

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



**CD1.3**  
**Statement of Consultation**

*Provided in accordance with Regulation 22(1)(c)*



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## 1. Introduction

- 1.1. This Statement sets out how the Council has involved the community in preparing the Delivery and Site Allocations Plan. It provides details of how stakeholders<sup>1</sup> and residents were consulted in accordance with Regulation 18<sup>2</sup> (Preparation of a local plan). It also summarises the main issues raised through the consultation, signposts to where more detailed summaries of the issues can be found, and sets out in broad terms how these issues have been addressed.
- 1.2. This document is a statutory requirement for a local authority submitting a Local Plan to the Secretary of State<sup>3</sup>. It outlines how the Council has complied with government regulations on public participation and also with its Statement of Community Involvement (SCI) (2006) which outlines the minimum requirements for consultation in the District.
- 1.3. The document sets out who the Council consulted at each stage of consultation in the preparation of the Delivery and Site Allocations Plan before explaining how the Council went about doing this. The main issues raised at each stage are detailed. Finally how representations have been taken into account in preparing the Plan are explained. This is done by way of a separate “Overview and Audit Trail” report which explains how policies and proposals have evolved during the preparation process and the reasons for main changes to them, including how representations and feedback from consultation has shaped the Plan.
- 1.4. The document has been updated in September 2012 to include details of the representations received on the Proposed Submission version of the DSA Plan (published June 2012) in accordance with Regulations 19 and 20 and the main issues raised in those representations.
- 1.5. This document will also assist the Independent Planning Inspector at the Independent Public Examination. The Inspector must be satisfied that the document has been prepared in compliance with the national requirements for community involvement, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **Scope of the Delivery and Site Allocations document**

- 1.5 The scope of the Delivery and Site Allocations document has changed in response to important changes at a national level. Earlier consultations on the Delivery and Site Allocations included consideration of site

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<sup>1</sup> ‘Specific Consultation Bodies’ and ‘General Consultation Bodies’ – see Para 2 of The Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>2</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012.

<sup>3</sup> As set out in Regulation 22 of the Town and Country Planning (Local Planning)(England) Regulations 2012

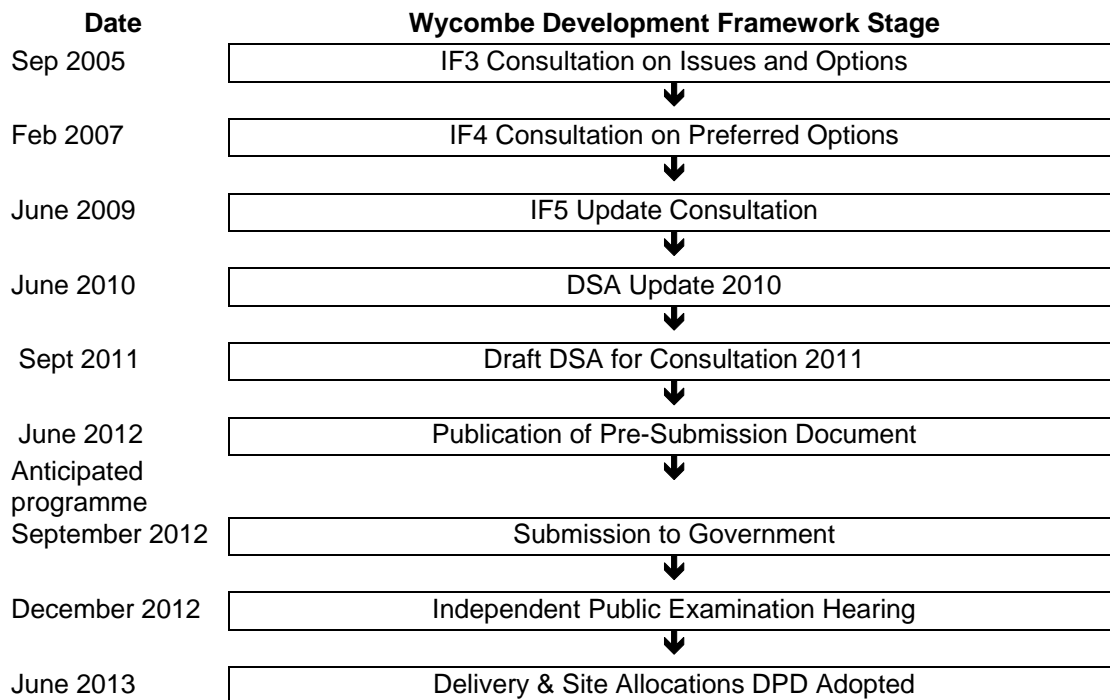
allocations across the District as a whole. The forthcoming abolition of the South East Plan means that the Council will need to set its own housing targets and it intends to do this through a review of the Core Strategy to be completed in 2016. As a result the Delivery and Site Allocations document has been reduced to exclude strategic housing issues including setting new housing targets and how they will be met (housing land supply) and excluding housing or employment land allocations or designations outside of the town centres.

- 1.6 The proposed submission document now focuses only on site allocations in the three town centres of the District, proposals for the Desborough area, and a series of development management policies. Therefore where key issues raised in earlier stages relate to sites that are no longer within the scope of this submission document, these issues have not been raised again in this consultation statement but will feed into the Core Strategy Review work on which commences towards the end of 2012.

### Preparation timetable and key Consultation Stages

- 1.7 The timetable for the main consultation stages of the DPD are shown in Figure 1 below. However it is important to note that alongside these key consultation stages dialogue has taken place with relevant stakeholders and individuals to assist with the preparation of the DPD and resolve outstanding issues.

**Figure 1 Process and Timetable for preparing the Delivery and Site Allocations DPD**



1.7 Five main consultation stages took place prior to finalising the proposed submission document. Consultation reports setting out who and how we consulted and summarising the issues raised have been prepared for each of these consultation stages.<sup>4</sup> These reports accompany this Consultation Statement which effectively provides an overview of the consultation undertaken.

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<sup>4</sup> See Core Documents CD4.3.8; CD4.3.9; CD4.4.5; CD4.5.4; CD4.6.4; CD4.7.5

## **Who we consulted**

- 2.1. Under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the requirement to consult the public includes specific and general bodies, as well as consulting those residents and/or businesses the local authority considers appropriate. When consulting on each version of the DSA document, the Council carried out consultation with these bodies, a list of which is contained in Appendix 2 of this report. In addition to this, the Council also notified several hundred bodies and individuals that had registered on the Planning Consultation Database.
- 2.2. In addition the Council used a number of techniques that are outlined in section 3 of this report to raise awareness at each stage of the consultation. This included use of the Council's Planning Weekly Bulletin, press releases at the start of each stage of consultation to inform the wider general public that the consultation was open for comments, and extensive use of the Council's website.
- 2.3. As such the Council has engaged with a wide range of stakeholders including the statutory bodies, other stakeholders, businesses and residents.



### **3 How we consulted during the preparation of the Plan (Regulation 18)**

**3.1** A variety of methods of consultation were employed through the preparation of this document to ensure comprehensive public participation and to ensure the inclusion of 'hard to reach' groups. A summary of the main methods employed are detailed below and Table 1 illustrates which methods were used at which stages of consultation. The Consultation Reports for each consultation stage provide further information on how people were consulted at each stage.

#### **3.2 Inform and Involve all Parish/Town Councils**

All parish councils were informed of the consultation process and invited to request a meeting with officers to obtain further information and to discuss the consultation document. The Council's regular Parish Clerks meetings were also used as a means of disseminating information to parish and town councils.

#### **3.3 Distribution of letters or emails with comments form to LDF Database**

Letters or emails were sent to all specific and general consultation bodies, in addition to relevant 'other' consultees and those on Wycombe District Council's planning consultation database. These letters directed recipients to copies of the DSA consultation document online or at specified locations across the district and included a comments form for any responses as well as contact details for further information. It also directed people to summary information such as newsletters, where available.

#### **3.4 Documents available for inspection at Council offices/libraries in the District**

Documents, including associated maps and plans, were made available at all three Wycombe District Council offices, and at libraries within the District.

