



South Bucks Local Development Framework

# Summary Report of all Representations

July 2010



**South Bucks**  
District Council

The full representations are available to view at the Council's offices at Denham during normal opening hours and on the Council's website at [www.southbucks.gov.uk](http://www.southbucks.gov.uk)

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# Summary of Representations Received to Proposed Submission Core Strategy

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
1		Support	Beaconsfield Town Council	2004	The Committee have confirmed that Beaconsfield Town Council are in agreement with the draft core strategy as it stands.		
2	General	Comment	Buckinghamshire County Council	2099			Up until page 25 the document refers to "Living Environment". Beyond 25 this seems to be replaced by "Natural Environment". It is suggested that the document keeps wit the same terminology to help better clarify policy. Therefore we support the use of Natural Environment throughout.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
3	General	Support	Buckinghamshire County Council	2102	As South Bucks DC has involved and consulted Bucks CC extensively throughout the development of the Core Strategy, we consider that subject to minor changes as detailed in previous representations, the Core Strategy is sound and will facilitate the protection and enhancement of the District's important built and natural environment, while encouraging development where it would be sustainable and most appropriate.		
4	1.1.20	Object	Taplow Parish Council	2169	The omission of Parish Plan from the evidence base, the absence of their use in conformity with PPS1 and the lack of effective consultation during the formulation stages must bring into question both the legality and the soundness of the document.		
5 THE PLAN AREA	1.2.10 - 1.2.12	Support	Buckingham Place Developments	2110	This section of the CS helpfully sets out some of the background factors which should then feed through as context to the policies proposed in the latter chapters.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
6	1.2.23	Comment	Berks, Bucks & Oxon Wildlife Trust	2036		It would be useful to include full list of statutory designated wildlife SSSI's and local wildlife sites of national, regional and local importance within South Bucks.	
7	1.2.24	Support	Fulmer Parish Council	2003	The Parish Council believes the Strategy to be sound.	The Parish Council would like more emphasis on Stoke Common's importance as a SSSI.	
8 CP9	1.2.25 - 1.2.26	Object	Buckingham Place Developments	2114	The objectives of enhancing the District's biodiversity and providing better access to and facilities for countryside recreation are fully supported. However, in the absence of facilitating development it is unlikely that any significant biodiversity or countryside recreation objectives will be delivered. It would be helpful to provide some recognition of the value that small scale development can have in improving access to the countryside for sport and recreation initiatives.		Bullet point four of Policy 9 should be added to as follows: "....Colne Valley Action Plan. Small scale development which provides accessible facilities and opportunities for countryside recreation will be supported."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
9	1.2.27 (new para)	Comment	Buckinghamshire County Council	2098			We suggest the addition of a new paragraph 1.2.27 as follows: "The District is well provided for in terms of green infrastructure provision although it is known that the provision is heavily fragmented in nature."
10	THE PLAN AREA	1.2.28	Object	Pinewood Studios Ltd	2188	The Strategy is not sufficiently prescriptive. It should promote growth in existing businesses, particularly those which make an important contribution to the local economy. Focussing high quality employment development only on existing employment sites will not be effective in promoting new sustainable developments. The Strategy seeks to maintain the existing supply of employment land with a stagnant number of employment sites. SBDC should promote new employment development and particularly growth in key industries, such as the film and creative industries which are established within the local area and have the potential for significant growth within the Plan period.	Paragraph 1.2.28 should be extended to consider that South Bucks has a particular strength in film, media and related sectors, particularly at Pinewood Studios in Iver Heath. The council will seek to support and strengthen those existing industries which are established within the District and promote growth which would maintain and enhance their role in providing local jobs and supporting the local economy.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
11 THE PLAN AREA	1.2.29 & 1.3.4	Support	Buckingham Place Developments	2111	These aims are supported as the sustainability advantages of balancing housing growth with employment, particularly in locations well served by public transport are clear.		
12	1.3.3	Comment	Berks, Bucks & Oxon Wildlife Trust	2037		It is recommended that this paragraph should include reference to the requirement to secure a net gain for biodiversity by helping deliver the Biodiversity by Action Plan targets.	
13	1.4.1	Support	The Chilterns Conservation Board	2018	The Board supports the Core Strategy's spatial vision as it applies to the Chilterns AONB.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
14 SV	1.4.1	Support	Thames Valley Police Authority	2078	The Spatial Vision includes a number of aims for South Bucks, one of which is to ensure that residents enjoy a safe and healthy environment. Thames Valley Police Authority welcomes the inclusion of this aim. It accords with the requirements of PPS12 and the South East Plan.		
15	1.4.1	Comment	Buckinghamshire County Council	2097	See below		Suggest second paragraph is re-written to say: "Residents will enjoy accessible and networked green spaces and a safe... "

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
16	1.4.1	Comment	Berks, Bucks & Oxon Wildlife Trust	2038		It is recommended to reword the final paragraph of the "Living Environment" part of the Vision to: "Wildlife sites of national, regional and local biodiversity importance, such as the Chilterns Area of Outstanding Natural Beauty north of Beaconsfield, Burnham Beeches Special Area of Conservation, and landscape features such as hedgerows, woodlands, trees, rivers and ponds which form wildlife corridors, will have been conserved and enhanced."	
17 SV	1.4.1	Support	Eton College	2121	<p>We support the Council's aspirations for South Bucks to still be a very attractive and popular District in which to live and work. We also support, in principle, the location of new housing development in sustainable locations.</p> <p>We note and support the degree of flexibility that has been built into the Vision for some development in the Green Belt.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
18 SO		Support	Taplow Parish Council	2170	The Parish Council was impressed by the statement of strategic objectives which were comprehensive and most laudable.	Additional presentation of comprehensive and detailed means of implementation to achieve objectives would have facilitated a refinement of core policies and ensured they were implementable.	
19 SO		Comment	Natural England	2015		Natural England are very pleased with the progress made on this document and the policies within it. Natural England are pleased to see that a net increase in Biodiversity is requested under Strategic Objective 12. However, Natural England would like to see this go a little bit further and specifically reference Biodiversity Opportunity Areas (BOAs), as they are referenced in other places within this document.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
20 SO	1.4.3	Support	Buckinghamshire County Council	2089	We support objectives 11 and 12 relating to settlement character and the conservation of the natural and historic environment respectively.		
21 SO	1.4.3	Comment	Buckinghamshire County Council	2082		Page 18 (1.4.3 community needs point 2 , bullet point 4) should not say residential accommodation, and should say 'specialist accommodation such as extra care, nursing care and dementia care'.	Please re-word as above.
22 SO	1.4.3	Support	Eton College	2124	We support Strategic Objective 5, in principle, but are concerned that it will restrict small-scale delivery of housing in other locations and place an unnecessary burden on the Principal and Secondary settlements. Specifically, we do not consider that it encourages a flexible supply of housing land.		We request that Strategic Objective 5 is amended to encourage a larger proportion of new housing in other settlements.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
23 SO	1.4.3	Support	Eton College	2123	We support the Council seeking to increase affordable housing provision throughout the District. However, we query the consistency of this objective with Strategic Objective 1.		
24 SO	1.4.3	Support	The Chilterns Conservation Board	2019		The Board welcomes and supports Strategic Objectives 11 (conserve and enhance the character and high quality environment of the settlements in South Bucks) and 12 (conserve and enhance the natural and historic environment in South Bucks).	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
25 SO	1.4.3	Support	Thames Valley Police Authority	2079	<p>The Vision includes a number of aims for South Bucks, one of which is to ensure that residents enjoy a safe and healthy environment. TVPA welcomes the inclusion of Strategic Objective 9 which aims to ensure that new development is located and designed in such a way as to promote community safety.</p> <p>TVPA welcomes the inclusion of the second critical success factor which seeks an increase in the proportion of housing schemes given Secured By Design certification.</p>		
26 SO	1.4.3	Object	Eton College	2125	<p>We object to Strategic Objective 9 and more particularly to its 'Critical Success Factor'. In our view, Strategic Objective 9 is too prescriptive.</p>		<p>We request an amendment of this objective and its 'Critical Success Factor' to allow residential development where mitigation measures can be implemented.</p>
27 SO	1.4.3	Object	Eton College	2122	<p>We do not support Strategic Objective 1. In particular, we do not agree with the Council's Objective to not "...significantly exceed the housing requirement for the District..." as this does not accord with PPS3.</p>		<p>We request that Strategic Objective 1 is amended as follows "Manage new housing provision to meet and exceed the housing requirement for the District (as set out in the South East Plan)."</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
28 SO	1.4.3	Object	Bhagat Hundal	2054	<p>Strategic Objective 10 first bullet point is not legally compliant and is unsound. The DPD should have regard to national policy and be consistent with national policy. The change made by Council to the Green Belt boundary on my property in the 1999 Local Plan did not comply with PPG2. My house is cut in two by the Green Belt boundary. Iver Parish Council meeting minutes show that the local people would accept release green belt land to help fund a relief road.</p> <p>PPG2 is clear that exceptional circumstances are required to change the Green Belt boundary.</p>		<p>Amend objective 10, second Critical Success Factor as follows:            "With the exception of some anomaly corrections in the Green Belt boundaries, no amendments required to the Green Belt boundary in the period to 2031 (see Spatial Strategy)."</p>
29 SO	1.4.3	Comment	Eton College	2126		<p>In principle, we do not object to the protection and positive management of the Green Belt, but we do not agree that there should be no amendments to the Green Belt boundary. We consider this approach to be too restrictive and to be inconsistent with the Vision.</p>	<p>We request that Strategic Objective 10 is amended to positively consider development proposals having benefits that clearly outweigh harm.</p>

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30 SO	1.4.3, 12	Comment	Berks, Bucks & Oxon Wildlife Trust	2039		It is suggested that the wording of the first bullet point is amended to read 'has not caused any significant effect on the integrity of the SAC'.	
31 SS		Support	Taplow Parish Council	2171	The Spatial Strategy and the proposed accommodation of regional housing targets within the Core Strategy is fully supported. Para 2.2.30 ref Taplow Village and Taplow Riverside is strongly supported.	Footnote 31 gives cause for concern. Since the 1960s Taplow Parish has made a contribution to housing significantly out of proportion to its population and geographical size, including affordable housing. It was understood that the Riverside Conservation Area would be extended up to the Jubilee River. It would be appreciated if this boundary change could be reinstated.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
32 SS		Object	Square Foot Burnham Ltd	2046	There is and will continue to be pressures for development in South Bucks for a variety of reasons (planned development in adjoining areas, Heathrow expansion, commercial developments, transport links). Development of the Mill Lane Site is in conflict with the Spatial Strategy. The proposed strategy is not considered likely to satisfy the need for affordable dwellings.		It is recommended that there is a re-assessment of the Housing Strategy undertaken including the identification of 'Other Development Sites' to make up for the potential loss of the Mill Lane site. Previously developed land north west of Burnham (between Poyle Lane & Wymers Wood Road) is put forward as a potential 'Other Development Site'.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
33 SS		Object	Consortium, South of Farnham Royal	2205	<p>The Council is seeking to avoid release of the Green Belt as a matter of principle, even where this is in accordance with national and regional policy. The Core Strategy should retain its focus on previously developed land but should also embrace the possibility of some development in the Green Belt which where this no longer performs its original function. A Green Belt review could address anomalies in the existing Green Belt boundaries and provide greater certainty that future development requirements to 2026 will be met. As there are no proposals to amend the Green Belt boundary within South Bucks, the Core Strategy is inflexible and unable to respond to changing circumstances. The Core Strategy is not founded on a robust and credible evidence base, nor has the strategy been considered against the reasonable alternatives - i.e. Green Belt sites.</p> <p>The Council has not undertaken an up to date land review or a full economic assessment in accordance with PPS4 policy EC1.3. The Council needs to conduct a robust assessment of the need for employment land in the district to provide a robust and credible evidence base to inform the Core Strategy. Without this evidence we cannot be confident that there is sufficient land supply for both the provision of housing and employment land in the district. In January 2010 the Council designated the</p>		The Spatial Strategy should be reviewed to ensure that the approach to housing distribution and sites within the Green Belt is flexible, justified and consistent with national policy, and where appropriate supplemented by additional evidence.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
					<p>Farnham Royal Conservation Area. In 2009, our client commissioned an independent Character Appraisal. It concluded that the area did not currently satisfy the criteria for designation as a conservation area. The Land at Farnham Royal comprises vacant land which is vulnerable to neglect and damage. As such, its removal from the Green Belt would enable sensitive development. The Development Vision Document outlines a form of development which could be appropriate on the site, including up to 40% affordable housing, low priced market units and larger family dwellings, in addition to public open space. For the reason given above, Farnham Royal site should be removed from the Green Belt.</p> <p>Much of the proposed development in Beaconsfield, Gerrard Cross and Burnham may result in a significant amount of flatted development. Small parcels of previously developed land are often ill-suited to family housing. A better choice and mix of housing is likely to be more achievable if the supply of housing include a wider range of sites, such as our client's site on the edge of Farnham Royal and Slough, in a sustainable location with good access to the local highways network, public transport and facilities. It also has the potential to provide private and affordable family housing and retirement accommodation.</p> <p>Greater prominence needs to be given in</p>		

