

**Delivery and Site Allocations Plan  
Examination  
Supporting Document**



**CD.7.11**  
**Further proposed pre-hearing changes**  
**14.12.12**

### Further proposed pre-hearing changes – 14<sup>th</sup> December 2012

1. This document sets out two proposed changes to policies in the submission version of the Delivery and Site Allocations Plan.
2. These changes are being proposed as a result of representations made at the publication stage and further discussions between the Council and stakeholders and aims to resolve objections/issues of soundness in advance of the hearing sessions.
3. The Council recommends that these changes be consulted on after the hearings have been concluded along with any other changes that may arise in the run up to and during the hearing sessions or changes resulting from the Inspector's consideration of the issues, to avoid having more than one round of post submission consultation.
4. The changes are set out as follows – ***bold italic*** text indicates new text and ~~struck through text~~ is deleted

Further Change reference	Policy	Respondent	Change			Response									
FC34	Appendix D List of policies replaced by this document	n/a	<table border="1"> <thead> <tr> <th>Policy Number</th> <th>Policy Title</th> <th>Replacement policy (where appropriate)</th> </tr> </thead> <tbody> <tr> <td>S1</td> <td>New Retail Development</td> <td><del>DM5</del> <b><i>DM6, DM7, DM9</i></b></td> </tr> <tr> <td>S5</td> <td>Local District Centres</td> <td>DM8, <b><i>DM9</i></b></td> </tr> </tbody> </table>			Policy Number	Policy Title	Replacement policy (where appropriate)	S1	New Retail Development	<del>DM5</del> <b><i>DM6, DM7, DM9</i></b>	S5	Local District Centres	DM8, <b><i>DM9</i></b>	No response received. Clarification amendment proposed by the Council.
Policy Number	Policy Title	Replacement policy (where appropriate)													
S1	New Retail Development	<del>DM5</del> <b><i>DM6, DM7, DM9</i></b>													
S5	Local District Centres	DM8, <b><i>DM9</i></b>													
FC35	Figure 2	DSA12/042 Environment Agency	Amend Figure 2 to show the route of the culverted section of the River Wye.			Agreed. See p.5 of CD7.9 Statement of Common Ground between Wycombe District									

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				Council and Environment Agency.
FC36	HWTC2 Town Centre Environment	DSA12/042 Environment Agency	<p><i>Make the following change to Clause 5</i></p> <p>Development proposals which are located within the <del>inner</del> Source Protection Zones (SPZ4) for the Pann Mill Public Water Abstraction (Principal Aquifer in the New Pit Chalk) should be designed to ensure no impact on the function of the <del>inner</del> Source Protection Zones</p> <p><i>Make the following change to paragraphs 3.26 and 3.27:</i></p> <p>3.26 The following town centre sites are located within the <del>inner</del> Source Protection Zones (SPZ4) for the Pann Mill Public Water Abstraction (Principal Aquifer in the New Pit Chalk):</p> <ul style="list-style-type: none"> <li>• HWTC7 Easton Street</li> <li>• HWTC8 Council Offices and Royal Mail Sorting Office</li> <li>• HWTC9 Land off Duke Street</li> <li>• HWTC10 Swan Frontage</li> <li>• <b>HWTC11 Wycombe General Hospital</b></li> <li>• HWTC12 Chilterns Shopping Centre &amp; Frogmoor East</li> <li>• <b>HWTC13 Lily's Walk (Former Gas Works Site)</b></li> </ul>	<p>Agreed. See p.4-5 of CD7.9 Statement of Common Ground between Wycombe District Council and Environment Agency.</p>

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			<p>• <b>HWTC16 Oxford Road Roundabout</b></p> <p>3.27 In discussion with the Environment Agency development proposals within the <b>Source Protection Zones</b> SPZs4 need to be designed to allow for:</p> <ul style="list-style-type: none"> <li>• the potential to encounter shallow groundwater and the restriction on the use of soakaways</li> <li>• avoiding direct discharge of hazardous substances to groundwater</li> <li>• the potential for historic contamination to be encountered during development</li> <li>• the restrictions on deep penetrative foundation methods if contamination is encountered.</li> </ul>	
FC37	HW2 Delivering New Open Space and River Corridor Improvements	DSA12/042 Environment Agency	<p><i>Add the following clause to policy</i></p> <p><b>(e) Development should seek to conserve and enhance the biodiversity, landscape and recreational value of the watercourse and its corridor through good design in line with policy DM14.</b></p> <p><i>Amend para. 3.152 as follows:</i></p> <p>“...creating a number of linked open spaces as well as improving the biodiversity, <b>landscape and recreational value of the river.</b>”</p>	<p>Agreed. See p.6 of CD7.9 Statement of Common Ground between Wycombe District Council and Environment Agency.</p>