#### **3.5 Weekly Planning Bulletin**

The Weekly Planning Bulletin is sent out to a database of contacts who have requested to receive planning news from Wycombe District Council. Contacts include members of the public, developers, agents, parish and town councils, and amenity group representatives. Items were included in the bulletin to advise of the start of consultation, to remind people of deadlines for submitting comments, and to highlight consultation events.

#### **3.6 Public Notice**

At certain stages, a public notice in the local press advertised the consultation.

### **3.7 Newsletters**

Newsletters were produced at each consultation stage. These highlighted the key policies and proposals or options that the main consultation document contained in addition to signposting to where further information could be found. These newsletters were available for people to pick up at Council Offices and at libraries, as well as electronically on the Council's website. They were also distributed through other relevant contacts. At some but not all stages newsletters were distributed "door to door" to households throughout the District.

### **3.8 Publicity in local press**

Publicity in the local press occurred at each stage in the process. Consultation in 2005 and 2007 published a public notice in the local press. At the 2009, 2010 and 2011 consultation stages, a press briefing was held and accompanied by a press release to highlight to the local press the proposals and the upcoming consultation.

### **3.9 Information on Council website**

The Council's website was a key resource for the consultation and enabled access to the main consultation document, summary material, and supporting technical reports in addition to previous consultation documents, consultation reports and technical evidence.

### **3.10 Consultation events/briefings**

Briefing sessions and workshops were advertised to the public and stakeholders, and were held in the Council Chamber in the Council Offices and at various locations in the District. Stakeholders and members of the public were invited to these events. Appendix C outlines the dates, times and locations of these events.

### **3.11 Focus Groups**

Focus groups were held at the end of the early consultation stage to test some of the key messages coming out of the feedback received. Focus groups were shaped so that the views expressed would be more representative of the District's demographic profile and ensure 'hard to reach' groups were given the opportunity to have their say. Further details of focus groups can be found in Appendix E.

### **3.12 Attendance at meetings on request**

Wherever possible and where requested by parish/town councils and amenity groups, briefings on the consultation document were given with an opportunity to discuss relevant options, policies or proposals. In addition officers attended existing meetings of other relevant groups such as the Youth Forum.

### **3.13 Staffed mobile exhibition**

Mobile exhibitions were placed across the District and were staffed by Wycombe District Council planning officers who were able to advise on any comments or questions raised by members of the public.

### **3.14 Permanent Exhibition**

Exhibitions were on display in the library and the entrance to the Council offices to set out the context for consultation and outline proposals in the consultation document. The exhibition was available to view for the entire period of consultation and Wycombe District Council Planning Officers were available at times advertised in advance of the exhibition to answer any questions. Response forms were also available at the exhibition for attendees to submit written feedback. Appendix D outlines the dates and time that planning officers were in attendance.

### **3.15 Live online discussion**

The Council hosted live online discussion between Wycombe District Council planning officers, Buckinghamshire County Council transport officers and members of the public to discuss the High Wycombe Town Centre Masterplan in the Draft DSA 2011 consultation. Two sessions were held for one hour each.

**Table 1 Methods of encouraging participation in the different stages of the Plan preparation (Regulation 18)**

	<b>IF 3 Issues &amp; Options (October 2005)</b>	<b>IF 4 Preferred Options (February 2007)</b>	<b>IF 5 Delivery &amp; Site Allocations Update (July 2009)</b>	<b>Delivery &amp; Site Allocations Update Report (July 2010)</b>	<b>Draft Delivery &amp; Site Allocations DPD (September 2011)</b>
Inform all Parish Councils	X	X	X	X	X
Distribution of letters or emails with comments form to the Local Development Framework Database	X	X	X	X	X
Document available for inspection at Council offices / libraries in the District	X	X	X	X	X
Weekly Planning Bulletin	X	X	X	X	X
Publicity in Local Press	Public Notice	Public Notice	Press Briefing	Press Briefing	Press Briefing
Newsletters	X	X	X	X	X
Information on WDC website	X	X	X	X	X

	<b>IF 3 Issues &amp; Options (October 2005)</b>	<b>IF 4 Preferred Options (February 2007)</b>	<b>IF 5 Delivery &amp; Site Allocations Update (July 2009)</b>	<b>Delivery &amp; Site Allocations Update Report (July 2010)</b>	<b>Draft Delivery &amp; Site Allocations DPD (September 2011)</b>
Consultation briefing sessions	X			X	X
Consultation workshops	X	X	X		
Focus Groups	X				
Attendance at meetings on request		X	X	X	X
Staffed mobile exhibition	X		X	X	
Permanent exhibition					X
Live online discussion with planning officers					X
<b>Number of respondents (written)</b>	640	202	550	135	262
<b>Number of attendees at all events</b>	637	493	250	250	100

## **Compliance with the Statement of Community Involvement**

- 3.16** Section 19(3) of the Planning and Compulsory Purchase Act states that in preparing local development documents such as the Delivery and Site Allocations document, authorities must comply with their Statement of Community Involvement.
- 3.17** The Council's Statement of Community Involvement (SCI) was adopted in October 2006. It sets down how it intends to involve the community in planning, including the preparation of development plan documents such as the Delivery and Site Allocations document. It outlines what the statutory requirements are for preparation and then sets out what extra the Council may do to help involve the community in the preparation of development plan documents. This includes reference to a number of different methods of community involvement in Appendix C of the SCI which provide a menu of techniques to choose from when engaging with the community on planning issues.
- 3.18** The SCI is based on the process for preparing development plan documents set out in the Town and Country Planning (Local Development)(England) Regulations 2004. However amendments to the regulations in 2008 changed the process for preparing development plan documents, including the removal of the requirement for a Preferred Options stage (formerly regulation 26) and, in relation to development plan documents allocating development sites (such as the Delivery and Site Allocations document) removal of the stage requiring advertising and consultation on "alternative site" proposals.
- 3.19** Appendix A sets out an assessment of how the Council has complied with the SCI in relation to the preparation of the Delivery and Site Allocations document to date. Given the changes to the regulations there are aspects of the SCI requirements that no longer apply. However the assessment in Appendix A demonstrates that the consultation undertaken for the Delivery and Site Allocations document significantly exceeds the minimum expected in the SCI and indeed shows that a large number of the engagement/consultation techniques outlined in the SCI have been employed at some stage in the preparation of the Delivery and Site Allocations document.

## **4 Main issues raised in Imagine the Future 3 – Issues and Options Consultation (2005)**

**4.1** Imagine the Future 3 included consultation on the draft Core Strategy and Statement of Community Involvement, in addition to the Issues and Options Site Allocations consultation document. Detailed information on the issues raised can be found in the Imagine the Future 3 Consultation Report (April 2006) (CD4.3.8 and CD4.3.9)\_which accompanies this Consultation Statement. A brief summary of the issues raised for policies and sites that have remained in the document for the proposed submission stage is set out below:

- The main issues raised were in relation to the High Wycombe Town Centre Masterplan. This generated a largely positive response in terms of the vision but with some reservations expressed relating to the achievability of the proposed goals. Opening up of the River Wye featured repeatedly in comments and was welcomed as a principle for the town. The large majority were in favour of removing the Abbey Way flyover. There was concern in Desborough for the loss of employment land to housing with the impact on infrastructure being highlighted as a key issue for continued residential intensification of the area.
- There was a recognised need for more affordable housing but it was felt this should be in the town centre to avoid it contributing to already problematic traffic. Ethnic groups expressed a need for more, larger social housing. There was heavy opposition to a proposal for land off Kingswood Road to be allocated for housing mainly due to the loss of open recreational space, loss of natural habitats for wildlife and the detrimental impact on the AONB.
- Objectives for Princes Risborough were agreed with a feeling that more should be made of tourism in the area. Economy, community and transport were thought to be vitally important for the future prosperity and vitality of the town. Growth of the town by 15-30% was considered acceptable but if 50% growth was reached it would change the character of the town. It was thought a by-pass would help the town considerably but a carefully thought out route would be required.
- No one objected to the mission statement for Marlow. The river, housing, business and country park were all considered vital to the continued prosperity of the town. It was also thought that relocation of Marlow Football Club would benefit the town

