

## Inspector's follow up questions – October 2018

### Q5. Delivering Land for Business

Policy CP5 (3) of the submitted Plan allocates 21 hectares of new strategic and local employment land on 5 sites, to assist in meeting the economic needs of the District up to 2033. The Economic Development Topic Paper (TP3) paragraphs 5.17 and 5.18, explain that a flexible approach will be taken to the development of these allocated sites for Class B uses in order to ensure that the Plan can respond effectively to the changes in the employment market over the Plan period. Although I note that a brief reference to flexibility is made in paragraphs 4.62 and 4.63 of the submitted Plan, it is not clear how this approach has been addressed in Policy CP5 or if sufficient explanation of the practical application of the approach has been provided in the related reasoned justification. I am therefore interested to understand how the Council envisages this approach working in practice and how the issues I have identified can be ameliorated?

#### 1. Response

A key element in ensuring that the plan delivers flexibility on this issue relates to the types of uses that are identified as being acceptable on both new and existing employment sites. Paragraph 4.63 sets out that the figures contained within Table 9 matching the sites to the use classes that are required to be accommodated is our "best estimate". The site specific policies for 4 of the 5 proposed allocations (Wycombe Air Park, Stokenchurch Business Park, Princes Estate/Regents Park expansion and Land north of Lower Icknield Way) do not limit the employment uses proposed to any particular B use class and the policy for the Air Park also includes sui generis uses.

Greater clarity on this issue could be achieved by inserting a new point into CP5 that sets out that the Council will take a flexible approach to employment generating uses on new and existing allocations; adding text to the existing paragraph 4.63 to explain this.

In order to make this consistent and the plan more effective in delivering flexibility the Council would also propose adding sui generis employment uses similar to B uses to the site specific policies for Stokenchurch Business Park, Princes Estate/Regents Park expansion and Land north of Lower Icknield Way. In addition to this the Council would also propose making a cross reference to Policy DM28 in paragraph 4.63 as this also incorporates flexibility by not restricting development to any part of the B use class allowing for intensification and/or redevelopment in response to the commercial property market.

Proposed changes to:

#### CP5 – insert new point 2 below point 1 (and renumber all following points 2, 3, 4 to 3, 4, 5)

2. Encouraging a range of development proposals for employment on new and existing employment areas that deliver B use class or similar sui generis uses

#### Para 4.63 – additional text

- 4.63 This is the approach that has been adopted and consequently, while table 9 sets out the Council's 'best estimate' at matching supply against demand it needs to build in an element of flexibility in that the assumptions for one sector could be met on sites assumed to be taken up by an alternative sector. As such, **most of the** allocations in this Plan are flexible,

**not restricting development proposals to any particular type of B use class and in some cases also allowing for sui generis employment generating uses to ensure that the plan can be responsive to possible changes in market conditions.** In addition the assumptions made about permitted development losses (i.e. office to residential) over the Plan period which are a key factor leading to the shortfall of office floorspace against forecasts need to be regarded as flexible in that there is only limited historical data on which to base them – they are best estimates at this point in time.

Policies for the following sites:

**RUR10 Stokenchurch Business Park,  
PR9 Princes Estate/Regents Park expansion  
PR10 Land north of Lower Icknield Way**

POLICY RUR10 – LAND TO THE REAR OF STOKENCHURCH BUSINESS PARK, IBSTONE ROAD, STOKENCHURCH

1. Land to the rear of the Stokenchurch Business Park, as shown on the Policies Map, is allocated for a mix of B1, B2, and B8 **and sui generis employment generating uses**
2. Development proposals are required to:
  - a) Include an allowance for additional parking to meet the needs of the expanded business park;
  - b) Adopt a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty. This will include producing a landscape impact assessment; and
  - c) Contribute to enhanced public transport provision in the village and to serve the site.

#### POLICY PR9 – PRINCES ESTATE EXPANSION

1. The Council allocates land shown on the Policies Map for a new Strategic Employment Area as a northern expansion of the Princes Estate.
2. The Council will require new development in the expanded business park as identified on the Policies Map, to:
  - a) Be for employment generating uses in use classes B1, B2 ~~and~~ B8 **and sui generis employment generating uses;**
  - b) Develop the whole site, or if for a part of the site demonstrate a proposal would not compromise delivery of the remaining area;
  - c) Create a layout and design that has particular regard to its visual impact from the Area of Outstanding Natural Beauty escarpment and the Ridgeway National Trail, open character of the area and the setting of Horsenden Conservation Area;
  - d) Provide access and parking arrangements in accordance with current parking standards.
3. Residential applications will not be permitted.

#### POLICY PR10 – LAND NORTH OF LOWER ICKNIELD WAY

The Council reserves employment land as identified on the Policies Map for the relocation of existing B1, B2, ~~and~~ B8 **and sui generis employment generating uses** affected by the expansion of Princes Risborough.

The Council will require new development here to:

1. Create a layout and design that has particular regard to its visual impact from the Area of Outstanding Natural Beauty escarpment and the Ridgeway National Trail and open character of the area, incorporating appropriate landscaped areas and tree planting;
2. Provide a safe and suitable access for vehicles from Lower Icknield Way;
3. Provide parking arrangements in accordance with current parking standards;
4. Develop a routeing strategy for large vehicles, to be agreed with the Highway Authority;

5. In relation to flood risk, use a sequential approach to the location of development within the site to avoid areas of flood risk, providing a buffer to the stream, and ensuring that the development will not increase the risk of flooding onsite and elsewhere;
6. The Council will keep under review the need for this allocation in the light of progress with the development of the expansion area. Residential applications will be refused.