

WYCOMBE LOCAL DEVELOPMENT SCHEME

March 2015



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Summary

1. This Local Development Scheme sets out the key planning policy documents that Wycombe District Council intends to prepare over the next 3 years or so. There are plans that we intend to produce:
 - New Wycombe District Local Plan – reviewing and replacing the current Core Strategy, and replacing as appropriate the policies in the current Local Plan (adopted in 2004)
 - Princes Risborough Town Plan – an Area Action Plan setting out proposals for the growth of the town
 - Saunderton Village Plan – an Area Action Plan setting out proposals for the growth of the village.
2. In addition we will update the Policies Maps in the light of the proposals included in these three plans.
3. The timetable for preparing these plans is summarised in Table (i) below:

Table (i) Local Plans to be Prepared

Schedule of Proposed Local Plans and Area Action Plans							
Plan Title	Status	Brief Description	Preparation of Plan incl public participation	Publication of Proposed Submission Plan	Submission to Secretary of State for examination	Public Examination Hearing	Adopt
Wycombe District Local Plan	Local Plan	Sets the overall spatial vision, objectives and strategy for the District along with detailed allocations and development management policies	Commenced Nov 2012. Runs until Jul 2017	August 2017	October 2017	January 2018	July 2018
Princes Risborough Town Plan	Area Action Plan	Sets out proposals of the sustainable growth of Princes Risborough	Commenced Nov 2012 Runs until July 2016	August 2016	October 2016	January 2017	July 2017
Saunderton Village Plan	Area Action Plan	Sets out proposals of the sustainable growth of Saunderton.	Commenced Nov 2012 Runs until Feb 2016	March 2016	May 2016	July 2016	Dec 2016
Policies Map	Local Plan	Shows spatial proposals of Local Plans on an Ordnance Survey base map	Updated to reflect any area specific proposals in the adopted Wycombe District Local Plan, Princes Risborough Town Plan and Saunderton Village Plan to illustrate geographically the application of policies in these Plans.				

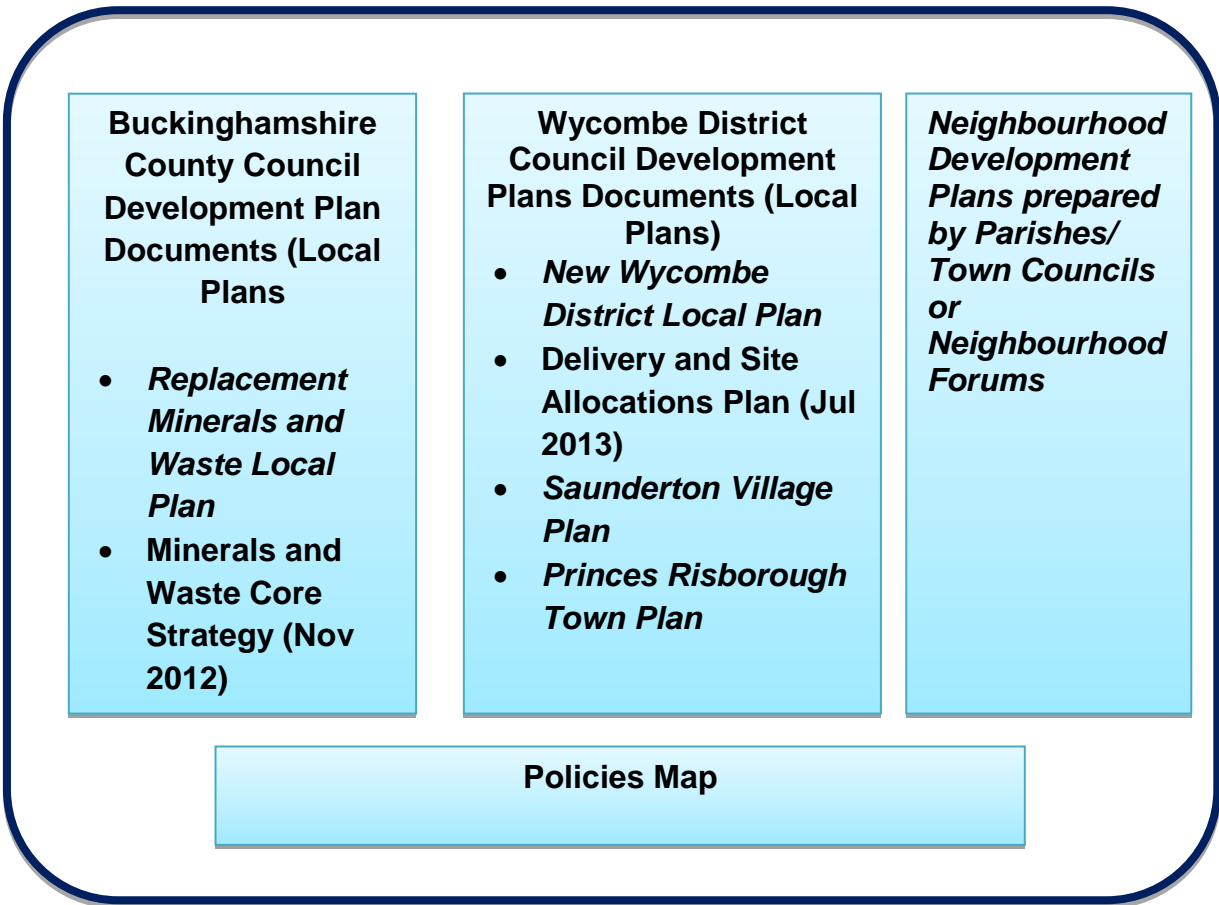
4. The Figure below shows how these plans fit together with other plans once they are all prepared.

National Framework

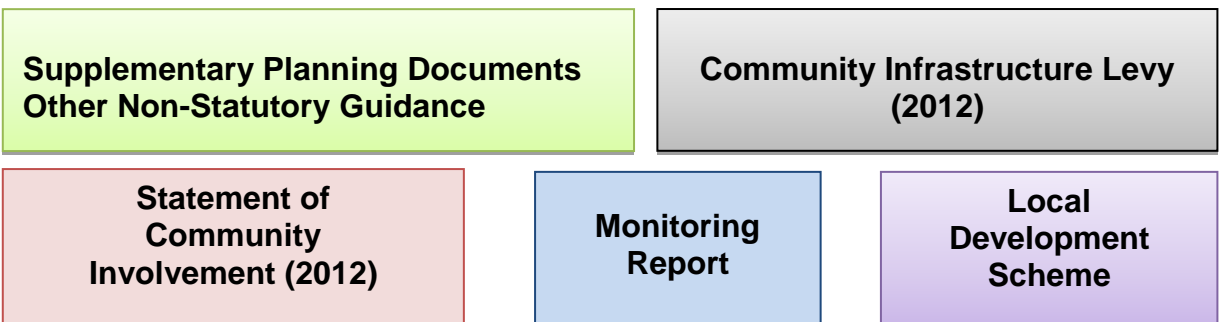


*online guidance only

Development Plan for Wycombe District



Other statutory documents



1. Introduction and Context

Introduction

- 1.1 This Local Development Scheme (LDS) sets out the key planning policy documents that the Council will produce over the next three years or so. More specifically the LDS sets out the:
- the Local Plans the Council intends to produce
 - their subject matter and geographical coverage of the documents
 - the timetable for the preparation of those plans
- 1.2 This document outlines the plans to be produced, what they will cover, the timetable for their preparation, and explains the relationship between them. It also sets out a brief supporting statement and background information.
- 1.3 This LDS was approved and brought into effect by the Council on 16th March 2015. The LDS will be kept under review in the light of circumstances. Progress against the milestones in the LDS will be reported in the Monitoring Report that the Council publishes each year. This also highlights any issues that may require a change to the LDS.