## **5 Main issues raised in Imagine the Future 4 – Preferred Options Consultation (2007)**

**5.1** Imagine the Future 4 consulted on the preferred options for site allocations and also on proposed pre-examination changes to the Core Strategy. Detailed information can be found in the Imagine the Future 4 Consultation Report (October 2007) which accompanies this Consultation Statement (CD4.4.5). A brief summary of the issues raised for policies and sites that have remained in the document for the proposed submission stage is below:

- In High Wycombe town centre, there was support for pedestrian routes through the town centre but also concerns regarding the removal of Abbey Way flyover that related to the impact on traffic congestion. In Desborough there was support for the use of the whole of Green Street School site for community use and also support to better manage the traffic through Desborough caused by Eden. There was also support for better access to the river that is linked with a provision of open space. In Marlow there was support for implementing a comprehensive traffic solution but mixed opinions over the development of the Portlands site with a Link Road.
- There was general and broad support for an open space deficiency policy but concerns about how these deficiencies would be made up.
- There was overall support for the approach to sustainable buildings. Specific concerns were raised in relation to policies on flooding and concerns were raised over the delivery of mixed use sites.
- The main areas that generated support in Princes Risborough was retention of Molins Sports Ground as a sports facility and the mixed use development of Picts Lane with a high proportion of residential development and some light industrial uses. Concerns were raised relating to transport congestion, public transport and through traffic and also concerns related to the Park Mill Farm development and that a lack of infrastructure would unbalance the town. Opposition was made towards making the town more attractive to younger families and teenager entertainment and a small shopping development near the station was also opposed. It as noted that adequate parking must be provided on the Paddocks at Mill Lane.
- Issues raised in Marlow that generated majority support or concern were housing at Great Marlow School; implementing a comprehensive traffic solution; producing a design brief for Quoitings and Riley Road including a link to the Clean Linen site; and development for housing including a Link Road.



## **6 Main issues raised in Imagine the Future 5 – Update Consultation (2009)**

**6.1** Imagine the Future 5 consulted on an update to the preferred options site allocation document. The adoption of the Core Strategy in July 2008, implementation of key developments in the district such as Eden shopping centre and the recent shifts in economic conditions prompted a need to revisit the document. Detailed information on the issues raised can be found in the Imagine the Future 5 Consultation Report (November 2009) accompanying this consultation statement (CD4.5.4). A brief summary of the issues raised for policies and sites that have remained in the document for the proposed submission stage is below:

- The main issues raised related to High Wycombe town centre. The majority supported the vision for the town centre and the principles behind this however there were concerns over the feasibility and deliverability of the vision, including the removal of Abbey Way and the potential impacts. This included concerns over the new A40 route regarding congestion, the number of traffic lights and the impact on local residents, schools and the hospital. Despite this, there was strong support for reopening the River Wye through the town centre. The Swan Frontage was seen as a key site in the vision and it was said that Oxford Road roundabout deserves good quality buildings and space.
- The importance of improving and maintaining the vitality of the High Street, including the use of the previous Woolworths site was felt to be important. It was also said that Eden and Sainsburys should be seen as additional rather than alternative to the older town centre. It was commonly said that the opportunities for Frogmoor and Chiltern Centre need to be made the most of. Support expressed for the more flexible approach that can be implemented through a Local Development Order. There was divided opinion over the future plans for bus routing in the town.
- There was overall support for the protection of the former Bourne End-High Wycombe Railway route but opinion was divided over the type of transport link to be created. The creation of a walking and cycling route at least in the short term was supported.
- There was support for the recognition of delivery and viability issues in the document. Concern expressed by some that it might restrict sites from coming forward and that greater clarity in the wording was required. Others were concerned that the policy may inhibit the delivery of necessary infrastructure required as part of the new development.

## **7 Main issues raised in Delivery and Site Allocations Update (2010) Consultation**

**7.1** The Delivery and Site Allocations Update consultation focused on the policies and sites which had been proposed in Imagine the Future 5 consultation and sought to resolve any issues that arose from this consultation. Detailed information on the issues raised can be found in the Delivery and Site Allocations Update Consultation Report (October 2010) accompanying this Consultation Statement (CD4.6.4). A brief summary of the issues raised for policies and sites that have remained in the document for the proposed submission stages is below:

- There was overall support for the vision for High Wycombe town centre and the desire to make it an attractive and accessible place, including de-culverting the River Wye. Concerns still remain over traffic proposals and their viability and deliverability. It was felt that further work was required to understand and clarify the impact of the proposals on traffic levels and traffic flows within the town, particularly in relation to Saturday peak flows, and junction and access arrangements. Opportunities for the removal of buses from Church Street need further examination and costs of the project need to be finalised.
- There was general support for the selected option for the protection of the former Bourne End – High Wycombe railway route put forward in the DPD. Some respondents requested that the wider route should be protected in case of future public transport use and to protect and enhance natural habitats. Objectives for sustainable transport requirements were supported.
- Overall support has been expressed for the new approach taken to the infrastructure delivery, namely the production of an Infrastructure Delivery Plan to sit alongside the DSA. Some comments stated that details relating to this needed amending.
- There was a split response over the level of open space that should be applied and some respondents noted that detailed standards should not be included in the policy itself, but in other supporting documents.

## **8 Main issues raised in consultation on the Draft Delivery and Site Allocations Document (2011)**

**8.1** The Draft Delivery and Site Allocations Document set out the policies and site proposals in the reduced scope of the document. As such it provided an opportunity for the public and stakeholders to see the scope of what the revised document would contain as well as comment on the detail. Detailed information on the issues raised can be found in the Draft Delivery and Site Allocations consultation report (November 2011) (CD4.7.5). A brief summary of the issues raised is set out below:

- **High Wycombe Town Centre Masterplan (HWTC1, HWTC4 & HWTC12)**

There was concern over the deliverability and funding of the gas works link road and the vision in general, and there were suggestions to pedestrianise and improve the public space at Frogmoor.

There was concern of traffic congestion relating to the removal of Abbey Way flyover. The new route also raised concerns that some junctions will be dangerous and difficult for HGV vehicles to turn as well as a number of concerns over the rerouting of traffic from parents of children that attend the High Wycombe C of E School. There were queries as to whether the traffic modelling compensated for occasions when the M40 J3-5 was closed and whether it also factored in the proposed Daws Hill development. Some respondents were uneasy about the removal of buses from Church Street. There was concern that a full transport assessment has not been carried out and the transport surveys are confined to the town centre. It was thought that buses need more priority access to reduce journey times and retain the viability of the bus service. Carriageways for bicycles or wider footpaths would be welcomed but may only benefit some due to the topography of the town.

There were concerns over the size of the development at Swan Frontage and many suggested that building height should be regulated to protect the views of the church tower. However most were supportive of the uses proposed here and the creation of new public space and thought the view from Marlow Hill should be welcoming to visitors. The Fire Station would need clear advantages of a new site to be demonstrated as the current location is good.

- **MR4 Portlands**

There were split opinions on proposals for a link road including concerns it may increase congestion, some request a separate route for bicycles and pedestrians. Support for the housing proposed at the site but concern at the loss of a car park facility.

- **HW2 Delivering Open Space and New Corridor Improvements**

Concerns regarding the potential impact of the open space policy on employment sites in Desborough.

- **DSA3 Former Bourne End to High Wycombe Railway Line**

Proposal supported but there are requests to protect the wider line to retain the opportunity for a public transport corridor in the future and also enhance the natural habitat now.

- **DSA4 Scattered Business Sites**

Mixed opinion on the flexibility of the policy, with a mix of views on whether it reflects national policy and should assist in encouraging investment, or whether it does not provide the flexibility to include residential where appropriate. Concept of viability should be clearly embodied in the policy criteria. The Councils marketing requirements should be flexible.

- **DSA10 Green Spaces**

This policy raised strong support for the allocation of land between Kingswood Road and The Thicket as green space.

