

Wycombe District Local Plan Examination: Matters, Issues and Questions**Dandara Ltd Hearing Statement (Respondent ID: 0418)****Introduction**

- 1.1 This Hearing Statement has been prepared by Dandara Ltd who are promoting residential development on 2.24 hectares of land off Clappins Lane in Naphill which is proposed for allocation in the Wycombe District Local Plan Publication Version (WDLPPV) as Policy RUR7. Dandara Ltd also owns and is bringing forward the redevelopment of the Chilterns Shopping Centre in Wycombe Town Centre under retained Local Plan Policy HWTC12 and is close to completing the construction of 42 new homes in Saunderton (ref. 14/05870/FUL).
- 1.2 The Statement concisely addresses the relevant ‘*Schedule of Matters, Issues and Questions*’ and should be read alongside representations made by Dandara Ltd to the October 2017 WDLPPV. As requested, a separate Hearing Statement has been prepared for each matter being addressed.

Matter 5 - Natural, Built and Historic Environment**Question 1(i) – Are Policies Justified,
Effective and Consistent with National Policy?**

- 2.1 Policy DM34 of the WDLPPV *inter alia* looks to achieve future tree canopy cover of at least 25% of the site area on sites outside of the town centres and 0.5 ha or more. The Inspector should be satisfied that the practical application of Policy DM34 does not conflict with the objective of Policy CP9 to “*optimise the density of development to make best use of land whilst respecting the distinctive character of the area*” linked to the overriding NPPF para. 47 objective to boost significantly the supply of housing. Evidence should be provided that the application of Policy DM34 is compatible with optimising housing numbers on future sites, especially given finite land supply within Wycombe District. We would recommend an exercise is undertaken to demonstrate how 25% canopy cover could be achieved at maturity on proposed allocation sites without impacting upon minimum numbers specified within the HELAA (2017), Appendix 7 housing trajectory.
- 2.2 We would also ask the Inspector to consider a modification to Policy DM22 of the WDLPPV which should make specific reference to, and provide support for, Build to Rent as a specific type of housing, consistent with the proposed changes to the PPG and the contribution private rent accommodation makes to the housing stock in WDC, as identified in the HEDNA along with the Government’s approach to encourage and support Build to Rent Investment (para 8.14 of the HEDNA). It is disappointing that Self-Build is specifically referenced but not Build to Rent given the continued contribution and need for private rent accommodation.