

SUBJECT:	Wilton Park Development Brief Supplementary Planning Document		
REPORT OF:	Officer Management Team	-	Director of Services
	Prepared by	-	Head of Sustainable Development

1. Purpose of Report

1.1 The purpose of this report is to:

- give feedback on the formal public consultation on the draft Wilton Park Development Brief Supplementary Planning Document which took place between 17 January 2014 and 28 February 2014;
- outline the changes made to the Supplementary Planning Document and supporting documents following the consultation;
- recommend that Sustainable Development PAG advise the Portfolio Holder to recommend to Cabinet that the Wilton Park Development Brief Supplementary Planning Document is adopted (subject to any further amendments required and agreed in consultation with the Head of Sustainable Development).

2. Links to Council Policy Objectives

2.1 The Development Brief Supplementary Planning Document (SPD) for the Wilton Park Opportunity Site relates directly to the delivery of Core Strategy Policy 14. Wilton Park is designated as a Major Developed Site (MDS) in the Green Belt and Core Policy 14 establishes a positive framework for the comprehensive redevelopment of the site to deliver a high quality mix of residential and employment uses, community facilities, open space, sport and recreation facilities and other necessary infrastructure, including a new vehicle access off the Pyebush Roundabout (or an alternative appropriate access). The draft SPD also relates directly to a number of other Core Strategy policies, including Core Policy 7 which recognises the problem of existing traffic congestion to the east of Beaconsfield and states that this will be addressed by measures which could include provision of an A355/A40 relief road later in the Plan period. The supporting text indicates that the first part of a relief road would be achieved by a new access into Wilton Park from the Pyebush Roundabout.

2.2 The SPD also directly supports delivery of each set of priority action areas set out in the South Bucks Sustainable Community Strategy:

- A sustainable environment
- A thriving economy
- Safe communities
- Health and well being for all
- Cohesive and strong communities.

3. Background

3.1 Wilton Park is a 37.5 hectare site located just to the east of Beaconsfield in the Green Belt. Home to the Ministry of Defence (MOD) School of Languages until the School closed in March 2014, the site was disposed of the MOD's Defence Infrastructure Organisation (DIO) in May 2014. The whole site was purchased by Inland Homes plc who already owned adjacent land immediately to the north of the A40 between the Pyebush Roundabout and Wilton Park. Inland Homes were the DIO's 'preferred bidder' for Wilton Park. Apart from housing making up two areas of Service Family Accommodation (SFA) and a building used by local Air Training Cadets, the other buildings and structures are all unused and have been abandoned. Two buildings (the former Defence Housing Executive's offices and the NAAFI shop) have been demolished by the new landowner.

- 3.2 Core Policy 14 requires a Development Brief to be prepared for the Wilton Park Opportunity Site by the landowners / developers in conjunction with the Council, prior to a planning application (or applications) being submitted. Core Policy 14 also indicates that the Development Brief will be adopted as a SPD. The SPD is also included in the approved Local Development Scheme.
- 3.3 In November 2012, South Bucks District Council (and Buckinghamshire County Council) entered into a Planning Performance Agreement (PPA) with Inland Homes in connection with the preparation of a Development Brief for Wilton Park. Inland Homes carried out extensive stakeholder engagement and informal public consultation during late 2012 and in 2013, the scope and results of which were reported to a Sustainable Development PAG meeting on 6 June 2013 with a summary report published shortly afterwards by HardHat (the communications consultants for Inland Homes). Inland Homes also commissioned technical advice from specialist consultants. The District Council provided planning policy advice throughout, and Bucks County Council provided advice on matters related to County functions and responsibilities, including highways and education issues.
- 3.4 Although the draft SPD was the result of collaborative work, ownership of the document rested with the District Council. The draft SPD was finalised by South Bucks District Council officers. The draft SPD was considered by Members of Sustainable Development PAG on 17 December 2013. Sustainable Development PAG advised the Portfolio Holder to approve the publication of the draft Wilton Park Development Brief SPD for a six week period of public consultation starting early in 2014.
- 3.5 The draft SPD was published for public consultation on 17 January 2014. The consultation ran for a period of six weeks. This is longer than the minimum four weeks required by the 2012 Regulations and the Council's Statement of Community Involvement. The longer consultation period reflected the significance of the site for Beaconsfield and for South Bucks District as a whole, and the exceptional level of public interest in the public exhibition held in 2013.
- 3.6 The Council also published the following documents alongside the draft SPD:
- Public Consultation Statement
 - Sustainability Appraisal Report
 - Habitats Regulations Assessment Screening Report
 - Equalities Impact Assessment Screening Report.
- 3.7 The Council used the following consultation methods for the Wilton Park Development Brief draft SPD, in accordance with the Council's Statement of Community Involvement.
- Formal notices were placed on notice boards at Beaconsfield Town Council and at Gerrards Cross Parish Council.
 - Paper copies of the draft SPD and supporting documents were available to view at the Council offices in Denham; in the public libraries at Beaconsfield and Gerrards Cross; and at the Beaconsfield Town Council and Gerrards Cross Parish Council offices.
 - Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to the statutory consultees (including relevant organisations under the Duty to Co-operate).
 - Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to those on the Council's planning policy database.
 - Links to the draft SPD and supporting documents were posted on the Planning Policy, News and Have Your Say pages of the Council's web site.
 - The Council posted details of the consultation on Twitter and Facebook.
 - A Press Briefing Note was published on 9 December 2013 and a number of articles appeared in the local press during the public consultation period.

