

CD7.1

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



CD7.1

**Proposed pre hearing changes to
Delivery and Site Allocations Plan
Policies**

Proposed pre hearing changes to Delivery and Site Allocations Plan Policies by Wycombe District Council

1. This document sets out a number of 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 aim to resolve objections/issues of soundness in advance of the hearing sessions.
3. The Council recommend 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 schedule below sets out the policies where proposed changes have been proposed and the attached appendices show confirmation that the parties who made the representations to which the changes relate are happy to withdraw their objections.
5. This is not a final list as the Council is still in correspondence over a number of outstanding proposed changes, which will be passed to the Inspector as soon as they are resolved.
6. The changes are set out as follows – **bold** text indicates new text and ~~struck through text~~ is deleted

| Policy | Respondent | Change | Response |
|--|--------------------------------------|---|--|
| HWTC12 Chilterns Shopping Centre and Frogmoor East | Royal London Asset Management (RLAM) | <p><i>Make following change to part 3)</i></p> <p>Development proposals for this site should maintain an active frontage, and acceptable land uses are:</p> <ul style="list-style-type: none"> • Retail • Restaurants • Hotels • Pubs • Commercial leisure <p>Residential is acceptable on upper floors and on the ground floor where this does not lead to the loss of ground floor retail frontages</p> | RLAM agree to the proposed wording change and confirm that they withdraw their objection. (see appendix 1) |

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|----------------------------------|--|--|---|
| <p>Policy HWTC19 Rapid House</p> | <p>Cockspur Property (General Partner) LTD</p> | <p><i>Make following change to part 3)</i></p> <p>If a new road linking Westbourne Street and West Wycombe Road is necessary highway improvements/infrastructure are required to mitigate development on this site, then the link road these must be designed and provided for in a way which also contributes to is consistent with the delivery of the strategic town centre vision, and in particular meets the requirements of Policy HWTC3.</p> <p><i>Make following change to para. 3.141</i></p> <p>If development proposals for the site require the implementation of a link between Westbourne Street and West Wycombe Road highway improvements/infrastructure to make the development acceptable in planning terms, the design and provision of the highway infrastructure is these works are required to be in such a way which supports, and does not prejudice, the implementation of the wider strategic vision for the town centre, including the provision of an alternative cross-town route.</p> | <p>Agree that proposed changes address the principle of concerns raised. (see appendix 2)</p> |
| <p>MR4 Portlands and Map 2</p> | <p>The John Lewis Partnership</p> | <p><i>Make following changes to part 1)</i></p> <p>Development proposals should:</p> <ul style="list-style-type: none"> a) be consistent with the townscape and Conservation Area character of the town centre; b) Maximise accessibility to and through the | <p>The proposed changes are welcomed and the objection is withdrawn (see appendix 3)</p> |

| | | | |
|-----------------------|-----------------------------------|--|--|
| | | <p>site for pedestrians and cyclists;</p> <p>c) Provide for the main vehicular access to the development Be accessed from the south of the site;</p> <p>d) Provide for the delivery of the northern section of the link road between West Street and Pound Lane, consistent with townscape character, should it be required for future use by general through traffic in order to alleviate congestion on the High Street and support alternative bus routing</p> <p>e) Extinguish existing vehicular access to High Street (except for emergency vehicles);</p> <p>f) Retain Portlands Alley;</p> <p>g) Secure rear servicing to frontage premises on High Street and West Street;</p> <p>h) Retain 24 hours pedestrian/cycle access to High Street, West Street, Pound Lane including the retention of Portlands Alley as a quality pedestrian link; and;</p> <p>i) Retain mature trees where possible;</p> | |
| DM 8 District Centres | Comland Parade Court (Bourne End) | <p><i>Make following change to part 2)</i></p> <p>2. All development should ensure an active shop frontage at ground floor level to maintain and enhance the vitality and viability of the centre.</p> <p>2. Except where site-specific policies state</p> | Confirm that the change is acceptable (see appendix 4) |

