



## Report to Leader (Planning and Enforcement portfolio)

<b>Decision Date:</b>	30 December 2020
<b>Reference number:</b>	PE03.20
<b>Title:</b>	<b>Draft Hollands Farm Development Brief</b>
<b>Relevant councillor(s):</b>	Councillor Warren Whyte
<b>Author and/or contact officer:</b>	Charlotte Morris Principal Policy Officer Charlotte.Morris@buckinghamshire.gov.uk
<b>Ward(s) affected:</b>	The Wooburns, Bourne End & Hedsor;
<b>Recommendations:</b>	<b>To approve the draft Hollands Farm Development Brief for public consultation.</b>  <b>To delegate any minor changes in advance of public consultation to service director for Planning and Environment, in consultation with cabinet member for Planning and Enforcement.</b>
<b>Reason for decision:</b>	Public consultation is a statutory requirement under Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended and required to be undertaken before a decision is made whether to adopt the draft development brief as a Supplementary Planning Document.

### Executive summary

- 1.1 The draft Hollands Farm development brief sets out how the site should be developed. It adds further detail to requirements set out in policy BE2 of the Wycombe District Local Plan (2019) (“WDLP”). If adopted it will become a Supplementary Planning Document, having material weight in planning decisions for the site. It is recommended the draft Hollands Farm development brief is approved for public consultation.

## Content of report

- 1.2 The Hollands Farm site is 23.74 hectares of land located towards the eastern side of Bourne End.
- 1.3 It is allocated for approximately 467 dwellings, a new one form of entry primary school and link road between Princes Road and Hedsor Road. The draft Hollands Farm Development Brief provides a series of principles for how the site should be developed, adding detail to the requirements in policy BE2 of the WDLP.
- 1.4 The draft Development Brief has been produced having regard to national and local planning policy, local infrastructure and environmental considerations and community aspirations sought through a local liaison group. The purpose of this draft Development Brief is to explain the planning policy context within which the development will be considered; identify the key constraints and opportunities affecting the development of the site; set out the vision for and key objectives of the development; establish a broad design approach/concept for the site; and provide an illustrative framework.
- 1.5 The first part of the draft Development Brief, chapters 1-4, considers the site's history, planning policy and physical context through examining the site and its surroundings. Input from the community and local stakeholder engagement on key issues are also considered. An overview of the following constraints and opportunities is set out and summarised through a Strengths, Weaknesses, Opportunity and Threats (SWOT) analysis.
- 1.6 In the second part of the draft Brief, chapters 5-7 set out the vision, objectives and development framework for Hollands Farm. Drawing on the context identified in Part 1, including the SWOT analysis and community identified issues, a series of development principles for the site are developed. The development framework is set out as follows:
  - Landscape Character and Placemaking;
  - Conservation and Heritage;
  - Access; Transport Movement;
  - Green and Blue Infrastructure;
  - Ecology;
  - Flood Risk and Sustainable Urban Drainage Systems;
  - Services and Amenities;
  - Climate Change and Sustainability Measures; and
  - Character Areas.

- 1.7 This is supported by an illustrative masterplan to show the distribution of land uses. This includes the approximate location of housing, a primary school site, the principal road (link road) through the site, pedestrian access points into and through the site and open space provision. Approaches to climate change and sustainability measures are also identified. Chapter 7 sets out how the site should be delivered, including phasing and infrastructure requirements.
- 1.8 The draft development brief is supported by four appendices. Appendix A- References; Appendix B-Hollands Farm Appropriate Assessment, Table 1 extract; Appendix C- Photographs to show parking congestion; and Appendix D- Issues Log.

### **Other options considered**

- 1.9 The alternative is to not approve the draft Brief for consultation which in turn would mean that the draft development brief could not be adopted as an SPD if ultimately approved and therefore will not be a material consideration for planning applications within the Hollands Farm site.

