



Abbey Barn North Supplementary Planning Document (SPD)

Consultation Statement

November 2019

Consultation Statement for the Abbey Barn North Supplementary Planning Document (SPD)

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1. Introduction

- 1.1 This statement sets out the work involved in preparing the SPD and how the Council has involved the community and various stakeholders in its preparation.
- 1.2 In line with Regulation 12 of the Town and Country Planning (Local Planning) (England) 2012 regulations and with Wycombe Revised Statement of Community Involvement (July 2018). This statement provides details of:
 - (i) the persons the local planning authority consulted when preparing the supplementary planning document;
 - (ii) a summary of the main issues raised by those persons; and
 - (iii) how those issues have been addressed in the supplementary planning document.
- 1.3 After the consultation on the draft SPD, this consultation statement will be updated to reflect the feedback received and how this has been taken into account into the final version of the SPD. The final consultation statement will be published alongside the SPD for adoption.

2. SPD preparation and early stakeholder and community engagement

- 2.1 Abbey Barn North, along with a number of other sites has been reserved for a number of decades to meet the Districts future development needs.
- 2.2 In October 2014, following the publication of the NPPF in 2012 and the change in approach to housing delivery, Wycombe District Council Cabinet (following public consultation) resolved to release the Reserve Sites for development. Simultaneously, the Council sought to begin the process of allocating the site for development in the then emerging (now adopted) Local Plan.
- 2.3 Following the decision to release the reserve sites Liaison Groups (comprising members of the public, local amenity groups and local politicians) were set up and discussions began between developers/landowners in respect of:
 - development Briefs; and,
 - Infrastructure plans,to support the release of this land for development.
- 2.4 Abbey Barn North, which had more complicated land ownership arrangements than a number of the other Reserve Sites, was slower to progress initially. At the start of the process the Abbey Barn Liaison Group

was principally focussed on the Abbey Barn South site, which was under option and therefore in a position to proceed.

2.5 A Liaison Group was set up to support and influence the delivery of both the Abbey Barn South and Abbey Barn North sites. The liaison group comprises representatives from:

- The Local Ward Members
- Little Marlow Parish Council
- Local residents
- Abbey and Ryemead Neighbourhood Action Groups
- High Wycombe Society
- Wycombe Wildlife Group
- Chepping Wycombe Parish Council
- Flackwell Heath Residents Association
- Chiltern Society
- Revive the Wye
- Daws Hill Neighbourhood Forum
- Wycombe Marsh Forum

2.6 The liaison group has fluctuated in membership since its initial inception. Similar liaison groups were set up for the other Reserve Sites. Each Reserve Site has progressed on its own timetable in accordance with specific planning and developer constraints associated to that site.

2.7 In parallel with the site specific Liaison groups a separate, but related, reserve sites infrastructure delivery plan was prepared. The details of this plan are available to view using the following link to [Wycombe District Council website](#)

2.8 Work began on the Abbey Barn North site in circa September 2016. Following a change of ownership, in respect of the majority land holding, agreement between the main land owners began to emerge and plans for the site started to form.

2.9 An inception meeting, between the main land holders and Council officers took place in September 2016, which was the first of a suite of 5 meetings designed to scope out the issues at Abbey Barn North and set the framework for a future Development Brief. This initial suite of meetings highlighted the significant issues on the site in respect of access, ecology, landscape and topography. At the end of this process it had been agreed that in order to take the Abbey Barn North site forward that it would be:

- 1) necessary to realign Abbey Barn Lane and redesign the junction with Kingsmead Road, which would include the loss of the eastern part of the site;

- 2) the extent of the developable area should be limited to the south-eastern part of the site for ecological and landscape reasons; and,
- 3) the open space and S106 requirements were also scoped.

2.10 In May 2018 an Abbey Barn Lane Position Statement was published. This document was produced by Wycombe District Council and Bucks County Council. It sets out the Council's response to the recommendations set out in the Transport Framework in relation to the Abbey Barn Lane area. It also takes account of further technical work commissioned by the Councils in 2017 considering the scope to realign Abbey Barn Lane and reconfigure the junction with Kingsmead Road. The documents sets out the priorities for Abbey Barn Lane and how any development proposals in the vicinity should respond to the preferred outline scheme. The draft plan commissioned in respect of this statement is appended to the Development Brief and sets out the anticipated future alignment of Abbey Barn Lane.

2.11 In late 2017 a second suite of meetings began to progress work on the Development Brief. This involved officers from Development Management, Urban Design, Landscape, Ecology and the County Highway Authority. In late 2017 and early 2018 broad agreement was reached between the developers/landowners and Council officers on the appropriate:

- 1) Vision for the site;
- 2) Content of the Development Brief; and,
- 3) Objectives of the Development Brief

2.12 On the 8 March 2018, a Liaison Group meeting was called, the vision for the site was presented and early thinking on the scope and content of the Development Brief was shared. [View a copy of the presentation on the Wycombe District Council website.](#)

2.13 Initial feedback was generally positive particularly in respect of the contemporary design approach and innovative architectural response on a sloping site. However, concerns were raised in respect of:

- infrastructure provision;
- crime;
- the approach to communal and private ownership;
- access to woods;
- the use of green roofs;
- Affordable housing;
- Concerns about congestion and density; and,
- Concern about garages.