| | | | |
|---|-----------------|---|--|
| | | otherwise, residential development is acceptable in District Centres on upper floors and on ground floors where this would involve no loss of active ground floor frontage. | |
| DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance. | Natural England | <p>1. The highest level of protection will be given to sites and species of international and national importance, development affecting them will not normally be permitted.</p> <p>2. Development proposals which would harm directly or indirectly other designated sites of nature conservation or geological interest or protected species including those shown on the proposals map will only be permitted where it has been demonstrated that:</p> <ul style="list-style-type: none"> a. there is no suitable alternative site for the proposed development, and b. the impact can be mitigated or compensated to achieve a net overall gain in biodiversity or geodiversity, and c. it has been clearly demonstrated that the benefits of the development outweigh the harm to the biodiversity or geological conservation interests. <p>2. The highest level of protection will be given to sites and species of international and national importance. For these sites, their role within the wider natural environment and wider national network of sites will be considered.</p> | Confirm that the proposed changes will ensure that the policy and hence the plan is consistent with paragraph 113 of the National Planning Policy Framework (see appendix 5) |

Appendices – copies of correspondence confirming acceptance of changes and withdrawal of objections

Appendix 1 HWTC12 Chilterns Shopping Centre and Frogmoor East

From: Fran Chick [fc@csj-planning.co.uk]

Sent: 24 September 2012 12:17

To: David Dewar

Cc: Chris Schmidt-Reid; Ian Manktelow; John Cocking

Subject: RE: Wycombe DSA Plan: Representations on behalf of RLAM

Dear David

Please accept this email as RLAM's agreement to the proposed change in wording to Policy HWTC12, as per my original letter dated 12 July 2012, and as set out in your letter dated 24 September 2012.

On this basis, I also confirm that RLAM withdraws their original letter of objection, as the policy wording is in line with the representation sought.

I trust this is acceptable.

Please could you keep me posted on the progress with the DSA.

Kind regards

Fran

Fran Chick BA(Hons), MRTPI

Director

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Appendix 2 HWTC19 Rapid House

Our ref: J027014/Letters/S Morgan/09.10.12

Your ref: DSA12/020

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Mrs S Morgan
Planning Policy Officer – Spatial Planning
Wycombe District Council
Queen Victoria Road
High Wycombe
HP11 1BB

12 October 2012

Dear Sarah

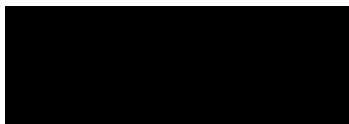
**Delivery and Site Allocations Plan: Proposed Submission Document (June 2012)
Written Representations on behalf of Cockspur Property (General Partner) Ltd**

Thank you for your letter of 26 September 2012 in respect to the above (attached for ease of reference).

In your letter you suggest proposed changes to the Delivery and Site Allocations Plan (DSA) in response to my clients Proposed Submission Document representations.

Whilst the wording you propose is different to that suggested in our Proposed Submission representations, my client is of the view that the changes you propose to address the principle of the concerns raised. On this basis my client would be pleased for you to advise the Inspector accordingly.

Yours sincerely



James Cook
Planning Director

james.cook@glhearn.com

Appendix 3 MR4 Portlands

David Dewar
Wycombe District Council - Planning Policy Team
Queen Victoria Road
High Wycombe
Bucks
HP11 1BB

27 September 2012

By Post and Email

Dear David,

PORTLAND GARDENS; MARLOW

DELIVERY AND SITE ALLOCATIONS PLAN: PROPOSED SUBMISSION DOCUMENT (JUNE 2012)

I write regarding your letter which I received on 24th September 2012. The letter confirmed that the District Council is proposing to make changes to the Deliver and Site Allocations Plan, including to Policy MR4 which relates specifically to John Lewis Partnerships' (JLP) landownership at Portland Gardens, Marlow. I understand that the District Council is proposing to amend the allocation so that Policy MR4 relates solely to Portland Gardens (i.e. remove the West Street Car Park from the allocation). In addition, the District Council is proposing to amend the policy as follows (additions shown in bold; deletions are ~~struck through~~):