Further information is included in the Consultation Statement Update to be published alongside the SPD.

4. Discussion

Purpose, scope and status of the Wilton Park Development Brief SPD

- 4.1 The purpose of the SPD is to establish more detailed principles that will guide the future redevelopment of Wilton Park. The SPD aims to ensure that the new development is comprehensive, of exceptional quality, respects its location and setting, delivers benefits to the local community and that the necessary infrastructure is put in place within agreed timescales. The SPD is not a masterplan for the site; rather, it explains how the redevelopment will be delivered sustainably and in full accordance with policy requirements. Much of the detailed work will be undertaken in support of future planning applications.
- 4.2 Members should note that the land formerly owned by the MOD comprised a slightly larger area of land than the MDS, including Minerva Way and a small area of land within Chiltern District. The SPD relates only to the redevelopment of the land located entirely within South Bucks District.
- 4.3 Also, as required by the Core Strategy, the SPD deals with access for vehicles, cyclists, pedestrians and public transport (including the mitigation of transport impacts on the strategic and local road networks), and with other necessary infrastructure. The SPD also explains how issues such as landscape, water quality, biodiversity and new school places should be dealt with in future planning applications. The scope of the document therefore covers matters that relate to a wider area than the MDS boundary where they are relevant to the redevelopment of Wilton Park.
- 4.4 The land immediately to the north of the A40 between Wilton Park and the Pyebush Roundabout is not within the MDS and is subject to national and local Green Belt policies. As such there are no proposals in this SPD for development of the land other than to provide vehicle and sustainable transport access as set out in Core Policy 14.
- 4.5 Planning permission for a new access road to Wilton Park was granted to Inland Homes in October 2014. The scheme involves the demolition of existing residential and non-residential buildings at Wilton Park and the construction of a new road from the A40 Pyebush Roundabout to the northern boundary of the Wilton Park site to provide access to Wilton Park and to form Phase 1 of a Beaconsfield A355 Relief Road. The A355 Relief Road (as part of an A355 corridor scheme also involving improvements to Gore Hill) is included in the Buckinghamshire Thames Valley Growth Deal covering the period to 2021. With the aim of improving north-south connectivity and accelerating the delivery of housing, the Buckinghamshire Thames Valley LEP has committed to secure investment of £3.3m in public and private sector contributions into the A355 Improvement Scheme and central Government has committed to fund £6.1m.
- 4.6 The SPD does not include new policies and does not form part of the Council's Development Plan. (If adopted) the SPD will form a material consideration in the determination of planning applications and will be considered alongside Core Policy 14 and other local planning policies. If adopted, the SPD will be a Local Development Document (LDD), will form part of the South Bucks Local Development Framework (LDF) and as such will expect to have significant weight in the determination of relevant planning applications.

Comments received in response to the public consultation and proposed changes to the Supplementary Planning Document

- 4.7 204 consultation responses were received. The Council was subsequently informed by one of the respondents (Jansons Properties Ltd) that their comments should be disregarded by the Council and would not be pursued. With that one exception, the consultation responses received were duly considered.
- 4.8 The following table sets out the main issues raised in the public consultation responses to the draft SPD and how they have been addressed in the final SPD. The issues are not listed in order of importance, but broadly follow the order set out in Sections 6 (Achieving Sustainable Development) and 7 (Delivery), followed by issues linked to site constraints and opportunities (Section 5) and comments on consistency with policy (Section 3). The table also appears in Section 4 of the SPD and in the Consultation Statement Update.