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					the Core Strategy to delivering development on the boundary with Slough, in line with the South East Plan.		
34 SS		Object	Portman Burtley Estate	2134	<p>The evidence base indicates that there are traffic issues in Beaconsfield notably at the Pyebush roundabout and the Old Town roundabout. The Spatial Strategy (paragraph starting "Traffic congestion in Beaconsfield" ) is too vague.</p> <p>Beaconsfield is a key settlement and Wilton Park is a key Opportunity Site. The Spatial Strategy fails to plan for the traffic implications of this proposed development. It is far too vague to state that transport proposals in Beaconsfield could include provision of an A355 relief road. It ought to be possible for the Highway Authority to be clearer about the need for such a road. If insufficient assessment work has been undertaken then that is an omission from the Core Strategy and its evidence base. What is it that will trigger the need for more detailed work?</p> <p>If it is needed then the Core Strategy should show that this is a commitment. As presented it offers no certainty to developers, landowners or to local residents and businesses.</p>		There should be far greater certainty as to whether an A355 relief road is required or not. The District and County Councils need to firm up their assessment and provide a clearer policy approach here. Various policies and the Proposals Map will need altering if it is required.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
35 SS		Object	Maurice Dale	2034	Site adjoining Poyle Lane and Wymers Wood Road has history of consideration for potential housing development. Little consideration has been given in the Core Strategy process to the necessity of providing accommodation on this site. It could provide homes to an important neighbouring employment complex, Slough Trading Estate, which has produced plans providing for 4,400 additional jobs. Housing pressure in this area will further increase in response to Crossrail links.		Include site adjoining Poyle Lane and Wymers Wood (Burnham) as a contingency site.
36 SS		Comment	South East England Partnership Board	2217		The "Maintaining Local Economic Prosperity" section of the Spatial Strategy could usefully refer to the definition of Smart Growth (as set out in Policy RE5 of the South East Plan). The Spatial Strategy could set out what is required to achieve Smart Growth in the District.	

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37 SS		Comment	Eton College	2133		We request the allocation of School Wood and Court Farm for residential development in subsequent DPDs as they would provide a contribution towards the supply of housing in the District.	

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38 SS	2.1.11-2.2.30	Object	Tarmac Limited	2117	<p>We consider that the South of the borough, in close proximity to Slough, the M4 and rail services could provide an adequate and sustainable location for housing development. We also consider that, for the above reasons, this location is preferable to those identified in the Proposed Submission. We consider that the Council have not chosen the most appropriate strategy and therefore the Core Strategy is not justified. The Core Strategy Spatial Strategy should place more emphasis on smaller contingency sites which, in the long term could help meet housing delivery in the District. We do not consider concentrating all housing development in the proposed areas is deliverable. We therefore consider that the Core Strategy is not effective.</p> <p>We do not believe that policy should restrict future releases of green belt land where it is clear that future development would be sustainable, and we propose that a flexible approach is adopted to cater for future changes in demand.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
39 SS	2.1.4	Support	The Chilterns Conservation Board	2020		The Board supports the spatial strategy as drafted and particularly the recognition given to the need to conserve and enhance the Chilterns AONB.	
40 SS		Object	Pinewood Studios Ltd	2186	Pinewood Studios does not consider the spatial strategy to be justified as it fails to make provision for circumstances where development in the Green Belt may be appropriate. The policy is overly restrictive and does not meet guidance relating to flexibility. It will be ineffective in bringing forward sustainable forms of development. In order to provide the necessary flexibility to deliver housing and economic growth, a small number of sustainable and accessible Green Belt locations should be identified as a long term contingency in the event that sufficient housing development does not take place within settlements or on strategic sites. Release of Green Belt should be considered where there would be a clear existing natural boundary to any development which would define the remaining Green Belt and establish a boundary.		Add to end of first paragraph of Spatial Strategy: "The Council will avoid releases of undeveloped land in the Green Belt unless very special circumstances can be demonstrated. In accordance with the guidance of national policy (PPG2), the Council will consider special circumstances for development within the Green Belt and subsequent release of undeveloped Green Belt land in the event of such proposals coming forward".

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41 SS		Object	Carter Planning Ltd	2071	More residential allocations are required to replace windfalls, meet demand, ensure the annual guidelines can be comfortably met and to provide the necessary flexibility. The Government's objective in PPS 3 is to ensure that the planning system delivers an adequate, flexible, and responsive supply of housing land. The SHLAA cannot be relied upon to provide all this requirement. It is not necessary or appropriate to include a distribution allocating housing growth to each Settlement Area.		The Green Belt boundary will have to be reviewed. The housing distribution overview should be deleted.
42 SS		Object	Pinewood Studios Ltd	2187	Pinewood Studios Ltd consider the Spatial Strategy needs to emphasise housing delivery as minimum targets in line with the South East Plan. Policy should be sufficiently flexible to allow the delivery of housing and particularly affordable housing to meet these identified requirements as a minimum. Where development is proposed above these minimum requirements, it should be considered in the context of wider benefits to the District.		The Spatial Strategy should be amended to note an expectation for a minimum 2,200-2,800 new dwellings to be built in South Bucks over the plan period, with an additional provision that where development is proposed above these minimum requirements, it should be considered in the context of wider benefits to the District.

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43 SS	2.1.4	Support	Eton College	2127	We support, in principle, the Spatial Strategy where it seeks to focus new development on previously developed land within existing settlements. However, we consider this to be inconsistent with Strategic Objective 5, which seeks to focus development within or adjoining settlements.		We request that the Spatial Strategy is reworded to state "...The Spatial Strategy aims to protect the Green Belt, by focusing new development on previously developed land within or adjoining existing settlements...". We request that the Green Belt boundaries are reviewed, in the event that future development needs change over the plan period and/or forecast development does not materialise.
44 KEY DIAG		Support	British Waterways	2057	We support the core strategy generally, but wish to see more references to the canals and their towpath in the strategy.	The key diagram omits the mainline Grand Union Canal. This canal and towpath should be added to this map.	

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45 KEY DIAG		Comment	GOSE (Government Office South East)	2005		We suggest that Pinewood Studios should be shown on the Key Diagram given its international cultural importance, even though strategic changes are not envisaged in the plan.	
46 SS	2.2.20	Object	Think Burnham	2002	Burnham Railway Station is a vital aspect of Burnham's life and yet has not attracted a reference within the strategy - no doubt in part due to the fact that it is located in Slough Borough. Its access and design are limited - certainly when considering its high usage.		Provision/planning should be encouraged to enhance access and service provision at Burnham Station.

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47 SS	2.2.23	Object	Pinewood Studios Ltd	2189	The Core Strategy should acknowledge the important role that Pinewood Studios has played in the growth of Iver Heath, the strong economic foundation that they provide, and extensive community benefits they are able to deliver. The previous draft of the Core Strategy specifically included reference to Pinewood and we object to its removal. It should contain further supportive comments to safeguard the use and guarantee film and television production remain in Iver Heath.		An additional sentence should be added to the description of Iver Heath to reinforce the contribution of the Studios to the local area: "Pinewood Studios continue to occupy a substantial site north of Iver Heath and remain an internationally recognised location for film and television production which provides a major source of direct and indirect employment in both Iver Heath and more widely in South Bucks."
48	2.2.30	Object	Joy Marshall	2220	Taplow Riverside should have GB1 status (i.e. remove GB3 designation allowing residential infilling in the settlement) as it is in a conservation area and has historic interest.		

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49 SS	2.2.30 Rest of the district box	Comment	Eton College	2128		We support the principle of this settlement hierarchy. However, we do not support new development in the Secondary Settlements being limited, as this is inconsistent with the identified 'Critical Success Factor' for Strategic Objective 5.	We request that the wording is amended to encourage increased residential development in 'Secondary Settlements', 'Tertiary Settlements' and 'Rural Settlements', such as Dorney village.
50 SS	2.2.30	Support	Ellington & District Residents Association	2160	We strongly support paragraph 2.2.30 but recommend two changes in order to avoid any confusion.		To avoid ambiguity we recommend that the full stop between the words "small" and "As such" should be removed and replaced by a comma. Taplow Riverside has been omitted from the last sentence referring to areas at risk of flooding and should be included as it is probably the area at most risk of flooding in South Bucks.

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51 CP1		Support	Eton College	2129	We support Core Policy 1 and note that these figures exceed the regional housing target. However, we consider a minimum requirement of 95% of new housing development being delivered on previously developed land too high.		We request that the PDL figure is lowered, to be more in line with the South East Plan requirement of 'at least 60%' and PPS3. We request that Core Policy 1 is amended as follows "Land within and/or adjoining the District's Secondary Settlements will be considered for future development, and there will be some new development in the Tertiary and Rural settlements in South Bucks...".
52 CP1		Support	Square Foot Burnham Ltd	2047		Particular support for the intended focus for new residential development to be Beaconsfield, Gerrards Cross and to a lesser extent Burnham, although Burnham is one of the most sustainable locations.	

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53 CP1		Support	Taplow Parish Council	2172	The proposed distribution of housing is supported.		
54 CP1		Object	Pinewood Studios Ltd	2190	Pinewood Studios Ltd consider the Strategy needs to emphasise housing delivery as minimum targets in line with the South East Plan. Policy should be sufficiently flexible to allow the delivery of housing and particularly affordable housing to meet these identified requirements as a minimum.		The Spatial Strategy should be amended to note an expectation for a minimum 2,200-2,800 new dwellings to be built in South Bucks over the plan period, with an additional provision that where development is proposed above these minimum requirements, it should be considered in the context of wider benefits to the District.

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55 CP1		Object	Jane Reid	2106	The CS as drafted does not have appropriate regard to National or regional policy to the extent that it can be said to be "effective". It fails to plan for the acute affordable housing needs identified within the district. It fails to provide flexible approach to meeting development needs, particularly housing. There has been insufficient joint working with adjoining local authorities. Land at Woodland Stables, Wood Lane, Iver is situated to the east of Iver and west of Slough, and is in close proximity to various local services and facilities.		
56 CP1		Object	Barry Reid	2105	The CS as drafted does not have appropriate regard to National or regional policy to the extent that it can be said to be "effective". It fails to plan for the acute affordable housing needs identified within the district. It fails to provide flexible approach to meeting development needs, particularly housing. There has been insufficient joint working with adjoining local authorities. Land at Park Lodge Farm is situated to the east of Iver Heath and north-west of Slough, and is in close proximity to various local services and facilities.		

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57 CP1		Object	CCS (Hire) Ltd Mr & Mrs Chopra	2104	The CS as drafted does not have appropriate regard to National or regional policy to the extent that it can be said to be "effective". It fails to plan for the acute affordable housing needs identified within the district. It fails to provide flexible approach to meeting development needs, particularly housing. There has been insufficient joint working with adjoining local authorities. Land at Blackpond Lane, Farnham Royal represents a sustainable location for growth, close to the centre of Slough.		
58 CP1		Object	The Rayner Family Trust	2103	The CS as drafted does not have appropriate regard to National or regional policy to the extent that it can be said to be "effective". It fails to plan for the acute affordable housing needs identified within the district. It fails to provide flexible approach to meeting development needs, particularly housing. There has been insufficient joint working with adjoining local authorities. Land at Sutton Lane represents a sustainable location for growth either for housing or employment, close to the centre of Slough.		

