

New Local Plan Consultation responses on Draft policy BE1 – Slate Meadow

☒ Developers asserted that the flood risk sequential approach has been correctly followed and that the Environment Agency have incorrectly identified that SFRA level 2 is based on out of date evidence. A detailed modelling report was prepared in July 2016 (*Slate Meadow, Bourne End: River Wye - Hydrology and Hydraulic Modelling Report*) and the Environment Agency Modelling Team confirmed that the HR Wallingford modelling “has been deemed acceptable”.

☒ One developer suggested that the site off Whitepit Lane should be developed instead of Slate Meadow. Residents advocated the use of brownfield land instead.

☒ Residents asserted that Slate Meadow provides an important separation between the settlements of Bourne End and Wooburn Town, and suggested the deletion of the site as an allocation or a reduction in the number of dwellings to 75 homes.

☒ Residents believed that flood risk has not been adequately addressed, that it should not be left up to the developer, and development should not be taking place on a floodplain, citing extensive flooding events in recent years.

☒ Residents were of a view that there is inadequate infrastructure to support development. They feel that the roads are already congested, that there is not enough parking, and that schools and healthcare provision is oversubscribed.

☒ Residents are concerned that traffic leaving Stratford Drive (especially at school time) is already at dangerous level and risks the safety of young children. A sole exit at Stratford Drive serving Slate Meadow is felt to not be sufficient. Some residents suggest that the scale of development should be reduced to match the capacity of transport and the road infrastructure.

☒ Residents believed the site is not large enough for 150 homes, suggesting the development capacity is limited due to village green on part of site.

☒ Some respondents thought that the scale of development is out of proportion with the rest of the settlement.

Residents believed more affordable housing should be provided for local people rather than large executive homes

☒ Residents felt that development will obliterate the views to the hillside immediately to the north; and any undeveloped break between Bourne End and Wooburn.

☒ Residents felt that the village green is an important habitat for local wildlife.

☒ Residents expressed concern that if medical provision is located at Slate Meadow it will be less accessible than its current location.

☒ Some residents felt that public transport links should be established between the site and Bourne End village centre.

☒ Some residents felt that WDC has failed to take into account the historic environment.

☒ The **Education and Skills Funding Agency** supported the safeguarding of land for schools

☒ **Thames Water** noted that water and wastewater network capacity may need local upgrades.

☒ **Scottish & Southern Electric** confirmed the area is not currently covered by existing infrastructure.

☒ **Highways England** would expect to see an assessment on the strategic road network

☒ **Bucks County Council** supported the approach for provision of primary education. Development of the site should also provide financial contributions to the new bridleway along with providing a connection.

☒ The **Environment Agency** suggested that the policy should say make the most of Wye setting / the Wye is an asset and the river itself should be enhanced as well as its buffer / corridor.