

Planning Bulletin

14 March 2019

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Consultation on the Daws Hill Neighbourhood Plan

Daws Hill Neighbourhood Forum has formally submitted their Neighbourhood Plan to Wycombe District Council for publication. The aim of the plan is to help local people set out parameters which could then be used to shape future development in the local area.

The draft of the neighbourhood plan has been published this week as part of a final six week consultation which closes at 11:59pm on 26 April 2019.

The proposed neighbourhood plan is supported by the following documents:

- A map of the plan area
- A consultation statement
- A basic conditions statement
- A strategic environmental assessment screening opinion

The documents are all on our website: www.wycombe.gov.uk/consultations

Hard copies of the plan are available to view at:

- Wycombe District Council offices in Queen Victoria Road, High Wycombe HP11 1BB; and
- High Wycombe library.

Representations on the proposed neighbourhood plan should be submitted to WDC by 11:59pm on Friday 26 April 2019. You can send your comments in one of the following ways:

- Online from the consultation webpage. See www.wycombe.gov.uk/consultations

- Email: neighbourhood.planning@wycombe.gov.uk
- Post: Planning Policy Team, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB.

Please note that any representations may include a request to be kept informed of the final stages of plan making (examination, referendum and adoption). Please be sure to include your contact information if you want to be kept informed.

Following the close of consultation, Wycombe District Council will appoint an independent examiner who will review the submitted plan and supporting documents as well as any representations received at this stage. The examiner will then issue a report to Wycombe District Council who will review the recommendations with the Neighbourhood Forum before determining whether the plan can go forward. If so, WDC will organise an area-wide referendum and, depending on the result, the Council will then officially adopt the plan.

Reminder: Local Plan Consultation

Proposed main modifications

The Council is now in a position to begin a consultation on proposed main modifications to the new local plan following on from the public hearing sessions that were held in the summer of 2018.

The consultation is open from **Wednesday 13 February 2019** and will close at **11:59 pm on Wednesday 27 March 2019**.

The Proposed Main Modifications are changes to the Plan that the Inspector considers may be necessary to make the plan sound. This is in accordance with section 20 (7C) of the Planning and Compulsory Purchase Act 2004, as amended by Section 112 of the Localism Act 2011.

The Council is not inviting further comments on the submitted Local Plan where there is no Proposed Main Modification.

The Council is also consulting on a Sustainability Appraisal and Habitats Regulations Assessment of the Proposed Main Modifications along with a revised Sustainability Appraisal and Habitats Regulations Assessment of the regulation 19 publication version of the Wycombe District Local Plan (submitted - March 2018).

How to respond

If you wish to make representations on these Proposed Main Modifications via our website please visit www.wycombe.gov.uk/local-plan-modifications for more information on how you can respond to this consultation.

Alternatively you can send written comments through the following channels:

- By email to newlocalplan@wycombe.gov.uk
- By post to Planning Policy Team, Wycombe District Council , Queen Victoria Road, High Wycombe, HP11 1BB

Please clearly state which Proposed Main Modification number or numbers your response relates to (for example, PMM1, PMM2 and so on).

Comments will only be accepted for the Proposed Main Modifications. General comments about the content of the Local Plan not related to a main modification will not be accepted.

Reminder: CIL Indexation

The Council are required to apply an inflation rate in line with CIL Regulation 40 to our CIL rates. This will reflect the inflation of build costs.

The index used to determine the inflation is the BCIS all-in tender price index published by the Royal Institute of Chartered Surveyors. The adjusted index will be applied from 1 April 2019.

This will mean that the CIL rates will be as follows for CIL liable planning applications determined after 1 April 2019:

- Residential Zone A and small retail - £180.80 per square metre
- Residential Zone B - £216.96 per square metre
- Large retail - £289.29 per square metre

Bulletin Circulation

2018 has seen a number of problems with the Bulletin and Weekly List emails. At present, our mailing list is maintained in Outlook and unfortunately this is not a robust system. We find that recipients 'get dropped' from the list, without us being made aware. This is a result of complex, unresolvable technical reasons.

We are working to replace the Outlook mailing list with a purpose built alternative, that will be also be more robust in relation to GDPR.

In the mean-time, if in the future you realise you haven't received a Bulletin for a week or two, please let us know at planning@wycombe.gov.uk and we will reinstate you on the mailing list. If you hear other readers are also no longer getting it, please ask them to let us know too.

You can also view our [latest bulletins](#) on the website.

Alternative Route - more information

A key component of The High Wycombe Town Centre Masterplan is an alternative route around the town centre. For more information about the alternative route scheme visit: [website](#).

To subscribe to the weekly newsletter please email hitmailbox@buckscc.gov.uk.