

# Local Plan Task and Finish Group

## Local Plan – for Cabinet in September

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# Ian Manktelow

Strategic Planning Manager  
ian.manktelow@wycombe.gov.uk  
01494 421579

# What we will cover

- Timetable + Explanation of Process
- Update on Duty to Cooperate outcomes
- Housing Position
- Sites in the Plan
- Employment Land Position
- Princes Risborough delivery issues

# Timetable

- Cabinet – 18<sup>th</sup> September
- Special Council – end Sept.
- Publish Plan for Statutory 6 week consultation – early Oct to mid Nov
- Submit Plan to Inspector for examination – March 2018
- Examination Hearing – June/July 2018?
- Consultation on Inspector's Main Modifications – Autumn 2018?
- Adoption – early 2019?

# Next Stages

- October consultation - different type of consultation
- WDC can't formally change the plan once published.  
Published plan = plan submitted to Inspector
- Will be asked specific questions:
  - Is the Plan “sound”?
  - Is it “Legally compliant”?
- Examination – is to test soundness + legal compliance
- WDC submit: the Plan + representations + evidence.
- Have to submit representations at this stage to ensure right to appear at examination
- Representations from previous stages are not sent to Inspector but WDC produce a “consultation statement”

# Soundness and Legal Compliance

Tests of soundness (NPPF para 182):

- **Positively prepared** – meets objectively assessed development/infrastructure requirements where reasonable to do so and consistent with sustainable development
- **Justified** – most appropriate strategy when considered against the reasonable alternatives
- **Effective** – plan is deliverable across its period
- **Consistent with national policy** – delivers sustainable development in accordance with NPPF

Legal compliance – includes compliance with the Duty to Cooperate and other relevant legislation.

# Planning with Change All around

- Govt consultation on calculating “Objectively Assessed Housing Need” – any day?
- Revised NPPF – Christmas? Draft or final?
- London Plan – consultation draft in Nov
- Heathrow – national policy statement decision?
- National Infrastructure Commission - Oxford to Cambridge Growth Area

# Duty to Cooperate

## Overall Position in December 2016

WDC Revised HEDNA figure = 12,900

Revised Capacity Estimate = 11,200

Unmet need = 1,700.

AVDC agreed this revised position.

Dec 2016 – Memorandum of Understanding signed – AVDC agreeing to accommodate 1,700 homes from WDC.



# Duty to Cooperate

Since then:

- Minor adjustment to Housing Need (Objectively Assessed Need)
- Work on Housing Delivery of large sites and market capacity of Aylesbury Vale (by Wessex Economics)

# Revised Bucks HEDNA (July 2017)

	HEDNA (2013-33)
Aylesbury Vale	19,400
Chiltern and South Bucks (2014-33)	12,900
Wycombe	13,200
Bucks Total	45,500

NB Slight  
adjustment to  
figures from  
earlier this year.

WDC 300 higher

Bucks 600 higher

Addendum to be  
issued.

# Housing Delivery work – Wessex Economics

- Concluded that AVDC planned level of housing (27,400 = 1,370 per year) was effectively a cap in terms of what the market was likely to deliver
- Amount of housing that is likely to be built by 2033 on the Princes Risborough expansion area is less than WDC assumptions in autumn 2016 review.
- Likely to be in range 1,750 – 2,100 by 2033
- NB Report not quite finalised.

# Unmet Needs latest – MOU 13.7.17 (Bucks districts and LEP)

	Need 2013-33	Unmet Need	Local Plan Level of Housing
Aylesbury Vale	19,400	n/a	27,400
Chiltern and South Bucks	12,900 (2014-33)	5,725	7,175
Wycombe	13,200	2,275	10,925
Bucks	45,500	n/a	45,500

# What does this mean re sites?

- Doesn't change the proposed Green Belt release sites or other main greenfield sites to be included.
- Main change - reduction in number of homes counted within the plan period (to 2033) at Princes Risborough expansion area, with more coming after 2033. Overall numbers around 2,400 for expansion area.
- Refinement of detail.