- **DSA13 Protection and Enhancement of River and Stream Corridors**

Split opinion on the de-culverting of the river Wye. Supporters liked the potential for an attractive open space but opponents thought the river was too small and would not be a 'prominent feature'

- **DSA17 Infrastructure and Delivery**

Concerns the evidence base is weak and doubts about deliverability. The policy should state that developers may make financial contributions to off-site development and that they will not need to directly provide improved infrastructure, amenities or facilities. Infrastructure should be required only where there is robust evidence.

## **9 How were the main issues raised during the preparation of the plan taken into account?**

- 9.1** Detail of how the document addresses the main issues raised in consultation is contained in the separate Delivery and Site Allocations Document Overview and Audit Trail Report (May 2012) which accompanies this Consultation Statement (CD1.5). This sets out how each policy and proposal in the Proposed Submission document has evolved, outlining the main changes that were made at each stage in response to either issues raised in consultation responses, technical evidence or other factors and the justification for those changes.
- 9.2** Representations received at various stages led not just directly to changes in policies and proposals but also prompted undertaking additional technical work and appraisal to ensure that the most appropriate approach in relation to a site or policy was included in the document.

## **10 Main issues raised in representations on the Delivery and Site Allocations Plan – Proposed Submission Document (June 2012)**

**10.1** In June 2012 Wycombe District Council published the Delivery and Site Allocations for Town Centres and Managing Development – Proposed Submission Document (June 2012). During the publication period stakeholders and the public were invited to make representations on the legal compliance and soundness of the Plan (in line with regulation 20).

**10.2** 48 responses amounting to 185 written representations were received. Key areas of discussion and comment included the proposals for the implementation of the Town Centre Masterplan for High Wycombe, the district wide policy for green spaces, the redevelopment of the Swan Frontage in High Wycombe and the Portlands site in Marlow. Comments were also received on a number of the other sites and on retail related proposals.

### **Main Issues raised**

#### **10.3 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.

### **10.4 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.

### **10.5 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.

### **10.6 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).

## **10.7 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.

**10.8** A more detailed summary of the responses received per policy is set out in CD1.14 *Summary of Representations made on the Delivery and Site Allocations Plan Proposed Submission Document*. The full responses are included in CD1.15 *Copies of the Representations made on the Delivery and Site Allocations Plan Proposed Submission Document*.

## **11 Conclusion**

- 11.1** This Statement of Consultation shows that public consultation undertaken by the Council on the Delivery and Site Allocation DPD has met and exceeded the minimum Government requirements for consultation on DPDs set out in the Planning and Compulsory Purchase Act 2004 and Regulation 18 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and followed the Council's standards for community involvement set out in the Statement of Community Involvement, adopted in October 2006.
- 11.2** Furthermore, this Statement of Consultation sets out the extent of responses made to the consultation, and how the document has been changed to reflect many of these representations, signposting to other documents in the evidence base where the detail is provided.

## APPENDIX A- Audit Trail of compliance with Statement of Community Involvement

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
Gathering evidence (IF1/2)	There are no formal requirements for involvement at this stage beyond the Sustainability Appraisal Scoping Report	<ul style="list-style-type: none"> <li>Attend externally held meetings to discuss initial issues</li> </ul>	<ul style="list-style-type: none"> <li><i>IF1</i> - WDC officers attended meetings and gave presentations explaining the Plan to the Wycombe Association of Local Councils, Community Relations Forum, Wycombe Partnership Meeting, Tranquil – Have your say day, Wycombe Local Area Committee, WDC Member Workshop and the Wycombe District Housing Forum.</li> <li><i>IF2</i> – External meetings were attended and a presentation given with opportunities for questions. Stakeholders included the Rural Forum, Parish Clerks meeting, Court Garden leisure Customer Panel, Princes Risborough Forum, Registered Social Landlords Forum, WI Environmental Conference, Local Landlords Association, Marlow Town Council, High Wycombe Town Committee, WDC Management Forum, BCC Local Area Committee, Wycombe and Marlow Area Sports Council, Wycombe Partnership, Wycombe Sports Centre Customer Panel, Marlow Chamber, Planning Agents Panel, Castlefield Community Planning Group, Booker and Cressex Community Planning Group, Princes Risborough Community meeting, Tenants and Members Forum meeting, Risborough Springs Customer Panel, Joint Economic, Environment &amp; Social Scrutiny Committee, Transport Symposium, Princes Risborough Town Council, BEP Economic Prospects Group and the Youth Council.</li> </ul>
		<ul style="list-style-type: none"> <li>Hold stakeholder discussions with key stakeholders</li> </ul>	<ul style="list-style-type: none"> <li><i>IF1</i> - Businesses, Councillors, key partners, stakeholders, amenity groups, local ethnic groups and the community relations forums were invited to consultation meetings. These events formed the nucleus of the consultation programme at this stage.</li> <li><i>IF1</i> – Additional events that explored more detailed issues were also held with relevant stakeholders. Issues covered by these included rural, economy and business.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
			<ul style="list-style-type: none"> <li>• <i>IF2</i> – Some events were held to deal with specific policy issues and stakeholders were invited accordingly. Themes were Economy/Housing/Open Space, Masterplan/Retail/Town Centre, and Desborough Area.</li> </ul>
		<ul style="list-style-type: none"> <li>• Involve appropriate groups, organisations and individuals</li> </ul>	<ul style="list-style-type: none"> <li>• <i>IF1</i> - A consultation broadsheet was published to make people aware of consultation events but also to initiate interest from stakeholders and the wider community. A total of 63,381 copies were distributed throughout the District by a variety of methods.</li> <li>• <i>IF1</i> – Further area events were held as advertised within the Broadsheet, these adopted a workshop format with plenty of opportunity for questions. Three events were held in High Wycombe, Princes Risborough and Marlow.</li> <li>• <i>IF2</i> – Seven focus groups were held in High Wycombe (2), Hazelmere, Princes Risborough, Marlow and Bourne End and one with members of Wycombe Youth Council to examine in-depth thoughts surrounding the set of objectives. Those attending the groups were recruited from the ‘District Circle’, the Council’s resident panel.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
Issues And Options (IF3) 2005	<ul style="list-style-type: none"> <li>• Publication of Consultation Documents that make information available in a wide range of formats;</li> <li>• Copies sent to the statutory and relevant bodies from Appendix D (as appropriate).</li> </ul>	<ul style="list-style-type: none"> <li>• Hold events that will offer a range of opportunities to be involved;</li> </ul>	<ul style="list-style-type: none"> <li>• IF3 Consultation Pack was available to view at all libraries in the District and at all Council offices.</li> <li>• Three main events were held in High Wycombe, Marlow and Princes Risborough in central locations. These were supplemented by further meetings and events in other areas where there were specific proposals or for topics where early stakeholder involvement was considered appropriate including the M40 Gateway and Desborough.</li> <li>• Following the formal consultation period, a series of focus groups were held to 'test' some of the key messages coming from the consultation responses received from IF3 and other ongoing engagement with key stakeholders and community groups.</li> </ul>
		<ul style="list-style-type: none"> <li>• Events should be held early in the stage to allow for written responses to be received in good time</li> </ul>	<ul style="list-style-type: none"> <li>• Over 1000 individuals and organisations registered on the Council's database were notified ahead of the consultation;</li> </ul>
		<ul style="list-style-type: none"> <li>• Use existing groups and forums for discussing the issues and options</li> </ul>	<ul style="list-style-type: none"> <li>• Around 80 key bodies and stakeholders were sent the IF3 Consultation Pack;</li> <li>• Meetings were held with existing groups or presentations given within their own meetings. Groups included the Parish Clerks, Wycombe Association of Local Councils, Registered Social Landlord Forum, Wycombe Area Youth Council, Risborough Area Residents Association, Wycombe Local Area Committee and the Sustainable Building Conference.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
		<ul style="list-style-type: none"> <li>Publish a 'newsletter' or 'flyer' to provide the whole community with details and the coverage of the consultation</li> </ul>	<ul style="list-style-type: none"> <li>A newsletter was distributed throughout the District, providing an overview of issues and options that were being explored at this stage to raise awareness of the consultation and provide additional details. This contained a note which offered the document in another language or format and also offered the services of an interpreter. This note was also written on the document in Urdu.</li> <li>A Public Notice was published in the Bucks Free Press (23 September) and within the Bucks Herald on 29 September 2005.</li> <li>Posters were displayed in Council Car Parks, Libraries and in local areas in the District advertising events.</li> </ul>
		<ul style="list-style-type: none"> <li>The use of the website will also be encouraged, as there is greater potential for interactive use</li> </ul>	<ul style="list-style-type: none"> <li>The Weekly Planning Bulletin was used to notify the community of the forthcoming consultation,</li> <li>All details of the consultation were published on Wycombe District Council's website including details of events and relevant documents were available to download including the consultation document, supporting evidence, newsletters and copies of presentations given to stakeholders.</li> </ul>
Preferred Options (IF 4) 2007	<ul style="list-style-type: none"> <li>Document made available for inspection at the main Council office and send consultation documents/letters to the appropriate bodies from Appendix D;</li> </ul>	<ul style="list-style-type: none"> <li>Publication of Consultation Documents that make information available in a wide range of formats;</li> </ul>	<ul style="list-style-type: none"> <li>The newsletter contained a note which offered the document in another language or format and also offered the services of an interpreter. This note was also written on the document in Urdu.</li> </ul>
		<ul style="list-style-type: none"> <li>Hold events that will offer a range of</li> </ul>	<ul style="list-style-type: none"> <li>Eight workshops were organised across the district and were location specific to give the local</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
<ul style="list-style-type: none"> <li>• Publication of Consultation Representations Report on the Council's website and available to view at main Council office;</li> <li>• Notice by local advertisement;</li> <li>• Any person may make representations during 6 weeks from start of consultation.</li> </ul>	opportunities to be involved;	community the opportunity to consider and comment on sites identified in their area. These were held in the evening to ensure a large proportion of the population could attend. Attendees formed groups to identify issues in relation to the sites and feed back before a vote was taken.	
	<ul style="list-style-type: none"> <li>• Events should generally be held early in the stage to allow for written responses to be received in good time;</li> </ul>	<ul style="list-style-type: none"> <li>• Meetings throughout the whole consultation period – final one on 19<sup>th</sup> March -consultation ended 27<sup>th</sup> March) however advanced warning was given to stakeholders prior to the start of the consultation period</li> </ul>	
	<ul style="list-style-type: none"> <li>• Use of existing groups and forums for discussing proposals;</li> </ul>	<ul style="list-style-type: none"> <li>• Presentations were made at the parish clerks meeting and a number of parish council meetings.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Publish a 'newsletter' or 'flyer' to provide the whole community with details and the coverage of the consultation;</li> </ul>	<ul style="list-style-type: none"> <li>• A newsletter was distributed throughout the District, providing an overview of the preferred options that were being continued at this stage. This was designed to raise awareness of the consultation and provide details of opportunities to get involved.</li> <li>• A public notice was published in the Bucks Free Press on 2<sup>nd</sup> February 2007 and within the Bucks Herald on 7<sup>th</sup> February 2007.</li> </ul>	
	<ul style="list-style-type: none"> <li>• The use of the website will also be encouraged,</li> </ul>	<ul style="list-style-type: none"> <li>• The Weekly Planning Bulletin was used to notify the community of the forthcoming consultation,</li> </ul>	

