
From: Mark Schnull [REDACTED]
Sent: 27 March 2019 12:26
To: NewLocalPlan
Subject: Response on behalf of Magnacrest to Wycombe Local Plan Main Modifications
Attachments: APL-086 WDLP Main Mods Response PR11 Poppy Road.pdf

Dear Sir/Madam

On behalf of our client, Magnacrest, please find attached a response to the Consultation on the Main Modifications to the Wycombe District Local Plan.

Please can you confirm receipt of this email and attachment.

Best regards

Mark Schnull
Arrow Planning Limited



www.arrowplanning.co.uk

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For official use only



Wycombe District Local Plan Proposed Main Modifications (February - March 2019) Representation Form

The Wycombe District Local Plan was submitted for examination in public in March 2018. Hearings were held over the summer of 2018.

The independent Local Plan inspector has identified various changes that she considers may need to be made to the Plan (known as “Proposed Main Modifications”) to make the Wycombe District Local Plan a “sound” plan.

We invite your comments, also known as representations, on these Proposed Main Modifications.

- Please quote the Proposed Main Modification you are commenting on (question 1 in part B).
- Please give your comments on the Proposed Main Modification and indicate any further changes to the Proposed Main Modifications that you feel are necessary (question 2 in part B).
- **Comments will only be accepted for the Proposed Main Modifications. General comments about the content of the Local Plan not related to a Proposed Main Modification will not be accepted.**

The deadline for responses to be received by the Council is **11:59 pm on Wednesday 27 March 2019**.

Responses can be submitted:

- online at www.wycombe.gov.uk/local-plan-modifications
- by email to newlocalplan@wycombe.gov.uk (an automatic email response will confirm receipt)
- or sent by post to:
Planning Policy Team,
Wycombe District Council,
Queen Victoria Road,
High Wycombe,
Bucks,
HP11 1BB

You can submit as many comments as you would like. Please complete a separate part B for each part of the plan on which you want to comment.

This form has two parts:

- Part A – Your Details
- Part B – Your comment(s). Please expand the comments table as appropriate

All comments received will be passed to the independent Local Plan Inspector for consideration.

PART A

1. Personal Details

2. Agent's Details (if applicable)

** If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	Mr	Mr
First Name	G	Mark
Last Name	Pond	Schmull
Job Title (where relevant)		Managing Director
Organisation (where relevant)	Magnacrest	Arrow Planning Limited
Address		
Postcode		
Telephone		
Email Address		

3. Client Details

If you are an agent representing a specific site interest, please fill in the details below.

Site Interest	PR11
Client's Name	Magnacrest

4. Please tick this box if you wish to be notified of future stages of the Wycombe District Local Plan

5. Please tick this box if you wish to receive our electronic Weekly Planning Bulletin which gives you updates on local and national Planning matters (you will need to supply an email address to receive this)

PART B – Comments on the Proposed Main Modifications– Please copy and use a separate sheet for each representation

Name or Organisation:

Arrow Planning Limited

1. Which of the inspector’s Proposed Main Modifications does this response relate to?

Proposed Main Modification number

PMM36

2. Please use this box to set out your comments on the Proposed Main Modification, setting out clearly if you support or object to the Proposed Main Modification and the reasons supporting your position.

If appropriate, please set out what further change(s) to the Proposed Main Modification you consider necessary. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please see enclosed letter.

(Please continue on a separate sheet/expand box if necessary)

Privacy notice

Wycombe District Council Planning Policy Service collects, uses and is responsible for certain personal information about you.

This response form collects the following personal information from you:

- your name
- your phone numbers
- your email address
- your home address

This information is being collected to allow us to fulfil our statutory function of producing a Local Plan covering the Wycombe District.

Your submissions, including personal data, may be shared with the Local Plan Programme Officer and the Local Plan Inspector. We may also share your submissions with other government partners and agencies such as Buckinghamshire County Council, the Environment Agency, Historic England and Natural England, or other service departments within Wycombe District Council.

Your submissions will be published on our website. These will be redacted (“blacked out”) to remove personal information including:

- personal contact details - Telephone numbers, email addresses, postal addresses
- signatures
- information about health conditions or ethnic origin
- information agreed to be confidential

If you are submitting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please let us know as soon as you can.

Your submissions and personal information will be kept until the Local Plan is superseded.

If you have questions about data or privacy, please see our full privacy policy on our website: <https://www.wycombe.gov.uk/pages/About-the-council/Privacy/Our-privacy-policy.aspx>

Alternatively you may contact our Data Protection Officer at **Wycombe District Council, Queen Victoria Road, High Wycombe, HP11 1BB** or at access2information@wycombe.gov.uk.



Planning Policy Team
Wycombe District Council
Council Offices
Queen Victoria Road
High Wycombe
Bucks
HP11 1BB
By email to newlocalplan@wycombe.gov.uk

27 March 2019

Dear Sir/Madam

Response on behalf of Magnacrest to Proposed Main Modifications to the Wycombe District Local Plan

These representations have been prepared on behalf of Magnacrest and comment on the Proposed Main Modifications to the Wycombe District Local Plan February 2019. Magnacrest is bringing forward Site PR11 land to the rear of Poppy Road for development. We previously submitted representations and appeared on behalf of Magnacrest at the Examination Hearings last summer.

