

Wycombe Local Plan – Written Statement

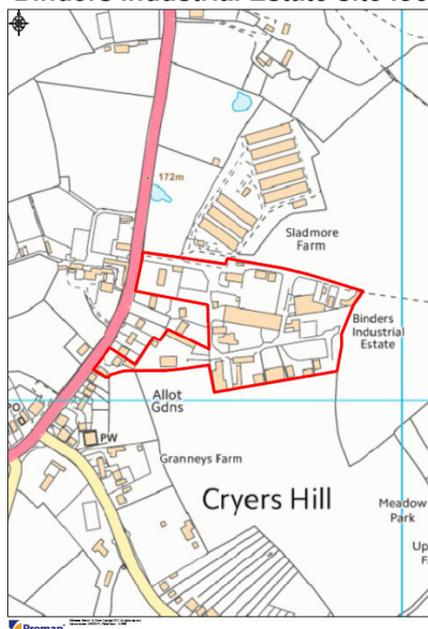
MATTER 1 – LEGAL COMPLIANCE AND THE DUTY TO COOPERATE

Respondent ID: 944

This Written Statement is submitted to the Wycombe Local Plan Examination. It has been prepared by GL Hearn on behalf of W.G. Binder Ltd, in respect of the Binders industrial Estate 'the site'.

Full site address is Binders Industrial Estate, Cryers Hill Road, Cryers Hill, High Wycombe, Bucks, HP15 6LJ. A redline plan is set out in Figure 1 below.

Figure 1. Binders Industrial Estate site location plan



- 1. What are the relevant strategic matters in relation to the duty to cooperate?**
- 2. In preparing the plan did the Council engage constructively, actively and on an on-going basis with neighbouring authorities and other relevant organisations on relevant strategic matters, in respect of the Duty to Cooperate? What were the outcomes of these discussions?**
- 3. How has that cooperation been undertaken and have any formal agreements or Memorandum of Understandings been produced?**
- 4. What outcomes have resulted from the cooperation with adjoining authorities in relation to: Housing; Gypsy and Travellers; Employment; and Infrastructure?**

Our response

We acknowledge that the approach taken by LPAs in the Housing Market Area 'HMA' is for the unmet needs of Wycombe District Council (WDC), South Buckinghamshire District Council (SBDC) and Chiltern Borough Council (CBC) to be accommodated in Aylesbury Vale District Council (AVDC).

Our concern is that the Strategic Housing Market Assessment 'SHMA' has underestimated needs of AVDC, and therefore whether AVDC is able to accommodate all of the unmet needs (especially from WDC).

In agreement with the HBF, we suggest that there is a need to increase delivery across the HMA in order to meet housing needs. As part of this, there might also be a need to seek support from adjacent LPAs to the HMA e.g. Milton Keynes.

As a minimum, the Council must ensure that the unmet needs of WDC are met in full through additional allocations.

This approach still leaves unmet needs within CBC and SBDC, however both these LPAs are at early stages of new Local Plan preparation.

Our recommendation

We recommend that further housing allocations are required in the WDC Local Plan.

We recommend that the Council fully assesses the site at Binders Industrial Estate as a potential new housing site allocation.

Further details are provided in our Local Plan Reg 19 representations (from November 2017), which include our Call for Sites submission form and we strongly recommend that the Inspector reviews this document in conjunction with this Written Statement. The site represents sustainable development.

- The site is previously developed land and therefore should be the focus for new development. It is an industrial estate wherein the principle of development and activity is well established.
- The site is deliverable – it is available for development, development is achievable on the site and the site is suitable for development.
- The site makes a limited or no contribution to the Green Belt purposes and the site has a very low level of openness.
- Redevelopment of the site could lead to a range of benefits for the local community relating to large vehicle movements, the environment, air quality and noise.
- Redevelopment of the site could provide around 100 to 180 new homes, including affordable housing.
- Some employment uses on the site could be retained if required.