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
		as there is greater potential for interactive use.	<ul style="list-style-type: none"> <li>All details of the consultation were published on Wycombe District Council's website including details of events and relevant documents were available to download including the consultation document, supporting evidence, newsletters and copies of presentations given to stakeholders.</li> </ul>
2009 Update	<ul style="list-style-type: none"> <li>Document made available for inspection at the main Council office and send consultation documents/letters to the appropriate bodies from Appendix D;</li> </ul>	<ul style="list-style-type: none"> <li>Publication of Consultation Documents that make information available in a wide range of formats</li> </ul>	<ul style="list-style-type: none"> <li>The newsletter contained a note which offered the document in another language or format and also offered the services of an interpreter. This note was also written on the document in Urdu.</li> <li>An Urdu translator was present at a consultation event to translate exhibition boards and questions for staff as required. This was felt appropriate given the demographics of the population in the Desborough area. The presence of the translator had been advertised through posters translated into Urdu which were displayed in the Desborough area prior to the exhibition.</li> </ul>
	<ul style="list-style-type: none"> <li>Publication of Consultation Representations Report on the Council's website and available to view at main Council office;</li> <li>Notice by local advertisement;</li> <li>Any person may make</li> </ul>	<ul style="list-style-type: none"> <li>Hold events that will offer a range of opportunities to be involved;</li> </ul>	<ul style="list-style-type: none"> <li>Location specific events were held to give the local community the opportunity to consider and comment on the sites and issues identified in their area.</li> <li>Exhibitions were held in Marlow and Desborough which both lasted for six hours from 2pm-8pm to enable a greater number of people to view the proposals that were displayed on exhibition boards. WDC planning staff were on hand to answer any questions and documents were available to view. Response forms were made available for feedback.</li> <li>Four workshops were held at different locations in High Wycombe. Workshops featured a presentation and question and answer session. Following this, attendees were divided into workshop groups to work through questions and scenarios; a written copy of these responses was kept.</li> </ul>



Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
	representations during 6 weeks from start of consultation.		
		<ul style="list-style-type: none"> <li>• Events should generally be held early in the stage to allow for written responses to be received in good time;</li> </ul>	<ul style="list-style-type: none"> <li>• The consultation period for this Update was 8 weeks from 16<sup>th</sup> June 2009-14<sup>th</sup> August 2009. Workshops and exhibitions were all held within the first 4 weeks of the consultation period with the final workshop held on 16 July 2009.</li> <li>• Advanced warning of the consultation had also been given to stakeholders. Parish &amp; town councils and community &amp; amenity groups were notified in writing one month in advance of the start of the consultation.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
		<ul style="list-style-type: none"> <li>• Use of existing groups and forums for discussing proposals;</li> </ul>	<ul style="list-style-type: none"> <li>• Parish &amp; Town Councils, community &amp; amenity groups and local ward members were seen as important links for the dissemination of information regarding the consultation on proposals to local residents. Some local councils and community and amenity groups distributed information to their local residents through leaflet drops and discussions at meetings.</li> </ul>
		<ul style="list-style-type: none"> <li>• Publish a 'newsletter' or 'flyer' to provide the whole community with details and the coverage of the consultation;</li> </ul>	<ul style="list-style-type: none"> <li>• In the first three weeks of the consultation, a newsletter summarising the main proposals contained within the consultation document was delivered to households within the district. The newsletter also contained information on the consultation events that were being held and other opportunities for being involved. District wide distribution of the newsletter was completed by Friday 3<sup>rd</sup> July. Priority was given to the distribution of the newsletter in ward area where consultation events which affected those wards were happening first.</li> </ul>
		<ul style="list-style-type: none"> <li>• The use of the website will also be encouraged, as there is greater potential for interactive use.</li> </ul>	<ul style="list-style-type: none"> <li>• The Weekly Planning Bulletin was used to notify the community of the forthcoming consultation.</li> <li>• All details of the consultation were published on Wycombe District Council's website including details of events and relevant documents were available to download including the consultation document, supporting evidence, newsletters and copies of presentations given to stakeholders.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
2010 Update	<ul style="list-style-type: none"> <li>Document made available for inspection at the main Council office and send consultation documents/letters to the appropriate bodies from Appendix D;</li> </ul>	<ul style="list-style-type: none"> <li>Publication of Consultation Documents that make information available in a wide range of formats;</li> </ul>	
	<ul style="list-style-type: none"> <li>Publication of Consultation Representations Report on the Council's website and available to view at main Council office;</li> </ul>	<ul style="list-style-type: none"> <li>Hold events that will offer a range of opportunities to be involved;</li> </ul>	<ul style="list-style-type: none"> <li>Two public exhibitions concerning proposals for the RAF Daws Hill and Abbey Barn South area were held in the vicinity of the proposed development area at two different locations and on two different dates between 2-9pm. Exhibition boards set out the context for the consultation and outlined proposals for that area. WDC planning officers and Transport for Buckinghamshire planning officers were on hand to answer any questions. Copies of the full consultation document and supporting documents were available to view and response forms were available to submit written feedback.</li> </ul>
	<ul style="list-style-type: none"> <li>Notice by local advertisement;</li> <li>Any person may make representations during</li> </ul>	<ul style="list-style-type: none"> <li>Events should generally be held early in the stage to allow for written responses to be received in good time;</li> </ul>	<ul style="list-style-type: none"> <li>Advanced warning of the consultation had also been given to stakeholders. Parish &amp; town councils and community &amp; amenity groups were notified in writing one month in advance of the start of the consultation.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
	6 weeks from start of consultation.	<ul style="list-style-type: none"> <li>• Use of existing groups and forums for discussing proposals;</li> </ul>	<ul style="list-style-type: none"> <li>• The consultation was promoted at the Planning Forum held on 17 June 2010.</li> <li>• Parish &amp; Town Councils, community &amp; amenity groups and local ward members were seen as important links for the dissemination of information regarding the consultation on proposals to local residents. Some local councils and community and amenity groups distributed information to their local residents through leaflet drops and discussions at meetings.</li> <li>• Two stakeholder briefing sessions were held, one focused on Daws Hill and Abbey Barn South, and the other focussed on the High Wycombe town centre Masterplan. These events were invitation only, and invitees included individuals and organisations with a specific interest in the proposals, such as local town and parish councils, community groups representatives, developers, land owners and local Councillors. These sessions began with a presentation and were following by a question and answer session.</li> </ul>
		<ul style="list-style-type: none"> <li>• Publish a 'newsletter' or 'flyer' to provide the whole community with details and the coverage of the consultation;</li> </ul>	<ul style="list-style-type: none"> <li>• Posters advertising the RAF Daws Hill &amp; Abbey Barn South public exhibitions were sent to Town &amp; Parish Councils, community &amp; amenity groups, and Councillors, in the area affected by the proposals. Additional posters were also put up in these areas by WDC officers on local bus stops and lamp posts.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
		<ul style="list-style-type: none"> <li>The use of the website will also be encouraged, as there is greater potential for interactive use.</li> </ul>	<ul style="list-style-type: none"> <li>The Weekly Planning Bulletin was used to notify the community of the forthcoming consultation.</li> <li>All details of the consultation were published on Wycombe District Council's website including details of events and relevant documents were available to download including the consultation document, supporting evidence, newsletters and copies of presentations given to stakeholders.</li> </ul>
2011 Draft DSA	<ul style="list-style-type: none"> <li>Document made available for inspection at the main Council office and send consultation documents/letters to the appropriate bodies from Appendix D;</li> <li>Publication of Consultation Representations Report on the Council's</li> </ul>	<ul style="list-style-type: none"> <li>Publication of Consultation Documents that make information available in a wide range of formats;</li> <li>Hold events that will offer a range of opportunities to be involved;</li> </ul>	<ul style="list-style-type: none"> <li>The newsletter contained a note which offered the document in another language or format and also offered the services of an interpreter. This note was also written on the document in Urdu and Polish.</li> <li>Two briefing sessions were held on the Delivery and Site Allocations document. These were held in the Council Chamber in the Council offices. Stakeholders and members of the public were invited to these events that were held in the evening.</li> <li>A further briefing was held at The Hub in Easton Street to discuss the High Wycombe Masterplan and ask questions. This was also held in the evening.</li> </ul>

Stage of preparation	Statement of Community Involvement		What we have done
	What we must do as set out by Government regulations	What extra we may be doing	
	<p>website and available to view at main Council office;</p> <ul style="list-style-type: none"> <li>• Notice by local advertisement;</li> <li>• Any person may make representations during 6 weeks from start of consultation.</li> </ul>	<ul style="list-style-type: none"> <li>• Events should generally be held early in the stage to allow for written responses to be received in good time;</li> </ul>	<ul style="list-style-type: none"> <li>• The DSA Update consultation was approved by the Cabinet of Wycombe District Council on Monday 18<sup>th</sup> July 2011. The consultation period began on Friday 2<sup>nd</sup> September and ran for 6 weeks until Friday 14<sup>th</sup> October. This gave advanced warning of the consultation to stakeholders.</li> <li>• Briefings and meetings were held in the first 3 weeks of the consultation period with the final one on 15<sup>th</sup> September.</li> <li>• Advanced warning of the consultation had also been given to stakeholders. Parish &amp; town councils and community &amp; amenity groups were notified in writing one month in advance of the start of the consultation. In addition identified stakeholders, including respondents to previous consultations received a letter notifying them of the forthcoming consultation.</li> </ul>
		<ul style="list-style-type: none"> <li>• Use of existing groups and forums for discussing proposals;</li> </ul>	<ul style="list-style-type: none"> <li>• The consultation was promoted at the Planning Forum held in June 2011.</li> <li>• All Parish Councils were offered the opportunity for a briefing on the DSA.</li> </ul>
		<ul style="list-style-type: none"> <li>• Publish a 'newsletter' or 'flyer' to provide the whole community with details and the coverage of the consultation;</li> </ul>	<ul style="list-style-type: none"> <li>• A newsletter summarising the main proposals contained within the consultation document was delivered to households within the district. The newsletter also contained information on the consultation events that were being held and other opportunities for being involved.</li> <li>• A Public Notice was published in the Bucks Free Press</li> </ul>

		<ul style="list-style-type: none"> <li>The use of the website will also be encouraged, as there is greater potential for interactive use.</li> </ul>	<ul style="list-style-type: none"> <li>The Weekly Planning Bulletin was used to notify the community of the forthcoming consultation.</li> <li>All details of the consultation were published on Wycombe District Council's website including details of events and relevant documents were available to download including the consultation document, supporting evidence, newsletters and copies of presentations given to stakeholders.</li> <li>The Council hosted two online discussions between WDC Planning officers and Transport for Buckinghamshire officers and members of the public to discuss the High Wycombe town centre Masterplan.</li> </ul>
<b>Publication Stage (Reg. 19 &amp; 20) June 2012</b>	<ul style="list-style-type: none"> <li>Published document (&amp; statement of representations procedure) made available for inspection in accordance with Regulation 35</li> <li>Statement of representations procedure &amp; statement of fact that the proposed submission documents are available for inspection to be sent to general consultation bodies and specific consultation bodies invited to make representations under</li> </ul>	<ul style="list-style-type: none"> <li>All those that made a representation during the earlier stages of preparation will be notified. This could be via an update flyer or 'news sheet';</li> </ul>	<ul style="list-style-type: none"> <li>The DSA Proposed Submission Document was published on Friday 1st June 2012 and was available for comment for 7 weeks, until Friday 20th July 2012.</li> <li>Email notification (and hard copy notification where email address was not available) was sent out to all those on LDF consultation database, and all those who had made representations during the earlier stages of plan preparation, notifying them of the publication of the plan (Statement of Fact) and with the Statement of Representations procedure attached.</li> <li>Hard copy of DSA Proposed Submission Document made available at Council offices in High Wycombe, Marlow and Princes Risborough and at libraries across the district. Hard copies of the supporting evidence base were available to view at the Council's offices in High Wycombe.</li> <li>The DSA Proposed Submission Document and all supporting evidence base documents were made available on the Council's website.</li> <li>Hard copies of the DSA Proposed Submission Document were sent to a range of specific and general consultation bodies, including all parish &amp; town councils and some local amenity societies (Chilterns Conservation Board, The Marlow Society, The High Wycombe Society, The Chiltern Society).</li> </ul>
		<ul style="list-style-type: none"> <li>Notice to be included in the Council's Weekly Bulletin</li> <li>Notice by local advertisement;</li> </ul>	<ul style="list-style-type: none"> <li>Notice of the publication of the DSA Plan was given in the Council's Weekly Bulletin on 30<sup>th</sup> May 2012</li> <li>Local advertisement included within the Bucks Free Press on 1st June 2012 Representation form available in hard copy at Council offices in High Wycombe, Princes Risborough and Marlow.</li> <li>Electronic representation form available to download from the Council's website.</li> </ul>

	<p>Regulation 18</p> <ul style="list-style-type: none"> <li>Any person may make representations on the plan to the Local Authority by the date specified in the statement of representations procedure</li> </ul>		
<b>Submission Stage (Reg.22)</b>	<ul style="list-style-type: none"> <li>Make available, in accordance with Regulation 35, a copy of the Local Plan, copies of the documents referred to under Reg.22(1) (a,b,c) and as far as is reasonably practical the documents referred to in Reg.22(1) (d &amp;e) and a statement of fact that these documents are available for inspection and how.</li> </ul>	<ul style="list-style-type: none"> <li>All those that made a representation during the earlier stages of preparation will be notified. This could be via an update flyer or 'news sheet';</li> </ul>	To be undertaken.
	<ul style="list-style-type: none"> <li>Send notification that the documents are available for inspection to general consultation bodies and specific consultation bodies invited to make representations under</li> </ul>	<ul style="list-style-type: none"> <li>Notice to be included in the Council's Weekly Bulletin</li> <li>Advertise by Public Notice</li> </ul>	To be undertaken.