What plans and documents can the Council prepare?

- 1.4 There are different types of plans and policy documents that the Council may prepare. They set out the spatial strategy, policies and proposals for an area. They may relate to the whole District or to a smaller area. They may relate to one specific topic or theme, or to a range of issues. There are two main types:
- **Local Plans** (formerly referred to as Development Plan Documents) – these set out the main strategy, policies and proposals of the Council. *Local Plans* are the subject of an independent public examination run by a Planning Inspector. The recommendations of the Inspector are effectively binding on the Council. Local Plans can cover the whole district or can be prepared for specific areas of the District, in which case they are known as *Area Action Plans*.
 - **Supplementary Planning Documents** – these provide more detailed guidance to explain policies and proposals set out in *Local Plans*. They may include, for instance, a development brief setting out in more detail how a site should be developed, or more detailed guidance on how a particular policy (or policies) should be implemented. *Supplementary Planning Documents* are not subject to an independent public examination and have a simpler preparation process than *Local Plans*. They must relate to a policy in the Development Plan.

1.5 In addition the Council also prepares:

- **Statement of Community Involvement.**- This sets out how the community can be involved in and consulted on the preparation of local plans, supplementary planning documents and planning applications.
- **Community Infrastructure Levy** – whilst not a policy document as such, this sets out a statutory charging schedule for new development for the provision of new infrastructure.
- **A Monitoring Report** – usually produced annually that sets out how well the Council’s policies and proposals in Local Plans are being implemented.

What plans/documents have we already prepared?

1.6 The Council has adopted the following plans and documents:

Local Plans:

- The Wycombe District Local Plan to 2011 (2004)
- The Wycombe Core Strategy (adopted 2008)
- The Delivery and Site Allocations Plan (2013)

Other key documents:

- The Statement of Community Involvement (2012)
- The Community Infrastructure Levy Charging Schedule (2012)

In addition the Council has prepared a number of Supplementary Planning Documents. These are available on the Council’s website.

1.7 Figure 1 shows how these different plans and documents relate to each other.

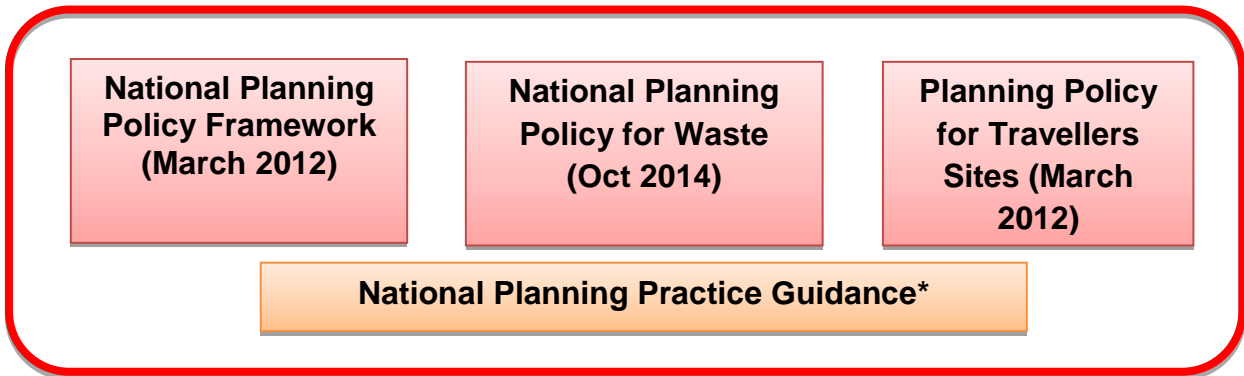
Current Wycombe District Local Plan (2004)

1.8 The current Wycombe District Local Plan was adopted in 2004. In 2007 many of the policies in the Plan were “saved”¹ meaning that they still live on and can be used in making planning decisions. They still form part of the development plan until such time as they are replaced by policies in a new local plan. In 2008 the Council adopted the Core Strategy. This replaced some policies that were in the Local Plan. The Delivery and Site Allocations Plan adopted in 2013 replaced some further policies, but the majority of policies in the 2004 Local Plan remain.

¹ By means of a Direction from Government. This Direction did not allow for the saving of supplementary planning guidance. However the Council considers that the approved supplementary planning guidance is still an important material consideration in the determination of planning applications as it elaborates upon policy set out in a saved Local Plan policy. Details of this supplementary planning guidance are provided on the Council’s website.

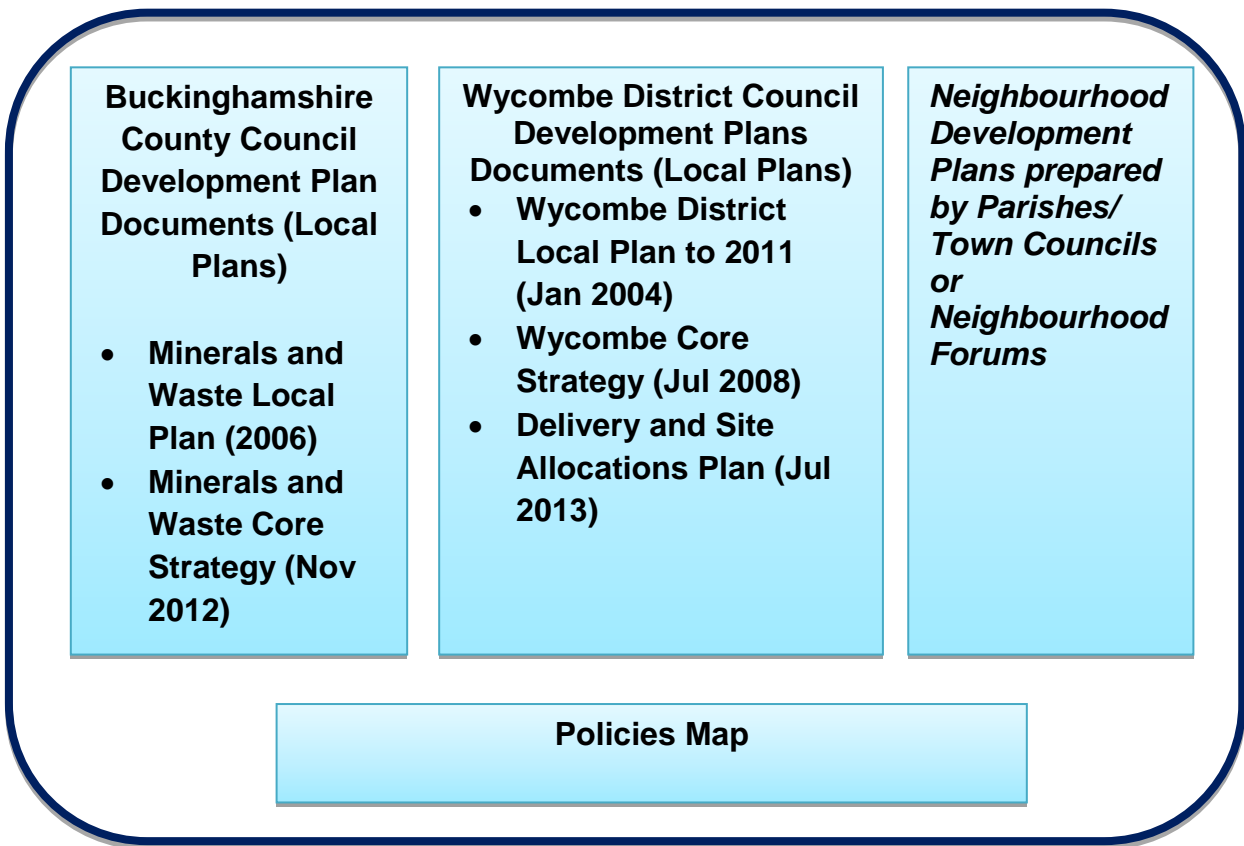
Figure 1 Current Plans for Wycombe District – March 2015