Wilton Park Development Brief SPD Consultation Draft: Summary of Comments and Response		
	Summary of Comments	Response in Final SPD
Document Overall	A number of respondents commented positively on the structure and comprehensive scope of the Draft SPD, its clarity and the way in which the document has sought to address the results of the earlier informal public consultation.	<ul style="list-style-type: none"> No changes
Land Uses		
<ul style="list-style-type: none"> Affordable housing 	The comments argue for all (or at least a very high proportion) of the affordable housing to be provided on-site.	<ul style="list-style-type: none"> The level of affordable housing required is appropriate taking into account the Core Strategy and national planning policy and guidance. No changes
<ul style="list-style-type: none"> Community uses 	One of the issues generating most comments. A large number of these are duplicated comments from Beaconsfield Holtspur Football Club and its membership who support the approach set out in the Draft SPD. Also a large number of respondents from other sports clubs in Beaconsfield who argue that they believe the new facilities will be used solely by the Football Club, and that instead there should be a new clubhouse facility for joint use by the Football, Cricket and Squash Clubs. Some of these comments suggested more lateral thinking was required in the SPD which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community. Others argue that instead of provision for sport, there should be a purpose-built space for performing arts. Others responding suggest that a multi-purpose community hub will merely duplicate existing provision in Beaconsfield and that the aim should be to provide a new community building that complements facilities already available in the town. A number of respondents have commented that separate space should be made available for the Air Training Cadets (ATC).	<ul style="list-style-type: none"> The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The approach to Green Belt in the SPD must be consistent with national and local planning policies. The aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities to serve the town. The community hub could include a multi-use community facility, or it could be a sports-oriented facility or arts-oriented facility. Separate space should be provided for the ATC. Changes made to paragraph 6.27

Open Spaces		
<ul style="list-style-type: none"> ▪ Formal playing pitches 	<p>The single issue attracting the most comments, though the vast majority of these are duplicates from Beaconsfield Holtspur Football Club and its membership. The response from the Club itself is supportive of the approach set out in the Draft SPD, though wishes to see 3 hectares of pitches (rather than 2) in order to meet current demand, with flood-lighting and an artificial grass pitch for multi-sports use. The comments from the Football Club membership all emphasise that the playing pitches provided at Wilton Park should all be made available to the Football Club.</p>	<ul style="list-style-type: none"> ▪ It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s). The SPD has been amended to indicate that the District Council as local planning authority would support the use of the pitches for football. There may be scope within the development for an artificial pitch or pitches. The developer should discuss this with the local planning authority. Any proposal for an artificial pitch (or pitches) would have to demonstrate that the impacts on the locality of the pitch(es) and any associated infrastructure (eg. flood-lighting and or fencing) would be acceptable in planning terms. ▪ <i>Changes made to paragraph 6.34</i>
Access and Movement		
<ul style="list-style-type: none"> ▪ Vehicle access 	<p>Comments from a limited number of respondents, but with a range of views that include support for a vehicle access from the Pyebush Roundabout, or support for an alternative vehicle access (via the road to Jordans or direct on to the A40 to the east of the Pyebush Roundabout). Several respondents consider that more information is required as to why the Pyebush Roundabout has been chosen as the preferred vehicle access.</p>	<ul style="list-style-type: none"> ▪ Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access. ▪ <i>No change</i>
<ul style="list-style-type: none"> ▪ Relief Road 	<p>Although an A355 Relief Road north of Minerva Way is beyond the scope of the SPD, it is the subject of many comments. The great majority of these consider that the redevelopment of Wilton Park should be dependent on the delivery of the whole of a Relief Road, with various views as to an appropriate location for a junction with the A355. Only a very small number of respondents do not support a Relief Road. Some respondents question how the first stage of a Relief Road (between the Pyebush Roundabout and Minerva Way) would operate</p>	<ul style="list-style-type: none"> ▪ The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate

