estates Ltd.

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
Map 1	HWTC4 Economy	Yes	Yes		AE - Attending examination
	HWTC3 Connections, Movement and Access	No	No	1,2,4	AE - Attending examination
	DM9 Thresholds for the Assessment of Schemes for Town Centre Impact	No	No	1,2,4	AE - Attending examination
	DM6 Town Centre Boundaries	No	No	1,2,4	AE - Attending examination

DSA12/042 – The Environment Agency

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	DM13 Biodiversity in Development		Yes		
Figure 2	HWTC1 Delivering the Town Centre Vision		No	3	AE - Attending examination
Figure 3	HWTC3 Connections, Movement and Access		No	3	AE - Attending examination
Figure 7	HWTC16 Oxford Road Roundabout		No	3	AE - Attending examination
2c	HWTC2 Town Centre Environment		No	3	AE - Attending examination
Map 1	HWTC2 Town Centre Environment		No	3	AE - Attending examination
3.26	HWTC2 Town Centre Environment		No	2	AE - Attending examination
3.27	HWTC2 Town Centre Environment		No	2	AE - Attending examination
	DM14 Protection and Enhancement of River and Stream Corridors		No	3	AE - Attending examination
	DM16 Planning for Flood Risk Management		No	4	AE - Attending examination
	DM17 Carbon Reduction		No	3	AE - Attending examination
	HW2 Delivering New Open Space and River Corridor Improvements		No	3	AE - Attending examination
	HWTC19 Rapid House		No	3	AE - Attending examination
	HWTC2 Town Centre Environment		No	3	AE - Attending examination
	HWTC20 Oxford Road (west)		No	3	AE - Attending examination

xvii	HWTC1 Delivering the Town Centre Vision
3.17	HWTC1 Delivering the Town Centre Vision
3.25	HWTC2 Town Centre Environment
Figure 5	HWTC3 Connections, Movement and Access
	HWTC10 Swan Frontage
6.90 and 6.94	HWTC10 Swan Frontage
SA	HWTC16 Oxford Road Roundabout
	DM14 Protection and Enhancement of River and Stream Corridors
	Sustainability Appraisal

DSA12/043 – Royal Borough of Windsor & Maidenhead

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	DM6 Town Centre Boundaries	Yes	No	3	
	DM9 Thresholds for the Assessment of Schemes for Town Centre Impact	Yes	Yes		

DSA12/044 – Buckinghamshire County Council

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	HWTC3 Connections, Movement and Access	Yes	Yes		AE - Attending examination
	HWTC10 Swan Frontage	Yes	Yes		AE - Attending examination
	HWTC13 Lily's Walk (Former Gas Works Site)	Yes	Yes		AE - Attending examination
	HWTC14 Buckingham House and Castle House	Yes	Yes		AE - Attending examination
	HWTC16 Oxford Road Roundabout	Yes	Yes		AE - Attending examination
	HWTC18 Baker Street	Yes	Yes		AE - Attending examination
	DM11 Green Spaces	Yes	Yes		AE - Attending examination
	DM12 Conservation and	Yes	Yes		AE - Attending examination

DSA12/044 – Buckinghamshire County Council

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
	Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance				
	DM13 Biodiversity in Development	Yes	Yes		AE - Attending examination
	DM18 Infrastructure and Delivery	Yes	Yes		AE - Attending examination

DSA12/045 – Nick Baker Architects, on behalf of Mrs Victoria Vincent

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
Map 14	DM11 Green Spaces	Yes	No	1,4	AE - Attending examination

DSA12/046 – Nick Baker Architects, on behalf of Mr Gareth Vincent

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
Map 14	DM11 Green Spaces	Yes	No	1,4	AE - Attending examination

DSA12/047 – Nick Baker Architects, on behalf of Mrs Diana Turner

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
Map 14	DM11 Green Spaces	Yes	No	1,4	AE - Attending examination

DSA12/048 – Nick Baker Associates, on behalf of Mr Michael Turner

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
Map 14	DM11 Green Spaces	Yes	No	1,4	AE - Attending examination

DSA12/049 – Barton Willmore, on behalf of Harbour Castle Ltd, Park Mill Farm site

Paragraph	Policy	Legally Compliant?	Sound?	Tests	Wish to be heard
5.1	PR3 Land Fronting New Road		Yes		AE - Attending examination
	PR3 Land Fronting New Road				AE - Attending examination

