



**Wycombe Delivery and Site Allocations Plan
Consultation on Proposed Main Modifications
March 2013
Representation Form**

Representations must be submitted to Wycombe District Council by **4.45pm on Friday 19th April 2013**.

Representations can be submitted by:

- Email to
- Post to: Planning Policy Team

Please note: Comments can only be submitted in relation to the Proposed Main Modifications and not in relation to the other parts of the DSA Plan that have already been subject to public consultation and have been fully considered during the examination and where no further changes are proposed.

PART A

1. Personal Details

** If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Email Address

2. Agent's Details (if applicable)

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Email Address

1. Personal DetailsTelephone
Number**2. Agent's Details (if applicable)****3. Client Details**

If you are representing a client or specific site interest, please fill in the details below.

Site Interest	
Client's Name	
Client's Address	
Telephone Number	
Email Address	

4. Do you wish to be notified of future stages of the Delivery and Site Allocations Plan, including publication of the Inspector's Report and Adoption?

Yes

No

5. Data Protection and Freedom of Information

Copies of all representations will be submitted to the Planning Inspector, Paul Crysell, who has been appointed to examine the Delivery and Site Allocations Plan. By completing and submitting a response to the Council you are giving your consent to the processing of personal data by Wycombe District Council. You are also accepting that any information received by us, including personal data, may be put into the public domain, including on the Council's website.

PART B – Please copy and use a separate sheet for each representation

Name or Organisation:

Peter Laws

1. To which Main Modification does this representation relate? (please put MM reference number)

MM19 & map 18

2. Please use this box to set out your comments on the proposed Main Modification. Please set out clearly if you support or disagree with the proposed Main Modification and the reasons supporting your position.

If appropriate, please set out what further change(s) you consider necessary. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Proposed main modification Map 18 of the Bourne End area, with its re-scaling, shows the Green Infrastructure Network and Corridor Opportunity areas. This includes identification of Peter Laws's land at Heaven's Lea, Hawk's Hill, Upper Bourne End as Green Space under policy DM11. (Mr Laws's land is identified on the attached drawing).

As stated previously in the written statement submitted to the Examination in November 2012 (representation nos DSA12/022 & PEC10), there is no evidence base justifying the designation of the Heaven's Lea site as Green Space. At the Examination the Council acknowledged that the Council's Open Space Assessment does not pick up on this site and that there is no evidence relating to this site that has been carried out during the preparation of the Delivery & Site Allocations Plan. The Council relied on the Green Space designation of this piece of land being a long standing designation. There have, however, recently been significant changes in the locality, most notably the development of the 'Four Winds' site on the rising land to the east of the site, which means that a re-appraisal is necessary. Furthermore when the designation was originally made there was not the current emphasis on having an adequate evidence base that now forms part of both the legislative and planning policy advice framework.

Section 13 of the Planning and Compulsory Purchase Act 2004 specifically requires the local Planning authority to survey their area, including keeping under review the environmental characteristics of the area. The National Planning Policy Framework also establishes in paragraph 158 that it is a fundamental principle that the '*Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.*' It is not acceptable to rely on long standing policy designations as the Council are doing in this case. It was also identified at the Examination in Public and in our written Statement that the lack of assessment by the Council of proposed Green Spaces extended to a number of other sites in the Bourne End locality and is not just an omission for the Heavens Lea Site. Without this up to date evidence base the plan fails the soundness tests in paragraph 182 of the National Planning Policy Framework as it cannot be demonstrated that the plan is justified.

The identification of the land at Heaven's Lea as Green Space on Map18 as published with the main modifications is therefore objected to.

Main modification 19 states that '*The Green Infrastructure Network will be conserved and enhanced.*' We agree with this objective. However, the Green Space designation under policy DM11, as shown on Map 18, restricts the scope for enhancements while a more suitable productive use is precluded.

In terms of changes to the plan it is considered that there should be a review of the Green Space designation in terms of its application to the land at Heaven's Lea and it is considered that the designation should be removed from this site as it does not meet the Government or the Council's criteria for designating such land. The justification for this statement is set out in the written statement and accompanying appendix C submitted to the Examination in November 2012.

