



## Cabinet

Date: 12 March 2018  
Time: 7.00 pm  
Venue: Council Chamber  
District Council Offices, Queen Victoria Road, High Wycombe Bucks

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**For further information, please contact Peter Druce - Democratic Services - 01494 421210 ext 3210 [peter\\_druce@wycombe.gov.uk](mailto:peter_druce@wycombe.gov.uk) 01494 421206, [committeeservices@wycombe.gov.uk](mailto:committeeservices@wycombe.gov.uk)**

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

To receive apologies for absence.

### **2. MINUTES**

To confirm the minutes of the meeting of the Cabinet held on 5 February 2018 (attached).

### **3. DECLARATIONS OF INTEREST**

To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.

Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.

## Cabinet Minutes

Date: 5 February 2018

Time: 7.00 - 8.25 pm

**PRESENT:** Councillor Ms K S Wood (in the Chair)

Councillor Mrs J A Adey	- Cabinet Member for Environment
Councillor D H G Barnes	- Deputy Leader and Cabinet Member for Engagement and Strategy
Councillor S Broadbent	- Cabinet Member for Economic Development and Regeneration
Councillor D J Carroll	- Cabinet Member for Youth and External Partnerships
Councillor D A Johncock	- Cabinet Member for Planning
Councillor Mrs J D Langley	- Cabinet Member for Housing
Councillor G Peart	- Cabinet Member for Community
Councillor D M Watson	- Cabinet Member for Finance and Resources
Councillor L Wood	- Cabinet Member for Digital Development & Customer Services

### By Invitation

Cllr M Appleyard	- Chairman of Audit Committee
Cllr A Collingwood	- Vice Chairman of Budget Task & Finish Group
Cllr R Gaffney	- Chairman of the Improvement & Review Commission
Cllr G Hall	- Deputy Cabinet Member for Environment
Cllr D Knights	- Deputy Cabinet Member for Digital Development and Customer Services
Cllr R Raja	- Leader of the Labour Group
Cllr S K Raja	- Deputy Cabinet Member for Community
Cllr S Saddique	- Deputy Cabinet Member for Finance and Resources
Cllr A Turner	- Deputy Cabinet Member for Planning
Cllr R Wilson	- Chairman of Budget Task & Finish Group

### **Also present:**

Cllrs Mrs L Clarke OBE, M Clarke, T Green & P Turner

Apologies for absence were received from Councillors Ms S Adoh, Z Ahmed, M Harris & M Knight.

### **61 MINUTES**

**RESOLVED:** That the minutes of the meeting of the Cabinet held on 18 December 2017 be approved as a true record and signed by the Chairman. However in relation to Minute 59

Ashwells a note be inserted in the text to clarify that the allocation being recommended would only be required should planning consent be obtained.

## **62 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **63 REVENUE BUDGET, CAPITAL PROGRAMME AND COUNCIL TAX SETTING 2018/19**

Cabinet were asked to consider and formally recommend the Revenue Budget and Capital Programme for 2018/19 to enable the Council to set the Council Tax for the forthcoming year.

It was to be noted that the figure quoted in paragraph 25 of the report that of the Council Tax requirement for the year should be £9.327m, as correctly quoted in recommendation (a).

The draft revenue budget presented to December Cabinet had featured a funding gap of £0.130m. Subsequently further work had been carried out to identify savings to balance this funding gap. The Report before Cabinet set out the revenue budget and capital programme proposals for 2018/19 following this extensive work carried out by Budget Holders and Cabinet Members.

The Report outlined details of the main changes to the 2018/19 provisional Local Government Finance Settlement from Central Government and importantly the Revenue Support Grant and Baseline Funding (the guaranteed element of Business Rates) contained therein.

Members referred to the 2018/19 Budget Requirement table contained within the Report which outlined Funding Sources and Budgetary Requirements and the movements incorporated therein.

Importantly within the funding sources contained within this table was the Council Tax budget requirement of £9.327m which resulted in Wycombe District Council's share of the Council Tax for a Band D property increasing by £5 to £136.99 for 2018/19. This being calculated on the approved tax base of 68,084 based on a collection rate of 98.2% which had resulted in a net increase of 945 to the base (1.4%) on the equivalent band D properties figure of 67,139.

High Wycombe Town Committee members present received clarification from the Cabinet Member for Finance in respect of the amendment to the Special Expenses budgets for the town of High Wycombe as featured in recommendation (e). This amendment being affected as a result of the decision to propose a council tax increase in this year's budget subsequent to the draft budget item of 18 December 2017, which had not contained such. The Leader of the Council assured Town Committee members of the Cabinet's assurance that they would openly consider a

virement if the resultant £8K reduction in contribution to Special Expenses reserves proved problematic to service delivery during the coming financial year.

In response to a question from Cllr Rafiq Raja, the Lead Member commented he would provide a written answer relating to the net movement of earmarked reserves.

The Cabinet Member for Planning also explained the £15m aspirational budget for 2019/20 and thereafter for land assembly by the Council for housing development whereby the mark up on land values as a result of planning permission would be utilised for infrastructure installation as per Central Government guidance.

The Vice Chairman of the Budget Task and Finish Group reported verbally on the most recent meeting of the Group subsequent to the publication of the Cabinet Budget Report being discussed, acknowledging the risks if the Council tax was not increased along with the still considerable risks even if increased.

Members also noted and agreed the responses prepared by officers in consultation with Portfolio holders in respect of the previously received recommendations of the Budget Task and Finish Group as appended (appendix J).

Cabinet expressed their thanks to Officers and the Budget Task and Finish Group for all their hard work.

The following recommendations were made to enable budgets to be set for 2018/19, at Council on 22 February 2018. Ensuring compliance with the statutory requirement to set a balanced budget and approval of revenue estimates and capital programme in accordance with the Council's approved policies.

### **Recommendations to Council:**

#### **Revenue Budget**

- (a) To set the Council Tax requirement for the Council of £9.327m for 2018/19;
- (b) To approve the base estimates for 2018/19 as shown in paragraph 31 with further details in Appendix A;
- (c) To approve the repairs and renewals fund programme totalling £0.526m for 2018/19 (Appendix B);
- (d) To approve the Higginson Park Trust budget for 2018/19 as set out in Appendix C;
- (e) To approve the Special Expenses budgets for High Wycombe Town Committee for 2018/19 totalling £0.376m (Appendix D);

- (f) To approve the Special Expenses estimate for West Wycombe closed churchyard for 2018/19 totalling £3,200, set out at Appendix E,
- (g) To note the Fees and Charges schedule for 2018/19 as set out in Appendix F;
- (h) To note that this budget paper, when approved by Council will form part of the Medium Term Financial Plan and
- (i) To approve the statement by the Chief Finance Officer regarding the robustness of the budget estimates and level of reserves as set out in Appendix G.

### **Council Tax**

- (j) To increase the Council Tax for a Band D property by £5 to £136.99 for 2018/19. All the seven options for Council Tax as detailed in paragraph 53 were considered before making the decision.
- (k) To approve that the Council pays to each Parish Council and Special Expenses a share of the Council Tax Support grant necessary to mitigate the projected impact of the reduction to their respective Council Tax Base following the introduction of Council Tax Support. In 2018/19 at a total cost of £94k.

### **Capital Programme**

- (l) To approve the 2018/19 Capital Programme of **£45.358m** as detailed in Appendix H;
- (m) To note the expected capital receipt schedule as detailed in Appendix I; and
- (n) To note future capital programme from 2018/19 to 2022/23 totalling **£135.289m**. This being to recognise the actions already taken and support further actions to ensure that the programme is affordable and is adequately resourced to deliver.

### **Budget Task and Finish Group**

- (o) To note the recommendations from the Budget Task and Finish group and proposed responses as set out at Appendix J.

## **64 REFERRAL FROM THE AUDIT COMMITTEE ON THE TREASURY MANAGEMENT STRATEGY**

Under the Local Government Act 2003 the Council was required to set out a statement of its treasury management for borrowing and to prepare an Annual Investment Strategy. The report before Cabinet set out the Council's proposed Treasury Management Strategy Statement (TMSS) and Annual Investment Strategy (AIS) for the forthcoming financial year 2018/19 as referred to Cabinet by the Council's Audit Committee.

The two main functions of the treasury management service were noted; that of operating with a balanced budget and setting out the funding of the Council's capital plans.

Compliance with CIPFA's (Chartered Institute of Public Finance and Accountancy) Code of Practice on Treasury Management was noted along with the requirement and putting into practice of the required training for Members responsible for treasury management. The Council's use of Link Assets Services as external treasury management advisors was noted along the protection of the Council as investors under the 'Markets in Financial Instruments Directive' (MiFID II).

The Three main areas of the Strategy of:

- Capital Strategy; including capital spending and funding plans, capital financing requirements and affordability;
- Borrowing; including limits, interest rate prospects and policy on borrowing in advance of need; and
- Treasury Management; including current cash position, core funds and expected cash flow.

were outlined in detail.

The following recommendation was made in order that the Council complied with the Local Government Act 2003 and to ensure that the Council's investment plans were prudent, affordable, and sustainable and complied with statutory requirements.

### **Recommendation to Council**

To approve:

- The Treasury Management Strategy Statement (TMSS) and Prudential Indicators for 2018/19;
- The Annual Investment Strategy (AIS) for 2018/19 at Appendix A; and
- The Minimum Revenue provision Policy Statement for 2018/19 at Appendix B.

## 65 QUARTER 3 BUDGET

Members considered the report before them in respect of Budget Monitoring for the third quarter of the current financial year as at 31 December 2017.

The Report contained a general fund revenue forecast indicating favourable variance of £0.253m as at the said 31 December 2017. The Report also outlined progress in achieving savings against the 2017/18 Efficiency Plan along with an update on the Repairs and Renewals Fund (including recommended use of £0.025m for cooling system / boiler works at the Wycombe Swan Theatre).

Programmed and actual spend in respect of the Major Projects Programme was also noted.

Members noted and agreed the proposed transfer from revenue to the Development fund in respect of improved amenities for people with disabilities and access to Totteridge recreation ground, of £0.065m to compliment the works there that were already being funded from Section 106 Developer Contribution monies.

The following decisions were made in order that the Cabinet remains updated on the current forecast position and performance against both the Medium Term Financial Plan and current financial year's budget.

**RESOLVED** That (i) the forecast outturn position for the financial year 2017/18 as at end of December 2017 be noted;

(ii) the £0.025m additional use of the Wycombe Swan Repairs & Renewals fund for the Cooling System/Boiler works at the Wycombe Swan Theatre (£0.100m is already included in the Repairs & Renewals programme) be approved; and

(iii) the transfer from revenue to the Development fund of £0.065m for works to be undertaken at Totteridge recreation ground to improve access to the park and amenities for people with disabilities be approved to compliment the works there that were being funded from s106 monies already allocated.

## 66 CORPORATE PLAN

Before Cabinet was a comprehensive report outlining the refreshed Wycombe District Corporate Plan for 2015-2020.

The refresh had been an iterative process with involvement and input from members throughout which had helped define the ambitions (we want) and objectives (we will) contained within the Plan.

Though primarily an internal working document, the Corporate Plan was a key reference point for the public and stakeholders. Progress made against the Plan was to be reported as part of the Council's Annual Report.

Members noted the useful summary 'plan on a page' contained within appendix A along with the inclusion in the Plan of data and intelligence which had been drawn together to help inform the development of the joint Modernising Local Government Business Case in January 2017.

Members acknowledged the considerable work put into the refresh document by the Head of Democratic, Legal and Policy along with her Policy team. The next key stage was the communication of the document with residents and the public.

The following recommendation was made in order that the Council's priorities and work programme could be put in place for the current administration period and ensure that the Council's Corporate Plan forms part of the overarching policy framework of the Council set in accordance with the Budget & Policy Framework Procedure Rules.

### **Recommendation to Council**

Approval of the refreshed Corporate Plan including the headline performance management framework to track delivery as set out in **Appendix A** for inclusion as part of the Council's Budget and Policy Framework as set out within the Constitution.

## **67 ECONOMIC DEVELOPMENT STRATEGY**

'Wycombe – A Welcome home for Business' the proposed Economic Development Strategy (as **appended A**) was discussed. The Strategy complemented the Bucks Growth Strategy which had been published recently by the Buckinghamshire & Thames Valley Local Enterprise Partnership along with the key areas set out by the Government in its recently published Industrial Strategy.

The various strategic objectives dealing with issues including:

- Growth and Internationalisation;
- Business accommodation;
- The business birth rate;
- Tourism and visitor economy;
- Skills and talent;
- New housing;
- Research and innovation;
- Urban design and place making;
- Support services for business; and
- Transport and ICT connections.

were noted.

The consultation of the Improvement & Review Commission and Members in general via the recent successful seminar was referenced along with planned consultation of local businesses and key stakeholders. Business engagement meetings were planned to be undertaken in early 2018 with a view to the work programme being agreed prior to the start of the 2018/19 financial year.

The below recommendation to Council was made as the future economic prosperity of the District was of vital importance to the Council. The health of the local economy was critical to the continuing success of the District as an attractive location for businesses and source of employment opportunities for local people.

### **Recommendation to Council**

Approval of the Economic Development Strategy 'Wycombe – A Welcome Home for Business' as a framework for the Council's work with its partners to support the growth of the District's economy over the next decade.

## **68 CENTRAL AREA GROWTH BOARD - TERMS OF REFERENCE**

The Report before Cabinet represented the arrangements by which the appropriate local authorities (amongst which was Wycombe District Council) could discuss and agree future investment in Strategic Infrastructure for the Cambridge – Milton Keynes – Oxford corridor, by means of the Central Area Growth Board.

Though not actually located in the Growth Area; Wycombe needed to be involved to ensure input to this major initiative, the Cabinet Member for Planning referring to the Board's ambition to make the Cambridge – Milton Keynes - Oxford corridor the UK's 'silicon valley'.

Members noted that an expenditure of £5K as a contribution to administration costs had recently been effected.

The Terms of Reference of the Board as appended were noted. The decision featured below being made in order that a single Growth Board was established as the principal conduit for strategic discussion and communications with Government. Individual Councils and Local Enterprise Partnerships for the concerned area having been asked to endorse this proposal and agree the terms of reference.

**RESOLVED** That support be given to the proposed formation of a Central Growth as the principal means of governance for strategic decisions about transport, infrastructure and housing investment proposals in the central area of the Cambridge–Milton Keynes-Oxford corridor and to note in principle the broad themes in the terms of reference for the Central Area Growth Board as set out in appendix to this report. If the Terms of

Reference (TOR) were subject to change a further update was to be provided to Cabinet.

**69 FILE ON ACTION TAKEN UNDER DELEGATED AUTHORITY**

Cabinet received the following files on actions taken under delegated powers:

Community C/40/17 – C/41/17 & C/01/18 – C/06/18  
HR, ICT & Customer Services HITCS 01/18  
Leader L/01/18  
Planning & Sustainability PS/62/17 & PS/01/18 – PS/02/18

**70 FILE ON ACTION TAKEN UNDER EXEMPT DELEGATED POWERS**

Cabinet received the following files on exempt actions taken under delegated powers:

Community Sheet Nos: C/10/17 – C/05/18  
Economic Development & Regeneration Sheet Nos: EDR/59/17 - EDR/09/18

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Chairman

**The following officers were in attendance at the meeting:**

David Skinner - Head of Finance & Commercial  
Karen Satterford - Chief Executive  
Ian Hunt - Democratic Services Manager  
Peter Druce - Democratic Services



## **Executive Summary**

1. This report sets out the consultation that has taken place in relation to the Slate Meadow Development Brief and provides an assessment of the consultation responses received during the most recent consultation period.
2. The development brief has been drawn up following extensive work analysing the planning issues and opportunities for future development in this area which is reserved for development within the Council's Core Strategy.
3. It is recommended that Cabinet adopt the development brief which has been amended in response to the consultation responses.

## **Sustainable Community Strategy/Council Priorities - Implications**

4. The Slate Meadow Development Brief has implications for the Community Strategy:
  - Growth and prosperity – The future development will provide much needed housing including affordable housing. Construction jobs will be created during the construction period. The brief proposes improvements to physical connectivity for walking and cycling.
  - Strong communities –It secures additional public open space for the local population. The process has brought different sections of the community together in the Liaison Group.
  - A great place to be – the brief proposes a landscape lead approach to development that improves the biodiversity of the site. It provides new homes, a percentage of which will be affordable. The development brief encourages a form of development that will minimise the future risk/fear of crime and therefore contribute to the creation of a safe place to live.
  - Efficient and effective – the brief has had considerable input from our Members and Officers and seeks to set out the clearly how the site can be developed in the right way. It has sought to allay the fears of the local population through an open and transparent process.

## **Background and Issues**

5. Slate Meadow was one of five sites reserved in the Council's Core Strategy 2008 as a location for future development (Policy CS8). A major public consultation took place on the New Local Plan from February to April 2014.

This re-stated the need for the development of the reserve sites. The summary leaflet stated “*We expect to see these sites developed in the next few years*”. On November 17th 2014 the Cabinet agreed to release the five strategic development sites to contribute towards meeting housing needs. In June 2016 consultation on the emerging New Local Plan took place, which proposed the allocation of Slate Meadow for residential development in line with the draft Development Brief. The site is now formally proposed for allocation in the Publication version of the New Local Plan approved by the Council in October 2017. The Plan is due to be submitted in March 2018 for its public examination.

6. The development brief covers the whole of the site including the designated Village Green. Slate Meadow is in multiple ownerships. The majority land owners are Avant Homes, the Village Green is owned by Wycombe District Council and the third major landowner is Croudace Strategic. There are two other small scale land holdings; no development has been proposed on those holdings. The development of the site is being promoted by Avant Homes and Croudace Strategic. Wycombe District Council are not party to that promotion. Both Avant Homes and Croudace Strategic have been closely involved in the production of the development brief.
7. If and when adopted the development brief will provide up to date planning guidance for Slate Meadow. Development proposals will be expected to have regard to the contents of the brief and the brief will be a material consideration for the Planning Authority when planning decisions are made. It is not possible at this time to adopt the brief as a Supplementary Planning Document as the site has only been reserved for future development in the current Local Plan and has not been allocated for development through the plan, but the opportunity to do this will not be prejudiced by adopting the brief as planning guidance at this stage.
8. A Liaison Group, which comprises local ward Members, members of the public and other interested parties, including representatives of the Parish Council, Revive the Wye, Wycombe Wildlife Group, The Chiltern Society, local action groups and residents associations has been set up to consider the sites development and has met on a number of occasions (16 occasions in total including a workshop). The Liaison Group has received update reports on planning issues and has been discussing development issues that affect the site. The development brief has been through two rounds of Liaison Group consultation and 1 full public consultation. Therefore, individuals from the liaison group and wider public have had an opportunity to comment on the brief.

### **Consultation**

9. The release of the Slate Meadow site and preparation of the development Brief has been the subject to extensive public engagement and consultation.

10. Following release of the reserve sites by Cabinet, which includes Slate Meadow, a public workshop took place on 14 March 2015. The workshop was managed by AR Urbanism (Urban Design consultancy) and Phil Jones Associates (Transport) and took place from 10:00 – 15:00. The workshop was attended by 98 people. The purpose of the workshop was to allow the community to identify key issues and influence thinking on the site at the earliest opportunity. Officers and the developers participated in the workshop.
11. Following the workshop a liaison group was set up, which comprised members from various locations around the site, representatives from the local community groups and elected ward and parish members (16 liaison group members in total). Representatives from the Council and development teams have been present at the majority of liaison group meetings. The liaison group met 16 times through 2015, 2016 and 2017 to discuss issues as the development brief evolved. The discussions that have taken place during those Liaison Group meetings have influenced the development brief and officer negotiations with the developers.
12. The public consultation exercise went from 21 August to 2 October 2017 and included a two day drop-in event on Friday 8 September and Saturday 9 September at St Dunstan's Church Hall in Bourne End, both days were very well attended.
13. Over the course of the preparation of the development brief the Liaison Group has had a significant and ongoing impact on the content of the Brief. In particular Liaison Group members have influenced:
  - a) The quantum of development proposed, both in terms of dwelling numbers and the extent of the developed area (the majority of the site would remain undeveloped).
  - b) The location of the Village Green, whether it should be moved to facilitate the development or retained where it is within the site. The Liaison Group wanted the Village Green to be retained where it is and this has influenced other decisions on the potential layout for the development.
  - c) The potential impact of the proposed development upon flooding in the local area and the need for robust information regarding the impact of developing the site on the surrounding area.
  - d) The retention of an undeveloped gap and the extent and nature of the gap between Bourne End and Wooburn. The gap is located along the western (Bourne End) side of the site following initial consultation with the Liaison Group, this also allows for a 'green' link from the Village Green and open countryside to the River Wye.
  - e) The decision to concentrate open space provision within the site that would provide wetland areas and improvements to biodiversity as well as informal recreation space for existing and future residents.

- f) The decision to have no development accessed from the Bourne End side of the site to reduce the impact on existing residents and the local road network.
  - g) The nature of the undeveloped area and the preference for an ecological rather than recreational focus.
  - h) The provision of a walk/cycle network on the site.
  - i) The provision of additional parking within the site to help ease congestion at school drop off and pick up times.
14. The consultation event resulted in a total of 231 consultation responses, 71 of which were via a feedback form distributed at the public drop in sessions. This included a detailed response for the Liaison Group. A summary of the responses is attached at Appendix 2, these have been categorised under 13 separate headings. The officers response to the comments raised are given adjacent to the comment. Where changes were proposed to the development brief the officer response is set out in red. Where an explanation is given as to why a change has not been made it is provided in black. Many of the comments either objected to any development, related to wider infrastructure issues and/or requests for a level of detail that simply went beyond the scope of the Brief and therefore did not lead to changes.
15. The main additions/alterations to the Brief were as follows:
- a. The updating of the diagrams to provide greater clarity and consistency with the objectives of the brief.
  - b. A requirement to, if possible, use the development to improve flood resilience in the local area by reducing post development water run off rates from the site below current run off rates.
  - c. Reducing the area of the site that could have up to 3 storey development
  - d. Clarifying that roofspans should be no greater than 9m with a 45 degree roof pitch. Wider spans may be acceptable at a lower pitch.
  - e. Requiring improvements in biodiversity and permanent wetland areas
  - f. Requiring the building line to be set back from the western edge of the development to widen the 'gap' between the development and Bourne End.
  - g. Clarification on the capacity of the access to the site and the requirements of the Transport Assessment to be submitted as part of a planning application.
16. As cabinet members will note, a large number of issues were raised through the consultation process. These are addressed in the summary of consultation response attached at appendix 2. The key issues where the public' requests could not be accommodated are as follows:
- a. To reduce the amount of development to 50 units or less.

- b. To have a gap between Wooburn and Bourne End double that proposed in the consultation draft of the brief
- c. To deal with the parking issues at the Parade in Bourne End
- d. To take the potential development at Hollands Farm into consideration and respond to it in the brief.
- e. Not to have any three storey development
- f. To have a development density of only 15 dwellings per hectare (the proposed density is approximately 32 dwellings per hectare)
- g. To deal with the existing off site flooding issues in Cores End

17. Appendix 1 contains the Slate Meadow Development Brief [February 2018]. This document is the consultation draft updated to reflect the consultation responses and is intended to be the final adopted brief. This will follow the delivery of the Cabinet papers. The version of the brief that was the subject of the public consultation can be viewed on the Council's web site (see link below).

### **Options**

18. The options include:
- (a) Adopt the Slate Meadow Development Brief [February 2018] as recommended.
  - (b) Refer the brief back to Officers with direction for preparation of further amendments.
  - (c) Do not adopt the brief.
19. The lack of an adopted Development Brief for Slate Meadow would leave the authority without detailed planning guidance which is critical in shaping the future development of the site. Consequently, option (a) is recommended.

### **Conclusions**

20. It is recommended that Cabinet adopt the Slate Meadow Development Brief [February 2018] as a planning document that will have weight in the future decision-making process in the planning of the Slate Meadow area.

### **Next Steps**

21. If adopted, the brief will be published as the adopted brief and attract weight in any future decision making. Pre-application discussions are already underway and will be informed by the Brief.

### **Appendix**

- 1. Development Brief [Draft for adoption].
- 2. Summary Comments and responses to issues raised in the public consultation draft of the Development Brief.

## **Background Papers**

### 1 Slate Meadow– consultation version:

- <https://www.wycombe.gov.uk/pages/About-the-council/Have-your-say/Consultations/Consultation-on-the-Slate-Meadow-development-brief.aspx>

### 2 WDC web site Slate Meadow page:

- <https://www.wycombe.gov.uk/pages/Planning-and-building-control/Major-projects-and-reserve-sites/Slate-Meadow-reserve-site.aspx>

This includes documents relating to earlier workshops and consultation.

# Development Brief

## Slate Meadow



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Agenda Item 4. Appendix A



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Figure A (opposite page) Aerial view of the site

## 1.0 Introduction

This Development Brief has been prepared for Wycombe District Council to review the context, setting and character of the land at Slate Meadow, Bourne End and to use the findings to guide residential development on the site.

The brief has been prepared with the benefit of input from Buckinghamshire County Council and specialist technical and professional advice. Conclusions are drawn with the presentation of a set of development principles and guidelines. Each is framed to respond to a combination of contextual and site wide analysis, inputs from the appointed Liaison Group and the community workshop and public consultation exercises held on 14th March 2015 and from the 8th to the 9th September 2017 respectively.

The Slate Meadow Liaison Group (combination of elected Councillors, members of the public and technical advisors) was established in February 2015 to help facilitate the process. The work of the Liaison Group, together with stakeholder and public consultation and visioning exercises has provided a solid platform from which to generate a development framework for Slate Meadow.

The Liaison Group has worked with the Council and the Developers to guide and inform the content of the brief. However members of the group do not agree with a number of the conclusions reached within the document.



Figure 1.1 Site context and ownership plan

Slate Meadow covers an area of approximately 10 hectares and is located six miles south-east of High Wycombe, in the parish of Bourne End.

### KEY

	Croudace Strategic		Wycombe District Council		Avant Homes		Third party
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## 1.1 Land ownership

The site is loosely comprised of four parcels of land – each is under separate control. Figure 1.1 refers.

With separate controlling interests, it is important that the site be assessed and planned as a whole to ensure a truly responsive solution. To this end Avant Homes and Croudace, that control the two largest parcels of land with development potential, completed and signed a Planning Performance Agreement (PPA) with the Local Planning Authority on 5th October 2015.

## 1.2 The Purpose & Structure of the Brief

Once adopted by the Council this brief will form part of the planning policy base that will be used, alongside national planning policy (NPPF) and exiting and emerging local plans, to assess the merits of applications made to the Council for the development of the site. The aim is to:

- Set out the vision for and key objectives of the development;
- Identify key constraints and opportunities that will influence development and the approach to resolving competing interests/issues; and
- Establish a robust and comprehensive design approach that integrates the site into its surroundings.

To meet these aims the brief is structured as follows:

- Section 1 : Introduction and Planning Policy;
- Section 2 : Site Context and Analysis;
- Section 3 : Vision & Design Response; and
- Section 4 : Development Framework;

## 1.3 Vision and Development Objectives

Having regard to planning policy and the outcome of public workshops, the following vision was agreed for the site in the Planning Performance Agreement (PPA) and forms the starting point for this brief.

*“A development which respects the separate identities of Bourne End and Wooburn, which is socially, economically and environmentally sustainable and which enables new and existing residents to enjoy a high quality of life.”*

It is expected that this vision will be further iterated following analysis and assessment work, and will inform the objectives also agreed in the PPA, including:

1. To maintain the separate identities of Bourne End and Wooburn;
2. To provide open space;
3. The provision of open space to achieve biodiversity and recreational value, and to contribute to the separation of Bourne End and Wooburn;
4. For the site as a whole to at least maintain the current biodiversity interest of the site;
5. To enhance the River Wye and its corridor;
6. To achieve a mix of house types;
7. Pedestrian and transport links to local facilities including open space, schools and health facilities;
8. To encourage health and wellbeing;
9. To deliver energy efficiency; and
10. To deliver on and off-site infrastructure, directly related to the needs of the development, and viable and deliverable ways to secure its provision.

## 1.4 Key Issues

As agreed in the Planning Performance Agreement between the developers and the Council, in order to realise the vision and development objectives for Slate Meadow the following issues must be resolved to enable permission to be granted for residential development of the site:

1. The form of development so that it maintains the separate identities of Wooburn and Bourne End;
2. The quantum of development;
3. Access(es) to the site;
4. The location of the village green, and the relationship of the development to it, and/or its possible relocation;
5. Landscape and visual impact including views to and from the adjacent Local Landscape Area;
6. Relationship with the recreational use of the former railway line adjacent to the site;
7. Ecological impact and opportunities for ecological enhancement through the development;
8. Ensuring flooding issues are fully addressed, through layout and/or mitigation, and that the river corridor is enhanced for recreational and biodiversity benefits;
9. Review the potential to resolve school drop off congestion for the adjacent school;
10. Agreement as to the most appropriate mechanism for the collection of developer contributions and the delivery of infrastructure (s106 / CIL, including modification of the CIL Reg 123 list); and
11. Identification of deliverable and viable off site highways improvements that are directly related to the development of the site, and their impact on the character of the area. Consider an active travel plan strategy, and public transport improvements.

These issues will be further refined through the process of producing the brief.

## 1.5 Planning policy and principles

### Planning Policy and Principles

This development brief provides supplementary planning guidance to the development plan and the National Planning Policy Framework (NPPF) to support and guide the development of Slate Meadow. The following policy review is not exhaustive - it serves only to highlight the main points for consideration.

The Development Plan for High Wycombe District comprises following the following documents: -

- Wycombe Development Framework Core Strategy adopted 2008;
- Saved, extended and partially retained policies from the Wycombe District Local Plan to 2011; and
- Wycombe District Delivery and Site Allocations Plan (2013)

Policy CS8 'Reserve Location for Future Development' of the adopted Core Strategy identifies five sites for future development: Slate Meadow being one of those. The Policy identifies that prior to any of these sites being developed, there is a need to have adequate infrastructure in place to support any development and this includes sustainable transport modes. The brief explores the infrastructure needs to support development of the site in securing housing growth.

When adopted, the new Local Plan will update and replace the current Core Strategy as well as the saved

Local Plan policies and a small number of policies in the Delivery and Site Allocations plan. The document is scheduled for adoption in 2018.

In support of the 'development plan' the Council has published a range of Supplementary Planning Documents (SPD) that provide in depth policy guidance on specific issues including for example developer contributions, transport and community facilities. All SPD's are available on the Council's website [www.wycombe.gov.uk](http://www.wycombe.gov.uk)

Of particular relevance in setting the guiding principles for the development of Slate Meadow is the Council's Residential Design Guidance SPD, adopted June 2017.

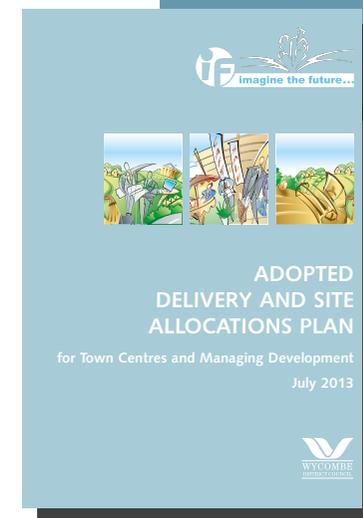
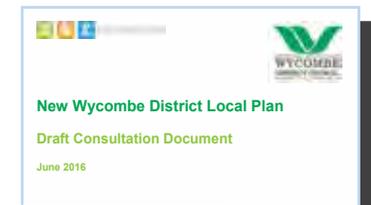




Figure 1.2 Site location aerial

## 2.0 Introduction

This section of the brief considers the wider context of Slate Meadow and identifies the specific characteristics of the site and its surroundings that have the potential to directly or indirectly influence the design solution for the site. A factual appraisal of each identified area of influence is presented. Conclusions are drawn through the identification of 'key points' that should be taken forward to inform the principles and objectives to support the creation of a development framework for the site.

The following areas of interest have varying degrees of influence on the design process - all are important:

- Topography;
- Historic Context and Local Character;
- Transport and Movement;
- Services and Facilities;
- Green Infrastructure;
- Landscape and Visual Context;
- Ecology;
- Water Environment;
- Arboriculture;
- Recreation;
- Village Green; and
- Utilities.

Each topic is summarised diagrammatically at the end of each section: 'key points' are highlighted in bullets. These inform the opportunity and constraint diagrams, which conclude the Section.

## 2.1 Site Context

Slate Meadow sits on the eastern edge of the historic hamlet of Bourne End (see Figure 1.1), which has grown from a few homes in the mid 19th century to now form part of a Parish of some 11,000 residents. The area is comprised of Well End, Bourne End, Wooburn Town and Wooburn. All benefit from and support the commercial centre located at The Parade in Bourne End.

Slate Meadow lies between Bourne End and Wooburn, immediately north of the River Wye and south of the former High Wycombe to Maidenhead railway line. The former railway provides an important edge to the north-western boundary of the site. Beyond the dismantled railway line, the land is steeply sloping and rises to a level some 100 metres AOD. It is identified as a Local Landscape Area and comprises open grassland with mature hedgerows and fields.

The steep slope combined with the 'hard' edge of the former railway line, creates a sense of containment to the northern area of site with the River Wye defining the south-eastern edge. It forms a clear boundary between the site and the grass verge adjacent to Brookbank. The river and associated grassland form a green corridor between Brookbank and Stratford Drive and create an attractive feature of the area.

The site is surrounded by residential development on three sides. To the north east the site is adjoined by medium density 'estate' housing, which is serviced off Stratford and Orchard Drives. St Paul's Church of England Primary School lies directly opposite the site on Stratford Drive. Residential areas to southeast of the site exhibit much lower densities with significant tree cover. Grange Drive and Brookhouse Drive are characterised by larger detached properties set within generous sylvan plots, beyond which the treed valley side rises.

The south-western boundary of the site adjoins properties that front onto Cores End Road. Here, the character is more varied with some medium to high density housing from the nineteenth century interspersed with more recent high density housing, comprising terraced homes and apartments: most notably in the area of Frank Lunnon Close. More details are set out later in this section.

## 2.2 The Site

The site is comprised of three fields, aligned loosely with ownership (Figure 1.1) The south-western field has areas of scrub in the south-eastern part. A thin hedgerow forms the boundary with the other two fields, this delineates the Ward boundary. Both of these areas are laid to grass, with the larger portion that adjoins Stratford Drive and the River Wye, being used to graze horses. The north-western field is broadly rectangular in shape and is a designated village green.

A number of unofficial footpaths and desire lines cross the site from Cores End Road to Stratford Drive. To the northeast, a public footpath runs between the dismantled railway and the site boundary – walkers appear to generally divert through the village green instead of remaining on the footpath. A further public footpath follows the site boundary in the northwest corner. There is a gated entrance to the paddock in the south-eastern corner of the site, off Stratford Drive, just north of its junction with Orchard Drive.

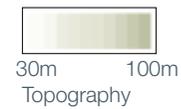


KEY

-  Site boundary
-  Urban areas

-  Railway/Station
-  River Wye

Figure 2.1 Site and topography context





1876



1925



1977

Figure 2.2 Historic maps 1876-1977

## 2.3 Historic Context

The site originally formed part of the rural landscape surrounding Bourne End (Figure 2.2), a small hamlet probably providing workers for Cores End Farm and the nearby paper mills (Gunpowder Mill and Princes Mill) on the River Wye. The meadows were subject to the Parliamentary Enclosure Act and were enclosed during the 19th century (recorded in the 1st edition OS map). These historic field boundaries are still visible today and are important historic features which support the majority of the mature vegetation on the site.

Brookbank, bordering the south of the site, provided a link from Bourne End to the settlements of Wooburn Green, Beaconsfield and East Wycombe. Brookbank remained undeveloped until after the 1960s when a number of homes in very large plots were developed to the south, accessed from Brookhouse Drive (via Kiln Lane) and Grange Drive (Figure 2.2). The rear garden boundaries of these houses back onto Brookbank, providing a dense informal vegetative boundary to the south of the road, hiding the homes from the street and reinforcing the perception that there is a gap between Bourne End and Wooburn Green. As the local area developed, this site has remained an undeveloped green space between Bourne End and Wooburn Green.

The north-western boundary of the site is defined by a section of the former High Wycombe to Maidenhead railway line and its spur line that linked Loudwater and Bourne End. The line was constructed in the 19th century and provided connections between Buckinghamshire and the Thames Valley. It formed the original High Wycombe to London line.

The nine kilometre stretch between High Wycombe and Bourne End was closed in 1970. The section of former railway to the north west of Slate Meadow remains undeveloped and provides an important safe pedestrian link to the formal footpaths to the west and east of the site. The District and County Councils are currently in the process of seeking to have the track bed designated as a bridle/cycleway.

### Key Points: Historic Context

- Hedgerows are important historic features of the site and in part delineate the Ward boundary; and
- The site functions as a gap between developed areas, a function which will need to be retained to some degree as the site is developed.

## 2.4 Settlement Character

The general characteristics of built form in the vicinity of Slate Meadow vary greatly, with medium to high density forms of housing from the mid to late nineteenth century defining the major routes along Cores End Road to the west of the site and at the junction of Cores End Road and Brookbank. Behind this 19th century housing is high-density houses and apartments constructed in the 1980's.

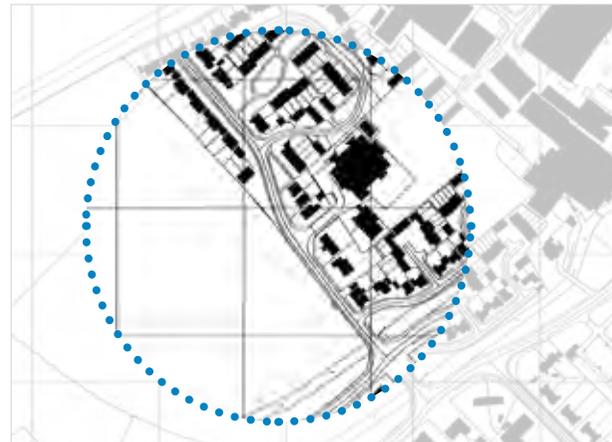
On the opposite, eastern side of the site the area is characterised by medium density estate type housing. These areas contain a very limited amount of robust structural planting. To the south of Brookbank the properties are larger, detached and set in generous sylvan plots with very low plot coverage (the amount of built area in a residential plot). There is a variety of built form comprising apartments, detached villas, semi-detached and terraced homes. However, consistent components exist across the building typologies, including heights of predominantly two storeys, and building depths of 8-10m.

Set out below is a more detailed description of the local characteristics and building themes of the surrounding area by reference to: -

- Stratford Drive;
- Cores End Road;
- Frank Lunnon Close; and
- Willows Road.

Each description draws out the key elements from the following themes: -

- main building period;
- typical street frontage /building line and plot boundaries;
- public realm details and/or landscape;
- parking arrangements;
- housing typologies (detached, terraced);
- typical plot coverage, heights and densities;
- predominant building materials; and
- general or distinctive architectural details.



### Stratford Drive

- Directly to the east of the site providing access to houses constructed in 1960s and onwards;
- Semi-detached and detached brick dwellings, of 1.5 and 2 storeys, set back from the street with varying front garden lengths and boundaries comprising low brick walls and mature hedges;
- Building materials are generally light and dark brown buff brick with some red brindles, concrete roof tiles, and white painted fittings;
- Densities are approximately 30 dwellings per hectare (dph) adjacent to the site, varying from 15dph for the large plots at southern end of Stratford Drive to 40dph in Orchard Drive (where there is a mix of smaller units); and
- Car parking is a mixture of on-plot parking at 15 dph, and on-street parking, or grouped in rear parking courts as density rises to 40 dph.



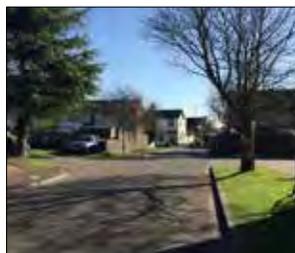
Cores End Road

- Buildings fronting Cores End Road are predominantly two-storey mid-Victorian with gabled roofs with windows close to the low eaves;
- Dwellings are generally set close to the road or within 4-5m, and mainly of red and buff brindles with plain clay tiles and slate roofs; however there is also brick and flint (e.g. Princes Terrace) and painted render;
- Densities are similar to those seen in many burgrave plot developments, at about 50dph, although this is reduced by the occasional larger buildings set in big plots (e.g. Wyebriidge House and the former pub), which reduce overall densities to about 35dph;
- Parking is often on hard standing in front of the properties, or where they are set further back, on driveways. However at higher densities this results in front gardens devoid of planting, giving a very harsh appearance to the street; and
- Dwellings front onto the street and back onto the River Wye, precluding any public benefit from the river.



Frank Lunnon Close

- Backland infill behind the original historic plots fronting Cores End Road;
- Constructed after 1970 and comprising of two-storey housing grouped into terraces of varying lengths and small blocks of apartments oriented in different directions;
- Small open front gardens laid to grass, overlooking parking courts, with small rear gardens generally unable to support structural planting;
- Construction is of orange brindles, weatherboarding and concrete tiles;
- Robust planting is provided by the street trees which punctuate the parking areas and incidental green spaces. A number of these properties face onto the western edge of the Slate Meadow site, albeit separated from the open part of the site by garden planting and some more mature trees. Densities are in the order of 60dph; and
- Behind Eastern Drive, Woodbury Close draws the brick and flint theme from Princes Terrace at Cores End Road and Princes Court through to the western edge of the site.



## Willows Road

- Constructed to serve new homes built in the 1960s and completed during the 1970s;
- Mixture of detached and terraced two-storey brick properties with integral garages, some of which are now converted and parking is provided on front gardens that are now hard standing;
- With most boundary hedges and much of the front gardens, and rear gardens too small to support robust tree planting, the development appears hard and sparse;
- To the north / off Eastern Drive, groups of quirky, architecturally interesting two storey brick dwellings with flat roofs set around a green square, adjacent to footpaths which have become overgrown with mature landscape; and
- The density of both areas is about 30dph, a density at which parking is provided either on the frontage of the house, in garage courts, or on-street.

## Key Points: Residential Character

- Housing neighbouring the site has been constructed over a wide period of time and ranges from the Victorian terraces of Cores End Road to the very large detached properties of Brookhouse Drive;
- Buildings are predominantly 2 storeys, with some 1.5 and 2.5 storey development;



- Surrounding development densities typically range from 30 dwellings per hectare (dph) to 60dph;
- Building materials are predominantly orange and brown brick, with concrete and clay roof tiles, and some slate;
- Stringcourses, contrasting window surrounds, bay windows and chimneys are common to older properties in the area. Newer properties exhibit no consistent distinctive themes;
- Streets vary in function, with variable building lines, boundary treatments, public realm materials and planting;
- Street enclosure is not related to road hierarchy. front-to-front distances of properties generally range from 15m to about 25m;
- Parking is provided by a combination of on plot at lower densities, and off-plot (in parking courts) or on street. At higher densities over-reliance on on-plot parking can result in a harsh appearance with little planting to the fronts of properties.
- Parking is provided by a combination of on plot at lower densities, and off-plot (in parking courts) or on street. At higher densities, on-plot parking is congested;
- Medium to higher density housing areas are less able to support robust structural planting within individual plots than the low-density housing. Higher density development is more reliant on planting in public spaces and outside the developed area.



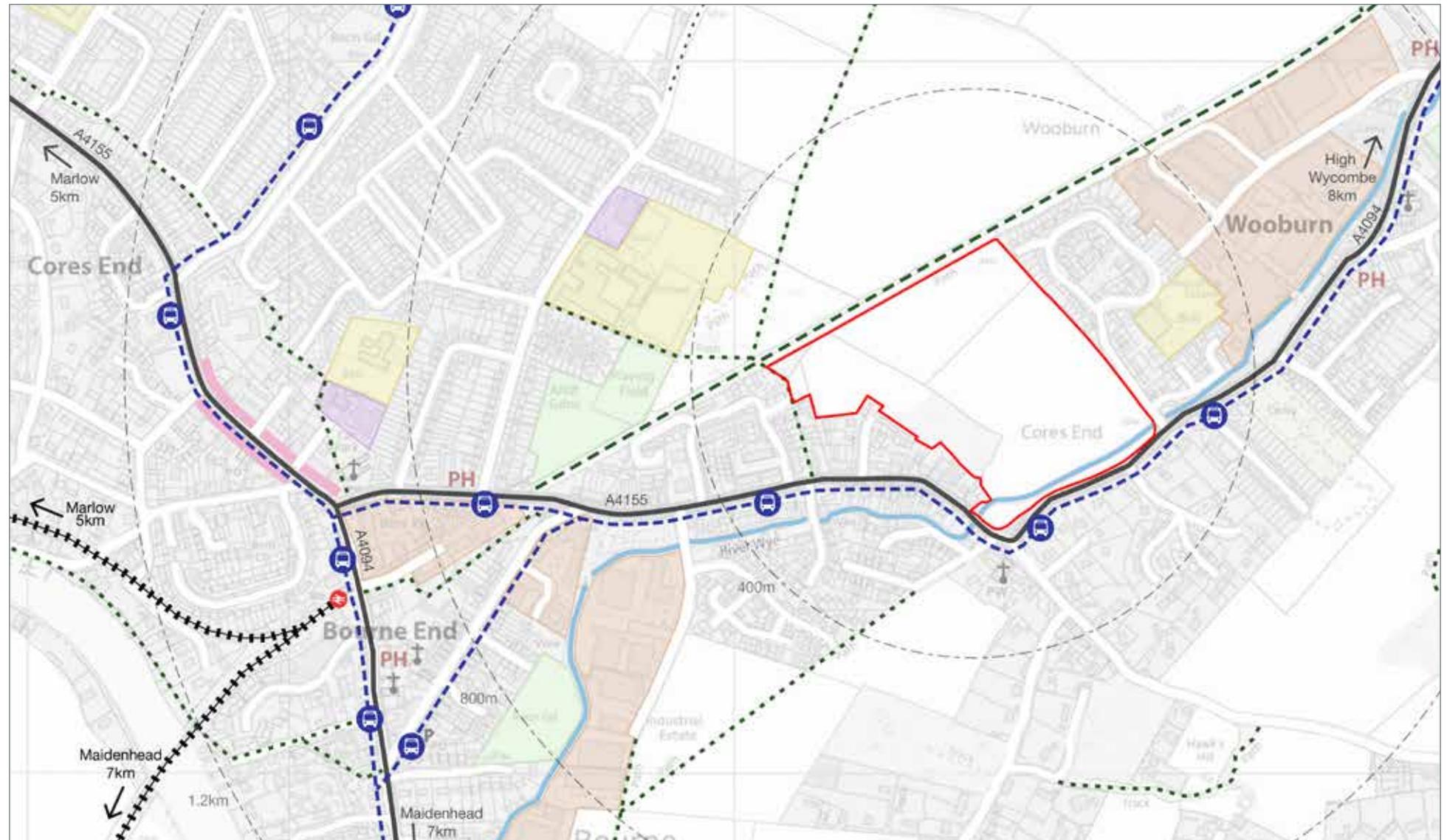


Figure 2.3 Transport, movement and services plan

KEY					
	Site boundary		Railway/Station		Public Right of Way
	Main vehicular routes		Bus routes/Bus Stop		Disused railway
	Urban area		Education		Leisure/Community
	Town Centre (The Parade)		Employment		Public open space

## 2.5 Access, Transport and Movement

The infrastructure and access arrangements for Slate Meadow include vehicular access and movement, public transport infrastructure (buses/trains) and cycling and pedestrian movements. All have a close relationship with services and facilities in the vicinity of the site: i.e. how easy is it to travel to key facilities such as schools, shops and so on. In view of this the transport and movement considerations are presented alongside Services and Facilities.

