

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



WDC/12

**Supplementary note in relation to Policy
DM10/E5 query – 17th January 2013.**

Wycombe District Council – Delivery and Site Allocations plan

Supplementary note in relation to policy DM10/E5 query dated 17/01/2013

The Inspector has asked:

How Council intends to deal with 'badly sited' uses in future if indeed it does. Is it dropping the policy entirely or will it be re-appraising the position in a review of the local plan? Depending on the answer, is there a case to be made for including criteria in policy DM4 (Scattered Business Sites) to address such sites in a condensed form of the existing LP policy E5? I'm not saying it necessarily should but if the Council thought this was appropriate a form of words for both the policy and supporting text should be put forward as a suggested modification.

Council response:

The Council is proposing to delete Policy E5 Badly Sited Users from the saved local plan once the DSA is adopted. The current policy identifies criteria which would be used to identify if a site is a badly sited user as well 14 specific sites in the local plan.

Applications for redevelopment have been received on 10 of these sites, the majority of which have been permitted. The remainder of those sites identified have continued to be in employment use and the Council is not aware of any problems associated with this ongoing use. It is the Council's view in the light of this and the fact that no additional sites have been identified as qualifying as badly sited users, that there is no need for this policy to either be retained or incorporated into Policy DM4.

It is the Council's view that issues of impact on neighbouring properties would be reflected in the market interest (or lack thereof) as part of a marketing exercise undertaken to support alternative uses on a scattered business site under policy DM4. This is referred to in paragraph 1.8 of the Council's submission to the examination hearings WDC/8. If the policy or supporting text were to be changed to include impact of existing businesses on surrounding residential areas, it is the Council's view that this would serve to encourage too much change due to the fact that there are a large number of scattered employment sites in the District and they often sit alongside residential development without there being any problems.

In relation to policy DM10 and the submissions made on behalf of Gordon's Builders Yard, in spite of being identified under policy E5 since at least 2004 there have been no planning applications in relation to this site and since 2007 (when the Council began maintaining records) no pre-application discussions. In addition there is no record of negative impacts on neighbouring uses. This was referred to at the examination hearings along with the fact that upon adoption of the DSA this policy designation would no longer apply to the site and any applications would be assessed against policy DM4 (amongst others).