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59 CP1		Object	SGT Motor Group	2061	95% of housing on PDL places too great an emphasis on small urban infilling and is in conflict with Policy 2, because physical limitations prevent variation in housing type and size.	We requested the status of Green Belt release site for SGT's land at Institute Road, Burnham - because it is capable of providing 20+ affordable units.	We suggest the following is added to Policy 1: "If there is insufficient land available in the built up areas to meet the affordable and elderly persons' housing development requirements of the District the Council will review the Green Belt boundary through the Land Allocations DPD. This will allocate sites in the built up area of the District and will incorporate a review of the Green Belt boundary to select reserve sites which will provide (1) sustainable urban extensions to the principal urban settlements and (2) opportunities for 20 or more affordable dwellings."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
60 CP1		Object	Buckingham Place Developments	2112	<p>Core Policy 1 fails to pay sufficient regard to the need to balance housing and employment development over the plan period.</p> <p>Specifically it fails to recognise the substantial employment resource at Iver and the sustainability advantages which could be realised by locating some new housing growth within this area.</p>		<p>To amend the second paragraph of Policy 1 to read: "The focus for new residential development will be Beaconsfield, Gerrards Cross, to a lesser extent Burnham and due to its employment base and public transport accessibility Iver. Future development ...."</p>
61 CP1		Object	Trustees for Grenadier Guards	2107	<p>The CS as drafted does not have appropriate regard to National or regional policy to the extent that it can be said to be "effective". It fails to plan for the acute affordable housing needs identified within the district. It fails to provide flexible approach to meeting development needs, particularly housing. There has been insufficient joint working with adjoining local authorities. Land at Grove Farm, Langley (Near Slough), represents a sustainable location for growth, close to the centre of Slough.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
62 CP1		Object	Consortium, South of Farnham Royal	2206	<p>The information on sites with outstanding planning permissions in the SHLAA is not robust. A number of sites that are listed have expired or are due to expire before the end of 2010. We are also concerned that beyond the 5 year timeframe only 104 units are identified as existing commitments. Beyond this, the Council is reliant upon unallocated and untested sites. We are not confident that the LPA has adequate sites for year 6-10 and 11-15, and no strategic sites are identified in the Submission Core Strategy. The evidence base for Core Policy 1 is not robust and credible. It is also considered inappropriate that the supporting text for Core Policy 1 states that the housing requirement can be met with no requirement to release Green Belt land. As such, the policy seeks to exclude sites within the Green Belt without considering their suitability for redevelopment, for example, sites that no longer serve their Green Belt function. These sites could alleviate pressure on Beaconsfield, Gerrards Cross and Burnham which are being subject to town cramming. National policy and the South East Plan provide adequate protection for the Green Belt without further policy in the Core Strategy.</p>		<p>Core Policy 1 should be revised to ensure that the approach to Housing Provision and Delivery is based upon robust and credible evidence demonstrating that there are sufficient deliverable and developable sites for housing to meet the minimum requirement and maintain a rolling 5/10/15 year supply; and to ensure that it provides a flexible approach to sites that have development potential to provide no matter where they are within the district.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
63 CP1		Comment	Henry Wilson	2144		The demand for housing in Beaconsfield will grow more than is being provided for in the Core Strategy. Neighbourhoods should not have to suffer the destructive effects of growing intensification, although land is urgently required to meet the demand for modestly priced homes. The Council should therefore urge the Government to release land from the Green Belt at the edge of Beaconsfield to address housing pressures.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
64 CP1		Object	Tarmac Limited	2118	<p>We consider that the South of the borough, in close proximity to Slough, the M4 and rail services could provide an adequate and sustainable location for housing development. We also consider that, for the above reasons, this location is preferable to those identified in the Proposed Submission. We consider that the Council have not chosen the most appropriate strategy and therefore the Core Strategy is not justified. The Core Strategy Spatial Strategy should place more emphasis on smaller contingency sites which, in the long term could help meet housing delivery in the District. We do not consider concentrating all housing development in the proposed areas is deliverable. We therefore consider that the Core Strategy is not effective.</p> <p>We do not believe that policy should restrict future releases of green belt land where it is clear that future development would be sustainable, and we propose that a flexible approach is adopted to cater for future changes in demand.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
65 CP1		Object	Carter Planning Ltd	2072	More residential allocations are required to replace windfalls, meet demand, ensure the annual guidelines can be comfortably met and to provide the necessary flexibility. The Government's objective in PPS 3 is to ensure that the planning system delivers an adequate, flexible, and responsive supply of housing land. The SHLAA cannot be relied upon to provide all this requirement.		Because insufficient housing land has been identified to fulfil regional requirements and provide flexibility in housing supply the Green Belt boundary will have to be reviewed.
66	3.2.12 - 3.2.13	Comment	Buckinghamshire County Council	2083		At paragraph 3.2.12 we would like to see comment strengthened as the current commitment is only to deliver if in the 'exceptional circumstance' that community infrastructure and employment sites are not needed. At paragraph 3.2.13 - would like to see more explicit recognition of mental health, learning disability and physical and sensory disability needs within the core policy, although this is recognised at appendix 6.	As above.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
67	CP2	Support	Taplow Parish Council	2173	Provision of accommodation for older people is strongly supported although it is not clear how this will be achieved in the quantities required.	An active role for the District Council in the provision of housing for older people would result in a higher standard of design. While strongly supporting Core Policy 3, careful monitoring and evaluation is essential.	
68	CP2	Support	Square Foot Burnham Ltd	2048	Ensuring a suitable mix of housing types to meet local needs including a stock of larger houses for families and senior business executives is essential to the maintenance of the local economy - a stated policy objective of the Core Strategy.	When addressing the maintenance of local economic prosperity it is noted that Bucks prides itself in being the entrepreneurial heart of Britain.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
69 CP2		Object	Consortium, South of Farnham Royal	2207	<p>Core Policy 2 supports and encourages the provision of sufficient new accommodation for older people. We are concerned that by prescribing that only sites currently (or most recently) used for community infrastructure or employment, other suitable sites will not be brought forward. As such, the Core Strategy is inflexible and unjustified.</p> <p>Our client's site is located on the edge of Farnham Royal and Slough, in a sustainable location with good access to the highways network, public transport and services, which makes the site particularly suitable for housing for older people. The site could provide up to 40% affordable housing, low priced market units and larger family dwellings, in addition to public open space.</p>		<p>The Council should revise Core Policy 2 to ensure that their approach to the provision of specialist accommodation for the elderly is flexible and justified. We suggest that Core Policy 2 should be amended by replacing the final paragraph with the following:</p> <p>"The Council will support and encourage the provision of sufficient new accommodation for older people, including nursing accommodation and extra care units in sustainable locations where there is good access to services and facilities. Sites will be subject to the provisions of Core Policies 5, 6, and 10."</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
70 CP2		Object	Pinewood Studios Ltd	2191	Whilst Pinewood Studios Ltd support the provision of appropriate new housing to meet the needs of the local population, it should also recognise the needs of young families and the need for larger units. Larger schemes will also be more likely to deliver community facilities and affordable housing.		The Studios suggest an additional sentence to state that "The Council will also support and encourage the provision of developments which deliver sustainable communities including a mix of dwellings to ensure that future housing needs in South Bucks are met." After "extra care units", add "Additionally the Council will support and encourage the provision of new accommodation for young families as part of balanced and mixed new communities".
71 CP2		Comment	Buckinghamshire County Council	2084		CP 2, page 43, last paragraph - would like a definition of what is meant by 'subject to the provisions of core policies 5,6 and 10' - as this sounds like it could mean that nothing could be delivered.	As above.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
72 CP2		Comment	McCarthy & Stone Ltd	2120		<p>My client is pleased to see the positive approach the Council are taking with regard to promoting specialist accommodation for older people. However, it is also suggested that future LDF documents such as a Site Allocations DPD specifically allocates sites for such a use.</p> <p>Paragraphs 3.2.13 should acknowledge that there is a need for private specialised accommodation for older people.</p>	<p>The supporting text to the policy to acknowledge need for private specialised accommodation for older people and that the Council will allocate sites for specialised accommodation for older people through subsequent Site Allocations DPD(s).</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
73 CP2		Comment	Henry Wilson	2145		<p>The Core Strategy should encourage innovation especially where it is linked with energy conservation and low carbon emissions. Core Policy 2 should apply to any number of units or size of site and not confined to 5 units or more and 0.16 hectares and above.</p> <p>All new housing and major extension should involve the provision of adequate on-site parking.</p>	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
74 CP3	3.2.21 to 3.2.25	Object	Bhagat Hundal	2055	<p>The affordable housing threshold of 5 dwelling and .16 hectare is too low. The .16 hectare threshold could easily apply to 2 dwellings. With regard to the statement "unless it is clearly demonstrated that this is not economically viable" - since the Council already have a Housing Site Availability report and knows where housing will be built, it should be clear if it is viable or not. If this policy is allowed to be adopted, who decides if the proposal is viable or not? This is open to abuse.</p> <p>This policy could be challenged in court as "ultra vires" like "Blyth Valley Borough Council v Persimmon Homes (North East) Ltd and others".</p> <p>To meet affordable housing obligation, the Council need to identify my site as part of the Core Strategy.</p>		<p>The changes should be as follows:</p> <ol style="list-style-type: none"> <li>1. Set the target for affordable house to be 5, above this level 40% of dwellings should be affordable.</li> <li>2. Include site in the Core Strategy to meet the affordable housing obligation.</li> <li>3. Remove the limit of .16 hectare from the strategy.</li> <li>4. Remove the "viability clause", if more the 5 dwelling are built, affordable housing should be provided.</li> <li>5. Define Fourells Paddock as a site for affordable housing.</li> </ol>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
75 CP3	3.2.25	Object	Buckingham Place Developments	2113	<p>Core Policy 3 fails to provide for the identified needs for affordable housing over the plan period.</p> <p>The inclusion of 'Rural Exception Sites' in CP3 is welcomed. However, the number of locations where exceptions housing is possible is severely restricted. It is unsound to exclude Iver Parish and other areas from the potential to consider rural exceptions housing on this basis.</p> <p>There is a demonstrable need for elderly persons, sheltered and other forms of specialist/nursing care accommodation in the district. The current policy fails to have regard to this need.</p> <p>The policy also fails to consider the need to balance employment and housing growth.</p>		<p>Paragraph 3.2.25 should be reworded as follows:</p> <p>"As a strict exception to normal Green Belt Policy, and where there is an established need, some land adjoining, close to existing villages or in other sustainable locations may be developed to provide affordable housing for the community, key workers and sheltered or other specialist housing for the elderly. These small scale ....".</p> <p>The final paragraph of Policy 3 should be amended to read:</p> <p>"The development of small scale sites for 100% affordable housing, sheltered or elderly persons accommodation within or close to villages will be supported in principle where there is demonstrable local need for such dwellings, and local community support."</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
76	CP3	Support	Eton College	2130	We support Core Policy 3 and we acknowledge that Dorney Village is identified as a parish that may be developed to provide affordable housing for the community. However it should be noted that market housing will still be required, despite the affordable housing shortage.		
77	CP3	Support	Taplow Parish Council	2174	Provision of accommodation for older people is strongly supported although it is not clear how this will be achieved in the quantities required.	Affordable housing on rural exception sites presents problem of accessibility to shops, other facilities and public transport in most cases. An active role for the District Council in the provision of affordable housing would result in a higher standard of design. While strongly supporting Core Policy 3, careful monitoring and evaluation is essential.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
78 CP3		Object	Millgate Homes	2053	<p>The Council's spatial strategy is based almost entirely upon sites within the urban area. It is unclear as to whether this urban concentration approach will deliver the type and mix of houses required.</p> <p>The reduction in the threshold of site and development sizes proposed to qualify for affordable housing provision is likely to prevent suitable schemes for coming forward for development. This may reduce housing delivery.</p> <p>PPS3 advocates different thresholds in different areas. The policy has not considered this option. The policy also needs to acknowledge flexibility in terms of viability, a material consideration in policy formation.</p>		The affordable housing threshold should be increased to schemes comprising 15+ dwellings. This would still be a matter to be assessed on a site by site basis.
79 CP3		Object	Tarmac Limited	2119	<p>We do not agree with the Council's aims to supply 100% affordable housing on all 'rural exemption sites' within the green belt and suggest that the Council specify which sites they refer. We consider that affordable housing of this level is likely to be unachievable in many cases that should be determined on their merits. For this reason we consider that the Core Strategy is not Effective.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
80 CP3		Object	Trustees for Grenadier Guards	2108	<p>The approach to housing delivery in the first three years of the plan period has failed to produce sufficient affordable dwellings. CS considers that only about 500 affordable dwellings may be provided during the plan period. The reality is that this figure may actually be even less, falling well short of the 35% target. The council's approach to affordable housing provision is not the most appropriate strategy when considered against the alternatives.</p> <p>We question the planned reducing in site size thresholds for affordable housing provision and doubt the delivery of a step change in affordable housing provision without the identification of additional greenfield site releases, including through a review of the Green Belt.</p>		
81 CP3		Object	SGT Motor Group	2062	<p>The requirement for 40% affordable housing will make the development of small sites uneconomic and is very unlikely to deliver the community's needs.</p>		<p>The Core Strategy should be focussed on an annual monitoring exercise - which triggers land for new housing according to on-going needs for affordable housing (through the Annual Monitoring Report).</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
82 CP3		Object	Consortium, South of Farnham Royal	2208	Core Policy 3 states that the Council will seek to provide a minimum of 500 new affordable dwellings in the plan period. Of 194 housing completions in 2008/09, only 7 net affordable units were completed. This is no improvement on either 2006/07 or 2007/08. It is clear that the Council is nowhere near the South East Plan's requirement for affordable housing. It is considered that the Council will be unable to meet the need for affordable housing within the district. The Proposed Submission Core Strategy is unsound as it fails to show how the minimum of 500 affordable housing units will be achieved, by whom and when, and it not founded on a robust and credible evidence base.		The Council should revise its policy approach to the provision of affordable housing to provide an effective approach to the delivery of the identified need, in conjunction with a review of the Spatial Strategy, Core Policy 1 and Core Policy 2.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
83 CP3		Object	Pinewood Studios Ltd	2192	<p>This policy does not adequately consider the deliverability of affordable housing within the District housing target. If only the minimum housing targets are met, it will not be possible to deliver the 500 unit target. The Core Strategy should more clearly seek to support development which can provide affordable homes. Larger developments will also be capable of delivering an appropriate mix of dwelling size within the affordable provision. The delivery of 500 new affordable dwellings should be emphasised as a minimum target.</p> <p>The District traditionally experiences housing growth through delivery of small Brownfield sites. These are unlikely to meet the threshold required for the delivery of affordable housing, thus continuing to exacerbate the problem. .</p> <p>To demonstrate flexibility, the potential release of Green Belt land should be considered, particularly where it will deliver a sufficient scale of affordable housing.</p>		<p>Pinewood Studios consider an addition paragraph is necessary to Core Policy 3: "The Council will support and encourage developments which deliver housing contributing to the supply of affordable homes in the District, particularly in accessible locations close to employment opportunities and local facilities. The Council will consider the viability of such development to ensure a supply of housing is maintained across the plan period."</p> <p>The delivery of 500 new affordable dwellings should be emphasised as a minimum target.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
84 CP3		Comment	Henry Wilson	2146		It would be better not to link affordable housing with a new development for private sale or lease. Instead the Council should levy a financial contribution on developers of new and extended homes and use it to provide affordable housing in the same town or parish.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
85 CP3		Comment	GOSE (Government Office South East)	2007		500 affordable dwellings are sought from 2006 to 2026, of which 100 have been built and another 100 are in the pipeline, leaving 300 to be found as a proportion of an identified future supply of 1,011 dwellings. We understand that you are confident this can be achieved but, to help the Inspector, you may wish to prepare a short background paper for submission to explain the basis for this confidence in the light of the scale of housing requirements overall that remain to be found.	
86 CP3	Page 46	Object	Carter Planning Ltd	2073	Core Policy 3 is contrary to PPS3 and PPS12. LDF policies are required to take on board both the need and demand for new housing and not just need alone. The Council has ignored demand. The Council has no conclusive evidence to support the 40% target in CP3, or to set a lower threshold than 15 dwellings.		The 40% target should be removed from the policy and the site threshold increased to 15 dwellings in order to comply with Government policy.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
87	3.2.27	Object	Ellington & District Residents Association	2161	Core Policy 4 has been significantly changed since previous Core Strategy consultation documents without the opportunity for community involvement. Some wording is not consistent with National Policy.		15 additional permanent pitches seems excessive and should be reduced for such a small area as South Bucks. Furthermore, they should categorically not be allowed to be built on Green Belt land as is stipulated in PPG2, Annex E, which quotes DOE circular 1/94.
88	CP4	Support	Henry Wilson	2147		Most of the proposed policy is very good. Provided that the sites are well designed and landscaped with adequate toilets, water and electricity, then farmers and landowners should be able to make a planning application for a small site for Gypsies, Travellers and Travelling Show People in a suitable location in the Green Belt.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
89 CP4		Comment	Taplow Parish Council	2175		Additional sites have been identified in accordance with the South East Plan. Taplow Parish Council does not agree with the provision of additional sites within the Green Belt, which is consistently under pressure for development. Even a temporary permission would open the door to the possibility of alternative non-conforming uses being permitted.	
90	3.2.28 - 3.2.29	Support	Buckinghamshire County Council	2094	The County Council's Environment Group is pleased to see that many of the comments previously provided have been included in this draft. The County Council also fully supports the text at paragraphs 3.2.28 and 3.2.29.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
91 CP5	3.2.29	Comment	Davenies School	2143		<p>The criteria-based approach to the protection of open space, sport and recreation facilities set out in Core Policy 5 is consistent with national planning policy. The change in approach from Local Plan Policy L7 is supported. However, we consider that further clarification is required in the Core Strategy regarding the definition of open space. The definition should exclude buildings and areas of private land that provide no public amenity, and have no public rights of access.</p>	<p>The following wording should be included at the end of Para 3.2.28:  'Open space includes:  (a) areas of a pleasant character which are publicly accessible and act as a visual amenity by virtue of being prominent in the public view; and  (b) areas that provide a green lung within that settlement, a break from continuous development; or provide an important setting for the edge of the settlement in relation to the Green Belt.'</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
92 CP5		Object	Berks, Bucks & Oxon Wildlife Trust	2040	It is welcomed that Core Policy 5 states that open space will only be lost where 'it is of low biodiversity value'. But the policy is not yet fully in line with PPS9.		The Core Strategy should clarify that decisions relating to 'biodiversity value' should be based on up to date information and that planning decisions that may impact on 'biodiversity value' should aim to maintain and enhance, restore or add to biodiversity conservation interests.
93 CP5		Object	Pinewood Studios Ltd	2193	The Council should support development which would enhance the existing provision of open space, sport and recreation space and improve accessibility and usability of spaces to local residents. In particular the Council should seek to encourage enhancements to existing spaces and facilities and avoid these becoming stagnant and underused. The wording of Core Policy 5 is restrictive and will not be effective in delivering positive improvements to existing open spaces.		We suggest an additional sentence be added to Core Policy 5 to state that, "The Council will support the consideration of proposals which would make existing open spaces more accessible and would increase the profile of the existing open spaces as providing an important resource for local communities."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
94 CP5		Comment	Taplow Parish Council	2176		Strict conservation and enhancement of the rural environment is essential to preserve the unique quality of setting for sports and recreational facilities in Taplow Parish. The level of protection to important but less distinguished rural environments is frequently inadequate.	Green spaces should be retained on the Proposals Map.
95 CP5		Comment	Henry Wilson	2148		Beaconsfield is lacking certain sports facilities which could be accommodated on ground adjacent to the Beacon Centre. The Wooburn Green Lane Sports Field should be expanded to meet the need for more football clubs in this area.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
96 CP6	3.2.38	Object	Deborah Holmes	2056	<p>The statement at 3.2.38 does not give enough quantitative information about the size of the school places problem, on which to make sound strategic decisions. The Core Strategy should commit to quantifying the numbers of children in the District. The problem of school place shortages in Beaconsfield could have been avoided. The Core Strategy does not give enough urgency and commitment to resolving this problem.</p> <p>Wilton Park should not become a surrogate facilities and infrastructure supplier to Beaconsfield. Beaconsfield's current issues like school places, playgrounds, parking, traffic congestion appear to be put 'on-hold- whilst a decision on Wilton Park is made. There is little evidence that there is a focus on improving Beaconsfield's facilities and infrastructure.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
97	3.2.39	Comment	Buckinghamshire County Council	2086		<p>It is helpful that the uncertainty over the likely change in the population of younger age groups over the plan period has been acknowledged.</p> <p>The latest pupil projections shows that further investment in education infrastructure will also be required at primary schools in the Beeches planning area - not just in Beaconsfield and Gerrards Cross. As part of our area planning process, we are currently consulting with schools on options for accommodating the further housing planned in the area.</p>	Reference to the Beeches Planning Area also needs to be made at paragraph 3.2.39.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
98 CP6		Support	Taplow Parish Council	2177	The provision of Core Policy 6 are supported, as is Appendix 6. However, much of the economic infrastructure is in the private sector and control is limited to that provided directly through development control.	The District should play a more active role in relation to provision for vehicular and non vehicular transport than at present. Provision of the Community Infrastructure Levy is strongly supported. It is noted that Appendix 6 does not cover rights of way. Much closer involvement is required between the three levels of Councils on rights of way. Provision of non vehicular modes of transport is important in terms of recreation and health. Developers should be required to provide public footpaths, cycle tracks and bridleways.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
99 CP6		Support	The Theatres Trust	2051	In our opinion, the Core Strategy provides adequate guidance for the future development of South Bucks. However Core Policy 6 is deficient in its support for local buildings that can provide a venue for local cultural activities. The issues of access to cultural opportunities has not been addressed in the document.	Core Policy 11 could include a further bullet point to support other town centre uses as defined in PPS4.	
100 CP6		Support	Thames Water Utilities Limited	2026		As there is specific reference to the timely provision of infrastructure we support Core Policy 6 and consider it sound.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
101 CP6		Support	Thames Valley Police Authority	2080	<p>TVPA welcomes the inclusion of Core Policy 6 which advises that the Council will work in partnership with service and infrastructure providers to ensure that new or improved infrastructure is delivered where and when it is needed. TVPA particularly welcomes the inclusion of the emergency services within the definition of infrastructure, and the specific mention of police facilities within the Infrastructure Schedule at Appendix 6. While it is acknowledged that there is limited growth proposed in the District, new development imposes additional pressure on TVPA's infrastructure base. It is therefore essential that the references to the emergency services are retained in order to ensure that the Police are able to seek contributions from new development.</p>		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
102 CP6		Object	Pinewood Studios Ltd	2194	<p>Pinewood Studios support the encouragement of healthier communities with access to a range of open space and recreational facilities.</p> <p>Pinewood Studios support the Council in requiring provision of necessary infrastructure to support development. Developments which can provide these on site should be considered more favourably over those which cannot.</p> <p>Core Policy 6 should clearly support development which can provide necessary infrastructure on site to avoid financial contributions which may lead to less accessible facilities. Contributions should be reasonable and should not harm viability. The type of contribution sought should be sufficiently flexible to account for the nature of the development.</p>		Add an additional sentence to state that, "The Council's preferred option will be for proposed development to provide necessary physical, social and green infrastructure on site to ensure developments are inclusive and build sustainable local communities. The contributions sought from development will be subject to viability."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
103 CP6		Object	Jehovah's Witnesses	2033	The Core Strategy contains no specific provisions relating to places of worship. Jehovah's Witnesses have an ongoing and increasing need for new facilities. Specific provision needs to be made in planning policies and in the allocation of land if the needs of the community for places of worship in suitable locations are to be met. The provision of such facilities is an integral part of providing for sustainable communities, in accordance with government guidance.		Inclusion of provision for "places of worship" within the policies that address sustainable communities and the provision of new facilities. Allocation of land for places of worship.
104 CP6		Object	Sainsbury's Supermarket Ltd	2140	Sainsbury's recommends that Core Policy 6 be amended so that it includes reference to ensuring that the viability and deliverability of development proposals are fully considered by the Council.		Add new text above the final paragraph of Core Policy 6: "Where the viability or deliverability of development proposals, including physical, social and Green Infrastructure is brought into question, the Council will take this into account in their assessment of the proposals".