'Development proposals should:

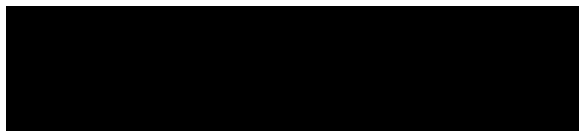
- a) *be consistent with the townscape and Conservation Area character of the town centre;*
- b) *maximise accessibility to and through the site **for pedestrians and cyclists;***
- c) ***provide for the main vehicular access to the development** ~~be accessed from the south of the site;~~*
- d) *~~provide for the delivery of the northern section of the link road between West Street and Pound Lane, consistent with townscape character, should it be required for future use by general through traffic in order to alleviate congestion on the High Street and support alternative bus routing;~~*
- e) *extinguish existing vehicular access to High Street (except for emergency vehicles);*
- f) *~~retain Portlands Alley;~~*

- g) ~~secure rear servicing to frontage premises on High Street and West Street;~~
- h) retain 24 hours pedestrian / cycle access to High Street, West Street, Pound Lane including the retention of Portlands Alley as a quality pedestrian link;
- i) retain mature trees where possible.'

I have discussed the District Council's proposed amendments with JLP. JLP welcomes and supports the proposed amendments and wishes to withdraw their objections to the Portland Gardens allocation and Policy MR4 set out in its representations to the Delivery and Site Allocations Plan: Proposed Submission Document (June 2012).

I understand that the District Council intends to submit the proposed changes to the Portland Gardens allocation and Policy MR4, as well as this letter, to the Inspector as part of the examination material. I would be grateful if copies of the correspondence can be provided to JLP. I would also be grateful if JLP could be kept up-to-date with the forthcoming Examination.

Yours sincerely



TOM PIKE
SENIOR PLANNER - PLANNING
CBRE Limited for and on behalf of John Lewis Partnership

C.c. J. Rennie, John Lewis Partnership;
S. Gregory, John Lewis Partnership;
S. Wright, John Lewis Partnership;
I. Anderson, CBRE Limited;
E. Mason, CBRE Limited.

Appendix 4 DM8 District Centres

From: Tom Rumble [T.Rumble@woolfbond.co.uk]

Sent: 05 October 2012 16:35

To: David Dewar

Cc: Douglas Bond; Chris Schmidt-Reid; Ian Manktelow

Subject: RE: Wycombe DSA Plan: Representations on behalf of Comland Parade Court Ltd

Dear David

I can confirm the proposed change is acceptable to us.

Thank you for your help on this matter.

Kind Regards

Thomas Rumble MSc BSc(Hons) MRTPI

Woolf Bond Planning
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

Tel: 01189 884923

Fax: 01189 888378

Mobile: 07825 065775

Appendix 5 DM12 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance

From: Routh, Charles (NE) [charles.routh@naturalengland.org.uk]
Sent: 09 October 2012 17:06
To: Chris Schmidt-Reid
Subject: 65821, Wycombe District Council Delivery and Site Allocations document

Attachments: Proposed Change Letter - Natural England.doc
Dear Chris,

Further to your enquiry, I can confirm that the proposed changes in the letter attached will ensure that the policy and hence the plan is consistent with paragraph 113 of the National Planning Policy Framework.

Charles Routh
Lead Adviser, Winchester Land Use Operations Team, Natural England. 07990 773630

From: Chris Schmidt-Reid [mailto:Chris.Schmidt-Reid@wycombe.gov.uk]
Sent: 26 September 2012 09:42
To: Pearson, Rebecca (NE)
Subject: Wycombe District Council Delivery and Site Allocations document

Dear Rebecca

I tried to ring you today, but realised that you only work Monday and Tuesday, so in advance of talking to you next week please see attached letter regarding a proposed change to the DSA policy on the Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance.

Chris Schmidt-Reid
Principal Planning Officer

Wycombe District Council
Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB

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Direct fax: 01494 461292

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