2.14 [View the full minutes of the meeting online.](#)

2.15 A number of the issues raised were beyond the scope of the Development Brief to control; addressed by policies in the Development Plan (such as

the provision of affordable housing); or, were covered by the Reserve Site Infrastructure Delivery Plan. The remaining issues were covered by the Development Brief. Albeit early consultation with the liaison group has indicated that further work may be required.

- 2.16 Given the generally positive steer from the Liaison Group to the initial concept and vision, the developers and officers sought to build on the initial vision and began preparation of the Development Brief. Particular consideration was given to the areas of expressed concern.
- 2.17 Work paused temporarily in 2019 due to a number of issues surrounding the adoption of the New Local Plan, which included the allocation of the Abbey Barn North site through the New Local Plan. Policy HW4 (Abbey Barn North) of the new Local Plan sought to allocate the site for residential development subject to a number of design, infrastructure, ecology and landscape considerations. Based on high level assessments it was anticipated that circa 100 dwellings could be accommodated on the site. This was not an upper limit, but rather a high level estimate of capacity to inform housing delivery projections. The work undertaken in respect of the Development Brief has to some extent informed the preparation of the Development Plan policy and would, once finalised, support the Development Plan policy. The supporting text to policy HW4 (Abbey Barn North) requires a Development Brief to be prepared for the Abbey Barn North site.
- 2.18 It should be noted that the preparation of the New Local Plan, which included policy HW4 (Abbey Barn North), involved extensive public consultation in its own right.
- 2.19 On 12th November a further Liaison Group meeting was called in order to share the first draft of the Development Brief. The Liaison Group meeting was well attended. A draft copy of the Development Brief was shared and a presentation was given. A copy of the presentations and minutes of the meeting will be available on the Abbey Barn North home page in due course. The Development Brief was well received, but a number of issues were raised in respect of:
 - 1) The number of units on the site.
 - 2) The maintenance and longevity of green and sedum roofs.
 - 3) The absence of definition between communal and private space and the implications for young children in particular.
 - 4) The relationship between Abbey Barn Lane and the development.
 - 5) The route of public footpaths
 - 6) The need for additional public footpaths in certain locations.
 - 7) The location of the access junction to the site.
 - 8) The need to ensure the site is capable of being occupied by all.

2.20 These issues will be addressed following wider public consultation of the Development Brief.

2.21 Section 3 sets out in more detail who we consulted on the draft proposals for the SPD and how we did this.

3. Who and how did we consult when preparing the supplementary planning document

3.1 The following consultees and consultee methods have been identified:

- 1) All adjoining dwellings written to.
- 2) Flyers in surrounding area.
- 3) Site notices
- 4) Press Notice
- 5) Facebook
- 6) Twitter.
- 7) Local members bulletin.
- 8) Planning Bulletin.
- 9) Internal/External Consultees:
 - a. Local Members
 - b. County Highway Authority
 - c. BBOWT
 - d. Leisure and Communities
 - e. Crime Prevention Design Advisor
 - f. Wycombe Wildlife Group
 - g. Env. Health
 - h. Lead Local Flood Authority
 - i. Wycombe Society.
 - j. Thames Water
 - k. Public Rights of Way Officer

4. Summary of the main issues raised by stakeholders during the preparation of this draft SPD, and how those issues have been addressed in the supplementary planning document

4.1 This section will be completed once the consultation has been completed and a full suite of changes has been made.

Table showing the main issues raised during the preparation of the Abbey Barn North Development Brief and the Council's response to these comments:

Main issue	Council response
(i) Infrastructure provision.	This matter is addressed in part by the Reserve Sites Infrastructure Delivery Plan, which has been consulted on and published separately.
(ii) Crime.	<p>There has been a meeting with the Crime Prevention Design Advisor to explain the intended strategy.</p> <p>No in-principle objection was raised. However, it was advised that there is clear and robust compartmentalisation of space with railings and defensible planting to ensure clear definition between public and private spaces.</p>
(iii) The approach to communal and private ownership.	A plan on p.35 indicates the relationship.
(iv) Access to the woods.	An access and movement strategy has been proposed at 4.5.
(v) Use of Green roofs.	Section 4.1 addressed the need and benefits for brown/sedum roofs.
(vi) Affordable housing.	This is addressed by the Wycombe District Local Plan (adopted August 2019 Policy DM24: Affordable Housing).
(vii) Congestion.	The site allows for the realignment of Abbey Barn Lane, which will address a local highway constraint. General congestion issues are addressed by the Reserve Sites Infrastructure Delivery Plan. The site will be expected to make a contribution towards strategic infrastructure issues.
(viii) Garages	No garages are proposed or illustratively indicated in the Development Brief. A small number of car ports are shown illustratively.
(ix) Density	The Development Brief does not seek to address issues of density or the overall quantum of development.