National Framework

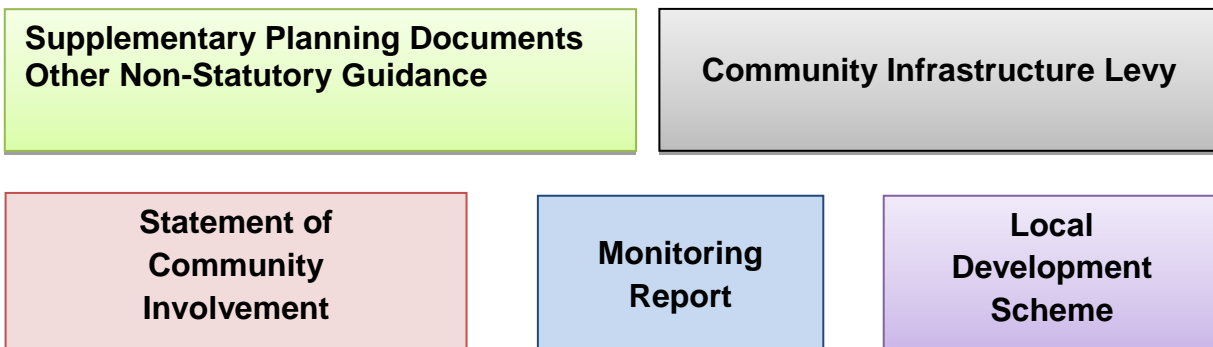


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Development Plan for Wycombe District



Other statutory documents



- 1.9 Appendix 1 sets out a list of the remaining Local Plan policies that have been saved but not replaced by a policy in the Core Strategy or the Delivery and Site Allocations Plan – ie the ones that are still live. It also sets out those saved Local Plan policies that have been replaced by the Core Strategy and Delivery and Site Allocations Plan and those Local Plan policies that were not saved in September 2007. As new Plans are prepared they will specify which Local Plan policies they will replace.

2. Plans and documents we are going to prepare

2.1 The Council will prepare the following Local Plans:

- New Wycombe District Local Plan – reviewing and replacing the current Core Strategy, and replacing as appropriate the policies in the current Local Plan (adopted in 2004)
- Princes Risborough Town Plan – an Area Action Plan setting out proposals for the growth of the town
- Saunderton Village Plan – an Area Action Plan setting out proposals for the growth of the village.
- Policies Maps – consequential updates in the light of the adoption of the Local Plan and Area Action Plans.

2.2 Profiles are included in section 3 setting out a brief description of what each Plan will cover, an indication of the timescales for their preparation and the arrangements for their production.

2.3 Information on which Supplementary Planning Documents the Council will prepare in the near future will be included on the Council's website as and when appropriate.

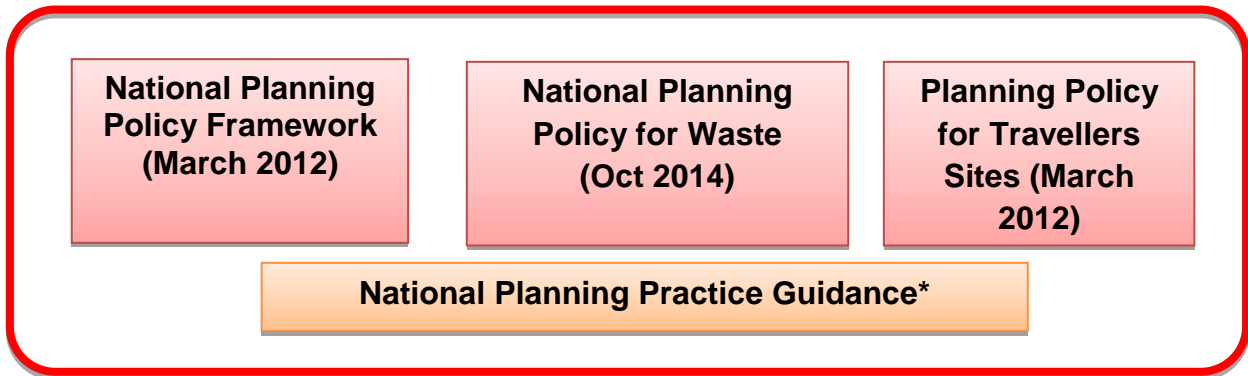
2.4 Over the next 3 years or so the plans for the District will change. Figure 1 (above) shows the key plans and documents that are in place (ie approved/adopted) at present (March 2015). Figure 2 shows what is likely to be in place by the middle of 2017, and Figure 3 the plans that will be in place once the new Wycombe District Local Plan has been prepared and adopted by the end of 2018.

Why are we preparing more than one new Plan?

2.5 The National Planning Policy Framework indicates that local authorities ought to produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. The National Planning Practice Guidance gives the example of Area Action Plans as one such example of additional plans that could be produced if justified.

Figure 2 Plans for Wycombe District – mid 2017

National Framework



Development Plan for Wycombe District

*online guidance only



Other statutory documents

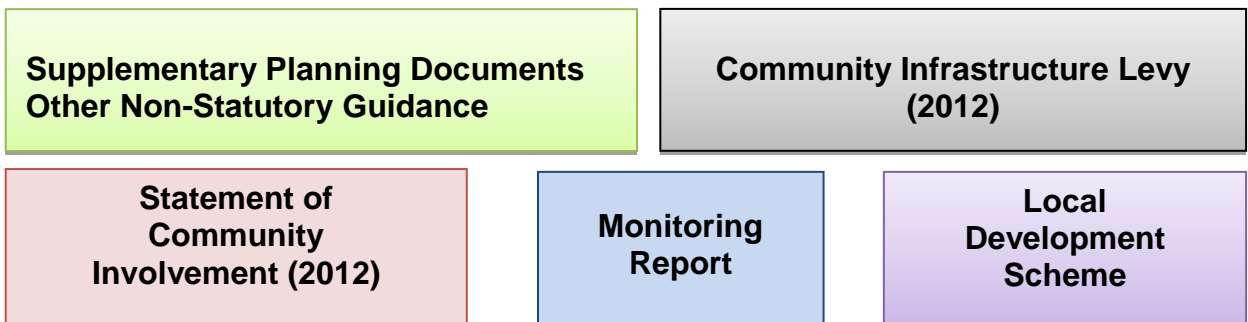
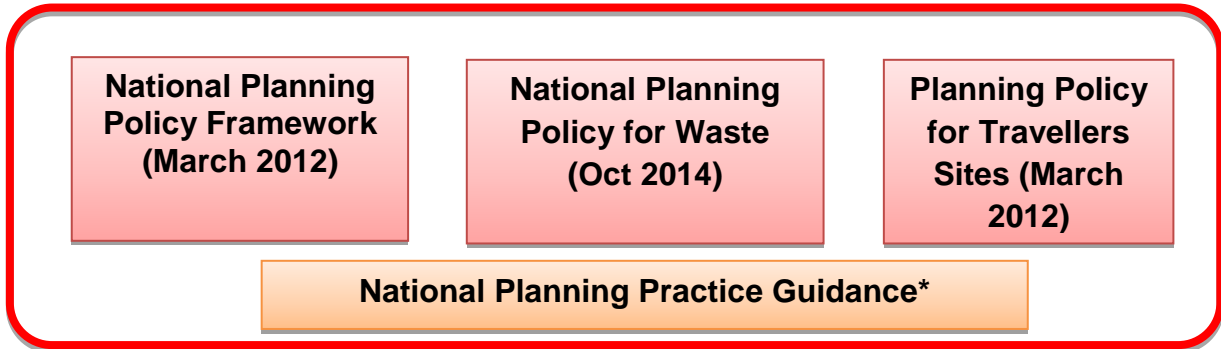