	effectively as a strategic route whilst also allowing safe and convenient east/west movements for pedestrians and cyclists.	<ul style="list-style-type: none"> planning process. <i>Factual updates made to paragraphs 3.26 & 7.1</i>
<ul style="list-style-type: none"> London End Roundabout 	Comments support the acknowledgement in the SPD that traffic congestion needs to be addressed and that the Roundabout needs to be made safe for pedestrians and cyclists.	<ul style="list-style-type: none"> <i>No change</i>
<ul style="list-style-type: none"> Pedestrians & cyclists 	Comments are generally supportive of the approach in the Draft SPD that seeks to provide high quality and safe linkages for pedestrians and cyclists, with a number of respondents recognising the importance of Minerva Way. There is a range of suggestions as to the form and routes that these linkages might take. Some respondents thought that greater emphasis should be placed on a route for pedestrians and cyclists to Seer Green and Jordans Railway Station; others pointed towards landownership constraints that currently preclude such a route.	<ul style="list-style-type: none"> <i>No change</i>
<ul style="list-style-type: none"> Public transport 	The comments are supportive that the SPD establishes the principle of bus access. A number of respondents agree that Minerva Way is not suitable for a two-way bus service. Some suggest that more information is required on bus services.	<ul style="list-style-type: none"> A Transport Assessment and Travel Plan will be required in support of the planning application for the site. <i>No change</i>
<ul style="list-style-type: none"> Car parking 	A relatively small number of comments representing a range of views. Generally, it seems to be felt that the proposed approach to car parking at Wilton Park would help relieve parking problems in the Old Town, but that additional spaces would also be required.	<ul style="list-style-type: none"> The potential management of the car parking provision as part of a comprehensive car parking management plan should be explored with the District Council's off-street parking service. <i>Additional text included at paragraph 6.29</i>
<ul style="list-style-type: none"> Development layout 	A relatively small number of comments received, generally supportive of the proposed approach which seeks a development layout that aims to promote integration with the Town and avoids a separate gated community. Concerns from some that 4-storey buildings would be inappropriate at Wilton Park.	<ul style="list-style-type: none"> Only Area A is likely to accommodate any 4-storey buildings. Any proposals for such buildings will be assessed against national and local planning policies. <i>No change</i>

Infrastructure		
<ul style="list-style-type: none"> ▪ General 	<p>Large numbers of comments expressing concerns that the Draft SPD does not fully address and safeguard against the impact of development on existing infrastructure: traffic, rail services, provision for pedestrians and cyclists, public transport, power, sewerage, household waste, education, health care, emergency services and water.</p>	<ul style="list-style-type: none"> ▪ The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. Organisations responsible for key infrastructure and services will also be consulted on planning applications and their views taken into account. ▪ <i>No change</i>
<ul style="list-style-type: none"> ▪ Education 	<p>Respondents are concerned that the redevelopment of Wilton Park will make additional demands on school places.</p>	<ul style="list-style-type: none"> ▪ The consultation response from the Education Authority confirmed that the Draft SPD correctly reflected the requirements for additional school places and financial contributions. ▪ <i>No change</i>
<ul style="list-style-type: none"> ▪ Health 	<p>Most of the comments on health care facilities form part of more general comments about infrastructure provision for Wilton Park and Beaconsfield. The provider of primary health care does not consider that either of the options put forward in the Draft SPD (on-site as part of the community hub or developer contributions to fund off-site provision) would provide a viable long-term solution. Instead a purpose-built facility should be made available at Wilton Park.</p>	<ul style="list-style-type: none"> ▪ Wilton Park would not be a sustainable location for a new purpose-built facility of the type proposed by NHS England. Such a facility may also go beyond meeting the needs of residents from the proposed development and so cannot be expected to be funded by the development. ▪ <i>Additional text included at paragraph 7.11 to emphasise the importance of pre-application discussions between the developer and the primary health care provider</i>

