

# Gomm Valley and Ashwells

## Questions Arising from February Meeting.

25<sup>th</sup> March 2015

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Principal Development Management Officer

# Agenda

1. Why is the developer not here?
2. What is a Development Brief?
3. Who is writing the Briefs for the Reserve Sites?
4. What is the Council's position in respect of the site diagram set out in the 'Options Consultation Document' published in January 2014?

5. What is the relationship between the site Liaison Groups and the Infrastructure Round Table?
6. What is a Planning Performance Agreement?
7. Why is the Council using Planning Performance Agreements?
8. What will happen if the Council cannot reach agreement with the Developers/landowners on the content of the Planning Performance Agreement?

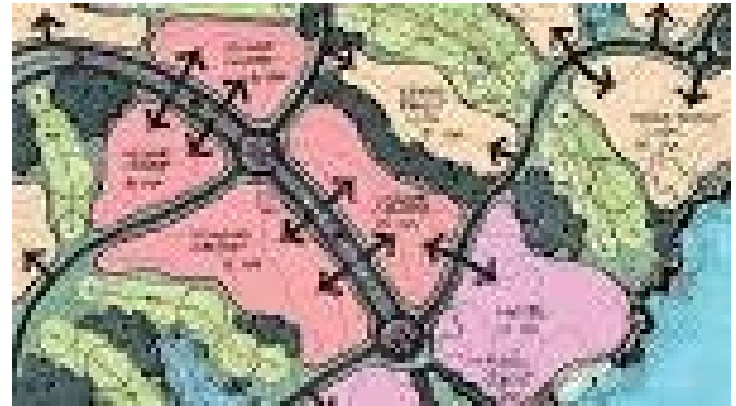
9. Will the Development Brief deal with the land at Ashwells and that owned by Taylor Wimpey?
10. What is the time table for the preparation of the Developers Brief?
11. What will happen if the Developer submits an application before the Development Brief is finished?
12. When will the developer present their plans for the site?

# **I. Why is the developer not here?**

- The Developer has failed to reach agreement with the Council in respect of the terms of the Planning Performance Agreement.
  - Timetable.
  - Extent of site covered by the Development Brief.
  - Fees.
- Good progress was made.
- Remain optimistic that agreement will be reached.

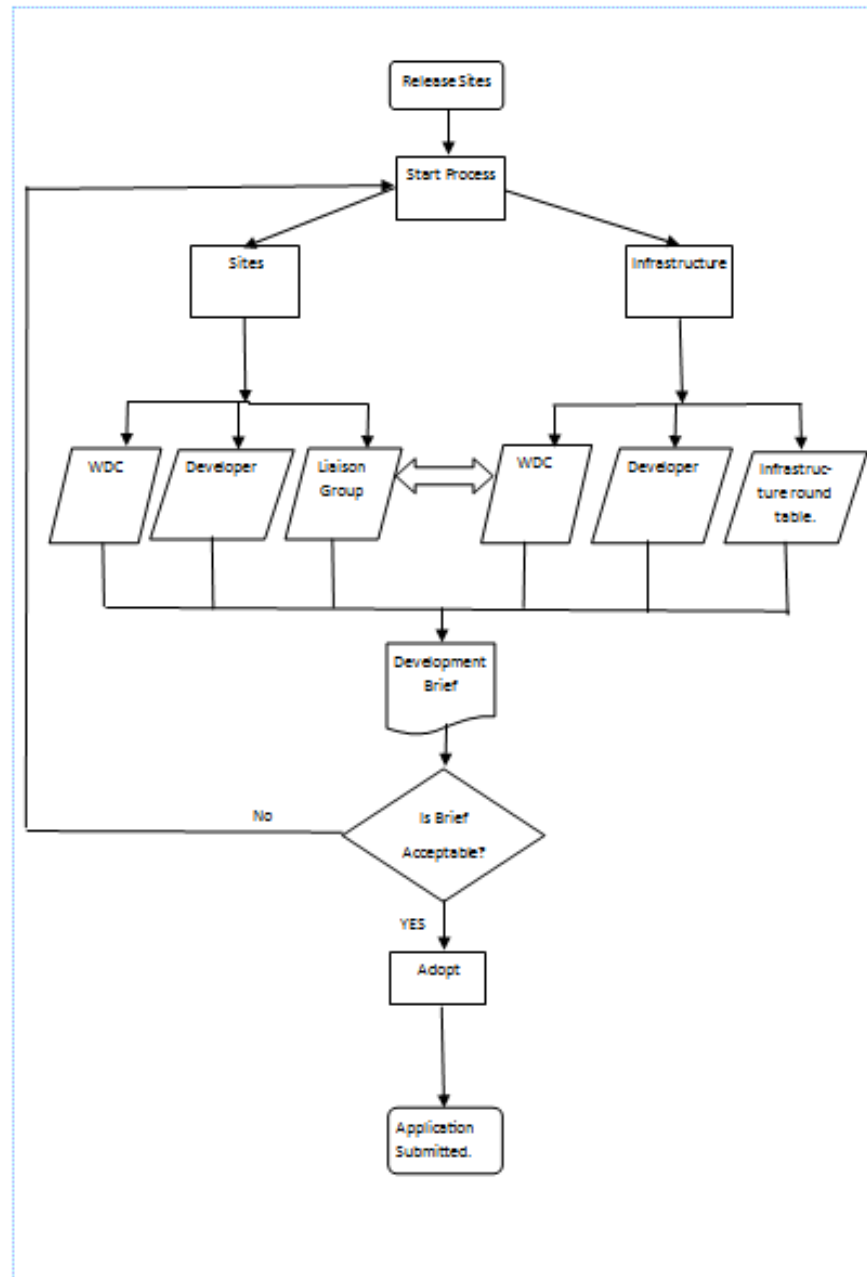
## 2. What is a Development Brief?