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
105 CP6		Object	Hitcham and Taplow Society	2158	The Society believes Core Policy 6 lacks effectiveness to support the ambitions expressed in appendix 6 (P113) to improve and expand the Rights of Way network. It makes no specific reference to Public Rights of Way, only referencing them under the general umbrella of Green Infrastructure.		A more positive statement would be of great benefit to support the ambitions expressed in appendix 6 P113.
106 CP6		Comment	Henry Wilson	2149		Although education is a County matter it would seem appropriate to make provision in the Core Strategy for the possible relocation of the Beaconsfield Girls High School to a larger site on the east side of the Amersham Road. The land vacated by the High School should be used for mixed housing including affordable housing with a generous open space.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
107 CP6		Support	Buckinghamshire County Council	2087	BCC supports the District Council in seeking developer contributions towards education provision where justified. BCC also supports closer working between the District and County Council in ensuring sufficient education infrastructure to meet the needs of the new housing allocated to the District in the South East Plan.		
108 CP7	3.2.49	Object	Highways Agency	2212	The evidence provided to date (ETI dated January 2010) indicates that in 2026 there will be an unquantified but significant increase in congestion in the district and M40 J1 could be particularly affected. We regard the lack of quantification of congestion at M40 J1 a significant deficiency of the Evidence Base. Para 3.2.49 does not accord with the information in the ETI. On the basis that the Evidence Base is not complete, the Proposed Submission Core Strategy is not "founded on a robust and credible evidence base" and therefore is not "justifiable".		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
109	3.2.53	Comment	GOSE (Government Office South East)	2006		We understand that the Heathrow Hub is at too early a stage for anything specific to be included in the Core Strategy. However, to help the Inspector, we suggest a short background paper is prepared to explain how the Council would approach the issue, if any proposals come forward, in the light of the Core Strategy and national/regional policy.	
110 CP7	3.2.54	Object	Julian Wheeler	2001	Traffic congestion between the Pyebush roundabout and the Amersham Road (east of Beaconsfield) has been a problem for more than 10 years. It is essential that a relief road is built as soon as possible - with no more new homes built in Beaconsfield until an effective solution to the traffic congestion problem has been implemented.		The Core Strategy should state specifically what measures will be taken to alleviate the congestion, when they will be implemented, and what effects the measures will have. If there are no other options than to build an A355/A40 relief road, the Core Strategy should state that a relief road will be built (and when).