<ul style="list-style-type: none"> Waste water 	<p>Concerns from some that adequate infrastructure needs to be put in place at Wilton Park to avoid exacerbating existing problems in Beaconsfield.</p>	<ul style="list-style-type: none"> The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>Factual update at paragraph 5.20 to clarify the ownership and management of the on-site wastewater treatment works</i>
<p>Constraints & Opportunities</p>		
<ul style="list-style-type: none"> Historic environment 	<p>Approach generally welcomed, though a number of comments suggest that the World War II and Cold War historical significance of the site should be recognised and reflected within the new development. The remains of the foundations of the former mansion and historic routeways should be acknowledged as opportunities for interpretation.</p>	<ul style="list-style-type: none"> There is potential for the new development to better recognise the historic environment. <i>Additional text included in paragraphs 5.19, 5.40 and 6.6</i>
<ul style="list-style-type: none"> Trees & woodland 	<p>A significant number of comments, generally supportive of the approach proposed in the Draft SPD with suggested amendments to clarify the approach to trees and woodland.</p>	<ul style="list-style-type: none"> <i>Additional text included in sections 5 & 6</i>
<ul style="list-style-type: none"> Burnham Beeches 	<p>Confirmation that a recent technical study concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. Although one respondent considers that the redevelopment of Wilton Park is likely to increase visitor numbers at Burnham Beeches, Natural England has confirmed that it has no reason to disagree with the 'no significant effects' conclusion of the HRA Screening of the Draft SPD.</p>	<ul style="list-style-type: none"> Factual updates to remove references to a hydrological connection between Wilton Park and Burnham Beeches. <i>Paragraph 5.20 & 7.17 of the Draft SPD deleted; paragraphs 2.39, 5.21 & 7.23 updated</i>
<ul style="list-style-type: none"> Biodiversity 	<p>A small number of comments that more could and should be done to make the most of opportunities for biodiversity.</p>	<ul style="list-style-type: none"> <i>Additional text included at paragraphs 5.39, 6.33, 6.42, 7.17 & 7.23</i>

Consistency with Policy		
<ul style="list-style-type: none"> Consistency with the NPPF 	<p>One respondent suggests that the SPD should refer to the policy tests for planning obligations.</p>	<ul style="list-style-type: none"> <i>Additional text included in section 3.</i>
<ul style="list-style-type: none"> Conformity with the Core Strategy 	<p>One respondent argues that the Draft SPD is not consistent with the Core Strategy because the proposed dwelling range of 250-350 amends policy.</p>	<ul style="list-style-type: none"> Core Policy 14 does not refer to the number of dwellings to be provided at Wilton Park. The reference in the Core Strategy is to around 300 dwellings and it appears in the Spatial Strategy section rather than in a policy. The SPD is not amending policy. <i>No change</i>

- 4.9 The main factual updates not covered in the above table are (broadly in the order in which they appear in the SPD):
- i. Change in landownership and in the status and timescale for disposal of the SFA housing.
 - ii. Change in use of the buildings at Wilton Park and confirmation that two buildings have been demolished.
 - iii. Clarification that Minerva Way also provides vehicle access to the agricultural land immediately to the north.
 - iv. Removal of the reference to a possible land swap to create controlled on-street parking in Beaconsfield Old Town.
 - v. Additional information on public consultation, to include details of the consultation that took place in January and February 2014.
 - vi. Reference to the National Planning Practice Guidance.
 - vii. Information on the independent survey of ancient woodland commissioned by South Bucks District Council in May 2014 and the Woodland Tree Preservation Order granted on 20 May 2014.
 - viii. Updated (2014) national advice for ancient woodland and trees.
- 4.10 Changes have also been made to correct a very small number of minor factual inaccuracies in the Draft SPD.
- 4.11 A detailed summary of the comments received and issues raised is set out in Annex 6 of the Public Consultation Statement. Annex 6 also sets out in detail how the comments made on the draft SPD have been addressed in the final version of the SPD. Where the SPD does not reflect a view expressed through the consultation, this is noted and the reason(s) why are given.
- 4.12 The consultation responses have been carefully considered and a number of changes have been made to the SPD and supporting documents as a result of the public consultation. Other changes have been made to reflect the need for factual updating of the documents. None of these changes is significant in that they do not have a major impact on the scope and content of the SPD. Further public consultation on the document is therefore not required.

Sustainability Appraisal Report

- 4.13 Only one comment was made (other than those subsequently withdrawn by the respondent). The comment - relating to waste water - does not require a change to the SPD.