Annex B – Schedule of responses by policy

Policy HWTC1 Delivering the Town Centre Vision				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/013	Chiltern District Council	Legally Compliant / Sound		
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/015	Mr. Phillip Bond			
DSA12/016	English Heritage	Legally Compliant / Unsound	4	
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Sound		Yes
DSA12/029	BNP Paribas Real Estate for Royal Mail Group Limited	Legally Compliant / Unsound	1,4	
DSA12/035	Natural England	Unsound		2
DSA12/036	GL Hearn for National Grid Property Holdings Ltd	Unsound		1, 2, 3
DSA12/042	The Environment Agency	Unsound		3
				Yes

Policy HWTC2 Town Centre Environment				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/016	English Heritage	Legally Compliant / Unsound	1	
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	3	Yes
DSA12/035	Natural England			
DSA12/042	The Environment Agency	Unsound	2, 3	Yes

Policy HWTC3 Connections, Movement and Access				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/005	Mr. Malcolm Keep			
DSA12/008	Highways Agency			
DSA12/015	Mr. Phillip Bond			
DSA12/023	Turley Associates for Sainsbury's Supermarkets Ltd.	Legally Compliant / Unsound	2,3,4	Yes
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	2,3	Yes
DSA12/032	DPP for House of Fraser	Legally Compliant / Sound		
DSA12/036	GL Hearn for National Grid Property Holdings Ltd,	Unsound	1,2	

Policy HWTC3 Connections, Movement and Access				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
	Lily's Walk (Gas Work)			
DSA12/038	Mr. David Putnam			
DSA12/039	Mr. J D Burnham			
DSA12/041	Rapleys LLP for Staples	Not Legally Compliant / Unsound	1,2,4	Yes
DSA12/042	The Environment Agency	Unsound	3	Yes
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy HWTC4 Economy				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/032	DPP for House of Fraser	Legally Compliant / Unsound	2,3	
DSA12/036	GL Hearn for National Grid Property Holdings Ltd.	Sound		
DSA12/041	Rapleys LLP for Staples	Legally Compliant / Sound		Yes

Policy HWTC5 Primary Shopping Frontages: High Wycombe				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
No representation was made on this policy				

Policy HWTC6 Secondary Shopping Frontages: High Wycombe				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
No representation was made on this policy				

Policy HWTC7 Easton Street				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/016	English Heritage	Legally Compliant / Sound		

Policy HWTC8 Council Offices & Royal Mail Sorting Office				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/029	BNP Paribas Real Estate for Royal Mail Group Limited			

Policy HWTC9 Land off Duke Street				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/033	Brown Associates for Mr DCC Brown	Legally Compliant / Unsound	2,3,4	

Policy HWTC10 Swan Frontage				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/002	Buckinghamshire & Milton Keynes Fire Authority	Sound		
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	2	Yes
DSA12/035	Natural England	Unsound	2	
DSA12/042	The Environment Agency			
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy HWTC11 Wycombe General Hospital				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
No representation was made on this policy				

Policy HWTC12 Chilterns Shopping Centre and Frogmoor East				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/011	CSJ Planning Consultants Ltd for Royal London Asset Management	Legally Compliant / Unsound	2, 4	Yes
DSA12/016	English Heritage	Legally Compliant / Sound		
DSA12/038	Mr. David Putnam			

Policy HWTC13 Lily's Walk (Former Gas Work site)				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/032	DPP for House of Fraser	Legally Compliant / Unsound	2,3	
DSA12/036	GL Hearn for National Grid Property Holdings Ltd.	Unsound	2,3	
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy HWTC14 Buckingham House and Castle House				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/032	DPP for House of Fraser	Legally Compliant / Unsound	2,3	
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy HWTC15 Collins House and Corner of Bridge Street/ Desborough Area				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
No representation was made on this policy				

Policy HWTC16 Oxford Road Roundabout				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/024	Roger Tym and Partners for Golden Apple Ltd.	Legally Compliant / Sound		
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	2	Yes
DSA12/042	The Environment Agency	Unsound	3	Yes
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy HWTC17 Bridge Street				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/032	DPP for House of Fraser	Legally Compliant / Unsound	2,3	

