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# Wycombe District Council Local Plan Examination in Public

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Hearing Statement – Matter 3 – Catesby Estates plc  
(ID 1168)



# 1. Introduction

- 1.1. Savills is the agent for Catesby Estates plc in relation to the draft allocation at Hollands Farm, Bourne End (Policy BE2). The allocation is in two ownerships; Jacksons Field and Hollands Farm. Catesby Estates Plc has been appointed as the land promoter for the larger, southern portion of the site and is working alongside the second landowner/developer to deliver the allocation. Hollands Farm, as referenced to in this document, refers to the southern portion of the allocation. This statement addresses the questions for Matter 3 set out in the Matters, Issues and Questions identified by the Inspector, dated May 2018.
- 1.2. Matter 3 - the main topic identified by the Inspector for this session is:
- 1.3. *“Is the objectively-assessed need for housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?”*
- 1.4. Using the same numbering as in the Matters, Issues and Questions document, we set out below a response to the questions that are relevant to our case. Within this Matter, Catesby Estates wishes to respond specifically to Questions 6 and 7. Representations were duly submitted to the Submission Draft Local Plan dated 1 December 2017. This statement should be read in the context of those representations. The comments set out below are in addition to those in the earlier representations.

## 2. Discussion of Matters

### **Question 6 – Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?**

- 2.1. Wycombe District Council's site assessment methodology has been supported by a wide range of technical surveys and reports including a Buckinghamshire wide Green Belt Assessment Part 1 and District Wide Part 2 assessment; an AONB Site Assessment; Housing and Economic Land Availability Assessment (HELAA) and Employment Land Review, as well as by the overall strategy evidence base documents including a Settlement Hierarchy Report and Sustainability Appraisal. Appendices supplementing the HELAA are particularly relevant in indicating the depth of evidence as part of the site assessment methodology.
- 2.2. Indeed, the Council is most appropriately placed to explain the robustness and comprehensiveness of its own site assessment methodology. However Catesby Estates can offer site specific evidence that this methodology has been effective in allocating land at Hollands Farm, Bourne End, which is free from significant development constraints and demonstrated to be economically viable.
- 2.3. Catesby Estates submitted a Masterplan Delivery Document in December 2017 relating to land at Hollands Farm, Bourne End. This was in conjunction with representations to the Wycombe District Local Plan Publication Version (Regulation 19) consultation which detailed the site's deliverability in the context of its availability, suitability and achievability. These will not be repeated here.
- 2.4. However the Delivery Document conclusions are directly relevant to the above question and are based on technical assessments appended to the report covering flooding, ecology, landscape and heritage.
- 2.5. Both categorically support the Council's assessment in establishing that the site is sustainably located, available and capable of delivering a residential development scheme for a minimum of 350 dwellings. Consultation to date with the County Council highways, Environment Agency and Buckingham County Council as lead flood authority indicate no significant constraints which would render the development unachievable or economically unviable. Further evidence of the lack of significant development constraints is set out in further detail within the table at Question 7 below.
- 2.6. In order to further establish the project's economic viability, the aforementioned Masterplan Delivery Document directly responded to the placemaking requirements of Draft Policy BE2. This resulted in a document which demonstrates the achievability and viability of the scheme which incorporates the Draft Policy requirements.

### **Question 7 - Will the Plan be an effective mechanism for delivering the housing requirements contained in Policy CP4?**

- a) **Are the site allocations available and deliverable within the anticipated timescales?**
- b) **Should the Plan include a policy for the phased release of land for housing?**

- 2.7. Catesby Estates has secured legal agreements with the landowners of the site for the promotion of the site proposed for release from the Green Belt to allow the delivery of residential development. It intends to progress a planning application on this site immediately upon allocation in the Local Plan. Such circumstances demonstrate the allocation is available and deliverable within the anticipated timescales.
- 2.8. Furthermore, the deliverability of the allocation within the anticipated timescales is supported by the technical evidence undertaken to date:

Work/survey undertaken	Author	Conclusion
Landscape and Green Belt Matters – preliminary Appraisal	Environmental Dimension Partnership Ltd	No 'in principle' constraints.
Ecological Matters - preliminary Appraisal with Extended Phase 1 habitat survey	Environmental Dimension Partnership Ltd	Designated sites, habitats and species potentially present within and around the site do not pose an 'in principle' constraint to development.
Archaeology and Heritage Matters – preliminary Appraisal	Environmental Dimension Partnership Ltd	No reason to believe that a development within the site could not comply with all relevant policy and guidance at local and national level.
Flooding Assessment - Flood Risk and Hydraulic Modelling, Technical Note and Non-Technical Summary	RPS Consulting Services Limited	The majority of the site is free from flooding during all flood events. Only the south-western most corner of the site is illustrated to flood during all flood events and this can be accommodated in a suitable design as shown in Masterplan Delivery Document.
Highways access – Technical Note	David Tucker Associates	Through appropriate design (and mitigation) the site will not result in a detrimental impact on the highway network. There are no in-principle reasons why the site should not be included in the Wycombe District Local Plan.
Preliminary Design Study	Savills	Key principles of Wycombe District draft Local Plan and National Planning Policy Framework taken into account to create the opportunities to provide much needed housing.
Agricultural Land Classification map	Exert from 'Agricultural Land Classification Map London and the South East' (ALC007)	Site within 'Poor' Grade 4 Agricultural Land Classification.

2.9. These surveys and reports are for further consideration in Matter 10.

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