

CHAPTER 15 – PROPOSALS MAPS

PROPOSALS MAPS AND INSETS

The Objections

0158/90	High Wycombe & Marlow Green Party
0277/03	Mr Graham Parcell
0345/01	Bryant Homes
0345/18	Bryant Homes
0376/08	Axa Equity & Law PLC
0376/75	Axa Equity & Law PLC
0376/76	Axa Equity & Law PLC
0376/77	Axa Equity & Law PLC
0379/22	Sport England
0481/09	<i>Berkeley Eastoak Investments</i>
0547/06	Mr & Mrs Beckford
0595/10	BBONT
1071/07	Persimmon Homes
1193/32	<i>Environment Agency</i>
1193/33	Environment Agency
1193/34	<i>Environment Agency</i>
1193/35	Environment Agency
1193/36	Environment Agency
1193/37	Environment Agency
1193/38	Environment Agency
1193/39	Environment Agency
1193/40	Environment Agency
1193/41	Environment Agency
1193/42	Environment Agency
1193/43	Environment Agency
1193/44	Environment Agency
1193/45	Environment Agency
1193/46	Environment Agency
1193/47	Environment Agency
1193/48	Environment Agency
1200/19	English Nature
1207/08	Gomm Valley Residents Action Group
1279/07	Mr David Coe
1281/06	Great Marlow Parish Council
1293/12	Naphill & Walter's Ash RA
1293/22	Naphill & Walter's Ash RA
1294/15	<i>Environmental Records Officer, Bucks County Museum</i>
1459/02	Mr D R Smith
1579/36	Oxford Land
1584/45	The Marlow Group
1584/73	The Marlow Group
1695/09	Mr A Rush
1695/10	Mr A Rush
1999/01	Mr C S Pitcher
2136/10	Thames Water

Summary of Objections

- (a) SSSIs at Coombe Bank SU745937, Bolter End Sandpit SU798918 Fayland Chalk Bank SU787887 are not shown clearly.
- (b) Policy C13 notation does not match key colour.
- (c) Policy L7 notation can be confused with SSSIs.
- (d) Park Mill Farm site access symbols not shown on key.
- (e) Walter's Ash name does not appear on OS map base.
- (f) AONB cross hatching notation altered at Grange Farm.
- (g) Cycle routes annotated under Policy T17 and not T7.
- (h) Strategic Housing Allocation (H2) sites have Alert Sites either within them or adjacent.
- (i) Employment Sites (E4) have Alert Sites within them.
- (j) Policy GB9 site includes Widdenton Park Wood SSSI.
- (k) Abbey Barn South site should distinguish Policy RT6 hotel development.
- (l) Abbey Barn Road-London Road junction improvement shown on Map but not listed.
- (m) Recent development not shown on line of Bourne End-High Wycombe former railway.
- (n) OS map base not updated with regard to woods and wide hedgerows in valley.
- (o) BNSs and SINCs should be shown on the Proposals Map.
- (p) Green Belt boundaries at Downley and Naphill are now outdated and illogical.
- (q) The OS base is inaccurate with respect to development at Marlow and Bovingdon Green.
- (r) The OS base should be updated with respect to the Marlow Brewery development.
- (s) Strategic housing allocations should be named or numbered for ease of reference.
- (t) Business Parks should be named or numbered for ease of reference.
- (u) Playing fields should be identified on the Proposals Map.
- (v) Scheduled Ancient Monument symbols do not show up well on green backgrounds.
- (w) SSSIs crossing district boundaries should be shown over their full extent.
- (x) Chiltern Beechwoods Candidate SAC should be indicated.
- (y) Watercourses covered by Policy covered by Policies L6 and RT13 should be indicated.
- (z) Policy L3 Green Space omitted on certain school sites following PICs M/7, M/9 and M/10.

Inspector's Reasoning and Conclusions

14.15.1 The objections which have been made to the contents and graphical design of the Proposals Map and Insets are very largely technical in nature. In many cases they refer to other objections of a substantive nature. In other cases, the effect of Pre-Inquiry Changes (PICs) has been to require a consequential change in the Proposals Map itself. References have been made here, as elsewhere, to the difficulty in reading the Written Statement and Maps together. This problem might be eased by (a) indicating 100 m OS grid references on any locations listed in the Statement (b) displaying the relevant Policy numbers on Map symbols or notations and (c) inserting the placenames of key allocations on the Map. No formal recommendation is made on these matters. Since the objections are both detailed and

technical, reasoning and conclusions will be summarised individually by lower case references.

- (a) Policy L8 site notation is the subject of PICs PMAP/1 and M/36 but might also be annotated on Map and Appendix 13 (eg L8a7 (Fayland Chalk Bank)) (see LN08/6).
- (b) This discrepancy was evidently caused by a printing error that will presumably be corrected
- (c) The Policy L7 notation has been deleted by PIC M/17 and will remove the confusion.
- (d) Details of access points to Park Mill and Oaktree Farms have been removed from the Map.
- (e) The name 'Walter's Ash' will be added to the Map by PIC M/37.
- (f) The AONB notation will be clarified as a consequence of PIC M/39.
- (g) Cycle Route notation corrected by PIC M/40.
- (h) This comment has been noted by the LPA for future reference; no other action required.
- (i) This comment has been noted by the LPA for future reference; no other action required.
- (j) SSSI was previously included within the allocated site; not inconsistent with its status.
- (k) Abbey Barn South hotel site recommended for deletion (see RT6.3/1).
- (l) Appendix 11 will reflect revised road improvements (see PIC A2/1) and Map amended.
- (m) Recent development on abandoned railway noted in report (see T11); Map to be amended.
- (n) The extent of existing vegetation will be corrected by PIC M/41.
- (o) SINC's and BNS's need not feature on Proposals Map (see also PICs 10/20 and A13/3).
- (p) Green Belts can only be altered 'exceptionally' (see LN03.20/1); not justified here.
- (q) The use of the OS base in its latest updated form is mainly intended as a locational device.
- (r) The use of the OS base in its latest updated form is mainly intended as a locational device.
- (s) The use of housing allocation names and numbers (eg H2(2)(c)) will be done by PIC M/42.
- (t) There are now no business park allocations but the above remarks are relevant to them.
- (u) The identification of individual playing fields is not recommended (see RT3).
- (v) The sites of Scheduled Ancient Monuments are quite clearly coded (HE20) on the Map.
- (w) The Development Plan Regulations do not permit proposals outside LPA boundaries.
- (x) Chiltern Beechwoods are included in Appendix 13 by PIC10/12 and will be shown on the Map at the appropriate time (ie as and when formally designated).
- (y) The relevant watercourses are clearly identifiable on the Proposals Map and Insets.
- (z) Green spaces on school sites omitted on account of proposed housing allocations.

RECOMMENDATION

- AP16/1 Modify the Proposals Maps and Insets in accordance with the following:
PICs M/1 M/3 M/4 M/5 M/6 M/7 M/9 M/10 M/17 M/37 M/39 M/40 M/41 M/42.