Further Change reference	Policy	Respondent	Change	Response
FC38	DM14 Protection and Enhancement of River and Stream Corridors	DSA12/042 Environment Agency	<p><i>Add the following text to paragraph 6.94</i></p> <p><b>“Where barriers to fish movement are present in a watercourse adjacent to development proposals, the design should include measures to allow for the natural movement of fish within the watercourse.</b> Further guidance is available in the River Wye Advice note which also contains principles that can also be applied to other watercourses.”</p>	<p>Agreed. See p.7 of CD7.9 Statement of Common Ground between Wycombe District Council and Environment Agency.</p>
FC39	DM16 Planning for Flood Risk Management	DSA12/042 Environment Agency	<p><i>Make the following changes to clause (1b) and clause (2)</i></p> <p>Clause (1b) In such circumstances the requirements of 2a) to 2e<b>g</b>) below will also need to be fulfilled.</p> <p>Clause (2) Applications on allocated sites greater than 1ha <del>and</del> <b>or</b> that are in Flood Risk Zones 2 or 3 will need to be supported by:</p> <p>a) A flood risk assessment which demonstrates that the most appropriate layout of development on site in terms of flood risk has been applied; and</p> <p>b) Demonstration that a sequential approach has been taken within the site, directing the most vulnerable uses to the areas of lowest flood risk;</p>	<p>Agreed. See p.8 of CD7.9 Statement of Common Ground between Wycombe District Council and Environment Agency.</p>

Further Change reference	Policy	Respondent	Change	Response
			<p>and</p> <p>c) Demonstration that resilient and resistant construction methods for managing residual risk and delivering an overall reduction in flood risk have been assessed; and</p> <p>d) The provision of space for flood water storage through the use of open space or areas above ground (where appropriate).</p> <p><b>e) Demonstration that flood risk is not increased elsewhere and where possible reduced, and</b></p> <p><b>f) Demonstration that all forms of flooding are taken into account including groundwater and surface water flooding, and</b></p> <p><b>g) Demonstration that Sustainable Urban Drainage Systems (SUDS) are incorporated.</b></p>	
FC40	DM17 Carbon Reduction	DSA12/042 Environment Agency	<p>Make the following change to the Policy name – “Carbon Reduction <b>and Water Efficiency</b>”</p> <p><i>Add new clause 5 to policy</i> <b>(5) New developments shall be designed to a water efficiency standard for new homes of 105 litres/head/day (l/h/d), equivalent to levels 3 and 4 for water, within the Code for Sustainable Homes and setting a water efficiency standard for new non-household development, such as BREEAM</b></p>	<p>Agreed. See p.9 of CD7.9 Statement of Common Ground between Wycombe District Council and Environment Agency.</p>

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			<p><i>(BRE Environmental Assessment Method) 'Excellent' with a maximum number of 'water credits'.</i></p> <p>Add new paragraph 6.119  <i>"Setting water efficiency standards for both residential and commercial developments will contribute towards a sustainable use of water resources by reducing the demand for drinking water."</i></p>	
FC41	Map 1 and 13	DSA12/042 Environment Agency	Amend Maps 1 and 13 to show the culverted section of the River Wye and Hughenden Stream.	Agreed. See p.5 of CD7.9 Statement of Common Ground between Wycombe District Council and Environment Agency.
FC42	Appendix B High Wycombe Town Centre Masterplan Highway Changes	DSA12/023 Turley Associates on behalf of Sainsbury's Supermarkets Ltd.	<p>Ref. A</p> <p>1) Reconfiguration of highway <b>Premier Way</b>, between Archway and Bellfield Road, to provide westbound only</p> <p>2) <b>Provision of new junction at junction of Premier Way and access into Sainsbury's (Dovecot) car park. The format of junction is to be confirmed following further highway design and assessment work and consultation with</b></p>	Agreed. See p.11 of CD7.10 Statement of Common Ground between Wycombe District Council and Sainsbury's Supermarkets Ltd.

Further Change reference	Policy	Respondent	Change	Response
			<p><i>stakeholders. This could include a priority arrangement or signalised junction.</i></p> <p><b>3) Junction &amp; traffic management changes to implement a gyratory system at Bellfield Road / Parker Knoll Way / Glenisters Road / Archway / Premier Way</b></p>	