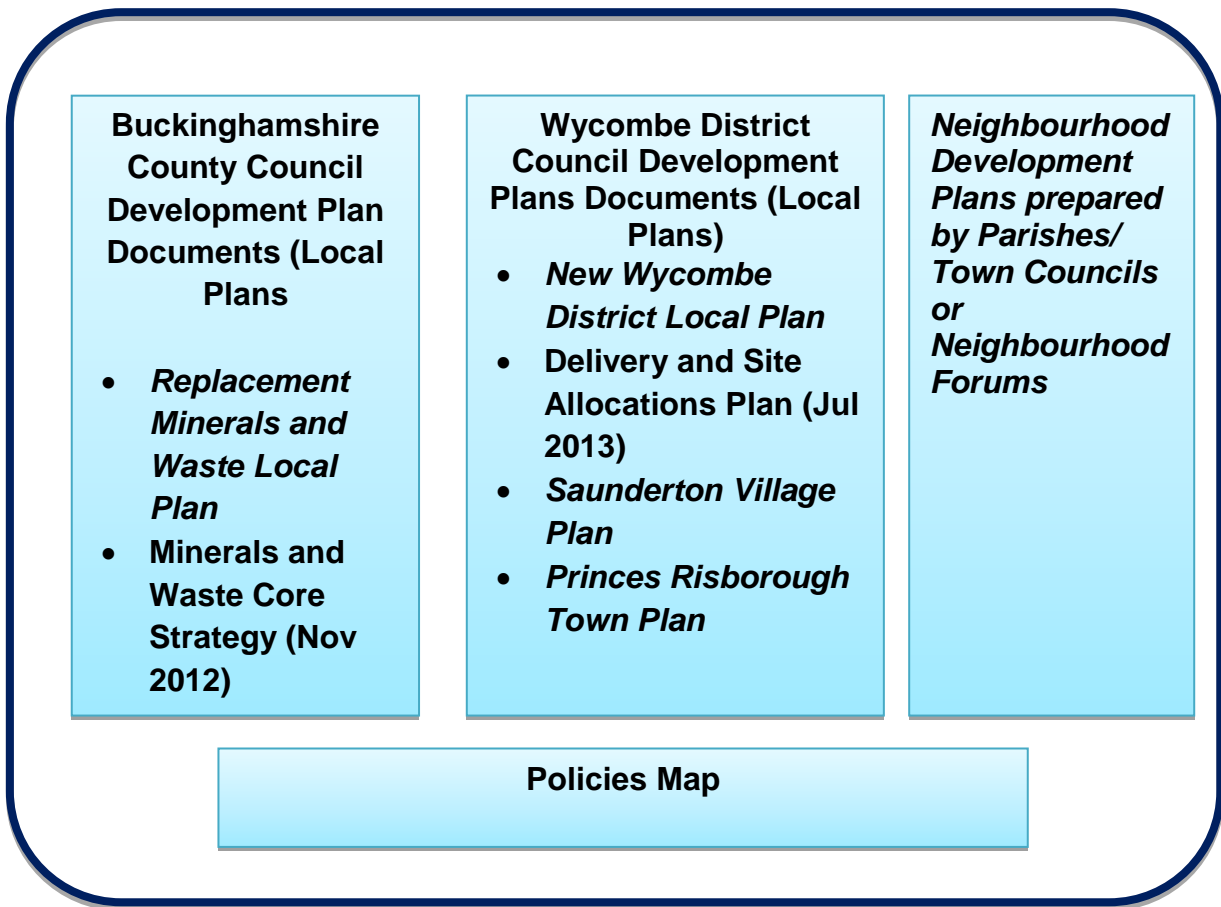
Figure 3 Plans for Wycombe District – end 2018

National Framework

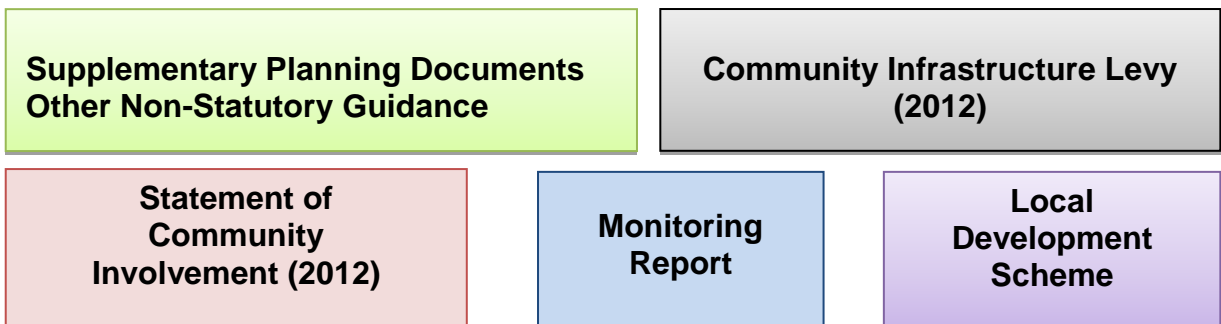


*online guidance only

Development Plan for Wycombe District



Other statutory documents



- 2.6 In relation to the preparation of the Saunderton Village Plan and the Princes Risborough Town Plan, consideration is being given to major expansion of these places, significantly in excess of that anticipated or planned for in existing plans. This will require major infrastructure provision to support that growth. At the same time the Council is experiencing significant pressure for development in these locations. It is therefore essential to bring forward a statutory planning framework for these two places in advance of the new main district wide Local Plan to ensure proper planned growth and coordinated infrastructure provision.
- 2.7 It should be noted that progressing work on Area Action Plans for Princes Risborough and Saunderton is not making any decisions at this stage on the overall housing requirement for the District or on the scale of growth that should occur at Princes Risborough or Saunderton. The Council's position in relation to the scale of growth at Saunderton and Princes Risborough will be set out in the Publication Proposed Submission version of those plans.

What Plans and Documents will be prepared by other authorities and bodies?

