

Wycombe District Local Plan Examination

Matter 8: Princes Risborough

Hearing Statement on behalf of Magnacrest Ltd

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1.0 Introduction

- 1.1 This Hearing Statement has been prepared by Arrow Planning Limited on behalf of Magnacrest Ltd. Magnacrest has previously submitted representations to the Local Plan under response ID 1250 (submitted by JSB Planning Law). This Statement should be read in conjunction with those earlier representations, along with those prepared by Pegasus Planning (response ID 1170) on behalf of Mr & Mrs Oates.
- 1.2 Magnacrest Ltd.'s previous representations related to Princes Risborough, and in particular the proposed allocation at Poppy Road in the submission draft Local Plan under Policy PR11.
- 1.3 This Statement has been prepared in response to the Inspector's list of main matters, and in particular Question 4 for Main Matter 8. Magnacrest Ltd are a housebuilder with a proven track record of delivering high quality homes. They have a signed agreement in place in respect of the land and intend to develop the site themselves.
- 1.4 As the Planning Consultant acting on behalf of Magnacrest Ltd we would like to exercise our client's right to appear at the Princes Risborough Hearing Session on 5th September.

2.0 Main Matter 8: Princes Risborough

Inspector Question 4

- 2.1 Question 4 of the Inspector's list of questions for Main Matter 8 queries whether a number of proposed allocations, including PR11: Land to the rear of Poppy Road, are soundly based and whether there is evidence that the development of the site is viable and deliverable.
- 2.2 Policy PR11 would remove the site from the Green Belt and allocate it for residential development. Supporting text in paragraph 5.3.160 states that the indicative capacity for the site is 58 homes.
- 2.3 The allocation sets out a number of requirements for the development, the majority of which are focused on ecological, flood risk and other environmental considerations.
- 2.4 Following the submission of the Plan our client has instructed a number of elements of work, including further Transport studies and Masterplanning, which would ultimately accompany a future planning application. In undertaking this work it has provided our client with an opportunity to assess and understand the requirements of the policy, and whether these matters would impact upon the viability and deliverability of the site.
- 2.5 Our client can confirm that the site is available, viable and deliverable. As identified above, they are a housebuilder with a proven track record of delivery and have the necessary agreements in place to be able to build the site themselves. They would like to deliver the site at the earliest

possible opportunity, helping to boost the Council's small site availability and 5 year Housing Land Supply (HLS).

- 2.6 In response, therefore, to the Inspectors question as to whether the site would be viable and deliverable, our client can confirm that the site is both viable and deliverable.

Access

- 2.7 Policy PR11 also includes a requirement to provide the main vehicular access from the new Princes Risborough relief road. As set out in their previous representations, our client does not object to this part of the Policy but is concerned that this requirement may delay delivery. In particular, those representations questioned whether such an approach was justified or necessary (JSB Planning representations, ID1250, paragraph 4.5)
- 2.8 We therefore propose an alternative wording to the Policy which would allow for the early delivery of the site, boosting the Council's 5 year HLS in accordance with paragraph 47 of the NPPF (March 2012). This would be a sound approach based on National Policy in the March 2012 NPPF.
- 2.9 The proposed alternative wording is as follows:
5. Provide main vehicular access from either the new Princes Risborough Relief Road or Poppy Road/Wycombe Road. *In the event that any landowner delays the delivery of the Princes Risborough Relief Road, including access to the land rear of Poppy Road and/or does not reasonably make available part or all of the route then Wycombe District Council will utilise Compulsory Purchase Order powers to deliver the road.*
- 2.10 An amendment to the accompanying text is also proposed:
- 5.3.162 ~~Access to this land from Wycombe Road is problematic. However,~~ *€The implementation of the relief road section between Picts Lane and Culverton Farm creates the opportunity for an alternative point of access. However, there is also the possibility of an access from Poppy Road or Wycombe Road, which would allow for the early delivery of the site.*
- 2.11 There is no evidence before the Inspector which justifies the statement that "Access to this land from Wycombe Road is problematic" and therefore this statement is not justified or based on the evidence base. Accordingly, these amendments propose the removal of that statement.
- 2.12 The addition of the text relating to an alternative access follows the assessment provided in paragraph 12 of the PFA Consulting's Transport Statement, which accompanied both Pegasus Planning representations (ID 1170) and JSB Planning's representation (ID 1250) in response to Policy PR11 at the Regulation 19 stage.

- 2.13 Finally, the proposed additional wording relating to Compulsory Purchase Order powers is included to reflect the fact that the proposed Relief Road requires the cooperation of a number of different landowners and parties in order for it to be delivered. This wording provides a stated intention by Wycombe District Council to step in and ensure the delivery of the road, and therefore much needed housing, in the event one or more parties delays or frustrates proceedings.
- 2.14 These representations are limited to Policy PR11; however the Inspector may consider it appropriate to incorporate the wording relating to Compulsory Purchase Powers in other Policies which require the delivery of the Princes Risborough Relief Road.

Summary

- 2.15 This statement is submitted on behalf of Magnacrest Ltd, in response to the Inspector's questions for Main Matter 8: Princes Risborough. As previous respondents to the Local Plan consultation under representor ID 1250, Magnacrest invites the Inspector to allow Arrow Planning Ltd to appear on their behalf at the Main Matter 8 Hearing Session on 5th September.
- 2.16 This statement confirms the viability and deliverability of the land to the rear of Poppy Road, Princes Risborough, proposed for residential development under Policy PR11.
- 2.17 In addition, this statement proposes amendments to Policy PR11 and the accompanying text in order to facilitate early delivery of this important modest housing site, boosting the Council's 5 year HLS.