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
111	CP7	Support	Chiltern Railway Company Ltd	2031	We support the policy as proposed.	The key to increased use of trains is to ensure that the rail traveller can access the railway station with the greatest ease and convenience. To date, this has usually been by private car and the provision of sufficient car parking has been key.	
112	CP7	Support	Taplow Parish Council	2178	The proposals under this policy area are generally agreed.	Car usage in rural areas is inevitable. Currently there is no meaningful public transport system in this Parish other than on the Bath Road (A4). The aim should be to restore a reasonable public transport service. Dial-a-Ride is not a robust alternative.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
113 CP7		Object	Portman Burtley Estate	2135	<p>Core Policy 7 is not effective because it does not provide sufficient certainty with regard to the provision of an A355/A40 relief road. The evidence base and certain parts of the Core Strategy suggest that a relief road is likely to be required given current traffic congestion problems and the proposed development at Wilton Park. On that basis the Core Strategy should be clearer in setting this out rather than simply saying that such a road scheme 'could' be provided later in the Plan period. It is either required or it is not and it should be quite possible to be more definitive than this.</p> <p>Paragraph 3.6.13 is far more detailed and this should be reflected in other parts of the Core Strategy.</p> <p>Paragraph 3.2.54 states that a relief road is 'likely to be needed' so there is a degree of inconsistency across the Core Strategy.</p>		There should be far greater certainty as to whether an A355 relief road is required or not. The District and County Councils need to firm up their assessment and provide a clearer policy approach here. Various policies and the Proposals Map will need altering if the conclusion is that it is required.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
114 CP7		Object	Pinewood Studios Ltd	2195	<p>Whilst the nature of the District does mean the local community are reliant on the private car, the Council should support proposals which would create more sustainable communities and particularly provide opportunities for alternate working patterns such as working from home, which would readdress the balance of commuter flows.</p> <p>Policy should also support development which can improve the provision of public transport in the area.</p>		An additional bullet point should be added under Policy 7 to state that, "Supporting proposals which will deliver comprehensive mixed developments and new communities which include transport infrastructure and public transport improvements, necessary facilities on-site to reduce car movements."
115 CP7		Comment	Buckinghamshire County Council	2095	See below.		<p>We suggest the existing text: "Encourage safe and attractive improvements to pedestrian and cyclist routes and facilities" is re-written to read...</p> <p>"Encourage safe and attractive improvements to pedestrian and cycling routes and facilities, including the provision of improved disabled access."</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
116	CP7	Comment	Chiltern Railway Company Ltd	2030		<p>In seeking more sustainable means of transport, "including public transport, walking and cycling", our experience is that the use of the private car to reach the railway station is key to increased use of trains. If insufficient parking is available at or adjacent to the railway station, or if access by car for other reasons is difficult, then despite availability of other methods, the use of the train for travelling into London or towards the Midlands would be expected to reduce.</p> <p>We note, however, that Policy 7 is supportive of increased car parking capacity at the railway stations, and it appears that this concern has been considered and addressed.</p>	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
117	CP7	Comment	Henry Wilson	2150		Consequent to the relocation of Beaconsfield Girls High School, it would be appropriate to restore Mill Lane as a footpath to the new development and to Walkwood beyond. The A355 Relief Road is urgently needed in order to improve the north-south flow of traffic from M40 towards Amersham.	
118	CP7	Comment	British Waterways	2058		The canals and the towpaths can significantly contribute to switching to a more sustainable modes of transport if the quality and access to the towpaths are improved.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
119	3.3.1	Comment	Buckinghamshire County Council	2090	See below.		To comply with PPS5 we suggest additional wording (at the end of paragraph): "Information on the local historic environment is held on the Buckinghamshire Historic Environment Record (HER), this includes designated heritage assets, archaeological sites, historic landscape and townscape character. The Council will expect prospective developers to consult the HER and take appropriate specialist advice to ensure that they understand the historic character of the development site and its surroundings and how their proposals would affect heritage assets. Where relevant, developers will be expected to show how their proposals will conserve and enhance the heritage interests of the area using them to inspire new high quality design and re-use of existing fabric."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
120 CP8	3.3.3	Object	Ellington & District Residents Association	2162	This paragraph states that conservation areas and other areas with exceptional character can be particularly sensitive to change. Such areas can be within the Green Belt.		Paragraph 3.3.3 should be amended by removing the wording "excluded from the Green Belt" - and also amended in Core Policy 8.
121 CP8	3.3.5	Object	Pinewood Studios Ltd	2196	The policy should recognise that sustainable development practices and high quality design can be achieved through higher density development, without detriment to the surrounding area. Infrastructure to improve accessibility is generally only achieved through larger scale developments and so where accessibility can be improved as part of a development proposal, higher density of development should be supported. The Core Strategy should more actively support good quality design.		Amend paragraph 3.3.5 to read - "Higher density development will be supported in appropriate locations, reducing development pressure on the surrounding Green Belt. However, it is important that the density of new development is appropriate to its context and is not of detriment to the surrounding area and local community. Efficient use of land will be weighed against the wider benefits of a proposed development. It is important that all new development is well designed."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
122 CP8		Support	Thames Valley Police Authority	2081	TVPA welcomes the inclusion of Core Policy 8 (Built Environment) which includes specific reference to Secured By Design, and advises that development proposals will be expected to accord with its principles.		
123 CP8		Comment	Taplow Parish Council	2179		It is difficult to see how the laudable aim of a "high standard of design" is to be achieved. In our view, the standard of design is currently poor and the Residential Design Guide does little to ameliorate this. Taplow Village suffers from persistent rat-running.	Taplow Village should be designated as an Action Area for the establishment of a Home Zone.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
124	CP8	Comment	Henry Wilson	2151		Congestion, noise and air pollution from heavy traffic, dangers to pedestrians and a shortage of parking are all serious matters in Beaconsfield Old Town. Suggested measures include: banning HGV passing through the Old Town; creating additional free parking; creating one way flow of vehicles, and building a southern by-pass etc. The cost of the by-pass could be partly met by CIL.	
125	CP8	Comment	South East England Partnership Board	2218		Although Core Policy 8 acknowledges that actual densities may be higher or lower than 30 dwellings per hectare, we would welcome this average density to align with the 40 dph set out in policy H5 of the South East Plan.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
126 CP8		Comment	Buckinghamshire County Council	2091		We support the intention of these policies but suggest that the inclusion of archaeology and historic landscape under 'natural environment' is awkward - particularly as scheduled ancient monuments appear under 'built environment'.	We suggest moving the relevant paragraph into Policy 8, which should then be re-titled - 'built and historic environment'. New supporting text could make clear the linkage between the two policies. An alternative approach could be to re-title policy 9 as 'Landscape and Biodiversity'.
127	3.3.9	Comment	The Chilterns Conservation Board	2021		The Board considers that Core Policy 9 would be more sound if it included references to the AONB Management Plan as well as the Chilterns Buildings Design Guide and supplementary building materials technical notes within the supporting text.	Include references to the AONB Management Plan and the Chilterns Buildings Design Guide and supplementary building materials technical notes within the supporting text.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
128 CP9	3.3.9	Comment	Natural England	2016		There are numerous references to the Chilterns AONB within this document. Natural England are of the opinion that any development taking place within a nationally designated landscape is expected to be of the highest quality, which should respect, maintain, or enhance, local landscape character or distinctiveness. Full regard should be paid to the Chilterns AONB Management Plan.	
129 CP9	3.3.10	Object	Buckinghamshire & Milton Keynes Biodiversity Partnership	2050	It is not clear from the text that Biodiversity Opportunity Areas are not designations that act as constraints on development.	There are 5 BOAs identified in the South East Biodiversity Strategy within South Bucks, not 4.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
130 CP9	3.3.10	Object	Berks, Bucks & Oxon Wildlife Trust	2041	<p>Reference to the Biodiversity Opportunity Areas is welcome but it would be helpful to explain what Biodiversity Opportunity Areas are. The Core Strategy does not provide maps indicating the location of designated sites of importance for biodiversity or the Biodiversity Opportunity Areas.</p> <p>It is suggested that the first paragraph of Core Policy 9 is amended to bring the Core Strategy in line with the Conservation of Habitats and Species Regulations 2010.</p> <p>We welcome that the Core Strategy aims to enhance biodiversity. This would be stronger if an explicit aim to achieve a net gain in biodiversity is included.</p>		<p>To amend paragraph 3.3.10: 'Biodiversity Opportunity Areas (BOAs) were mapped by the Buckinghamshire and Milton Keynes Biodiversity Partnership (BMKBP), a partnership of local authorities, statutory agencies and local conservation organisations in Buckinghamshire. They have been identified as the most important areas for wildlife conservation in Buckinghamshire, where targeted conservation action will have the greatest benefit (see representation for the full suggested text). It is recommended that reference is made to the existence of, and need to protect UK Biodiversity Action Plan (BAP) Priority Habitats. Maps provided should show designated sites at all levels - international, national, regional and local.</p> <p>To amend the first paragraph of Core Policy 9 to read 'ensuring that the development causes no significant effect on the</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
							<p>integrity of the SAC.'</p> <p>To amend first bullet to '... the harm caused, and loss can be mitigated or compensated for to achieve a net gain in biodiversity.'</p> <p>To amend 2nd bullet as 'Seeking to secure conservation, enhancement and net gain in local biodiversity resources, by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Biodiversity Opportunity areas as part of development proposals'.</p> <p>To add a new bullet 'New development proposals will incorporate features to encourage biodiversity, and retain and where possible, enhance existing features of nature conservation value within the site. Existing ecological corridors should be identified and maintained to avoid habitat fragmentation.'</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
131	3.3.12	Support	Environment Agency	2008	We support the recognition that the District's rivers and waterways are crucial to the enhancement of local biodiversity, providing natural corridors for biodiversity enhancement.		
132	CP9	Support	Eton College	2131	In principle we support Core Policy 9.		Core Policy 9 should explicitly encourage new residential development.
133	CP9	Support	National Trust	2052		As South Bucks DC has a high concentration of Historic Parks and Gardens we would recommend some mention of their protection within the context of historic landscapes. Reference to 'significance' of landscapes is also to be recommended.	To amend the second last paragraph of Core Policy 9 to read - 'The historic landscape, including archaeological sites, historic parks and gardens and ancient woodlands, will also be strongly protected, conserved and enhanced where possible, informed by the Bucks Historic Landscape Characterisation study and relevant conservation management plans as they may apply.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
134 CP9		Object	Pinewood Studios Ltd	2197	<p>Pinewood Studios Ltd supports proposed development that would make existing resources more accessible to the local community. Bringing existing landscape into active use will benefit the local community. The Studios support the flexibility inbuilt to Core Policy 9 which would consider other benefits of development against any harm to landscape character and nature conservation. In particular the Core Strategy should support development which accounts for biodiversity and protects and enhances local resources.</p> <p>We object to the lack of flexibility in policy to respond to changing circumstances and to react to site specific findings. Policy guidance should be responsive to unique landscape characteristics and not impose sweeping guidance.</p>		An additional bullet point should be added to Core Policy 9 to state that, "Development proposals which would bring existing landscape resources into active use, seek to enhance local characteristics and biodiversity, or make a positive contribution to the accessibility of the local landscape will be supported by the Council."
135 CP9		Object	The Chilterns Conservation Board	2023	<p>The Board considers that the policy would be more sound if the second line of the policy was amended by adding 'the natural beauty of' after 'enhancement of' in order to ensure compliance with legislation and national policy.</p>		Amend the second line by adding 'the natural beauty of' after 'enhancement of' in order to ensure compliance with legislation and national policy.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
136 CP9		Object	The Chilterns Conservation Board	2022	The Board considers that Core Policy 9 would be more sound if it referred to the need to conserve and enhance the setting of the AONB as detailed in Policy C3 of the South East Plan. The first paragraph of Core Policy 9 should refer to the need for development to comply with the AONB Management Plan.		In the third line of Core Policy 9 add 'and its setting' after 'Beauty'. Also, add a new second sentence in the first paragraph of Core Policy 9 to read: 'The conservation and enhancement of the Chilterns AONB and its setting will be achieved by ensuring that all development complies with the purposes of the AONB and its Management Plan.'

