

TERRIERS FARM DEVELOPMENT BRIEF

Cabinet Member: Councillor David Johncock

Wards Affected: Terriers and Amersham Hill, Hazlemere South.

Parishes Affected: Hazlemere Parish.

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PROPOSED DECISION

That the Cabinet:

- (i) Adopt the Terriers Farm Development Brief as planning guidance for the area.

Reason for Decision

Land at Terriers Farm is reserved for future development under the Council's Core Strategy. Cabinet has previously agreed that the reserve sites need to be released for development to meet the current development needs of the District, particularly for housing. In this case the Brief not only covers the released reserved site but also additional land considered necessary and appropriate to be included within the brief to secure an appropriate form of development.

The development brief contains detailed planning guidance that will be a material consideration when planning decisions are made on planning applications in this area. The guidance is site specific and therefore more detailed than the current policy framework in the Development Plan. The brief will help co-ordinate future development and the provision of infrastructure. It will therefore be important to the quality of the final development to have an up-to-date development brief.

Corporate Implications

1. The development brief will be a non-statutory document and a material consideration when considering planning applications within the brief area. It will be a useful tool for improving the quality and the consistency of advice provided to developers, the efficiency of the planning process and the quality of the built environment and will provide a link between the provisions of the Development Plan and the requirements of a planning application.
2. The purpose of a development brief is to inform developers and other interested parties of the constraints and opportunities presented by a site and the type of development expected or encouraged by local planning policies. Thus they are aimed at improving the planning process, the efficiency of any subsequent planning application and the quality of the final development at the site. The National Planning Policy Framework (NPPF) acknowledges that the planning system is plan-led and that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
3. There are no direct financial implications of this decision.

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| <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.</p> |
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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.