- 2.8 **National Planning Policy Framework** - In March 2012 the Government published the National Planning Policy Framework (NPPF). This sets down a presumption in favour of sustainable development and incorporates national planning policy on a wide range of issues. It is a very important planning policy document and the plans that the Council prepares have to be consistent with the NPPF.
- 2.9 **Minerals and Waste Plans** - Issues to do with minerals and waste are dealt with by Buckinghamshire County Council. The County Council adopted the Minerals and Waste Local Plan in June 2006 and the Minerals and Waste Core Strategy in 2012. They have just commenced work on the Replacement Minerals and Waste Local Plan. Further information on these documents and the latest timetable is contained in the Minerals and Waste Local Development Scheme - go to http://www.buckscc.gov.uk/bcc/waste_mineral_plans/LDS.page.
- 2.10 **Neighbourhood Development Plans** – neighbourhood development plans can be prepared by local communities for local areas such as parishes or specifically defined areas in main urban areas. When approved these would form part of the statutory development plan for the area. Their preparation is initiated by and undertaken by local communities, not by the District Council, and is optional – there is no obligation on communities to prepare a plan if they do not want to. For the latest information on neighbourhood plans in the District go to: <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-policy/neighbourhood-planning.aspx>

3. Details about the Plans we intend to Prepare

- 3.1 This section sets out in more detail the plans we intend to prepare, the key stages in their preparation and the arrangements for their preparation. Reference to regulations relates to the plan preparation stages set out in the Town Country Planning (Local Planning) (England) Regulations (2012)(as amended).

The new Wycombe District Local Plan

- 3.2 Work has already commenced on the new Local Plan including extensive work on the evidence base and wide ranging public engagement. Public engagement has included:
- An initial call for sites and issue;
 - “Community Conversations” in local communities to identify the key local issues
 - A major issues and options consultation in February – March 2014.
- 3.4 Consultation reports summarising the feedback received are available on the Council’s website at www.wycombe.gov.uk/newlocalplan alongside existing evidence base reports.

Over the next year to March 2016 the work will focus on developing the evidence base further including:

- A joint Housing and Economic Development Needs Assessment with Aylesbury Vale District and Chiltern District²;
- Further work on housing and economic land availability – a Housing and Economic Land Availability Land Availability Assessment – using a joint methodology to be agreed with Aylesbury Vale District and Chiltern District. This will update and extend the work in the Interim Strategic Housing Land Availability Assessment;
- Identification of sites to meet the need for gypsy and traveller accommodation;
- A joint Green Belt assessment with Aylesbury Vale, Chiltern and South Bucks Districts
- Further work looking at the options for major business development in the District and potential associated transport infrastructure.
- Working towards consulting on further options emerging from this work in March 2016 and updating the Sustainability Appraisal of the options being considered.

² Aylesbury Vale, Chiltern and Wycombe Districts have been identified to be within the same housing market area and hence provide the appropriate basis for undertaking housing and economic needs assessment work in line with the National Planning Policy Framework

Document Details	
Type of Plan	Local Plan
Plan Period	2013-2033
Coverage	District wide other than the exclusions referred to below.
Role and Subject	Sets the spatial vision, objectives and strategy for delivering sustainable development across the District. Includes setting housing targets for the District, the approach to securing economic development and addresses other strategic issues. Includes housing and mixed use allocations and policies and proposals for the protection and provision of employment land/land for business and reviews and replaces the adopted Core Strategy as appropriate. Sets out site and development management proposals and policies to replace, as appropriate, remaining saved Local Plan policies, but not development management policies covered in the Delivery and Site Allocations Plan unless specifically identified in the Plan. It does not seek to include proposals for High Wycombe, Marlow or Princes Risborough town centres to replace those set out in the Delivery and Site Allocations Plan, unless there are clearly justifiable reasons for doing so. It does not include detailed policies and proposals for Princes Risborough and Saunderton as these are set out in separate Area Action Plans.

Timetable and Key Milestones

The timetable set out below includes stages that have already taken place in the preparation of the Plan.

Stage	Date
Regulation 18 Public and Stakeholder Engagement in the Preparation of the Plan. Stages already completed: <ul style="list-style-type: none"> • Initial invitation to submit issues and call for sites • Community conversations on issues • Issues and Options Consultation Forthcoming stages <ul style="list-style-type: none"> • Sharing of additional evidence base/studies • Further options consultation • Consultation on Draft Plan 	Nov 2012 Jun-Jul 2013 Feb-Apr 2014 Oct-Nov 2015 Mar-Apr 2016 Nov-Dec 2016
Regulation 19 and 20 – Publication of the Proposed Submission Plan for representations	Aug-Sept 2017
Regulation 22 Submission of the Plan for examination	Oct 2017

Examination Hearing	Jan 2018
Possible Main Modifications to the Plan for consultation	Mar-Apr 2018
Inspector's Final Report	May 2018
Adoption of the Plan	Jul 2018

Arrangements for Producing the Plan

Arrangements for Production	
Lead Officer	Team Leader, Planning Policy
Political Management	Overall political management by the Cabinet Member for Planning and Sustainability. Key stages agreed at Cabinet. Publication of Proposed Submission plan and adoption at Full Council. Referral to Improvement and Review Commission at appropriate stages
Internal Resources	Planning policy team and wide ranging input from across the Council
External Resources	Significant consultant input on technical work.
Joint working	Significant joint working with other authorities and agencies including on key pieces of evidence including housing and economic needs and infrastructure requirements. Regular liaison meetings and project meetings as appropriate.
Community and Stakeholder involvement	A range of engagement techniques are anticipated in line with the Statement of Community Involvement during the regulation 18 stage, including liaison with neighbourhoods/parishes to understand their issues, needs and aspirations regarding development in their area.

New Wycombe District Local Plan Timetable for Preparation

Stage in Preparation	Nov 2012 – Mar 2015	2015									2016									2017									2018											
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Undertaking the Duty to Cooperate																																								
Public and Stakeholder engagement in preparing the plan																																								
Sharing of additional evidence																																								
Consultation on further options																																								
Consultation on Draft Plan																																								
Publication of proposed submission plan for representations																																								
Submission of Plan for examination																																								
Examination Period																																								
Examination hearing																																								
Possible consultation on main modifications																																								
Publication of Final Inspector's report																																								
Adoption of Plan																																								

The Princes Risborough Town Plan

- 3.5 Through work on the new main Local Plan, significant work has already been undertaken to look at the issues and develop the evidence base to inform the nature and scale of growth at Princes Risborough. This has included extensive public consultation including:
- An initial call for sites and issues (Nov 2012);
 - “Community Conversations” in local communities to identify the key local issues (Summer 2013)
 - A major issues and options consultation (Feb – Mar 2014).
 - Further engagement during 2014 resulting in the publication of an Issues and Responses document in December 2014.
- 3.6 To enable a plan for Princes Risborough to be brought forward quicker to address development pressures in a coordinated and comprehensive way, an Area Action Plan is to be prepared. The evidence and engagement relating to Princes Risborough already undertaken in the context of the main Local Plan up to March 2015 contributes to the Regulation 18 engagement stage of preparing the Princes Risborough Town Plan.
- 3.7 Over the next year from March 2015 work will include:
- Undertaking further assessment of transport and other infrastructure options and solutions
 - Developing a preferred growth scenario for a short consultation in July
 - A preferred options consultation in the autumn developing the preferred scenario from the summer informed by further necessary technical work
 - Preparing a draft plan for consultation in the Spring of 2016

Document Details	
Type of Plan	Local Plan (Area Action Plan)
Plan Period	2013-2033
Coverage	Princes Risborough and surrounding area – to be determined in the Plan.
Role and Subject	Sets out the spatial vision, objectives and proposals for the sustainable growth of Princes Risborough including associated infrastructure requirements and identification of areas for protection from development. It includes outlining the scale of growth and identification of allocations necessary to secure that growth. It will replace as appropriate policies in the adopted Local Plan and Core Strategy. It will only replace policies or proposals for Princes Risborough town centre set out in the Delivery and Site Allocations Plan where this is clearly justified and necessary.