Figure 2.3 presents an overview of the key facilities and their relationship with the main movement corridors.

### 2.5.1 Transport Aims for Slate Meadow

In site specific terms the Wycombe Reserve Sites Infrastructure Plan sets out a potential transport package for reserve development sites within High Wycombe - section 7.10 of this document sets out the Transport Package for the Slate Meadow and includes the following:

- Connecting with and upgrading the bridleway on the disused railway line to facilitate cycling to Bourne End;
- Review on-street parking provision along A4094;
- Design features to manage speeds and improve pedestrian environment;
- Review accessibility of bus stop and consider provision of real time passenger information;
- Potential revisions to Stratford Drive junction including form of Pedestrian Crossing;
- No vehicular through-route;
- School Drop-Off Facility;
- Investment to improve quality and frequency of the existing up to 30 minute bus services;

- Improved provision for right turning movements along A4094; and
- Contribution towards the implementation of an A40 congestion relief package.

### 2.5.2 Public Transport and Highway Network

Bourne End is connected to nearby built-up areas through the highways network, including good bus services linking directly to High Wycombe, Beaconsfield and Marlow (Figure 2.3), and access to the M40 within 4km. Bus routes run adjacent to the site along Brookbank, where bus stops are also located, including a bus stop by the footpath to the rear of 1 Brookhouse Drive.

Bourne End Train Station provides local connections to Marlow (25 minutes) and Maidenhead, which provides links to Paddington. The Train Station lies to the west of the site, within 1 kilometre.

### 2.5.3 Site Access Arrangements

Vehicular access to the site is currently via an unmade, gated field entrance off Stratford Drive. Unofficial and unmade footpaths cross the village green to Bourne End, following desire lines.

Vehicular access can be potentially provided into the site at a number of locations. The primary access to the site is likely to be from Stratford Drive. Options for access to the west include off Eastern Drive or Frank Lunnon Close. Whilst both Eastern Drive and Frank Lunnon Close access options are viable, both are physically constrained. There are other factors such as landscape and ecological considerations that would need to be overcome to support the use of either access.

### 2.5.4 St Paul's Primary School Access

Various options to improve the circulation and traffic around the primary school have been explored through the design process in conjunction with technical highway consultants and the County Council as Highway Authority. Whilst it is recognised that there is an existing issue with too many parents driving their children to school, the addition of specific 'parent' parking would potentially encourage parents to drive, increase the impact of parent parking and result in inefficient use of land. The County has confirmed that it would accept some additional visitor parking provision in the new development, in close proximity to the school, capable of providing additional school drop-off parking whilst also benefiting the new residents.



Site access from Stratford Drive looking south west

## 2.5.5 Public Rights of Way / Footpaths

The site offers an opportunity to provide pedestrian and cycle connections, linking properties to the south and east of the site to the network of footpaths that extend from its northern edge, along the disused railway to east and west, and to the wider countryside. In particular the site offers the opportunity to improve off-road links between residential areas and the shops, services, and schools which serve them.

## 2.6 Services and Facilities

The locational advantage of the site is highlighted by the walk isochrones (400, 800, and 1200 metres) on Figure 2.4. Local Schools, sports facilities, employment and retail centres at Millboard Road / Wessex Road and The Parade respectively, are highlighted together with access routes to the train station, and bus and footpath networks. The full context is presented in a combination of Figures 2.3 and 2.4. The latter identifies local amenities and services.

### Key Points: Services and Facilities

- Key facilities are within walking distance. Reinforce access on foot and by bicycle to shops, employment, recreation community facilities; and
- Schools: Improve and reinforce safe pedestrian access; consider options to improve drop-off collection arrangements for schools.

### Key Points: Transport and Movement

- **General:** the site can be most readily accessed from Stratford Drive, but will need to have regard to the St. Paul's C of E Combined School and associated travel and parking pressures (scope for new development to include on-street parking intended to minimise congestion currently caused by inappropriate parking);
- **General:** potential second access from Eastern Drive or Frank Lunnon Close;
- **General:** the site lies between residential areas and a variety of shops, services and schools, and is therefore ideally placed to link with and improve the local movement network;
- **General:** proposals will need to demonstrate appropriate means to prevent parking/turning in areas of public open space;
- **Rail:** promote improved sustainable links to Bourne End train station;
- **Road:** make provision for off-site highway improvements to minimise traffic impacts;
- **PRoW:** seek improvements to the footpath network and promote links to surrounding areas.



Bourne End Academy



The Parade, Bourne End



Millboard Road Industrial Estate

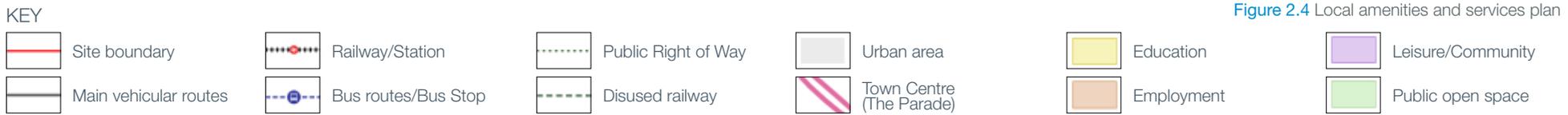
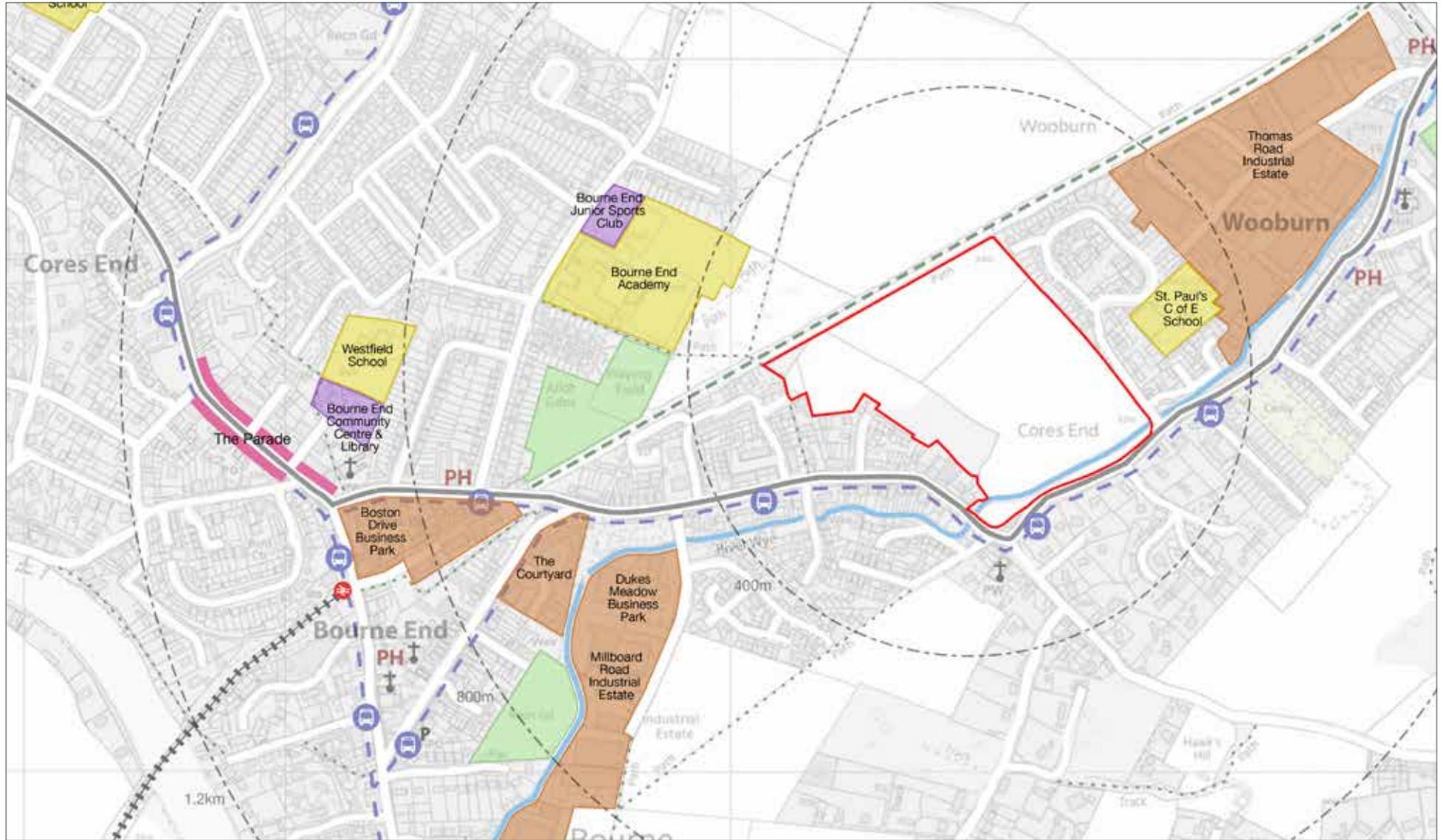


Figure 2.4 Local amenities and services plan

## 2.7 Green Infrastructure

Green Infrastructure is a broad category that covers all green and blue (water) spaces in and around the built environment as well as features such as street trees. The emphasis in this brief is on the strategic landscape setting and character of the site; the ecological interests on the site and in its vicinity, including the wider and local water environments of the River Wye corridor.

### 2.7.1 Strategic Landscape and Visual Context

The site lies within the 'Chilterns' National Character Area, close to the 'Thames Valley' to the east and the Chilterns Area of Outstanding National Beauty (see Figure 2.5). At a district scale the site is characterised as a 'Settled River Valley', extending to the north east along the River Wye valley.

To the south of the site and east of Bourne End to Wooburn Green beyond the floor of the valley, lies an 'Area of Attractive Landscape' a key feature of which are the 'important and prominent hillsides, overlooking both the River Thames and the River Wye'. To the north of the site on the sloping valley sides lies a designated 'Local Landscape Area' which also allows views over the site.

The Landscape Guidelines within WDLCA aim to: 'Conserve views from each side of the Wye Valley, across the valley to wooded and farmed slopes'.

### Key Points: Strategic landscape and visual context

- The site can be readily viewed from higher ground from both the southeast and northwest; and
- The colour palette for the development needs to relate to the visual context.

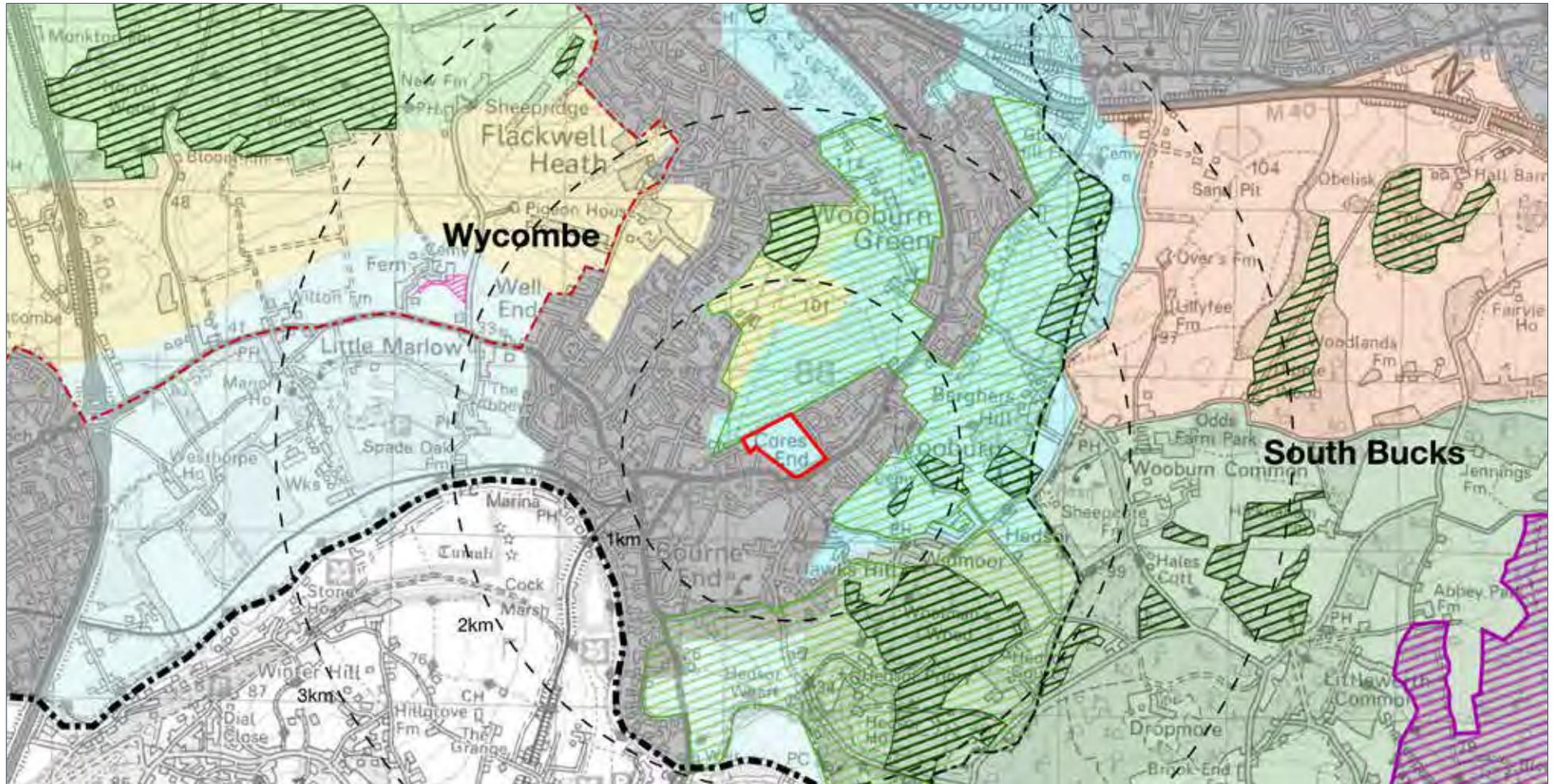


Figure 2.5 Site topography and context

KEY

	Site boundary		Local Green Belt		Rolling Farmland		Mixed Use Terrace
	Buckinghamshire Country Boundary		Ancient Woodland		Settled River Valley		Wooded Terrace
	Settlements		Site of Special Scientific Interest (SSSI)		Valley Slope		Floodplain
	Area of Outstanding National Beauty		Burham Beeches Special Area of Protection (SAC)				



View north from south bank of River Wye



View north east along disused railway



View south west on existing village green

## 2.7.2 Local Landscape and Visual Context

Slate Meadow is visually enclosed to the east and west by the existing residential buildings, which are generally two-stories high, and with garden vegetation and occasional trees on the site's boundary (Figure 2.6). The north-western and southern boundaries are more strongly vegetated, bordering the disused railway line and River Wye respectively.

The belt of vegetation to the north-western edge of the site extends into the small-triangulated cluster of protected trees which lie within the site. A public footpath, which is promoted as a 'Nature Walk' by Wooburn Parish Council runs through the protected woodland and continues parallel to the former railway through the existing village green within the site.

Within the site, historic hedgerows and ditches divide the land into three parcels. The boundary between the large southeastern field, and the village green consists of a ditch and a sporadic hedgerow. There is a similar sparse hedgerow between the south-western parcel and the south-eastern field and minimal woody vegetation within the south-eastern field, which is currently grazed by horses.

There are a limited number of mature trees on the site; these could help to provide structure to the new development.

### Topography

From a cursory inspection of the site from public vantage points the land appears flat. However, more detailed appraisal through topographical survey

confirms that the land falls away from its highest points on the eastern boundary with Stratford Drive and on the south eastern field (aligned roughly with Avant Homes ownership) to the lowest points of the site on its western side.

The sites generally flat topography combined with its open nature provides opportunities for views out in many directions, allowing an appreciation of the setting enclosed by both built form and the valley sides.

### Key Points: Local Landscape and Visual Context

- The hedgerows are an important historic character and ecological feature of the site;
- Existing trees on the site are particularly important due to their relatively few numbers;
- An appreciation of the rural valley setting can be had in views from the valley floor, including from the village green, various desire lines, PRoW, Brookbank and the riverside;
- Valley sides provide relative visual enclosure from wider landscape to NE and SE;
- The site is enclosed further by residential development to east and west which foreshortens views and contains them to within the site boundary; and
- Existing ditches provide a drainage structure for the site.

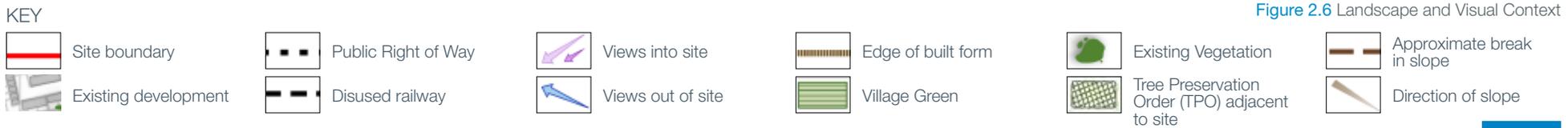


Figure 2.6 Landscape and Visual Context

### 2.7.4 Ecology

No designated ecological sites were identified within the boundary of Slate Meadow; however, several nationally and locally designated sites were identified nearby (see Figure 2.5).

Records of protected and notable species for a 2km buffer area were sought from BMERC. Although none were recorded on the site, several protected and notable species were recorded within 2km. The absence of records for this site does not necessarily indicate total absence of the species. Species data obtained from BMERC can be found in the Ecological Desk Study (July 2013, June 2016).

A Tree Preservation Order (TPO) covers several trees (T1-T9) within the triangular area of broadleaved woodland in the northwest corner of the site. In addition to this, the River Wye extends along the south-east boundary of the site. The current state of the river and its environment is poor and should be improved.

An extended Phase 1 survey (July 2013, June 2016) identified a mosaic of different habitats present within the site including good and poor semi-improved grassland; broadleaved woodland; species poor hedgerows; scattered standard trees; tall ruderal vegetation and scrub. The majority of these habitat types, such as improved and poor semi-improved grassland and scrub in themselves are common and widespread throughout the UK.

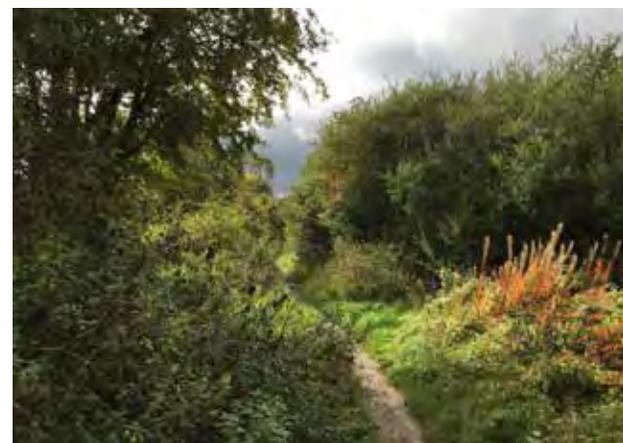
Species-specific surveys were undertaken throughout 2016 to establish the potential for the presence of reptiles, badgers, bats and breeding birds. The reptile surveys confirmed an exceptional population of slow worms and a good population of common lizard. Badgers, too, were recorded on the site with active and outlying setts identified in Figure 2.7.

A total of eight bat species were recorded using the site for commuting and foraging. Activity was

dominated by common pipstrelles, soprano pipstrelles and noctule bat: three of the most common UK bat species. Recordings of bats and transect lines area also highlighted in Figure 2.7.

A breeding bird survey undertaken in June 2016 confirmed that the site comprised of three different habitats: a large horse grazed field to the south-east of the site; ‘the village green’ area of tussocky grassland with scattered immature trees to the north; and mixed woodland edge habitat with overgrown scrub habitat to the west. The village green area is considered to provide suitable habitat for skylarks and Red Kites, and whilst not identified on site are considered likely to be nesting nearby.

Appropriate mitigation will need to be carefully developed for each area of identified ecological interest and will along with other opportunities and constraints be used to inform the design process.



View south west along disused railway

Type of habitat	Possible species supported/species recorded
Rough semi-improved grassland	reptiles (slow worm), ground nesting birds, amphibians
Tall ruderal vegetation	reptiles, ground nesting birds (skylark), small mammals
Scrub	reptiles (slow worm), ground nesting birds (skylark)
River Wye fringe	reptiles, amphibians, small mammals
Broadleaf woodland	breeding birds, dormice, small mammals
Mature trees	breeding birds
Shrubs	breeding birds, small mammals
Species-poor hedgerows	breeding birds, ground nesting birds, amphibians, small mammals



Figure 2.7 Site ecology plan

KEY

 Species rich neutral semi-improved grassland	 Dense continuous scrub	 Amenity grassland verge	 High Bat Potential Tree
 Grazed neutral semi-improved grassland	 Scattered trees	 Woodland stands/mature hedgerow	 Bat transect lines
 Ungrazed neutral semi-improved grassland	 River Wye	 Ecological target notes	

**Key Points: Ecology**

- The village green is important due to its inherent ecological value and as potential receptor;
- There are a number of important ecological corridors across the site these include hedges and ditches;
- The corridor along the rail line, linked to the river corridor by tree-lined hedgerows are both important bat foraging routes;
- The lack of artificial light supports bat foraging corridors;
- Semi-improved grassland, tall ruderal vegetation and scrub are important habitats for a variety of species;
- Woodland, mature trees and scrub are important to support breeding birds;
- TPO'd trees should be retained, unless a tree survey indicates otherwise;
- The river and its bank are significant ecological corridors which are currently poor quality and require enhancement; and
- Consideration should be given to bats, breeding birds and other ecological constraints in the future preparation of planning applications for the site.

### 2.7.5 Blue-green corridor

Slate Meadow lies within a valley and borders the River Wye and the resulting water regime and blue infrastructure is intrinsically linked to both the green infrastructure and any potential development of the site.

Topographically the lowest point of the site is to the south west and the gently sloping nature of the site means approximately 25% of the whole site of Slate Meadow lies within Flood Zone 2. These areas serve as water attenuation areas in periods of high rainfall and extreme river flow, with existing ditches aiding drainage. An associated band of scrub vegetation and mature hedgerow demarcates this area, forming an important ecological corridor along the western edge of the site, linking the River Wye corridor to the village green, disused railway corridor, and habitats beyond.

#### Key Points: Blue-green corridor

- The western edge of the site lies within Flood Zone 2 and acts as an important natural water attenuation area;
- It acts as a key ecological corridor, linking habitats in the River Wye corridor, to the disused railway corridor, village green and habitats beyond; and
- It also offers the opportunity for an enhanced and maintained wildlife corridor with increased public access, and increased ecological value.



Figure 2.8 Blue-green corridor

## 2.7.6 Open Space

Although Slate Meadow is identified for development, the land currently functions as an undeveloped gap between the built-up areas of Bourne End and Wooburn Green. The north/south visual and physical link between the river corridor to the south-east and the rising landscapes to the north-west were key points that arose out of public consultation, along with the aim of maintaining the separation between Bourne End and Wooburn Green.

In addition to the visual function, this currently undeveloped site also provides important amenity and leisure space serving the surrounding residential areas, with informal paths supplementing the village green. Furthermore the undeveloped space also provides valuable habitat to a variety of species.

A proportion of the undeveloped area of the site is also within the floodplain and will continue to be important

in terms of water management. Development on this site will increase the leisure, ecological and hydrological pressure on the remaining undeveloped area.

As identified in Figure 2.5, site topography and context, the Burnham Beeches Special Area of Conservation (SAC) lies within 2 km of Slate Meadow. The introduction of a new population could place additional recreational pressure on the SAC unless appropriate alternative provision is made.

The amount, type, quality and accessibility of open space that is provided on Slate Meadow will be important to minimise the need to travel to Burnham Beeches. The open space provision should be in addition to the village green, which is already public open space. All types of space on the site would benefit from a management and maintenance package to improve and maintain the quality and value of the spaces and seek to improve public use.



View north east from River Wye

### Key Points: Public Open Space

- Undeveloped areas of the site are multi-functional in terms of leisure ecology and hydrology;
- As the amount of undeveloped space on the site is reduced, these functions may conflict with one-another if not designed appropriately;
- In particular additional households may increase recreational pressure on the Burnham Beeches SAC;
- New open spaces will need to be designed to integrate with both the village green and the river corridor and to improve amenity and protect the ecological interests on the site; and
- Provide drainage and water storage areas that also function as amenity areas and enhance wildlife habitats.



Figure 2.9 Public open space

### 2.7.7 Village Green

Careful consideration has been given to the benefits and drawbacks of retaining the village green in-situ, and working with the existing village green designation, or the more bold approach of relocating the village green. Both options have advantages and disadvantages. These elements are highlighted in Figure 2.11 and are set out below:

**Retention of the Village Green:**

- Retains existing area of ecological interest; but foraging and bird nesting remain in situ;
- Maintains current provision for informal play;
- More easily enables the retention of existing historic field boundaries;
- Avoids provoking considerable local opposition to moving the Green;

- Avoids the legislative difficulty of moving the village green; and
- Maintains the village green on higher ground with less chance of flooding.

**Relocation of the Village Green:**

- Would enable a larger more central open space access and alternative separation between Bourne End and Wooburn Green;
- Would increase potential for natural surveillance of the village green.

For the purposes of maintaining a more visible separation between Bourne End and Wooburn Green, it might be beneficial to move the village green to the centre of the site. However ecological studies, set out in section 2.7.4 have identified the ecological importance of the village green; and public consultation has identified a strong local feeling that

the village green should remain in its current location. The significance of ecological interest on the village green and the strength of public opinion has supported the conclusion that the green would best be retained in situ and “supported” by the provision of further integrated public open space(s).

#### Key Points: Village Green

- Village green contributes to the visual separation between the settlements of Bourne End and Wooburn; and
- The village green is a multi-functional open space providing both amenity to residents and valuable ecological habitat to a number of species.



**KEY**

Potential development	Back fences
Frontage	River Wye

**Figure 2.10 Village green - retention and relocation options**

Green wedge	Proposed footpaths
Existing public footpaths	Existing village green



Existing village green

## 2.8 Flooding, Drainage and Surface Water

An understanding of the water and flood regime of Slate Meadow is central to the creation of a truly responsive and safe living environment on the site and the protection (and if possible improvement) of conditions in nearby Bourne End. The importance of this has been highlighted in discussions with the Liaison Group.

Existing Environment Agency flood maps for the area suggest that parts of the site are within fluvial flood zones 2 and 3, where residential development may sometimes be considered to be inappropriate (see figure 2.11). This principle is in line with the requirements of the NPPF whereby all development should be planned to avoid increased vulnerability to the range of impacts arising from climate change and by making it safe without increasing flood risks elsewhere. Whilst the Environment Agency maps provide a helpful starting point they are over 10 years old. The Agency itself recognises that the River Wye mapping is out of date and is planning to produce new maps, based on more up to date modelling techniques. However, this is still some way into the future. HR Wallingford therefore undertook a comprehensive review of the hydrology of the River Wye and developed a new river model, centred on Slate Meadow at a far greater level of detail and accuracy. This modelling work, approved by the Environment Agency in September 2016, is displayed in figure 2.12 (predicting flooding for a 100 year plus climate change event).

Wallingford's assessment presents an accurate model of areas at risk from flooding, being identified as flood zones 2 (medium probability - having between a 1 in 100 and 1 in 1000 years annual probability of river

flooding), and 3a (high probability of flooding). The vast majority of the site lies within flood zone 1 with the lowest probability of flooding (less than a 1 in 1000 year annual probability of flooding), Figure 2.12 refers. At a local level there has been a flooding incident as recently as February 2014, downstream of Slate Meadow, with the closest areas of flooding at Cores End Road. The Buckinghamshire County

Council flood investigation report concluded that the drainage system infrastructure did not have sufficient capacity to cope with extraordinarily high rainfall and possibly high groundwater levels. Indeed, in such circumstances local drainage circumstances are unlikely to have sufficient capacity to cope. The situation was exacerbated by obstructions to existing drains and culverts.

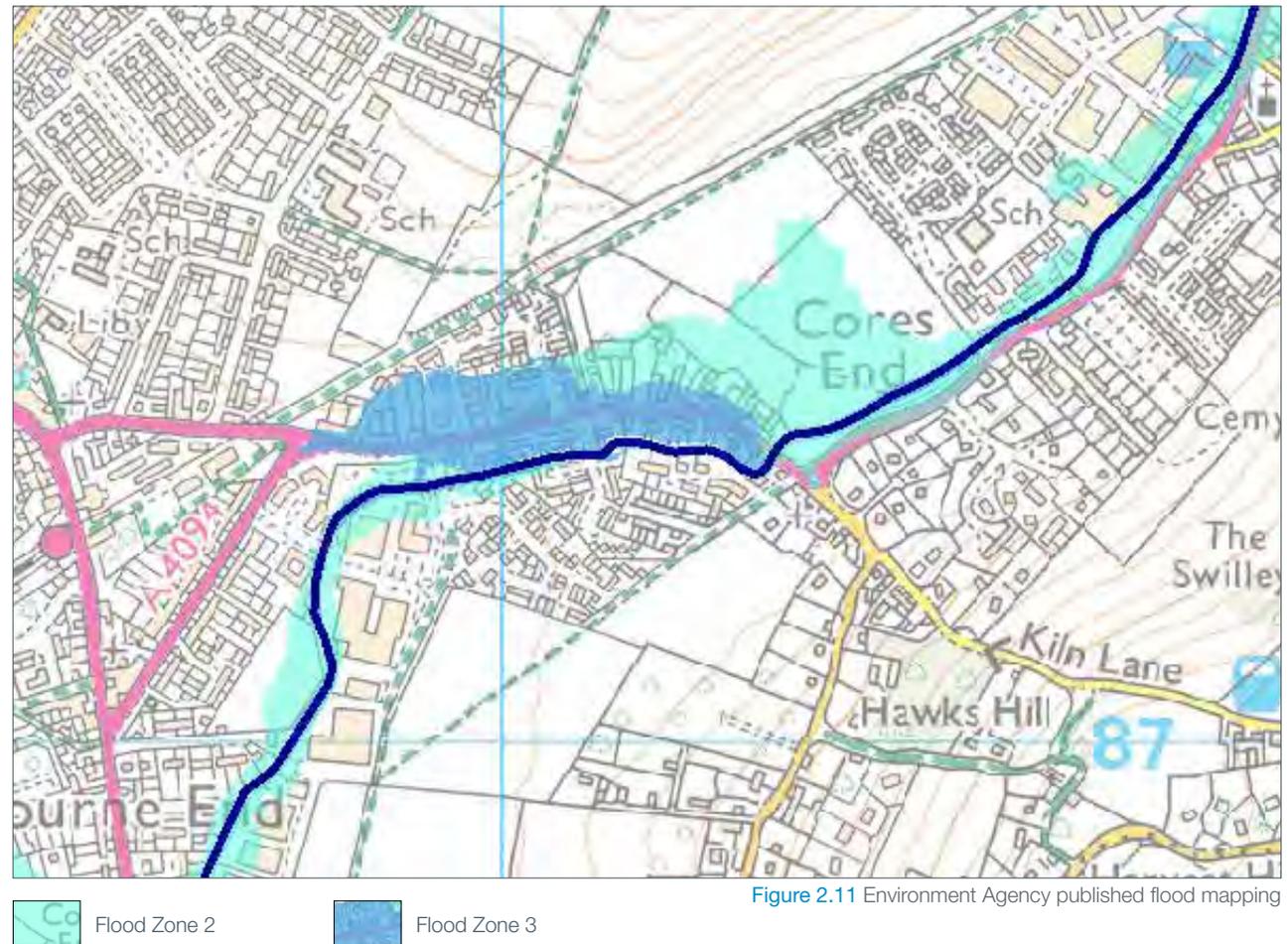


Figure 2.11 Environment Agency published flood mapping

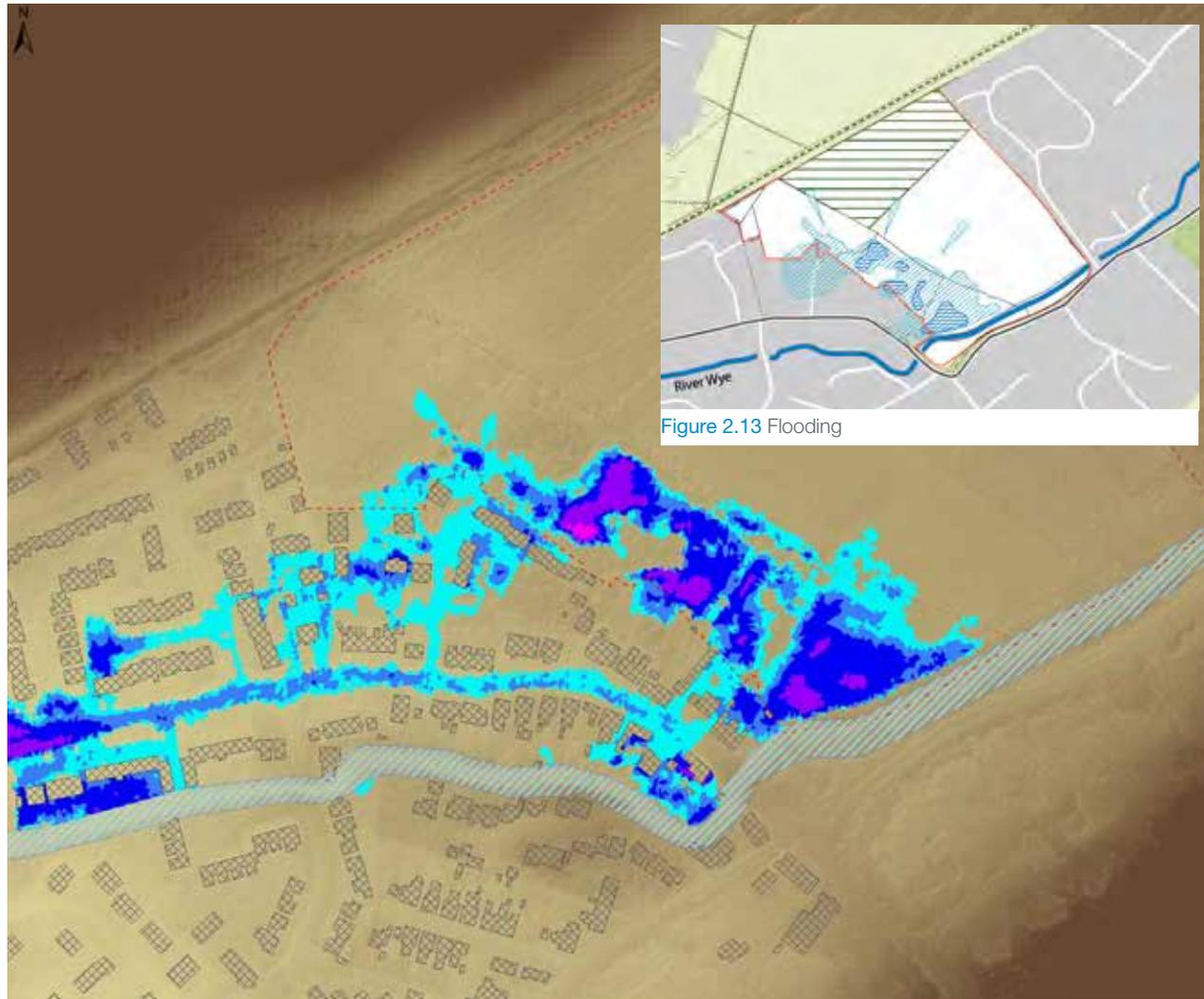


Figure 2.12 Flood mapping carried out by HR Wallingford and approved by the Environment Agency - September 2016



### Key Points: Flooding, Drainage and Surface Water

- The vast majority of the site lies within Flood Zone 1 (<1 in 1000 year annual probability);
- Approximately 25% of the overall site area is in Flood Zone 2;
- A very small part of the site is in Flood Zone 3a (approximately 2%);
- None of the site is in Flood Zone 3b (the functional flood plain on a 1 in 20 year event); and
- A flood risk assessment will be required to demonstrate that the development will be safe over its lifetime and that flood risk will not be increased, and if possible reduced elsewhere as a result of the development;
- Development should be located predominantly within Flood Zone 1 the sequential approach to development on the site will be required;
- There may be potential for some development in Flood Zone 2. Any development impacting this Flood Zone must provide mitigation measures to provide sustainable flood compensation; and
- If possible, take the opportunity to reduce the impact of the site upon flooding in the local area, either by increasing the storage capacity of the site above that required by the development or by reducing the runoff rates from the site or a combination of the two.

## 2.9 Utilities and Services

A baseline infrastructure assessment of existing utility and drainage services within Slate Meadow and the area immediately surrounding the site was undertaken in March 2007 and updated in 2016. The assessment examines the utility, water and wastewater requirements, generated by the development of the site.

There are several aspects of infrastructure over which the Council has no immediate control. These include utility companies, doctors and the National Health Service. All have their own forward plans for utility delivery. The Council informs these service providers regarding plans for development in the area and this is then fed into their forward plans.

**Foul Water:** The sewerage undertaker for Slate Meadow is Thames Water Utilities Ltd. Thames Water has stated that the planned upgrade for the Little Marlow Sewage Works will be incorporated into the Company's 2020 programme. Thames Water has stated that existing infrastructure can cope with developments that come forward before 2020; and has confirmed that its existing capacity and infrastructure is capable of accommodating Slate Meadow and the other the reserve sites.

There are several aspects of infrastructure over which the Council has no immediate control. These include Utility companies, doctors and the National Health Service. All have their own forward plans for Utility delivery. The Council informs these service providers regarding plans for development in the area and this is then fed into their forward plans.

Topographical information on ordnance survey plans confirms that the site is relatively flat. Cover levels

shown on the Thames Water sewer records of manholes in the roads in the vicinity of the site suggest that there is a general fall towards the southwest corner of the site.

**Surface Water:** The surface water strategy is subject to detailed geotechnical survey/assessment of ground conditions. The preference is for an integrated SuDS system that incorporates surface water attenuation in the form of swales and ponds. Otherwise storm water will be discharged to suitable watercourses in a manner that is carefully managed in a matter that is carefully managed in accordance with EA requirements.

**Gas:** There are no existing gas mains located within the site. Low pressure mains are located in Stratford Drive to the east of the site, Brookbank to the south of the site and Cores End Road to the east of the site.

**Electricity:** There are a number of high voltage cables (11kV) located within the site. These are generally located towards the boundaries of the site, with the exception of a cable that runs parallel to the existing field boundary that crosses the site in a southwest to northeast direction. An underground low voltage cable lies to the south and runs parallel to the River Wye.

**Telecommunications:** No British Telecom (BT) apparatus is located within the boundary of Slate Meadow. Apparatus is located within Stratford Drive, Brookbank and Cores End Road on the east, south and west sides of the site respectively.

**Health Care Provision:** Developers will be required to contribute towards the provision of medical/clinical infrastructure through the payment of CIL contributions.

### Key Points: Utilities

- There is capacity in the water and foul water infrastructure to accommodate additional development on the site; and
- There are no major constraints on the development in terms of utilities - a range of existing gas, electricity and telecommunication utilities (allowing for broadband connection to the site) are located close to the site on Stratford Drive, Brookbank and Cores End Road.

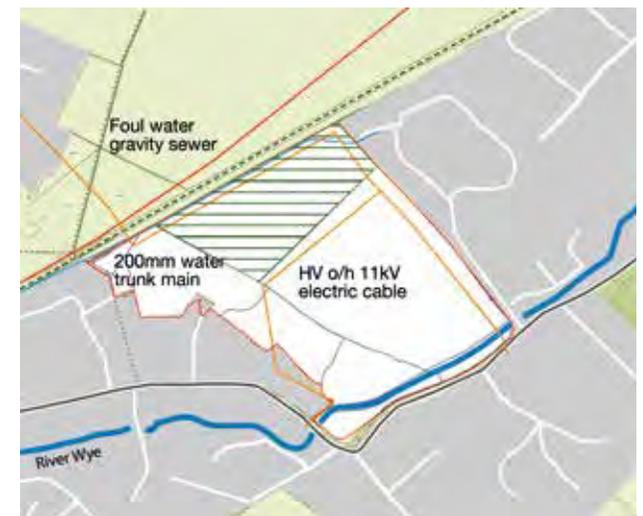


Figure 2.14 Utilities within the site context

## 2.10 Key Issues arising out of Public Consultation

The principles of the brief have been informed by key stakeholders and the wider community through an initial Public Workshop held by AR Urbanism in March 2015 and, then more recently through public exhibition held by the Local Planning Authority with the assistance of the landowners on 8th and 9th September 2017. The responses to the initial workshop and the exhibition have helped to frame the development principles for the site and the creation of a site wide masterplan.

The key points of broad agreement that arose from each exercise are summarised below.

### Workshop: 14th March 2015

Although participants in the workshop expressed a very clear view that they did not wish the site to be developed, they agreed to undertake a masterplanning exercise in the event that the site did have to come forward for development. The following points are a summary of the principles established in that masterplanning exercise:

- Protect the location of the village green, and keep it the same size or bigger;
- Address traffic/parking issues near the school;
- Preserve views across the site, maintain the separation between Bourne End and Wooburn and to provide an ecological corridor;
- Do not build in the Southern area close to the river (this area has to be preserved because of flooding issues and its ecological value);
- Ideally distribute access to development to spread traffic impact on existing network, but

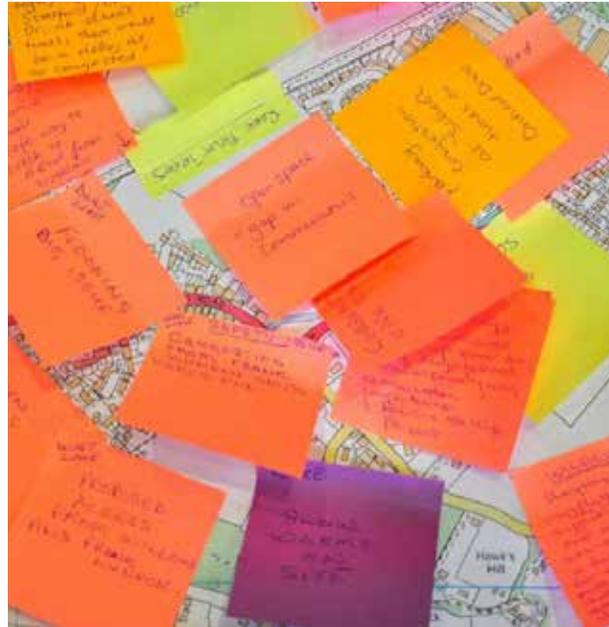


Figure 2.15 Public consultation photos



many of the potential access points were seen as inappropriate due to high volumes of existing on street parking, narrow carriageways, school drop off, and other constraints; and

- Don't have a road that links across the site.

Development should:

- Take place along the Western and/or Eastern edges;
- Take into account vehicular access difficulties due to the narrowness and traffic on the existing streets;
- Minimise the impact on views across the site and upon wildlife;
- Respect densities of surrounding neighbourhoods; and
- Consider using brick and flint in some of the new housing.

### Slate Meadow Liaison Group Meeting: 17th October 2016

Key issues of planning and community interest included flooding and ecology and were therefore discussed with the Liaison Group. A group workshop was held regarding the Village Green and the impact of development on views.

On 17th October 2016 HR Wallingford presented a comprehensive review of the hydrology of the River Wye and its influence on Slate Meadow. Details of the accompanying hydraulic modelling report and its submission to the Environment Agency for review in June 2016 were presented. HR Wallingford explained that the Agency confirmed its acceptance of the modelling parameters, methodology and conclusions on 7th September 2016, formally advising that '... the modelling has been re-reviewed and has been

deemed acceptable'. The importance of wider flooding issues, including ground water and surface water was also discussed.

Kember Loudon Williams, planning consultants, further updated the Group on all matters, but with particular reference to the work undertaken on ecology, village green, highways and design.

### Public Consultation and Exhibition

A public consultation exercise was undertaken on the draft development brief between 21st August and the 2nd October 2017.

The local community and stakeholders were notified of the consultation exercise by a wide variety of means including, inter alia, notifications by email and letter, presentational flyers and notifications and updates through the Council's website. Drop in exhibitions were held locally at St Dunstan's Church Hall on the 8th and 9th September - the events were well attended.

Approximately 230 consultation responses were received. Each has been carefully reviewed and summarised in the Council's Consultation Feedback Report, which contains recommendations for changes and updates to be made to the brief.

The changes have been incorporated within this revised brief.



## 2.11 Constraints and Opportunities

This section compares the issues and opportunities, before identifying the component parts of structure and the different land-uses, and sets out how each will tie into the development framework for the site. This constraints and opportunities section of the brief responds positively to the identified constraints to minimise harm through design and/or mitigation, and seeks to enhance the identified opportunities.

The findings from the analysis earlier in this section are illustrated in Figure 2.16. The constraints plan demonstrates issues that could have the potential to limit the extent and/or form of the proposed development.

### Key Points: Constraints

- The existing community is opposed to relocating the village green;
- Development will increase pressure on retained open spaces, open spaces will need to be carefully designed to accommodate a number of different, potentially conflicting functions;
- Reduced land available for ecological habitats, retained habitats will need to be protected and enhanced;
- High visibility from raised valley sides, increasing the importance of roofscape and planting within the developed area;
- The site has areas that will flood in extreme events and development will reduce permeable areas, measures are required to ensure that development and storm water attenuation are within areas with a probability of flooding of less than 0.1%;
- Existing trees and hedgerows, those of ecological value will need to be retained

and enhanced or replaced as appropriate as part of a comprehensive Green Infrastructure;

- Limited options for vehicular access to the site, the main vehicular access will need to be from the south-east of the site, off Stratford Drive;
- Access from Eastern Drive or Frank Lunon Close is constrained by width of the streets, on-street parking, and ownership issues;
- Pre-existing constrained access to St. Paul's Primary School and associated congestion and vehicular issues;
- Visually and ecologically sensitive landscape alongside the River Wye, a buffer of at least 10m from the northern bank top will need to be provided; and
- Consideration of outlook and privacy of properties which may back-on to the new development.