# Housing Supply – Spatial Distribution

Location	Net Dwellings (rounded) 2013-33
High Wycombe area	6,350
Princes Risborough	2,050 (600 after 2033)
Bourne End	800
Marlow	350
Rural Areas/Villages	1,400
Total	10,950

# Housing Supply – Type of Sites

2013-2033	Total net dwellings
Previously developed sites in urban and rural areas	5,585
Development of the Former Reserve Sites (Greenfield)	1,755
Princes Risborough expansion (Greenfield)	1,662
Green Belt release (mainly greenfield)	1,138
Other Greenfield (including around villages)	787
<b>Total</b>	<b>10,927</b>

# Housing Supply - Phasing

Timing	Net number of dwelling
2013-16 (Completions)	1,065
2016-18	1,396
2018-23	4,647
2023-28	2,498
2028-33	1,321
Total	10,927



# Housing Supply – Level of Commitment

Type of site	Net Dwellings
Completions (2013-16)	1,065
Sites with permission or under construction @ 1/4/16	2,456
Allocations in the Delivery and Site Allocations Plan	579
Allocations in 'made' Neighbourhood Plans	20
Allocations in this Local Plan (up to 2033)	5,823
Allocations to be made in Neighbourhood Plans	425
Windfall	559
<b>Total</b>	<b>10,927</b>

# Chris Schmidt-Reid

Team Leader, Planning Policy

[chris.schmidt-reid@wycombe.gov.uk](mailto:chris.schmidt-reid@wycombe.gov.uk)  
01494 421551

## Part 2

- Housing Sites
- Employment Land
- Other evidence work being completed
- Princes Risborough

# High Wycombe

Site	Site area (ha)	Homes
Gomm Valley and Ashwells	74	530
Abbey Barn South and Wycombe Summit	34.3	505
Terriers Farm	24.6	500
Land Off Amersham Road Including Tralee Farm, Hazlemere	15.93	350
Leigh Street, Desborough Area, High Wycombe	1.21	275
Thame House, Castle Street, High Wycombe	0.25	120
Abbey Barn North	11.32	100
Dashwood Avenue, High Wycombe	0.89	70
Horns Lane, Booker, High Wycombe	2.04	64
Glynswood, Green Hill, High Wycombe	1.62	50
Delafield Heights South, Longland Way / Pettifer Way, previously known as Flats off Chairborough Road	0.7	40
Westwood, High Wycombe	1.09	33
JC and MP Smith, Princes Gate (also known as Ricketts road, Ryedale), High Wycombe, HP13 7AB	0.16	32
Delafield Heights North, (Longland Way / Pettifer Way, also known as Castlefield Estate, High Wycombe)	1.74	32
Clay Lane, Booker, High Wycombe	1.97	30
Former Bassetsbury Allotments, Bassetsbury Lane	2.08	30
Beaumont, 3-13 Holmer Green Road, Hazlemere	0.31	28
Notcutts Garden Centre, Clay Lane, High Wycombe	0.91	15

# High Wycombe

Highbury Works/Hazlemere Coachworks, Chestnut Lane, Hazlemere	0.62	14
Kitchener Works, Kitchener Road, adjacent to Smewin Court, High Wycombe	0.24	14
46 West Wycombe Road High Wycombe Buckinghamshire HP11 2LW	0.08	12
Casa Mia, Gillets Lane, High Wycombe, HP12 4BB	0.23	12
7-8 High Street, High Wycombe	0.06	12
Frank Hudson Furniture Factory, Rosebery Avenue, High Wycombe	0.11	11
17-19 Frogmoor, High Wycombe	0.04	11
Burleighfield House (Mayflower House), London road, Loudwater	1.55	11
Netley Works, 89 Queens Road, High Wycombe	0.08	11
The Gordon Arms, Gordon Road, High Wycombe	0.11	11
Westside Fruit/The Apple Orchard, Clay Lane	0.62	11
Rear of 154-156 West Wycombe Road, High Wycombe	0.1	10
Garages between Chiltern Avenue and Rutland Avenue, High Wycombe	0.38	10
193-197 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	0.19	9
Ogilvie Road, High Wycombe	0.21	9
1-9 Shaftesbury Street, High Wycombe, HP11 2NA	0.03	9
Eddie Pusey House 9A Amersham Road High Wycombe Buckinghamshire HP13 6PN	0.18	8
Garages at Tyzack Road, High Wycombe	0.25	6
27 High Street, High Wycombe	0.01	5
34 Dashwood Avenue High Wycombe Buckinghamshire HP12 3DX	0.02	5
Land to the rear of Quebec Road, High Wycombe	0.18	5
Garages at Havenfield Road, High Wycombe, HP12 4ST	0.03	5
Sunnyside and St Johns House, High Wycombe	0.09	5

