



WYCOMBE LOCAL PLAN EXAMINATION IN PUBLIC

HEARING STATEMENT

MATTER 3 – HOUSING

ON BEHALF OF ENDURANCE ESTATES STRATEGIC LAND

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	MATTER 3 - HOUSING	1
	Q7: Will the plan be an effective mechanism for delivering the housing requirements contained in policy CP4? Are the site allocations available and deliverable within the anticipated timescales?	1

1. INTRODUCTION

- 1.1 This Hearing Statement is prepared by Pegasus Group on behalf of Endurance Estates Strategic Land, which has development interests at land at Culverton Hill, Princes Risborough.
- 1.2 Endurance Estates has worked up proposals for development of the site having regard to the site-specific constraints and opportunities, and following discussion with the Area of Outstanding Natural Beauty (AONB) Board. These are explored more fully in the Regulation 19 representations which are available to the Inspector.
- 1.3 In summary, the current scheme provides for housing (both open market and affordable) located around the fringes of the site as informed by the landform of the site. It should be noted that the site is already enclosed by development on three sides. It will also provide for a substantial amount of public open space around the high point of the site and the south-eastern edge towards the Upper Icknield Way and the surrounding countryside, creating an appropriate transition with the wider AONB. This presents the opportunity to create a 'gateway' to the settlement. Appropriate landscape treatment is proposed to create new habitat for the Duke of Burgundy butterfly.
- 1.4 Whilst the Inspector has made clear that she does not intend to consider the merits of specific 'omission' sites through the Examination, Endurance Estates has concerns about the soundness of the wider Plan strategy insofar as it applies to Princes Risborough and considers that additional sites are required to provide flexibility in the Plan. Endurance Estates would welcome the opportunity to explore, with the Council, the potential of land at Culverton Hill to contribute to a more flexible Plan strategy.

2. MATTER 3 - HOUSING

Q7: Will the plan be an effective mechanism for delivering the housing requirements contained in policy CP4? Are the site allocations available and deliverable within the anticipated timescales?

- 2.1 As set out in our response to Matter 2 Q5, Endurance Estates is concerned that the Princes Risborough Expansion Area is susceptible to delay and the expected

rate of delivery of 1,662 dwellings at the Expansion Area across the period, may therefore not be deliverable in full within the anticipated timescales.

- 2.2 Towards the end of the Plan period, it is noted that the Expansion Area is also expected to provide much of the total planned development in the District as other sites elsewhere 'tail off'. The Housing Trajectory (**HELS1.8**) shows that the Expansion Area will deliver 64% of the total planned growth in 2028/29, rising gradually to 100% in 2031/32 and 2032/33.
- 2.3 The Housing Trajectory also reveals that the total amount of housing to come forward in the District stands at 10,927 units. This exceeds the Plan's requirement by just two units and therefore offers no meaningful 'buffer' against delays to housing delivery. For example, if the Princes Risborough Expansion Area was delayed by two years, a shortfall of 328 units would arise against planned targets with no other sites in the pipeline to recover this shortfall.
- 2.4 As already set out, timely delivery of the Expansion Area is necessary if the opportunities for sustainable development in Princes Risborough are to be maximised. Princes Risborough is a sustainable settlement and non-delivery here might increase development pressure in less sustainable locations elsewhere in the District.
- 2.5 Further flexibility is therefore required, through additional allocations, to provide a 'buffer' against delays and ensure that the achievement of sustainable development is not prejudiced. This will also assist in meeting the requirements of the forthcoming Housing Delivery Test.
- 2.6 One might argue that any additional allocations in Wycombe district should be deducted from Aylesbury Vale's apportionment of units under the Duty to Cooperate. However, that approach would result in no net change in the number of allocated units and therefore provide no further flexibility. Indeed, it might fall to Aylesbury Vale to 'pick up the tab' should there be underdelivery in Wycombe district, owing to its fewer constraints to development.