

Wycombe District Local Plan

Statement of Common Ground: Princes Risborough Main Expansion Area

Matter 8, Questions 1 and 2

4 September 2018

Between:

- 1) Wycombe District Council (WDC) – the Local Planning Authority
- 2) Buckinghamshire County Council (BCC)
- 3) Savills on behalf of Bloor Homes – the promoters of a consortium of land parcels between Longwick Road and Mill Lane, and a parcel north of Mill Lane and Kingsmead ('the site').

1. Summary

- 1.1 This statement has been prepared by the above parties to assist the Examination-in-Public (EiP) by setting out the areas of common ground in respect of land north of Longwick Road which is part of the Princes Risborough main Expansion Area (PREA) identified for development within the Wycombe District Local Plan (2013-2033), hereafter referred to as the WDLP. Overall, the parties agree that the WDLP and the allocation of the PREA is sound and developable.

2. Background

- 2.1 WDC has prepared the WDLP for the period 2013-2033. The WDLP proposes a requirement of 10,925 homes across the District during this period. Policies relating to housing delivery are contained within chapters 4 and 5 of the WDLP ('The Strategy' and 'What is proposed in Specific Areas').
- 2.2 Policies PR3 to PR8, and PR17 of the WDLP provide the basis for the allocation of the PREA. They set out the key potential land-use and infrastructure requirements for the future development of the PREA.
- 2.3 The key policy requirements for the PREA are to develop the expansion area to deliver:
- A total of 2357 homes, of which 1662 are to be delivered within the plan period (and a further 96 from an existing permission);
 - Major new road infrastructure in the form of a complete alternative to the A4010;
 - Supporting retail, social infrastructure and green and blue infrastructure.

- 2.4 Savills/Bloor Homes have promoted the site for inclusion in the WDLP since October 2014, and have made a number of representations to the Council as part of the WDLP production process. They have been active members of the Agents Forum established by WDC to engage with land interests in the PREA since October 2015.
- 2.5 Bloor Homes has been engaged in ongoing dialogue and discussions with WDC and BCC in relation to future delivery of the Site through a number of separate meetings.

3. Latest position

- 3.1 During the publication consultation in relation to the WDLP, Bloor Homes made a representation relating to core policies, development management policies and policies specific to Princes Risborough. Bloor Homes' representation supports the overall vision outlined in the WDLP, the proposed housing requirement during Plan period and the general strategy which includes the intention to deliver 2,357 homes within the PREA. Bloor Homes' representation is generally supportive of the WDLP but suggests some changes to policies and objects to some components of DM40 and DM22.
- 3.2 In July 2018, Bloor Homes (and Landowners) submitted an outline planning application for a substantial part of the development area (application reference no.18/06916/OUTEA) for:

Outline application (including details of access only, with all other matters reserved) for the erection of up to 360 dwellings, provision of land for a primary school, public open space, landscaping, sustainable drainage system and vehicle, pedestrian and cycle access points from Longwick Road and Mill Lane.

- 3.3 The application is currently subject to consultation and will be assessed by WDC.

4. Areas of Common Ground - General Points

- 4.1 The parties agree that the WDLP is positively planning for housing growth. The parties support the major expansion of Princes Risborough. The direction of growth of the town and the extent of the expansion area is soundly based.
- 4.2 The parties agree that the Bloor Homes interest is suitable, available, deliverable and developable, in accordance with paragraph 47 of the National Planning Policy Framework (2012).
- 4.3 The parties agree that the main expansion area has the ability to deliver the general requirements set out in policy PR3 in accordance with the aims of the

WDLP.

- 4.4 Bloor Homes is seeking to develop its site for residential-led development. The PREA allocation is contained within the Housing Trajectory of the WDLP.

5. Detailed Capacity and Delivery Plans

- 5.1 The Council and Bloor Homes agree to work positively together in the preparation of more detailed guidance for the PREA.

6. Infrastructure and Phasing

- 6.1 The parties agree that the PREA requires major new road infrastructure in the form of a relief road through the expansion area as a complete alternative to the existing A4010 through Princes Risborough to enable the full capacity of the allocation to be realised. It is agreed that developer contributions will be required, in addition to Housing Infrastructure Funding, to make a fair contribution, including on-site provision and contributions towards off-site provision.
- 6.2 All parties agree that the preferred indicative route option as set out in the Plan has a reasonable prospect of delivery. This presents a preferred route on the basis of WDC's evidence base.
- 6.3 All parties agree that it is possible for some housing to be delivered before the completion of the relief road, and the rest alongside it as part of a phased implementation, subject to assessments as to acceptable performance of the road network in the interim.
- 6.4 It may be possible for some residential capacity to be released, in the short term, subject to demonstrating acceptable performance of the road network and agreeing transport mitigation acceptable to both Councils. Bloor Homes' position is that application 18/06916/OUTEA provides for one such parcel with a potential capacity of 360 dwellings and provision of land for a Primary School. This application will be determined by the Planning Committee.
- 6.5 All parties are committed to the delivery of all necessary infrastructure (including the road) through:
- On-site implementation
 - Proportionate contributions to off-site requirements
 - The Councils leading / coordinating the implementation of off-site elements

7. Affordable housing

- 7.1 All parties agree that the site should provide dwellings in a range of different sizes and tenures including a proportion of affordable housing.

- 7.2 It is noted that WDC has already agreed with the WDLP EiP Inspector to introduce a mechanism into DM22 for the reversion of self-build plots to the developer under certain conditions.

8. Surface Water Flood Risk and Drainage

8.1 The development will incorporate sustainable drainage systems (SuDS) to manage surface water runoff generated by the development. A surface water drainage strategy will control surface water runoff rates to better than greenfield rates. The surface water drainage strategy will take account of and be informed by local conditions such as existing surface water flood risk, groundwater levels (particularly seasonal variation) and infiltration potential on-site.

9. Viability and Deliverability

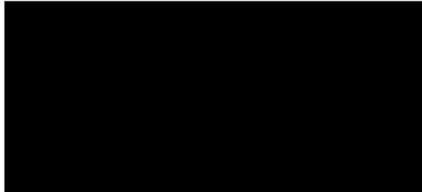
- 9.1 Although there is difference between the parties on the exact assumptions used in the viability study, and the scale and scope of obligations, all parties agree that each site within the PREA should contribute towards infrastructure required by the development. In the absence of any other mechanism agreed by the parties this will be informed by a Capacity and Delivery Plan and will take account of contractual requirements, market conditions and viability.
- 9.2 At present, the Council is assuming a realistic trajectory based on the Wessex Deliverability study. However, the Council would not prevent development happening earlier if it can be demonstrated that it is technically achievable without prejudicing wider PREA delivery.
- 9.3 Bloor Homes raise some concern about viability assumptions made in respect of delivery at Princes Risborough and some DM policy requirements, though these are not considered necessarily insurmountable in respect of the overall soundness of the Plan subject to viability testing.
- 9.4 All parties agree to support the development of an approach to establishing proportionate contributions across the PREA.
- 9.5 WDC has been awarded forward funding in the form of a £12M allocation from the Housing Infrastructure Fund and is actively pursuing the development of key elements of the relief road to connect the southern end of the PREA into the main road network. All parties acknowledge that this is a positive move in enhancing the prospect of delivery at Princes Risborough and will ease issues of cash flow.

Signed

On behalf of Wycombe District Council

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On behalf of Buckinghamshire County Council



Cllr Bill Chapple

On behalf of Bloor



ON BEHALF OF BLOOR HOMES

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Date:

5 September 2018

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