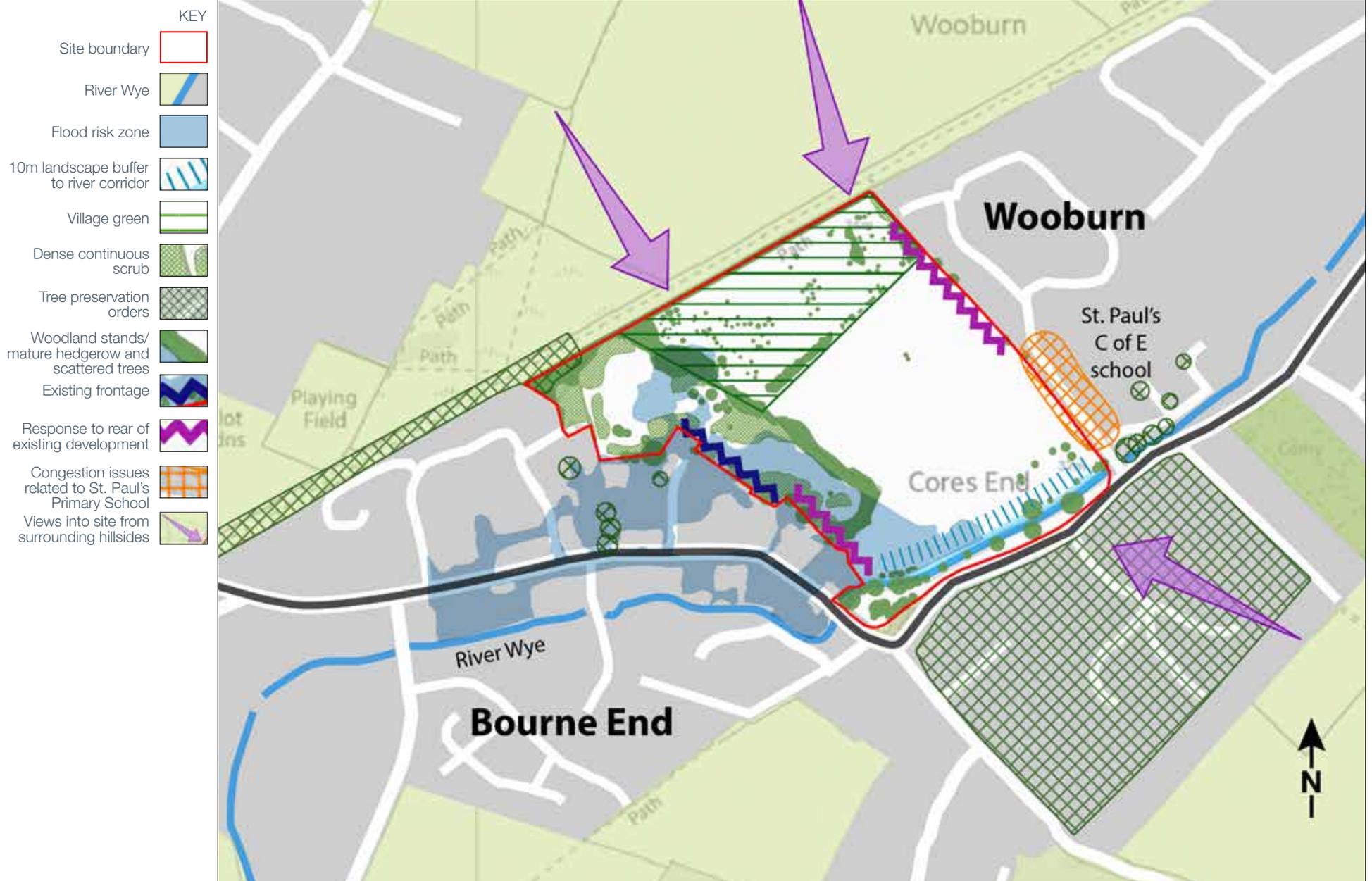


Figure 2.16 Constraints plan

### 2.11.1 Opportunities

Figure 2.17 illustrates some of the opportunities the proposed development could make to the existing community and context.

#### Key Points: Opportunities

- Take advantage of the village green and open space requirement to maintain a gap between Bourne End and Wooburn Green, allowing views to be retained across and from the site;
- Create a distinctive new high quality development as there is no overriding architectural idiom in the surrounding area to constrain the design approach;
- To build up to three stories towards the 'back' of the site (overlooking the village green). Taller buildings may be acceptable in key locations to emphasise important spaces or features, but will be subject to a rigorous assessment to ensure that the acknowledged importance of the landscape and visual qualities of the site and its surroundings are not harmed;
- Establish a more positive relationship with the river by ensuring buildings and public spaces positively engage with it;
- Improve pedestrian and cycle network through the site, linking existing and new residential areas to the wider urban and rural areas, including surrounding facilities and schools, and the rural footpath network;
- Enhance the multi-functional capacity of open spaces on the site, improving existing ecological habitats, providing

appropriate public access and recreational opportunities and interpretation boards to assist understanding of the importance and interest of habitats surrounding the development area;

- Integrate sustainable urban drainage systems within the new development to provide storm water attenuation whilst doubling as new habitat and leisure space;
- Utilise streets for parking and robust tree and shrub planting, to enable higher densities to be successfully accommodated within parts of the site;
- On street parking provision will also ease congestion at peak hours when parents drop off children at the St. Paul's Primary School;
- Take advantage of existing hedgerows, trees and ditches where appropriate to support ecology, maintain a link to the historic character of the site, and improve and mitigate the development; and
- If possible, take the opportunity to reduce the impact of the site upon flooding in the local area, either by increasing the storage capacity of the site above that required by the development or by reducing the runoff rates from the site or a combination of the two.



Figure 2.17 Opportunities plan

## 2.12 Conflict Resolution

The vision objectives detailed previously reflect the aspirations for the site. These aspirations could lead to potential conflict between competing aims for the site. These issues are listed below.

### 2.12.1 Housing need vs Status Quo

#### Resolution

There is often tension between the need and benefit of providing new homes to support growth, address affordability and provide social housing and retaining things as they are: in this case leaving Slate Meadow as an area of open landscape.

However, it is important to bear in mind that Slate Meadow has been identified as a reserve site for development for over twenty years. The need for new homes within the District is considerable and Slate Meadow is now required to meet housing demand - the Council approved its release for development in November 2014.

It is essential that the right balance is struck between delivering new homes and protecting the key characteristics of the site. This brief has undertaken an exhaustive appraisal to identify the important aspects of the site and its surroundings that should be protected, retained, improved and/or supported through development.

It is considered that the right balance can be met through the retention of identified interests and the provision of new homes to meet identified local need.

### 2.12.2 North-western housing v open space

#### Resolution

The opportunity to include the north western corner of Slate Meadow for residential development. This is on the basis that this area lies beyond the floodplain, may be accessed from Cores End Road (no through route required), and would increase housing numbers on the site.

Development in this area has been discounted on the basis that, whilst the vehicular access is workable it is heavily constrained and the value of providing additional open space in this part of the site are considered more beneficial to the community; it would reduce pressure on Burnham Beeches SAC and provide a valuable opportunity to connect/link the open spaces to the south of the site with the village green.

### 2.12.3 Ecology vs. Public Use of Public Open Spaces

#### Resolution

Ecological interests have been identified on the village green area and within the western section of the site, and must be protected. This must be balanced against the acknowledged benefits of improved and more intensive public use of open space that will result from the development.

The most sensitive areas will need to be carefully managed and a scheme developed in the form of raised boardwalks through/over new eco/wetland/flood attenuation areas to limit inappropriate access. This will limit disturbance and improve biodiversity whilst providing amenity and educational opportunities.



Western development option



## 2.12.4 Flooding and Public Open Space

### Resolution

For the majority of the year Slate Meadow is unaffected by ground/floodwaters. At times of high rainfall river water and surface water collects in the lower areas of the site to the west generating an obvious impediment to users of the open space.

By embracing this conflict/constraint and creating a wetland area with raised boardwalks over the lowest parts of the site, access may be maintained throughout the year, even when the ground is wet.

This approach has the added benefit of protecting the ecological interest and maintaining the landscape character and open views of the hills/landscape to the north.

## 2.12.5 School Parking vs. Efficient use of land

### Resolution

The stated desire of the local community for the development of Slate Meadow to address the conflict between highway safety in and around Stratford Drive and Brookbank is noted. Observations have confirmed considerable pressure on circulation; parking and the free flow of traffic at school pick up and drop-off times. Pedestrian/vehicular conflicts are evident too.

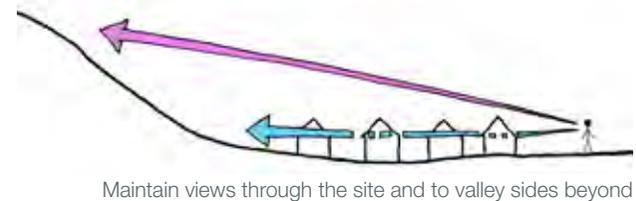
In principle car-parking facilities could be provided. However, considerable resistance has been encountered from Buckinghamshire County Council, as Highway Authority, to providing dedicated school parking, as this would encourage more parents to drive. In view of this consideration will be given to the provision of dual-use on-street parking.

## 2.12.6 Location & Form of Development vs. Need to Retain Key Views

### Resolution

To minimise conflict the location of new houses on Slate Meadow must respond to the identified constraints and opportunities and the acknowledged need and importance of retaining key views through the site: particularly maintaining “the visual connection” between the river corridor and the raised landscapes to the north.

The height of all new buildings and the gaps/spaces between them should be carefully managed to ensure that views of the landscape beyond can be achieved between buildings and along new streets. The width and orientation of new streets/roads will need to be carefully designed to allow for such views.



## 2.12.7 Access and Highway Capacity

### Resolution

The provision of houses on Slate Meadow will have an impact on the local highway network. In view of this primary junction capacity assessments have been undertaken. These indicate that a primary vehicle access could be provided from Stratford Drive to accommodate the whole development site. To complement this a secondary vehicle access could be provided from Frank Lunnon Close or Eastern Drive. This would open the potential to introduce a limited number of new houses on the western side of the site: the Cores End side.

Whilst this approach would maximise the number of houses on site, this needs to be balanced against the limited capacity and constrained nature of Eastern Drive and Frank Lunnon Close: neither have the capacity to serve many homes and the addition of further houses has the potential to detract from the amenities of existing properties.

In addition, the western portion of the site has the highest concentration of ecological interest and is extremely important in maintaining the strategic landscape gap between Bourne End and Woburn, together with maintaining the visual/physical link with the village green and the countryside beyond. The public open space has an additional strategic importance in mitigating the impact on Burnham Beeches SAC through increased visitor numbers.

On balance, therefore, conclusions have been drawn that one vehicular access be provided from Stratford Drive to serve the whole development and that no development be introduced on the western section.

### 3.0 Development Objectives

The constraints, opportunities and issues identified in Sections 1 and 2 are underpinned by a combination of technical and professional assessment, input from stakeholders (including the Slate Meadow Liaison Group), and the refinement and response to issues that arose out of public consultation and conflict resolution. All are important and have helped to inform the 'key issues' identified at the end of each preceding topic area.

The identified key issues have supported the preparation of a set of development objectives for the site. These are set out within this section as a means to achieve the following vision for the site:

*The site should be developed to respond to the ecological, hydrological and landscape constraints through the creation of multi-functional spaces that maintain the separation between Wooburn and Bourne End are well integrated with high-quality housing to meet the amenity needs of the community, delivering a truly distinctive and sustainable neighbourhood.*

The development will provide a variety of house types and tenures to meet the housing needs of the local community. Affordable homes will be carefully integrated into the development. New and existing residents will benefit from improvements to the existing network of public rights of way facilitating safer and more pleasant pedestrian and cycle access to facilities in Bourne End, the Train Station and local schools to secure maximum

benefit from the locational advantage of the site.

All new and existing residents in the vicinity of the site will benefit from direct and easy access to a network of well-designed and integrated open spaces, which in combination will provide recreational and amenity benefits, whilst sensitively supporting the ecological and hydrological functions currently on the site. The new areas of public open space will integrate with the existing village green to ensure that the separate identities of Bourne End and Wooburn are preserved.

In the round the development will be socially and environmentally sustainable and enable new and existing residents to enjoy a high quality living environment. The headings overleaf reflect key areas of consideration and set the broad principles for development in this location.

## HOUSING

01. Make best use of the site for housing development whilst responding to environmental and other constraints.

## GREEN INFRASTRUCTURE (GI)

02. Integrate GI within the site to maximise benefits to people and wildlife. GI should be multi-functional network of GI links and hubs, which are optimised for their connected and functional nature where possible, and have regard to: -

- Ecology;
- Water;
- Recreation; and
- Landscape.

03. Incorporate GI into the built environment and provide for its long-term management and maintenance

## ECOLOGY

04. Provide a measurable gain in net biodiversity through the following: -

- Retention of village green for informal recreation and as a wildlife habitat;
- Enhancement of existing wildlife habitats; and
- Mitigation and longer-term management and maintenance of ecological interest.

## WATER

05. Give special attention to the River Wye and the water environment by ensuring that ecological enhancements and informal recreational activity

are incorporated into a comprehensive network of SuDS measures which should be used for flood risk mitigation.

## LANDSCAPE

06. Maintain a visible separation between the settlements of Bourne End and Wooburn Green.
07. Retain the village green in situ to contribute towards the undeveloped gap between settlements.
08. Maintain an understanding and appreciation of the wider valley setting to contribute to the sense of place.
09. Retain existing good quality mature trees where possible, and supplement these with additional tree planting.
10. Ensure the development and, in particular, the roofscapes do not detract from the enjoyment of views across the sites from the valley sides.

## PLACEMAKING (layout and built form)

11. Streets blocks and houses should be laid out and designed in such a way to maximise opportunities for views out of the site and across the site from the river to important landscape features.
12. Streets will need to be carefully designed to fulfil a number of functions including access and parking, tree planting and other GI features.
13. New development should relate well to existing houses and features adjacent the edges of the site. Development blocks will be designed to

complement existing development, providing secure rear gardens and public spaces that are overlooked by active frontages.

## APPEARANCE

14. Minimise roof sizes by keeping building spans narrow and avoiding crown roofs.
15. The material palette should be compatible with the surrounding built and natural environment, avoiding bright or reflective materials.

## ACCESS & MOVEMENT

16. Provide vehicular access into and through the site in way which links and integrates effectively and appropriately with the existing network, minimising impact on existing residents and the surrounding highway network, including easing congestion associated with St Pauls C of E Combined school.
17. Maximise the motor-free movement and informal recreation value of the site by ensuring pedestrian and cycle connections are high quality, and provided at the most logical locations.
18. Deliver transport infrastructure improvements on and off site that are in line with the requirements of the Wycombe Reserve Sites Infrastructure Delivery Plan (IDP) (June 2016), or provide reasoned justification for any deviations from the IDP.

The delivery of these development principles has been determined through analysis of the site and surroundings, and is explained in further detail in relation to the proposed Development Framework in the figures that follow.

Figure 3.1 Development objective diagrams



Figure 3.1 Housing

### 3.1 Housing

#### Objective 1

This site is allocated to provide housing to meet the need in the District. Housing will be provided in the south-eastern part of the site, as access is more readily available from Stratford Road, and development here will avoid the floodplain and village green to the north.

The amount of housing on this site needs to be balanced between the need to reduce the demand for housing on other greenfield sites in the district, the need to respond to environmental and ecological requirements, and consideration of the natural and built character of the surrounding area.

### 3.2 Green Infrastructure

#### Objective 2

Wherever possible, Green Infrastructure should be designed to provide multiple benefits except where this would create direct conflicts e.g. between sensitive wildlife and people. The IDP required



Figure 3.2 Green infrastructure

contributions from the developer to off-site facilities by legal agreement. However the site has potential to provide high quality open space that integrates public access with ecological and wildlife management. If an appropriate scheme on site is brought forward then the strategic open space requirements will be satisfied within the site.

There is an opportunity for areas to the west of the site, that provide water storage areas in periods of high rainfall, to be enhanced for wildlife whilst also providing access for the public. This access will be designed to allow public use, without harming identified wildlife or ecological interests. Pedestrian routes would also need to be designed so that at least one connection to the west is possible during rainfall events (e.g. a boardwalk over flood storage areas).

It is important that open spaces required as part of the development of the site are located and designed in such a way that they not only fulfil their primary green infrastructure roles for recreational, ecological, or flood management purposes, but also maximise



Figure 3.3 Green infrastructure and ecology

the contribution they make to the maintenance of a gap between the settlements – matters highlighted in community consultation. The layout should seek to ensure there is a positive relationship between the new residential development and the existing and new open spaces through clear and attractive definition of space and overlooking from active frontages.

The protection and enhancement of green infrastructure and the links between them will include:

- The river channel and its buffer areas of at least 10m on both sides and include some variation;
- The boundary with the disused railway corridor as an important recreational and wildlife link along with a parallel vegetated and ecologically rich edge to this side of the site;
- The band of scrub vegetation which runs broadly west to south through the site and acts as both a hub and a link between the river and the old railway corridor and habitats beyond. Part of the enhancement of this area needs to be through its

extension across the currently open grass area to ensure there is a linkage to the river corridor; and

- The Village Green which has both species rich grassland and a mosaic of scrub, and hedgerows, both of which provide valuable links for wildlife between the river and band of scrub, and the rail line all mentioned above.

### Objective 3

Green Infrastructure elements shall be included within the built form of the development at house and street level. Elements should include some or all of: -

- Substantial street and garden trees;
- Natural SuDS features;
- Planting beds;
- Green roofs;
- Green walls; and
- Grey water harvesting.

A strategy to provide for the long term maintenance and management of these features will be required to be submitted with the planning application.

## 3.3 Ecology

### Objective 4

The site will be planned so that areas of ecological importance are protected, enhanced, expanded and linked, resulting in an overall measurable improvement in the ecological value of the site.

Protection, enhancement and buffering of legally protected and priority species and habitats, along with other habitats of ecological value on and adjacent to the site, must take place. New habitats will be created and connections will be made, around and as part of the development. In order to achieve this:

- A buffer to the river of at least 10 metres will be retained without any vehicular access, parking or



Figure 3.4 Water

development and enhanced for wildlife;

- A substantial and continuous wildlife corridor will be retained, enhanced and maintained along the western (Cores End Road) side running from the river corridor to the disused railway line;
- The village green will remain in its current location, as it's ecological value has matured over many years and it is more efficient to protect and enhance it rather than try to recreate it elsewhere; and
- Trees, which make important visual and ecological contributions to the site should be retained, (or replaced and supplemented where appropriate).

A formulae will be used to quantify the value of what is being lost and gained (e.g. Environment Bank's or Warwickshire CC's, until Bucks system is in place) with the aim of showing that there is an overall net gain resulting in the development. The measurable net gain is expected to be significant and there are expected to be other substantial benefits that cannot be quantified by a formulae (e.g. street trees, green walls, green roofs).

## 3.4 Water

### Objective 5

The water environment, including the River Wye, is an important feature on this site.

Special attention will need to be given to the River Wye to incorporate ecological and informal recreation enhancements are incorporated:

- The river channel will require a buffer of at least 10m on both sides from the top of the bank and include some variation;
- The buffer will not include vehicular access, parking or development and will be enhanced for wildlife;
- Measures will be required to secure restoration of the river to a more natural and ecologically healthy environment, through:
  - planting of locally native species of UK genetic provenance;
  - creation of meanders within its current straight channel ;
  - incorporation of other features such as berms and flow deflectors to maintain river quality; and
  - enhancements to the river bed.
- A comprehensive Sustainable Drainage network will relate to and support the River Wye, and will include ponds, swales, scrapes, ditches and wetland areas which should be retained, enhanced and maintained as a substantial wildlife corridor for ecological value and informal recreation.
- SuDS should be integrated with green areas on the site, and in particular SuDS in hard areas can be linked to soil volumes used for tree pits (to attenuate flows, clean water and irrigate trees. The trees in turn provide aesthetic landscape

value, pockets of habitat and climate change mitigation).

- Carefully managed pedestrian access could be encouraged to these areas through the use of boardwalks or similar: providing access and educational benefit, whilst protecting the identified ecological interest.

### 3.5 Landscape

#### Objective 6

Ensure a visually-meaningful gap between the built-up areas of Bourne End and Wooburn by retaining the area along the western edge of the site undeveloped, for use as ecological recreational and water-management purposes, and maintaining the Village Green as existing as part of the gap.

#### Objective 7

Retain the village green in-situ. It is acknowledged that the village green has the potential to make a greater contribution visually and physically to the maintenance of a gap between settlements by being relocated along the western side of the site and incorporated into the wider open space. However, public consultation has identified a preference to keep the village green where it is, retaining physical and ecological/habitat contributions.

The development layout must ensure there is scope for views of the village green through the development from the front of the site (and from within the developed area) so there is a sense of the open space to the rear of the site.

#### Objective 8

To maintain an appreciation of the wider setting it will be important to identify locations from where the



Figure 3.5 Landscape

valley setting can be appreciated both to the north and south, and retain a selection of these viewing opportunities around the developed area, open space and riverside.

#### Objective 9

Although there is a lack of mature trees on the site this can be addressed by the retention and protection of existing trees and the provision of a high quality planting scheme throughout the site, including robust street tree planting in the developed area in streets and public spaces.

#### Objective 10

To ensure the development does not detract from views, architectural design should ensure that roof forms are simple and proportionate to the small-scale residential nature of the development and the surrounding area; large or contrived roof forms, including crown roofs, would be both incongruous with the surrounding area and highly visible in views and should not be used.



Figure 3.6 Placemaking

Material and colour selection for the development should be made with reference to the colour palate found in the local built and natural environment with an aim to minimise any disruptive impact on views.

### 3.6 Placemaking

#### Objective 11

Views across the site are very important in terms of local character. Therefore building heights should be no greater than 2 storeys along the river frontage, rising up to 3 storeys to the north overlooking the village green. Elsewhere taller buildings may be acceptable in key locations to emphasise important spaces or features, but will be subject to assessment to ensure that the landscape and visual qualities of the site and its surroundings are not harmed. This should be informed by modelling work demonstrating the retention of views from the river bank over roofs to the hill beyond. As much as possible streets should be aligned to allow views along them to the village green and the valley landscapes beyond.

### Objective 12

The streets will be relied upon to fulfil a number of functions. However successful delivery will depend to a great extent on the detailed design. Proposals for the site will need to include sufficient information to clearly demonstrate that streets can successfully fulfil their numerous functions including movement, parking, GI and utilities.

### Objective 13

Development of the site should complement the existing development surrounding the site by responding to exposed backs of properties, which back onto the site enhancing privacy and amenity of private amenity spaces to the rear. This is done by placing new development in a back-to-back relationship with existing development. Care should also be taken to establish a positive relationship with properties which front onto the site.

Development on the site will also need to relate well to the River Wye by retaining a meaningful open-space/ buffer along the river frontage with new homes set behind this buffer and facing onto it.

## 3.7 Appearance

### Objective 14

To ensure that roofs are proportionate and attractive, particularly when viewed from above roofspans should be no greater than 9m with a 45 degree roof pitch. Wider spans may be acceptable at a lower pitch. Complicated or crown roofs should be avoided. Buildings with larger internal area can be achieved through 'T' or 'L' shaped building footprints.

### Objective 15

The materials palette should reflect good quality materials found in the local area to support and

enhance the sense of place. Overly bright or reflective materials should be avoided.

## 3.8 Access and Movement

### Objective 16

To access the site in a way that integrates effectively with the existing network and minimises impact, the primary access to the site should be taken off Stratford Drive. Every effort should be made to avoid duplicating road infrastructure. The ditch along the north eastern edge is not so ecologically significant that it should dictate the layout of the site; required drainage can be secured in such a way to allow dwellings along this frontage to gain access from and integrate with Stratford Drive.

The layout should be designed with parking streets (i.e. streets which provide the unallocated parking required to serve the development) which will more flexibly meet the needs of future residents whilst assisting in dealing with the school parking issues as periods of lower demand from residents correlate with periods of higher demand from School traffic.

A vehicular route will not be provided through the site linking Bourne End and Wooburn Green, as this is likely to have a negative impact on the sense of separation between the two areas, and would lead to increasing vehicle movements through surrounding residential areas

### Objective 17

New pedestrian and cycle routes should be provided along desire lines, and should be convenient, safe and attractive to encourage of sustainable modes of transport.



Figure 3.7 Access and Movement

Recreation and access will be informal in nature and must be designed to ensure conflicts are avoided e.g. between public access and wildlife sensitive to disturbance. Where practical, cycle links should be provided within and be part of the overall GI system.

It is expected that there will be most demand relatively east to west (i.e. to and from the school, and to and from the town centre) so there should be appropriate link(s) serving this desire line.

## 4.0 Introduction

The analysis of the site presented in Section 2 highlights the particular characteristics and context of Slate Meadow that both support and constrain development. The implications of introducing new houses on the visual amenities of the area, ecology and wildlife, highway infrastructure, flood profiles, private and public land interests, together with the acknowledged need to look after and maintain the site, all play a role in defining the development objectives identified in Section 3.

The combination of the development objectives and detailed technical and character analysis, underpinned and supported by stakeholder and community inputs and detailed discussion with site owners, provides the basis of a rationale for the development framework for the site as set out in this Section. This framework comprises a series of strategies that together form the basis for development that will meet the aspirations for the site.

The Development Framework set out the structure for development, including the location of access points, development blocks and green infrastructure.

### KEY

	Green space		Key boundaries
	Green gap		Views
	Developable area		Links

## 4.1 Development Concept

The development concept is based on green infrastructure (GI) framing development. Figure 4.1 identifies the key conceptual elements of the proposals: -

- A primary north south corridor that provides a key GI link incorporating drainage areas, ecological habitat enhancement, public access, a 'settlement gap' and visual link through the site;
- A secondary east-west GI link through the development area, linking open spaces and drainage hubs with the wider GI;

- A secondary north-south visual link;
- Ditch and SuDS along the southern edge of the village green;
- A further east-west GI link along the river corridor, providing access and ecological enhancements, linking to the wider GI on- and off-site; and
- Development framed by the GI network, on land avoiding the village green and floodplain.



Figure 4.1 Development Concept Diagram

## 4.2 Development Framework

The development framework has been driven to a great extent in response to a number of constraints including ecology, flooding, access and the retention of the village green in its current location. These factors have focused development on the south eastern side of the site. Figure 4.2 demonstrates key elements of the framework:

- Retention of the existing village green in the north of the site, with greater scope for amenity and ecology through improved access, surveillance and links to the wider movement network, and improved links to other ecological areas on the site;
- A substantial green corridor linking the River Wye corridor to the south of the site to the disused railway line and village green in the north east. The developed area integrates with the open space network through the provision of an integrated network of green spaces, street trees, SuDS and key frontages facing substantial open spaces;
- The retention of important visual sightlines from the River Wye corridor to the hills beyond the site's northern edge; and
- A development area that balances housing provision with the need to respond sensitively to the character of its context including respecting existing frontages and development form.

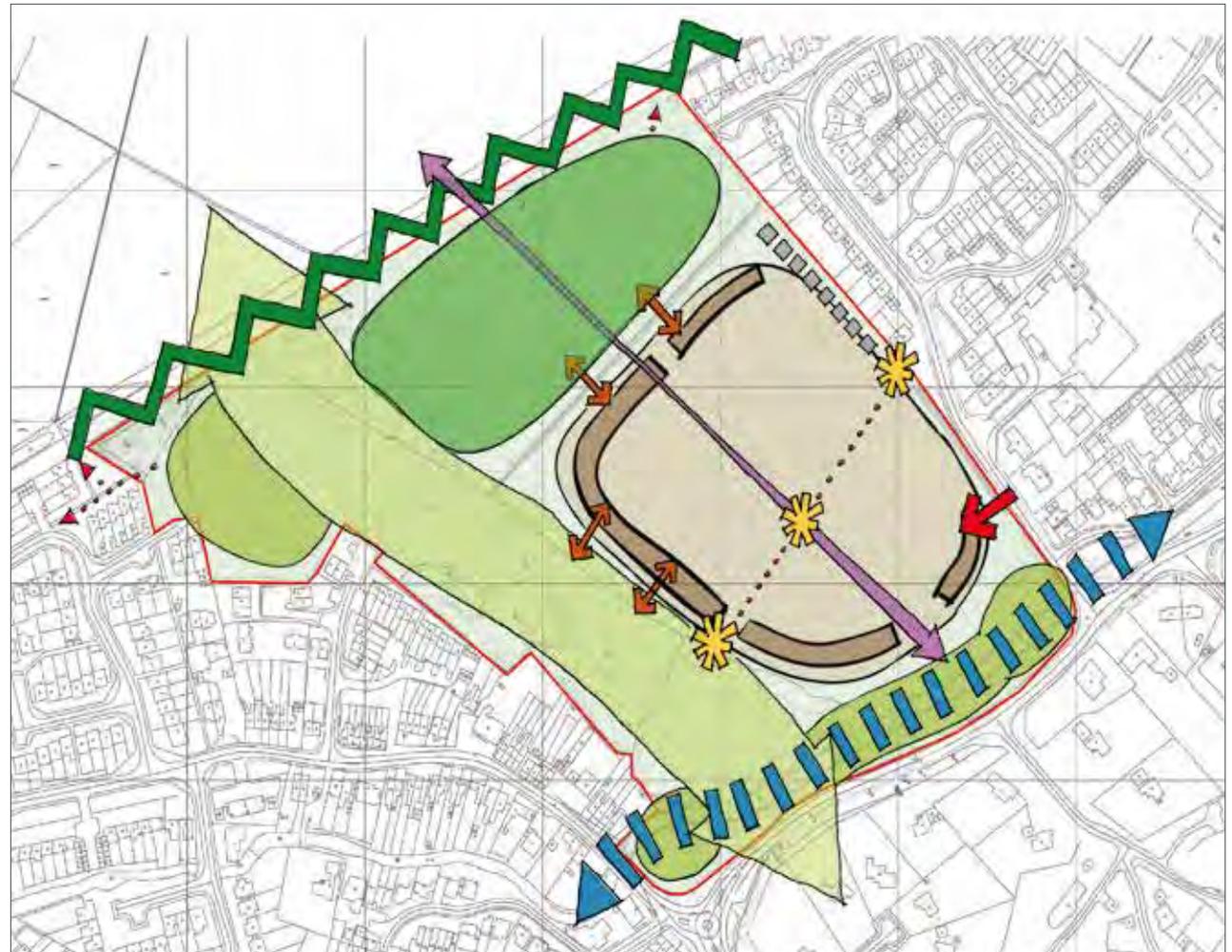


Figure 4.2 Development Framework plan

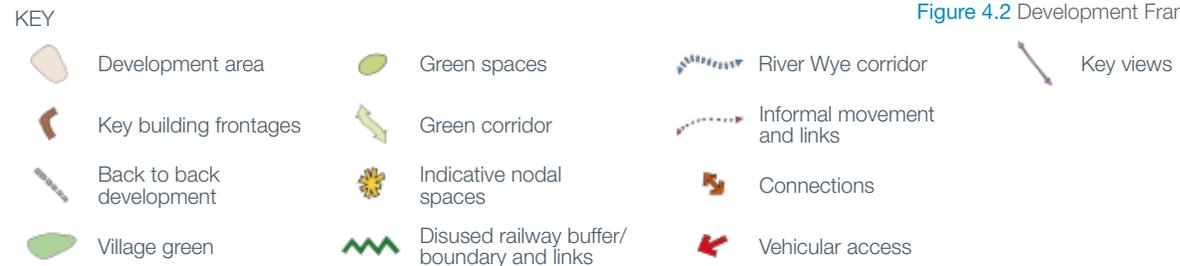




Figure 4.3 Green Infrastructure framework plan

 Development area	 Green links/potential SUDs corridor	 Potential SUDs network
 Village green	 Indicative nodal spaces	 River Wye corridor
 Green spaces	 Disused railway buffer/ boundary and links	 Area of floodplain to remain undeveloped/ ecological area
 Green corridor/ visual gap	 Existing vegetation	

### 4.3 Green Infrastructure

The green infrastructure on the site will provide for: -

- Provision of floodplain;
- Protection and enhancement of wildlife habitats;
- Provision of floodplain in extreme rainfall events;
- A landscape setting to the development; and
- Green corridors that link with the network of green infrastructure surrounding the site.

The main components of green infrastructure that inform development on the site are strategic landscape context, established structural landscape features, the floodplain, and water environment together with the village green, the River Wye and local landscape features. The 1 in 1000 year floodplain (i.e. the area that currently has a probability of 0.1% or less of flooding) is considered, together with the village green in Figure 4.3. The Figure identifies how the floodplain and ecological areas can be combined with other elements on the site to provide a gap between the built development in Bourne End and that in Wooburn Green.

Direct strategic views of the valley side to the north will be maintained from the riverside and Brookbank. The hillside will provide an important landscape backdrop and further visual connections will be provided from within the development.

### 4.3.1 Sustainable Urban Drainage (SuDS)

Surface waters (including groundwater) will drain across the site from the north-east generally towards the west/south-west. Drainage swales within the site will assist in carrying the surface water towards attenuation areas adjacent to the floodplain. Surface and ground waters will be addressed within a detailed Flood Risk Assessment that will be submitted in support of a planning application. These water regimes are distinct from fluvial flood waters, which arise when the River Wye exceeds its capacity. This is addressed in section 2.8 of the brief.

The surface and ground waters will be accommodated in ponds, some of which will be seasonal (semi-permanent) and some permanent, providing visual amenity and habitat enhancements. During storm events they will provide water attenuation before the managed discharges of storm water into the existing floodplain/River Wye. Where appropriate storm water can also be infiltrated into the ground. The latter will carefully be controlled with the input of the Environment Agency.

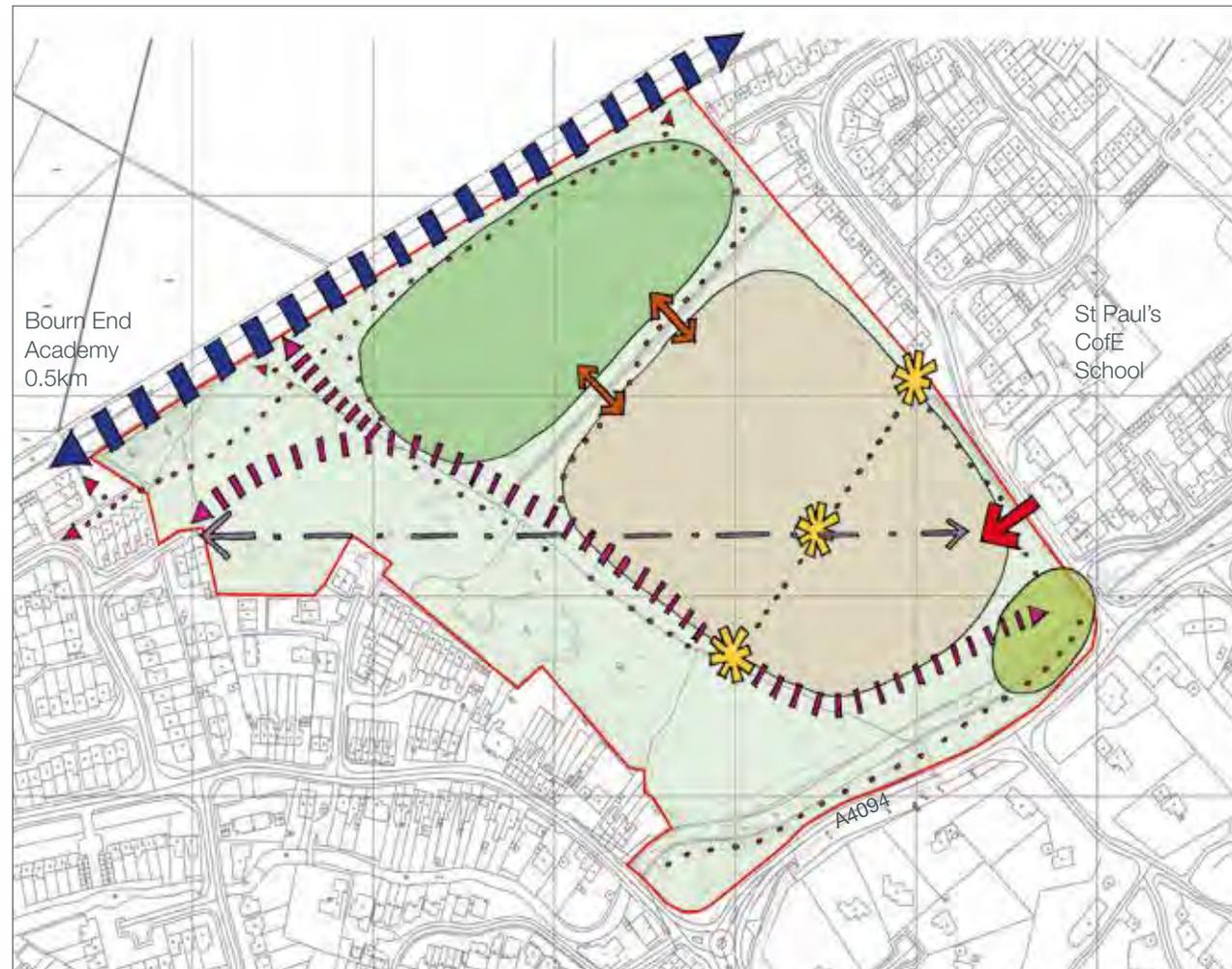
Within the green corridor linking the River Wye corridor to the disused railway line and village green will be additional features, which act as part of a comprehensive drainage network given the flood-sensitivity of the site.

The SuDS regime will be in accordance with the SuDS management train, reducing impermeable areas, maximising infiltration and utilising on-site management before using other drainage measures.

**Top:** Aspirational photos for the wetland areas of the site

**Middle/Lower:** Photos of the river within the Slate Meadow site





KEY		
	Development area	 Disused railway/PRoW and wider network
	Village green	 Connections
	Green spaces	 Vehicular access
	Indicative nodal spaces	 Movement desire line
		 Primary movement (pedestrians and cycle)
		 Informal movement and links

Figure 4.4 Movement framework plan

#### 4.4 Movement and Connectivity

The development of this site offers an opportunity to provide pedestrian and cycle links to the C of E St Paul's combined (primary) school from residential areas to the west of the site. In a similar way residential areas to the east of the site can become better connected to the Bourne End Academy.

The disused railway line plays a key part in this footpath/cycle connectivity, and connections from the route can be made to the south-eastern corner of the site, linking it to residential areas and the primary school. The disposition of development and open space as shown in the concept plan means that footpaths provided along the edges of the development, will be set adjacent to green spaces but also overlooked by development, providing both security and amenity.

Footpath and cycle links as highlighted will also provide connectivity for pedestrians and cyclists to the bus network, at Town Lane / the A4094.

One access junction will be provided for vehicles from Stratford Drive. There will be no vehicular connectivity through the site.

Streets will be designed in order of priority for pedestrians, cyclists and vehicles, focusing on the quality of place rather than the movement of traffic. Where traffic levels are low, which is likely to be on most of the streets within the development, shared streets will be encouraged, where pedestrians are considered as the main active user. Streets will not be provided just for vehicles rather, provision will be made for within the streets for pedestrians and cyclists, tree planting, SuDS, utilities and vehicles, including on-street parking.

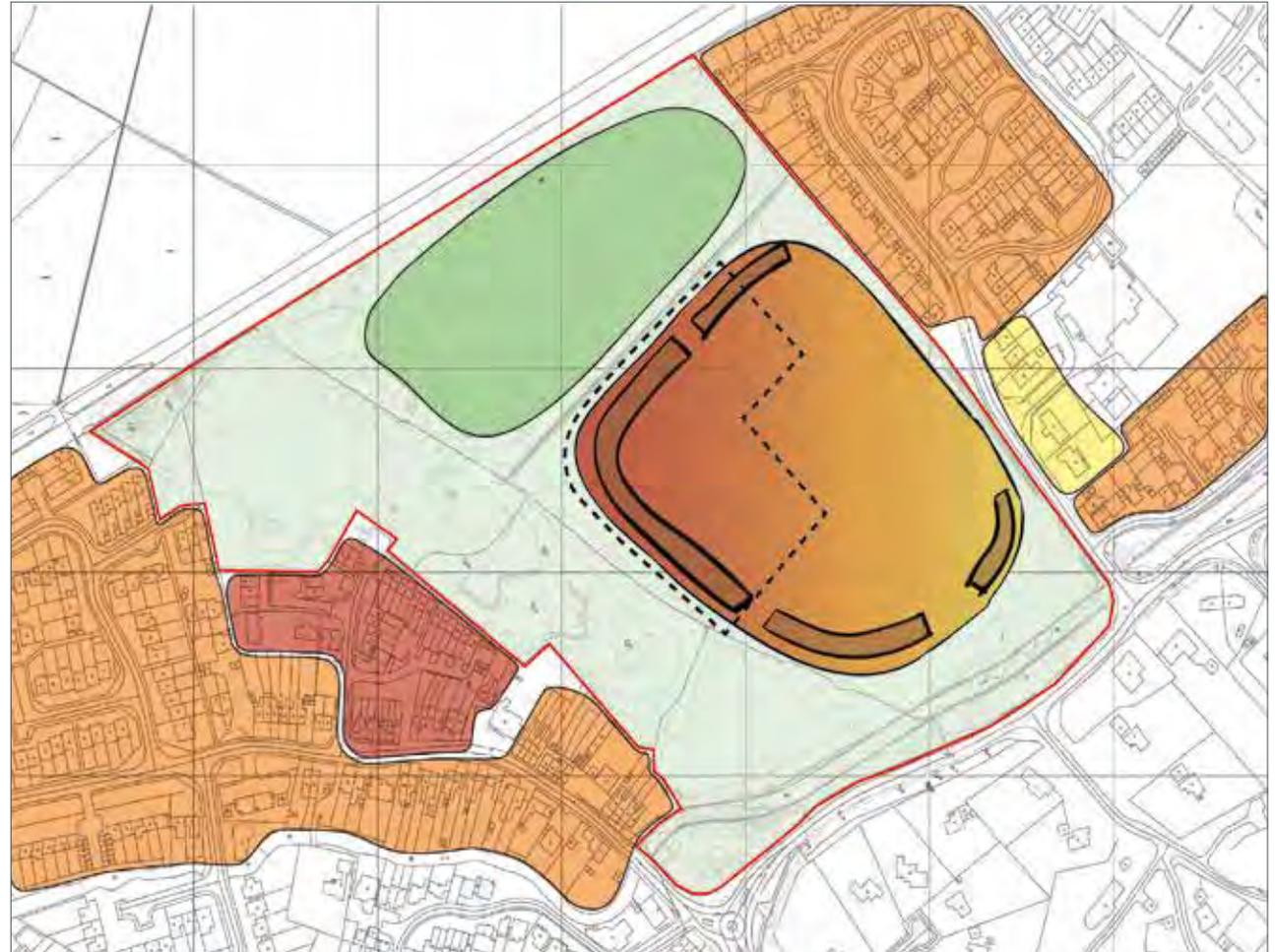
## 4.5 Scale and Massing: Height and Density

The character of development, heights and density, have been discussed in Sections 2 and 3. Heights are predominantly 2-storey, and densities vary from about 15 dwellings per hectare (dph) to 60dph. The new homes on Slate Meadow will also be predominantly 2 storey, with potential for occasional 2.5 and 3 storey elements. Densities to the blocks adjacent to Stratford Drive will be lower, in order to complement the existing character of adjacent housing. Elsewhere (see Figure 4.5) there is potential for higher densities.

Buildings will generally be of a similar scale to existing residential properties, with plan depth and width ranging from 4.5m to 10m. Where buildings have larger plan depths, roofs will use smaller spans in order to minimise their impact. Complicated roof forms will be avoided. Some buildings could be provided in semi-detached and terraced forms, reflecting those in the surrounding streets as set out in the character appraisal in this Brief.

### Residential Development

The site will make provision for up to 150 dwellings in the broad location identified in the Development Framework highlighted in Figure 4.2. Unless it can be demonstrated that this site requires a different mix of dwelling sizes, types and tenures, these will be required to be in line with local policy. Similarly affordable housing provision will be expected to be on-site and in line with local policy.



KEY

- Slate Meadow Site
- Village green
- Development area
- Key development edge
- High density (up to 60dph)
- Medium density (up to 40dph)
- Low density (up to 20dph)
- Heights will be predominately 2 storey with the potential for some 2.5 and 3 storey elements to the centre and in the northern third. Buildings in the southern third and fronting Brookbank will be 1.5 to 2 storey

Figure 4.5 Density and Heights framework plan

## 4.6 Community and Education

### Pre-School and Primary School

Financial contributions will be required towards the provision of additional facilities at nearby pre-school and primary school facilities, likely to include the St Paul's Primary School.

### Secondary Education

Financial contributions will be required towards the provision of additional facilities at the Bourne End Academy.

### Open Space, Sports and Play-space

Open space will be provided in a number of forms. Open space to the south of the site will comprise a buffer without development of at least 10m from the northern edge of the bank top of the river. The footpath access adjacent to the bank will provide an attractive route overlooking this open space, and will link in to the 'ecology trail'.

Rather than providing for off-site strategic open space and a NEAP – as indicated in the IDP – an ecology trail will be developed with routes through the areas to the west and north-west of the built development, using board walk access to secure access even during flood events. This is an excellent opportunity to also provide an interpretation area, identifying ecology and habitats around the site. A play area should also be developed to LAP standards.

The village green will remain as an area where ecology will be protected and for informal recreational use. Payments towards enhancing ecological benefits of this land, and for its use for recreation. Recreation and enhancements to ecological habitats across the

site will need to be designated so that recreational benefits do not reduce opportunities for ecological enhancement.

## 4.7 Transport Measures

The Stratford Drive/Brookbank T-junction currently operates over capacity and is likely to require junction improvements. An assessment in relation to the site access into the site from Stratford Drive was carried out by WYG Transport in January 2015 and confirms that a T-junction is suitable to serve up to 200 residential units. A secondary access to the site is not necessary. Any application will need to be accompanied by a Transport Assessment that covers the impact of the development on the local road network and the improvements required by the Infrastructure plan.

Development will be based around a legible street hierarchy. Shared order streets should be implemented where appropriate, and will include provision for pedestrians and cyclists, tree planting, SuDS, utilities and vehicles, including on-street parking. Parking will be prohibited on green spaces, and will include sufficient on-plot provision

### School Drop-off facilities

Unallocated parking spaces near the primary access to the site off Stratford Drive will help to resolve drop off congestion to St. Paul's School. As well as providing visitor parking for the development it should also help to improve traffic flow around the Stratford Drive/Brookbank junction.

Given that the brief seeks to provide additional parking within the site for parents dropping off and picking

up children from St Paul's school, road crossing improvements will be implemented to include a dropped kerb and improved signage.