# Tier 2 Settlements

<b>Land at Seymour Court Road, Marlow</b>	<b>Marlow</b>	<b>0.3</b>	<b>9</b>
<b>Police Station, Dean Street, Marlow, Bucks, SL7 3AB</b>	<b>Marlow</b>	<b>0.24</b>	<b>29</b>
<b>Foxes Piece Marlow Buckinghamshire</b>	<b>Marlow</b>	<b>1.52</b>	<b>10</b>
<b>Princes Risborough Expansion Area</b>	<b>Princes Risborough</b>	<b>177.25</b>	<b>1,662</b>
<b>Land to the Rear of Poppy Road, Princes Risborough</b>	<b>Princes Risborough</b>	<b>3.74</b>	<b>58</b>
<b>Land at Princes Risborough Station, Princes Risborough</b>	<b>Princes Risborough</b>	<b>2</b>	<b>45</b>
<b>Greensleeves, Maryland, Longwick Road and Aylesbury Road, Princes Risborough</b>	<b>Princes Risborough</b>	<b>0.33</b>	<b>32</b>
<b>Slate Meadow, Bourne End and Wooburn</b>	<b>Bourne End and Wooburn</b>	<b>10.26</b>	<b>150</b>
<b>Hollands Farm (north), Bourne End and Wooburn</b>	<b>Bourne End and Wooburn</b>	<b>23.74</b>	<b>467</b>
<b>Windrush House, Bourne End</b>	<b>Bourne End and Wooburn</b>	<b>0.15</b>	<b>8</b>