Policy HWTC18 Baker Street				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/002	Buckinghamshire & Milton Keynes Fire Authority	Sound		
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/035	Natural England			
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy HWTC19 Rapid House				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/020	GL Hearn for Cockspur Property (General Partner) Limited	Legally compliant / Unsound	2	
DSA12/042	The Environment Agency	Unsound	3	Yes

Policy HWTC20 Oxford Road (west)				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/042	The Environment Agency	Unsound	3	Yes

Policy HWTC21 Central Business Centre				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
No representation was made on this policy				

Policy HW1 Desborough Delivery and Design Framework				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/016	English Heritage	Legally Compliant / Sound		
DSA12/021	West Waddy ADP for Greenlife Properties Ltd.	Legally Compliant / Unsound	2,3,4	Yes

Policy HW2 Delivering New Open Space and River Corridor Improvements				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/021	West Waddy ADP for Greenlife Properties Ltd.	Legally Compliant / Unsound	2,3,4	Yes
DSA12/031	Brown Associates for Beaumont Forest Products Ltd	Unsound	2,3,4	
DSA12/042	The Environment Agency	Unsound	3	Yes

Policy HW3 Green Street School (0.05ha)				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/016	English Heritage	Legally Compliant / Sound		

Policy MR1 Primary Shopping Frontages – Marlow				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/012	The Marlow Society	Unsound	3	
DSA12/016	English Heritage	Legally Compliant / Sound		

Policy MR2 Secondary Shopping Frontages – Marlow				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/037	Town Planning Services for London and Central Securities Ltd	Unsound	2	

Policy MR3 Riley Road				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/004	Chiswick Lodge Management Co. Ltd			
DSA12/012	The Marlow Society	Unsound	3	
DSA12/039	Mr. J D Burnham			

Policy MR4 Portlands				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/005	Chiswick Lodge Management Co. Ltd			
DSA12/012	The Marlow Society	Unsound	3	
DSA12/016	English Heritage	Legally Compliant / Sound		
DSA12/019	CBRE Ltd for John Lewis Partnership	Legally Compliant / Unsound	2,4	Yes
DSA12/038	Mr. David Putnam			
DSA12/039	Mr. J D Burnham			

Policy MR5 Liston Road Car Park				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/012	The Marlow Society	Unsound	3	
DSA12/016	English Heritage	Legally Compliant / Sound		
DSA12/019	CBRE Ltd for John Lewis Partnership	Legally compliant / Unsound	1,2,3,4	Yes
DSA12/038	Mr. David Putnam			
DSA12/039	Mr. J D Burnham			

Policy PR1 Primary Shopping Frontages – Princes Risborough			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/007	Risborough Area Partnership		
DSA12/016	English Heritage	Legally Compliant / Sound	

Policy PR2 Secondary Shopping Frontages – Princes Risborough			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/007	Risborough Area Partnership		

Policy PR3 Land Fronting New Road			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/007	Risborough Area Partnership		
DSA12/016	English Heritage	Legally Compliant / Sound	
DSA12/049	Barton Willmore for Harbour Castle Ltd, Park Mill Farm		Yes

Policy PR4 Land south of Horns Lane			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/007	Risborough Area Partnership		

Policy DM1 Transport Requirements of Development Sites			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/019	CBRE Ltd for John Lewis Partnership	Unsound 4	Yes
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Sound	

Policy DM2 Transport Improvement Lines			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/006	Aylesbury Vale District Council		
DSA12/019	CBRE Ltd for John Lewis Partnership	Legally compliant / sound	
DSA12/036	GL Hearn for National Grid Property Holdings Ltd.	Unsound 1,2	

Policy DM3 Former Bourne End to High Wycombe Railway Line				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/006	Aylesbury Vale District Council			
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	1,2,3,4	Yes

Policy DM4 Scattered Business Sites				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/027	Tim North & Associates Ltd for Gordons Builders Merchants	Legally Compliant / Unsound	1,4	
DSA12/034	Brown Associates	Legally Compliant / Unsound	2,3,4	

Policy DM5 Mixed-Use Development				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
No representation was made on this policy				

Policy DM6 Town Centre Boundaries				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/036	GL Hearn for National Grid Property Holdings Ltd.	Sound		
DSA12/041	Rapleys LLP for Staples	Not Legally Compliant / Unsound	1,2,4	Yes
DSA12/043	Royal Borough of Windsor & Maidenhead	Legally Compliant / Unsound	3	