### Off-site road improvements

The Wycombe Reserve Sites Infrastructure Plan sets out a potential transport package for reserve and developments sites. Section 7.10 of this document sets out the Transport package for Slate Meadow and includes the following:

- Review on-street parking provision along A4094;
- Design features to manage speeds and improve pedestrian environment;
- Connecting with and upgrading the bridleway on the disused railway line to facilitate cycling to Bourne End;
- Review accessibility of bus stop and consider provision of real time passenger information;
- Investment to improve quality and frequency of the existing up-to-every 30 minute bus services;
- Improved provision for right turning movements along A4094;
- Contribution towards the implementation of an A40 congestion relief package; and
- In addition the developers will be expected to demonstrate in their Transport Assessment that they have assessed peak time traffic flows at right turn junctions.

## 4.8 Services and Utilities

The Wycombe Reserve Sites Infrastructure Plan places responsibility on developers to fund studies in order to demonstrate that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users.

A baseline infrastructure assessment of existing utility and drainage services within Slate Meadow and the areas immediately surrounding the site was undertaken in March 2007 and updated in 2016. Detailed in Section 2.9, it confirms that there is capacity in the water and foul water infrastructure to accommodate additional development on the site and a range of existing gas, electricity and telecommunication utilities are located in close proximity.



Main issues raised in the consultation responses to the Draft Slate Meadow Development Brief and the responses to those issues.

Issue	Response
<p><b>Principle of Development</b> A number of responses objected to the land being released for development. Some believed the whole of the site is in the Green Belt, others stated that it should never have been released from the Green Belt, some thought it is all a village green or was flood plain and therefore cannot be built on.</p>	<p>The brief's starting point is that the site has been released for development by the Council and its aim is to guide how that development should deal with the constraints and opportunities presented by the site.</p>
<p><b>Ecology and Landscape</b></p> <p>General concerns about the lack of detail regarding how existing ecology will be protected and the loss of habitat.</p> <p>Concern that the Village Green should not managed solely for recreation but should retain ecological areas.</p> <p>The SMLG have demanded a screening under the Habitats Regulations be done</p> <p>Concerns over additional pressure on Burnham Beeches due to the development</p> <p>Concern over the lack of clarity regarding the provision of wetland areas</p>	<p>concerns over closing the 'gap' and development close to the gap are dealt with separately below.</p> <p>The brief is clear that the developers are expected to maintain important habitats and provide new and more divers ones, thus providing for a more divers ecology within the site. The habitat that will be lost is low value in ecological terms.</p> <p>This is already one of the requirements of the brief.</p> <p>Given the wildlife concerned there is no requirement for a screening under the Habitats Regulations</p> <p>The development brief seeks to provide a local ecological area with access to it for the public and inform areas for dog walking etc which will actually give a local alternative to Burnham Beeches.</p> <p><b>The brief has been amended to provide clarity and to make it explicit that there will be semi-permanent and permanent wetland areas.</b></p>
<p><b>Flood Risk</b> A number of responses seek that the brief take into account and deal with the flooding that is currently experienced in the wider area.</p>	<p>This is not the purpose of the brief, it does have to make the developers aware of the findings of the S19 report that dealt with the most recent flood event in Bourne End (2014) and the developers have to ensure that</p>

<p>A number of responses claim that the site acts as a sponge an equal number claim that the high water table on the site prevents this.</p> <p>Concern that the brief does not explicitly require mitigation for development in flood zone 2</p> <p>General concerns over the impact of developing the site in terms of flooding and the lack of any solutions set out in the Brief.</p> <p>Concerns over whether the site has been sequentially tested and whether it should have been released for development.</p> <p>Concern over width of buffer to the River Wye</p> <p>Demands that the developers should not be allowed to develop the site if they don't deal with the existing folding issues in the Cores End area.</p>	<p>this is taken into consideration in their flood risk assessment.</p> <p>This goes to show that the local population are unclear as to what the actual situation is. The developers are in the process of taking borehole readings across the site so that their development proposals will be informed by actual data regarding the water table.</p> <p>The brief has been amended to make this explicit</p> <p>The brief has been amended so that it now states that, if possible, the developers are expected to improve the impact of Slate Meadow upon flooding in the local area. Previously the draft only required that the development did not make the situation any worse. The brief deals with fluvial flooding, the application(s) will have to deal with surface and groundwater flooding because the impact upon them is dependent upon the type of development proposed.</p> <p>This is not a matter for the brief the brief deals with how the site should be developed not if it should be. However, amendments have been made to require that a sequential approach is made to development on the site.</p> <p>The brief has been updated to clarify that the 10m buffer is from the top of the bank.</p> <p>The council cannot make a developer undertake work to deal with an existing issue, unless it is specifically set out in a Section 19 report from the Lead Local Flood Authority. There are no such requirements in the 2014 Section 19 report on the Cores End/Bourne End flooding. The developers have however done detailed work which shows how the area floods in a storm event so they can model the impact of such an even upon Slate Meadow. They have made this information available to the Environment Agency.</p>
<p><b>Open Space Provision</b></p>	

<p>There were differences of opinion, some want the land managed for play others for ecology, general concern over the developers not ensuring funding will be provided and it won't be managed.</p>	<p>The brief seeks a balance, it does not seek any formal sports provision on the site or any contribution to off-site formal sports provision. It seeks to provide informal open space and controlled access to ecological areas through paths and boardwalks. How these areas of open space will be managed and how that management is paid for is a matter for the application stage.</p>
<p><b>Building design</b> Most concern over three storey development - requests for more control by the council on the overall height of the buildings. Concern that the Council is not prescribing a style.</p>	<p><b>The brief has been amended to clarify and restrict the area that 3 storey development can be proposed.</b> The style of development is considered to be a matter for discussion at the application stage and not something that needs to be prescribed through a development brief. <b>However the design of roofs has been clarified and now says 'To ensure that roofs are proportionate and attractive, particularly when viewed from above roofspans should be no greater than 9m with a 45 degree roof pitch. Wider spans may be acceptable at a lower pitch. Complicated or crown roofs should be avoided. Buildings with larger internal area can be achieved through 'T' or 'L' shaped building footprints.'</b></p>
<p><b>Building Relationships</b> Some concern over the relationship between the dwellings on Stratford Drive and the new development, in particular with regard to three storey development on the site.</p>	<p><b>The general concern has already been picked up in the draft brief but the area where three storey buildings could be included has been more clearly defined in the final brief to keep it away from Stratford Drive.</b></p>
<p><b>Street Design</b> General misunderstanding of what 'flexible on street parking' means. Concerns over whether there will be parking on the main road due to the development, concerns over the possibility of a lack of on-site parking -</p>	<p><b>The brief has been updated to clarify the on-street parking requirements.</b> The brief requires that parking is in line with the adopted parking standards plus additional on-street parking to help with school drop off and pick up. There is no proposal for parking on the roads outside the area of the brief. The parking standards allow for on-plot and off plot parking but the layout is a matter for the application stage.</p>
<p><b>The gap between Bourne End and Wooburn</b> Many respondents consider Slate Meadow to be 'The Gap' and want a gap retained. Some complemented the brief on having retained a separation between the two areas of housing but most wanted the gap to be wider or more central when viewed from Brookbank.</p>	<p><b>In order to accentuate the feeling of a gap from Brookbank the brief has been amended to show that the building line will be pulled further away from the edge of the developable area along the western side of the developable area.</b>  The brief does maintain a clearly defined gap between the proposed</p>

	<p>development and the Bourne End side of the site. At the rear of the site (North East) the gap is maintained in its current form due in part to the desire of the local population to retain the Village Green where it is. While the gap will be reduced when viewed from Brookbank it is there and will be clearly definable, this will be helped by the development being set at least 10 metres back from the river which itself is approximately 10 metres back from the road.</p>
<p><b>Highways</b>  Misunderstanding regarding the 'access' referred to in para 4.7 and the number of units that the access can accommodate.</p> <p>Concerns over traffic speed and narrow pavements on Cores End Road.</p> <p>Questions about whether the width of the road on the bridge is wide enough for the traffic accessing the development.</p> <p>Request for a site traffic management plan</p> <p>Concern over congestion on the Cores End Road-A4094</p> <p>The brief should seek to ensure that the developers undertake work within their TA to highlight improvements to the way the traffic flows along the A4093 and this needs to be more explicit in the brief</p>	<p><b>Brief amended to make it clear that the access being referred to is that off Stratford Drive and into the site not the Stratford Drive access onto Brookbank.</b></p> <p>Traffic speeds are a matter for the police. Existing pavements a matter for the highway authority however the brief proposes an alternative route for pedestrians along an improved footpath/cycleway either on or adjacent to the disused railway.</p> <p>This has been checked and is acceptable.</p> <p>Not a matter for the brief but could be required by condition on a planning permission.</p> <p>The road has a capacity and traffic surveys have been updated to see what the current flows are when compared with that capacity and what the impact of the development will be on that. These will form part of the Transport Assessment and are not required for the brief.</p> <p><b>The brief has been amended to set out the requirements of the Jacobs report.</b></p>

Demands that the council do something regarding parking on Town End Road, and the lack of parking in Bourne End.	Unlawful parking is a matter for the highway authority and the police. Parking in Bourne End is not a matter for the brief.
General concerns over road safety and impact upon pedestrians particular school children	The brief has been amended to include road crossing improvements from the site across Stratford Drive to the school
<b>Utilities</b> Requests that more information is provided in the brief as to how the utility companies will cope with the proposed developments.	An explanation of this has been added to the Utilities section of the brief to the effect that WDC is not responsible for the utilities, we inform the utility companies of the planned housing numbers and they plan for the utility infrastructure.
<b>Additional questions raised by the Liaison Group</b>	
Development off Frank Lunnon Close reasons why this was not pursued and the impact the removal of development in that area should have on the overall numbers – ie without that area being developed there should be less than 150 units	impact upon gap, access road issues ecology and open space - This is already set out at 2.12.7 so no change required. the number at upto 150 already takes this into account. So no change
Will there be affordable housing for local people	The brief has been amended to clarify that it requires that the developers provide affordable housing in line with government advice, local and national policy and that the housing is carefully integrated into the development.
Concern over potential parking on land allocated as green space	The brief has been updated to require that consideration is given to appropriate means to prevent parking/turning in areas of open space.
Concern over the lack of any mention of doctors	A section on health care provision has been added for clarity.
<b>Other matters</b> <ul style="list-style-type: none"> <li>• concern over additional pollution due to the development</li> <li>• the site should be considered together with other sites proposed in Bourne End through the new Local Plan (NLP).</li> <li>• Concern that the council is promoting this site because it will profit</li> </ul>	<ul style="list-style-type: none"> <li>• The site is not in a pollution control zone and therefore there is no additional constraint on developing this site over and above any other site.</li> <li>• The development is coming forward before the NLP, the brief has to consider the current position and situation. If further sites come forward as a result of the NLP then they will have to consider the situation at that time which would include any development of Slate Meadow.</li> <li>• The council is not promoting the site as a developer and has no</li> </ul>

<p>from its development.</p> <ul style="list-style-type: none"> <li>• A parking area should be retained opposite the school to ease congestion at drop off and pick up.</li> </ul>	<p>interest in the site apart from the Village Green which is not being moved or developed.</p> <ul style="list-style-type: none"> <li>• The site will provide more on-street parking than is required for the development alone and this will help ease congestion. Dedicated parking would only encourage more parents to drive and would be an inefficient use of land.</li> </ul>
<p><b>Diagrams</b> Concern over the consistency of the diagrams</p>	<p>All diagrams have been reviewed and legends made consistent. The thumbnail diagrams in section 3 have been updated to better reflect the objectives and these have then been carried through into section 4.</p>



4. Equality issues have been considered by carrying out scoping. Regard has been given to the implications of the Human Rights Act, the Crime and Disorder Reduction Act and to the Council's Environmental Policy.

### **Executive Summary**

1. This report sets out the consultation that has taken place in relation to the Terriers Farm Development Brief and provides an assessment of the consultation responses received during the most recent consultation period.
2. The development brief has been drawn up following extensive work analysing the planning issues and opportunities for future development in this area which was conditionally released as a housing site under policy H2 of the Wycombe District Local Plan to 2011 and is reserved for development within the Council's Core Strategy.
3. It is recommended that Cabinet adopt the development brief which has been amended in response to the consultation responses.

### **Sustainable Community Strategy/Council Priorities - Implications**

4. The Terriers Farm Development Brief has implications for the Community Strategy:
  - Growth and prosperity – The future development will provide much needed housing including affordable housing. Construction jobs will be created during the construction period. The brief proposes improvements to physical connectivity for walking and cycling.
  - Strong communities –It secures additional public open space for the local population. The process has brought different sections of the community together in the Liaison Group.
  - A great place to be – the brief proposes an integrated approach to development that provides a link to the countryside and an edge to the Chilterns AONB, it will secure an important green infrastructure corridor, formal sports provision and improve the biodiversity of the site. It provides new homes, a percentage of which will be affordable. The development brief encourages a form of development that will minimise the future risk/fear of crime and therefore contribute to the creation of a safe place to live.
  - Efficient and effective – the brief has had considerable input from our Members and Officers and seeks to set out the clearly how the site can be developed in

the right way. It has sought to allay the fears of the local population through an open and transparent process.

### **Background and Issues**

5. Terriers Farm was one of five sites reserved in the Council's Core Strategy 2008 as a location for future development (Policy CS8). A major public consultation took place on the New Local Plan from February to April 2014. This re-stated the need for the development of the reserve sites. The summary leaflet stated "*We expect to see these sites developed in the next few years*". On November 17th 2014 the Cabinet agreed to release the five strategic development sites to contribute towards meeting housing needs. In June 2016 consultation on the emerging New Local Plan took place, which proposed the allocation of Terriers Farm and potentially the Terriers House open space for residential development in line with the draft Development Brief. The site is now formally proposed for allocation in the Publication version of the New Local Plan approved by the Council in October 2017. The Plan is due to be submitted in March 2018 for its public examination.
6. The development brief covers Terriers Farm, the former cricket pitch at Terriers House an area of beech woodland and the land at Hazlemere Recreation Ground. This land is in multiple ownerships. The majority land owners are Persimmon Homes, Redrow and Jansons, the existing recreation grounds are owned by Wycombe District Council and Hazlemere Parish Council. The development of the site is being promoted by Persimmon Homes, Redrow and Jansons. Wycombe District Council and Hazlemere Parish Council are not party to that promotion. Persimmon and Redrow were initially involved in the production of the brief but this process stalled and the Council decided to progress the brief independently.
7. If and when adopted the development brief will provide up to date planning guidance for Terriers Farm and its surroundings. Development proposals will be expected to have regard to the contents of the brief and the brief will be a material consideration for the Planning Authority when planning decisions are made. While it would be possible to adopt the brief as a Supplementary Planning Document the site having been allocated for development in the in the current Local Plan it is recommended that the brief is planning guidance at this stage.
8. A Liaison Group, which comprises local ward Members, members of the public and other interested parties, including representatives of the Parish Council, the High Wycombe Society, The Chiltern Society, local action groups and residents associations has been set up to consider the sites development and has met on a number of occasions (9 occasions in total). The Liaison Group has received update reports on planning issues and has been discussing development issues that affect the site. The development brief has been through 1 full public

consultation and a revised version presented to the Liaison Group. Therefore, individuals from the liaison group and wider public have had an opportunity to comment on the brief.

## **Consultation**

9. The release of the Terriers Farm site and preparation of the development Brief has been the subject to extensive public engagement and consultation.
10. Following release of the reserve sites by Cabinet, which includes Terriers Farm A, a public workshop took place on 7 February 2015. The workshop was managed by AR Urbanism (Urban Design consultancy) and Phil Jones Associates (Transport) and took place from 10:00 – 15:00. The workshop was attended by 54 people. The purpose of the workshop was to allow the community to identify key issues and influence thinking on the site at the earliest opportunity. Officers and the developers participated in the workshop.
11. Following the workshop a liaison group was set up, which comprised members from various locations around the site, representatives from the local community groups and elected ward and parish members (initially 14 liaison group members but expanded to 21 in total). Representatives from the Council and development teams have been present at the majority of liaison group meetings. The liaison group met 9 times through 2015, 2016 and 2017 to discuss issues as the development brief evolved. The discussions that have taken place during those Liaison Group meetings have influenced the development brief and officer negotiations with the developers.
12. The public consultation exercise was held between 17 October and 28 November 2016 to 2 October 2017 and included a two day drop-in event on 2 and 3 November where staff were available to answer questions on the draft brief.
13. Over the course of the preparation of the development brief the Liaison Group has had opportunities to comment upon and discuss the content of the Brief. In particular Liaison Group members have influenced:
  - a) The relationship to be had between the development and the Chilterns AONB.
  - b) The location of access points into the site, in particular an access off the A404.
  - c) The preferred location of an all-weather pitch within the development.
  - d) Connectivity through the site and the relationship with the Ladys Mile.
  - e) The distribution of open space throughout the site
  - f) The desire for a community facility within the site.
  - g) The relationship between the development on the site and the neighbouring communities.

14. The consultation event resulted in a total of 135 consultation responses, This included responses for the developers, the Parish Council, local Residents Associations elected Members and the Chilterns Conservation Board. A summary of the responses is attached at Appendix 2, these have been categorised under 10 separate headings. The officers response to the comments raised are given adjacent to the comment. Where changes were proposed to the development brief the officer response is set out in red. Where an explanation is given as to why a change has not been made it is provided in black. Many of the comments either objected to development, related to wider infrastructure issues and/or requests for a level of detail that simply went beyond the scope of the Brief and therefore did not lead to changes.
15. The main additions/alterations to the Brief were as follows:
  - a. The specific requirement to include an access onto the A404 through the beech woodland
  - b. To remove the option for a road through the existing playing fields
  - c. The updating of the diagrams to provide greater clarity and consistency with the objectives of the brief.
  - d. Changing the emphasis of the buffer zones from a linier buffer with the Ladys Mile to a wider green infrastructure corridor along the North South corridor
  - e. A footpath connection through the existing playing fields
  - f. The retention of Terriers Farmhouse and main barn
  - g. Provide some additional open space to the east
16. As cabinet members will note, a large number of issues were raised through the consultation process. These are addressed in the summary of consultation response attached at appendix 2. The key issues where the public' requests could not be accommodated are as follows:
  - a. To include a specific requirement for dedicated accommodation for retired people.
  - b. To include shops within the site
  - c. To include a school within the site
  - d. To deal with the parking issues resulting from the Kinghill Grange development
  - e. To require the retention of the existing hedging throughout the site
  - f. To have a gap between the development and Terriers
  - g. To have no three storey development within the site
17. Appendix 1 contains the Terriers Farm Development Brief. This document is the consultation draft updated to reflect the consultation responses and is intended to be the final adopted brief. This will follow the delivery of the

Cabinet papers. The version of the brief that was the subject of the public consultation can be viewed on the Council's web site (see link below).

### **Options**

18. The options include:
  - (a) Adopt the Terriers Farm Development Brief as recommended.
  - (b) Refer the brief back to Officers with direction for preparation of further amendments.
  - (c) Do not adopt the brief.
  
19. The lack of an adopted Development Brief for Terriers Farm would leave the authority without detailed planning guidance which is critical in shaping the future development of the site. Consequently, option (a) is recommended.

### **Conclusions**

20. It is recommended that Cabinet adopt the Terriers Farm Development Brief as a planning document that will have weight in the future decision-making process in the planning of the Slate Meadow area.

### **Next Steps**

21. If adopted, the brief will be published as the adopted brief and attract weight in any future decision making. Pre-application discussions are already underway and will be informed by the Brief.

### **Appendix**

1. Development Brief [Draft for adoption].
2. Summary Comments and responses to issues raised in the public consultation draft of the Development Brief.

### **Background Papers**

- 1 Terriers Farm– consultation version:

<https://www.wycombe.gov.uk/uploads/public/documents/Planning/Reserve-sites/Terriers-Farm-draft-development-brief.pdf>

- 2 WDC web site Terriers Farm page:

<https://www.wycombe.gov.uk/pages/Planning-and-building-control/Major-projects-and-reserve-sites/Terriers-Farm-reserve-site.aspx>

This includes documents relating to earlier workshops and consultation.

# TERRIERS FARM HIGH WYCOMBE DEVELOPMENT BRIEF

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- TFP2 TERRIERS FARM RESERVE SITE LANDSCAPE AND GREEN INFRASTRUCTURE FRAMEWORK PRINCIPLES
- TFP3 TERRIERS FARM RESERVE SITE PRINCIPLES FOR BIODIVERSITY AND ECOLOGY
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- A13 GREEN INFRASTRUCTURE
- A4 FLOODING
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- A16 TRAFFIC MODELLING
- A7 TRANSPORT ASSESSMENT
- A18 PARKING MANAGEMENT
- A19 CHARACTER APPRAISAL
- A110 SUSTAINABILITY
- A111 OTHER SUPPORTING INFORMATION

# THE VISION

The Vision for the Terriers Farm site is to create a landscape structure that is well-connected, attractive and ecologically valuable, within which well-designed, attractive and sustainable residential development is delivered to integrate with and support the Terriers neighbourhood and respect the setting of the Chilterns AONB which it adjoins. Development will facilitate and contribute to a substantial green wedge between Hazlemere and Terriers in the form of informal open space, and formal sport provision in association with Hazlemere Recreation Ground; this will help to maintain the separate identities of these two areas. The movement network within the site will be attractive, efficient and direct, and will link conveniently with the surrounding movement network to which it contributes

## SECTION I INTRODUCTION

I.1. The site comprising the Terriers Farm landholding lies on the northern edge of High Wycombe and extends to approximately 23 hectares. The site straddles the boundary between the Terriers area and the Parish of Hazlemere, and lies between the A404/Amersham Road to the south and the wider countryside to the north. The site is bisected by a public right of way.

I.2. The Terriers Farm site is one of five reserve site housing allocations <sup>1</sup>. To facilitate public engagement for the reserve sites the Council established Liaison Groups to influence the way in which development proposals for the sites are advanced.

I.3. An important part of this process includes the preparation of a Development Brief to inform the preparation of detailed proposals for the site and its surroundings. The Brief, along with other local and national planning policies, will be used to guide decisions on subsequent planning application(s).

I.4. Wycombe District Council has approved the Wycombe Reserve Sites Infrastructure Delivery Plan (June 2016) which sets out their cumulative infrastructure requirements. This work informs this development brief and should be read in conjunction with it.

<sup>1</sup> Abbey Barn North, Abbey Barn South, Gomm Valley and Terriers Farm (all High Wycombe) and Slate Meadow (Bourne End)

FIG. I.1. - SITE LOCATION REFERENCE MAP

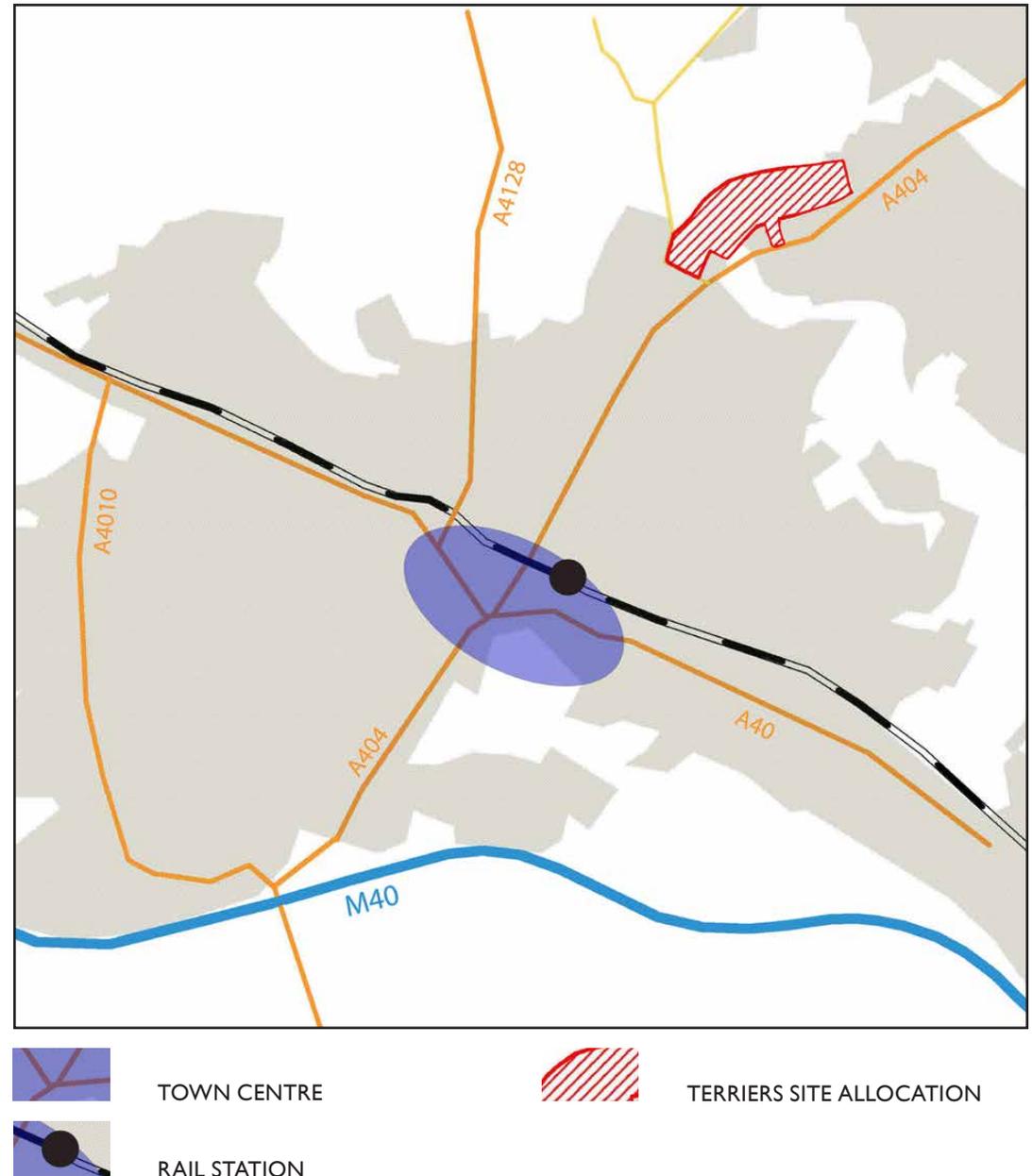


FIG. I.2. - LOOKING EAST ACROSS THE SITE



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DEVELOPMENT BRIEF LAND (SITE ALLOCATION)



ADDITIONAL LAND REQUIRED TO DELIVER THE SITE

## PURPOSE OF BRIEF

1.5. This Development Brief provides guidance for the Terriers Farm site that will be used to evaluate planning applications. The aim is to:

- a. Set out the vision for, and key objectives of, the development.
- b. Identify key constraints and opportunities that will influence development and the approach to resolving conflicts where they arise.
- c. Establish a robust and comprehensive design approach that integrates the site into its surroundings.
- d. Set out both the design principles to inform development and the requirements which should be met to ensure an adequate and consistent approach to quality and delivery.

## COMMUNITY ENGAGEMENT

1.6. The principles in the brief have been informed by stakeholders and the wider community through workshops that took place in February 2015

1.7. The workshops identified the following design principles:

- a. Create a mixed development (not only for housing);
- b. Keep existing neighbourhoods separate;
- c. Integrate existing hedgerows into the future green and movement infrastructure; and
- d. Connect green assets in the valley.

1.8. Development should:

- a. Happen on the South (where the main accesses are, as well as where community facilities could concentrate);
- b. Try to maintain the eastern part [of the site] greener (low density);

FIGURES 1.3-1.5 TERRIERS PUBLIC WORKSHOP



- c. Leave some green open spaces even in the developed area; and
- d. Take into account the need for new schools and community facilities

1.9. The Terriers Farm Liaison Group, made up of representatives from the local area including local ward councillors has provided a forum for discussion of issues relating to development at Terriers Farm and has played a proactive role in the production of this development brief. Notes of the meetings of the Liaison Group and its terms of reference can be found on the Council's website.

1.10. The draft brief was subject to formal consultation in Autumn 2016. Comments received were considered prior to the finalisation and adoption of the Development Brief by the Council.

1.11. A summary of the comments received during the consultation and the changes made to the brief to respond to these comments are available to download from our website at <https://www.wycombe.gov.uk/pages/Planning-and-building-control/Major-projects-and-reserve-sites/Terriers-Farm-reserve-site.aspx>. This page also includes further details regarding Terriers Farm including the public engagement and workshop reports.

## STRUCTURE

1.12. This development brief comprises 7 sections:

Section 1: provides an introduction to the Development Brief document;

Section 2: summarises the policy context at national and local level;

Section 3: sets out the existing baseline conditions;

Section 4: summarises the key issues influencing the development of the site;

Section 5: identifies the vision and overarching objectives that guide the concept for the development

Section 6: sets out design principles

Section 7: deals with phasing and implementation.

## SECTION 2 PLANNING POLICY

2.1. This Brief provides site specific supplementary guidance to the Development Plan and the National Planning Policy Framework.

2.2. The Development Plan for Wycombe district is made up of the following documents:

- a. Buckinghamshire Minerals and Waste Local Plans to 2016 (part retained) and Buckinghamshire Minerals and Waste Core Strategy;
- b. Wycombe District Local Plan to 2011 as saved, extended and partially retained;
- c. Wycombe District Adopted Core Strategy 2008; and
- d. Wycombe District Adopted Delivery and Site Allocations Plan 2012.

2.3. The Draft New Local Plan contains a site specific policy dealing with the development of Terriers Farm; this policy will gain weight as the Plan proceeds to adoption.

2.4. The site is a site reserved for future development in Core Strategy Policy CS8. It is also an allocated site for residential development under Policy H2 of the adopted Local Plan. The original Development Principles for the site are set out in Appendix 2 of that document and form the basis for this Brief which will be a material consideration in the determination of any planning applications for this site.

2.5. The key Local Plan policy aim is to secure a form of development that integrates well with the adjoining urban area whilst maintaining separation between Terriers and Hazlemere through the retention of a substantial green wedge through the middle of the site linking the Terriers Green/ Kingswood open space to the south east with the open countryside of Grange Farm to the north west. Development will need to safeguard important landscape, historic, and nature conservation features of the site, not adversely affect

the adjoining Area of Outstanding Natural Beauty, and protect the setting of the adjoining Conservation Areas and Listed Buildings.

2.6. The original Local Plan Policy H2 allocation is shown edged in red on Figure 2.1. The surrounding land (delineated with a dashed red line) performs a role in terms of the setting of the released reserve site allocation, and to meet infrastructure requirements generated by the development of the site. It will be important for all future planning application(s) both within the defined development brief area and within its setting (to include the land defined by the dashed red line) to have regard to this brief when bringing forward development in order to ensure integrated development that conforms to good design principles.



FIG. 2.1 - RESERVE SITE BOUNDARY PLAN



GREEN SPACE/FORMER CRICKET PITCH



WOODLAND



HAZLEMERE RECREATION GROUND

## SECTION 3 THE SITE & SURROUNDING AREA

### CONTEXT

3.1. The Terriers Farm reserve site is located to the north of the main A404 High Wycombe to Amersham road; approximately 2km from High Wycombe town centre and Chiltern Railways mainline rail station and 3km from Junction 4 of the M40. (See Figure 1.1). The site straddles the boundary between the Terriers area of High Wycombe to the west and the Parish of Hazlemere to the east.

3.2. The Reserve Site within the development brief area is approximately 23 hectares, however when the green space, recreation ground and woodland is included the site is approximately 34 hectares.

3.3. The site comprises Terriers Farm and, with the exception of the farm house and associated farmyard buildings, the land consists of a number of gently sloping fields currently laid to grass.

3.4. To the south is Terriers House and adjacent disused cricket field. Terriers House is a Grade II Listed building, which dates from the late 17<sup>th</sup> Century. The adjacent property, Terriers Lodge, is a separately listed Grade II building. Between the site and Amersham Road/A404 is an area of common land and beech woodland, which together with Totteridge Common are situated within the Terriers Conservation Area.

3.5. To the east is Hazlemere Recreational Ground, which is laid out as seasonal sports fields.

FIG. 3.1- RESERVE SITE LOCAL CONTEXT PLAN



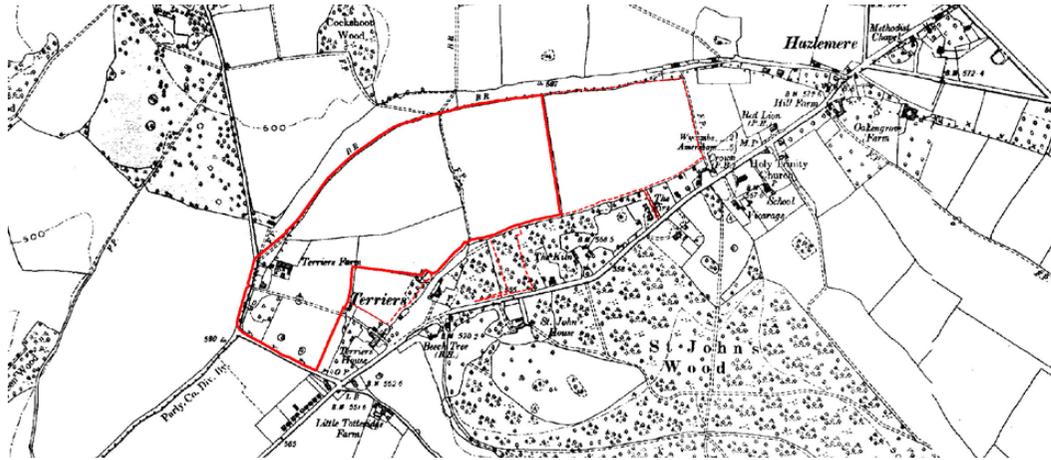


FIGURE 3.2 OS 1900

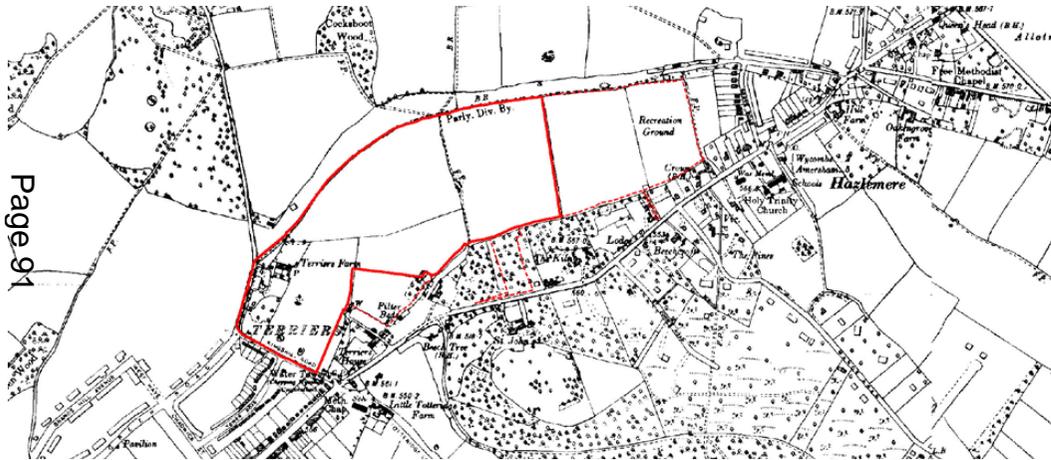


FIGURE 3.3 OS 1938

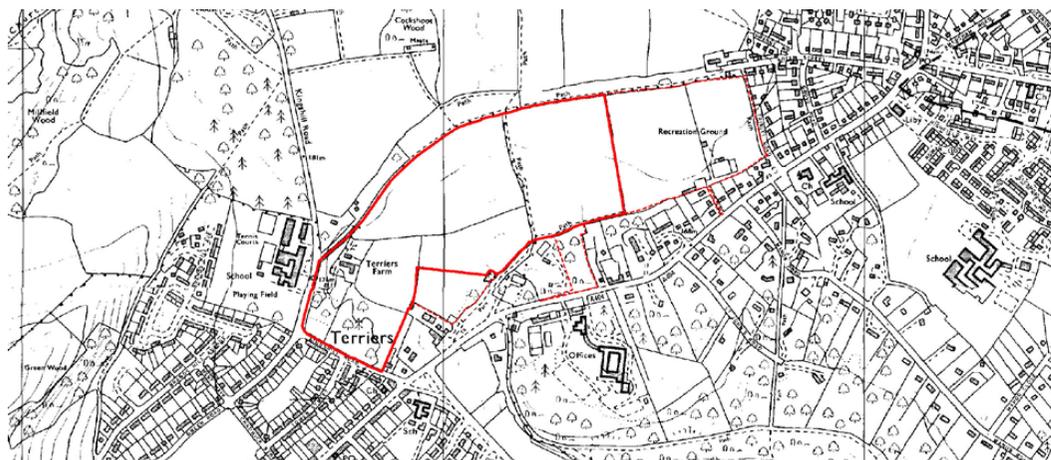


FIGURE 3.4 OS 1977-80

## HISTORICAL CONTEXT

### HISTORIC MAPS

3.6. The first documentary reference to Terriers dates to 1714. The provenance of this name is uncertain, but it may be a personal name or derive from people 'tarrying' after coming out of High Wycombe up Amersham Hill.

3.7. Figures 3.2 - 3.4 show how Terriers has been gradually surrounded by the suburbs of High Wycombe but has remained separate from the Parish of Hazlemere to the East.

## SECTION 4 KEY ISSUES AND SITE APPRAISAL

4.1. This section sets out an analysis of existing physical conditions relevant to the area to help build up a picture of the site and surrounding area. These issues listed below are shown on figures 4.1 - 4.10 and all have varying degrees of influence on the design proposals for the site. They provide information on the following:

- a. Historic environment;
- b. Landscape policy designations;
- c. Topography and landscape character;
- d. Ecology;
- e. Green infrastructure;
- f. Trees & canopy cover;
- g. Surface water drainage and flooding;
- h. Local movement;
- i. Local shops and services;
- j. Public transport accessibility; and
- k. Services and utilities.



FIGURE 4.1 HISTORIC ENVIRONMENT



FIGURE 4.2 LANDSCAPE POLICY DESIGNATIONS

FIGURE 4.3 TOPOGRAPHY



-  SLOPING LAND
-  TOPOGRAPHY
-  HIGH
-  LOW

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-  SEMI-IMPROVED NEUTRAL GRASSLAND
-  UNIMPROVED NEUTRAL GRASSLAND
-  WOODLAND
-  EXISTING GREEN INFRASTRUCTURE NETWORK

\* please note that ecological surveys do not cover the whole of the site

FIGURE 4.4. ECOLOGY

TREES AND  
LARGE HEDGEROWS

FIGURE 4.5. TREES AND CANOPY COVER



AREAS OF  
POTENTIAL SURFACE  
WATER DRAINAGE



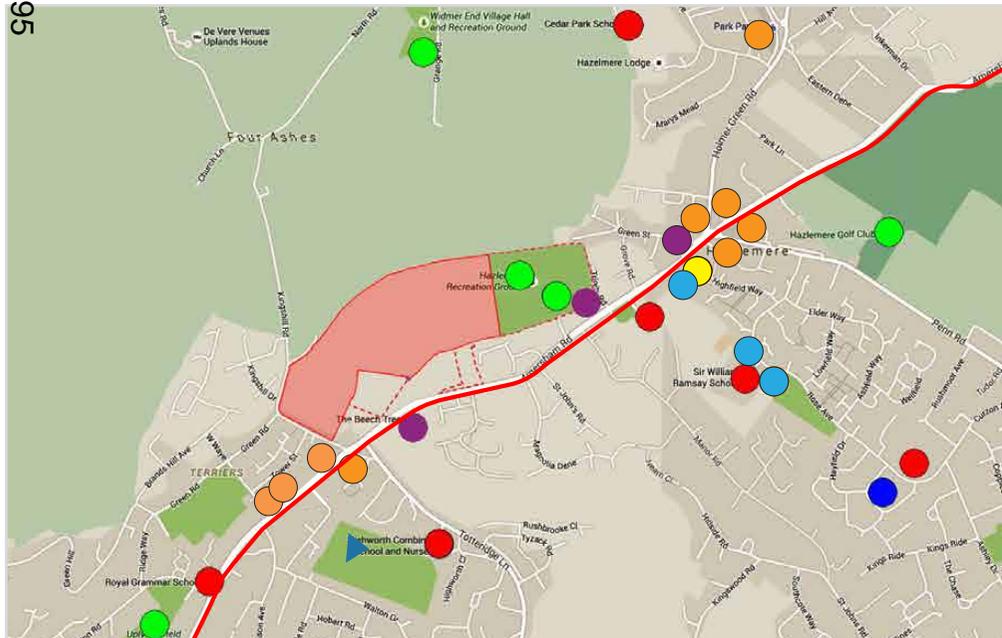
FIGURE 4.6 DRAINAGE & SURFACE WATER FLOODING

FIGURE 4.7 LOCAL MOVEMENT



-  FOOTPATHS (PROW)
-  BRIDLEWAY (PROW)
-  BUS STOP
-  EXISTING VEHICULAR ACCESS
-  EXISTING PEDESTRIAN ACCESS

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-  SITE ALLOCATION
-  SCHOOLS
-  SPORTS & RECREATION
-  HEALTHCARE
-  LOCAL PUBS
-  POST OFFICE
-  COMMUNITY FACILITIES
-  SHOPS
-  MAIN TRANSPORT LINK

FIGURE 4.8 LOCAL CATCHMENTS

-  AREA OF SITE WITHIN 400 METRES OF PUBLIC TRANSPORT
-  BUS STOPS
-  AREA OF SITE WITHIN 400M OF PUBLIC TRANSPORT IF NEW ROUTE CREATED THROUGH WOODLAND TO A404

FIGURE 4.9. DISTANCE TO PUBLIC TRANSPORT



-  40MM WATER MAIN
-  11KW ELECTRIC CABLE
-  18" GAS MAIN  
PRECISE LOCATION UNCERTAIN. IT WILL NOT BE POSSIBLE TO BUILD OVER THIS MAIN, SO THE STREET AND OPEN SPACE NETWORK WILL NEED TO BE DESIGNED TO ACCOMMODATE THE MAIN WITHIN THE PUBLIC REALM

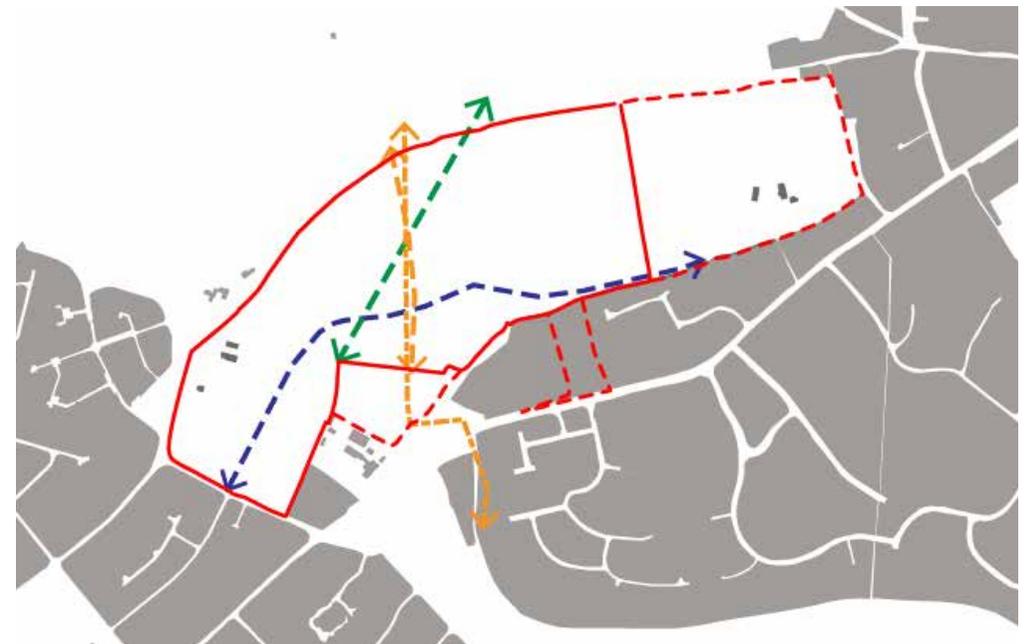


FIGURE 4.10 SERVICES AND UTILITIES



## SUMMARY OF CONSTRAINTS PLAN

4.2. A table of issues and responses has been produced and is available on the web page. The principal findings of the above analysis is summarised on the following constraints and opportunities plans (Figures 4.11 - 4.12) The constraints plan highlights issues that potentially limit the form and/or extent of the proposed development. These include:

### LAND/TOWNSCAPE

- a. The impact upon the landscape and scenic beauty of the Chilterns AONB;
- b. The need to retain a strong Green Infrastructure network through the site;
- c. Impact upon existing trees and hedgerows;
- d. Impact upon ecology; and
- e. Surface water flooding.

### CONNECTIVITY

- f. Access to facilities and public transport;
- g. Wildlife linkages through the site; and
- h. Constrained scope for access.

### LAND USE

- i. Housing Provision;
- j. Public Open Space provision; and
- k. Location and amount of formal open space.

### COMMUNITY

- l. Retain separate identity between Hazlemere and Terriers;
- m. Inadequate Community facilities and oversubscribed schools;
- n. Provision of services (utilities etc.); and
- o. Housing appropriate to all age groups.