Habitats Regulations Assessment Screening Report

- 4.14 A Habitats Regulation Assessment (HRA) screening exercise was undertaken to identify the potential effects that redevelopment at Wilton Park could have on Burnham Beeches Special Area of Conservation. The HRA screening concluded that the proposals set out in the draft SPD, alone or in combination with other projects, are unlikely to cause significant adverse effects on the Burnham Beeches SAC.
- 4.15 Four sets of comments were received in response to the HRA Screening Assessment. A number of these relate to the likely impact of the Wilton Park development in terms of visitor numbers at Burnham Beeches. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council estimates that Wilton Park will generate 110 additional visitors per year. The HRA Screening Assessment has been updated accordingly.
- 4.16 Other comments on the HRA Screening note that a recent study for South Bucks District Council concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. The comments from Natural England conclude that there is no reason to disagree that the SPD will have no likely significant effects on Burnham Beeches SAC.
- 4.17 The HRA Screening Assessment and SPD have been updated to reflect the findings of the two studies. Because, with the implementation of mitigation measures, the proposals are unlikely to

have a significant effect on the interest features of Burnham Beeches SAC, an appropriate assessment in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 is not required.

Changes to the Public Consultation Statement

- 4.18 The Public Consultation Statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement. It outlines the way in which the community and other stakeholders have been engaged in the preparation of the SPD. Informal public consultation and stakeholder engagement made a very positive contribution to the content of the draft SPD. Table 1 of the Public Consultation Statement summarises the main issues raised during the preparation of the draft SPD and explains how those issues were addressed in the draft SPD. In nearly all cases, the draft SPD directly reflected the majority of responses on a particular issue. In the small number of cases where the draft SPD did not reflect the overall preference expressed through the consultation, the alternative approach and the reason(s) why are explained.
- 4.19 The Public Consultation Statement has been updated to include the six week formal public consultation that took place in January and February 2014. The February 2015 update published alongside the final SPD explains how the public and stakeholders were consulted, summarises the points made in response to the draft SPD and supporting documents, and explains whether and how the comments received have been reflected in amendments to the final version of the SPD and supporting documents.

Equalities Impact Assessment Screening Report

- 4.20 No comments were received on the Equalities Impact Assessment Screening report (EqIA) published with the draft SPD. The recommended changes to the SPD are not considered material enough to require a revised EqIA to be carried out.

Next steps

- 4.21 Subject to the views of Members of the Sustainable Development PAG, and the Portfolio Holder's recommendation to Cabinet, the Cabinet will be asked to consider the SPD for formal adoption.
- 4.22 The SPD will act as a 'stepping stone' between the policy framework established in the Core Strategy and the detailed work that will need to be undertaken in support of future planning applications. The Council expects applicants to engage with the local community before submitting major planning applications. The Council's expectations in terms of public consultation by prospective applicants are set out in the Statement of Community Involvement. The Council encourages prospective applicants to consult with the community and to submit a statement explaining what pre-application consultation has taken place and how the comments received have been taken into account.

5. Resources, Risk and Other Implications

- 5.1 One of the purposes of the SPD is to make it clear to developers what the Council requires and when. The planning application (or applications) for Wilton Park will inevitably be complex. Adoption of the Wilton Park Development Brief SPD and pre-application discussions with the developer will greatly enhance the Council's ability to deal with the application(s) within the requisite period and help to reduce the potential resource implications for the Development Management, Planning Policy, Housing and Legal teams.
- 5.2 During 2014, a third party applied for judicial review of the MOD's decision to sell Wilton Park to Inland Homes. That legal challenge created risk and uncertainty for the SPD. The challenge was dropped in October 2014 removing that element of risk and uncertainty.
- 5.3 Any person aggrieved by a decision by the District Council to adopt the SPD may make an application to the High Court for permission to apply for judicial review of the decision. Any such claim must be made promptly and in any event not later than 3 months after the date on which the SPD is adopted. The Council has carefully considered all the responses received during the public

consultation, and has made a number of changes to the SPD as a result. It has also sought legal opinion on a number of matters.

6. Summary

- 6.1 Members of the Sustainable Development PAG are requested to note the changes made to the Wilton Park Development Brief SPD and supporting documents as a result of the public consultation.
- 6.2 It is recommended that Members of the Sustainable Development PAG advise the Portfolio Holder to recommend to Cabinet that the Wilton Park Development Brief SPD is adopted (subject to any further amendments required and agreed in consultation with the Head of Sustainable Development).

Officer Contact:	Alison Bailey, Principal Planner - Policy, 01895 837247 alison.bailey@southbucks.gov.uk
Supporting papers circulated separately:	Wilton Park Development Brief Supplementary Planning Document, March 2015 Wilton Park Development Brief Supplementary Planning Document - Habitat Regulations Assessment Screening Report Update (February 2015) Wilton Park Development Brief Supplementary Planning Document - Public Consultation Statement Update (February 2015)