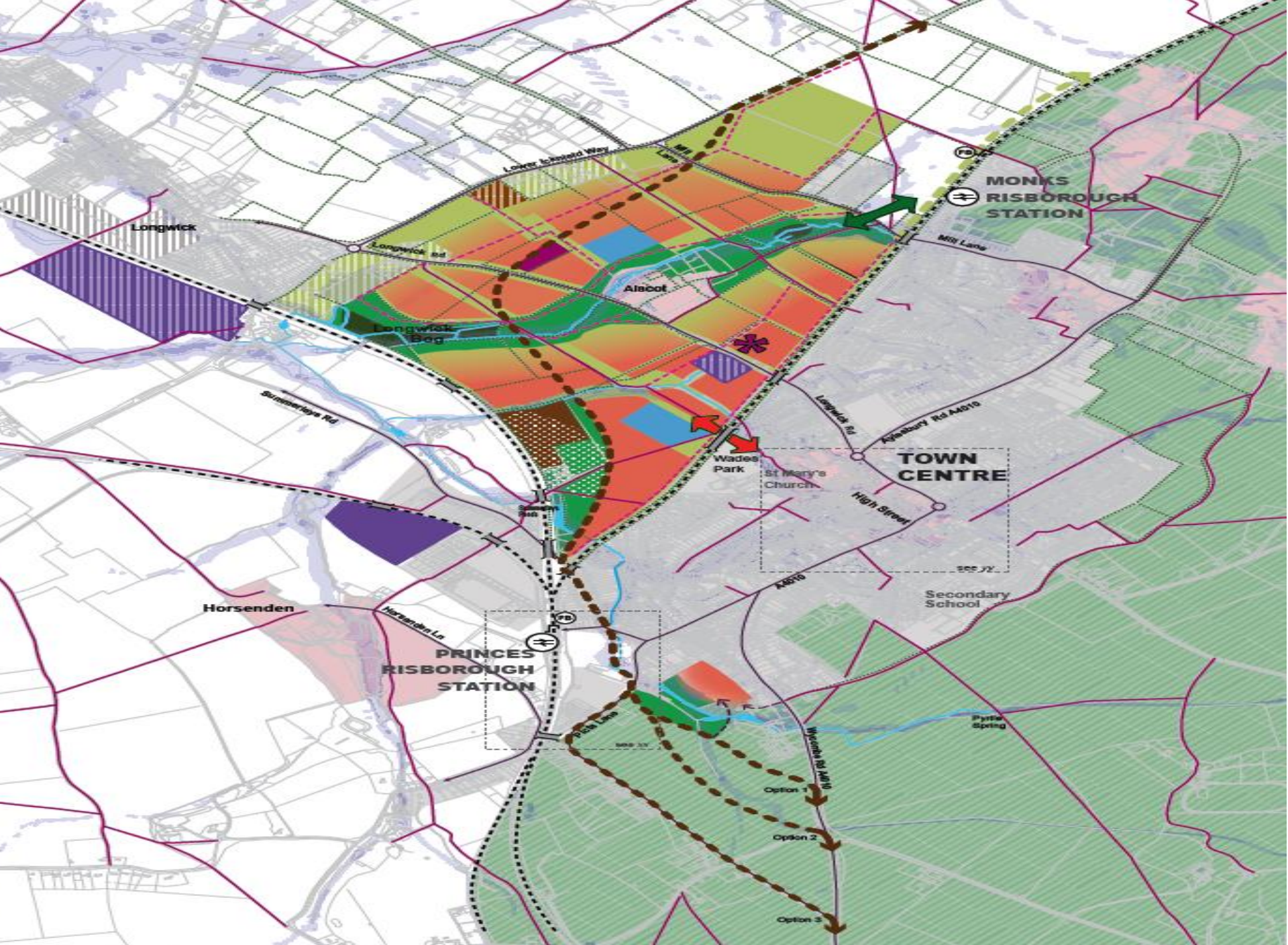
# Rural Areas

<b>Land south of Finings Road, Lane End</b>	<b>Lane End</b>	<b>0.86</b>	<b>19</b>
<b>Land between Chalky Field and Marlow Road, Lane End</b>	<b>Lane End</b>	<b>1.27</b>	<b>27</b>
<b>Land off Simmons Way (remainder of Springbank House)</b>	<b>Lane End</b>	<b>0.26</b>	<b>17</b>
<b>Land off Clappins Lane, Naphill</b>	<b>Naphill</b>	<b>2.24</b>	<b>64</b>
<b>Land off Mill Road, Stokenchurch</b>	<b>Stokenchurch</b>	<b>4.97</b>	<b>100</b>
<b>Land at Wood Farm, Stokenchurch</b>	<b>Stokenchurch</b>	<b>0.9</b>	<b>28</b>
<b>Land Adjacent to Longburrow Hall, Park Lane, Stokenchurch</b>	<b>Stokenchurch</b>	<b>0.6</b>	<b>14</b>
<b>Land at Heavens Above, Marlow Bottom</b>	<b>Marlow Bottom</b>	<b>1.14</b>	<b>20</b>
<b>Westhorpe House, Westhorpe Park, Little Marlow, SL7 3RQ</b>	<b>Little Marlow</b>	<b>1.86</b>	<b>12</b>
<b>Coal Yard Smalldean Lane Saunderton Buckinghamshire</b>	<b>Saunderton</b>	<b>0.67</b>	<b>7</b>
<b>Uplands Conference Centre</b>	<b>Cryers Hill</b>	<b>7.6</b>	<b>59</b>

# Princes Risborough

- Concept Plan
- Delivery work





# Infrastructure Planning

- Close working with infrastructure providers – shared growth scenarios/site options early on
- Infrastructure Delivery Plan – evidence to sit alongside the plan
- Feeds into site specific policies – our “ask” of the development, within the NPPF/CIL rules
- For largest sites, more detail to follow in development briefs – eg Reserve Sites (ongoing), Princes Risborough (ongoing), large Green Belt release sites?

# Employment Land

- HEDNA addendum
- Matching forecasts against/market reality
- Commercial property advice
- Joint work on calculating future losses

# Demand vs Supply

	Demand	Potential Supply	Demand/Supply balance (+ = surplus supply against demand)		Potential new allocations		Balance taking account of potential allocations	
			Sq m	ha	Sqm	ha	Sqm	ha
<b>B1a office</b>	68,000	-1,000	-69,000	-14	14,000	3	-55,000	-11
<b>B1c/B2 industrial</b>	-48,000	-81,000	-33,000	- 8	50,000	13	17,000	4
<b>B8 warehousing</b>	34,000	-15,000	-49,000	- 10	30,000	6	-19,000	-4
<b>Total</b>	54,000	-97,000	-151,000	- 32	95,000	21	-57,000	-10

# Employment Land Sites

	Site area	Floorspace	B1a/b	B1c/ B2	B8
Reserve Site Princes Risborough	12	2000			2000
Airpark 2 Southern Expansion	10.5	18,600		9,300	9,300
Land adjacent to Regents Park, Princes Risborough	5.4	22,000		22,000	
Airpark 1 Existing	4.6	8,000		2,000	6,000
Land adjoining High Heavens	3.7	3,250			3,250
Costco	3.7	8,809			8,809
Stokenchurch Business Park	2.9	7,500	1,500	3,000	3,000
Verco, Chapel Lane, Sands	2	7,700		3,850	3,850
Abbey Barn South	1.9	7,600		7,600	
Gomm Valley	1.6	8,000	8,000		
Highbury Works, Hazlemere	0.6	640	640		
Staples	0.45	3,500	3,500		
Princes Risborough Local Centre	Tbd	500	500		
<b>Total</b>	<b>49</b>	<b>97,599</b>	<b>13,640</b>	<b>47,750</b>	<b>36,209</b>



# UPDATE ON OTHER EVIDENCE WORK

- Highway modelling
- Infrastructure Delivery Plan
- SFRA level 2
- Habitats Assessment
- Finalising SA

# Questions/Discussion