	<p>Regulation 18</p> <ul style="list-style-type: none"><li>• Notify anyone who requested to be of the submission;</li></ul>		
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## **APPENDIX B – Consultation bodies**

### **SPECIFIC CONSULTEES**

#### **Adjoining Authorities**

Aylesbury Vale District Council  
Buckinghamshire County Council  
Chiltern District Council  
Milton Keynes Council  
Oxfordshire County Council  
Royal Borough of Windsor & Maidenhead  
South Bucks District Council  
South Oxfordshire District Council  
Wokingham District Council

#### **Wycombe District Council Parish or Town Council**

Bledlow Cum Saunderton Parish Council  
Bradenham Parish Council  
Chepping Wycombe Parish Council  
Downley Parish Council  
Ellesborough Parish Council  
Fawley Parish Council  
Great & Little Hampden Parish Council  
Great & Little Kimble cum Marsh Parish Council  
Great Marlow Parish Council  
Hambleden Parish Council  
Hazlemere Parish Council  
Hedsor Parish Council  
High Wycombe Charter Trustees  
High Wycombe Town Committee  
Hughenden Parish Council  
Ibstone Parish Council  
Lacey Green Parish Council  
Lane End Parish Council  
Little Marlow Parish Council  
Longwick Cum Imer Parish Council  
Marlow Bottom Parish Council  
Marlow Town Council  
Medmenham Parish Council  
Piddington & Wheeler End Parish Council  
Princes Risborough Town Council  
Radnage Parish Council  
Stokenchurch Parish Council  
Turville Parish Council  
West Wycombe Parish Council  
Wooburn & Bourne End Parish Council  
Wycombe District Association of Local Councils

## **Adjoining authority Parish or Town Council**

Aston Parish Council  
Aston Sandford Parish Meeting  
Beaconsfield Town Council  
Bisham Parish Council  
Bix and Assendon Parish Council  
Chinnor Parish Council  
Cookham Parish Council  
Crowell Parish Meeting  
Dinton-With-Ford and Upton Parish Council  
Great Missenden Parish Council  
Haddenham Parish Council  
Henley on Thames Town Council  
Kingsey Parish Council  
Little Missenden Parish Council  
Penn Parish Council  
Pishill with Stoner Parish Council  
Remenham Parish Council  
Shirburn Parish Council  
Stoke Mandeville Parish Council  
Stone-With-Bishopstone and Hartwell Parish Council  
Taplow Parish Council  
Towersey Parish Council  
Watlington Parish Council  
Wendover Parish Council

## **Government Agency**

English Heritage

Government Office For The South East (now abolished)  
Highways Agency  
Homes and Community Agency

Natural England  
South East England Development Agency (now abolished)  
South East England Partnership Board (now abolished)

The Coal Authority  
The Environment Agency

## **Specific Area Function**

Accord Energy, Centrica  
BAA Aerodrome Safeguarding  
British Gas

British Gas Properties  
British Telecom  
British Waterways  
Buckinghamshire & Milton Keynes Biodiversity Partnership  
Buckinghamshire County Council  
Buckinghamshire Fire & Rescue Service  
Buckinghamshire Hospitals NHS Trust  
Buckinghamshire Primary Care Trust  
Bucks & Milton Keynes Sports Partnership  
Bucks Environmental Records Centre  
Campaign to Protect Rural England  
Chiltern Railways  
Civil Aviation Authority  
EDF Energy  
Entec UK Ltd.  
ESP Electricity Limited  
High Wycombe Church of England Combined School  
Independent Power Networks Ltd  
Job Centre Plus  
Mobile Operators Association  
National Grid  
Northern Electric Distribution Ltd  
O2 UK - Property Department  
Oxfordshire & Buckinghamshire Mental Health NHS Foundation Trust  
Parkwood Leisure  
Red Kite Community Housing  
RPS  
South Central Ambulance Service NHS Trust  
Thames Valley Energy Centre  
Thames Valley Police  
Thames Water Property Services Ltd  
T-Mobile  
Veolia Water Central  
WDC Rural Forum/WDALC Chairman

## **GENERAL CONSULTEES**

### **Amenity/Community Bodies**

Association of North Thames Amenity Societies  
Bassetsbury Area Protection Group  
Batrachian Management Co Ltd  
BBG  
BECA  
Berks, Bucks & Oxon Wildlife Trust  
Booker Common & Woods Protection Society/Wycombe D  
Bourne End Residents Association  
Bowerdean Residents Action Group

Brands Hill Residents Association  
Buckinghamshire Community Action  
Bucks and Oxon Wildlife Trust (BBOWT)  
Bucks Nature Conservation Forum  
Chiltern Society  
Chilterns Conservation Board  
Civic Trust South East  
Coldmoorholme Residents Association  
Community Impact Bucks  
Community Matters Bucks  
CTC Cyclists' Rights Network and Marlow Allotments  
Daws Lea Residents Association  
Dial-A-Ride Ltd High Wycombe  
Downley Residents Association  
East of Amersham Hill Residents Association  
Flackwell Heath Residents Association  
Frieth Village Society  
Grange Action Group Trust  
Great Kingshill Residents Association  
Green St Community Association

Hawks Hill & Widmoor Residents Action Group  
Hazlemere Residents Association

High Wycombe Society

Hughenden Park Estate Residents Association  
Hughenden Residents Association  
Hughenden Valley Residents Association  
Keep Hill Residents Association  
Lacey Green Community Group  
Little Marlow Residents Association  
Living Streets  
Loudwater Residents Action Forum  
M40 Chilterns Environmental Group  
Marlow Bottom Valley Residents Association  
Marlow Community Association  
Marlow Community Forum  
Marlow Museum Centre Project  
Marsh & Micklefield Residents Ass.  
Naphill & Walters Ash Residents Association  
Oxley Conservation  
Penn & Tylers Green Residents Society  
Pimms Action Group  
Princes Risborough Area  
Princes Risborough Area Heritage Society  
RACAP & RAYM Community Centre Trustees  
Riley Park Trust  
Risborough & District Community Association  
Risborough Area Community Action

Risborough Area Residents Association  
River Thames Society  
Sandpits Lane Owners Preservation Society  
Sands Residents Association  
Stokenchurch & Radnage Community Action Forum  
Stokenchurch Action Group

Stokenchurch Village Protection Society  
Summerleys Road Residents Association  
Terriers Farm Action Group  
The Castlefield-Oakridge Trust  
The Chiltern Society  
The High Wycombe Society Transport Group  
The Marlow Group  
The Marlow Society  
The Priory Centre  
Totteridge Community Group  
Voluntary impact  
Warren Wood Residents Association  
Well End Residents Association  
West Ridge Residents Association  
Westhorpe Residents Association  
Whiteleaf & Cadsden Residents Association  
Widmer End Residents Association  
Wooburn Residents Association  
Woodbury Close Management Co. Ltd.  
WROC Micklefield Outreach  
Wycombe Area Access for All  
Wycombe Local Strategic Partnership  
Wycombe Phoenix Harriers  
Wycombe Wanderers Supporters Society Ltd  
Wycombe Wildlife Group

### **Bodies representing business in the area**

Asian Business Council  
Bucks Business First  
Bucks Economic & Learning Partnership/ Bucks Lifelong Learning Partnership