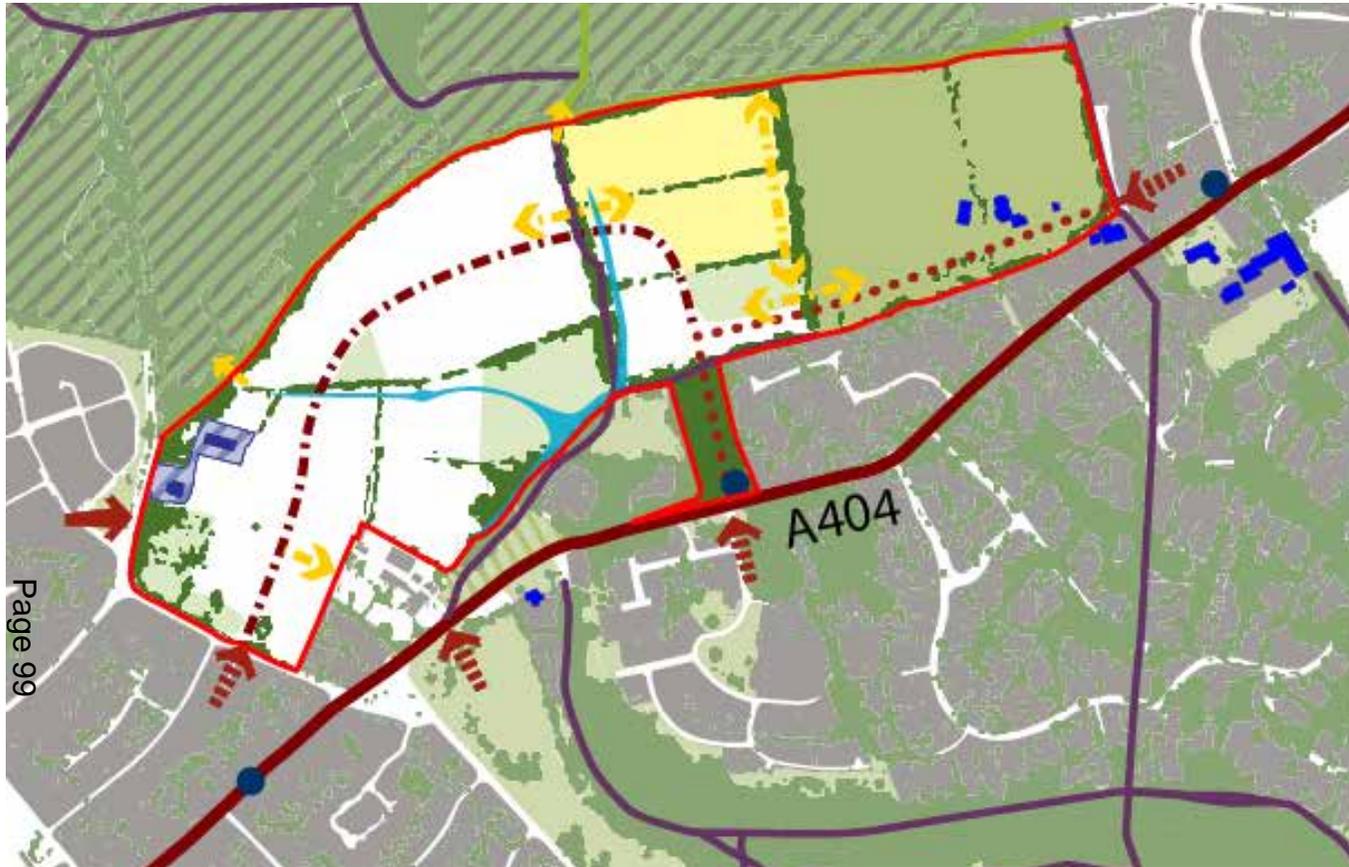
### BOUNDARIES

- p. Sensitive boundaries to the AONB, conservation area and existing properties.

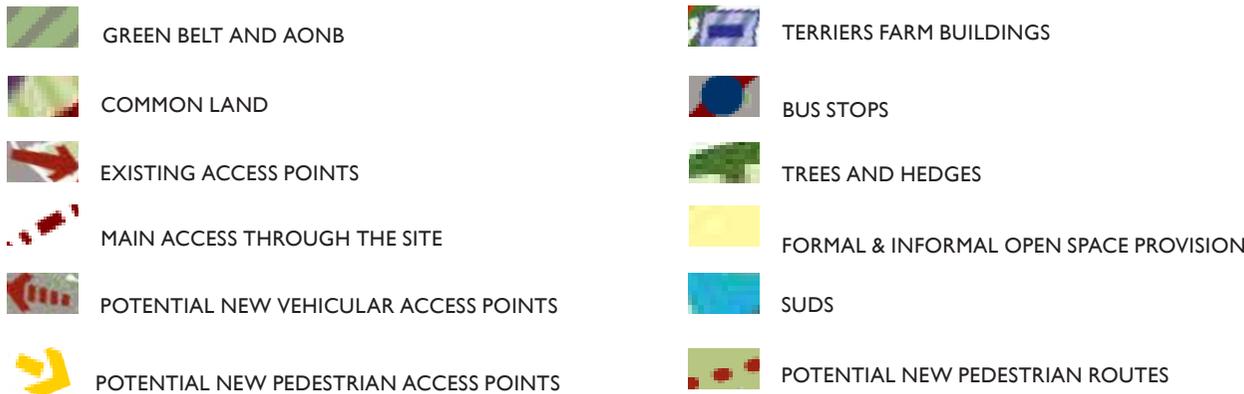
FIGURE 4.11 SUMMARY OF CONSTRAINTS



FIGURE 4.12 SUMMARY OF OPPORTUNITIES



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## SUMMARY OF OPPORTUNITIES PLAN

4.3. Fig 4.12 illustrates some of the many opportunities that future development could take to positively integrate with its context. These include:

### LANDSCAPE

- Create a connected network of open spaces within site area that links into the wider landscape and GI framework;
- Retain trees and hedgerows to create the structure for the development;
- Incorporate sustainable drainage within the public realm to enhance the sense of place; and
- Provide strategic open space adjacent to existing recreation ground to expand the sports hub, reinforce the green infrastructure network and maintain separation between neighbourhoods.

### ACCESS

- Take advantage of opportunities to link to and integrate with the surrounding movement networks for travel on foot, cycle and by car.

### HERITAGE

- Re-use of the Terriers Farmhouse farm buildings, which are non-designated heritage assets, to enhance an area of community focus and reinforce local distinctiveness.

### SITE AREA

- Areas adjacent to the Terriers Farm Reserve Site are required for the delivery of important infrastructure to serve the site, or for off-setting purposes, and are therefore to be included within the area considered by the brief.

## CHARACTER OF THE BUILT ENVIRONMENT

4.4. Local distinctiveness is what often makes a place special and valued. It relies on physical aspects such as:

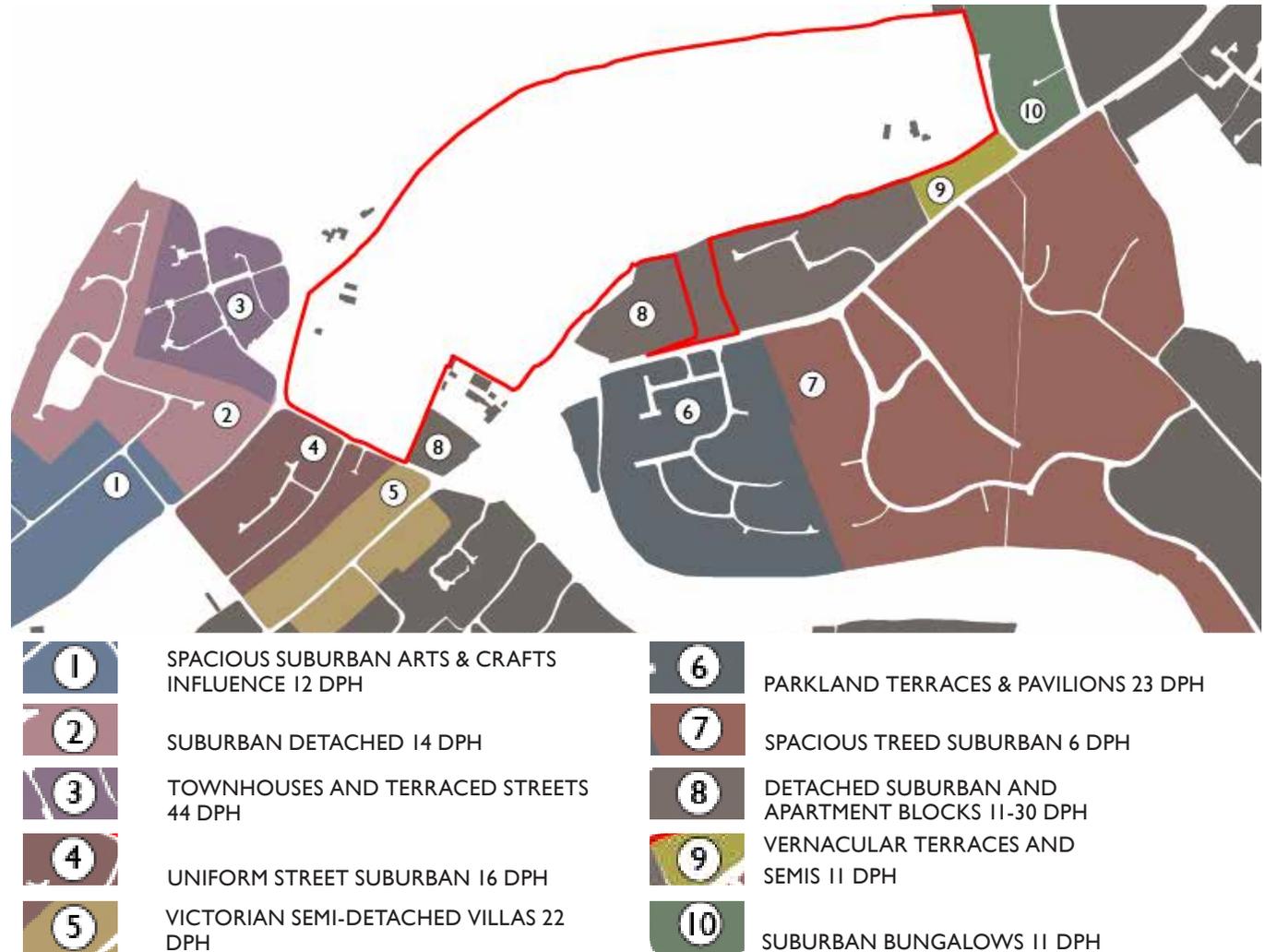
- a. The local pattern of street blocks and plots;
- b. Building forms;
- c. Details and materials;
- d. Style and vernacular;
- e. Landform and gardens, parks, trees and plants; and
- f. Wildlife habitats and micro-climates.

4.5. It is important that the character of any new development responds to the existing context and creates development that is strongly rooted to its local setting. Being responsive to the character of the local built form should not result in pastiche replicas; instead the emphasis should be placed on contemporary interpretation of traditional building forms to suit today's needs. Contemporary design is encouraged where it respects the character and appearance of the local context and uses high quality materials and detailing. Contemporary design must still be informed by a contextual analysis. Character analysis should focus upon the neighbourhoods of Terriers and Hazlemere and nearby surrounding settlements.

4.6. Terriers Farm lies on the northern edge of High Wycombe. Lady's Mile helps separate the site from the wider countryside, while existing residential development borders the southern and western boundaries. Accordingly the southern part of the site is more closely linked to and influenced by the existing urban area to the south than the northern and eastern fields.

4.7. The neighbourhoods of Hazlemere and Terriers are located immediately to the east and west of the site. The core of the former was historically around the main Hazlemere Crossroads at the Amersham Road/Holmer Green Road/Green Street and Penn Road junction.

FIG. 4.13 RESERVE SITE CHARACTER AREAS



4.8. The village experienced significant growth from the mid-twentieth century but retains its own distinct identity west of Totteridge Common. Historically, the settlement of Terriers comprised dispersed buildings, scattered along the Amersham Road, scattered farmsteads and larger houses.

4.9. The Amersham Road is the principal route between Terriers and Hazlemere, linking High Wycombe with Amersham. Its character varies: closer to High Wycombe and to the Hazlemere crossroads, Amersham Road is lined by large individually designed detached villas in substantial grounds, accompanied by very robust vegetation and structural tree planting.

4.10. Closer to the crossroads of Kingshill Road and Totteridge Lane, the buildings along Amersham Road are both more modest and dense; houses are on smaller plots but exhibit greater similarity in terms of scale, massing and design, with more consistent eaves heights and roof forms, and little surrounding vegetation.

4.11. The green spaces and heavy tree cover stretching either side of Amersham Road east of Totteridge Lane punctuates the boundary between Totteridge and Hazlemere, giving the impression that one is moving from the suburbs of High Wycombe to a more rural area.

4.12. The area surrounding Terriers Farm has developed over time with a largely well-connected but deformed grid-like street pattern. Residential streets gradually filled-in between the more strategic routes which climbed up the valleys or ridges from High Wycombe to surrounding towns. Cul-de-sacs can be found where joined-up streets were not possible due to topography or where areas such as commons, woodlands or schools with associated playing fields which dot the area prevent connected streets.

4.13. Terriers, and Hazlemere along the A404 largely developed prior to the growth in car ownership. Cars have been more easily and unobtrusively accommodated on larger plots. However, in the case of smaller plots and terraces, either front garden boundaries have disappeared and small front gardens have been almost entirely dominated by parking. Alternatively parking has been squeezed onto streets and footpaths not particularly designed to accommodate them.

4.14. The more modest homes around Terriers Farm exhibit some consistent themes including:

- a. Buildings are generally of a simple, rectilinear form with simple gabled roofs for semi-detached properties, or more often hipped for semi-detached and terraced properties, and some contemporary flat-roofed town houses;



FIGURE 4.14 LARGE DETACHED HOUSE AMERSHAM ROAD



FIGURE 4.15 LARGE SEMI-DETACHED HOUSE AMERSHAM ROAD



FIGURE 4.16 HIGHER-DENSITY DEVELOPMENT ON AMERSHAM ROAD - PARKING AND BIN STORAGE ARE PARTICULAR PROBLEMS



FIGURE 4.17 GREEN SPACE SEPARATING TERRIERS AND HAZLEMERE



FIGURE 4.18 PARKING-DOMINATED FRONTAGE



FIGURE 4.19 PAVEMENT PARKING

- b. Heights range from 1 1/2 to 2 1/2 storeys, and roofs are of clay tile or slate, punctuated by chimneys;
- c. Projecting one and two-storey window bays are common on the frontages, many over two-storeys, topped by gabled roofs with timber detail; and
- d. Materials include a predominant use of the local red-orange Bucks Multi, some of which has been painted. Render is also found but with varying degrees of success: where it is accompanied by other details such as robust cills and headers, chimneys, projecting window bays and a more generous ratio of window to solid wall it has been more successful. More contemporary dwellings have successfully utilised a combination of timber and render.



FIGURE 4.20 SPACIOUS DETACHED HOUSES ON GREEN ROAD



FIGURE 4.21 SIMPLE SEMIS ON GREEN ROAD

4.15. The larger detached homes and villas exhibit some different characteristics including :

- a. Generally 2 or 2 1/2 storeys in height with floorspace gained through gabled wings and rear extensions rather than through overly deep spans with complicated or crown roofs;
- b. Asymmetrical elevations with picturesque composition, often with projecting gables and bay windows;
- c. Chimney stacks are prominent features;
- d. Brick is the dominant material, complemented by render, timber details and clay tiled roofs; and
- e. Buildings are set well back from the road with large front gardens and space for both off-street parking and robust trees and boundary vegetation.



FIGURE 4.22 CONTEMPORARY TOWN HOUSES ON TOTTRIDGE LANE



FIGURE 4.23 CHIMNEYS, BAYS, AND GENEROUS WINDOW PROPORTIONS



FIGURE 4.24 DETAILING ON RENDER BUILDINGS



FIGURE 4.25 BAY RHYTHM AND GENEROUS WINDOW PROPORTIONS ON CONTEMPORARY BUILDINGS

## SECTION 5 VISION AND DEVELOPMENT OBJECTIVES

5.1. Based on the issues, constraints and opportunities identified in the first four sections of the Brief we can now set broad parameters for the development of this area to achieve the following Vision for the site.

### VISION

5.2. The Vision for the Terriers Farm site is to create a landscape structure that is well-connected, attractive and ecologically valuable, within which well-designed, attractive and sustainable residential development is delivered to integrate with and support the Terriers neighbourhood and respect the setting of the Chilterns AONB which it adjoins. Development will facilitate and contribute to a substantial green wedge between Hazlemere and Terriers in the form of informal open space, and formal sport provision in association with Hazlemere Recreation Ground; this will help to maintain the separate identities of these two areas whilst retaining a substantive green link through the site linking key areas of green infrastructure to the countryside beyond. The movement network within the site will be attractive, efficient and direct, and will link conveniently with the surrounding movement network to which it contributes

5.3. In common with all successful places, this development should respond to design principles as set out in figure 5.1

5.4. These principles are well-established and can be found within national and local guidance documents including:

- National Planning Policy Framework;
- National Planning Practice Guidance; and
- Development Plan for the area including the Residential Design Guide 2017.

Other best practice guidance and advice documents include:

- Manual for Streets;
- Urban Design Compendium;
- Car Parking: What works where; and
- Active Design: Planning for health and wellbeing through sport and physical activity.

FIGURE 5.1. VISION AND DEVELOPMENT OBJECTIVES ADAPTED FROM THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING PRACTICE GUIDANCE; DESIGN. (2014, REFERENCE ID: 26-015-20140306)

Function	Development that is fit for purpose and context. Accessible and inclusive for all to use.
Support mixed uses and tenures	Cohesive & vibrant neighbourhoods with easy access to those services and facilities necessary to support a community
Include successful public spaces	Create a network of outdoor spaces, including safe, efficient and connected streets, for a healthy community
Be adaptable and resilient	Anticipate the need for change, with well- designed buildings and spaces that are responsive to changing needs and circumstances
Have a distinctive character	Enhance sense of place by creating an environment that has its own identity whilst retaining positive characteristics of the locality
Be attractive	Safe, welcoming environment with sensory richness
Encourage ease of movement	Ensure the development is legible and well connected with good accessibility to public transport, footpath and cycle links
Be sustainable	Efficient use of natural resources, now and through the life of the development
Incorporate landscape enhancements	Safeguard and enhance the existing landscape and mitigate the impact upon existing wildlife.

## OBJECTIVES



### O1 CONSOLIDATE GREEN WEDGE

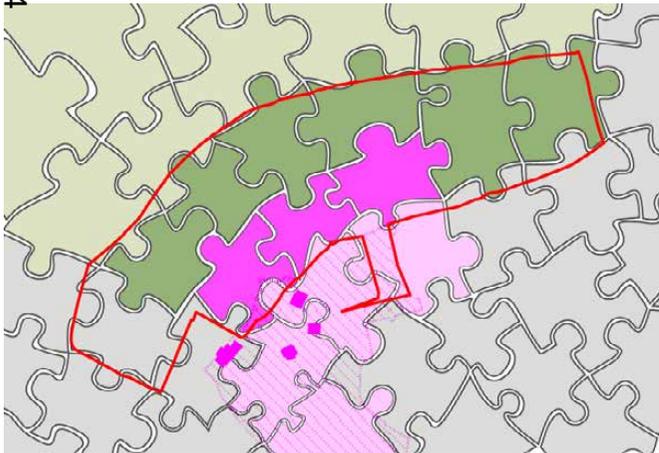
- a. Maintain separation between neighbourhoods
- b. Locate strategic Open Space adjacent to existing recreation grounds
- c. Strengthen green links along PRow and incorporate appropriate margins to trees/hedgerows



### O3 CREATE ROBUST GREEN INFRASTRUCTURE NETWORK

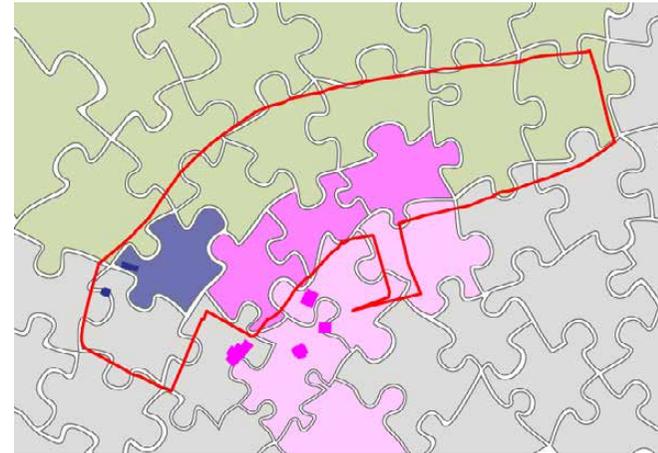
- a. Link landscape features, water bodies and boundary planting to create multifunctional GI network within the site
- b. Link GI network to adjacent green areas to enhance environmental value
- c. Extend tree canopy cover from surrounding residential areas
- d. Link to existing to create new footpath/cycle routes

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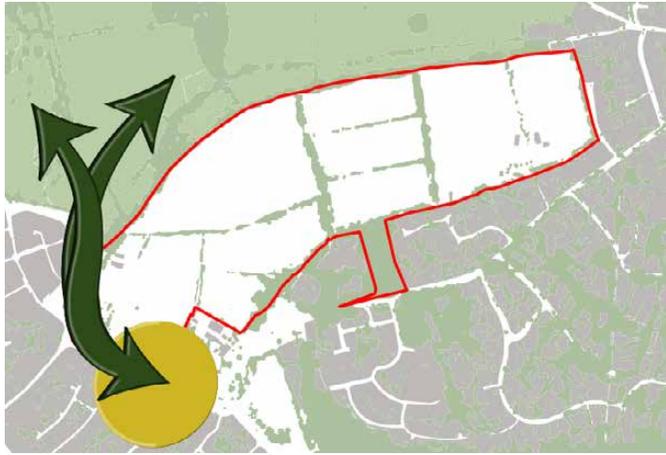
### O2 CREATE APPROPRIATE INTERFACE WITH SENSITIVE EDGES

- a. New links and built form to positively address the special qualities of the AONB and Green Belt to north, and PRow to east
- b. Development to respect settings of listed buildings and conservation area to the south
- c. Respect amenity of adjoining properties



### O4 INCORPORATE HERITAGE ASSETS TO REINFORCE LOCAL DISTINCTIVENESS

- a. Utilise historic Terriers Farm buildings as a focal point in a way that is sympathetic to their character and significance.
- b. Respect settings of adjacent listed buildings and conservation area



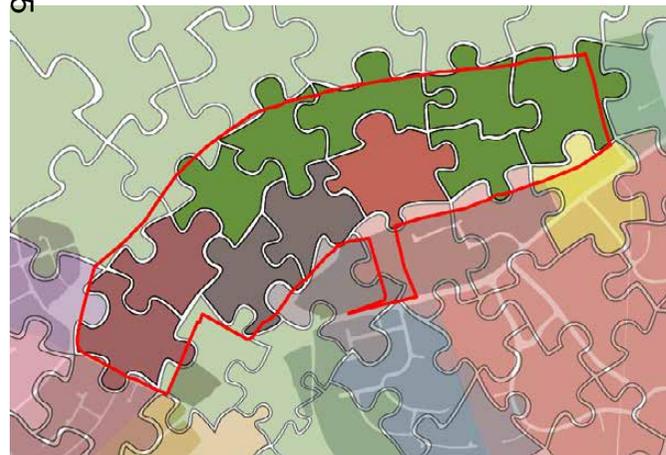
**O5 ESTABLISH APPROPRIATE GATEWAYS TO HIGH WYCOMBE**

- a. Development to respect and reinforce the transition from urban to rural



**O7 LINK TO EXISTING MOVEMENT NETWORK**

- a. Existing footpaths and bridleways should be extended into the site
- b. Vehicular access should be provided off both Kingshill Road and the A404



**O6 INTEGRATE WITH ADJACENT NEIGHBOURHOODS**

- a. Character areas to respond to positive aspects of character and appearance of neighbouring areas



**O8 CREATE LOGICAL MOVEMENT NETWORK**

- a. Link to Kingshill Road and the A404.
- b. Align streets and spaces with GI network to create memorable routes and strong sense of place

## CONFLICT RESOLUTION

5.5. The objectives reflect the aspirations for the site, as identified in the Terriers Farm Engagement Report, dated 7 February 2015, and in continuing dialogue with the Terriers Farm Liaison Group. The accumulation of these objectives point to a site that needs to relate to its surroundings and be largely outward looking rather than internally focused. It is recognised that the objectives will lead to potential conflict between competing aims for the site; these can broadly be categorised as follows:

### 5.6. POTENTIAL CONFLICT

- a. The need for new housing development; and
- b. The development of a greenfield site.

#### RESOLUTION

- c. There is a need to provide more homes in the District and make best use of land in a sustainable way. The site is situated at the point where town turns into countryside and this can be reflected by changing the formality and scale and density of built form across the site. To accentuate this transition, development to the west and fronting the main vehicular route should be more dense and larger in scale relative to the rest of the site, and more formally arranged. To the north development should be less dense and smaller in scale relative to the rest of the site and less formally arranged to preserve and enhance the AONB and the Lady's Mile bridleway.

### 5.7. POTENTIAL CONFLICT

- a. Whether the development should reflect the character of its surroundings; or
- b. Establish a new character of its own.

#### RESOLUTION

- c. The varying nature of the site and its surrounds suggests there should be areas of different character across the site that complements their surroundings. Existing heritage and landscape features should integrate positively into the development. Establish a new residential-led neighbourhood that has a character and identity informed by its context and physical character.

### 5.8. POTENTIAL CONFLICT

- a. The need to ensure that a strong green corridor is maintained from South to North through the site, plus informal open space provision associated with ecology, landscape features and surface SuDs features plus an extension of the sporting and leisure facilities to the east of the site; and
- b. The current location of the designated green space of the former cricket pitch at Terriers House.

#### RESOLUTION

- c. Part of the existing green space should be retained and integrated into the green link from Totteridge Common to the AONB the remainder should be developed for housing as part of the masterplan, green space lost to residential development should be compensated for within the remainder of the site through publicly accessible open space.

### 5.9. POTENTIAL CONFLICT

- a. The desire to have sports and recreational facilities adjacent to and accessed from Hazlemere recreation ground; and
- b. The impact on the existing vehicular access to Hazlemere recreation ground and the distance from existing changing facilities and car parking.

#### RESOLUTION

- c. It is anticipated that part of the three fields to the east of the existing public right of way will be developed for sports facilities. This will require appropriate easily accessible changing and parking facilities.

### 5.10. POTENTIAL CONFLICT

- a. The requirement for a vehicular route through the site that would link the A404 to the Kingshill Road; and
- b. The impact on the north-south public right of way/green infrastructure link, and either
- c. The impact upon the woodland and conservation area, or
- d. The impact upon the existing recreation grounds.

#### RESOLUTION

- e. There shall be only one vehicle crossing point through the PRow and hedgerow running north-south through the site, and its location will be informed by tree and ecology surveys. Vehicular, pedestrian and cycle access to the A404 will be through the beech woodland to ensure the impact upon the local area including the recreation ground is kept to a minimum.

### 5.11. POTENTIAL CONFLICT

- a. The location of an access off Kingshill Road and the desire for this frontage to relate to the urban character of the southern end of Kingshill Road/Tower Street; and
- b. The loss of the frontage hedge that would be required to achieve this.

#### RESOLUTION

- c. The need for safe access to be provided into the site, and the need for the new residential area to integrate properly will require the loss of some of the existing hedgerow. The remaining hedgerow will either be retained and managed as appropriate to a residential development, or re-laid to deliver equivalent ecological and amenity benefits whilst ensuring it does not present an impenetrable barrier between existing and new residential areas.

## 6.0 BRIEF FOR DEVELOPMENT

6.1. This section contains development principles and guidance. Any planning application for development of land contained within the Brief will need to respond to these issues:

- a. Indicative land use proposals setting out the location of various land uses for the site, housing requirements and guidance regarding mix and type.
- b. A landscape and green infrastructure framework setting out the types and location of green space and landscaping measures considered appropriate for the site together with the integration of sustainable urban drainage (SuDS) and heritage assets.
- c. A traffic and movement framework addressing how people and vehicles will access and move through the site.

A layout and design framework setting out key principles and introducing the concept of housing character areas.

Other issues of consideration that need to be taken into account (e.g. Utilities and infrastructure).

## THE DEVELOPMENT FRAMEWORK

6.2. The Development Framework Plan (figure 6.1) embodies the development principles to deliver an indicative spatial land use layout.

6.3. It should be noted that the proposals plans and illustrations are indicative only, and drawn to convey the ideas set out in this document rather than to be used as a scaled diagram. The detail of the final site layout will be determined at the planning application stage.

## KEY

### OPEN SPACE



1 INFORMAL OPEN SPACE INCORPORATING SUDS FEATURES AND EXISTING WOODLAND COPSE AND PROWL TO STRENGTHEN NORTH-SOUTH LINK



2 SEMI-NATURAL OPEN SPACE INCORPORATING ORCHARD



3 LANDSCAPED GATEWAY



4 MULTI-FUNCTIONAL GREEN CORRIDOR INCORPORATING FOOTPATHS, SUDS AND WILDLIFE ENHANCEMENTS



5 LADY'S MILE BOUNDARY VERGE



6 STRATEGIC FORMAL OPEN SPACE



7 INFORMAL OPEN SPACE



8 HERITAGE ASSETS

### CHARACTER AREAS



KINGSHILL ROAD GATEWAY



NORTHERN HOUSING AREA - RURAL EDGE



SOUTHERN HOUSING AREA



VEHICLE ACCESS POINTS



NEW PEDESTRIAN/CYCLE LINKS



NEW PEDESTRIAN LINKS



MAIN VEHICULAR ROUTE



SECONDARY VEHICULAR ROUTES



TERTIARY VEHICULAR ROUTES



FOOTPATHS & BRIDLEWAYS OUTSIDE OF SITE



FORMAL OPEN SPACE



INFORMAL OPEN SPACE

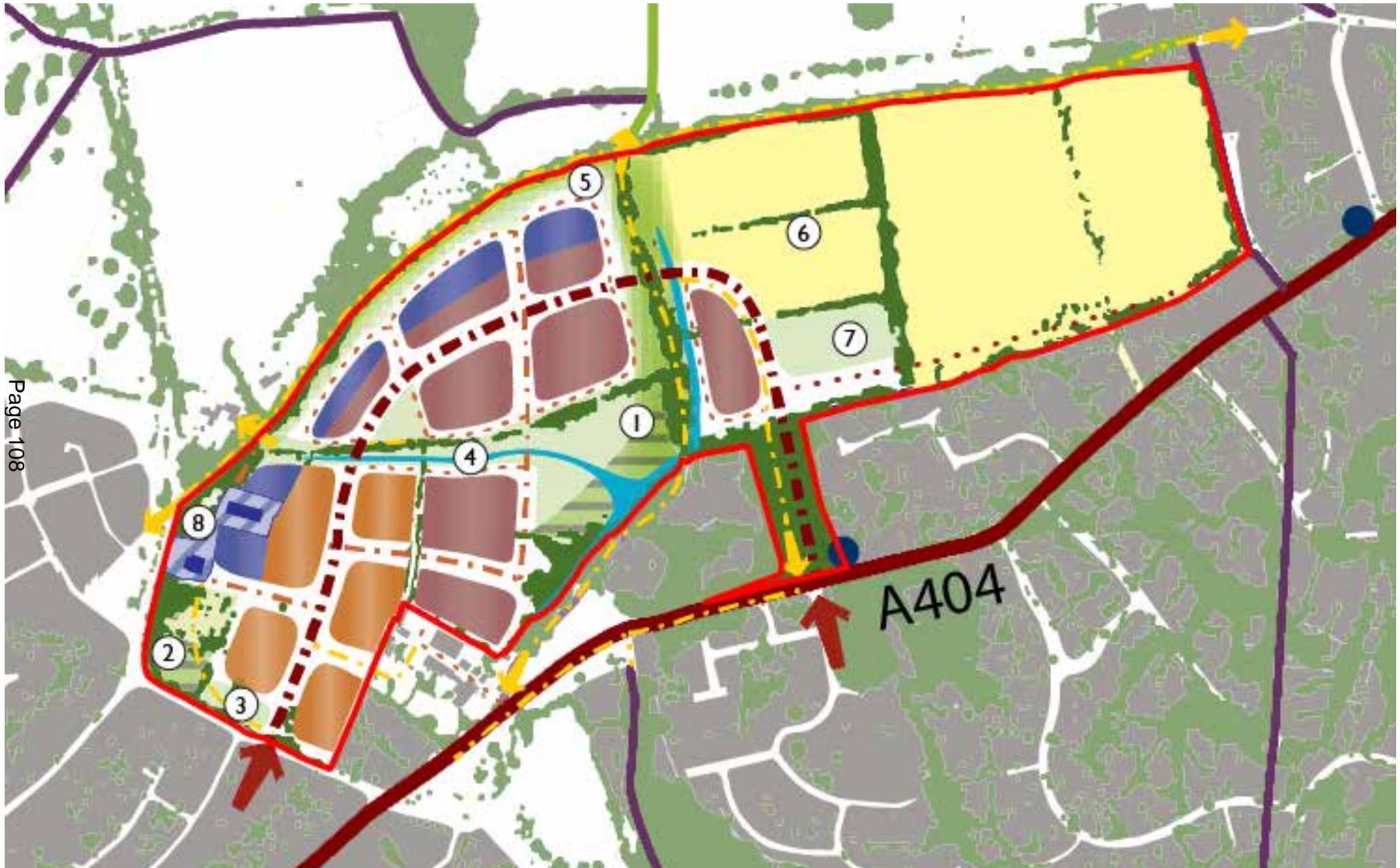


SUDS



AREAS OF ECOLOGICAL INTEREST

FIGURE 6.1 INDICATIVE DEVELOPMENT FRAMEWORK PLAN



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IT SHOULD BE NOTED THAT THE PROPOSAL PLANS AND ILLUSTRATIONS ARE INDICATIVE ONLY. THE DETAIL OF THE FINAL SITE LAYOUT WILL BE DETERMINED AT THE PLANNING APPLICATION STAGE NOT TO SCALE

## LAND USE

### RESIDENTIAL

6.4. The development of Terriers Farm presents an opportunity to deliver much needed new housing for the district. The site will be developed for residential use in accordance with policy CS8 of the Adopted Core Strategy or any subsequent policy in the New Local Plan, together with associated public open space, landscaping, SuDS and highways infrastructure.

#### TFPI TERRIERS FARM RESERVE SITE HOUSING PRINCIPLES:

- a. Proposals should include a variety of housing types, sizes and tenures to meet the needs of the community.
  - b. Affordable housing should be distributed through the site, generally in clusters of no more than 20 units.
- Page 109 Affordable housing should be indistinguishable in their design from open market houses.

### AMOUNT AND DISTRIBUTION

6.5. The indicative Framework Plan (Fig 6.1) presents an option of how the site could be developed to achieve the vision for the site. It illustrates an appropriate balance between developable and non-developable areas and sets out the potential broad locations of housing, open space and main movement routes. Pages 44-47 provide more detailed guidance on the dwelling provision that will be appropriate within the different character areas of the Site.

### MIX OF DWELLING SIZE, TYPE AND TENURE

6.6. Core Strategy Policy CS13(I) requires a mix of dwelling size, type and tenure that meet the housing needs of the community. This is important both in terms of meeting housing need but also with regard to creating an interesting and vibrant place and a mixed community.

6.7. Proposals for the site should incorporate a wide range and mix of dwelling types. The most appropriate mix will be determined at planning application stage.

6.8. In order to meet the needs of older and disabled residents the site will be expected to comply with the requirements of policy DM41 in the Regulation 19 publication version of the Local Plan

### AFFORDABLE HOUSING PROVISION

6.9. Unless national policy or an adopted policy in the new Local Plan dictates otherwise affordable housing provision will be required on site to comply with Core Strategy policy CS13 which requires at least 40% of total bed spaces within affordable dwellings. The developer in conjunction with the Council shall devise a mix of affordable housing that will represent local housing needs and will be the subject of a legal agreement to which the District Council is a party.

6.10. Should starter homes be required the Council will discuss their integration into the development of the site at the application stage with individual developers.

### OTHER LAND USES

6.11. The development is expected to provide both public open space and primary education in accordance

#### AI 1 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:

- a. Housing Mix;
- b. Confirmation that 40% of total bed spaces are achieved within affordable dwellings; and
- c. Applications will need to demonstrate how the housing types cater for the demographic mix of the High Wycombe area.

with policies DM16 and CS21. The Reserve Site Infrastructure Delivery Plan sets out that in addition to grass pitches a 3G STP (Synthetic Turf Pitch) will be provided to help meet the identified needs of the district and that the Local Education Authorities preferred location for a new school is Gomm Valley. Landscape and topographical constraints on the Gomm Valley/ Ashwells reserve site mean that its sports facilities are provided off site, so an STP will be required at Terriers in lieu of land for a primary school, which will in turn be located at Gomm Valley. Please refer to sections 6.16, 6.17, 6.89 & 6.90 for further information.

### LANDSCAPE, GREEN INFRASTRUCTURE AND OPEN SPACE FRAMEWORK

6.12. The development is expected to adopt a landscaped design approach and demonstrate how the landscape structure has been considered from the outset, to ensure that the proposal is appropriate in scale, form and appearance to the site and its context. Incorporating existing features of the site and surrounds can help embed the development in its location and provide instant maturity. Green Infrastructure (GI) is the term given to a network of multi-functional spaces that can enhance existing and create new wildlife habitats, provide recreational and health and wellbeing benefits for people and mitigate against or help the development adapt to climate change. It can be made up of a range of assets such as parks and gardens, play areas, footpaths, ponds and watercourses, woodlands, hedgerows, trees and green roofs/walls

In response to Objectives 1, 2, 3, 7 & 8 the proposals will need to have regard to a variety of inter-related issues set out in following paragraphs.

## ECOLOGY AND BIODIVERSITY

6.13. The development of Terriers Farm provides opportunities for habitat and species enhancements. Whilst the majority of the site is improved pasture it contains some valuable pockets of habitat around its perimeter and contains a very important link in an ecological corridor stretching from Gomm Valley and the rail line to the south, to the AONB to the north. This link will be constrained when the Terriers Farm site is developed and therefore development should seek to minimise and mitigate for this constraint. Development should make provision for measures to enhance the biodiversity value of the site through maintaining and improving connections between these habitats and the wider area.

## TREESCAPE

6.14. Existing trees, hedges and other vegetation are a valuable part of any site and their retention can significantly enhance the attractiveness and character of any area. Some hedges on the site may be protected by Inclosure Acts. Existing tree cover will be enhanced with new tree planting across the site as part of a comprehensive planting strategy. Utility runs must be designed to take existing and proposed trees into account.



FIGURE 6.2 EXISTING OPEN SPACE ON THE SITE

### GP I GENERAL PRINCIPLES: LANDSCAPE, GREEN INFRASTRUCTURE AND OPEN SPACE FRAMEWORK

- Page 110
- a. Adopt a landscape led design approach recognising the intrinsic character and beauty of the site and its surrounds, including the AONB, while accommodating opportunities for development. The use of topography, orientation, landform, geology, drainage patterns, field patterns, boundaries and vegetation cover should influence the form and layout of the new development, contribute to a more sustainable development and enhance local character.
  - b. Retain natural landscape features such as mature trees and ponds. These features should be protected and enhanced by the provision of appropriate undeveloped margins.
  - c. Existing trees and hedgerows within the site will provide a strong landscape structure of continual green links and corridors through and around development linking with areas of green infrastructure on the periphery of the development and beyond. Where the loss of features, and in particular hedgerows cannot be avoided, the loss should be mitigated through replacement features within new open spaces. Aside from the Lady's Mile and the north-south hedgerow which must be retained and enhanced, existing hedgerows should either be retained and managed as appropriate to a residential development, or re-laid to deliver equivalent ecological and amenity benefits whilst ensuring they do not present an impenetrable barrier between residential areas and streets and open spaces
  - d. Existing features, particularly hedgerows and trees should be incorporated into the public realm wherever possible rather than within private gardens, to ensure their continued protection and maintenance.
  - e. Implement a range of landscape open spaces that allow for a range of activities.
  - f. Provide a positive interface to mature boundary planting and maintain the wooded character to the site's principle boundaries.
  - g. In most cases the GI network will include movement corridors for pedestrians and cyclists, providing permeability throughout the site and links to the surrounding area.
  - h. Establish a 'rural edge' to the AONB.
  - i. Integrate robust tree planting with all development parcels to soften the visual impact of the development in views from within and outside the site boundaries.
  - j. Design the landscape creatively to protect, enhance and create wildlife habitats.
  - k. Connect smaller areas of open space with informal recreation/wildlife habitat throughout the development to contribute to the wider Green Infrastructure network.
  - l. Integrate external lighting, to ensure a balance between safety, light pollution, impacts on wildlife and amenity. Avoid external lighting adjacent the AONB
  - m. Design green infrastructure to be less maintenance intensive and more environmentally sustainable, through considering options such as wildflower meadow planting and specification of native species.
  - n. Coordinate the utilities with landscaping to avoid conflicts and ensure room for both and both can function correctly.
  - o. Work with existing topography in order to avoid abrupt, incongruous changes in level.

## TFP 2 THE TERRIERS FARM RESERVE SITE LANDSCAPE AND GREEN INFRASTRUCTURE FRAMEWORK PRINCIPLES:

- a. The following landscape features should be retained and enhanced to form the underlying structure of the development and to mitigate its visual, environmental and ecological impact:
- The north-south boundary trees and hedgerows adjacent to the existing PRoW. This ecological corridor will be pierced by the main access route through the site, however the road at this point should be a single carriageway in width to limit impact on the ecological value of this corridor;
  - The historic orchard in the western corner, and associated boundary vegetation;
  - The 'three field' boundary hedges in the eastern fields;
  - Site boundary trees and hedgerows including the Lady's Mile and the woodland on the southern boundaries to filter views and mitigate visual impact; and
  - The species-rich grassland in the low-lying area on the southern boundary.
- b. Other landscape features such as the hedgerows on the Kingshill Road boundary and the field boundary hedgerows which runs through the site east to west should be retained and managed as appropriate to a residential development, or re-laid to deliver equivalent ecological and amenity benefits whilst ensuring they do not present an impenetrable barrier between existing and new residential areas or between residential areas and routes and open spaces.
- c. Development should be designed to respond to the sensitive edges of the site, including the setting of the AONB and wider countryside, listed buildings and conservation areas by integrating robust tree planting within the developed areas.
- d. The distribution of open space should maintain separation between Hazlemere and Terriers.
- e. Development should be designed to link to and incorporate public rights of way and bridlepath.

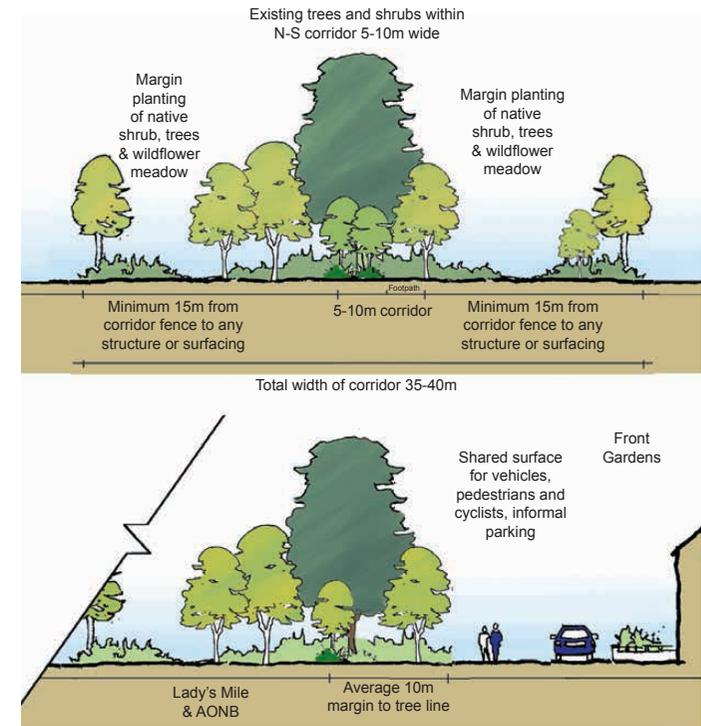
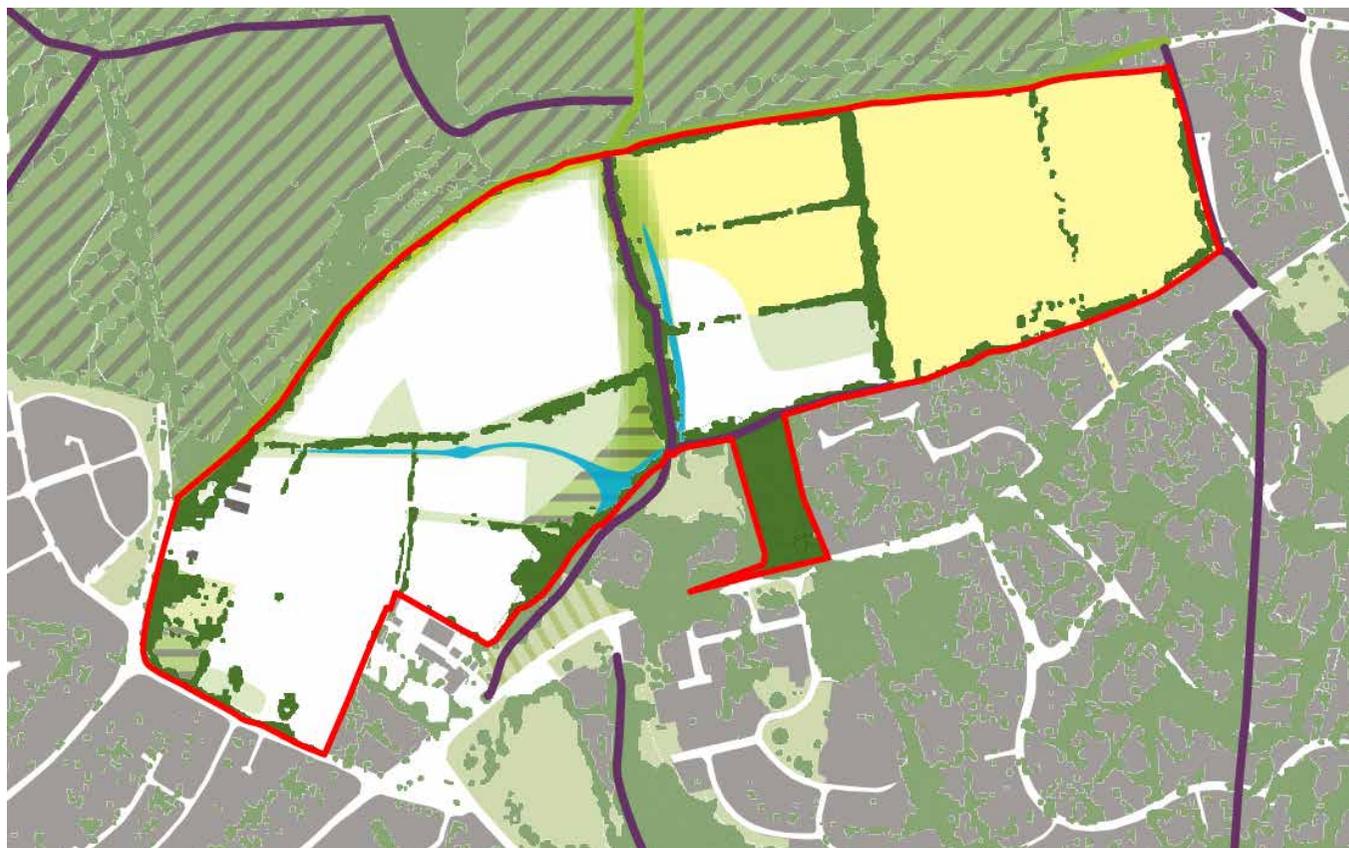


FIGURE 6.3 EXAMPLE SECTIONS FOR N-S CORRIDOR AND ADJACENT LADY'S MILE

## TFP 3 THE TERRIERS FARM RESERVE SITE PRINCIPLES FOR BIODIVERSITY AND ECOLOGY:

- a. Maximise opportunities for habitat creation and connectivity avoiding the severance in networks of ecological significance. Where a degree of impact is unavoidable, measures should be taken to minimise harm, and it should be mitigated and compensated.
- b. In particular protect and enhance the north-south corridor through the site between the AONB/wider countryside to the north and Kingshill Wood and Totteridge Common to the south. This corridor should range between 35-40m in total width, with a margin of 15m minimum on either side of the existing hedgerow and footpath. Where there is ecologically valuable open space on one side, the width of the margin on the other side of the hedgerow could be correspondingly narrower. The margins should include a range of native shrub and tree planting and wildflower meadow, as well as SuDS features where appropriate.
- c. The wooded character of Lady's Mile should also be protected and enhanced through the provision of a margin of 10 m average from the tree line at the northern edge of the site to buildings or hard surfaces, with variation in response to root protection areas. This margin should include a range of native shrub planting, additional trees and wildflower meadow but should allow filtered views through.
- d. Provide species rich amenity grasslands for informal use and public recreation including the orchard and a southern area of informal space focused around species rich grassland, woodland copses and SuDS area.
- e. Design the layout to incorporate green margins to retained hedgerows to reinforce North-South & East-West links.
- f. Retain and enhance the seasonal pond, and link to surface drainage features.
- g. Linked GI features, open space, pedestrian corridors and SuDS should be provided to connect existing and new habitats.
- h. Secure public access to open areas whilst considering the needs of wildlife, including street lighting. Carefully managed pedestrian access could be encouraged to habitat areas through the use of boardwalks or similar: providing access and educational benefit, whilst protecting ecological interests.