Timetable and Key Milestones

The timetable set out below includes stages that have already taken place in the preparation of the Plan.

Stage	Date
Regulation 18 Public and Stakeholder Engagement in the Preparation of the Plan. Stages already completed (as part of the main Local Plan process): <ul style="list-style-type: none"> • Initial invitation to submit issues and call for sites • Community conversations on issues • Issues and Options Consultation Forthcoming stages <ul style="list-style-type: none"> • Consultation on design framework/ emerging growth scenario • Consultation on options/preferred options • Consultation on Draft Plan 	Nov 2012 Jun-Jul 2013 Feb-Apr 2014 July 2015 Oct-Nov 2015 Apr-May 2016
Regulation 19 and 20 – Publication of the Proposed Submission Plan for representations	Aug – Sept 2016
Regulation 22 Submission of the Plan for examination	Oct 2016
Examination Hearing	Jan 2017
Possible Main Modifications to the Plan for consultation	Mar-Apr 2017
Inspector's Final Report	May 2017
Adoption of the Plan	July 2017

Arrangements for Production	
Lead Officer	Team Leader, Planning Policy
Political Management	Overall political management by the Cabinet Member for Planning and Sustainability. Key stages agreed at Cabinet. Publication of Proposed Submission plan and adoption at Full Council. Referral to Improvement and Review Commission at appropriate stages
Internal Resources	Planning policy team and wide ranging input from across the Council
External Resources	Significant consultant input on technical work.
Joint working	Significant joint working with other authorities and agencies, particularly those most likely to be affected by the scale of growth emerging through the process.
Community and Stakeholder	A range of engagement techniques are anticipated in line with the Statement of Community Involvement during the

involvement	regulation 18 stage, including liaison with parish/town councils and other local representative groups, as well as the wider public to understand their issues, needs and aspirations regarding development in their area.
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Princes Risborough Town Plan Timetable for Preparation

Stage in Preparation	Nov 2012 – Mar 2015	2015										2016										2017						
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Undertaking the Duty to Cooperate																												
Public and Stakeholder engagement in preparing the plan																												
Consultation on emerging growth scenario																												
Consultation on options/preferred option																												
Consultation on Draft Plan																												
Publication of proposed submission plan for representations																												
Submission of Plan for examination																												
Examination Period																												
Examination hearing																												
Possible consultation on main modifications																												
Publication of Final Inspector's report																												
Adoption of Plan																												

Saunderton Village Plan

3.8 Through previous work on the new main Local Plan, some work has already been undertaken to look at the issues and develop the evidence base to inform the nature and scale of growth at Saunderton. This work on the main Local Plan included extensive public consultation including:

- An initial call for sites and issue;
- “Community Conversations” in local communities to identify the key local issues
- A major issues and options consultation in February – March 2014.

However further work will be required to understand the issues in more detail and to help to develop the options.

3.9 To enable a plan for Saunderton to be brought forward quicker to address development pressures and opportunities in a coordinated and comprehensive way, an Area Action Plan is to be prepared. The evidence and engagement relating to Saunderton already undertaken in the context of the main Local Plan up to March 2015 contributes to the Regulation 18 engagement stage of preparing the Saunderton Village Plan.

3.10 Over the next year from March 2015 work will include:

- Technical work to identify a sustainable scale of growth for the village, including transport and infrastructure requirements
- A issues consultation in July, including sharing the work to date
- Development of options and assessment of those options
- Consultation on those options and a preferred option.
- Preparation of the pre-submission plan

Document Details	
Type of Plan	Local Plan (Area Action Plan)
Plan Period	2013-2033
Coverage	Saunderton and surrounding area – to be determined in the Plan.
Role and Subject	Sets out the spatial vision, objectives and proposals for the sustainable growth of Saunderton including associated infrastructure requirements and identification of areas for protection from development. It includes outlining the scale of growth and identification of allocations necessary to secure that growth. It will replace as appropriate policies in the adopted Local Plan and Core Strategy.

Timetable and Key Milestones

The timetable set out below includes stages that have already taken place in the preparation of the Plan.

Stage	Date
Regulation 18 Public and Stakeholder Engagement in the Preparation of the Plan. Stages already completed (as part of the main Local Plan process): <ul style="list-style-type: none"> • Initial invitation to submit issues and call for sites • Community conversations on issues • Issues and Options Consultation Forthcoming stages <ul style="list-style-type: none"> • Issues workshop • Consultation on options/preferred options 	Nov 2012 Jun-Jul 2013 Feb-Apr 2014 Jun/Jul 2015 Sep-Oct 2015
Regulation 19 and 20 – Publication of the Proposed Submission Plan for representations	Mar-Apr 2016
Regulation 22 Submission of the Plan for examination	May 2016
Examination Hearing	Jul 2016
Possible Main Modifications to the Plan for consultation	Sept-Oct 2016
Inspector's Final Report	Nov 2016
Adoption of the Plan	Dec 2016

Arrangements for Producing the Plan

Arrangements for Production	
Lead Officer	Team Leader, Planning Policy
Political Management	Overall political management by the Cabinet Member for Planning and Sustainability. Key stages agreed at Cabinet. Publication of Proposed Submission plan and adoption at Full Council. Referral to Improvement and Review Commission at appropriate stages
Internal Resources	Planning policy team and wide ranging input from across the Council
External Resources	Significant consultant input on technical work.
Joint working	Significant joint working with other authorities and agencies, particularly those most likely to be affected by the scale of growth emerging through the process.
Community and Stakeholder involvement	A range of engagement techniques are anticipated in line with the Statement of Community Involvement during the regulation 18 stage, including liaison with parish council and other local representative groups, as well as the wider public to understand their issues, needs and aspirations regarding development in their area.

Saunderton Village Plan Timetable for Preparation

Stage in Preparation	Nov 2012 – Mar 2015	2015										2016												
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Undertaking the Duty to Cooperate																								
Public and Stakeholder engagement in preparing the plan																								
Issues workshop																								
Consultation on options/preferred option																								
Publication of proposed submission plan for representations																								
Submission of Plan for examination																								
Examination Period																								
Examination hearing																								
Possible consultation on main modifications																								
Publication of Final Inspector's report																								
Adoption of Plan																								

The Policies Map

3.11 The Policies Map shows the spatial proposals of local plans on an Ordnance Survey base map. They are updated as and when new local plans are adopted.

Document Details	
Type of Plan	Local Plan
Plan Period	2013-2033
Coverage	District wide
Role and Subject	The Policies Map shows the spatial proposals of local plans on an Ordnance Survey base map. This can include site allocations and designations.

Timetable and Key Milestones

The Policies Map is updated as appropriate when new Local Plans are adopted that have implications for the Policies Map.

Arrangements for Producing the Plan

Arrangements for Production	
Lead Officer	Team Leader, Planning Policy
Political Management	Adoption delegated to the Head of Planning and Sustainability
Internal Resources	Planning Policy Team and GIS technicians
External Resources	Outsourcing hard copy printing and website version
Joint working	Not applicable
Community and Stakeholder involvement	No consultation is required as this is factored into the production of the relevant Local Plans

4. Background and Supporting Information

Inputs to the Preparation of Local Plans

- 4.1 The key inputs to the preparation of Local Plans and Area Action Plans include:
- The strategic policy context;
 - Technical studies; and
 - Feedback from community and stakeholder engagement in the preparation of plans.