(Continue on a expand box /separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Signature:

Stephen Pickles

Date:

19.4.13

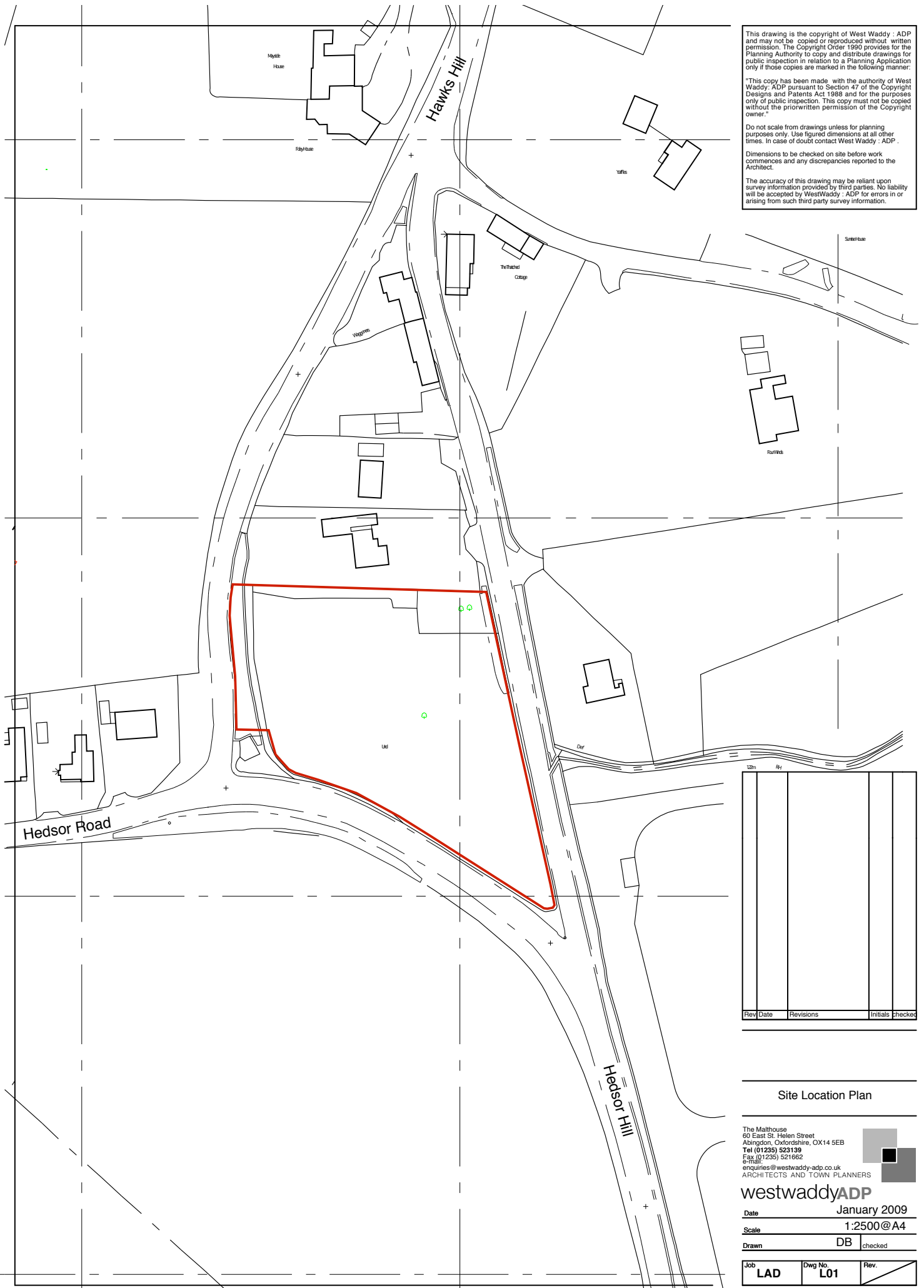
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Do not scale from drawings unless for planning purposes only. Use figured dimensions at all other times. In case of doubt contact West Waddy : ADP .

Dimensions to be checked on site before work commences and any discrepancies reported to the Architect.

The accuracy of this drawing may be reliant upon survey information provided by third parties. No liability will be accepted by WestWaddy : ADP for errors in or arising from such third party survey information.



Rev	Date	Revisions	Initials	Checked

Site Location Plan

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 ARCHITECTS AND TOWN PLANNERS

westwaddyADP

Date: **January 2009**
 Scale: **1:2500@A4**
 Drawn: **DB** checked

Job	Dwg No.	Rev.
LAD	L01	