

# Local Plan Update

Local Plan Stakeholder Briefing

**Cllr David Johncock** - Cabinet Member for  
Planning and Sustainability

**Ian Manktelow** - Strategic Planning Manager

**Chris Schmidt-Reid** – Team Leader Policy Team

**Rosie Brake** – Principal Policy Officer

# Cllr David Johncock

Cabinet Member for Planning and Sustainability

# Purpose of the meeting

- To give you an overview of the plan
- Explain what the next steps are
- How to make representations
- An opportunity for you to ask questions
- Go through the whole presentation then questions

# Contents

- Why we need a plan
- Housing and employment strategy
- Site allocations
- Infrastructure Requirements
- Development Management Policies
- Next Steps – timetable, how to make representations, national policy changes

# Where have we got to?

- Draft Plan June 2016
- Publication version now out for consultation
- Approved by Cabinet and Council
- The Council can't significantly change the plan after this unless the Planning Inspector changes it

# Ian Manktelow

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# Why we need a plan

- Manages where and how development will happen up to 2033
- Framework for determining planning applications
- The strategy for growth – housing and employment
- Site allocations
- Provide 5 year supply of housing sites
- Identifies infrastructure needs
- Sets out principles for how sites should be developed

# Housing

- Objectively Assessed Need (OAN) - 13,200 or 660 per annum
- Wycombe district is an area of constraint
- Unmet housing needs