Policy DM7 The Primary Shopping Areas				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/019	CBRE Ltd for John Lewis Partnership	Legally compliant / Unsound	2	Yes
DSA12/037	Town Planning Services for London and Central Securities Ltd	Unsound	2	

Policy DM8 District Centres				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/018	Woolf Bond Planning for Comland Parade Court Ltd	Legally Compliant / Unsound	3,4	Yes

Policy DM9 Threshold for the Assessment of Schemes for Town Centre Impact				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/032	DPP for House of Fraser	Legally Compliant / Sound		
DSA12/040	Barton Willmore for CBRE Global Investor	Legally Compliant / Unsound	2	
DSA12/041	Rapleys LLP for Staples	Not Legally Compliant / Unsound	1,2,4	Yes
DSA12/043	Royal Borough of Windsor & Maidenhead	Legally Compliant / Sound		

Policy DM10 Green Networks and Infrastructure				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/027	Tim North & Associates Ltd for Gordons Builders Merchants	Legally Compliant / Unsound	1,4	
DSA12/035	Natural England			

Policy DM11 Green Spaces				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/017	AKT Planning + Architecture on behalf of Clovercourt Home Ltd	Unsound	2	
DSA12/022	West Waddy ADP on behalf of Mr. Peter Laws	Unsound	1,2,4	Yes
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	3	
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes
DSA12/045	Nick Baker Architects for Mrs V Vincent	Legally Compliant / Unsound	1,4	Yes
DSA12/046	Nick Baker Architects for Mr G Vincent,	Legally Compliant / Unsound	1,4	Yes
DSA12/047	Nick Baker Architects for Mrs D Turner	Legally Compliant /	1,4	Yes

Policy DM11 Green Spaces				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
		Unsound		
DSA12/048	Nick Baker Architects for Mr M Turner	Legally Compliant / Unsound	1,4	Yes

Policy DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/027	Tim North & Associates Ltd for Gordons Builders Merchants	Legally Compliant / Unsound	1,2,4	Yes
DSA12/028	Tim North & Associates Ltd for Leywood Estates Ltd	Legally Compliant / Unsound	1,2,4	
DSA12/035	Natural England			
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy DM13 Biodiversity in Development				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/042	The Environment Agency			
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Policy DM14 Protection and Enhancement of River and Stream Corridors				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/014	Chilterns Conservation Board	Legally Compliant / Sound		
DSA12/042	The Environment Agency	Unsound	3	Yes

Policy DM15 Open Space in New Development				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	2	Yes

Policy DM16 Planning for Flood Risk Management Reducing Flood Risk				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/042	The Environment Agency	Unsound	4	Yes

Policy DM17 Carbon Reduction				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/036	GL Hearn for National Grid Property Holdings Ltd.	Sound		
DSA12/042	The Environment Agency	Unsound	3	Yes

Policy DM18 Infrastructure and Delivery				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/025	High Wycombe Society Planning Group	Legally Compliant / Unsound	1	Yes
DSA12/036	GL Hearn for National Grid Property Holdings Ltd.	Sound		
DSA12/044	Buckinghamshire County Council	Legally Compliant / Sound		Yes

Sustainability Appraisal				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/022	West Waddy ADP on behalf of Mr. Peter Laws	Unsound	1,2,4	Yes
DSA12/027	Tim North & Associates Ltd for Gordons Builders Merchants	Not Legally Compliant		
DSA12/028	Tim North & Associates Ltd for Leywood Estates Ltd	Not Legally Compliant		
DSA12/042	The Environment Agency			

Whole Plan				
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)		Attending Examination?
DSA12/010	South Bucks District Council	Sound		
DSA12/012	The Marlow Society	Unsound	3	
DSA12/016	English Heritage	Legally Compliant / Unsound		
DSA12/026	Brian Gilbert	Not Legally Compliant / Unsound	1,2,3	

Other			
Reference	Respondent	Legal compliance / Soundness (if unsound, which test is not met)	Attending Examination?
DSA12/001	Mr. VWC Stevens		
DSA12/003	Mr. D Broadley		
DSA12/009	Mr. Steve Brown		