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
137 CP9		Object	Environment Agency	2009	<p>The first bullet point of this policy unsound, as it is not in accordance with one of the principal aims of PPS9 - namely, that planning decisions should prevent harm to biodiversity and geological conservation interests. As it stands, Core Policy 9 does not give appropriate weight to biodiversity interests. Where a development may result in significant harm to biodiversity interests, Core Policy 9 should require the local authority to consider whether it could not be located on an alternative site that would result in less or no harm. In the absence of any such alternatives, adequate mitigation or compensation should be provided, or the scheme refused.</p> <p>The second bullet point should specifically refer to rivers and their associated habitats. The last sentence of Core Policy 9 is supported, but needs to go further to reflect the aims of PPS9 - with a reference to the protection and enhancement of landscape and biodiversity resources.</p>		<p>First bullet point of Core Policy 9 to read:            "Not permitting new development that would harm landscape character or nature conservation interests unless the importance of the development outweighs the harm caused, the Council is satisfied that the development cannot reasonably be located on an alternative site that would result in less or no harm and appropriate mitigation or compensation is provided resulting in a net gain in Biodiversity."            Amend second bullet of Core Policy 9 by adding, "on rivers and their associated habitats" after "non-designated land".            Amend last sentence of Core Policy 9 by adding, "and enhancement" after "protection".</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
138 CP9		Comment	Henry Wilson	2152		Adequate resources must be applied to achieve the vision contained in this important policy.	
139 CP9		Comment	British Waterways	2059		More emphasis should be given to the waterways' potential for delivering the Core Strategy's objectives for tourism and leisure and recreation, but also education, health and well being, and sustainable transport.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
140 CP9		Comment	Friends of the Taplow Reaches Environmental Society	2116		<p>The Core Strategy is to be applauded for its emphasis on environmental issues. However, the significance of the Taplow Reaches of the Thames and particularly Mill Race merits enhanced recognition.</p> <p>The Thames should be included as a Special Area of Conservation. We suggest that the Thames be added to CP9 as "highest priority" along with the Chilterns and Burnham Beeches.</p>	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
141 CP9		Comment	Buckinghamshire County Council	2100	The District Council agrees that fragmentation is an issue within the District. The introduction should therefore include reference to PPS9 and the aim to repair the fragmentation and isolation of natural habitats via policies, including identifying areas for the restoration or creation of new priority habitats.		Suggest the first bullet point is changed to read: "Not permitting new development that would harm landscape character or nature conservation interests, unless the importance of the development outweighs the harm caused, and appropriate mitigation or compensation is provided." Suggest the second bullet is changed to read: "Seeking the conservation, enhancement, linkage and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, other non-designated land and as part of development proposals." Suggest adding the following: "Creating and enhancing habitats to help wildlife adapt to the impact of climate change by seeking to link habitats via ecological networks."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
142 CP9		Comment	Taplow Parish Council	2180		<p>The priority for outstanding landscape features is understood, but the charm of other rural areas and their use for recreation depends on the protection and conservation of the environment. The deletion of notations such as "Attractive Landscape" (Local Plan Policy L2) is dysfunctional and will erode the environment. This notation should remain or be replaced by an alternative notation.</p> <p>The northern part of Taplow Parish is covered in the County Landscape Plan by a designated Wooded Plateau Zone. This notation should be incorporated within the Core Strategy.</p>	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
143 CP10		Object	Pinewood Studios Ltd	2198	Pinewood Studios is a key employment location which should be reflected in the Core Strategy. The previous Core Strategy Preferred Options document outlined a specific policy in relation to the existing Pinewood Studios site. This specific reference should be retained within the final Core Strategy. The Core Strategy should support additional employment development where it meets an identified need and contributes to the local/regional/national economy. In particular, the Council should more actively support development which can make a provision for live/work units and provide smaller 'incubator' units.		A specific mention should be made to Pinewood Studios in the final Core Strategy and state that, "The Council will retain and encourage the expansion of uses directly connected with media, including film or television production or associated services and industries."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
144 CP10		Object	Legal & General Property Ltd	2202	Draft Core Policy 10 is not effective and is not consistent with PPS 4. On the face of it, draft Core Policy 10 is consistent with PPS4 where it states that "existing employment land and premises will be retained in employment use, other than in exceptional circumstances..." . However, neither the draft policy or the supporting text goes on to provide a definition of an "employment use" of the type set out in paragraph 4 of PPS4 . Draft Core Policy 10 sets an unrealistic and unreasonable test in relation to "exceptional circumstances" by setting a reasonable prospects test that applies to the whole plan period. This would mean that it would be necessary to prove that an employment use (however that is eventually defined) is unlikely to be secured to 2026.		Core Policy CP10 and/or the supporting text should be amended to provide a clear definition of employment uses (in line with PPS4) and that the "exceptional circumstances" test is reconsidered to dramatically reduce the time period within which reasonable prospects of employment re-use are considered.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
145 CP10		Object	Land Securities	2203	Core Policy 10 was drafted before the publication of PPS4 Planning for Sustainable Economic Growth. The Policy as drafted will apply to all existing employment 'B' use class buildings and sites and therefore does not comply with PPS4, which includes a wide definition of "economic uses", and contains proactive policies to stimulate mixed use employment generating uses.		Core Policy 10 should be re-drafted to include: Reference to subsequent DPD documents which will identify/allocate strategic/locally important employment 'B' use class sites. Criteria to assess all other employment 'B' use class sites in terms of their potential output for job, wealth and economic output. Reference to other sustainable development criteria including, public transport, housing and other social and community facilities.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
146 CP10		Object	Goodman International	2216	<p>The economic importance of Uxbridge Business Park in South Bucks is not sufficiently acknowledged in the Employment Land Review Update 2010. A small scale expansion would allow existing occupiers to expand, whilst also attracting new businesses and addressing the issue of out-commuting in South Bucks. The site should be classified as a strategic allocation in the Core Strategy and / or business area in the Site Specific DPD.</p> <p>Core Policy 10 highlights Mill Lane and Wilton Park as Opportunity Sites with new employment generating development potential. We question the deliverability of these sites. The extension to the Uxbridge Business Park can be achieved early in the plan period whilst the Opportunity Sites do not provide certain delivery in the immediate future. The site's Green Belt designation should be reclassified.</p> <p>We content that the Opportunity Sites are crucial to the delivery of the Spatial Strategy, but they may not provide employment generation for 5 - 10 years. Uxbridge Business Park can deliver much needed, high quality floorspace, particularly during the early years of the plan period. Uxbridge Business Park is one of the few sites in South Bucks that can compete directly with nearby larger employment centres in providing high quality office accommodation.</p>		<p>Uxbridge Business Park should be reclassified as a strategic site in the Core Strategy and / or a Business Area in the Site Specific DPD. A small scale review of the Green Belt should be considered to allow for the expansion of the Park with the appropriate reclassification reflected on the Proposals Map.</p> <p>It is further proposed that the emerging document is revised to ensure consistency between Core Policy 10 and paragraph 3.4.7 which should allow for growth in Uxbridge Business Park throughout the plan period but with a focus up to 2016.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
147 CP10		Comment	Taplow Parish Council	2181	The proposals are generally agreed in principal.	There is a disproportionate amount of development in South Bucks and other parts of the South East. Information technology enables many workers to work from home. The Core Strategy acknowledges this and it should be most strongly encouraged.	
148 CP10		Comment	Henry Wilson	2153		In Beaconsfield employment opportunities may be constrained by the difficulty of finding affordable housing in and near the town. Bus services are not widespread or frequent enough to provide an alternative means of transport.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
149	3.4.19	Object	Sainsbury's Supermarket Ltd	2141	Retail is an ever-changing industry - circumstances changes, as do consumer requirements and behaviour. Proposed developments considered to be commitments today might not come forward, Accordingly, more flexibility should be incorporated into Core Policy 11 and the supporting text.		Add additional text at the end of paragraph 3.4.19: "The Council recognises that retail commitments might not come forward in their present form in the light of current market conditions and therefore that any proposals for new convenience floorspace should be determined on their merits in accordance with PPS4."
150 CP11		Object	Sainsbury's Supermarket Ltd	2142	Retail is an ever-changing industry - circumstances changes, as do consumer requirements and behaviour. Proposed developments considered to be commitments today might not come forward, Accordingly, more flexibility should be incorporated into Core Policy 11 and the supporting text.		Add additional text to the final paragraph to Core Policy 11: "Proposals for new retail development should be determined on their own merits and in accordance with PPS4. Where a retail proposal is located on the edge, or outside a defined centre, the applicant will need to demonstrate compliance with the sequential approach and that no significant adverse impacts will result".

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
151 CP11		Object	Taplow Parish Council	2182	Provision of more bulk convenience shopping in South Bucks is inconsistent with a reasonable and diverse range of comparison shops. Both District and Local Centres have an adequate provision of supermarkets. Further provision of bulk convenience shopping including out-of-centre supermarkets should be prohibited.		
152 CP11		Object	Land Securities	2204	Core Policy 11 contains specific convenience and comparison retail floorspace figures in respect of the Bishops Centre, which we do not accept. The appropriate level of growth and acceptable retail floorspace will be more appropriately determined in the context of a planning application for redevelopment of the Centre.		The table of additional growth floorspace figures for convenience and comparison retail should be deleted from Core Policy 11. On Page 35 and the green box referring to Burnham the floorspace figures should also be removed from this paragraph and replace with "which, will be determined in response to any submitted redevelopment proposals and assessment of the centres catchment and growth potential / impact in accordance with PPS4 Policies".