# Housing Requirement and Supply

**Housing requirement/target = 10,925**

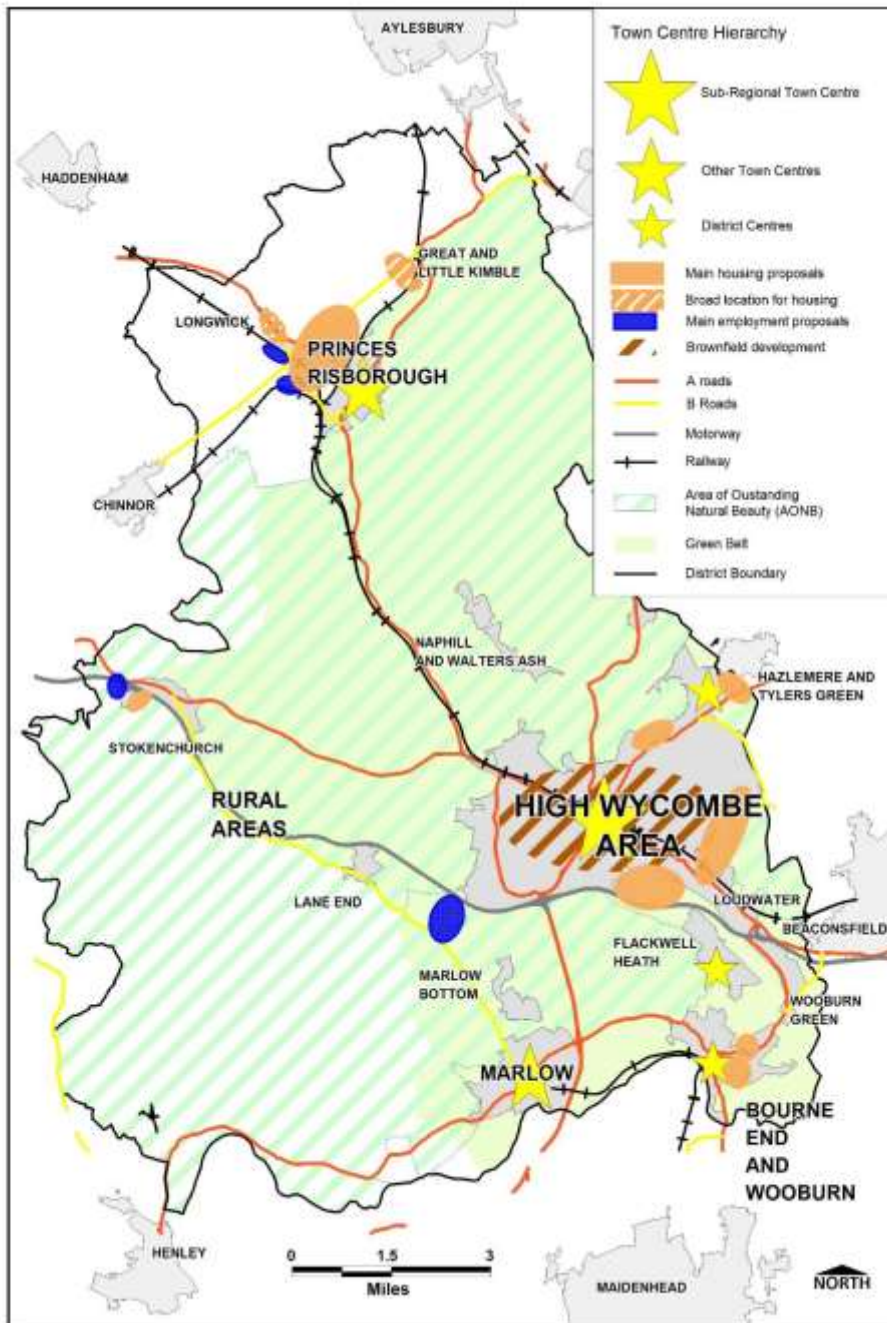
**Housing Supply in Plan = 10,927**

**- Meeting 83% of our OAN**

# Housing Unmet Needs

	Need 2013-33	Unmet Need	Local Plan Level of Housing
Aylesbury Vale	19,400	n/a	27,400
Chiltern and South Bucks	12,900 (2014-33)	5,725	7,175
Wycombe	13,200	2,275	10,925
Bucks	45,500	n/a	45,500

# Spatial Strategy



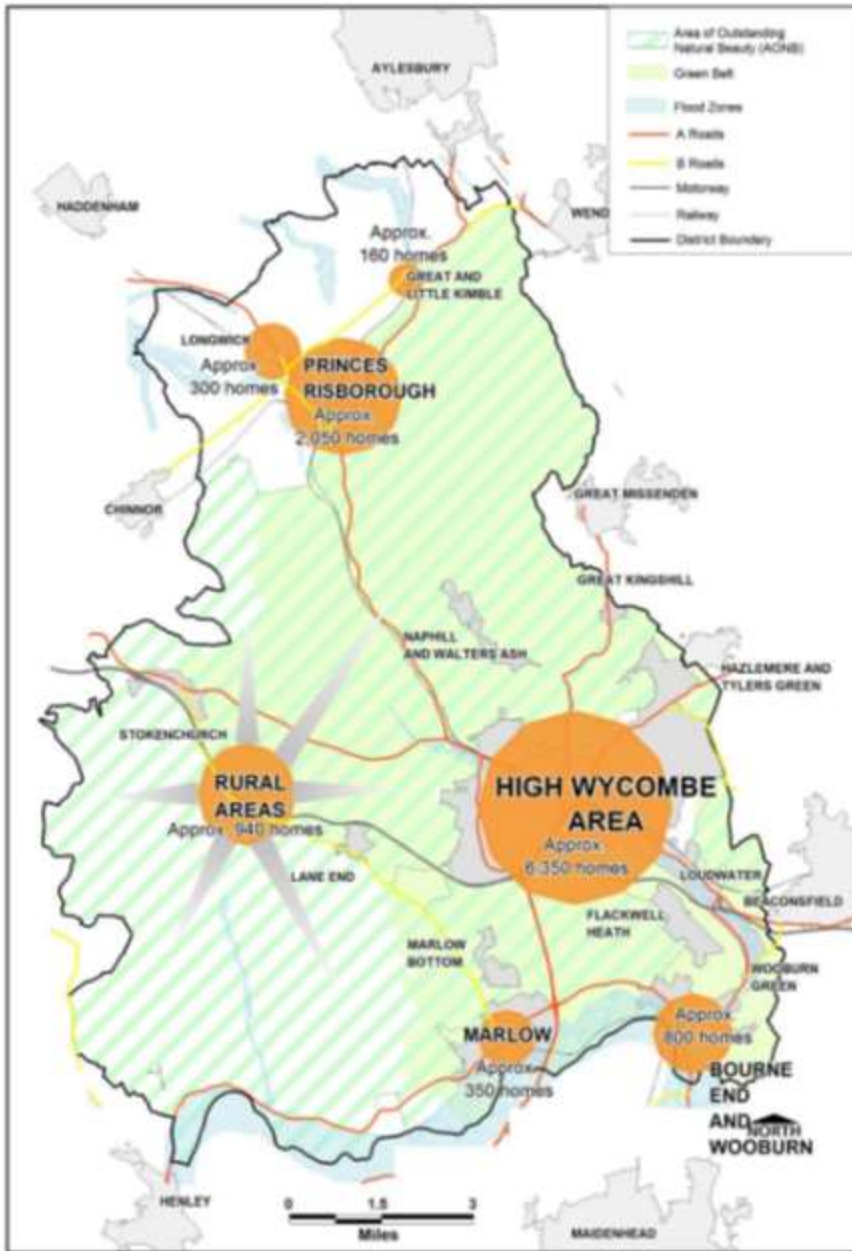
71% Chilterns AONB  
48% Metropolitan Green Belt