FIGURE 6.4 INDICATIVE GREEN INFRASTRUCTURE PLAN



**TFP 4 TERRIERS FARM RESERVE SITE PRINCIPLES FOR TREES:**

- a. Existing trees worthy of retention, that are capable of being retained and with good prospect of being able to mature for a reasonable period should be incorporated into the development proposals.
- b. Robust structural tree planting should be integrated into the development including along streets and within public open spaces to soften the visual and environmental impact of the development.

- c. Buildings, roads, car parking, services and utilities will be laid out and designed to allow larger tree species space to grow to maturity to have a meaningful visual impact without adversely affecting future residents' amenity. Tree pits should be provided in early stages of construction to ensure other features such as utilities do not compromise delivery of trees.
- d. New planting to incorporate native species, in particular to offset the loss of trees elsewhere on the site, such as those being removed to accommodate the second access to the A404.

**AI 2 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:**

- a. Ecological surveys including a phase I and where necessary phase II habitat surveys to identify existing areas of green infrastructure that is to be retained and protected for the long term ecological and environmental benefits. Detailed Tree survey;
- b. Coordination of root protection areas for retained/proposed trees with utility and service routes; and
- c. Combined Landscape and Utility masterplan

## PUBLIC OPEN SPACES

6.15. A range of open space types will be provided across the site to satisfy a variety of amenity uses including sports and play. Facilities should cater for all sectors of the community through a mix of formal and informal spaces and to contribute to a sense of place and to enable residents and visitors to navigate around the area by using distinctive features or views as way finders.

6.16. The Reserve Site Infrastructure Delivery Plan (IDP) sets out the on-site requirements for the development and the proposed arrangements for maintenance. The development will be expected to provide a NEAP (Neighbourhood Equipped Area of Play) as well as LAP (Local Areas of Play) in line with policy. The NEAP should be integrated sensitively into the south eastern corner of the site to provide for the wider Terriers area.

## SPORTS PITCHES

6.17. Based on the councils standards for open space and the needs identified in the Wycombe Reserve Sites Infrastructure Plan, the development is expected to provide a high quality sports and recreational hub linked to the adjacent playing fields and facilities at Hazlemere Recreation Ground. It will include provision for a two grass youth pitches one for under 16's and one for under 18's plus a 3G all weather sports pitch of a size suitable to stage adult football matches.

6.18. The developers will be responsible for providing the grass pitches, and preparing and setting out the site for the 3G pitch and for ensuring that both power and water are provided to it. The 3G pitch will be provided through s106 contributions. The exact amount of strategic open space required will depend upon the proposed population of the whole development based on 3.3 ha per 1000 population. It will not include open space required for ecological reasons, root protection areas or for sustainable drainage. The precise location of the 3G pitch will be a matter for the planning stage. Additional



FIGURE 6.5 TYPICAL 3G PITCH



FIGURE 6.6 ADULT SPORT

car parking and upgrades to the existing changing rooms will be required. Vehicular access to the sports fields from the development will be required as part of any proposal.

## GREEN SPACES

6.19. The development should not prejudice the integration of the former cricket pitch associated with Terriers House into the wider development either as a part of the open space or other use as appropriate. The Council will consider the relocation of this Greenspace where it offers advantages for the provision of public open space e.g. enhanced function, ecological improvements, or to secure a high quality of layout.



FIGURE 6.7 CHILDREN'S SPORT

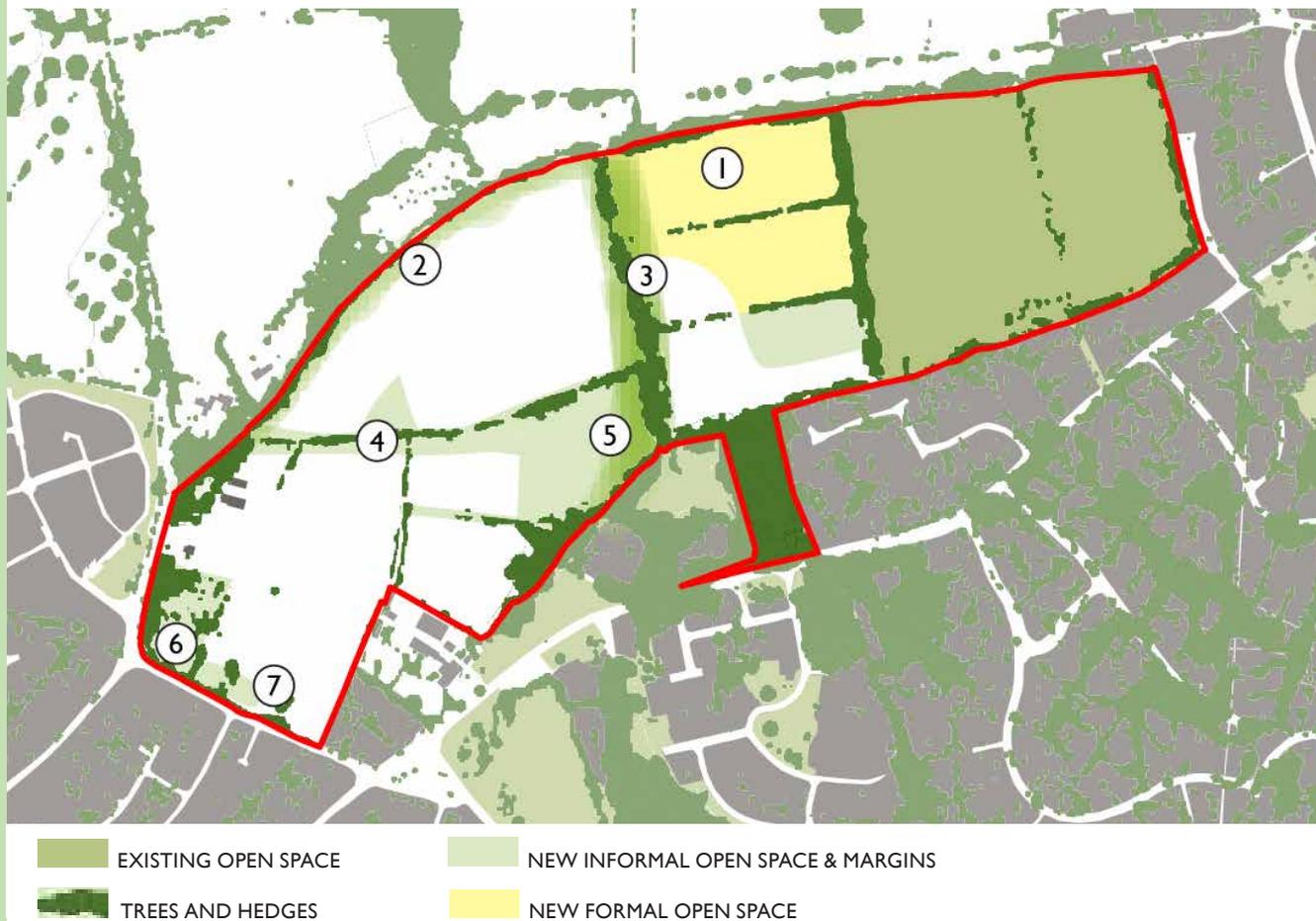
### AI 3 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION

- A Green Infrastructure strategy to create an integrated on-site network of multi-functional spaces that links to the wider GI network.
- A masterplan for the new sports hub to include the existing Hazlemere Recreation Ground sports facilities together with the new formal sports provision and to show the associated facilities including parking, changing facilities, pavilions and lighting
- A management and maintenance strategy for all public space at the application stage.

**TFP 5 PRINCIPLES FOR UNDEVELOPED SPACES ON TERRIERS FARM RESERVE SITE SHOULD INCLUDE:**

- ① Strategic open space and formal open space sports pitch provision supplementing the Hazlemere Recreation Ground adjacent the main north-south public footpath to create a sports hub and maintain the physical separation between Terriers and Hazlemere.
- ② An average 10m landscape margin along Lady's Mile presents the opportunity to avoid root protection areas and provide additional planting and ecological habitat. Limited pedestrian access should be provided through this margin to Lady's Mile. This will define the proposed development parcels and allow intermittent filtered views through the margin out of the site and into it from the AONB. Artificial lighting should be kept minimal in this area.
- ③ An ecological corridor through the site encompassing the main North-South hedgerow, which may be protected by Inclosure Acts and adjacent public footpath. The corridor itself will vary between 5-10 metres in width, and an additional margin of 15m should be provided on either side of the corridor, for a total of 35-40m. Where there is open space on one side, the margin on the other side could be narrowed. This should form part of the green link between King's Wood in the south and the AONB to the north, to retain the site's function as a wildlife corridor. This hedgerow will be pierced by the main street through the site, which should be narrowed to a single carriageway in width at this point to minimise impact.
- ④ Retention of the east-west mature hedgerow and trees within an average margin of 5m on either side where possible, potentially combined with SuDS features and a pedestrian footpath to create a new route through the site, and link to other areas of landscape and/or biodiversity interest.
- ⑤ An area of informal public open space between the southern boundary, the north-south green infrastructure corridor and the east-west hedgerow, to comprise the seasonal pond and SuDS features. This area should strengthen and reinforce the main

**FIGURE 6.8 INDICATIVE PUBLIC OPEN SPACE PLAN**



green corridors by consolidating a green wedge through the site and contribute to the green infrastructure network, and should be designed to be multi-functional, including public amenity and ecological areas in addition to SuDS, for example through the use of raised boardwalks.

- ⑥ An informal open space in the west of the site focused on the historic orchard and retained boundary hedges, possibly incorporating the NEAP.
- ⑦ An access into the development off Kingshill Road to incorporate existing mature trees. The treatment of the existing boundary hedgerow should have regard to the requirement for visibility splays, place making,

integration of the new neighbourhood into the existing street scene and the creation of an attractive gateway into both High Wycombe and the new development. These hedges may be protected by Inclosure Acts.

- h. Elsewhere, locate retained landscape features as the focus for establishing new public open spaces within the development, providing immediate maturity and impact.
- i. The design of the strategic open spaces and in particular the 3G pitch must ensure they do not have an unacceptable impact upon the amenity of local residents or the adjacent AONB.

## DRAINAGE/BLUE INFRASTRUCTURE NETWORK

6.20. Surface water features including SuDS can make a significant contribution to the landscape character, biodiversity and sustainable performance of development and reinforce its identity.

6.21. Potential sources of flooding include the risk posed by rising groundwater, overwhelmed sewer networks, overtopped artificial water bodies, and uncontrolled surface water runoff. Based on the available information, the main risks posed on this site are due to the existing overland flow route and groundwater flood risk. The site is located wholly within fluvial Flood Zone I (the lowest flood risk zone).

6.22. Early consultation with the County Council as Lead Local Flood Authority to address flooding and drainage issues will be essential. The LLFA recommends the preparation of a Flood Risk Assessment and Drainage Strategy/Statement at pre-application stage.

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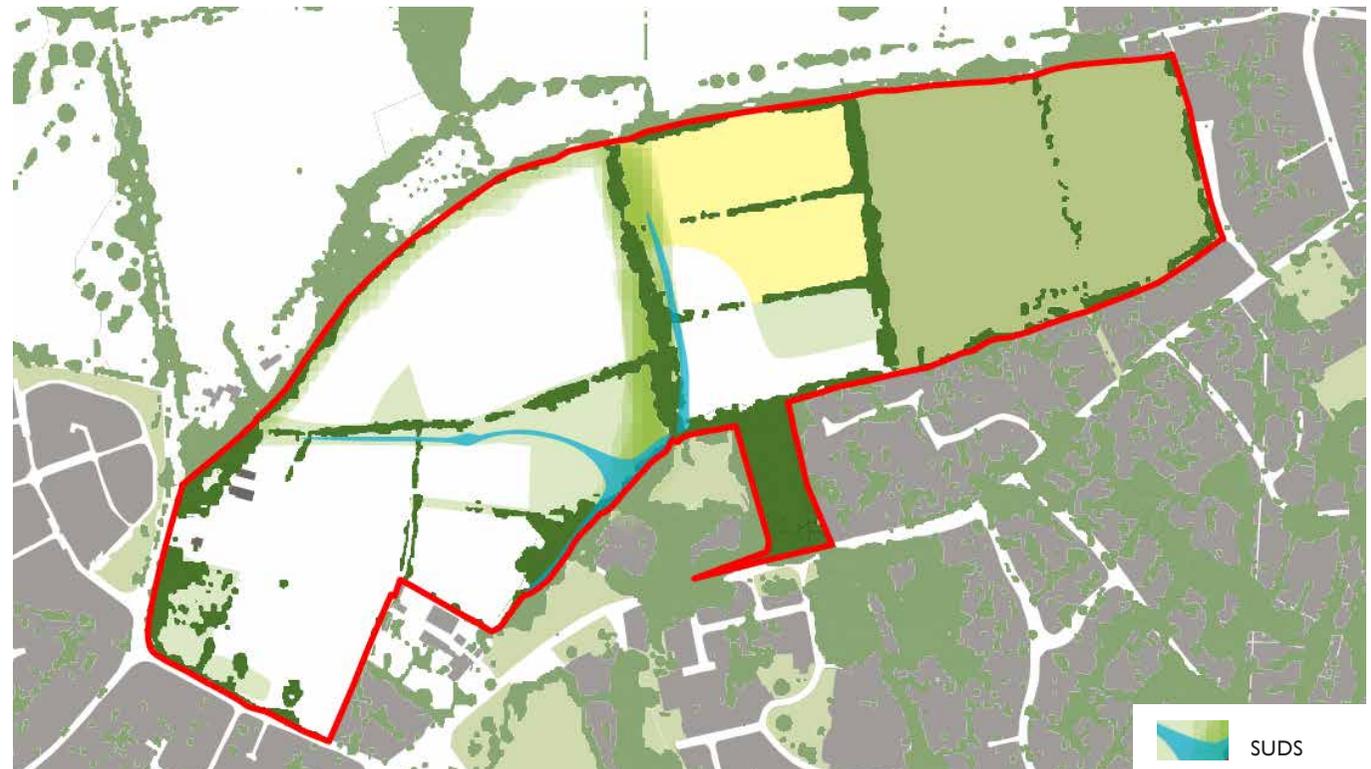
### AI 4 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:

- a. Flood Risk Assessment (FRA);
- b. Infiltration rate test in accordance with BRE365;
- a. A sustainable surface and foul water drainage strategy; and
- b. Surface water management and maintenance plan.

### TFP 6 THE BLUE INFRASTRUCTURE PRINCIPLES FOR THE TERRIERS FARM RESERVE SITE SHOULD:

- a. Incorporate SuDS as an integral element of the landscape structure.
- b. Above ground SuDS design solutions which mimic and reflect the natural drainage processes and are in-keeping with the soft landscape of the development should be used in preference to underground, engineered drainage solutions.
- c. Integrate sustainable drainage techniques for disposal of roof water and surface water and to enhance placemaking, environmental and ecological benefits. Appropriate features may include : Swales within green corridors, open spaces and along movement corridors, attenuation basins and balancing ponds, rain gardens, with priority given to green roofs/walls, and permeable paving.
- d. Consider management and maintenance of the SuDs features within the design approach.
- e. Ensure that the development does not increase flood risk elsewhere and that no part of the development is at risk from flooding.
- f. Co-locate SuDS with pedestrian/cycle routes and the green network to reinforce legibility and identity of place.
- g. The seasonal pond and its environs should be retained and enhanced for drainage, ecological and amenity purposes through measures which limit ecology disturbance and improve biodiversity whilst providing amenity and educational opportunities

FIGURE 6.9 INDICATIVE BLUE INFRASTRUCTURE PLAN



## HISTORIC ENVIRONMENT

6.23. Design solutions incorporating heritage assets and historic buildings can make positive contribution to the built environment for the enjoyment of existing and future residents; existing heritage assets should be respected and celebrated.

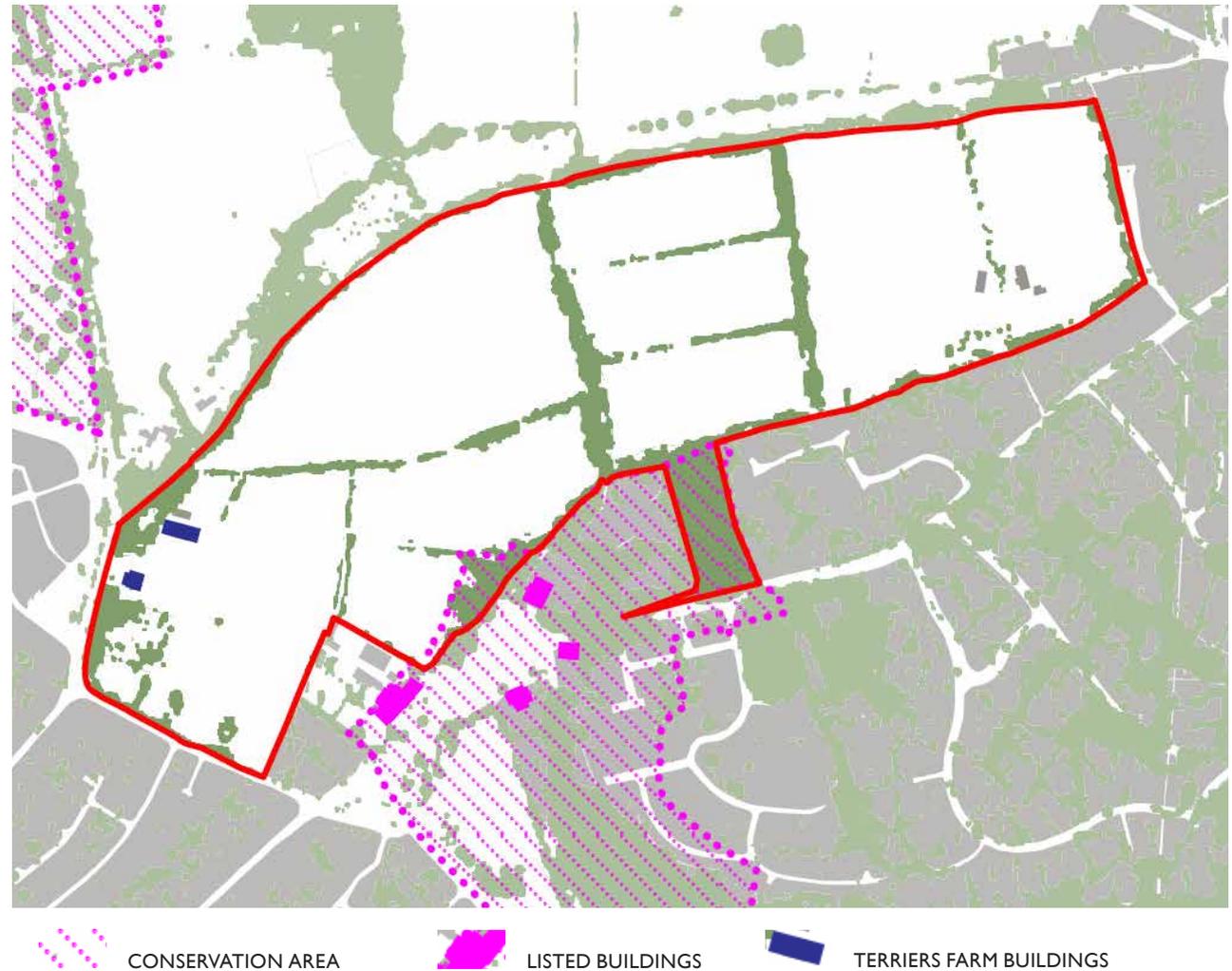
6.24. There are few buildings of historic value on the site; however Terriers farmhouse is an important link to the past and as it is a non-designated heritage asset, every effort should be made to retain it to help integrate the development into the area. Similarly the historic Terriers farm barn should be retained and reused unless it can be demonstrated that it is not capable of being reused.

6.25. Although grade II listed Terriers House and Terriers Cottage are directly outside the site boundary, development within the Terriers Farm site has the potential to affect the setting of these buildings. To minimise potential negative impact buildings should be small in scale and set within a strong landscape setting

### APP 7 THE APPROACH TO THE HISTORIC ENVIRONMENT WITHIN AND AROUND THE TERRIERS FARM RESERVE SITE SHOULD:

- a. Retain and reuse Terriers Farmhouse as part of the development.
- b. Explore opportunities for the refurbishment and conversion of the historic Terriers Farm barn for a community or employment use in a way which is sympathetic to its character and historical significance.
- c. Integrate these buildings as a focal point within the development structure.
- d. Ensure development does not adversely impact upon the settings of listed buildings and conservation areas.
- e. Retain and protect historic landscape features and/or any archaeological finds as appropriate.

FIGURE 6.10 HISTORIC ENVIRONMENT



### AI 5 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:

- a. Structural/condition surveys of the Terriers Farm Barns
- b. Appropriate archeological trial trenching, (4%) shall be agreed with the County Archaeological Service and resulting information submitted with any planning application on the site, together with an assessment of the current information held by the Historic Environmental Record

## ACCESS AND CONNECTIVITY

6.26. Most people experience a place by moving through it either by car, cycle or on foot. That means that to ensure that this development feels part of the wider community its streets and footpaths must be connected and integrated with the existing street network. Multiple accesses and routes also lead to a more even spread of motor traffic throughout the area. Where routes adjoin or pass through the site the development should allow for connection into these routes.

### POTENTIAL VEHICULAR ACCESS

6.27. The primary vehicular access to the site will be via the Kingshill Road in the vicinity of Green Street, subject to the outcome of the Transport Assessment. The Council considers that a vehicular access point off the A404 is important for future legibility and connectivity and any development must provide for it. The detailed design of any proposed access(es) should be agreed with the Highways Authority and determined through the planning application.

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### GP 2 GENERAL PRINCIPLES: ACCESS

- Development proposals for the site will be designed to ensure that connections to the existing street network are optimised, providing a link to both Kingshill Road, and through the woodland to the A404.
- The road network through the site shall be laid out so all dwellings have access to both the A404 and the Kingshill Road from within the site.

TFP 8 APPROPRIATE LOCATIONS FOR ACCESS TO SERVE THE TERRIERS FARM RESERVE SITE SHOULD HAVE REGARD TO THE FOLLOWING:

- The need to connect to and be well integrated with the surrounding network of streets to form part of the wider community;
- The ability to deliver a well-functioning access having regard to technical considerations and constraints / opportunities;
- The operation of the surrounding highway network;
- Landscape and ecology;
- The character and appearance of the Terriers and Four Ashes Conservation Areas;
- The setting of Listed Buildings, including Terriers House and Lodge;
- The impact on the significance of Terriers Farm buildings which are non-designated heritage assets; and
- The needs of all road users including cyclists and pedestrians.

FIGURE 6.11 POTENTIAL ACCESS POINTS



## LOCATIONS EXAMINED FOR VEHICULAR ROAD ACCESS

- ① Kingshill Road in the vicinity of the existing access to Terriers Farm. The technical assessment of this potential access point suggests it may be pursued however as it would be on the same stretch of road as the main access point (see 3, below) there would be limited benefit to the movement network overall. Such an access would therefore only be useful function as a pedestrian and cycle access and an auxiliary vehicular access to the south west portion of the site, possibly as an emergency vehicle access.
- ② Kingshill Road, as a fourth arm to the Kingshill Road/Kingshill Drive roundabout. The anticipated land take required for this approach would have and adverse visual and ecological impact. It would also be located to the north of Green Street which could encourage the use of Green Street as the major route to and from High Wycombe for vehicles using this access. Accordingly, it is considered unlikely to offer a sustainable solution.
- ③ Kingshill Road, between the A404 and Green Road, This is the preferred main access as set out in the High Wycombe Reserve Sites Transport Framework (Jan 2016). The technical appraisal has identified no significant highway constraints in this broad location however the hedgerow at the site boundary may be protected by Inclosure Acts and this issue will need to be resolved to achieve appropriate access.
- ④ A404 Amersham Road, between Totteridge Lane and De Havilland Drive, opposite the Beech Tree Public House. Visually an access in this location would cut through the 'gap' between Terriers and Hazlemere. In addition, the need to cross areas of common land, designated green space, potential wildlife corridors and the public footpath, together with the impact upon the Conservation Area are all constraints that suggest this would not be the most appropriate place for a vehicular access.

- ⑤ A404 Amersham Road, opposite De Havilland Drive. An access at this point would require the felling of a number of trees subject to a Tree Preservation Order with potential associated impact upon ecology and the Terriers Conservation Area. Any access at this point would need to mitigate for this impact. Providing a vehicular, cycle and pedestrian link at this point would create permeable links to existing services and facilities, bus and cycle routes. In addition, it also enables access to the site for existing residents and assists in creating a direct link to open spaces within the site and to the AONB.
- ⑥ WDC/Hazlemere Recreation Ground via Trinity Road. Access onto the A404 from Trinity Road extending across WDC/Hazlemere Recreation Grounds to the site, requiring relocation of existing sports facilities. Results of the public consultation indicated a strong preference for a second access through the woodland opposite De Havilland Drive and objection to a potential access via Trinity Road, which is therefore not to be taken forward.

## EMERGENCY ACCESS

6.28. Provision of a second access will need to relate to the phased delivery of housing across the site, details of which will be set out in the section 106 agreement accompanying any planning permission on the site. Depending on the details of this phasing it may be necessary in the short term to also provide an emergency vehicle access into the site. Such an access will need to provide a suitably strong surface and sufficient width passage for emergency vehicles. This access route could be fitted with a bollard if deemed necessary to restrict non-emergency vehicle access.

### AI 6 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:

- a. Traffic modelling for all access points as part of the Transport Assessment



FIGURE 6.12 KINGSHILL ROAD



FIGURE 6.13 AMERSHAM ROAD OPPOSITE TERRIERS HOUSE



FIGURE 6.14 AMERSHAM ROAD NEAR LOCATION OF NEW ACCESS

## MOVEMENT FRAMEWORK

### STREETS

6.29. The way streets are laid out and how they relate to the surrounding buildings and spaces has a great impact on the aesthetic and functional success of a neighbourhood. Creating linkages between new housing, local facilities, community infrastructure, the public transport network and established walking and cycling routes are fundamental to achieving more sustainable patterns of movement and to reducing people's reliance on the car. A key consideration for achieving sustainable development is how the design can influence travel choices. Walkable neighbourhoods typically have a range of facilities within 10 minutes (up to about 800 m) walking distance of residential areas, which residents may access comfortably on foot. The routes through this development should be logical, direct and easily understood. In working up detailed plans for the site diagrams showing routes, views and landmarks should be used to demonstrate that the proposed layout follows this principle, with consideration to wildlife connections, transport and urban design.

### PUBLIC TRANSPORT

6.30. Public transport service improvements will form part of the overall package of transport measures required to support the reserved sites. The site should be designed to accommodate a bus route through the site, to safeguard the ability to provide a bus service in the future, and provision made for the relocation and improvement of existing off-site bus stops, and the new walking/cycling network that results from the development of the site. All opportunities to provide bus stops in lay-bys off the A404 carriageway should be pursued. Parts of the site are currently beyond recommended walking distances to public transport. The provision of new and upgraded road and/or pedestrian links to bus stops are required to encourage the provision of a sustainable modes of transport.

## GP 3 GENERAL PRINCIPLES: MOVEMENT FRAMEWORK

- a. Balanced approach to meet the needs of all users, prioritising the safety of pedestrians and cyclists and to encourage low carbon, sustainable modes of transport.
- b. Encourage people to walk or cycle rather than use the car. Aim to provide routes to local facilities within recommended walking distances, ensuring they are well-connected, attractive and permeable, with a logical and robust hierarchy of streets.
- c. Movement routes to be safe, accessible, convenient and attractive environments with high levels of natural surveillance.
- d. Integrate green corridors and active travel routes into the movement network, separated from roads where appropriate.
- e. Residential streets designed to limit traffic speeds to 20mph through integrated traffic calming measures.
- f. Appropriate lighting of routes, balancing safety needs with light pollution and ecology.
- g. Respond to national and local highways guidance and standards e.g. Manual for Streets, Buckinghamshire County Council Adopted Parking Guidance, and the Residential Design Guide.

## TFP 9 THE TERRIERS FARM RESERVE SITE VEHICULAR MOVEMENT NETWORK SHOULD:

- a. Establish a permeable and legible street hierarchy which optimises links with the surrounding network. The network should respond to local character and provide safe and attractive routes for pedestrians and cyclists.
- b. Street trees, on street parking and planting should reinforce the hierarchy and legibility enhanced by co-locating streets with the green infrastructure network and linking areas of open space to make the route more memorable.
- c. Create a legible and direct main residential street through the centre of the site from Kingshill Road to the A404 opposite De Havilland Drive. It should be designed in a way to reduce traffic speeds through integrated traffic calming measures. The hedgerow running north to south along the public right of way through the site will be pierced by this street, which should narrow to a single carriageway in width through the hedgerow to limit impact;
- d. Link the main street to a series of connected lower order streets, including shared surfaces where appropriate. The layout of streets should be conducive to safe, convenient, efficient and attractive routes between homes, local facilities and public transport. Cul-de-sacs should be avoided.
- e. Streets should be defined by buildings and landscaping to provide appropriate continuity and enclosure, to avoid highway-dominated design. Streets should be designed to accommodate unallocated on-street parking.
- f. Avoid street lights adjacent to the boundary with the AONB and assess the impacts against best practice guidance, e.g. the Institute of Lighting Engineers.

## TFP 10 THE TERRIERS FARM RESERVE SITE PUBLIC TRANSPORT PROVISION SHOULD:

- a. Encourage the use of public transport by:
- b. Rationalise the position of key bus stops on A404 Amersham Road, and provide them in off-carriageway lay-bys wherever possible; and
- c. Provide an improved pedestrian crossing of the A404 Amersham Road in the vicinity of new or relocated bus stops.

**TFP II THE TERRIERS FARM DEVELOPMENT  
CYCLE ROUTES/FOOTPATH NETWORK  
SHOULD:**

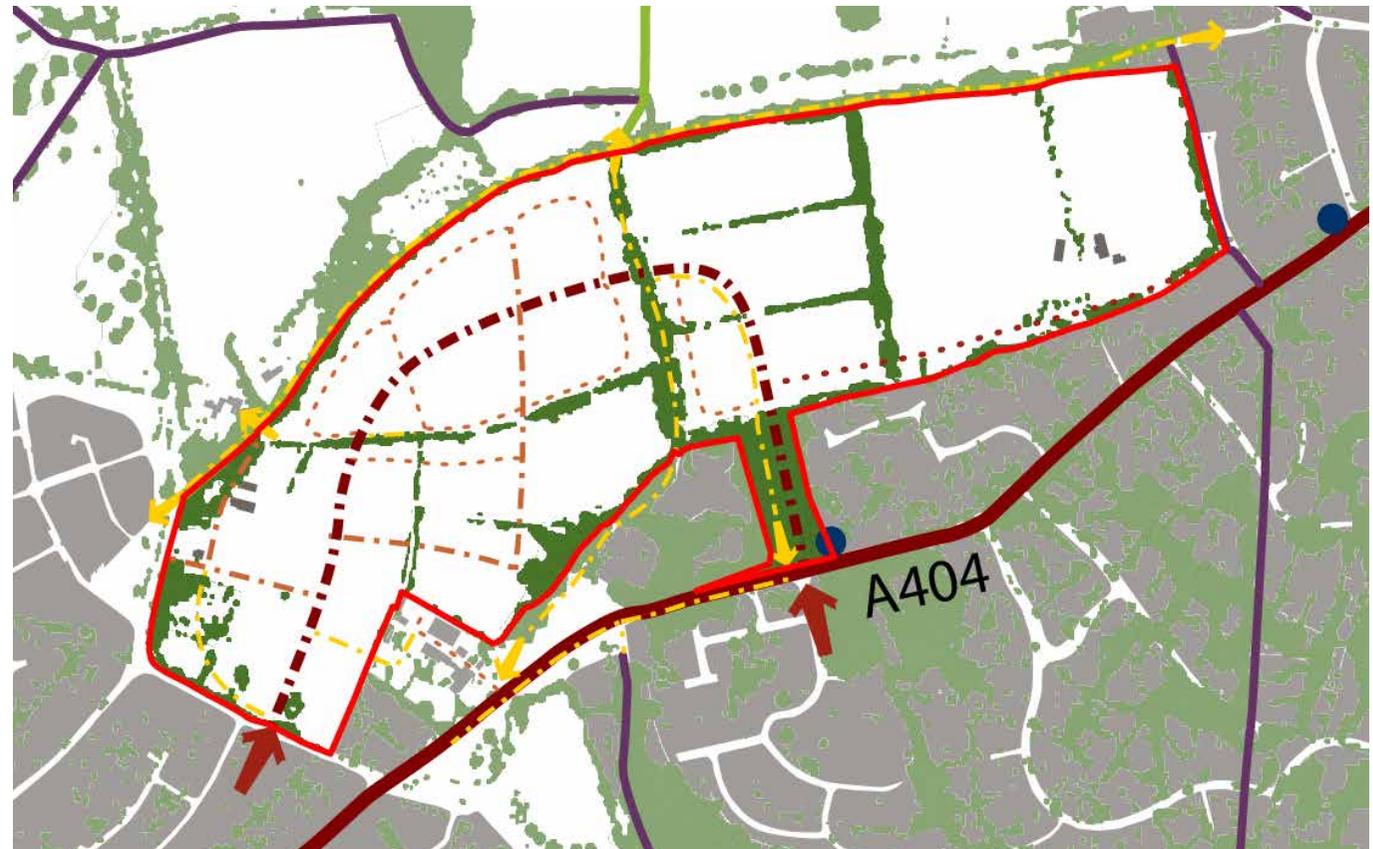
- a. Provide links to on-site public rights of way and to PROW in the vicinity of the site to improve connections between the site, local services and facilities and the town centre, and to enhance access to and through the site to the AONB and wider area by:
- b. Provide a direct shared cycle and pedestrian route through the woodland copse on the western side of the second access, and a toucan crossing on the A404 west of the new junction to improve access to bus stops on the A404 and the cycling network;
- c. A cycle route should also be provided along the A404 from the toucan crossing, possibly as a shared footway/cycleway linking to the off-road cycle route through Kingswood, and onward to the junction with Totteridge Lane.

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Improving the existing public right of way between the site and the A404 Amersham Road to make it safe and convenient for increased use;

- e. Provide a financial contribution to allow for the upgrade of adjacent Lady's Mile bridleway from Terriers Farm to Green Street to make it suitable for shared pedestrian and cyclist use between Hazlemere and High Wycombe town centre. An associated crossing point (e.g. central island to facilitate informal crossing) will be necessary on Kingshill Road from the southern end of Lady's Mile;
- f. Creating links to the adjacent Terriers House development, to the extended Hazlemere Recreational Ground/Sports Hub, between Terriers Farm and the site access on Kingshill Road, and to development and open spaces in the old cricket pitch; and
- g. Providing a new footway along Kingshill Road between the site entrance and the A404, and associated pedestrian crossings.

FIGURE 6.15 MOVEMENT NETWORK



**PEDESTRIAN AND CYCLE ROUTES**

6.31. Development proposals should provide an attractive and safe walking and cycling network that encourages active travel within the site and integrates with surrounding areas. The site contains popular rights of ways and the development of the site should provide green routes to enhance recreational walks in the locality.

6.32. In order to successfully integrate the existing

north-south public footpath through the site, linkages within the site to it are required and also to the footpath on the southern boundary in the vicinity of the Amersham Road. This right of way and associated landscape margins comprise a key Green Infrastructure asset and is proposed as a multifunctional green corridor.

6.33. The developer will provide and/or contribute to improvements to footways and footpaths, including crossing facilities.

FIGURE 6.16 EXAMPLE STREET HIERARCHY



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**AI 7 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:**

- a. A Transport Assessment at planning application stage to examine the impact of all modes of transport of the new development, both during construction and operation, and with propose mitigation measures where appropriate. Any modelling will be based on the latest version of the High Wycombe Highway Assignment Model (HWHAM)
- b. A site-wide strategy for a legible and robust street hierarchy and public realm to ensure cohesive framework for development. This strategy should illustrate routes, views, key spaces, focal buildings and other landmarks which have been used to enhance character and legibility and demonstrate in particular how the design of the main street changes in response to these features.
- c. All new streets and pedestrian routes shall be provided to meet the boundary of adjoining development areas prior to the completion of 75% of the units approved under any planning permission.
- d. Detailed illustrations in plan and section for each of the three street types within the site and for key spaces will be required. These plans should illustrate relationships between buildings and the street, front garden and boundary treatments, parking both on plot and in the street, footpaths, landscape areas, street trees, SuDS, and utility zones.

**PARKING**

**VEHICLE PARKING**

6.34. When determining an appropriate level of parking provision for the development the adopted County Parking Guidance will be applied, as will the Council's Residential Design Guide SPD, adopted 2017. For further information see GP4

**CYCLE PARKING**

6.35. Cycle parking should be provided in line with the County standards. For residential flats it should be integrated into the building or provided in secure cycle storage areas, each for no more than 10 bikes. Houses should be designed so the occupiers can make their own provision for cycle storage either within garden sheds or garages.

## GP 4 GENERAL PRINCIPLES: CAR PARKING

- a. To ensure that parking efficiently meets the needs of residents and visitors whilst minimising its impact on the delivery of housing and the layout of the site, residential parking will be delivered through a balanced mixture of on-plot and unallocated on-street provision;
- b. Unallocated parking should not dominate the street scene but should be designed attractively with hard and soft landscape. It should be distributed throughout the development to discourage antisocial parking;
- c. Rear parking courts should be used sparingly and only as a last resort. Further detail on the design of parking can be found in the Council's Residential Design Guide SPD, adopted 2017.
- d. Minimum internal dimensions of garages should be 6 x 3 metres and allow for storage. A garage or surface parking space that has more than one additional car parking space in front of it will not be considered as a parking space.
- e. The use of low emission vehicles such as electric vehicles should be promoted. For residential use, private on-plot parking should be designed to allow for convenient charging of vehicles.
- f. Developers should consider the promotion of car clubs and bicycle hire schemes as a means of reducing the need for people to have their own vehicles. Consideration will need to be given to the parking requirements of hire or pool vehicles in accessible locations, including the storage of cycles and the charging needs of electric cars and cycles.

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## TFP 12 LOCAL TRANSPORT IMPROVEMENTS REQUIRED TO CONNECT TERRIERS FARM TO THE SURROUNDING TRANSPORT NETWORK INCLUDE:

- a. Improvements to the A404 mini-roundabouts with Kingshill Road and Totteridge Lane. This junction is likely to be significantly affected by the development proposal and therefore will require mitigation. Retaining mini roundabouts will be preferable due to the physical limitations of the highway, although part or fully signalised options could be further explored. A further scheme objective would be to achieve improved bus priority, and pedestrian movement as possible and appropriate.
- b. Providing operational improvements around the A404 Amersham Road / Kingshill Road / Totteridge Lane junction as part of an overall improvement scheme for the junction. This will include widening the carriageway of Kingshill Road to the east of any site access onto Kingshill Road to enable the provision of two east-bound lanes, with associated pedestrian crossing facilities.
- c. Improvements to the public right of way between the site and the A404 Amersham Road, necessary in order to comply with DSA Plan Policy DM2 by providing a shared pedestrian and cycle path of hoggin or similar surface to those paths linking Lady's Mile to the A404, both through the Woodland adjacent the second access, and following the existing PRoW alongside the Common. This is required to achieve a 400 metres walking distance to the nearest bus stop.
- d. Investment to upgrade the Lady's Mile bridleway and public right of way connecting Green Street (near Terriers Farm) to Benjamin's Footpath leading to High Wycombe town centre, including possible safe and partly off road infrastructure improvements to provide connections between Hazlemere and the town centre. This upgrade would respect the character of the existing route, including a low-key but robust surface such as hoggin or similar.
- e. Providing new footways on Kingshill Road and crossing points to provide for key desire lines.
- f. Rationalising the position of and improving key bus stops on A404 Amersham Road.
- g. Providing improved pedestrian crossing of the A404 Amersham Road in the vicinity of new or relocated bus stops.
- h. Accounting for the nearest A404 zebra crossing in the method of control for the Kingshill Road / A404 Amersham Road junction and using bus detection technology.
- i. Investing in local school travel.
- j. Implementing traffic calming measures on North Road and Brimmers Hill through Widmer End to limit the potential for through traffic to use it as a route.

## AI 8 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:

- a. Site-wide vehicular and cycle parking and management strategy.

	Zone A		Optimum on-plot spaces	total number of spaces	on-street
1 bedroom	10	10.00	10	12	2
2 bedrooms	10	15.00	15	18	3
3 bedrooms	10	20.00	20	24	4
4 bedrooms	10	20.00	20	24	4
5 bedrooms	10	25.00	25	30	5
totals			90	108	18

FIGURE 6.17 PARKING

## OFF-SITE ROAD IMPROVEMENTS

6.36. The developer will explore with Buckinghamshire County Council and Wycombe District Council a package of transport measures. The developer will seek to agree to contribute towards the package of transport measures as appropriate. These will be based on the findings of the High Wycombe Reserve Sites – Transport Framework and the Reserve Site Infrastructure Delivery Plan.

## DESIGN AND LAYOUT

### THE BUILT ENVIRONMENT

6.37. The key design principle for the Terriers Farm is the creation of an attractive, function and sustainable residential development that responds positively to its urban fringe location. The council will expect a high quality development that is appropriately designed for the site and its context.

#### GP 5 GENERAL PRINCIPLES FOR THE BUILT ENVIRONMENT:

a. Seek to promote local character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development. An appraisal of local character should consider existing building forms, building materials and traditions, street, block and plot patterns, roofscapes and character of the public realm and open spaces.

Contemporary design is encouraged where it respects the character and appearance of the existing context and uses high quality materials and detailing to create recognisable character and a sense of place within the scheme. Avoid an 'anywhere, any town' bland development by reinterpreting standardised house types to respond to the character of the surrounding area.

c. Vary the scale of the built form and appearance or style to help create areas with distinctive character. Focus increased scale around key movement intersections, along strategic routes and overlooking public spaces.

d. Consider treatment of site boundaries to create positive new settlement edges, to ensure a high quality and sensitive transition between built up areas and the countryside.

e. Integrate environmentally sustainable design measures, e.g. taking opportunities for passive solar gain through orientation of properties.

FIGURE 6.18 INDICATIVE LAYOUT



f. Predicate development structure on the use of perimeter blocks. The size and shape of the blocks should reflect local patterns and be large enough to accommodate parking at the front and private amenity areas to the rear, but small enough to promote a walkable neighbourhood.

g. Clearly define boundaries between public and private space.

h. Integrate 'Secured by Design' principles to ensure well designed and safe neighbourhoods.

i. Include buildings that address streets with active frontages, turn corners avoiding blank walls and provide appropriate continuity, enclosure and variety to streets.

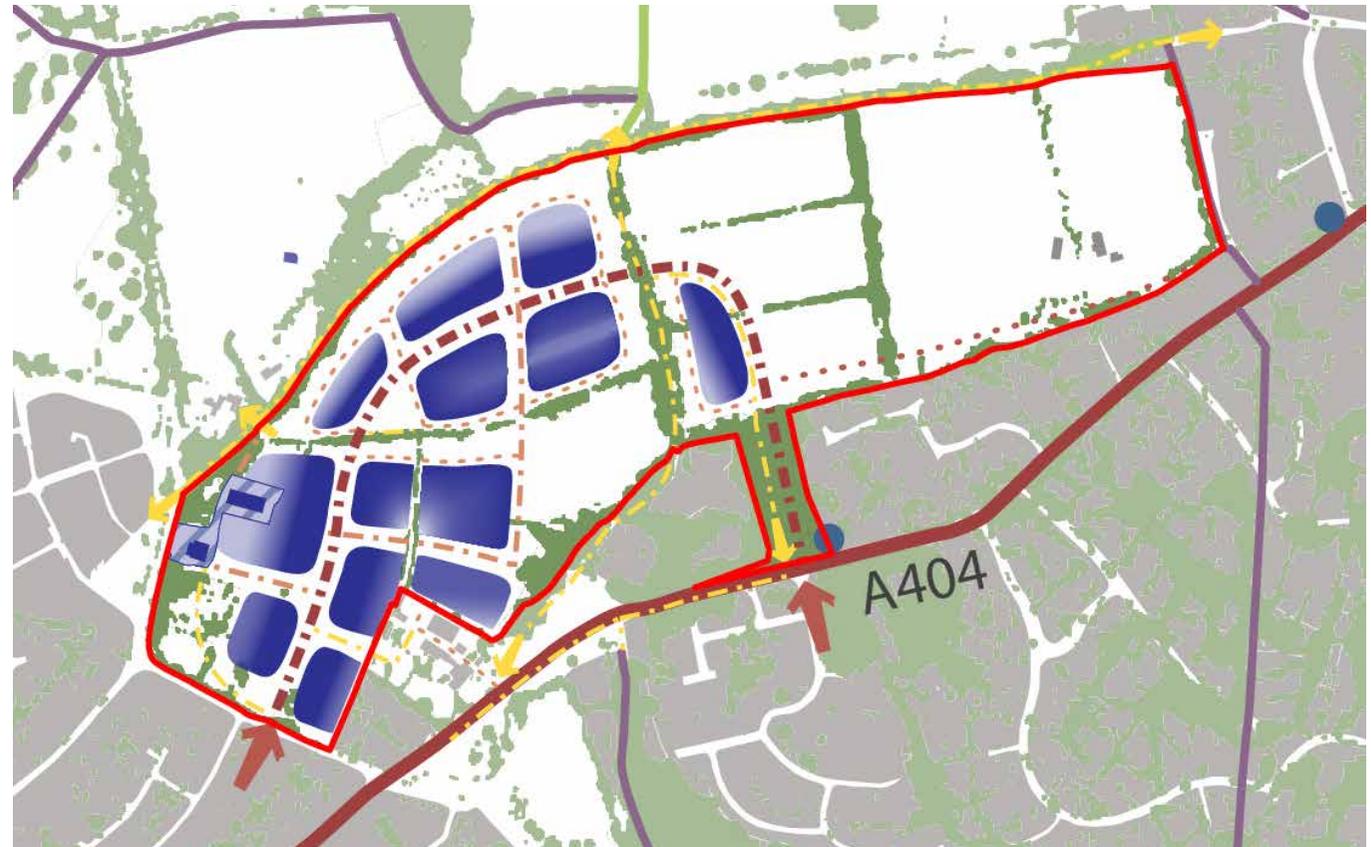
## HEIGHT AND MASSING

6.38. The Council is committed to the efficient use of land and to new development which takes an integrated contextual design-led approach. It is important that the scale and form of the new development responds to routes and spaces within the site, and to surrounding neighbourhoods, conservation areas and the Chilterns AONB.