### **Legal and financial implications**

#### **Legal Implications**

- 1.10 Following the adoption of the WDLP a group of local residents, Keep Bourne End Green (KBEG) applied for a legal challenge to withdraw this site from the Local Plan, policy BE2. In July 2020 the High Court dismissed the legal challenge. KBEG subsequently applied for permission for the case to be heard in the Court of Appeal. In November the Court of Appeal refused permission to appeal against the High Court's decision to uphold the Local Plan. The judgment states that the decision is final and cannot be reviewed or appealed. Hollands Farm therefore remains a housing allocation which the development brief is being produced to give further detail on how development should take place.
- 1.11 The monitoring officer has confirmed that there are no legal implications of consulting on the draft development brief.

#### **Financial Implications**

- 1.12 There are no additional financial implications of consulting upon, taking account of and adopting the final SPD. The production of the development brief is covered within the existing financial plan.

#### **Corporate implications**

- 1.13 The development of the Hollands Farm site helps meet the corporate priority of 'strengthen our community'. It will provide homes for local people, including affordable homes, supporting our growing community needs.

- 1.14 Development of this site also supports the corporate priority of ‘improving the environment’. Due to the proximity of the site being near to the Burnham Beeches Special Area of Conservation (SAC), there is a requirement for a suitable alternative green space to be provided to reduce recreational pressures on the SAC. Mitigation measures to improve the attractiveness and accessibility to the nearby Little Marlow Lakes Country Park (LMLCP) will be put in place as part of the Hollands Farm development so that recreation pressures on the Burnham Beeches SAC are reduced. This includes new and improved footpath as cycle ways and signage to LMLCP. The Hollands Farm Appropriate Assessment sets this out in detail (see supporting documents). Improving our country parks enhances the quality of life for our local residents.
- 1.15 Another corporate implication is ‘increased prosperity’. By providing homes for people to live in, this supports workers for job and economic growth.
- 1.16 The sustainability of the site is considered in the Hollands Farm Sustainability Assessment (see supporting documents). This documents considered the environmental, economic and social implications for different options considered in how the site should be developed within the policy requirements for BE2 of the WDLP.

### **Consultation with local Councillors & Community Boards**

- 1.17 If the draft Development Brief is approved for consultation, Ward members and local parish councillors have been consulted with as part of a local liaison group where pre-engagement for the development brief has taken place through a series of meetings and workshops. This has been chaired by Cllr Dominic Barnes who chairs the South West Chilterns Community Board. Prior to Buckinghamshire Council, Cllr David Johncock, the former cabinet member for planning chaired these meetings.

### **Communication, engagement & further consultation**

- 1.18 A Hollands Farm website has been made available since the start of the development brief process. This has details of the liaison group meetings held to date, including agendas and meeting notes. This has been kept up to date as and when meetings have taken place.
- 1.19 The formal public consultation will be advertised using ‘Your Voice Bucks’ website. This will provide a summary of the document and an online survey to capture views from local residents. In addition a leaflet drop to residents immediately surrounding the site will be carried out. Social media and a press release will also be used to help advertise the consultation. The consultation is due to commence in the first week of January 2020 and run for six weeks. Due to covid-19, a public meeting cannot be

held. Those who do not have online access can request a paper copy of the development brief and survey to ensure all members of the public have an equal opportunity to engage. The Wycombe District Local Plan (WDLP) Equalities Impact Assessment has been reviewed. This is still relevant and up to date for the development brief as there have been no material changes in circumstances and/or policy changes since the EIA was published. Please see the WDLP Equalities Impact Assessment for further details.

### **Next steps and review**

- 1.20 If approved, Public consultation will commence on the 6<sup>th</sup> January 2021 and run for a period of six weeks until the 17<sup>th</sup> February 2021. No review of the decision is required.

### **Background papers**

Draft Hollands Farm Development Brief (December, 2020)

Hollands Farm Appropriate Assessment (October, 2020)

Hollands Farm Sustainability Appraisal (July, 2020)

[Wycombe District Local Plan Equality Impacts Assessment](#) (September, 2017)

### **Your questions and views (for key decisions)**

- 1.21 If you have any questions about the matters contained in this report please get in touch with the author of this report. If you have any views that you would like the cabinet member to consider please inform the democratic services team. This can be done by telephone 01296 382343 or email [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk).