

## **CHILTERN DISTRICT COUNCIL**

### **MINUTES** of the Meeting of the **SERVICES OVERVIEW COMMITTEE** held on **5 OCTOBER 2016**

**PRESENT:** Councillor J A Burton - Chairman  
" N I Varley - Vice Chairman

Councillors: L M Smith  
E A Culverhouse  
A S Hardie  
C J Jackson  
P M Jones  
S A Patel  
C J Rouse

**APOLOGIES FOR ABSENCE** were received from Councillors D J Bray and M Flys

**ALSO IN ATTENDANCE:** Councillors I A Darby, J L Gladwin, J E MacBean, D W Phillips and C J Wertheim.

#### **7 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **8 LOCAL PLAN PREFERRED OPTIONS CONSULTATION**

The Overview and Scrutiny Committee were provided with the opportunity to consider and comment on a report to the Joint Committee on 12<sup>th</sup> October to approve the Green Belt Preferred Options consultation stage of the emerging Chiltern and South Bucks Local Plan. The views of the Services Overview Committee were to be taken into account when the Joint Committee made its decision on the Green Belt Preferred Options stage of the emerging joint Local Plan on 12 October 2016.

It was noted that there was a joint Chiltern and South Bucks Overview and Scrutiny Committee presentation on the Green Belt Preferred Options stage of the emerging Local Plan on 26<sup>th</sup> September followed by questions and answers with officers.

Attached to this report as Annex 1 was the report to the Joint Committee on 12<sup>th</sup> October, the contents of which are self-explanatory. Particular attention was taken to Appendix 1 to the Joint Committee report which was the draft Green Belt Preferred Options Consultation Document and the consultation process set out under Recommendation 4. The Chairman advised that she would ask for members' comments per preferred option.

### **Preferred Option 1: North East of Chesham**

The area is defined by the existing built area of Chesham to the south, Nashleigh Hill to the west, Lycrome Road to the north, and Lye Green Road to the east.

Committee comments:

- A sustainable area
- Significant Infrastructure is required in this area eg. Road improvements
- Brushwood School is ideal for expansion
- Base map does not include old college site – map should be updated

### **Preferred Option 2: Area South of Holmer Green**

The Chiltern District preferred option area is defined by the A404 to the south, Earl Howe Road to the east, the proposed development site in the draft Wycombe Local Plan (Chiltern District boundary) to the west and the built area of Holmer Green to the north.

Committee comments:

- Concern as two settlements impacted in this area
- There are strong feelings against this preferred option in the local community

### **Preferred Option 3: Land East of Hazlemere**

The Chiltern District area is defined by the built area, the development option being considered in the draft Wycombe Local Plan (Chiltern District boundary) and ancient woodland to the north and east.

Committee comments:

- No issues raised in respect of this option and members were not aware of any local feedback on this area to date
- Minimal impact in the area

### **Preferred Option 4: Area South of London Road West, Amersham**

The area is defined by the A355, the by-pass to the south and existing edge of the built area of Amersham to the north.

Committee comments:

- Chiltern District Council own this site
- Proposals for this site should be for primarily rentable properties
- Need to get the Chiltern design guide right on this site and ensure that properties are built to a particular standard
- Should be affordable housing on this site and not self build
- Locally this site is of visual importance as it was a gateway to Amersham

### **Preferred option 5: Area south east of Whielden Street, Amersham**

The area proposed to be removed from the Green Belt is 5.99 ha and is defined by the A413 by-pass to the south and existing edge of the built area of Amersham Old Town to the north.

Committee comments:

- Should be affordable housing on this site
- Consider the density of this site particularly due to close proximity of Preferred Option 4 (Area South of London Road West)
- Consider the current character of properties in this area eg. Cottage style and to retain the current visual where possible
- Have a defined line for this site and preferred option 4 due to the A413 so site seems sensible

### **Preferred Option 6: South East of Little Chalfont**

The area is defined by the edge of the existing built area of Little Chalfont to the north and west, Lodge Lane to the east and Long Walk to the south.

Committee comments:

- This is an acceptable proposal but is likely to be controversial in the local area and the significant impact of this site will need to be mitigated eg. Sufficient educational facilities and infrastructure
- The proposed density of this site was considered to be excessive for this area
- This site should not be used for office development
- Proposed court yard development is appropriate
- This site requires more detail in the discussion brief in respect of infrastructure eg. Rail links, primary care needs, parking, educational needs
- This infrastructure for this site is crucial and requires the support of Bucks County Council to ensure implementation; including details of infrastructure charge
- Pollard site is a good site for a school
- Build similar style houses to be in keeping in the area
- Selective education area in Chiltern and therefore not possible to be prescriptive on the location of the school at this stage but importance that due to the critical mass and increase in school provision due to the increased development it is important to have additional school provision in the District

### **Preferred Option 7: National Epilepsy Centre, Chalfont St Peter**

The area is defined by the sports pitch to the rear of Debenham House, existing workshop and office buildings associated with the main use of the site (i.e. not including agricultural buildings), footpath and woodland blocks and tarmacked access road off Rickmansworth Lane to the north and east and the built area of Chalfont St Peter to the south and west.

Committee comments:

- Local knowledge suggested that accepted developments on this site should be for elderly accommodation and not for general housing in this area
- The brief for this option requires further detail eg. Specific style and purpose of housing in this area
- Would encourage the opportunity of obtaining community transport in this area
- Consider impact on parking in this area, particularly due to location of sports pitch to the proposed development

### **Preferred Option 8: Area South East of Chalfont St Peter**

The area is defined by the built area of Chalfont St Peter, Denham Lane to the east and woodland and Scout Camp to the south.

Committee comments:

- Proposal for 400 houses on this site was not sustainable
- Some development on this site was acceptable but not too large
- Infrastructure was a major issue for this area due to impact of other proposed sites in the vicinity and the cumulative impact of the developments must be considered
- Is there a covenant to restrict building on the scout camp?
- Need to be clear on the type of property in this area to assess the full impact and the infrastructure requirements

### **Preferred Option 9: Area East of Beaconsfield**

The area is defined predominantly by existing strategic roads to the south, the built area of Beaconsfield to the west and Wilton Park proposed development (existing Wilton Park Development Brief) and proposed alignment of the Beaconsfield Relief Road to the east.

Committee comments:

- Volume of development proposed is excessive in this area where infrastructure problems already exist
- Need for cottage style property for elderly in this area

### **General points made by the Committee for all sites**

- Need to be clear in the consultation document on the density of a proposed site
- Include in the detail the existing density to provide comparison figures to proposed sites
- Appreciation that affordable housing targets and responsibilities must be met
- Consider the cost of land and to ensure that the required infrastructure costs could still be met
- Consider the implications of the critical mass of affordable housing which would result in increased need for transport infrastructure eg. Improved bus routes

- Consider a principle of sites located near to existing transport links, where possible to minimise impact
- Need to state type of dwellings and density in the areas
- Density information should be linked to a framework to establish a policy for the area

## **RECOMMENDATION**

**The Overview and Scrutiny Committee is recommended to provide comments that the Committee would like the Chiltern and South Bucks Joint Committee to take into account when it considers a report on the Chiltern and South Bucks Local Plan (2014 – 2036) Preferred Options Public Consultation on 12<sup>th</sup> October 2016.**

**The meeting ended at 7.54 pm**