6.39. Within the development larger buildings and more formal relationships between buildings and streets will be appropriate along the main route, and overlooking open spaces. The scale of buildings should reduce and become less formal at the edges bordering the AONB to the north. This approach will help minimise the impact of the development.

6.40. The height of the development should be predominantly 2 storeys with variation across the site to reinforce distinct character areas, street hierarchy and legibility. Buildings over three storeys high will require individual justification. As a general rule to ensure that roofs are proportionate and attractive, roof spans should be no greater than 9m with a 45 degree roof pitch. Wider spans may be acceptable at a lower pitch. Complicated or crown roofs should be avoided. Buildings with larger internal area can be achieved through 'T' or 'L' shaped building footprints.

FIGURE 6.19 INDICATIVE HEIGHT AND MASSING



j. Careful appreciation of amenity issues for surrounding uses in the layout, massing, orientation, scale and form of the development.

k. Properly integrate convenient waste, recycling and bicycle storage facilities to avoid harmful visual impacts on the street scene.

l. Use soft landscape areas to 'soften' the built form and hardstanding to provide an attractive environment.

m. Provide robust boundaries to rear and side of gardens; generally, avoid such boundaries abutting the public realm but where it is unavoidable, materials should be durable and inspired by local character and distinctiveness.

### AI 9 ADDITIONAL INFORMATION REQUIRED:

a. Character appraisal of the site's context to ensure proposed built form is compatible in terms of scale, bulk and massing, and employs appropriate architectural approach and materials

## CHARACTER AREAS

6.41. While the vision for the development aims to establish a new housing area, the varying nature of the site and its context provides the basis to foster different character areas across the site. Legibility and sense of place can be enhanced through the scheme by providing distinctive forms of development appropriate to these different areas:

- A Kingshill Road Gateway: interface with the main route through the site
- B Northern Housing Area: Around the retained Terriers Farm buildings, the Bridleway and Countryside Fringe
- C Southern Housing Area: Interface with the main route through the site and areas of public open space

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FIGURE 6.20 INDICATIVE CHARACTER AREAS



-  A KINGSHILL ROAD GATEWAY CHARACTER AREA
-  B NORTHERN HOUSING AREA
-  C SOUTHERN CHARACTER AREA

## CHARACTER AREA A – KINGSHILL ROAD GATEWAY



FIGURE 6.21 KINGSHILL ROAD AREA



### CHARACTER:

6.42. Deliver a high quality and distinctive gateway to the development by retaining existing structural landscape features and responding to them with well designed open spaces and high quality built form.

### PUBLIC REALM AND LANDSCAPING:

6.43. The site boundary treatment should have regard to the need to ensure the new development integrates with the existing urban area to the south and west. The boundary hedgerow is likely to be removed in part to prevent it becoming a divisive barrier between the new and existing neighbourhoods and to ensure appropriate visibility for the site vehicular access can be achieved. Whether retained or replaced, this hedgerow should be managed in a way which is compatible with a residential environment and supports interaction between the development and Kingshill Road

6.44. An area of green/area of open space should be located at the main entrance off Kingshill Road, in association with retained trees and hedgerow. This space should be linked to the area of ecological importance centred on the orchard and consider the incorporation of a NEAP into this area.

6.45. The main route through the site should be designed to include a formal tree avenue.

6.46. Building cartilages should be enclosed at the front with railings/low brick walls supplemented with hedges, and should not be so large they can be converted into parking.

### ACCESS AND CONNECTIVITY

6.47. Detailed street and junction design should consider placemaking in conjunction with access arrangements and prioritised pedestrians and cyclist movement in compliance with Manual for Streets standards.

6.48. The main route should be wide enough to accommodate a formal tree avenue and maximise on-street parking. On-plot parking should be tucked between buildings to maximise scope for on-street parking, and enable the provision of planted front gardens and a more direct relationship between the buildings and the street.

6.49. Provide off-road footpath and cycle links from the A404 (via Terriers House) through the site to the Lady's Mile bridleway.

### DESIGN AND APPEARANCE:

6.50. Building design quality to reflect prominent gateway location, establish an attractive entrance to development.

6.51. There are opportunities for bespoke designs and larger buildings overlooking open spaces in this area.

### ORIENTATION AND SCALE:

6.52. Properties to address Kingshill Road and the main route through the site with active frontages as a priority. Corner properties will also need to positively address side streets with well-designed secondary elevations.

6.53. Elsewhere buildings should address pedestrian links and areas of public open space including the retained orchard and entrance landscape features, providing active frontages and good natural surveillance

6.54. There should be a higher continuity of frontage along the main street to reinforce street hierarchy. Larger-scaled buildings with heights up to 3 storeys are appropriate on the main route and overlooking open spaces.

6.55. Buildings facing secondary and tertiary routes should be 2.5 or 2 storey in height, and may have greater front and/or side set-backs.

## CHARACTER AREA B: NORTHERN HOUSING AREA - COUNTRYSIDE FRINGE



### CHARACTER:

6.56. Deliver a semi-rural character on the edge of the development where it borders the AONB, to respond to this sensitive landscape.

### PUBLIC REALM AND LANDSCAPING:

6.57. Provide a wide margin to Lady's Mile which is a semi-natural ecological resource for the development, with intermittent filtered views through the margin into the site. Soft landscape in this area should be designed informally with native tree and hedgerow planting. In this area structural planting within the public realm should be focused on streets and the margin to Lady's Mile.

6.58. Building cartilages should be enclosed at the front with native species hedges which could be supplemented by wooden fences or estate railings.

### ACCESS AND CONNECTIVITY:

6.59. At road junctions adjacent the Lady's Mile larger incidental green spaces should be provided as green focal points. Through some of these informal pedestrian routes will provide access to Lady's Mile.

6.60. Streets alongside Lady's Mile and the north-south hedgerow should be low-key shared surfaces. Turning heads should be avoided through provision of permeable, connected road layouts. Other engineered street features such as kerbing, formal pavements and road markings should be avoided.

6.61. Allocated parking should be provided on plot tucked between buildings, with unallocated parking

provided on street in informally designed lay-bys. Low-key wooden bollards should be used to prevent inappropriate parking on green verges.

6.62. Only low level lighting should be used on the edge of the AONB to minimise light pollution.

### DESIGN AND APPEARANCE:

6.63. A new rural edge should be established by loose grain, informal arrangement of smaller-scaled houses (mainly 1.5 to 2 storey high buildings with few 2.5 storey and no 3 storey)

6.64. Design cues should be taken from local cottage vernacular in terms of design, materials, features, detailing, and fenestration proportions and dwellings should be arranged with an irregular building line adjacent Lady's Mile and the AONB

### ORIENTATION AND SCALE:

6.65. Properties should address the Lady's Mile frontage as a priority; rear and side boundaries facing along the length of this boundary will be unacceptable. Corner properties will also need to positively address side streets with well-designed secondary elevations

6.66. Development in this area should be smaller in scale and have a loose grain to allow space for planting within plots, reflecting the rural-fringe location and sensitivity of AONB setting



## CHARACTER AREA C: SOUTHERN HOUSING AREA



### CHARACTER

6.67. Development in this area should be of high quality, suburban character addressing the main route through the site and defining areas of open space.

### PUBLIC REALM AND LANDSCAPING:

6.68. Open spaces will function as hubs and focal points within new neighbourhood.

6.69. The east-west hedgerow should be retained within public spaces, and managed in a way that is compatible with the new residential environment being created. This will ensure the hedge continues to provide some ecological and amenity benefit whilst ensuring it does not present an impenetrable barrier between dwellings and open spaces.

### ACCESS AND CONNECTIVITY:

6.70. Secondary and tertiary routes will ensure ease of accessibility through low-speed design which gives greater priority to pedestrians and cyclists and will include integrated surface SuDS features, informal planting and unallocated parking.

6.71. Streets alongside the north-south hedgerow should be low-key shared surfaces. Turning heads should be avoided through provision of permeable, connected road layouts. Other engineered street features such as kerbing, formal pavements and road markings should be avoided.

6.72. Adjacent the north-south hedgerow allocated parking should be provided on plot tucked between buildings, with unallocated parking provided on street in informally designed lay-bys. Elsewhere allocated parking can be provided to the front and sides of dwellings, and unallocated parking can be provided on-street in a more formal arrangement such as small groups of perpendicular bays, interspersed with street trees and other soft landscape areas.

6.73. Where streets adjoin open spaces low-key wooden bollards should be used to prevent inappropriate parking on green verges.

6.74. In this area along secondary and tertiary streets front garden boundaries should be enclosed by native species hedges which may be supplemented with low brick walls or railings.

### DESIGN AND APPEARANCE:

6.75. Prominent facades overlooking open spaces should be of high architectural quality and can include a range individually designed detached or semi-detached properties. Semi-detached and short terraced building forms would be appropriate overlooking the main route.

6.76. Adjacent to the conservation area and listed buildings to the south a variety of plot widths can provide more appropriate informal character.

### ORIENTATION AND SCALE:

6.77. Properties should address the main route or open spaces as a priority. Corner properties will also need to positively address side streets with well-designed secondary elevations.

6.78. Elsewhere buildings should address secondary or tertiary streets in that order, providing active frontages and good natural surveillance

6.79. There should be a greater continuity of frontage along the main street to reinforce street hierarchy. Larger-scaled buildings with heights up to 3 storeys are appropriate on the main route with up to 2.5 stories overlooking open spaces

6.80. Adjacent to the remaining secondary or tertiary streets, buildings of up to 2.5 stories will be appropriate, however adjacent to listed buildings or the conservation area buildings should be no more than 2 storeys.



## SUSTAINABILITY

6.81. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 states that there are three dimensions to sustainable development; economic, social and environmental and paragraph 8 states that these roles are mutually dependant. All three dimensions have been taken into account in this Development Brief.

6.82. The development at Terriers Farm has the potential to maximise energy efficiency and reduce the carbon footprint of homes by incorporating measures such as:

- a. Renewable or low carbon energy generation including solar (photovoltaic or thermal) panels, ground or air source heat pumps
- b. Ensuring high levels of energy efficiency and thermal insulation in the fabric of new buildings
- c. Careful selection of building materials with good environmental credentials and exploring opportunities for locally sourced materials
- d. Maximising passive solar gain and natural lighting through building form and orientation
- e. Incorporating water conservation measures and considering the potential for grey water recycling
- f. Consideration of green walls and roofs
- g. Through layout and road design to provide a safe and attractive environment for pedestrians and cyclists

6.83. Sustainable design measures should be integral with building design to avoid retro-fitted or 'bolt-on' solutions.

## TECHNICAL CONSIDERATIONS

6.84. Infrastructure requirements for the Reserved Sites including Terriers Farm are considered in detail within the Wycombe Reserve Sites Infrastructure Delivery Plan (June 2016) which is a background document and where relevant forms part of the requirements of this Brief.

## AI 10 ADDITIONAL INFORMATION REQUIRED WITH A PLANNING APPLICATION:

- a. Design information regarding the building fabric (walls, windows, ventilation etc.) such that internal sound levels within proposed dwellings meet the guidance contained within British Standard 8233:2014 'Guidance on sound insulation and noise reduction for buildings'.
- b. Air quality survey and report;
- c. Contamination report for the development of the farm buildings; and
- d. Energy statement for the development.

## NOISE

6.85. Consideration should be given to the layout and design of buildings near Kingshill Road as preliminary surveys indicate this as a noise source of concern, where mitigation including, acoustic glazing and mechanical ventilation may be required to meet the required criterion.

6.86. Adequate separation distances are required from private dwellings and gardens to play spaces and sports pitches to ensure no adverse effect upon amenity.

## AIR QUALITY

6.87. Proposals will need to demonstrate that they have considered potential sources of air pollution and meet the required air quality standards for development. A desk-based assessment of air quality impacts during the construction and operational phase of the proposed development will be undertaken. The assessment will consider impacts on human health and, if applicable, vegetation.

## CONTAMINATION

6.88. There is no known contamination on site, however the farmstead and associated buildings have been used for commercial purposes and therefore contaminants may be present in that part of the site.

## INFRASTRUCTURE REQUIREMENTS

### EDUCATION

6.89. There is currently a high level of in commuting to the Terriers area with a number of well performing schools proving popular across High Wycombe, including the primary schools of Cedar Park, Hazlemere Church of England, Highworth Combined, Widmer End Combined and Kings Wood; plus The Royal Grammar, Sir William Ramsey, and Godstowe Secondary Schools (all within 1.1 miles of the site).

6.90. The schooling requirements for the future occupiers of the site have been considered through the Reserve Site Infrastructure Delivery Plan. This makes it clear that secondary school provision will be provided through an ongoing programme of school expansion funded through payments under the Community Infrastructure levy

6.91. The Reserve Site Infrastructure Delivery Plan sets out the County Council's preferred option for the delivery of primary school places. This is currently through the provision of a one form entry school at the Gomm Valley site and the proposed expansion of Cedar Park and/or Hazlemere Church of England. This will be secured through Section 106 financial contributions based on the number of pupils generated by the Terriers Farm development.

6.92. Half an additional hectare of on-site strategic open space will be provided on this site to compensate for a school being provided at Gomm Valley.

6.93. The new school at Gomm Valley will allow a review of the catchment areas of other local primary schools, freeing up places and displacing 'out of catchment' children back to their local schools. It is likely that Terriers farm will either remain in the catchment area for Highworth Combined School or it may move into the catchment for an extended Cedar Park and/or Hazlemere Church of England School.

## RETAIL

6.94. There are a number of existing shops at the junction of Kingshill Road and Amersham Road close to the site, with further shops along Amersham Road, including the Progress Bakery and the shops at Market Parade in Hazlemere.

6.95. Due to the range of existing shops that are available within walking distance to the site, no additional retail facilities are required to be provided either on or off site.

## COMMUNITY FACILITIES

6.96. The site straddles the Terriers & Amersham Hill Ward and the Hazlemere North Ward. In terms of community facility provision, the 2014 community facilities update puts Terriers & Amersham Hill ward as the ward having the lowest level of community facility provision in the district by size and the third lowest provision geographically and numerically.

6.97. Notwithstanding the above, there are a number of existing community facilities around the site, including community spaces at the Hazlemere Recreation Ground, Holy Trinity Church and St Francis of Assisi Church Hall. In addition, there are facilities in the local area such as the Hazlemere Library, a number of public houses and the schools listed above which provide community hubs. There is therefore no requirement for on-site community facilities (other than those provided for open space sports and recreation) however this will need to be reviewed as development of the site progresses and it may be that buildings at Terriers Farm could be converted to a future community use.

6.98. Any subsequent application(s) for development on the site will need to be accompanied by an appropriate financial contribution in accordance with the CIL regulations towards additional provision as necessary.

## HEALTH

6.99. Local Accident and Emergency services can be found at Wexham Park in Slough and Stoke Mandeville on the edge of Aylesbury, with the Wycombe Hospital



(without an A and E facility) in High Wycombe town centre. There are a number of surgeries within 1.5 miles of the site, all of which are accepting new patients. There are also a number of dentist surgeries within 1.5 miles of the site and a number of independent practitioners.

6.100. The additional population generated by this development would on average require  $\frac{3}{4}$  of a GP. The local commissioning group has indicated that this can be accommodated within the existing practices within the local area and there is therefore no requirement to provide a surgery within the site.

6.101. Based on this evidence there appear to be sufficient health and emergency services close to the site, although there may be a need for some facilities to be expanded and contributions can be made through the community infrastructure levy as appropriate. However if a practice wished to relocate onto the site the Council would seek to accommodate this within the development.

## EMERGENCY SERVICES

### POLICE

6.102. One of the sustainability objectives for development is to reduce crime, the fear of crime and anti-social activity through the creation of safer places to live and work.

6.103. In considering development proposals regard will be had to the Community Safety aspect of the development. Regard will also be had to the relevant requirements of Policy G26 in relation to distinguishing public and private areas, natural surveillance and planting, and the advice of the Police Crime Prevention Design Adviser.

### FIRE

6.104. High Wycombe fire station is due to be relocated as part of the wider town centre development. The location of a new fire station will be determined by wider directions of growth because the location of the fire station is governed by statutory response times. There is currently no additional requirement for development at Terriers Farm.

### AMBULANCE

6.105. SCAS has identified the need for further provision of Amenity Points across the district. Amenity Points are normally made up of a small office able to house a couple of staff to rest whilst waiting for a task, plus space to park an ambulance vehicle safely and the facilities to charge the vehicle, but no specific provision has been identified for this site.

6.106. Potential areas for Amenity Points within Wycombe District include West Wycombe area, a location between High Wycombe and Princes Risborough and the Cressex area. The delivery of these projects (location, timescales and cost) would be on a site-for-site basis.

## SERVICES & UTILITIES

### WASTE

6.107. A waste management plan will be prepared which will maximise recycling opportunities for the residents of the occupied development. It will also address waste management during the construction phase to ensure waste is reduced.

### WATER AND SEWERAGE

6.108. Thames Water, in its capacity as the water utility provider will establish whether there is sufficient capacity in the system and the most appropriate means of ensuring the new development is served appropriately. The developer will contribute towards system upgrades if necessary and in line with legislation.

### GAS/ELECTRICITY/COMMUNICATIONS

6.109. The gas and electricity utility providers have confirmed that the planned housing growth in Wycombe District to 2026 can be accommodated by the existing primary network. Some local reinforcements may potentially be required.

6.110. There is an existing high pressure gas main that bisects the site. The developers will need to satisfy the Council that the route of this main has been accurately shown and taken into consideration when developing the land. The main may be retained in-situ and space above used for streets and a green corridor between the bridleway and southern informal open space area: however, this green corridor should not rival the primacy of the main north-south green infrastructure link focused on the existing public right of way.

6.111. The developer will consult with the utility providers specifically in relation to the new development and will include consideration of high quality broadband connections to facilitate home working as part of any Travel Plan measures.



## 7.0 PHASING AND IMPLEMENTATION

7.1. The Development Framework Plan (figure 6.1) is an indicative plan showing how the site could be developed based on the constraints and opportunities described in this document. Any proposals to develop the site will be expected to take these into account.

### DELIVERY

7.2. This development brief facilitates collaborative working between Wycombe District Council, private developers and the local community. In addition, there will be close liaison with Buckinghamshire County Council, statutory authorities, housing providers and other relevant third parties.

7.3. Developers will be expected to work in partnership across the site covered by this brief to demonstrate coordinated development and infrastructure delivery and ensure that any subsequent or third party developers who assume responsibility for site specific delivery are also signed up to this partnership way of working.

### PHASING

7.4. The development framework allows for the implementation of the development over a period of time and by more than one developer. In order to ensure a high quality, cohesive development across the reserve site that will take advantage of and link to its surroundings, any planning application should be supported by a comprehensive and robust masterplan for the whole of the reserve site.

7.5. In bringing forward any planning application for an area covered by the Development Brief including areas covered by the dashed red line the prospective developer will need to demonstrate both how their proposal can be implemented in isolation and how they will achieve consistency with the overall Development Brief and Framework for the site.

7.6. In addition to national planning application validation requirements, planning applications should be supported by the additional information referred to in this brief.

### IMPLEMENTATION

7.7. The brief was adopted in early spring 2018. Outline and reserved matters applications for land within the area covered by the brief will need to demonstrate how the principles for the whole of the site will be supported by the proposal(s)

7.8. The Council will require planning applications for development to be accompanied by a detailed phasing and infrastructure delivery plan for the whole brief area. This, and any planning applications, will need to demonstrate that the full package of on and off site infrastructure set out in this brief can be delivered, and how issues of phasing can be overcome including (but not limited to):

- a. Delivery of necessary elements of the main road through the site;
- b. The provision of strategic open space, including the sports pitches;
- c. How individual developments within and related to the site physically integrate with adjacent developments, both permitted and emerging, within the site.

#### AI II THE PLANNING APPLICATION WILL BE SUPPORTED BY VARIOUS STUDIES, REPORTS AND PLANS INCLUDING, BUT NOT LIMITED TO:

- a. Masterplan for the entire site;
- b. Transport Assessment;
- c. Archaeological Evaluation;
- d. Ecology and Habitat Surveys;
- e. Arboricultural report and Impact Assessment;
- f. Landscape and Visual Impact Assessment;
- g. Heritage Impact Assessment;
- h. Surface Water Drainage Assessment;
- i. Detailed Drainage Strategy
- j. Detailed plans and sections for each street types within the site and for key spaces, illustrating relationships between buildings and the street, front garden and boundary treatments, parking both on plot and in the street, footpaths, landscape areas, street trees, SuDS, and utility zones; and
- k. Combined Landscape and Utility masterplan.

### A.1. Site Description

A.2. Terriers Farm is a greenfield site on the northern side of High Wycombe occupying a valued sensitive area between Terriers and Hazlemere. It consists of pasture land and adjoins both the Chilterns Area of Outstanding Beauty and the Terriers Conservation Area.

### A.3. Site Specific

A.4. Secure a form of development that integrates well with the adjoining urban area whilst retaining a substantial green wedge through the middle of the site linking the Terriers Green/ Kingswood open space to the south east with the open countryside of Grange Farm to the north west. Development will need to safeguard important landscape, historic, and nature conservation features of the site, not adversely affect the adjoining Area of Outstanding Natural Beauty, and protect the setting of the adjoining Conservation Areas and Listed Buildings.

### A.5. Housing Mix

A.6. Provide for a range of house types and sizes to include detached, semi-detached, terraces, and flats. Affordable housing (at least 30% of all new bedspaces) will be required.

### A.7. Wildlife, Landscape, Open Space and Play Provision

A.8. The development will need to address the following issues through the preparation of a landscape strategy/ landscape masterplan. This should be informed by a comprehensive study of the existing landscape features adjoining and within the site and take into account the wider landscape pattern.

A.9. A strong landscape structure will be needed to ensure that the settings of the AONB; adjoining Conservation Areas, the Ladies Mile and other Public Rights of Way are conserved and enhanced. This should incorporate a significant green wedge following the existing main north-south hedgerow, linking Terriers Green with the AONB. This green wedge should contain

opportunities for the continuance of informal recreation and act as the main area of open space for the development.

A.10. Important landscape features (e.g. woodlands, significant trees and hedgerows) of the site should be retained and enhanced, and contribute to generous boundaries to the site. This should include:

A.11. The provision of a substantial landscape belt along the north west boundary of the site adjoining the retained Ladies Mile hedgerow (which is a Biological Notification Site). This is needed to minimise the impact of the development on the Area of Outstanding Natural Beauty, and protect and enhance its biodiversity. The historic and recreational value of the Ladies Mile should also be enhanced;

A.12. The retention and enhancement of the ancient main north-south hedgerow through the site, which is also a Biological Notification Site, thereby enhancing its role as a wildlife corridor;

A.13. The enhancement of the copse adjoining the northern edge of the Conservation Area through planting within the site to preserve the separate identity and character of the adjoining Terriers Conservation Area; and

A.14. The integration of existing topography and drainage patterns within the new design.

A.15. Formal provision for open space (for children's play and outdoor recreation for youth and adult use) will be required in accordance with the NPFA standards, and should include the provision of an equipped children's play area. The development should also accommodate the current informal uses occurring within the site. The adjoining Hazlemere Recreation ground should be fully integrated into the development through design and footpath links.

A.16. Education and Community

A.17. Contribution towards local school provision off

- site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage.

A.18. Carry out a community needs assessment to identify appropriate community provision for the site. In this instance this assessment will also need to address retail, sport and other services as well as other community facilities.

### A.19. Transport

A.20. Safeguard a site for possible Park and Ride pending the outcome of the relevant policy review. Two points of vehicular access;

A.21. A road through the site which penetrates the main north south ancient hedgerow at a location that minimises the adverse impact on that hedgerow, and allows buses to penetrate the site with benefit of priority measures; Improvements to Totteridge Lane/Amersham Road junction, including bus priority measures;

A.22. Improvements to Kingshill Road/Amersham Road junction, including bus priority measures;

A.23. Pedestrian footways along Kingshill Road;

A.24. Pedestrian crossing facilities on Amersham Road and Kingshill Road, to link with existing footpaths and future desire lines;

A.25. Walk/cycle connections to Hazlemere and Widmer End and to link in with the planned cycle route to the town centre from Kingshill Road via Green Road;

A.26. Contribution to Wycombe Transportation Strategy;

A.27. Measures to maximise travel choice for residents; and

A.28. A transport assessment incorporating the above and addressing bus provision (including financial provision to pump prime services), managing the impact of traffic, and parking management.



**Main issues raised in the consultation responses to the Draft Terriers Farm Development Brief and the responses to those issues.**

Issue	Response
<p><b>General</b></p> <p>Concern that the vision is too generic it should be a more comprehensive statement that can be tested and measured.</p> <p>The landscape lead approach that looks to identify, preserve and address key landscape features within a clear landscape framework is supported. However, standard green buffers are questioned on the more sensitive areas and a more specific treatment for such areas is recommended.</p> <p>Some feeling that there should be a focal point for the development.</p>	<p>The vision has been updated so it is more comprehensive.</p> <p>The buffers and their purpose has been reviewed and buffers have been updated accordingly.</p> <p>As an urban extension it is felt that there is little need for a specific focal point the main focus being the overall relationship with the landscape into which the development is being set.</p>
<p><b>Conservation</b></p> <p>Setting the grade II listed Terriers House should perhaps be mentioned under 4.2 as a constraint</p>	<p>Amended to include</p>
<p>The 'historic' Terriers Farmhouse has little historic value and could be recorded and reinterpreted in the new development rather than retained, becoming a constraint upon development</p>	<p>It is a non-designated heritage asset that helps to define the rural character of the area and should be retained</p>
<p>Enhancements to the Lady's Mile bridleway should respect its historical significance and ensure it remains a bridleway.</p>	<p>There is no suggestion that it will not remain a bridleway</p>
<p>Reference to retaining and protecting any historic landscape features and/or any archaeological finds on the Historic Environment Record should be made.</p>	<p>This would be a matter for the application stage.</p>
<p>Terriers Farm Barns have no historic values and their retention would be a constraint on development</p> <p>The Chilterns Conservation Board requested a number of minor changes to</p>	<p>The brief has been amended to only include the one wooden frame barn and its curtilage as being worthy of retention, it helps to define the rural character of that part of the site, provides context and a focal point.</p>

<p>draft and its references to the AONB and the relationship between the site and the AONB</p>	<p>The majority of these changes have been incorporated in the final version – some paragraphs have been altered for other reasons and the changes were no longer appropriate.</p>
<p>The county archaeological service considered that the background report from BSA Heritage (submitted by the developers) does not include an assessment of the current information held by the Historic Environment Record that the survey was undertaken in 2005 and only covered 40% of the site. They would normally expect the whole area to be surveyed and trial trenching to be undertaken to assess the geophysical survey results. They would expect any application to include an assessment of the current HER information and to undertake further evaluation. As Geophysical does not appear to have been very helpful in this case they would expect to see 4% trial trenching to inform the planning process. If significant finds are recorded these should be taken into account and preserved in situ.</p>	<p>The brief has been updated to take the comments of the County Archaeological service into consideration.</p>
<p><b>Infrastructure &amp; Utilities</b> <i>Health services</i> Figure 4.8 on page 13 confirms the lack of any healthcare facilities in the mapped area</p> <p>No health services shown in the area on the presented plan, and existing health services outside of the shown area are already overstretched.</p>	<p>Noted - Additional provision for school places, healthcare and other social facilities are being made across the Wycombe area in accordance with the Infrastructure Delivery Plan.</p> <p>The diagram has been updated to remove reference to healthcare.</p>
<p><i>Retail</i> The range of shops in the area is poor and walking to them would be a challenge for anyone. The local Tesco (petrol station) on the Amersham Road is the local convenience store. Approximately 90% of the time the queue has from 3 to 10 people in it and the staff seems to struggle to maintain supplies on the shelves. 500 new homes would worsen this.</p>	<p>Noted – changes made to improve connectivity to Hazlemere crossroads and the shops there.</p>
<p>Housing is concentrated to the west end of the site however most useful retail facilities are in Hazlemere to the east.</p>	<p>There are shops at both ends but connectivity for walking and cycling to Hazlemere will be improved – brief updated to clarify this.</p>

<p><i>Schools</i></p> <p>With the location of the new development there are concerns that the new families moving to the area will take priority on catchment school places.</p> <p>The development puts a strain on schools in the area.</p> <p>The only proposed new school at Gomm Valley is approximately a 3 mile journey on the already congested A40 and it is unlikely children from Terriers will attend this school.</p> <p>The Draft Brief makes no mention at all of the provision of childcare and crèche facilities for Terriers Farm.</p> <p>Question over the clarity of the statement regarding the adequacy of schools in the local area and the overall position within the district. In Para 4.2</p>	<p>Catchment areas are a matter for the County Education Authority (CEA) not this brief.</p> <p>The impact upon schools has been taken into consideration through the Infrastructure Report and the CEA are looking at which primary schools in the local area will need to expand.</p> <p>The Gomm Valley school would not be expected to take children from Terriers it would take children from that area who would have travelled to schools near Terriers so freeing up those places for Terriers children.</p> <p>There is a child care facility at Hezlemere Recreation Ground and other local facilities that provide this service.</p> <p><b>This has been clarified in the final version</b></p>
<p><i>Utilities</i></p> <p>Dwellings as such cannot be built above or adjacent the large underground gas pipeline that traverses the proposed site.</p> <p>Sewers have already been affected by the density of the properties in Kingshill Grange.</p>	<p>The brief already takes this into account</p> <p>Thames Water will have the opportunity to comment upon any application and to discuss the impact upon the existing sewers with the developers.</p>
<p><b>Landscape and green infrastructure</b></p> <p>Concern over building on the countryside, the loss of the fields and the loss of places for local people to walk and exercise. Suggestion that we should only build on brownfield sites</p>	<p>The site has been allocated for residential development through the Local Plan and is needed to supply the district's housing requirement. The majority of available brownfield sites in the district have now been built upon.</p>

<p>Considerable concern over building a road across the existing playing fields to the A404 and the potential relocation of facilities onto Grange Farm.</p> <p>There is a suggestion that some of the hedges scheduled for removal may in fact be protected by the terms of the General Enclosure Act of 1845 and the Hughenden allotment awards made in 1855 and 1862</p> <p>A request that the open space is distributed across the site and not all concentrated to the east.</p> <p>Retaining the trees and hedgerows along Kinghill Road would mitigate air and noise pollution from traffic travelling along Kingshill Road and reduce the need for other measures</p> <p>Street lighting in the northern housing area should be low level and not intrude on the night sky within the AONB</p> <p>Questions from the developers about whether they can commute open space off site and the amount of land they have to provide for strategic open space and in lieu of the education provision being at Gomm Valley</p>	<p>The road through the recreation grounds received considerably more adverse comments than that through the woodland and the brief will therefore be amended to show only a footpath through the recreation ground and a road through the woodland.</p> <p>This information has been passed onto the developers for them to take into consideration when working on their proposed layout.</p> <p>The formal sports provision is in the east so that it is accessible from the existing facilities at the Hazlemere Rec. other forms of open space such as play areas and informal open space are spread out across the site. The brief has been altered to show open space on the eastern boundary on the new countryside edge of the development.</p> <p>The brief has been altered to show the retention of trees and hedging on the Kingshill Road past Terriers Farmhouse to retain the feeling of moving from the town to the countryside at that point. The other hedges closer into town can be removed in places to reflect the new urban nature of the area and to help integrate the development into the local area.</p> <p>Brief updated to reflect this</p> <p>The brief has been amended to clarify that the strategic open space is required to be on-site and the amount of land to compensate for the school on Gomm Valley.</p>
<p><b>Wildlife</b> Bats are prevalent in the proposed development area and bat populations cannot be disturbed unless there are exceptional circumstances</p>	<p>Bat surveys would be required at the application stage and any loss of habitat mitigated for within the proposed scheme.</p>

<p><b>Flooding and drainage</b></p> <p>Flood prevention depends on there being adequate and regular maintenance of drains and culverts; however this has not been addressed sufficiently</p> <p>Grey water recycling should be required for many of the proposed buildings</p> <p>The developers consider that the area indicated for SuDs is disproportionate to the amount of land required.</p> <p>For point b in TFP 6, the term “naturalistic” is not one which would necessarily be clear or well understood. Suggested wording would be “b. Above ground SuDS design solutions which mimic and reflect the natural drainage processes and are in-keeping with the soft landscape of the development should be used in preference to underground, engineered drainage solutions”</p> <p>Paragraph 6.22 – We would recommend that this paragraph be split into two sentences, “Early consultation with the County Council as Lead Local Flood Authority to address flooding and drainage issues will be essential. The LLFA recommends the preparation of a Flood Risk Assessment and Drainage Strategy/Statement at pre-application stage.”</p>	<p>The management and maintenance of the sustainable drainage system for the site will be secured through a legal agreement with the developers</p> <p>This is an option as part of the sustainable drainage hierarchy</p> <p>The diagrams are indicative as we don’t know how much storage or infiltration will be possible for the development.</p> <p><b>The brief has been updated to take its and other comments from the Lead Local Flood Authority into account.</b></p> <p><b>Agreed brief updated</b></p>
<p><b>On and Off-Site Highways matters</b></p> <p>General concern that the road infrastructure will be unable to cope with this development as roads are already overstretched with traffic and suffer from issues such as noise, pollution and are a risk to pedestrians</p> <p>Concern over all the traffic from the development being forced to access and egress via the Kingshill Road and the impact that will have on the</p>	<p>The infrastructure report did not find that the impact of developing this site would be so severe as to prevent development from taking place. <b>The Brief has been amended to require an access off the Kingshill Road and an Access off the A404. This will help to reduce the potential impact upon the infrastructure at the Terriers mini-roundabouts.</b></p> <p><b>The brief has been amended so it now requires a route through the site and an access on both Kingshill Road and on the A404. The general location</b></p>

<p>Amersham Hill/Kingshill Road/Totteridge Road mini-roundabouts.</p> <p>Concern that the road through the playing fields to Trinity Road would be congested with parking. that it would result in the loss of the tennis courts and have a detrimental change to the character of the area.</p> <p>Para 5.11 limits the scheme to a single route through the north/south hedgerow the developers felt this is too prescriptive while others including the design review team questioned whether there should be any road through this sensitive green link through the site</p> <p>General concern over the potential for a cycleway that uses Benjamin's Footpath and Green Hill to access Wycombe town centre. Suggestion that it would be more appropriate to have a good cycle way to Hazlemere which is a more level route and therefore likely to get more use.</p> <p>Requests that the council undertake their own traffic surveys so that we can assess the impact of the proposal on up to date figures.</p> <p>Request to make adequate provision for children walking to school</p> <p>A request that the Tower Street access onto Kingshill Road be blocked off to prevent it being used as a rat run.</p> <p>Request to ensure that there is adequate on-street and off street parking</p>	<p>of both access points has been indicated but it would be up to the developers to determine the specific points.</p> <p>This potential access has been discounted to take into account the views of the local population.</p> <p>The single point through the north south hedgerow and GI link is considered to be an appropriate compromise to ensure that the site is connected into the highway network on both the A404 and the Kingshill Road and does not have too great an impact upon the GI network.</p> <p>The brief has been amended to change the emphasis from having cycle connectivity to High Wycombe town centre to ensuring cycle connectivity to Hazlemere crossroads</p> <p>The council has commissioned work to demonstrate that a junction on the A404 through the woodland is possible and this work included traffic surveys</p> <p>The brief has been amended to improve connectivity both to and across the A404.</p> <p>A permeable road network with several potential routes is considered favourable to a reduced network and therefore this request has not been taken forward.</p> <p>The parking requirements for the site have been revisited and clarified within the revisions to the brief.</p>
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<p>within the site.</p> <p>Request that the site is accessible to public transport.</p>	<p>The brief has been updated to include a requirement that the site is designed to accommodate a bus route through the site.</p>
<p><b>Sense of Place</b></p> <p>General concern that building new housing estates does nothing for a sense of community and has a negative impact upon the existing community.</p> <p>Specific concern that building on this site will result in the loss of an existing area of green space that is used by the existing population.</p> <p>Equal concern that the draft plan proposes the potential loss of the existing sports facilities – in particular the tennis courts – at Hazlemere Rec.</p>	<p>The brief has been developed with the aim of integrating the new development into the existing community.</p> <p>The actual amount of green space that is managed for and available to the community is actually increased as most of the site is currently private land.</p> <p>The brief has been amended to remove the proposed road through the recreational area and therefore the only potentially small loss would be to improved public footpath links through the recreation area.</p>
<p>Concern that Terriers Farm currently forms an important gap between High Wycombe and Hazlemere, that the loss of this gap would be detrimental to the area.</p> <p>The character areas as set out in the draft do not appear to relate well to each other and also don't appear to relate well to the form of development that the those tasked with delivering that part of the site are used to delivering.</p> <p>The character areas are overly prescriptive.</p>	<p>The brief seeks to retain a gap between Hazlemere and Terriers through the positioning of the main areas of open space. It is considered that most of the site is within Terriers and forms an extension to the terriers urban area. The brief seeks to integrate development into the Terriers area and provide a rural edge to Terriers. The brief has been altered to try and better reflect this.</p> <p>The character areas have been reviewed to take this into consideration</p> <p>The have been reviewed and made less prescriptive so they concentrate on the parts of the site that we wish to project a character type.</p>
<p>The development should offer a mix of different housing types throughout the area, rather than 'zoning' some areas for affordable housing, flats, retirement housing or executive housing.</p>	<p>The brief seeks to do this</p>

Concerns that the brief does not include a specific requirement for retirement homes/housing so that local people can stay in the area and move into accommodation that is appropriate for their needs as they grow older	Policy does allow for development to include accommodation suitable for the older generation but the brief is not specifically requiring such forms of development as the sector is already well catered for in the district. <b>The brief will be amended to ensure that a % of the units are built to the lifetimes homes standard as proposed through the New Local Plan.</b>
Buildings should be predominantly 1 and 2 storey houses to match those in neighbouring streets some concern over the potential for three storey dwellings fronting onto Kinghill Road which are claimed not to be found in the local area.	The brief seeks to allow for some 2.5 and 3 storey buildings at focal points or on the main street. There are a number of existing three storey buildings in the local area, it is however important that these buildings are well integrated into the overall design. <b>Brief updated to clarify this</b>
In design terms the use of concrete would assist in delivering a more contemporary design	<b>This was not ruled out but the brief has been changed for clarity</b>
Concerns over the potential for anti-social behaviour	This is not a specific matter for the brief but design against crime is taken into consideration when looking at the layout and structure of the development.
Some concern over the density of the development proposed.	We have largely removed reference to density as it is a misleading term open to interpretation.
The urban edge will need to allow for extensions in future years	Given that the edge is to the Green Belt and the Chilterns AONB the brief is not contemplating a further extension within the time period for the New Local Plan. No change required.
The developers do not consider that the indicative development blocks will make the most efficient use of land and deliver an appropriate number of dwellings	The blocks are indicative and are not to scale as the street network needed to be shown. The appropriate number of dwellings will come out of good design. The Brief does not specify a number.
<p><b>Errors and omissions</b></p> <p>Section 1 Introduction: Page 4 “The site is dissected by a public right of way”. This should be ‘bisected’ rather than ‘dissected’</p> <p>Section 2.0: Planning Policy. Should include appropriate references to the design considerations set out in the National Planning Policy Framework.</p> <p>Section 3.0: The Site and Surrounding Area. Figure 3.1 is difficult to interpret and should be amended to include different colours to identify ‘Green Space’, ‘Hazlemere Recreation Ground’ and the ‘Registered</p>	<p><b>Updated</b></p> <p>This is not considered to be necessary</p> <p><b>Agreed the diagrams have been amended to make this clear</b></p>

<p>Common Land'</p> <p>Section 4 Key Issues and Site Appraisal: figure 4.3 topography and views. Include illustrative photographs of the views at this point.</p> <p>Section 4.0: Figure 4.3 illustrates views that are not then defined. Moreover, certain of them are not publically accessible. The purpose of this diagram and the relevance of the views should be included.</p> <p>Summary of Constraints Plan: 4.2. "A table of issues and responses has been produced and is available on the webpage." There should be a link to website where issues and responses are documented.</p> <p>Page 18 Section 4.5 – Does this mean to say rooted?</p> <p>Summary of Constraints Plan: figure 4.12 summary of opportunities. Please explain the sun and arrows on this diagram and the opportunity it represents.</p> <p>TFP2 – the developers feel this is too prescriptive and requires the retention of elements (such as various field boundaries) that are likely to conflict with their plans for building on the site.</p> <p>TFP5 - The developers consider that a 15m buffer either side of the north south hedgerow renders a large part of the site undevelopable and is not supported by evidence or justified.</p> <p>Section 6.39 on page 45. Explain the term "place making"</p>	<p>Agreed the views have been removed</p> <p>Agreed the views have been removed</p> <p>Agreed</p> <p>yes</p> <p>it is the direction that the sun is in in relation to the development – but we have removed it as it is not helpful</p> <p>TFP2 has been reviewed and updated to take the developers concerns into account and provide more clarity as to how 'secondary' hedgerows should be treated.</p> <p>The brief has been updated to ensure that the importance of the north south hedgerow in terms of the GI network is set out and the width of the GI link is justified.</p> <p>The making of a place</p>
<p>Pages 46 and 47 are confusing to read because the wrong plans have been used to illustrate the different parts of the scheme with the southern area page showing a plan of the northern area and vice versa.</p>	<p>This has been rectified and the plans have all been updated</p>
<p>Why on Figure 4.11 (Summary of Constraints) on page 16 is the Gas Line</p>	<p>Because the gas line is a constraint on development whereas the others are</p>

shown but not the water or electricity?	not. However for the sake of clarity the diagram has been updated
Figure 4.8 has a key for healthcare but none shown no shops listed	Updated, healthcare removed and local shops added to fig 4.8
Figure 4.11 difficult to understand and some colours could be altered to help clarify this	Agreed and updated
Figure 4.13: there is a lack of explanation and/or justification for the density figures	The section on character areas has been updated to provide an explanation.
Section 6.89 on page 49. The final sentence is incomplete. All text after “In addition...” is missing	This has been rectified and a section on education added to clarify the position
Section 6.0: brief for development. Bullets b and c should be more closely linked and bullets e and f need to be reviewed as they appear to conflict with the overall objectives.	This has been updated to reflect the other changes in the brief
<p><b>Other Matters</b></p> <p>Ensure that the contractors behave responsibly with regard to noise, pollution and sensible working hours 0800 to 1700 Monday to Friday.</p> <p>Requests for a new school, local community centre, post office, a walk in medical clinic or GP surgery and green spaces.</p> <p>Parking provisions should be designed to accommodate all electric charging facilities to promote and encourage environmentally friendly transportation</p>	<p>This would be something for consideration at the application stage. A construction management plan will be required to be submitted with the planning applications and issues such as noise, pollution and nuisance are dealt with by the Council’s Environmental Services section.</p> <p>There will not be a school on site, the brief allocates space for a community facility depending upon local demand this facility could include some of the suggested uses.</p> <p>Electric charging points are referred to in the brief but parking is still based around the adopted parking standards.</p>

# Agenda Item 6.

## **PRIVATE SECTOR HOUSING RENEWAL POLICY**

**Cabinet Member:** Councillor Mrs Julia Langley

**Wards Affected:** All

**Officer contact:** Brian Daly Ext: 3601

Email: [brian\\_daly@wycombe.gov.uk](mailto:brian_daly@wycombe.gov.uk)

## **PROPOSED RECOMMENDATION TO COUNCIL**

That the March 2015 Cabinet approved Private Sector Housing Renewal policy covering all forms of mandatory and discretionary financial assistance, be adopted by the Council.

That delegation authority be given to the Head of Environment in consultation with the Cabinet Member for Housing to make minor amendments to the policy.

### ***Reason for Decision***

Local Authorities have statutory duties to develop appropriate policies to deal with deficiencies in the condition of housing stock in the area. This policy sets out formally in one policy document, how the Council will use the powers available to meet these duties.

The Private Sector Housing Renewal Policy has been refreshed following a collaborative project involving the four district Councils with the intention of aligning discretionary financial assistance available across Buckinghamshire.

### **Corporate Implications**

1. This Policy sets out how Wycombe District Council will use the various powers available, including the provision of financial assistance.
2. The Council is required by law to offer mandatory Disabled Facilities Grants as required by the Housing, Grants, Construction & Regeneration Act 1996. As there is a mandatory requirement to make the payments the Council may have to fund the grants without the receipt of funding from the Better Care Fund. The payment of any grants and the funding required will be reviewed on an annual basis and any impact included within the budget setting process. In addition the Act gives Local Authorities powers to offer discretionary funding. This policy enables the Council to offer discretionary funding, where appropriate.
3. All discretionary funds are subject to available funding. A registered charge will be placed on the property on payment of the assistance. The cost of this, where applicable, will be added to the loan or grant.
4. Each application for discretionary funding will be considered on an individual basis by the Grants panel, with a maximum grant of £15,000 being available in addition to the mandatory element.
5. Repayment of any assistance will be pursued where any of the loan or grant conditions, which are applicable following the satisfactory completion of works,

have been breached or when the recipient disposes of the dwelling (whether by sale, assignment, transfer or otherwise).

## **Executive Summary**

6. A Private Sector Housing Renewal Policy has been developed and adopted by the Council, this policy statement aims to update the policy and provide options available to assist residents in accordance with local health priorities.
7. This policy applies to all forms of mandatory and discretionary financial assistance provided by the Council for the purposes of private sector housing renewal. It has regard to the powers and duties set out in the Housing Act 2004, the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002, the Housing Grants Construction and Regeneration Act 1996 and Government guidance issued under this legislation.
8. The four district Councils in Buckinghamshire have consulted to broadly align discretionary assistance available across the county to reduce variations across Buckinghamshire, whilst maintaining the ability to adapt to local variations and individual cases where necessary.

