

Wycombe District Local Plan
Statement of Common Ground: BE2 Hollands Farm
Matter 10, Question 1(d)
3rd September 2018

Between:

- 1) Wycombe District Council (WDC) – the Local Planning Authority
- 2) Buckinghamshire County Council (BCC)
- 3) Catesby Estates plc– the land promoters of part of Hollands Farm proposed allocation at Bourne End and Wooburn.
- 4) Mr L Noe the freehold owner of the Jackson’s Field part of Hollands Farm proposed allocation at Bourne End and Wooburn.

1. Summary

- 1.1 This statement has been prepared by the above parties to assist the Examination in Public by setting out the areas of common ground in respect of Hollands Farm identified for development within the Wycombe District Local Plan (2013-2033). Overall, the parties agree that the WDLP is sound, and that the BE2 allocation is suitable, available and deliverable.

2. Background

- 2.1 Wycombe District Council has prepared a Local Plan for the period 2013-2033. The Local Plan 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 plan ('The Strategy' and 'What is proposed in Specific Areas').
- 2.2 Policy BE2 of the Wycombe District Local Plan provides the basis for the allocation of Hollands Farm and associated land. It sets out the key design, land-use and infrastructure requirements for future development of the allocation accordingly.
- 2.3 In totality, the Hollands Farm site covers 23.74 hectares of predominantly greenfield land. Two Public Rights of Way cross the site, providing connections between Hedsor Road and Cores End Road and also from the western boundary to the north eastern corner of the site. The site lies a short walk away from the existing facilities of Bourne End and Wooburn, which include (but not limited to) a supermarket, shops and a community centre. The parties agree Bourne End and Wooburn is a sustainable location suitable for this scale of development.

- 2.4 There are no statutory landscape or wildlife designations affecting the site.
- 2.5 The key requirements are to develop the allocation as an area of comprehensive and sustainable development to deliver:
- An indicative total of 467 homes;
 - A range of place-making measures;
 - On-site transport infrastructure, including a link road, and contributions to off-site highway improvements and pedestrian / cycle links;
 - Supporting green infrastructure and flood risk management measures;
 - A one-form entry primary school.
- 2.6 The Hollands Farm site has been put forward for inclusion in the Wycombe District Local Plan since April 2014, and a number of representations have been made to the Council as part of the Local Plan production process.
- 2.7 Catesby Estates and Mr L Noe have been engaged in ongoing dialogue and discussions with Wycombe District Council and Buckinghamshire County Council in relation to future delivery of the site following its allocation in the Wycombe District Local Plan, through a number of bilateral meetings.

3. Latest position

- 3.1 During the publication consultation (reg19) of the WDLP, WDC received representations from Catesby Estates (ID Ref. 1168) and Mr L Noe (ID Ref 0797) that outlined strong support for the principle of allocating Hollands Farm for residential-led mixed use development. All parties support the overall vision for the District set out in the Plan, the proposed housing requirement of 10,925 dwellings within the District and the general strategy, which includes the proposal to release Hollands Farm from the Metropolitan Green Belt.
- 3.2 Whilst Catesby Estates and Mr L Noe have made representations which comment upon some of the policy wording within BE2, these comments do not impact or affect the overall deliverability or viability of the site. Furthermore, the parties agree that as the detail of any drafting differences on Policy BE2 are set out in the written representations there should be no need to take up much Examination time on such matters.

4. Areas of Common Ground - General Points

- 4.1 The parties agree that the WDLP is positively planning for housing growth and welcome the allocation at Hollands Farm for a residential-led mixed use development. The proposed release of this land from the Green Belt has raised no strategic concerns between the parties.

- 4.2 The parties agree that there is a need for deliverable sites to meet identified housing needs across the district throughout the Plan period and to ensure the Council is able to sustain a five year housing land supply in line with the requirements of national planning guidance. The Council and the promoters seek to develop the allocation in order to boost the supply of housing.
- 4.3 The parties agree that the Hollands Farm site is suitable, available, deliverable and developable, in accordance with paragraph 47 of the 2012 National Planning Policy Framework. The site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development.
- 4.4 The parties agree that this site can be delivered in general accordance with the Principles for Bourne End and Wooburn, the specific requirements of Policy BE2 and other relevant development management policies within the Local Plan.
- 4.5 The parties agree that the existing Public Rights of Way crossing the site (namely WOO/3/1, WOO/3/3 and WOO/4/1) can be incorporated into any residential development on this site and retained for the benefit of the new residents and the wider community.
- 4.6 There are no statutory or non-statutory ecological designations within the site that would be adversely affected as a result of the proposed development. The parties will continue to work towards ensuring that opportunities exist within the allocation site to provide ecological enhancements as required by local and national planning guidance.
- 4.7 The parties agree that the allocation has the capacity to deliver the requirements set out in policy BE2 in accordance with the aims of the Wycombe District Local Plan.

5. Comprehensive delivery

- 5.1 The parties commit to joint working and agree to work positively together in the preparation of more detailed guidance such as in the form of a Development Brief for the Hollands Farm allocation.

6. Transport

- 6.1 The parties agree that safe vehicular access to the site, including for larger vehicles such as refuse lorries and buses, can be achieved in general accordance with Figure 39(the illustrative layout that supports Policy BE2).
- 6.2 The parties agree that the promoters have prepared assessments of the local highway network, which includes traffic counts, existing junction assessments

and traffic modelling. This analysis will form part of an agreed scope for more detailed analysis within the Transport Assessment that will support any future planning application.

- 6.3 The parties agree that initial modelling work indicates that there will be impacts at key junctions on the network as a result of the residential growth and that following implementation of off-site mitigation works, capacity exists for the proposed scale of residential growth in Bourne End and Wooburn in line with the draft Local Plan. This will be assessed in more detail at the planning application stage through the Transport Assessment. The Transport Assessment may identify further mitigation measures which may be required at the detailed planning stage. Any development on the Hollands Farm site will be expected to deliver the new link road from Cores End Road to Ferry Lane as part of an overall suite of mitigation measures required to alleviate traffic congestion elsewhere in Bourne End.
- 6.4 BCC will be the lead body for the coordination and delivery of necessary off-site mitigation measures. BCC will agree with the scheme promoters, as part of any planning permission for the site, the arrangements for the delivery of the off-site highway works through s278 agreements where appropriate. Mr L Noe and Catesby Estates agree to the principle of making proportionate financial contributions to assist in the delivery of off-site highway improvements, where these are not being provided directly via s278 arrangements.

7. Affordable housing

- 7.1 All parties agree that the site should provide a range of different size dwellings and tenures including a policy compliant level of affordable housing. Provision will also be made for a policy compliant proportion of the plots provided to be made available for self-build projects. Parties note that WDC have already agreed with the Inspector to include a mechanism within the Plan to allow unused self-build plots to revert to the developer, although that mechanism is not yet agreed between the parties.

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 run-off 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

- 9.1 All Parties agree that this greenfield site is viable to deliver the requirements set out within the policy BE2 and CIL and result in a fair return to the developer and landowner.

10. Delivery

- 10.1 Together, the parties agree to work proactively and positively to deliver the homes during the Plan period.

Signed

On behalf of Wycombe District Council



On behalf of Buckinghamshire County Council



Cllr Bill Chapple.....

On behalf of Catesby



For & On behalf of Mr L Noe

Date: 4/9/18

Maurice Fitzgerald - Development Director
Capreon 30 Market Place London W1W 8AP