Strategic Policy Context

- 4.2 The key elements of the strategic policy context are provided by:
- The National Planning Policy Framework – published in March 2012 setting down national planning policy and the on line National Planning Practice Guidance (first published in March 2014)
 - The Sustainable Community Strategy (SCS) for Wycombe – this is prepared by the Wycombe Partnership and was refreshed in 2014. It sets the overall vision and outcomes for the District up to 2031.
 - A range of other strategies prepared either by the Council, County Council or partner organisations that need to be taken into account in the preparation of local plans.
- 4.3 Under the Localism Act (2011) the Council has a “duty to cooperate” with a range of bodies on strategic issues when preparing its plans and documents. This includes neighbouring local authorities, the local enterprise partnership (LEP), and a range of other bodies and agencies.

Technical Studies

- 4.4 It is important that the preparation of local plans is underpinned by a robust but proportionate technical evidence base to inform their proposals. This can include both topic and area based studies, and also needs to include a Sustainability Appraisal. The evidence supporting the preparation of new local plans is listed on the Council’s website.

Community and Stakeholder Feedback

- 4.5 Extensive dialogue with the community and stakeholders on the preparation of local plans is very important. The Statement of Community Involvement sets out the way that we intend to do this. It is important that community and stakeholder engagement is focused

appropriately in relation to the issues and proposals under consideration.

Where to find information

- 4.6 For the latest on Plans that have been prepared, and new Plans being prepared, including relevant studies, reports and strategies go to the Council's website at. <http://www.wycombe.gov.uk/newlocalplan>

Project Management

- 4.7 In preparing this LDS, the Council has had regard to the financial and staff resources required to prepare the Local Plans outlined. This includes not just the core planning policy team within the spatial planning division of the Planning and Sustainability service, but also inputs from across other parts of the Council and the County Council.
- 4.8 Internal management processes are in place to manage the preparation of the plans, and risks are kept under review. Formal approval of final documents takes place via Cabinet and Council and there are mechanisms in place for formal Member scrutiny of emerging proposals via the Improvement and Review Commission, as appropriate.
- 4.9 The Council's Monitoring Report will provide an annual update on progress in preparing plans against the key milestones in this LDS. Issues identified will be highlighted that may trigger the need for a review of the LDS.

APPENDICES

Appendix 1 – Saved Policies in the Wycombe District Local Plan (2004)

Appendix 2 – Glossary

APPENDIX 1 – SAVED POLICIES IN THE WYCOMBE DISTRICT LOCAL PLAN (2004)

This Appendix sets out the following:

1. A list of saved Local Plan policies from the Wycombe District Local Plan (adopted January 2004) that have not been replaced by policies in the Core Strategy and the Delivery and Site Allocations Plan and are hence still part of the development plan and 'live' in terms of decision making.
2. A list of saved Local Plan policies that have been replaced by Core Strategy policies and are hence no longer 'live'.
3. A list of saved Local Plan policies that have been replaced by the Delivery and Site Allocations Plan policies and are hence no longer 'live'.
4. A list of Local Plan policies that were not saved after September 2007 and are hence no longer 'live'.

1. Saved Local Plan Policies (not replaced by Core Strategy or the Delivery and Site Allocations Plan)

Policy Number	Policy Title/Purpose
G3	General Design Policy
G7	Development in Relation to Local Topography
G8	Detailed Design Guidance and Local Amenity
G10	Landscaping
G11	Trees and Hedgerows
G12	Waste Management
G15	Noise Pollution
G16	Light Pollution
G19	Water Resources
G25	Advertisements and Signs
G26	Designing for Safer Communities
G28	Telecommunications
H1	Housing Development (Housing Land Supply)
H2	Housing Development (Allocations)
H4	Phasing of New Housing Development
H6	Wycombe Marsh
H8	Appropriate Development Densities
H9	Creating Balanced Communities

Policy Number	Policy Title/Purpose
H10	The Protection of Existing Residential Accommodation and Land
H11	The Protection of Existing Residential Accommodation and Land
H14	Affordable Rural Housing
H15	Houses in Multiple Occupation
H17	Extensions and Other Developments within Residential Curtilages
H18	Conversions
H19	Residents' Amenity Space and Gardens
H21	Residential Accommodation in Town Centre
H24	Caravans and Mobile Homes
E2	Existing Business Parks
E3	Employment Areas
E6	Wycombe Marsh
E7	The Princes Estate
E8	Stockwells Timber Yard, Ibstone Road, Stokenchurch
S6	Local Shops
S7	Changes of Use of Shops to Non-shop Uses
S8	Shop Front Design
M2	Public Car Parks
T2	On-Site Parking and Servicing
T4	Pedestrian Movement and Provision
T5	Cycling
T6	Cycling
T8	Buses
T12	Taxis and Private Hire Vehicles
T13	Traffic Management and Traffic Calming
T15	Park & Ride
T17	Town Centre Parking
C2	Agricultural Permitted Development
C4	Extensions of Site Boundaries in the Countryside
C6	Farm Diversification
C7	Re-use and Adaptation of Buildings in the Countryside
C8	Re-use and Adaptation of Buildings in the Countryside
C9	Settlements Beyond the Green Belt
C10	Development in the Countryside Beyond the Green Belt
C11	The Rural Economy
C12	Major Developed Sites in the Countryside
C14	Extensions to Dwellings in the Countryside
C15	Development within Residential Curtilages in the Countryside
C16	Hawks Hill/Harvest Hill
GB1	Safeguarded Land
GB2	Development in the Green Belt
GB4	Built-up Areas within the Green Belt
GB5	Replacement Dwellings in the Green Belt

Policy Number	Policy Title/Purpose
GB6	Extensions to Dwellings in the Green Belt
GB7	Detached Outbuildings
GB9	Major Developed Sites within the Green Belt
GB10	Wycombe Air Park
L1	The Chilterns Area of Outstanding Natural Beauty
L2	Areas of Attractive Landscape and Local Landscape Areas
L4	Incidental Open Space
L6	Woodlands
HE1	Demolition of Listed Buildings
HE2	Alterations and Extensions to Listed Buildings
HE3	Development Affecting the Settings of Listed Buildings
HE5	Local List Buildings
HE6	New Development in Conservation Areas Character Surveys
HE8	Demolition of Unlisted Buildings in Conservation Areas
HE10	Burgage Plots and Historic Plots and their Boundaries
HE11	Developing Adjoining Conservation Areas
HE12	Shop Front Design in Conservation Areas
HE13	Advertisements and Shop Signs in Conservation Areas
HE14	Illumination of Signs in Conservation Areas
HE15	Security Shutters
HE18	Scheduled Ancient Monuments
HE19	Archaeology – Unscheduled Sites and Monuments
HE20	Parks and Gardens of Special Historic Interest
RT3	Playing Pitch Provision
RT5	Recreational Uses in the Countryside
RT7	Bed & Breakfast/ Serviced Accommodation
RT8	Bed & Breakfast/ Serviced Accommodation
RT9	Camping & Caravanning
R10	Storage of Caravans
RT11	Mooring and Boating Facilities on the River Thames
RT13	Recreation and the River Thames and its Tributaries
RT14	The Thames Path National Trail
RT15	The Ridgeway Path
RT16	Golf Courses and Driving Ranges
RT17	Horse Related Facilities
RT18	Allotments
RT19	Little Marlow Gravel Pits
CF3	Community Based Health Facilities
CF7	Burial Grounds