## **Sustainable Community Strategy/Council Priorities - Implications**

9. The Council's Corporate Plan 2015-2020 sets four priorities –
  - Place
  - People
  - Prosperity
  - Progress

As reflected in the Corporate Plan, housing has formed a key priority area and will continue to form a key activity locally and countywide in the future, as one of the wider determinants of health and well-being. This Policy feeds directly into this priority enabling the Council to assist the most vulnerable residents, to keep them safe and well in their own home.

Within this Policy the Council reserves the right to adjust the levels of discretionary funding available. Any changes will be made in consultation with the Head of Environment and Cabinet Member.

## **Financial Resources**

10. The Council has an annual budget for adaptations including Disabled Facilities Grants (DFGs), with funds transferred directly from Government to Bucks

County Council and passed to the district Council through the Better Care Fund.

11. In the current financial year, the Council has a budget of £1,085,703 from the Better Care Fund to spend on financial assistance to enable adaptations with £840,071 spent within the first 11 months and a further £554,719 committed. As a rolling programme, some of this commitment will roll-over into the 2018/19 financial year.
12. Whilst the Council has sufficient budget at present to be able to fulfil the discretionary elements of this policy, in the event of budgetary pressures in future years, we will continue to have statutory duties to carry out mandatory disabled facilities grants and as such there is a commitment to complete these works.

### **Background and Issues**

13. The Healthy Communities theme within the Sustainable Community Strategy 2013-2031 includes a number of aims which will impact on the district's housing issues, including:
  - More older people living independently
  - High quality homes in both existing and new properties
  - More homes in the district to meet local needs with affordable housing in all new housing developments
  - Enough local homes for people working in the district so they do not have to commute long distances
  - Increased social inclusion and better life chances for all
12. The key priorities from the most recent Private Sector Stock Condition Survey are as follows:
  - Giving priority to sub-standard housing
  - Supporting initiatives that help the disabled and elderly to remain in their homes
  - Encouraging the improvement of the privately rented sector, particularly Houses in Multiple Occupation
  - Encouraging the repair and return to use of empty properties
  - Improving the energy efficiency of the privately rented stock
  - Working with NHS partners to improve health through housing related initiatives
  - Investigating the potential for renewal regeneration
13. The report identifies that the quality of housing has the following impacts on health:
  - The demand for social housing significantly exceeds availability.
  - increasing pressures on homelessness services
  - More than a tenth of households are in fuel poverty

14. The limit for mandatory Disabled Facilities Grants (DFGs) funding as set by legislation has remained at £30,000 since 2006 and does not allow for increases in inflation in building costs, thus putting pressure on the successful delivery of larger adaptations. The introduction of a discretionary grant, subject to certain conditions, should alleviate this pressure
15. In delivering its Mandatory DFGs, the Council works closely with Buckinghamshire Community Occupational Therapists and other relevant partners, in drawing up strategies and policies affecting the delivery of DFGs.
16. The Council also works closely with other Local Authority partners and the National Energy Foundation as part of the Buckinghamshire Affordable Warmth Network, providing advice, support and access to funding to improve the energy efficiency of homes for the most vulnerable households and those in fuel poverty.
17. The policy aims to:
  - Assist disabled people to remain in their own home through Mandatory DFGs.
  - Review and align discretionary funding available to DFG applicants across the county.
  - Improve the energy efficiency of properties by enabling access to funding and providing top-up funding to government grants, where appropriate.
  - Support the reduction of Delayed Transfers of Care (DTC rates) from hospital and prevent hospital admissions
18. The provision of effective housing renewal assistance to residents, in the form of advice, support, grants and loans, is a key service of the Council with direct impact on:
  - Promoting and maintaining a quality and sustainable environment throughout the District
  - Promoting and helping to sustain the health and quality of life of the residents of the District, especially those most vulnerable
  - Providing value for money services
19. The detailed policy is contained in appendix A.

## **Consultation**

20. The discretionary elements of the Policy have been formulated in collaboration with colleagues in each of the four district councils in Buckinghamshire.
21. In delivering its Mandatory Disabled Facilities Grants the Council works closely with Buckinghamshire Community Occupational Therapists and other relevant partners, in drawing up strategies and policies affecting the delivery of DFGs.
22. We will continue to work with the Bucks authorities to ensure that the policy remains relevant and fit for purpose. In addition, the policy allows the Council

to change the level of financial assistance available to reflect available resources and local conditions. Any changes will be made by the Head of Environment in consultation with the Cabinet Member for Housing.

### **Conclusions**

23. Cabinet is requested to recommend this updated policy for adoption by Full Council.

### **Next Steps**

24. If adopted by the Council, the policy will come into immediate effect.
25. The policy will be kept under review to allow flexibility as government funding and local needs change.

### **Background Papers**

See appendices for full policy document.

## Private Sector Housing Renewal Policy

### 1.0 BACKGROUND

- 1.1 Introduction
- 1.2 Legislative Context
  - 1.2.1 The Housing Act 2004
  - 1.2.2 The Energy Act 2011
  - 1.2.3 The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002
  - 1.2.4 Housing Grants, Construction and Regeneration Act 1996
- 1.3 Policy purpose and scope
- 1.4 Financial resources
- 1.5 Housing conditions in the Wycombe district
- 1.6 Local Strategic Context
- 1.7 Partnership Working

### 2.0 POLICY OBJECTIVES

### 3.0 GENERAL ELIGIBILITY CONDITIONS

### 4.0 ASSISTANCE AVAILABLE

- 4.1 Disabled Facilities Grant (DFG)
  - 4.1.1 Eligibility Criteria
  - 4.1.2 Eligible Works
  - 4.1.3 Amount of Grant
  - 4.1.4 Repayment
  - 4.1.5 Conditions
- 4.2 Disabled Facilities Top Up Grant
  - 4.2.1 Eligibility Criteria
  - 4.2.2 Amount of Grant
  - 4.2.3 Conditions
- 4.3 Discretionary Works Grant
  - 4.3.1 Eligibility Criteria
  - 4.3.2 Amount of grant
  - 4.3.3 Conditions
- 4.4 Relocation Grant
  - 4.4.1 Eligibility Criteria
  - 4.4.2 Amount of grant
  - 4.4.3 Conditions

- 4.5 Flexible Home Improvement Loan
  - 4.5.1 Exceptional Circumstances Loan
- 4.6 Empty Home Loans
- 4.7 Energy Company Obligation (ECO) and External Funding for Energy Efficiency Measures
- 4.8 Warm Homes Grant
  - 4.8.1 Eligibility Criteria
  - 4.8.2 Amount of Grant
  - 4.8.3 Application procedure
  - 4.8.4 Conditions
- 4.9 Healthy Homes on Prescription
  - 4.9.1 Eligibility Criteria
  - 4.9.2 Eligible Works
  - 4.9.3 Application procedure
  - 4.9.4 Conditions
- 5.0 FEES AND CHARGES
- 6.0 FRAUDULENT APPLICATIONS
- 7.0 GRANTS PANEL
- 8.0 APPEALS
- 9.0 MONITORING AND REVISION OF THE POLICY

APPENDIX A - Buckinghamshire Affordable Warmth Strategy 2017-2022

## **Private Sector Housing Renewal Policy**

**Implementation date – April 2018**

### **1.0 BACKGROUND**

#### **1.1. Introduction**

This Policy explains how the Council will support local people and work with other agencies, both statutory and voluntary, to provide assistance for housing adaptations and essential repairs.

It also supports the Buckinghamshire Joint Strategic Needs Assessment 2016-2022 (JSNA) and the Buckinghamshire Affordable Warmth Strategy 2017-2022.

The Joint Strategic Needs Assessment outlines the main areas where housing and poor health are linked. It is designed to identify key issues relating to the health and wellbeing of Buckinghamshire residents, along with inequalities in health for specific population groups.

<https://www.buckscc.gov.uk/services/health-and-wellbeing/joint-strategic-needs-assessment-jsna/>

We recognise the importance of good quality housing, the role that housing plays in the wider community and the contribution it makes to people's quality of life. This is demonstrated in the Buckinghamshire Affordable Warmth Strategy, a copy of which is provided in Appendix A.

This Policy was first adopted in 2003 in response to the introduction of the Regulatory Reform Order 2002 which provided local authorities with general powers to provide assistance for repairs, improvements and adaptations to enable people to continue to remain in their homes.

In 2014 the Government recognised the contribution good, accessible, warm and safe housing makes to improved health and social care outcomes and passed the DFG Allocation capital funding to the Department of Health to be included in the Better Care Fund (BCF). This was then passed down to the local housing authorities by Buckinghamshire County Council as required by BCF regulation.

The inclusion of the Disabled Facilities Grant (DFG) Allocation within the BCF and the new focus on housing working more closely with health and social care partners provided the opportunity for the Council to carry out a review of DFGs and adaptations in the Wycombe district, reflected within this Policy.

#### **1.2 Legislative context**

It is known that poor quality housing can have an impact on the health of the occupants and on the quality of life in an area; the Building Research Establishment

(BRE) has calculated that poor housing costs the NHS at least £600 million per year. Some householders, particularly the elderly and most vulnerable, do not have the necessary resources to keep their homes in good repair.

### **1.2.1 The Housing Act 2004**

The Housing Act places a duty on Local Authorities to keep housing conditions in their area under review. The Act introduced the Housing Health and Safety Rating System (HHSRS) risk assessment for residential properties.

The HHSRS assesses 29 potential hazards within a dwelling as either Category 1 or Category 2 hazards, with Category 1 being those placing the occupants at immediate risk of harm and requiring the Council to take appropriate action.

### **1.2.2 The Energy Act 2011**

The Energy Act places an obligation on energy companies to help the poorest and most vulnerable households with saving energy. The Buckinghamshire Affordable Warmth Strategy 2017-2022 aims to enable residents across the County to achieve affordable warmth. The Council works with the National Energy Foundation (NEF) to provide a County-wide Affordable Warmth Network enabling residents to access advice and funding for energy efficiency measures.

### **1.2.3 The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002**

The Regulatory Reform (Housing Assistance) (England and Wales) Order repealed much of the existing legislation governing the provision of grants to homeowners and replaced it with a new wide-ranging power to provide suitable mandatory and discretionary assistance for housing renewal.

### **1.2.4 Housing Grants, Construction and Regeneration Act 1996**

This Act is the main legislation relating to Disabled Facilities Grants. The Act details the situations in which the Council must approve an application for a mandatory Disabled Facilities Grant. In addition to this it details the requirements for means testing applicants, approving or refusing applications and gives Local Authorities powers to require grant funding to be repaid upon disposal of the property.

## **1.3 Policy purpose and scope**

This aim of this policy is to set out how the Council will use the various powers available, including the provision of financial assistance to provide a consistent approach to the use of capital resources for adapting the homes of vulnerable people in order to maintain their independent living for longer.

## **1.4 Financial Resources**

The DFG Capital Allocation for Wycombe via the Better Care Fund has increased from £850,000 in 2016/17 to 1,085,703 in 2017/18. It is expected that the DFG Capital Allocation will increase nationally by 2019/20 to £500 million, providing incremental increases across Buckinghamshire. This policy aims to use this increased funding innovatively in order to improve the lives of vulnerable residents.

Funding for Council expenditure for those in fuel poverty within the private sector is dependent, in the main, on Government allocations and on competitive bidding for resources. As such, funding can fluctuate from year to year.

Through the Buckinghamshire Affordable Warmth Network, the Council will take every opportunity to bid for funding from other sources, to develop new and reinforce existing partnerships and to maximise income opportunities.

### **1.5 Housing conditions in the Wycombe district**

The 2011 Census put the population at 171,700, almost 7,000 more people than the last pre-Census mid-year estimates. The latest ONS projections for Wycombe (taking account of the 2011 Census) estimates that the district's population will grow to 178,587 people in 2021.

Wycombe is generally a prosperous area with low unemployment. However, the District has an aging population and pockets of deprivation in both the urban and rural areas, such as Castlefield, Oakridge, Bowerdean, Micklefield and Lane End. Local house prices are often beyond the means of key workers and local people

### **1.6 Local Strategic Context**

The Sustainable Community Strategy 2013 - 2031 aims to tackle the key challenges to maintain and improve its economic, social and environmental well-being. We are committed to these aims and to delivering the council commitment that in 2026 Wycombe District will be economically strong, and a good place to live, work and visit.

The strategy includes a number of aims which will impact on the district's housing issues, including:

- More older people living independently
- High quality homes in both existing and new properties
- More homes in the district to meet local needs with affordable housing in all new housing developments
- Enough local homes for people working in the district so they do not have to commute long distances
- Increased social inclusion and better life chances for all

### **1.7 Partnership Working**

In delivering this Policy the Council works closely with the other Buckinghamshire Councils and Community Occupational Therapists to establish strategies and policies affecting the delivery of DFGs and discretionary financial assistance.

The Council also works closely with the National Energy Foundation as part of the Buckinghamshire Affordable Warmth Network, providing advice, support and access

to funding to improve the energy efficiency of homes for the most vulnerable households, including those in fuel poverty.

## **2.0 Policy Objectives**

The aim of this policy is to set out the structure of assistance, grants, loans and initiatives that the Council will undertake to promote improvements to the quality and choice of housing within the private sector.

By implementing this policy the Council intends to make the Wycombe district a better place to live and also to improve the health and wellbeing of some particularly excluded and vulnerable residents.

This policy applies to all forms of mandatory and discretionary financial assistance provided by the Council for the purposes of private sector housing renewal.

## **3.0 General Eligibility Conditions**

Assistance will not normally be given where works have commenced before the Council has given its approval in writing.

Applications for assistance will not normally be approved for works which fall outside the policy below. However, exceptional cases may be considered by appeal on an individual basis.

All applications for financial assistance from the Council must be accompanied by valid UK photographic identification for adult applicant(s), along with proof of their current address. For child applicants, an original birth certificate must be provided. The Council may investigate where it is believed that the applicant does not reside at the address for which an application for financial assistance has been made in their name.

The Council may use credit check and on-line investigator systems to check whether or not an applicant for any grant or loan (detailed below) has other bank accounts or outgoings that they have not declared to us.

The amount of funding available to pay for grants and loans is strictly limited and assistance can only be approved where financial resources permit.

## **4.0 Assistance Available**

Only one application for discretionary funding can be made in any 10 year period.

### **4.1 Disabled Facilities Grant (DFG)**

This is a mandatory grant available to provide essential adaptations to the homes of disabled people to ensure they have reasonable access into and around their home

and to essential facilities within it. DFGs are administered under the Housing Grants, Construction and Regeneration Act 1996.

#### **4.1.1 Eligibility Criteria**

A person is eligible to apply for a DFG in the following circumstances

- The applicant is an owner, a tenant or a landlord, and
- The applicant intends for the disabled person to live in the property as his/her only or main residence for a period of five years (or such shorter period as health and other relevant circumstances permit), and
- The applicant must be either registered as disabled with the local welfare authority, or be eligible for registration.

#### **4.1.2 Eligible Works**

The need for adaptation is determined by an Occupational Therapist. The Council will only act on recommendations made by the Occupational Therapist, where the work is

- Mandatory under s23 of the Housing Grants, Construction and Regeneration Act 1996, and
- Confirmed by the Community Occupational Therapy service as being necessary and appropriate to meet the disabled person's needs, and
- Considered reasonable and practicable having regard to the age and condition of the property.

The final decision on whether to grant aid an adaptation lies with the Council.

#### **4.1.3 Amount of Grant**

Except where the disabled person is a child or young person as defined in the Act, the Council must carry out a test of the financial resources of the disabled person to assess how much they have to pay towards the work. Where the applicant is an owner or a tenant, the test of resources set out in the Housing Renewal Grants Regulations 1996 will be applied.

The amount of grant is equivalent to the reasonable cost of the work (or the maximum statutory grant level, currently £30,000, where the cost of work required exceeds this), less the applicant's contribution.

Where the applicant has a contribution to pay or is undertaking privately funded work in addition to grant funded elements, the Council will expect these amounts to be paid in full to the contractor prior to any grant funds being released. Confirmation will be required from the contractor that all monies owed to them by the applicant has been paid in full.

#### **4.1.4 Repayment**

The Council will register a Legal Charge (against the title, at the Land Registry in case of registered land and in the case of unregistered land, the Legal Charge

would be protected by Land Charges entry against the names of the properties) on properties where a grant has been paid.

The charge is only registered against adapted properties of owner occupiers where the mandatory grant exceeds £5,000. The maximum charge registered is limited to £10,000.

The charge will be payable where the property is disposed of within 10 years (whether by sale, assignment, transfer or let).

#### **4.1.5 Conditions**

A full copy of the Disabled Facilities Grant conditions is available on receipt of a written request.

### **4.2 DISABLED FACILITIES TOP UP GRANT**

This is a discretionary grant available as a top up to a mandatory Disabled Facilities Grant (DFG) where the cost of the required mandatory works exceeds the maximum mandatory grant limit of £30,000.

#### **4.2.1. Eligibility Criteria**

A person is eligible to apply for a discretionary top up grant where

- The Council is in possession of a completed mandatory DFG application, including quotations showing the cost of the relevant works, and
- The applicant is the owner of the property or a child, and
- The disabled person lives in the property as their main residence, and
- The total cost of work required to meet the applicant's needs, as assessed by a Community Occupational Therapist, exceeds the maximum mandatory grant limit, and
- The application is accompanied by a report by the case officer.

#### **4.2.2 Amount of Grant**

Discretionary DFG top-up funding to a maximum of £15,000 is available in the following situation.

- Adaptations must be mandatory in accordance with the Housing Grants, Construction and Regeneration Act and where the costs exceed the maximum grant of £30,000, and
- the scheme cannot be reasonably scaled back to within the grant limit, and

Each complete application for discretionary top-up funding will be considered by the Council's Grants Panel on an individual basis and will be subject to a cost benefit analysis.

#### **4.2.3 Conditions**

The Council will register a Legal Charge (against the title, at the Land Registry in case of registered land and in the case of unregistered land, the Legal Charge would be protected by Land Charges entry against the names of the properties) on

properties where a grant has been paid, requiring repayment in full when the property is disposed of (whether by sale, assignment, transfer or let).

Only one application for discretionary funding can be made in any 10 year period.

A full copy of the Disabled Facilities Top Up Grant conditions is available on receipt of a written request.

### **4.3 DISCRETIONARY WORKS GRANT**

This is a discretionary grant available where works required are outside the scope of a mandatory DFG.

#### **4.3.1. Eligibility Criteria**

A person is eligible to apply for a Discretionary Works Grant where

- The Council is in possession of a completed mandatory DFG application, and
- The applicant is the owner of the property or a child, and
- The disabled person lives in the property as their main residence, and
- The discretionary work is as assessed by a Community Occupational Therapist, as necessary to meet the disabled person's needs, and
- The application is accompanied by a report by the case officer.

#### **4.3.2 Amount of Grant**

A discretionary grant of up to £15,000 is available.

Each complete application for a Discretionary Works Grant will be considered by the Council's Grants Panel on an individual basis and will be subject to a cost benefit analysis.

#### **4.3.3 Conditions**

Where a Discretionary Works Grant has been paid, the Council will register a Legal Charge (against the title, at the Land Registry in case of registered land and in the case of unregistered land, the Legal Charge would be protected by Land Charges entry against the names of the properties) on properties where a grant has been paid, requiring repayment in full when the property is disposed of (whether by sale, assignment, transfer or let).

Only one application for discretionary funding can be made in any 10 year period.

A full copy of the Discretionary Work Grant conditions is available on receipt of a written request.

### **4.4 RELOCATION GRANT**

This is a discretionary grant available to owner occupiers where the existing property cannot be easily adapted within the maximum mandatory grant limit and a move to an alternative property is a more suitable option.

This grant is available for

- Estate agent fees
- Conveyancing fees
- Removal costs

#### **4.4.1. Eligibility Criteria**

A person is eligible to apply for a Relocation Grant where

- The current property cannot be easily adapted, and
- The new property can be easily adapted within the maximum mandatory grant limit, and
- where the new property is assessed as suitable to meet the disabled persons needs by an Occupational Therapist, and
- The disabled person intends to live in the property as their main residence, and
- The application is accompanied by a report by the case officer.

#### **4.4.2 Amount of Grant**

Each application for a Relocation Grant will be considered by the Council's Grants Panel on an individual basis and will be subject to a cost benefit analysis.

A discretionary grant of up to £5,000 is available where the current property cannot be easily adapted and where the new property is assessed as suitable to meet the disabled person's needs by an Occupational Therapist.

Applications for a Discretionary Relocation Grant will not be subject to a test of resources.

#### **4.4.3 Conditions**

Where a Relocation Grant has been paid the Council will register a Legal Charge (against the title, at the Land Registry in case of registered land and in the case of unregistered land, the Legal Charge would be protected by Land Charges entry against the names of the properties) on properties where a grant has been paid, requiring repayment in full when the property is disposed of (whether by sale, assignment, transfer or let).

Only one application for discretionary funding can be made in any 10 year period.

A full copy of the Relocation Grant conditions is available on receipt of a written request.

### **4.5 FLEXIBLE HOME IMPROVEMENT LOAN**

Loans are available to owner occupiers within the Wycombe District who are aged 60 years or over.

The Council will consider improvements that will make the home safer, warmer, healthier or more comfortable. The loan amount is flexible and subject to available funding, with a minimum of £1,000 and a maximum loan of £30,000.

Repayment terms are flexible with borrowers able to choose whether to make capital and interest repayments, interest only, occasional payments at the discretion of the borrower, or no payments. Borrowers are also free to vary the arrangements at any time.

The loan, plus outstanding interest, must be repaid if the home is sold, or if the borrower(s) cease to occupy it. The loan can also be paid off at any time without penalty. The interest rate is set at the Bank of England base rate, subject to a minimum of 3.5% and a maximum of 7.0%.

#### **4.5.1 EXCEPTIONAL CIRCUMSTANCES LOAN**

As an extension of the Flexible Home Improvement Loan scheme, the Council will, under certain circumstances, consider applications which do not meet all of the stated conditions.

In particular, applicants in receipt of one or more of the following benefits may be considered if their property is assessed as being filthy and verminous or have multiple category 2 hazards, which present a serious threat to the health and/or safety of the applicant(s).

- Income support
- Guaranteed pension credit
- Employment and support allowance (income related)
- Housing benefit
- Working Tax Credit (with disability element where annual income is below the amount set by the Working Tax Credit Regulations, currently £15,460)
- Child Tax Credit (where annual income is below the amount set by the Working Tax Credit Regulations, currently £15,460)

Payments are flexible with borrowers able to choose how to make payments, being free to vary the arrangements at any time. The loan, plus outstanding interest, must be repaid if the home is sold, or if the owners cease to occupy it. The loan can also be paid off at any time without penalty. The interest rate is set at the Bank of England base rate and will be a minimum of 3.5% and a maximum of 7%.

#### **4.6 EMPTY HOME LOANS**

Empty Home Loans of up to a maximum of £30,000 are available to enable owners to bring long-term empty properties back to the housing market. The loan and all interest is repayable within 5 years or when the property is sold, if sooner.

The loan is available to Homeowners or those wishing to purchase a property which has been empty for over 2 years. The owner can choose to occupy or let the property.

The interest rate for an Empty Homes Loan is 2.0% above the Bank of England base rate, subject to a minimum of 5.0% and a maximum of 7.5%.

#### **4.7 ENERGY COMPANY OBLIGATION (ECO) AND EXTERNAL FUNDING FOR ENERGY EFFICIENCY MEASURES**

Through a range of measures, the Council aims to tackle fuel poverty, energy efficiency and carbon reduction issues in private sector housing, particularly where it impacts on the most vulnerable and excluded households in the district and at the same time contribute to the Council's efforts to combat climate change. This will be undertaken in accordance with the Buckinghamshire Affordable Warmth Strategy and the Council's current Home Energy Conservation Act (HECA) Progress Report.

<https://www.wycombe.gov.uk/uploads/public/documents/Housing/Home-Energy-Conservation-Act-progress-report.pdf>

Through the Buckinghamshire Affordable Warmth Network, the Council will continue to offer residents access to Energy Company Obligation funding and to seek and bid for sources of external funding for energy efficiency measures. Any capital funding will be allocated in accordance with relevant terms and conditions.

#### **4.8 WARM HOMES GRANT**

This discretionary fund is to be used as a top-up to other sources of funding for energy efficiency measures, such as those available through the Government's Energy Company Obligation (ECO).

##### **4.8.1 Eligibility Criteria**

Funding will be made available from time to time to a specific target group in accordance with the requirements of a relevant project, managed by the Council or National Energy Foundation.

##### **4.8.2 Amount of Grant**

A maximum grant of £5,000 is available for specified energy efficiency measures to support residents on a low income or living in fuel poverty.

A Legal Charge will be registered against the property with funding repayable if the home is sold, or if the owner ceases to occupy it within five years.

##### **4.8.3 Application Procedure**

To access a grant a referral must be made to the Council via the Buckinghamshire Affordable Warmth Network.

##### **4.8.4 Conditions**

The grant cannot be given retrospectively.

A full copy of the Warm Homes Grant conditions is available from the Council on receipt of a written request.

## **4.9 HEALTHY HOMES ON PRESCRIPTION**

### **4.9.1 Eligibility Criteria**

This discretionary Grant, to a maximum of £5000, is available to owner occupiers who have been assessed by a health or social care professional as being vulnerable, whether due to a disability or long-term health condition.

Each application will be considered, subject to the following requirements

- The Council is in possession of a referral from a relevant health professional supporting the essential works, and
- The applicant is the owner of the property, and
- The disabled person lives in the property as their main residence, and
- Where appropriate, the work has been assessed by an Occupational Therapist, as essential to meet the disabled person's needs, and
- The property has been inspected by a member of the Private Sector Housing Team.

### **4.9.2 Eligible Works**

Funding is available for measures specified by the Council as being urgently required to prevent injury or illness. This may include small scale adaptations, repairs or improvements to a property to enable the occupant to return from hospital more quickly.

Works may also be undertaken to reduce the likelihood of persons requiring a hospital admission through a fall or other incident caused by disrepair, excess cold or presence of another category 1 hazard or multiple category 2 hazards which cannot be adequately addressed through other available funding.

### **4.9.3 Application Procedure**

In order to access the fund, a referral will be required from a health or social care professional and will be limited to those measures assessed by the Council as being specifically required to prevent emergency hospital admissions or to enable a person to return from hospital more quickly. For some adaptations an Occupational Therapist assessment may be required.

### **4.9.4 Conditions**

The grant is not available where the applicant is eligible to have the works completed through a mandatory DFG or other available source of funding.

The grant cannot be given retrospectively and only one application can be made in any 5 year period.

The grant is not subject to a test of resources and is not repayable.

A full copy of the Healthy Homes on Prescription conditions is available from the Council or receipt of a written request.

## **5.0 Fees and Charges**

The following fees and charges may be eligible for assistance –

- Fees in connection with provision of Proof of Title
- Specialist contractor's fees in relation to information required in support of an application. This may include Gas Safe or Electrical Contractors report fee, a structural Engineer's fee etc
- The fees of an architect or surveyor for preparing drawings, detailed specification and overseeing the works
- Fees of an Occupational Therapist in connection with an application for a DFG or Healthy Homes on Prescription
- Any other fees and charges which the Council determine to be eligible.

The grants officer will determine which of the above fees are eligible in each case. Reasonable amounts will be allowed, in accordance with the current market rates.

## **6.0 FRAUDULENT APPLICATIONS**

The Council will investigate any application for funding that they suspect to be fraudulent. Where a person has made a fraudulent application they will lose the right to apply for assistance and may be subject to legal action. If assistance has been paid and is it subsequently proven that fraud was involved, action will be taken to recover the amount paid.

The Council may use credit check and on-line investigator systems to check whether or not an applicant for any grant or loan has any other bank accounts, property, income or outgoings that they have not declared to us.

All applications for financial assistance from the Council must be accompanied by valid UK photographic identification for adult applicant(s), along with proof of their current address. For child applicants, an original birth certificate must be provided. The Council may investigate where it is believed that the applicant does not reside at the address for which an application for financial assistance has been made in their name.

Any applications which are being investigated in respect of fraud will not be processed whilst the investigation is ongoing.

## **7.0 GRANTS PANEL**

Applicants for assistance will be considered by the Council's grants panel. This panel will consist of the relevant case officer, Private Sector Housing Team Leader or nominated deputy as well as representatives from other relevant Council services. Where relevant the panel may also include a representative from the Community Occupational Therapy service.

## **8.0 APPEALS**

Appeals about how the policy is operated in individual cases, for example, where an enquiry or application for assistance is refused, will be considered by the Housing Service Manager or nominated deputy in the first instance.

Appeals must be set out in writing and must include the specific grounds on which the appeal is based. Appeals will be considered only on the following grounds:

- that the policy has not been applied correctly in the case in question, for example there has been a mistake, or
- that the case in question is exceptional in some way that justifies an exception to the general policy.

The Private Sector Housing Team Leader will thoroughly review the application and advise the applicant in writing of the outcome of this review within 10 working days. Should the review be complex, then the applicant will be advised in writing of when they can expect a full reply.

Appeals will not be considered on the grounds that the appellant simply disagrees with the policy. However, any written comments and complaints about the policy will be considered.

Further details on the Council's complaints procedures can be found on the Council website.

<https://www.wycombe.gov.uk/pages/About-the-council/Have-your-say/Complaints-and-compliments.aspx>

## **9.0 MONITORING AND REVISION OF THE POLICY**

The Council may adjust the levels of discretionary funding available. Any changes will be made in consultation with the Head of Environmental Health and the appropriate Cabinet Member.

The Policy will be reviewed following any significant changes and in line with current Government Guidance.

# Agenda Item 7.

## 2017/18 SERVICE PERFORMANCE: Q3 (October – December)

**Cabinet Member:** Councillor Ms Katrina Wood

**Wards Affected:** All

**Officer contact:** Aisha Bi Ext: 3981

Email: [aisha.bi@wycombe.gov.uk](mailto:aisha.bi@wycombe.gov.uk)

### PROPOSED DECISION

To receive a summary of the year to date service performance out-turns (October – December).

### Reason for Decision

To review performance as at 31 December 2017 to ensure that the Council is performing at the appropriate level.

### Corporate Implications

1. Corporate business planning and monitoring contributes to the discharge of the Council's functions as authorised by Section 111 of the Local Government Act 1972.
2. Quarterly monitoring of performance enables areas of under-performance to be identified and remedial action to be taken in 'real time' so that there are no surprises at year end.
3. The quarterly monitoring of the quality of the data ensures that it is fit for purpose for decision making and complies with the characteristics of good data quality as set out by the Audit Commission and embedded within the Council's performance management framework and data quality policy.

### Sustainable Community Strategy/Council Priorities – Implications

4. Performance measures provide additional information with regard to the achievement of key objectives and support the aims of the Sustainable Community Strategy and the Council's Priorities as set out in the Corporate Plan.

### Consultation

5. Service performance was considered by Strategic Management Board on 21 February 2018.

### Executive Summary

6. The Cabinet will receive a quarterly update on the key frontline performance measures and an exception report for any performance measures which are not on target.
7. This report provides an update for the 42 corporate service performance indicators. Appendix A which accompanies this report provides a detailed update of the key performance measures.

<b>Performance Symbol Key</b>	
	Measure has exceeded target by more than 5%
	Measure is within +/- 5% of target
	Measures is more than 5% away from target
n/a	Measure has no target set as used for data collection only

## Corporate overview

<b>Service Area</b>				N/A
Democratic, Legal, and Policy	-	1	-	2
Community	-	-	-	4
Environment	1	6	1	6
Planning	2	5	-	-
HR, ICT & Shared Support Services	2	4	-	-
Finance	-	3	2	3
<b>Total</b>	5 (12%)	19 (45%)	3 (7%)	15 (35%)
<b>Q3 Last year</b>	6 (15%)	14 (34%)	8 (19%)	13 (32%)

## Other Key Exceptions and Issues

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**Average time for processing new HB / CTB claims Actual: 26 days (target 20)**

**Average time for processing change of circumstances: Actual: 8 days (target 7)**

During this quarter Northgate were awarded the contract for processing benefit claims. During the next quarter we hope that Northgate will be able to provide the additional resources needed to improve performance.

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**Average number of days to remove fly-tips (from notification) Actual 2.7 (target 2)**

Removal of fly tips has been slower this quarter, partly due to the inclement weather in December when the whole fleet was unable to work for two days. Contract Officers will be monitoring fly tip removal in the next quarter to ensure performance is within target.

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Community Portfolio		2016/17 Actual	2017/18 Targets	Q1	Q2	Q3		Snapshot* *Q1 2015/16 to present
Code	Measure					Actual	Alert	
CS001a	Number of users of Wycombe Leisure Centre	702,780	Data Only	186,777	163,150	155,181	Data Only	
Comment:	There has been a slight reduction in attendance when compared to the same period last year (164,738). This was due to the snow fall in December which prevented visitors and staff from accessing the centre.							
CS002	Number of visits to Wycombe Museum	N/A	Data Only	21,392	21,319	10,251*	Data Only	
Comment:	During October and November 10,251 visitors visited the Wycombe museum; the figures for December have not been provided by Wycombe Heritage and Arts Trust. (*provisional performance figure)							

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Environment Portfolio		2016/17 Actual	2017/18 Targets	Q1	Q2	Q3		Snapshot* *Q1 2015/16 to present
Code	Measure					Actual	Alert	
NI192 (JWS5)	% of household waste reused, recycled and composted	52%	56%	54.2%	53.8%	54.3%		
Comment:	The overall recycling rate for Q3 is within target and we are on track to be above target at the end of the year. Performance is approximately 4% higher than the same period last year. The improvement in performance is due to the recent work the waste team have done in promoting participation in food waste recycling.							



Measures have exceeded target by more than 5%



Measures have met or are within +/- 5% of target



Measures are more than 5% away from target

Environment Portfolio		2016/17 Actual	2017/18 Targets (quarterly)	Q1	Q2	Q3		Snapshot* *Q1 2015/16 to present
Code	Measure					Actual	Alert	
BV082ai (JWS1)	% of household waste recycled	25.2%	23.6%	20.7%	23.2%	28.7%	●	
BV082aii (JWS3)	Tonnage of household waste recycled	24,879	6,289	5,294	5,877	6,499	●	
Comment:	Performance was within target during this quarter; and was 4% higher than the same period last year. The increase in recycling rate has been due to the recycling project which began in October, with all residents receiving an information pack, sample caddy liners and a sticker on their refuse bin reminding residents that food waste can be recycled.							
BV082bi (JWS2)	% of household waste composted	27.1%	25.6%	33.4%	30.5%	25.6%	●	
BV082bii (JWS4)	Tonnage of household waste composted	26,301	6,046	8,514	7,734	5,796	●	
Comment:	Performance during this quarter was within target. We have seen a reduction compared to the previous quarter but this was due to the usual seasonal fluctuations we expected. During this quarter there was also service disruption caused by the snow during the beginning of December.							

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Measures have exceeded target by more than 5%



Measures have met or are within +/- 5% of target



Measures are more than 5% away from target

Housing Portfolio		2016/17 Actual	2017/18 Targets	Q1	Q2	Q3		Snapshot* *Q1 2015/16 to present
Code	Measure			Actual	Actual	Actual	Alert	
ES006	Number of households in temporary accommodation (TA)	82	N/A	85	109	85	N/A	
	Bed and Breakfast (family units)			16	28	21		
	Saunderton Lodge			27	32	28		
	Registered Provider			39	46	34		
	WDC retained properties			3	3	2		
Page 169 Comment:	At the end of December 2017 85 households were in temporary accommodation. This is lower than this time last year (96 households in temporary accommodation end of December 2016.) The team continue to work in partnership with Registered Providers and Private landlords to meet demand.							
ES009	Percentage of people who approach WDC prevented from becoming homeless.	NEW PI	N/A	80%	78%	87%	NA	NEW PI – No data to show
	Number of people prevented from becoming homeless			120	130	174		
	Number of people who approached WDC for housing advice/ assistance			150	167	199		
Comment:	The measure includes the number of people assisted through the homelessness prevention fund. It is difficult to assist households into affordable private rented properties in the district due to market rents rising well above local housing allowance levels.							



Measures have exceeded target by more than 5%



Measures have met or are within +/- 5% of target



Measures are more than 5% away from target

HR, ICT and Customer Services Portfolio		2016/17 Actual	2017/18 Targets	Q1	Q2	Q3		Snapshot* *Q1 2015/16 to present
Code	Measure			Actual	Actual	Actual	Alert	
BV12	Sickness Absence	6.5	6.8	6.7	7	6.9		
Comment:	The sickness percentage for the year to date 31 December 2017 is 3.02%. The average number of days sick per officer is 6.9 days; lower than the average number of days sick per employee in local government (8.8 days) (Local Government Workforce Survey).							
HR002	% of all calls to CSC abandoned	3.8%	5%	2.8%	3.4%	3.8%		
	Number of calls abandoned	6,667		1,203	1,449	1,504		
	Total number of calls	175,944		43,261	42,667	39,447		
Comment:	Performance is within target for this quarter.							



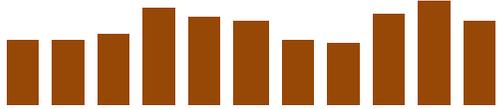
Measures have exceeded target by more than 5%



Measures have met or are within +/- 5% of target



Measures are more than 5% away from target

Planning Portfolio		2016/17 Actual	2017/18 Targets	Q1	Q2	Q3		Snapshot* *Q1 2015/16 to present
Code	Measure			Actual	Actual	Actual	Alert	
NI157a	% of major applications determined in 13 weeks	72%	60%	89%	100%	80%		
	Determined in 13 weeks	34		8	6	16		
	Number determined	47		9	6	20		
Comment:	Above the government minimum set target of 60%.							



Measures have exceeded target by more than 5%



Measures have met or are within +/- 5% of target



Measures are more than 5% away from target

# Agenda Item 8.

## HANDY X HUB: PROPOSED DISPOSAL OF HOTEL SITE

**Cabinet Member: Cllr Steve Broadbent**

**Ward(s) Affected:**

**Officer contact:** Charles Brocklehurst Ext: 3280

Charles\_brocklehurst@wycombe.gov.uk

### ***PROPOSED DECISION***

- (i) To dispose of the freehold interest in the hotel site at Handy X Hub
- (ii) To delegate authority to the Major Projects & Estates Executive, in consultation with the Head of Finance & Commercial Services and their respective Cabinet Members, to agree terms for the disposal and to complete the transaction

### ***Reason for Decision***

- (i) Involves a break up of site ownership
- (ii) The Scheme of Delegation limit is below the indicative level of capital receipt referred to in Para [2] in the Confidential Appendix to the report.

### **Corporate Implications**

1. The capital programme approved in February 2018 assumes a capital receipt for the disposal of the site during 2018/19. This funding has already been allocated to fund the draft capital programme.

Section 123 of the Local Government Act 1972 empowers the Council to dispose of land in any manner it wishes to, provided it obtains the best consideration that can reasonably be obtained (except where the Secretary of State has given consent, or a short tenancy is involved, neither of which is the case in this situation).

### **Executive Summary**

2. The consented masterplan for Handy X Hub includes a 150 bed hotel on the motorway frontage (part of 'Phase 3'). There is currently strong investor/operator interest in the site. The recommendation is to capitalise upon this, while the economy remains reasonably buoyant, by proceeding with a simple freehold sale.

### **Sustainable Community Strategy/Council Priorities - Implications**

3. The Council's three priorities, as set out in the Corporate Plan 2015-19 are:
  - Regeneration and Infrastructure – our place priority

- Cohesive communities – our people priority
- Value for money services – our pounds priority

These priorities support the Council's long term vision to 2031 as set out in the Sustainable Community Strategy 2013 – 2031 (SCS): Wycombe District:

economically strong and the place to live, work and visit.

They are also in line with and support the five themes in the SCS:

- Thriving Economy
- Sustainable Environment
- Safe Communities
- Health and Wellbeing
- Cohesive and Strong Communities

### **Background and Issues**

4. In order to validate the outline planning consent for the Handy X Hub masterplan, the Council has applied for Reserved Matters consent – detailed planning consent for a 150 bed hotel on a site at the western end of the Waitrose car park, with frontage to the motorway.
5. The Council has openly marketed the opportunity, via commercial agents Savills, who have attracted bids from investor/operator combinations. The hotel investment market is a specialist sector, so the funding interest is not from 'household names'. However, each potential investor is connected to a hotel operator, who will bring a known 'brand' to the site

### **Consultation**

6. As and when appropriate, local Ward Members will be informed of the successful bidder before any public announcement.

### **Options**

7. The option to ground lease the site would complicate the disposal, produce less certain returns and less choice of operator.

### **Conclusions**

8. The need to capitalise upon the current demand from hotel investor/operators and to maintain momentum on the development of Handy X Hub (the hotel will represent a major inward investment) is the main driver for this transaction. The hotel is expected to generate up to 30 jobs.

### **Next Steps**

9. To agree terms with a preferred bidder and instruct external solicitors to complete the disposal.

## **Background Papers**

All background papers are held by the Major Projects & Estates Executive.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

## Agenda Item 8. Appendix A

Document is Restricted

# Agenda Item 9.

## **DesBox & HQube Funding**

**Cabinet Member:** Cllr. Steve Broadbent

**Ward(s) Affected:**

**Officer contact:** Charles Brocklehurst Ext. 3280

Email: charles.brocklehurst@wycombe.gov.uk

### ***PROPOSED DECISION***

Cabinet is asked to approve:

- (i) The release of the approved capital budget for Phase 1 DesBox and the supplementary estimate and virements as set out in para 3 in the Financial Implications section in the Confidential Appendix subject to the deliverability and confirmation that the value engineering proposed will be acceptable;
- (ii) The use of monies already in the Capital Programme to provide interim development finance for HQube, pending cross-financing from the sale of the Upper Site, Bellfield Road for residential development, as set out in para [ 4 ] in the Financial implications section in the Confidential Appendix;
- (iii) To delegate to the Corporate Director, Head of Finance & Commercial Services and Major Projects Executive and the Cabinet Members for Finance and Economic Development & Regeneration, the authority to enter into construction contracts for DesBox and HQube, as set out in paras [1 & 3] Confidential Appendix.

### ***Reason for Decision***

- (i) The earlier assumption that DesBox could be phased has proved to be untenable.
- (ii) The Upper Site residential disposal will be completed after HQube needs to start on site.
- (iii) To maintain the development programme.

### **Corporate Implications**

The budget approvals are subject to the financial implications set out in the Confidential Appendix.

The budgeted receipt for the Bellfield site is still subject to market conditions and determination of grant funding so the exact amount cannot be determined. A prudent estimate has been made in the budget setting in determining the level of capital funding available to finance the capital programme.

## **Executive Summary**

1. DesBox is a proposed small studio workspace development, forming part of the Council's Baker Street area renewal initiative. DesBox was approved by Cabinet in July 2017, based on an initial estimate of its cost.

HQube is a proposed small workshop development, forming part of the Council's Hughenden Quarter regeneration scheme. HQube was approved by Cabinet in June 2017, based on a preliminary design and cost.

Detailed project work-up on both designs and their competitive tendering for contractors' prices has resulted in changes to the original appraisals, requiring fresh Cabinet decisions.

## **Sustainable Community Strategy/Council Priorities - Implications**

2. The Council's three priorities, as set out in the Corporate Plan 2015-19 are:
  - Regeneration and Infrastructure – our place priority
  - Cohesive communities – our people priority
  - Value for money services – our pounds priority

These priorities support the Council's long term vision to 2031 as set out in the Sustainable Community Strategy 2013 – 2031 (SCS): Wycombe District:

Economically strong and the place to live, work and visit.

They are also in line with and support the five themes in the SCS:

- Thriving Economy
- Sustainable Environment
- Safe Communities
- Health and Wellbeing
- Cohesive and Strong Communities

Baker Street Area Renewal is a regeneration project that will make a positive contribution to the Council's priorities and key themes.

## **Background and Issues**

3. DesBox comprises a proposed innovative three storey small workspace development forming part of the Council's Baker Street area renewal initiative. It is based on re-purposed shipping containers, aimed at providing studios for the arts, crafts and creative design sectors. The concept was supported by a Cabinet decision in July 2017.

HQube comprise a proposed innovative single storey small workshops development, forming part of the Council's Hughenden Quarter regeneration scheme. It too is based on re-purposed shipping containers, using them as 'bookends' to support clear-span flat roofs. The concept was supported by a Cabinet decision in June 2017.

Planning permission has now been granted for DesBox. A planning application has been submitted for HQube. The pressure is on to implement because the developers of Leigh Street are progressing their redevelopment scheme.

The original development concept – to use repurposed shipping containers – was intended to provide a form of simple, pre-fabricated lightweight construction that has a ‘funky’ edge to it (thus appealing to demand from the creative design sector). In addition, the schemes were envisaged as ‘demountable’, to reflect the possibility of further redevelopment in 20 years’ time.

The aim was to minimise groundworks. However, building regulations have now caught up with this construction trend and it is no longer recognised as ‘temporary structures’. This means that requirements for proper foundations, more insulation and the full impact of fire regulations have increased construction costs. It is also now clear that both the DesBox and HQube schemes cannot be split into two phases – all the groundworks have to be constructed in one go (and subsequent stacking of containers onto a partially occupied site is not practical). The financial implications of this are set out in the Confidential Appendix.

### **Consultation**

4. Undertaken at planning application stage.

### **Options**

5. Abandoning the projects is an option.

### **Conclusion**

6. The proposed developments show returns above the regeneration ‘hurdle rate’, once let.

### **Next Steps**

7. To enter into construction contracts.

### **Background Papers**

All background papers are held by the Major Projects & Estates Executive.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

## Agenda Item 9. Appendix A

Document is Restricted

10. FILE ON ACTION TAKEN UNDER DELEGATED AUTHORITY
11. SUPPLEMENTARY ITEMS (IF ANY)
12. URGENT ITEMS (IF ANY)

<b>Notification for Press and Public</b>
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**Notification of Items expected to be taken in exempt session,  
as required by access to information requirements.**

The meeting will be asked to resolve that the Press and Public be excluded from the meeting during consideration of the following items as they contain exempt information as defined in Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, more particularly as follows:-

**Appendix A - Item 8 – Proposed Land Disposal (HXH Handy Cross Hub)**

**Appendix A - Item 9 – Des Box & HQube**

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

[The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations]

**Item 13 File on Action taken under Exempt Delegated Powers**

**Economic Development & Regeneration – Sheet Nos: EDR/10/18 – EDR/14/18**

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

[The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations]

13. **FILE ON EXEMPT ACTIONS TAKEN UNDER DELEGATED AUTHORITY**
14. **EXEMPT SUPPLEMENTARY ITEMS (IF ANY)**
15. **EXEMPT URGENT ITEMS (IF ANY)**