Business Link in the South East/ Business Link Solutions

Careers Management (Bucks & Milton Keynes)  
Crowne Plaza  
Federation of Small Businesses  
Federation of Small Businesses (South Bucks & Aylesbury)  
High Wycombe & South Bucks Chamber of Commerce  
Marlow Chamber of Commerce

Milton Keynes, Oxford & Buckinghamshire Learning & Skills Council

Risborough Area Business Group  
Thames Valley Chamber of Commerce  
Thames Valley Economic Partnership  
Wycombe & South Bucks Chamber  
Wycombe Watch Ltd and Bucks Chamber of Commerce

### **Bodies representing specific populations**

Action4Youth  
Afrikan Heatbeat  
Age Concern, Buckinghamshire  
Association for the Disabled, South Bucks  
Bucks African Caribbean Youth Worker  
Bucks Council for Voluntary Youth Services  
Citizens Advice Bureau  
Commission for Racial Equality  
Ethnic Chamber of Commerce  
Faith Associates  
High Wycombe Hughenden Congregation of Jehovah's Witnesses  
Jehovah's Witnesses (Bucks No. 1 Circuit)  
Minority Ethic and Traveller Achievement Service (M  
Muslim Education Centre  
National Federation of Gypsy Liaison Groups  
NFU  
Nigerian Women in Buckinghamshire & Wycombe African Caribbean Forum (WACCF)  
Oakridge Baptist Church  
Princes Risborough School  
Riley Park Trustees  
Royal British Legion  
SKIDZ  
South Bucks and Middlesex NFU  
St Mary's Church  
The Gypsy Council  
Traveller Law Reform Coalition  
Vacancy & Marketing Services  
Wycombe Friends of the Earth  
Wycombe Islamic Mission  
Wycombe Liberal Club  
Wycombe Multi Cultural Organisation  
Wycombe Race Equality Council  
Wycombe Sharing of Faiths  
Wycombe Wanderers Independent Supporters Club  
Wycombe Wanderers Trust  
Wycombe Women's Aid  
Wycombe Youth Service  
Youth Enquiry Service

## APPENDIX C - Consultation events/briefings/workshops

<b>Imagine the Future 3</b>			
<b>Date &amp; Time</b>	<b>Location</b>	<b>Event</b>	<b>No. of Attendees</b>
27/09/05	Kings Centre, High Wycombe	High Wycombe and District-wide	69
29/09/05	Court Garden Leisure Complex, Marlow	Marlow	36
04/10/05	John Hampden School, High Wycombe	M40 Gateway	79
06/10/05	Wycombe District Council Offices, High Wycombe	Parish Clerks	n/a
06/10/05	The Hub, Easton Street, High Wycombe	Wycombe Association of Local Councils	~20
07/10/05	Wycombe District Council Offices, High Wycombe	Registered Social Landlords Forum	13
13/10/05	Wycombe District Council Offices, High Wycombe	Wycombe Area Youth Council	
19/10/05	Princes Risborough Community Centre	Part of a Risborough Area Residents Association	~150
20/10/05	Wycombe District Council Offices	Wycombe Local Area Committee	15-20 members & 10-15 in public gallery
02/11/05	High Wycombe Town Hall	Sustainable building	
15/11/05	Green Street School, High Wycombe	Desborough and Green Street event	45

<b>Imagine the Future 4</b>	
<b>Date &amp; Time</b>	<b>Event</b>
Mon 19/02/07 19.00-21.00	Bledlow Ridge – Rural Areas
Tues 20/02/07 19.00-21.00	High Wycombe - Hughenden Quarter
Wed 21/02/07 19.00-21.00	Princes Risborough
Mon 26/02/07 19.00-21.00	Marlow
Wed 28/02/07 19.00-21.00	High Wycombe - M40 Gateway/Cressex
Thurs 01/03/07 19.00-21.00	High Wycombe Town Centre
Tues 06/03/07 19.00-21.00	High Wycombe - Desborough Area
Mon 19/03/07 19.00-21.00	High Wycombe – Bassetsbury Area
Additional presentations were also made to the Parish Clerks meeting, as well as meetings at Bourne End and Wooburn Parish Council, and Lane End Parish Council	



<b>Imagine the Future 5</b>		
<b>Date &amp; Time</b>	<b>Location</b>	<b>Event</b>
Wed 08/07/09 19.00-21.00	The Hub, High Wycombe	High Wycombe Town Centre
Thurs 09/07/09 19.00-21.00	Town Hall, High Wycombe	Housing (including Greenfield release)
Mon 13/07/09 19.00-21.00	Amersham & Wycombe College, Flackwell Heath	M40 Gateway
Wed 15/07/09 14.00-20.00	Green Street Youth and Community Centre, High Wycombe	Desborough
Thurs 16/07/09 19.00-21.00	John Hampden School, High Wycombe	Sustainability
In addition, the proposals within the DSA were also discussed at the annual Transport Symposium organised by Bucks County Council and WDC. The event was titled 'Delivering a Sustainable Wycombe 2026' and was held on Tuesday 7 <sup>th</sup> July at the Town Hall, High Wycombe. Event was invitation only to include a cross-section of stakeholders and interested parties.		

<b>DSA Update</b>	
<b>Date &amp; Time</b>	<b>Event</b>
Mon 28/06/10	RAF Daws Hill & Abbey Barn South Stakeholder Briefing Session
Thurs 01/07/10	High Wycombe Town Centre Masterplan Briefing

<b>Draft DSA</b>		
<b>Date &amp; Time</b>	<b>Location</b>	<b>Event</b>
Wed 07/09/11 18.00-19.15	Council Chamber, WDC Offices, High Wycombe	DSA Policies
Wed 14/09/11 17.30-18.45	Council Chamber, WDC Offices, High Wycombe	DSA Policies
Thurs 15/09/11 18.00-20.00	The Hub, Easton Street, High Wycombe	High Wycombe Town Centre Masterplan
Council officers also attended two Parish Council meetings during the consultation to provide a briefing on the content of the DSA document. A meeting was also arranged by the High Wycombe Society on Wednesday 28 September, this was attended by representatives from the Council.		

## APPENDIX D - Exhibitions

<b>Imagine the Future 3</b>			
<b>Date</b>	<b>Location</b>	<b>Event</b>	<b>Staff</b>
27/10/2005	Park and Ride Building, High Wycombe	Cressex Drop-in sessions	Yes – whole time
02/11/2005	Park and Ride Building, High Wycombe	Cressex Drop-in sessions	Yes – whole time

<b>Imagine the Future 5</b>			
<b>Date</b>	<b>Location</b>	<b>Event</b>	<b>Staff</b>
Tues 07/07/2009 14.00-20.00	Court Garden, Marlow	Marlow	Yes – whole time
Wed 15/07/2009 14.00-20.00	Green Street Youth and Community Centre, High Wycombe	Desborough	Yes – whole time including Urdu translator

<b>DSA Update</b>			
<b>Date</b>	<b>Location</b>	<b>Event</b>	<b>Staff</b>
Mon 05/07/2010 14.00-21.00	Wycombe Sports Centre	RAF Daws Hill & Abbey Barn South	Yes – whole time
Thursday 08/07/2010 14.00-21.00	The Rye Centre	RAF Daws Hill & Abbey Barn South	Yes – whole time

<b>Draft DSA</b>			
<b>Date</b>	<b>Location</b>	<b>Event</b>	<b>Staff</b>
02/09/2011 – 14/10/2011	High Wycombe Library	High Wycombe Town Centre Masterplan	Sat 10/09/2011 10-13.00
			Thurs 22/09/2011 17.00-20.00
			Tues 27/09/2011 11.00-15.00

## APPENDIX E - Focus Groups

<b>Imagine the Future 3</b>		
<b>Date</b>	<b>Event</b>	<b>Attendees</b>
30 <sup>th</sup> November – 13 <sup>th</sup> December 2005	High Wycombe (2 events)	Recruited from the District Circle, the Council's residents panel
	Princes Risborough	
	Marlow	
	Young People	Recruited from the Youth Council
	Ethnic Minority Group	Recruited from directory of ethnic group organisations and societies provided by the Council