Proposed Amendments to Policy PR11

Whilst our client does not object to the principle of the changes sought in Policy PR11 (Reference PMM36), we consider that there is duplication and unnecessary additional wording proposed in both the Policy and accompanying text. We therefore set out below proposed changes.

Proposed Change 1:

We propose a change to the initial wording of the Policy as follows:

“1. a) Any planning application on the site to be accompanied by ~~undertaking~~ detailed ecological, hydrological and visual impact assessments;”

Proposed Change 2:

The Policy requires a 50m ecological buffer between development and the chalk headwaters of the Pyrtle Spring. However, there is no evidence which justifies why a 50m figure has been used and therefore this figure is not justified.

Action Point 8.6 Priority Habitats at PR11 Proppy Road clarification note identifies the extent of the Chalk Headwaters. It is evident from that map that there is already built form and residential development within 50m of the Chalk Headwaters.

As the Policy requires a “detailed” ecological impact assessment, we instead propose that the wording states:

“The provision of ~~a 50m~~ *an appropriate* ecological buffer between development and the chalk headwaters of the Pyrtle Spring”.

In addition, a new paragraph should be included in the accompanying text after paragraph 5.3.163 which states:

“The detailed ecological impact assessment will identify the extent of the appropriate buffer required under Policy criterion 1b).”

Proposed Change 3:

The wording in paragraph 2 b) ii requires the application to deliver betterment on land outside of the allocation area, and ultimately the applicant’s control.

This wording is not deliverable as part of this policy and should be removed.

As a result, criteria 1 b) would be a single policy requirement, rather than split into 1 b) i and ii as follows:

“b) Conserving and enhancing important or species-rich habitats identified, including the chalk headwaters of the Pyrtle Spring, through: ~~i. The provision of a 50m~~ *an appropriate* ecological buffer between development and the chalk headwaters of the Pyrtle Spring;”

Proposed Change 4:

The wording in criterion 2 c) and d) is not necessary and should be deleted.

In the event a planning application is submitted and accompanied by assessments which identify appropriate mitigation/necessary measures to make the development acceptable (as identified in the assessments required by criterion 1 a)), the Council can secure those requirements by condition upon any planning application submitted. This wording is not necessary to enable the Council to secure those requirements so should be omitted.

Proposed Change 5:

The amendment to paragraph 5.3.166 now includes a reference to “relevant” rights of way.

This wording is not specific or justified. There are no rights of way through or adjoining the site and the wording “relevant” leaves a lot open to interpretation.

In their Hearing Statement, the Chilterns Conservation Board identified views from the Ridgeway National Trail as being of concern to the Conservation Board. Presumably, the reference to “relevant” rights of way is in response to this point, which was raised at the Hearing Session last summer.



We therefore propose that the wording “relevant rights of way” is deleted. Instead, the wording “from the Chiltern escarpment *and Ridgeway National Trail* ~~or relevant rights of way~~” should be inserted at paragraph 5.3.166.

Proposed Amendments to Policy DM24

Our client strongly object to the proposed change to Policy DM24, which proposes 48% of total units on sites that are greenfield, last used for Class B business use or a similar sui generis employment generating use.

The Council has published a Viability Assessment Briefing Note dated August 2018. This document does not refer back to the Buckinghamshire Housing and Economic Development Needs Assessment Update 2016 (HEDNA) (September 2017) as a starting basis. Instead, it has sought to translate bedspaces to number of units. We contend that this is not a Justified approach as it is not based on proportionate evidence and is therefore unsound.

The HEDNA should be the starting point for affordable housing provision. The HEDNA set a total affordable housing need for Wycombe District Council of 3,100 dwellings between 2013-2033 (Amended Figure 123). It also identified a need for 10,100 market homes in the same period (Amended Figure 123). This creates a total need for 13,200 homes.

Taken as a percentage of 13,200 homes, this equates to 23.5%. A proposed affordable housing level of 48% on Greenfield and former employment sites, and 35% on others, is not Justified or based on the evidence base.

The Wycombe District Council Topic Paper 2 Housing (October 2017) refers back to the HEDNA and the figure of 23% of overall housing numbers for the District (para 5.4). The same document includes a stated justification for the figure used in that version of Policy DM24 (Housing Topic Paper 2 Section 8.0, p.69 onwards). However, it does not refer to evidence justifying the level of need, instead it refers back to viability testing.

In order for the Modifications to be found sound, they need to be based on proportionate evidence. There is no evidence before the Inspector which justifies an affordable housing percentage of 48% on greenfield and former employment sites. The only evidence currently before the Inspector is for a District wide need of 23%.

Even if a reasonable allowance was made for sites below 10 dwellings, sites applying vacant building credit and those which may not deliver the target affordable housing percentage for other reasons (e.g. viability), a proposed affordable housing figure of more than double that contained within the HEDNA is completely unjustified and is not supported by the evidence. An increase of 7% to 30% would mean a further 924 dwellings (7% of 13,200) delivered, which would allow for such a potential loss and is a reasonable allowance having regard to the evidence base.



The wording of Policy DM24 should therefore be amended to instead refer to a figure of 30% affordable housing across all sites of 10 or more units in the District, as justified by the evidence base.

These representations make a number of comments and suggested amendments to the wording of Main Modifications to the Wycombe District Local Plan and we trust that they will be given full consideration as part of the Examination of the Local Plan.

If you require further information, then please contact me on the details at the head of this letter.

Yours faithfully



Mark Schmull