



Cabinet

Date: 17 November 2014
Time: 7.00 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe Bucks

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Supplementary Agenda

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For further information, please contact Catherine Mackenzie 01494 421206, committeeservices@wycombe.gov.uk

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Agenda Item 6. Appendix B

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Agenda Item 11.

IMPROVEMENT AND REVIEW COMMISSION 'CALL IN' OF CABINET DECISION 20 OCTOBER 2014 'RESERVE SITES AND PROGRESSING THE LOCAL PLAN'

Cabinet decision which was called-in by the Improvement and Review Commission

Cabinet on 20 October 2014 made the following decision in respect of the 'Reserve Sites and Progressing the Local Plan' item featured on the agenda of that date:

RESOLVED: That (i) having considered the recommendations of the Local Plan Task and Finish Group meeting of 1st October 2014, the recommendation at Appendix 5 be agreed; and

(ii) having in mind the issues set out in Appendices 3 and 4 of the report, the reserve sites (Abbey Barn North, Abbey Barn South, Gomm Valley and Ashwells, Slate Meadow, and Terriers Farm as shown in the Plans in Appendix 2 of the report) be released for development to contribute towards the Council's 5 year housing land supply, and the detailed planning of these sites be taken forward with public involvement.

The report to Cabinet (and its appendices) in respect of this decision are featured in both the paperwork of the said Cabinet Agenda (20 October 2014) and that of the Improvement & Review Commission Meeting of 12 November 2014, and are therefore **not** duplicated and attached to this item.

RECOMMENDATIONS OF THE IMPROVEMENT AND REVIEW COMMISSION

Cabinet is asked to consider the following recommendations of the Improvement and Review Commission, (following acceptance and consideration of the 'Call In', in respect of the Cabinet Decision of 20 October 2014: Reserve Sites and Progressing the Local Plan at the Commission's 12 November 2014 meeting):

- a) Look into and re-assess the objectively assessed figures for the known homes, homes in pipeline and windfall homes, and that this be done ahead of any decision to release any reserve sites;

Reason for this Recommendation

To examine the scope for reducing the objectively assessed housing need towards the lower range of 500 dwellings per annum, rather than the top of the range (700) dwellings per year.

- b) Re-assess the core strategy with particular reference to the Green Belt review, before releasing any reserve sites;

Reason for this Recommendation

An urgent review of the core strategy is required as it is now out of date in terms of its design infrastructure and the implementation of recommendation (a) above could provide sufficient land/dwellings .

- c) Revisit and test the case for less dwellings because of the District's AONB/green belt circumstances with Government/Planning Inspectors, before releasing any reserve sites;

Reason for this Recommendation

The Council can demonstrate it has a good track record in terms of its land management and can show just reasons for less dwellings because of the large part of our District covered by AONB and green belt designations.

- d) Consult with Officers to revisit what Wycombe District Council can do as a result of being constrained by AONB and Green Belt and to discuss this with DCLG (Department for Communities and Local Government) as to reducing the number of homes needed, as a result of these constraints, before releasing any reserve sites; and

Reason for this Recommendation

These discussions would enable the Cabinet to explore the extent of flexibility possible as a result of the recent DCLG statement of 6 October 2014, which stated that Councils that have high areas of green belt may be restricted on the number of homes they can deliver. This applies to Wycombe District and supports the argument that we cannot meet our objectively assessed need.

- e) Investigate and bring forward robust District-wide infrastructure plans in conjunction with other statutory partners, before releasing reserve sites.

Reason for this Recommendation

Wycombe District and, in particular, High Wycombe has seen massive development over last 15-20 years, with more developments underway. This has not been matched by any noticeable infrastructure improvements, which are required before any reserve sites are developed.

Options

Cabinet has the following options:

- To proceed with their original decision taken on 20 October 2014; or
- To agree to some or all of the recommendations of the Improvement and Review Commission;

It is to be noted that as with all decisions made by Cabinet in respect of Improvement & Review Commission recommendations, full detailed reasons for the decision should be noted in the minutes of the appropriate meeting.

Details of the Cabinet's proposed responses to the recommendations are attached to this report as **Appendix A**.

Background Papers

Criteria re Call-in Papers held in Democratic Services.

Agenda Item 14. Appendix A

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 15.

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