

Strategic Sites Committee 24 February 2022: Update

Application Number:	18/07194/OUT
Proposal:	Outline application (including details of access and layout) for erection of 101 dwellings with all other matters reserved (amended plans received)
Site Location:	Tralee Farm 20 Wycombe Road Holmer Green Buckinghamshire HP15 6RY
Applicant:	Inland Ltd
Case Officer:	Declan Cleary
Ward(s) affected:	Hazlemere Penn Wood and Old Amersham
Parish-Town Council(s):	Hazlemere Parish Council Little Missenden Parish Council
Date valid application received:	31 st August 2018
Statutory determination date:	30 th November 2018
Recommendation:	as printed in report and amended below.

Consideration

Policy H9 of the Adopted Chiltern District Local Plan 1997 including Adopted Alterations 2001 relates to the Loss Of Existing Dwellings And Land In Residential Use Throughout The District. The policy is identified in the report as a material consideration but is not assessed. The proposal requires the demolition of a dwelling to make way for the site access. This part of the site is located within the East area (Chiltern) of the Buckinghamshire Council administrative area and is covered by the Chiltern District Local Plan. The policy states that:

*Planning permission will not be granted for any development which would result in:
(i) the net loss of an existing dwelling or dwellings;...*

In this case the development will result in the loss of a dwelling with the plan area however this is more than outweighed by the gain of 101 dwellings within the HW8 allocation site. The

HW8 allocation is in a more recent local plan (adopted in 2019). The policy harm of the loss of one dwelling is more than outweighed by the provision of 101 new dwellings. The more recent application and plan in this case take precedence in terms of making a decision to recommend approval.

It can also be noted that both settlements of Holmer Green and Hazelmere are within the same wider Housing Market Area (and therefore, the proposed development at Tralee Farm constitutes meeting the housing needs for both communities), the new Local Plan for Buckinghamshire will be based upon a wider HMA and as such new evidence on housing need that will be based on the whole new council area.

Representations

Since concluding the report further 23 representations have been received objecting to the proposal raising issues that are the same as those already summarised in the report.

Update to recommendation

Legal agreement to include:

Reference to the emergency access to the southern boundary of the site and a financial contribution towards primary education

8.0 Recommendation

8.1 The recommendation is that the application be delegated to the Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a legal agreement to secure the following:

- a) Provision of a minimum 48% on-site affordable housing (and related controls)
- b) Provision of 5 custom/self-build dwellings
- c) Provision of on-site public open space, including play equipment and its future management and maintenance, including on site woodland and delivery of pedestrian/cycle/emergency vehicle connections
- d) Financial contribution towards a MUGA and NEAP within HW8 as necessary
- e) Future management and maintenance of on-site sustainable drainage system
- f) Provision of a scheme of biodiversity off-setting to provide a net gain in biodiversity
- g) Financial contributions towards off site highways works including RTP1 upgrades to bus stops and waiting restrictions within Highway
- h) Provision of a pedestrian route (either permanent or temporary until other routes are provided) to provide access between Wycombe Road and the southern site boundary if required by the needs of the HW8 development that will gain its vehicular access from Amersham Road including a step in right for the route to be constructed if the Tralee development does not proceed as fast as the remainder of the HW8 development.
- i) Removal of any ransom opportunities relating to other development of the HW8 site.
- j) *Financial contribution towards primary education in the area*

subject to the receipt of no new material representations and conditions as considered appropriate by Officers, or if these are not achieved for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

It is anticipated that any permission would be subject to the following conditions:

[as set out in the main report]