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
153 CP11		Comment	Royal Borough Windsor & Maidenhead	2165		RBWM would be concerned at any major expansion of retail floorspace at the Bishop Centre. The stated intention to maintain a scale and role which does not impact adversely on other centres, including Maidenhead, is supported.	
154 CP11		Comment	Frontier Estates	2070		We note from the Core Strategy that the Council are not intending to change the town centre boundaries in Gerrards Cross at this stage of the LDF process. However, when the boundaries are reviewed, 31-35 Station Road and 44-45 Oak End Way should be recognised as falling within the primary shopping area of Gerrards Cross.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
155 CP11		Comment	Henry Wilson	2154		The New Town from Hughes Garage to the railway should be redeveloped so that traffic goes round the shopping area instead of through it, parking would be multi-storey underground and most of the shops would be under cover.	
156 CP12		Support	The Chilterns Conservation Board	2024		The Board welcomes and supports this policy.	
157 CP12		Support	Taplow Parish Council	2183	This policy is supported, however, the target of 10% for developments over 10 dwellings would appear to be too low.	If professional advice in this area has not been obtained, action should be taken to identify an optimum figure. Energy can also be conserved by making it a planning condition on all new development requiring the storage and use of roof water.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
158 CP12		Support	Buckingham Place Developments	2115	It is considered vital that if targets on renewable energy are to be met that the Council supports the development of facilities which could deliver low carbon energy for the use of the district. We support the guidance proposed and Core Policy 12 is an important step towards this.		
159 CP12		Object	Pinewood Studios Ltd	2199	Policy 12 is supported but should demonstrate flexibility by recognising viability. Measures to address climate change in new development should not impact on viability or the deliverability of development.		To ensure there is the necessary flexibility, Core Policy 12 should state that, "The Council will work with developers to ensure that the introduction of energy efficiency and renewable/low carbon measures does not impact viability where a development delivers other considerable identified benefits to the local community."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
160 CP12		Comment	Henry Wilson	2155		It should be mandatory for all new developments to conform to the zero carbon and improved energy standards. All existing properties should also be converted to the required standards.	
161 CP12		Comment	South East England Partnership Board	2219		SEP policy NRM11 has been superseded by the Government's approach to delivering zero carbon buildings. Reducing the demand for energy from new buildings represents the most sustainable and cost effective approach for achieving this and up to CSH Level 3 can be achieved through building fabric improvements. Measures should be taken to maximise the energy efficiency of new dwellings before delivery of a percentage of energy from on site renewables.	The definition of zero carbon homes proposes carbon offsetting from new development via allowable solutions, which would be appropriate in South Bucks e.g. maximising on site renewables, connection to CHP networks. There should be a target for CO2 emissions reductions.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
162	3.5.14	Support	Environment Agency	2010	We support this paragraph as it recognises that South Bucks is situated in an area of severe water stress.	The Council can contribute significantly towards dealing with the impact of development on water resources by reducing water consumption rates through adopting robust planning polices to maximise the effective use of water.	
163	3.5.15	Support	Environment Agency	2011	We support this paragraph.		
164 CP13		Support	Environment Agency	2012	We support this policy for the following reasons: 1. It states a minimum water efficiency target of 105 litres per person per day. 2. It requires all new development to incorporate Sustainable Drainage Systems (SUDS) where feasible. 3. It seeks to protect and enhance water quality and encourages the remediation of land affected by contamination.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
165 CP13		Support	Taplow Parish Council	2184	The objectives of this policy are fully supported.		
166 CP13		Support	The Chilterns Conservation Board	2025		The Board welcomes and supports this policy.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
167 CP13		Object	Berks, Bucks & Oxon Wildlife Trust	2042	It is recommended that reference is made to the importance of building biodiversity enhancement opportunities within new development. To help bringing the Core Strategy in line with Planning Policy Statement 9.		Add 'New development proposals will incorporate features to encourage biodiversity, and retain and where possible, enhance existing features of nature conservation value within the site. Existing ecological corridors should be identified and maintained to avoid habitat fragmentation. Ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.
168 CP13		Object	Eton College	2132	We object to Core Policy 13 as it will serve to preclude sites from coming forward for residential development, where they are at (high) risk of flooding. Core Policy 13 is too prescriptive, does not provide the document with the necessary flexibility, and it is not consistent with PPS 25.		We request an amendment to allow residential development where mitigation measures can be implemented.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
169 CP13		Comment	Henry Wilson	2156		The present household waste collection, though good, is not sufficiently comprehensive to cover all of residents' needs. Far too much waste goes to landfill.	
170	3.6	Object	Wyeth Laboratories / Pfizer	2138	<p>In addition to the 3 Opportunity Sites designated MDS, the site on Huntercombe Lane South, Taplow should be identified as a Major Developed Site in the Green Belt in the context of the occupier confirmed departure from the site. The Proposed Submission Core Strategy DPD is not "justified" as it is not founded on a robust evidence base.</p> <p>The MDS Background Paper concludes that the Wyeth Pharmaceuticals Site could be designated as a Major Developed Site later in the Plan period. However, it is clear that the Council did foresee that the site was likely to be vacated during the plan period and therefore it should be allocated as a Major Developed Site in the Core Strategy to assist in keeping the site in employment use and meeting the needs of existing and new businesses. This will provide certainty as to how Core Policy 10 will be implemented. It will also ensure a consistent approach with Paragraph 3.4.4 of the Core Strategy.</p>		The Core Strategy should include the site at Huntercombe Lane South, Taplow as a Major Developed Site, and it should be identified as such on the Proposal Map.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
171	3.6.5	Object	Pinewood Studios Ltd	2200	Pinewood Studios Ltd objects to the strategic sites identified within the Core Strategy on the basis that they are unlikely to be capable of delivering balanced growth or sustainable development combining residential, employment and infrastructure. Where a balance of development is not delivered by these sites, the Strategy should consider alternative sites which could provide appropriate mixed use development and necessary infrastructure.		Following from paragraph 3.6.5, there should be an additional sentence stating that, "The Council will positively engage in active pre-application consultation with developers of potential sites outside the identified Opportunity Sites to ensure appropriate development is delivered over the plan period."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
172	3.6.7	Object	Defence Estates	2076	<p>The Ministry of Defence (MOD) welcomes the acceptance in principle of retaining the same overall quantum of floorspace through any redevelopment scheme at Wilton Park (paragraph 3.6.8). This is in accordance with PPG2 'Green Belts'.</p> <p>Paragraph 3.6.7 states that the Wilton Park site could deliver 'around 300 dwellings', along with new employment floorspace, if the 'whole' of the site is released for redevelopment.</p> <p>This is not strictly accurate. The estimated output of approximately 300 dwellings relates not to the 'whole' site but to a more limited area.</p> <p>The figure of 300 dwellings is based on the redevelopment of the built up areas within the current Major Developed Site boundary set in the adopted Local Plan, and excludes the Service Family Accommodation on site. The current MDS boundary is drawn more tightly than that now being proposed, and potentially the site could yield more than 300 dwellings.</p> <p>The MOD welcomes the statement in the final sentence of paragraph 3.6.7 that the precise scale and proportion of uses will be subject to an assessment of need when it comes forward. Given the requirements listed in Core Policy 14, the MOD has concerns about the viability and deliverability of a scheme on the site.</p>		<p>The text in paragraph 3.6.7 should be amended to refer to "a minimum of 300 dwellings" to be delivered from the Wilton Park Opportunity Site, excluding the area currently occupied by the Service Family Accommodation.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
173	3.6.9	Object	Defence Estates	2074	<p>The Ministry of Defence (MOD) is concerned about references to retain existing recreational and sports facilities. The retention of build sports facilities in their current location would significantly constrain future options for development on the site. Maximum flexibility in the redevelopment of the site is essential in order to deliver an optimal site layout and a deliverable scheme. The third bullet point of CP14 refers to the retention of the existing 'level' of sports and recreational facilities. This requirement is considered to be more acceptable and consistent with the provisions of Circular 05/2005 'Planning Obligations'.</p> <p>It is also noted in paragraph 3.6.9 that the site at Wilton Park is expected to address existing deficiencies in open space in Beaconsfield. Any such requirement would need to be consistent with the provisions of Circular 05/2005.</p>		<p>The wording of paragraph 3.6.9 should be amended to reflect that in Core Policy 14 and refer to the retention of the existing 'level' of sports and recreational facilities at Wilton Park.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
174	3.6.11	Comment	Buckinghamshire County Council	2092		We support this statement but note that the scheduled ancient monument referred to lies outside the proposed development area. It is not clear how the aspiration to take account of the historic interest would be turned into reality.	We suggest a minor amendment: "The site has historical and archaeological interest, which must be taken into account in the Development Brief and masterplan."
175	CP14	map 4 - Wilton Park (page 76)	Object Beaconsfield Town Residents	2065	There are inconsistencies in the Transport Evidence Base. The "Transport Paper - East of Beaconsfield Area" is brief and unfocussed. Previous studies do not endorse an A355 relief road and instead proposed minor transport improvements combined with sustainable transport measures. The transportation assessment demonstrates that the redevelopment of Wilton Park is not dependent upon the provision of the A355 Relief Road. The Relief Road is a highway improvement scheme which should stand on its own merits. BTR believe it is unjustified to give the possible Relief Road the status afforded in CP14.		Map 4 - Wilton park (page 76) remove improvement lines since these are not required to facilitate the redevelopment of Wilton Park and is in any event covered by CP 7.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
176	3.6.12	Support	Portman Burtley Estate	2136	We support paragraph 3.6.12 which makes it clear that the development of Wilton Park (which we support in principle) will require improvements in accessibility through a coordinated package of measures including new/enhanced vehicle routes and facilities for pedestrians, cyclists and public transport users. Given the location of Wilton Park it is extremely important that it is fully integrated with the existing built up area of Beaconsfield.		
177	3.6.13	Object	Beaconsfield Town Residents	2064	There are inconsistencies in the Transport Evidence Base. The "Transport Paper - East of Beaconsfield Area" is brief and unfocussed. Previous studies do not endorse an A355 relief road and instead proposed minor transport improvements combined with sustainable transport measures. The transportation assessment demonstrates that the redevelopment of Wilton Park is not dependent upon the provision of the A355 Relief Road. The Relief Road is a highway improvement scheme which should stand on its own merits. BTR believe it is unjustified to give the possible Relief Road the status afforded in CP14.		Paragraph 3.6.13: Replace the phrase, "must be constructed so that it could be upgraded and extended northward to the A355, and would hence serve as the first stage of a future A355 Relief Road for Beaconsfield." with the following - "must not preclude a possible future A355 Relief Road."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
178 CP14		Support	Thames Water Utilities Limited	2027		As there is a specific reference to utility constraints we support this policy and consider it sound.	
179 CP14		Support	Portman Burtley Estate	2137	<p>We support the broad principles set out in Core Policy 14 and agree that Wilton Park should be identified as a Major Developed Site in the Green Belt.</p> <p>If the Ministry of Defence releases this site then Wilton park offers the opportunity for solving some existing transport problem, introducing clear physical linkage between Beaconsfield and Wilton Park, providing new housing / affordable housing, using existing build floorspace for employment purposes, and using existing open space and formal recreational facilities for the benefit of Beaconsfield. This will meet a number of objectives set out in the Core Strategy.</p>	Although we very much support the Wilton Park proposals, we question how the above issues might be addressed should the Ministry of Defence not release this site during the Plan period.	The Core Strategy should perhaps set out some contingency measures to address local traffic congestion and Beaconsfield's open space deficiency, should Wilton Park not be released.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
180 CP14		Object	Defence Estates	2077	<p>The Ministry of Defence (MOD) welcomes the inclusion of Wilton Park within the Core Strategy as an 'Opportunity Site' and Major Developed Site in the Green Belt.</p> <p>The MOD is keen to work with the Council to bring forward a scheme on the Wilton Park site that is both viable and deliverable.</p> <p>The MOD has concerns however regarding the viability and deliverability of development on the site given the requirements in Core Policy 14, including the demolition of the tower block, a new access onto the Pyebush roundabout and the provision of some employment development. Some exceptional development costs will have to be incurred in order to bring the site forward.</p> <p>The 'Development Economic Analysis of Proposed 'Opportunity Sites' sets out development costs for the Wilton Park site based on a number of assumptions. Some costs do not appear to be included in the report - for example the cost of demolition of the tower block and the cost of the 'ransom strip' in order to provide a new access road over third party land.</p> <p>Core Policy 14 should contain a more general recognition of the need to facilitate a viable and deliverable development. The acknowledgement of this in the policy text in relation to energy (ninth bullet point) is welcomed and this wording should be incorporated into the preamble to Core</p>		Wording should be included in the preamble to Core Policy 14 to the effect that the requirements set out in the listed criteria will be subject to considerations of viability and feasibility.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
					Policy 14.		
181 CP14		Object	Consortium, South of Farnham Royal	2209	We note that the Council has removed Wilton Park from the SHLAA and that it is no longer identified as a strategic location for development but rather as an "Opportunity Site" recognising the uncertainty over the timing and availability of the site for redevelopment. It is therefore considered inappropriate that the site should be identified in the Core Strategy. As Wilton Park is not central to the delivery of the Spatial Strategy, it would be better placed in the Site Allocation DPD.		Core Policy 14 should be deleted from the Core Strategy.
182 CP14		Object	Beaconsfield Town Residents	2063	There are inconsistencies in the Transport Evidence Base. The "Transport Paper - East of Beaconsfield Area" is brief and unfocussed. Previous studies do not endorse an A355 relief road and instead proposed minor transport improvements combined with sustainable transport measures. The transportation assessment demonstrates that the redevelopment of Wilton Park is not dependent upon the provision of the A355 Relief Road. The Relief Road is a highway improvement scheme which should stand on its own merits. BTR believe it is unjustified to give the possible Relief Road the status afforded in CP14.		Reword the sixth bullet point in Policy CP 14 as follows - "Ensure an acceptable means of vehicular access. Any access off the Pyebush Roundabout must not preclude a possible future A355 Relief Road."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
183 CP14		Object	Berks, Bucks & Oxon Wildlife Trust	2043	Not fully in line with Planning Policy Statement 9 paragraph 10, and South East Plan policy NRM7. The Wilton Park opportunity site is adjacent to Pitlands Wood which is designated as ancient wood - a rare and irreplaceable biodiversity resource.		The contextual text, location map and the Core Policy should all make reference to the existence of this ancient woodland and that the proposed new development will seek to conserve and enhance the woodland related species and achieve a net biodiversity gain.
184 CP14		Comment	Henry Wilson	2157		Good transport links will be vital for the Wilton Park redevelopment. It is agreed that the tower block should be demolished. However, it should be replaced, possibly by another tower block to continue to enhance the skyline.	
185	3.6.19	Support	Environment Agency	2013	We support this paragraph as it recognises the importance of developing the Mill Lane site in accordance with the criteria in the level 2 Strategic Flood Risk Assessment.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
186	3.6.20	Support	Environment Agency	2014		We support this paragraph as it recognises the importance of, and opportunity for, biodiversity enhancements to the river and the opportunity to improve access to the Thames for recreation and river uses.	
187	CP15	Support	Thames Water Utilities Limited	2028		As there is specific reference to utility constraints we support this policy and consider it sound.	
188	CP15	Support	Taplow Parish Council	2185	The Parish Council is appreciative of the comprehensive statement regarding this site and the sensitive approach to its redevelopment.	Very careful consideration is required regarding access to the site. The height and massing of buildings is important. The Thames should be given an equivalent level of priority as Burnham Beeches and designated as a Special Area of Conservation. The Jubilee River should be recognized as a biodiversity site.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
189 CP15		Support	Taplow Investments Ltd	2168	It is contended that Core Policy 15 meets the test of soundness and therefore is justified, effective and consistent with national policy. There is a need in applying Core Policy 15 to ensure sufficient flexibility in terms of future land uses.		
190 CP15		Object	Consortium, South of Farnham Royal	2210	We note that the Council has removed the Mill Lane site from the SHLAA and that it is no longer identified as a strategic location for development but rather as an "Opportunity Site" recognising the uncertainty over the timing and availability of the site for redevelopment. It is therefore considered inappropriate that the site should be identified in the Core Strategy. As the Mill Lane site is not central to the delivery of the Spatial Strategy, it would be better placed in the Site Allocation DPD.		Core Policy 15 should be deleted from the Core Strategy.
191 CP15		Object	Square Foot Burnham Ltd	2049	Development of the Mill Lane Site is in conflict with the Spatial Strategy. The Mill Lane Site is a very sensitive Green Belt site, situated within an area liable to flooding as well as forming part of a Local Landscape Area. The site, if developed, would result in the merging of communities viz. e.g. Maidenhead and Taplow. Support by adequate infrastructure is not guaranteed at Mill Lane, Taplow.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
192 CP15		Object	National Grid Properties	2164	<p>We support most of the draft policy and agree that the draft policy is justified and in accordance with National Policy. However, the policy as currently drafted is not effective in terms of deliverability and flexibility.</p> <p>'Major Developed Sites in the Green Belt' and 'PPS 25 Sequential Test and Exception Test' background papers provide a suitable robust and credible evidence base.</p> <p>The policy is the most appropriate strategy when considered against reasonable alternatives. A mixed use development is appropriate because it will enable the development to come forward, with the distribution and mix of uses considered in detail in the development brief.</p> <p>The Core Strategy does not provide any detail of when the site should be delivered and by whom.</p> <p>The policy as currently drafted provides an element of flexibility but it should recognise that there are different landowners and there may be a need to bring different parts of the site forward at different times.</p>		<p>Paragraph 3.13 of the 'Major Developed Sites' background paper should be amended to state that the National Grid gasholder is a substantial structure.</p> <p>Insert:</p> <p>"It is proposed that the Mill lane Opportunity Site will be delivered within the plan period through joint working between the landowners, Council and stakeholders. A Development brief must be produced for the site by the landowners/ developers, in conjunction with the Council. This will provide a strategy which will set out how the site will be delivered."</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
193 CP15		Object	Hitcham and Taplow Society	2159	<p>Core Policy 15 has been materially altered without opportunity for community involvement. Bullet point 2 is not in conformity with the prior consultation draft. The current wording is likely to permit materially more development to take place on the Mill Lane site, particularly in the central section of the site.</p> <p>Some wording is not consistent with National Policy. As bullet 2 stands the second sentence is meaningless out of context and the word 'similar' is not in conformity with PPG 2 Annex C4(c).</p>		<p>We request the re-instatement of the two bullet points which have been omitted as follows: (former bullet 9) "result in no increase in the overall footprint of development in the Green Belt, and retain the largely open character of the site, particularly in the central part of the site;" (former bullet 10) "reduce visual impacts in terms of height and massing of development, apart from on the former Mill site, where a high quality design could result in development of a similar height to the existing building;"</p> <p>Bullet 2 could be re-worded to "not exceeding the height of..."</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
194 CP15		Object	Berks, Bucks & Oxon Wildlife Trust	2044	The proposed development at Mill Lane opportunity site is entirely within Thames Valley Local Biodiversity Opportunity Area. While the context text makes reference to the Local BOA, this is not included within the text of the Core Policy to help bring the Core Strategy in line with Planning Policy Statement 9 paragraphs 5 and 12 and South East Plan regional policy NRM15.		The Core Policy should make reference to the existence of the Local BOA and that the proposed new development will seek to conserve and enhance this targeted conservation area to prevent fragmentation and enhance existing wildlife corridors to achieve a net biodiversity gain.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
195 CP15		Object	Ellington & District Residents Association	2163	<p>Core Policy 15 has been significantly changed since previous Core Strategy consultation documents without the opportunity for community involvement.</p> <p>Some wording is not consistent with National Policy.</p> <p>There is a contradiction between bullet point 10 of Core Policy 15, which appears to allow development within Flood Zone 3b and 3a, and Objective 9, first Critical Success Factor which states "No new housing development in Flood Zones 3a and 3b".</p>		<p>In the last sentence of the 2nd paragraph, the word 'broadly' should be removed. Reference should also be made that the new hotel footprint should be no bigger than the existing Skindles Hotel footprint with its historic roofscape design and height maintained".</p> <p>Reinsert "recreation" as one of the suitable uses on the site.</p> <p>Bullet point 2 - add to the end of the last sentence " , elsewhere the height and massing of development should ensure a reduced visual impact". Also reinstate "Result in no increase in the overall footprint of development in the Green Belt".</p> <p>Bullet point 4 - before the word 'enhance' remove "where possible" and replace with "must". Also add to the end of the sentence "retain the street scene".</p> <p>Bullet point 5 - replace "Maidenhead Bridge" with "the key area fronting the</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
							<p>A4, close to the historic Maidenhead Bridge and the former Skindles Hotel". Also add "no building is allowed to take place south of the existing ancient building line of Skindles Hotel which runs from its southern end eastwards along the front of Windrush's buildings".</p> <p>Bullet point 7 - replace text after "and" with "result in no overall increase in the levels of traffic movements on the A4".</p> <p>Bullet point 11 - replace the word "positive" with "measurable" in accordance with the SFRA.</p> <p>Paragraph 3.6.16 - The area along the A4 in the proximity of Maidenhead Bridge is an air pollution hotspot and this should be mentioned.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
196 CP15		Comment	Royal Borough Windsor & Maidenhead	2166		RBWM would welcome regeneration of this site, provided that it is sensitive to its surroundings and respects its setting adjacent to Maidenhead town. The provision of a new footbridge across the Thames at Boulters Lock is supported, subject to feasibility and viability, as is the production of a development brief.	
197 CP15		Object	Joy Marshall	2139	Land within the MDS boundary proposed at Mill Lane, Taplow includes public footpath and Green Belt, and is adjacent to agricultural land. Current waste recycling site had no planning permission, therefore it should not be earmarked as a MDS.	It is noted that various Local Plan policies are to be replaced and various nature conservation, archaeological and landscape designations are to be removed from the Proposals Map. It is necessary to have policies protecting these sites, features, etc. Floodplains should not be deleted from the Proposals Map. Agree with updating of Conservation Areas.	Amendments to Proposals Map to reflect the above.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
198 CP16	3.6.26	Object	Thorney Lane LLP	2214	3.6.26 rightly acknowledges that the adopted Minerals and Waste (M&W) Local Plan and the emerging M&W Core Strategy safeguard the land West of the Thorney Lane Business park for (possible) use as a Multi-modal waste transfer facility. The paragraph then suggests that only if the M&W Core Strategy confirms the need for the facility and that this is the best location should the site proceed and then only with a new road access. It is in the most up to date version of the M&W Core Strategy and in the Waste Local Plan. It is unsound for a Local Development Framework to introduce any test of need in these circumstances. The Bucks MWDF has already concluded that it is the best site. The Highway Authority did not consider that a new road is required. The inclusion of the road proposal in 3.6.26 is unjustified.		Revised wording paragraph 3.6.26 by deleting the following text: "if the current Minerals and Waste Core Strategy process confirms the need for a new Waste Transfer Facility (and that this is the best location), and provision of a new access road (which would allow HGV access, avoiding Iver Village and Richings Park)."
199 CP16		Support	British Waterways	2060	We would support more mixed development especially appropriate office space, in such redevelopment.	We would expect the Court Lane planning brief to integrate the Slough Arm so that the site interacts with the canal as far as possible for the mutual benefit of occupiers, workers and visitors and the canal itself.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
200 CP16		Support	Thames Water Utilities Limited	2029		As there is specific reference to air quality issues we support this policy and consider it sound.	
201 CP16		Support	Christys Limited	2066	<p>Welcome recognition by the Council of the redevelopment potential of Court Lane Industrial Estate and its potential to reduce the number of HGV movements around Iver and Richings Park.</p> <p>Also welcome the proposal that Court Lane Industrial Area should be designated as a Major Developed Site in the Green Belt. This is the appropriate means by which to deliver the Council's objectives for the site.</p>		
202 CP16		Support	Clive Narrainen	2109			

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
203 CP16		Object	Consortium, South of Farnham Royal	2211	We note that the Council is no longer identifying Court Lane as a Strategic Site but as part of a wider "South of Iver Opportunity Area". It is considered inappropriate that the site should be identified in the Core Strategy. As the Court Lane site is not central to the delivery of the Spatial Strategy, it would be better placed in an Area Action Plan addressing the proposed redevelopment of the whole Opportunity Area. .		Core Policy 16 should be deleted from the Core Strategy.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
204 CP16		Object	Berks, Bucks & Oxon Wildlife Trust	2045	<p>The proposed development at Court Lane is within South Bucks Heaths and Parklands Biodiversity Opportunity Area.</p> <p>The contextual text, location map and the Core Policy should all make reference to the existence of the BOA to help bring the Core Strategy in line with Planning Policy Statement 9 paragraphs 5 and 12 and South East Plan policy NRM5.</p> <p>Ridgeway Trading Estate and Thorney Business Park proposed development areas are adjacent to the Biological notification Site 'Opposite Iver Station'.</p>		<p>The Core Policy should state that the proposed new development will seek to conserve and enhance this targeted conservation area to prevent fragmentation and enhance existing wildlife corridors to achieve a net biodiversity gain in line with BOA objectives.</p> <p>It is recommended that the contextual text, location map and the Core Policy should all make reference to the existence of this wildlife site which may be locally important subject to further site survey. The Core Policy should state that the proposed new development will be subject to further survey for wildlife interest at this Biological Notification Site, and seek to conserve and enhance this targeted conservation area to prevent fragmentation and enhance existing wildlife corridors to achieve a net biodiversity gain in line with BOA objectives.</p>

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
205 CP16		Object	Thorney Lane LLP	2215	Policy 16 is inconsistent with Core Policy 10 which seeks to provide employment opportunity through Intensification on sites not in the Green Belt (Thorney Lane isn't) and where there is good access to other transport modes (Thorney Lane has canal and rail potential). It is not possible to provide intensification of employment and reductions in HGV movements. The wording in Policy 16 referring to Thorney Lane is neither justified or supported by the evidence base. It is unsupported and over restrictive. Reductions in HGV movement may only be secured through redevelopment. The provision of a new road is not supported in the Minerals and Waste Core Strategy. It is unjustified to expect one landowner to provide a new access road for all of the sites in Policy 16.		Revised wording for Core Policy 16: "Any proposals for significant redevelopment on the Thorney Business Park should deliver a reduction in HGV movements through Iver Village and Richings Park, either through land use, use of the rail and canal access or provision of an improved road access."
206 CP16		Object	Groundwork-Colne Valley	2035	Do not believe that constructing a new road in the Green Belt will have a positive role to play in fulfilling any of the objectives listed in PPG 2, para 1.6.		Change the final two lines of Core Policy 16 to state "either through land use, use of rail or canal access."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
207	CP16	Object	Christys Limited	2068	No planning justification is given for seeking improved access to the open space and water areas of the Colne Valley Park.		
208	CP16	Object	Christys Limited	2069	The reference to low carbon technology to deliver energy to any redevelopment is a policy which we generally support; but it does not need to be included in Core Policy 16.		
209	CP16	Object	Christys Limited	2067	Wording of Core Policy 16 is unsatisfactory. It provides no justification for the statement that any new scheme should improve access to Iver High Street and Iver Station.		
210	CP16	Comment	Buckinghamshire County Council	2096	See below.		Suggest second bullet point is re-written to read: "Provide habitat improvements and improved access to the open space and water areas in the Colne Valley Park and Grand Union Canal."

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
211	CP17	Support	Pinewood Studios Ltd	2201	Pinewood Studios supports the inclusion of Core Policy 17. In addition, it is important that the Council is able to designate additional Major Developed Sites in the Green Belt (MDS) in subsequent Development Plan Documents, in order to deliver housing and employment growth in the Plan period.		
212	APP2	Comment	Buckinghamshire County Council	2085		In appendix 2 - evidence base - could usefully add Extra Care Strategy, and the 12 Year Housing Plan for people with support needs - especially as this has been agreed by SBDC.	Add references as above.
213	APP2	Comment	Buckinghamshire County Council	2093			We suggest adding to evidence base: Buckinghamshire and Milton Keynes Historic Landscape Characterisation (BCC, 2006)

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
214 APP6		Object	Highways Agency	2213	<p>At present it seems that a scheme at M40 J1 will be needed and this should be added to Appendix 6. Appendix 6 should also include most or all the schemes identified in ETI table 5.4. Appendix 6 lists a project titled "M40/A404/M4 motorway box". Please delete this item.</p> <p>The Infrastructure Delivery Schedule outlines a number of schemes that aim to relieve congestion in the area but it does not give an indication of the potential cost of such schemes. It is currently unclear whether the Proposed Submission Core Strategy development with mitigation is "deliverable", without causing adverse impact on the safe and efficient running of the trunk SRN.</p>		
215 APP6		Comment	Gordon Gillespie	2017	The impacts of the proposed housing on some local services (including secondary school provision) has not been considered.		An impact analysis on existing services and infrastructure is required.

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
216	APP6	Comment	Buckinghamshire County Council	2088		Need to include Burnham in the infrastructure schedule as this area will require additional primary school places. BCC does not have capital funding available to provide for additional school places - therefore need to delete BCC as probable funding source. All funding will need to be provided through developer contributions.	Additions and deletions as above.
217	APP6	Comment	Chiltern Railway Company Ltd	2032		We note the reference to the East West Rail Link. The document states that this is "Milton Keynes to Aylesbury". This is one branch of the proposal - the other branch will continue to the West to Bicester where it will link with the network onwards to Oxford. We mention this only for clarity on the East West Link project reference.	

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
218 APP6	Appendices 6 & 8	Comment	Buckinghamshire County Council	2101	There is little reference to Green Infrastructure on its own merits. We suggest that text gives better reference to the Buckinghamshire Green Infrastructure Strategy earlier on in the document, ensuring decisions are informed by it.		Page 112: Mentions 'Bucks Green Infrastructure Strategy' -This is the name of the document and should therefore read as Buckinghamshire Green Infrastructure Strategy. Page 122: CP9 Target: "Net gain in biodiversity areas in District over Plan period". Suggest: "Net gain in areas of high biodiversity value in the District over Plan period."
219 P MAP	wilton park, appendix 7	Support	Defence Estates	2075	The proposal to widen the boundary of the Major Developed Site at Wilton Park as shown in appendix 7 of the Core Strategy Submission document is supported and welcomed as it potentially offers more flexibility in the layout of the future development of the site.		

Core Policy	Para	Nature of Rep.	Representor	Representation No.	Comments on Soundness	Other Comments	Changes Sought
220 P MAP		Object	Taplow Investments Ltd	2167	My client's land has not been included in the proposed changes to the Proposals Map and this is at variance with all other background documents, in particular, Map 5 Mill Lane on page 79 of the Core Strategy. There is no justification for this omission and it means that the Core Strategy is not effective, deliverable or flexible.		Include land in my client's ownership as part of the Proposed Changes to the Proposals Map.



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