- The terms 'Development Briefs', 'Planning Briefs', 'Design Briefs' and 'Master Plans' are often used interchangeably.
- Document produced in advance of an application being received.
- Broadly sets out what should go where and what kind of place should be created.
- Can be very detailed or basic.
- Template for development.
- It is not a grant of planning permission.



### **3. Who is writing the Briefs for the Reserve Sites?**

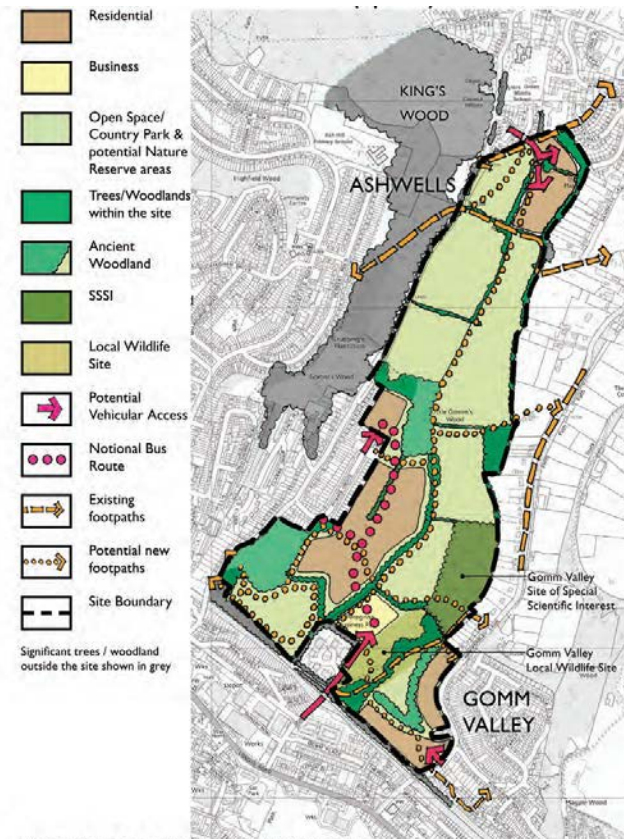
- Collaboration between Council, Developer and public.
- Preparation will be an iterative process.
  - Ongoing dialogue.
- The developers team will be assembling the text and drawings.
- The Council will check and edit drafts as necessary providing targeted content.
- The Council will only adopt an acceptable Development Brief.
- Only an adopted brief will be given full weight in future decision making.





# 4. What is the Council's position in respect of the site diagram set out in the 'Options Consultation Document' published in January 2014?

- Illustrative only (p.42 & 53).
- Stimulate useful consultation responses.
- Make clear that total development was not being proposed.
- No fixed proposals.
- Development opportunities/constraints yet to be fully explored.



Please note this plan is indicative only drawn for the purposes of assessing development capacity

## 5. What is the relationship between the site Liaison Group and the Infrastructure Round Table?

- Site liaison groups deal with the site and area immediately surrounding the site.
  - Access issues
  - Local traffic issues
  - Wildlife corridors etc.
- Infrastructure Round Table deals with town wide infrastructure issues.
  - Cumulative issues from all 5 sites:
    - Schools
    - Transport
    - Health
    - Water/Waste....etc.

## 6. What is a Planning Performance Agreement (PPA)?

- Framework for agreeing how development proposal will be managed:
  - Timetable for development coming forward.
  - Area to which Development Brief Relate.
  - Funding for resources to deal with pre application consultation.
- Very useful for tailored public involvement.
- Good development management in an agreement.
  - <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-applications/pre-application-advice.aspx>

## **7. Why is the Council using Planning Performance Agreements?**

- Budget constraints.
- Those who benefit from development should pay.
- Cost is otherwise met by taxpayers (i.e. YOU).

## **8. What will happen if the Council cannot reach agreement with the Developers/landowners on the content of the Planning Performance Agreement?**

- The Council would have to consider alternative funding streams.
  - Taxpayers money.
- Standard pre-application service.
- Negotiation in planning application.

# 9. Will the Development Brief deal with the land owned by Ashwells and Taylor Wimpey?



- The Development Brief should relate to all land.
- Degree of detail may alter.
  - Dependent on other land owner involvement.
- Planning Performance Agreement to clarify position.

# 10. What is the time table for the preparation of the Developers Brief?

- Terms of reference:
  - Meetings will be arranged in relation to the programme, rather than at regular intervals. The meeting points will be subject to change, but at the present time are:
    - Inaugural meeting (Jan/Feb 2015)
    - Issues Feedback (Feb/March 2015)
    - Draft Brief/pre-application (June/July 2015)
    - Application (assuming outline) first meeting (Sept/Oct)
    - Application second meeting (Nov/Dec)
    - Reserved matters – timetable not yet identified
    - S.106 – timetable not yet identified
- Timetable prepared in 2014
  - Assumed PPAs signed at end of 2014.
- Timetable needs to be re-visited in light of delays.
- Different sites moving at different speeds.

# **11. What will happen if the Developer submits an application before the Development Brief is finished (i.e. a hostile application)?**

- Depends on particular circumstances/timing etc.
- Possible:
  - Alternative sources of funding.
  - Basic development brief.
  - Negotiation as part of the application process.
  - Some or all of the above.
- Delay in determination of application.



## **12. When will the developer present their plans for the site?**

- When the PPA is agreed and signed by both sides.
- The matter is with the developer.

**Thank you for listening.**