2. Local Plan policies replaced by Core Strategy

Policy Number	Policy Title/Purpose
G2	Developers' Contributions
G17	Hazardous Substances
G20	Development within the Flood Plain
G21	Development within the Flood Plain
G22	Surface and Groundwater Protection
G23	Surface and Groundwater Protection
G24	Renewable Energy
H5	Phasing of New Housing Development
H13	Affordable Housing
H7	Design of New Residential Development
E1	New Employment Generating Development in the District
TC1	General Town Centres Policy
T1	Accessible Development and Sustainability
T14	Traffic Management in Rural Areas
C3	Community Facilities in Rural Areas
RT1	Protection of Existing Recreational and Leisure Facilities
RT4	Commercial Leisure
CF1	Community Facilities
CF2	Loss of Community Facilities
CF4	Meeting Halls and Places of Worship
CF5	Educational Land and Buildings

3. Local Plan policies replaced by the Delivery and Site Allocations Plan

Policy Number	Policy Title/Purpose
E3	Employment area covering Baker Street
E3	Employment area covering Buckingham House
E3	Employment area covering Central Park Business Centre
E4	Existing Scattered Employment Generating Sites
E5	Badly Sited Users
S1	New Retail Development
S3	Primary Shopping Frontage Zones
S4	Secondary Shopping Frontage Zones
S5	Local District Centres
HW2	Brook Street/ Bridge Street
HW5	Lily's Walk / Rutland Street / Suffield Road (Former Gas Works)
HW8	Swan Frontage
M4	Riley Road
M5	Portlands
PR2	Land Fronting New Road
T7	Public Transport
T10	Bourne End to High Wycombe Disused Railway Line
T16	Green Travel
T18 and Appendix 10	Road Schemes / Improvements
L3	Green Space
L5	River environments
L7	Nature Conservation and Biodiversity – Statutorily Protected Sites
L8	Nature Conservation and Biodiversity – Non- Statutorily Protected Sites
L9	Other Nature Conservation and Biodiversity Features

4. Local Plan Policies not saved

Policy Number	Policy Title/Purpose
G1	Environmental Assessment
G4	Development Briefs
G5	Design Statements
G6	The Character of Large-Scale Development
G9	Access for People with Disabilities
G13	Pollution and Nuisance
G14	Air Quality
G18	Contaminated Land
G27	Art in the Community
H3	Housing Development (General Location)

Policy Number	Policy Title/Purpose
H12	Special Needs Housing
H16	Residential Enhancement Zones
H20	Provision of Open Space
H22	Vacant Properties
H23	Lock Island
H25	Travelling Show People
H26	Gypsy Accommodation
E9	Home Working
S2	Retail Warehouse Provision
HW1	Western Sector
HW3	West End Road/Desborough Road
HW4	Dovecot/Oxford Road
HW6	Pedestrian Priority Area
HW7	Railway Station
M1	Pedestrian and Cyclist Priority
M3	Rear Servicing
M6	Quoitings Square/ Christ Church – Oxford Road
PR1	Environmental Enhancements
T3	Developer Contributions
T9	Bourne End to High Wycombe Disused Railway Line
T11	Railways
T19	Motorway Service Areas
C1	Protection of the Best Agricultural Land
C5	Agricultural and Forestry Dwellings
C13	Replacement Dwellings in the Countryside
GB3	Development adjoining the Green Belt
GB8	Re-use and Adaptation of Buildings in the Green Belt
HE4	Changes of Use of Listed Buildings
HE7	Use of Materials in Conservation Areas
HE9	Article 4 Directions
HE16	Blinds on Shop Fronts
HE17	Conservation Area Enhancement
RT2	Future Leisure Provision
RT6	Hotel Sites
RT12	Bourne End Marina
CF6	Traffic and Schools/Colleges

APPENDIX 2

GLOSSARY

Area Action Plan	A Local Plan for a specific part for the District, not the whole District. Tends to be used to plan for major growth proposals or other significant areas of change (eg town centres)
Allocations	Sites specifically identified on the proposals map for development
Community Infrastructure Levy	A new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The level of the levy is set by the local planning authority.
Core Strategy	The long-term spatial vision and strategy for the area, including the key strategic policies and proposals to deliver that vision
Designations	Areas shown on the Proposals Map to which specific policies apply (not allocations)
Development Plan	Under the Planning Acts, this is the prime consideration in the determination of planning applications. It consists of all Development Plan Documents (ie Local Plans) (including those produced by Buckinghamshire County Council) and Neighbourhood Development Plans.
Development Plan Document (DPD)	Spatial planning document prepared by the planning authority that is subject to an independent public examination. They can cover a range of issues, and will set out the main spatial strategy, policies and proposals of the District Council, and, in relation to Minerals and Waste, the County Council. Now referred to by the Government and this document as local plans.
Local Development Documents (LDDs)	Generic term for documents that can be included in the Local Development Framework. Comprises Development Plan Documents/Local Plans, Supplementary Planning Documents and the Statement of Community Involvement. The term tends not to be referred to now following Government legislative and policy changes.
Local Development Framework (LDF)	A portfolio of Local Development Documents together with the Annual Monitoring report and the Local Development Scheme, that provide the framework for delivering the spatial strategy of the area. The term tends not to be referred to now following Government legislative and policy changes.
Local Development Scheme (LDS)	Rolling three-year project plan for the preparation of Local Plans
Local Plan	Spatial planning document prepared by the planning authority that is subject to an independent public

	<p>examination. They can cover a range of issues, and will set out the main spatial strategy, policies and proposals of the District Council, and, in relation to Minerals and Waste, the County Council. Part of the Development Plan.</p> <p>Also refers to statutory district-wide document prepared under the old plan-making system (pre 2004) that sets out land use policies and proposals for the area.</p>
Policies Map	Illustrates policies and proposals in local plans on an Ordnance Survey map base.
National Planning Policy Framework	Statement of national planning policy on a wide range of issues. Published in March 2012.
National Planning Practice Guidance	Government planning guidance first published in March 2013. Only published on line and subject to review/updates at any time on line.
Neighbourhood Development Plans	Statutory plans prepared by local communities, which are subject to a public examination and referendum prior to being adopted. Once adopted they become part of the Development Plan for the area.
Regional Spatial Strategy	A statutory document that is currently part of the development plan and more recently re-named Regional Strategies. It sets out the regional spatial strategy and policies. The Government have now abolished them.
Statement of Community Involvement (SCI)	Sets out the approach of the authority to involving the community in the preparation, alteration and review of Local Plans, Supplementary Planning Documents and in the consideration of planning applications.
Structure Plan	Plans for County area that formed part of the Development Plan under the pre-2004 plan making system but no longer part of the current system.
Supplementary Planning Documents (SPD)	Statutory documents that expand upon policies or proposals in Local Plans.
Supplementary Planning Guidance (SPG)	Non-statutory guidance prepared under the pre-2004 plan making system to expand upon policies and proposals in the Local Plan or Structure Plan.
Sustainability Appraisal (SA)	A social, economic and environmental appraisal of strategy, policies and proposals – required as part of the preparation of all Local Plans.