Broadly 85% housing and most of employment at four largest settlements (High Wycombe, Marlow, Bourne End and Wooburn and Princes Risborough)

Broadly 15% housing with limited employment within villages

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# Housing distribution

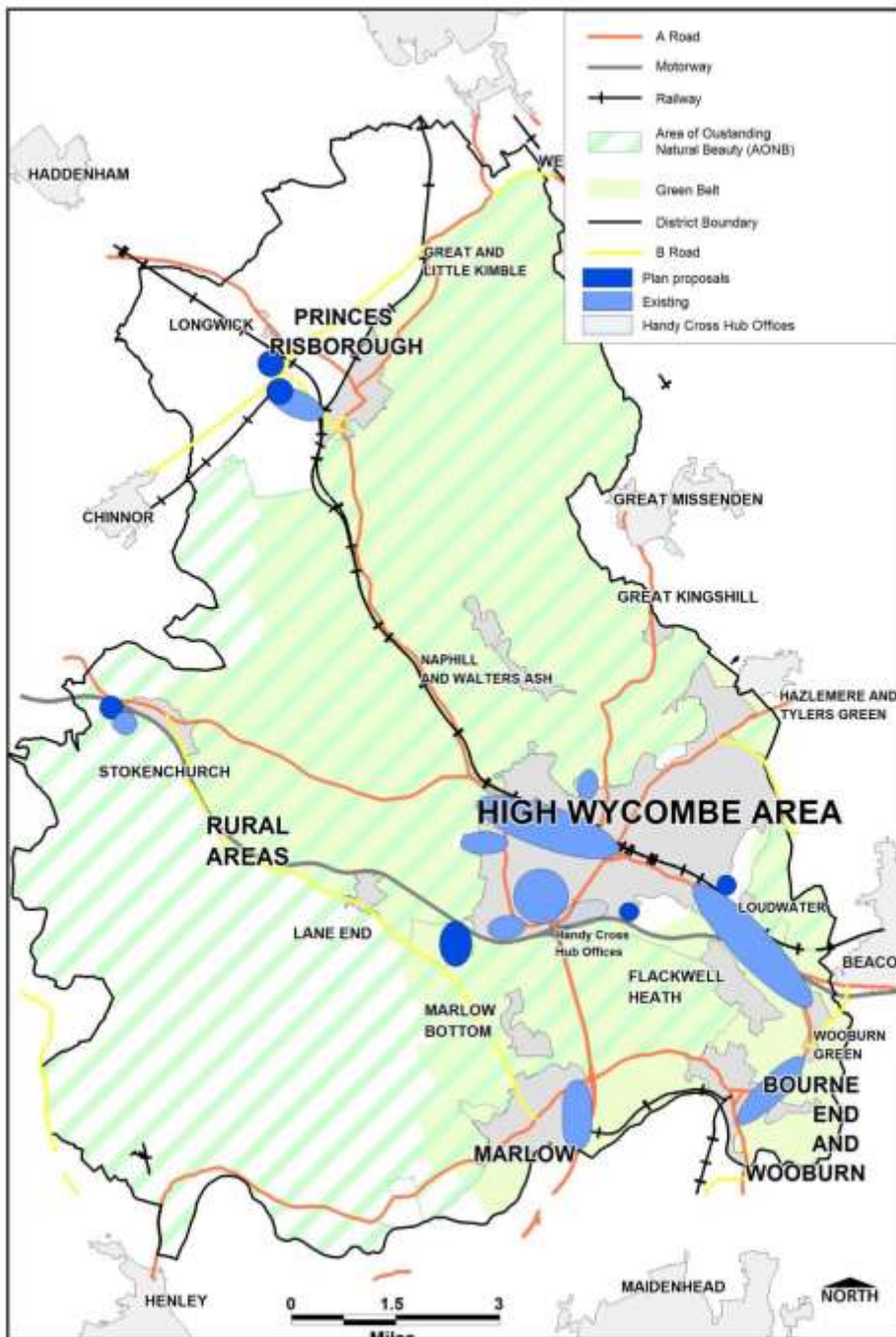
# Housing Supply – Type of Sites

2013-2033	Total net dwellings
Previously developed sites in urban and rural areas	5,585
Development of the Former Reserve Sites (Greenfield)	1,755
Princes Risborough expansion (Greenfield)	1,662
Green Belt release (mainly greenfield)	1,138
Other Greenfield (including around villages)	787
<b>Total</b>	<b>10,927</b>

# Employment Land

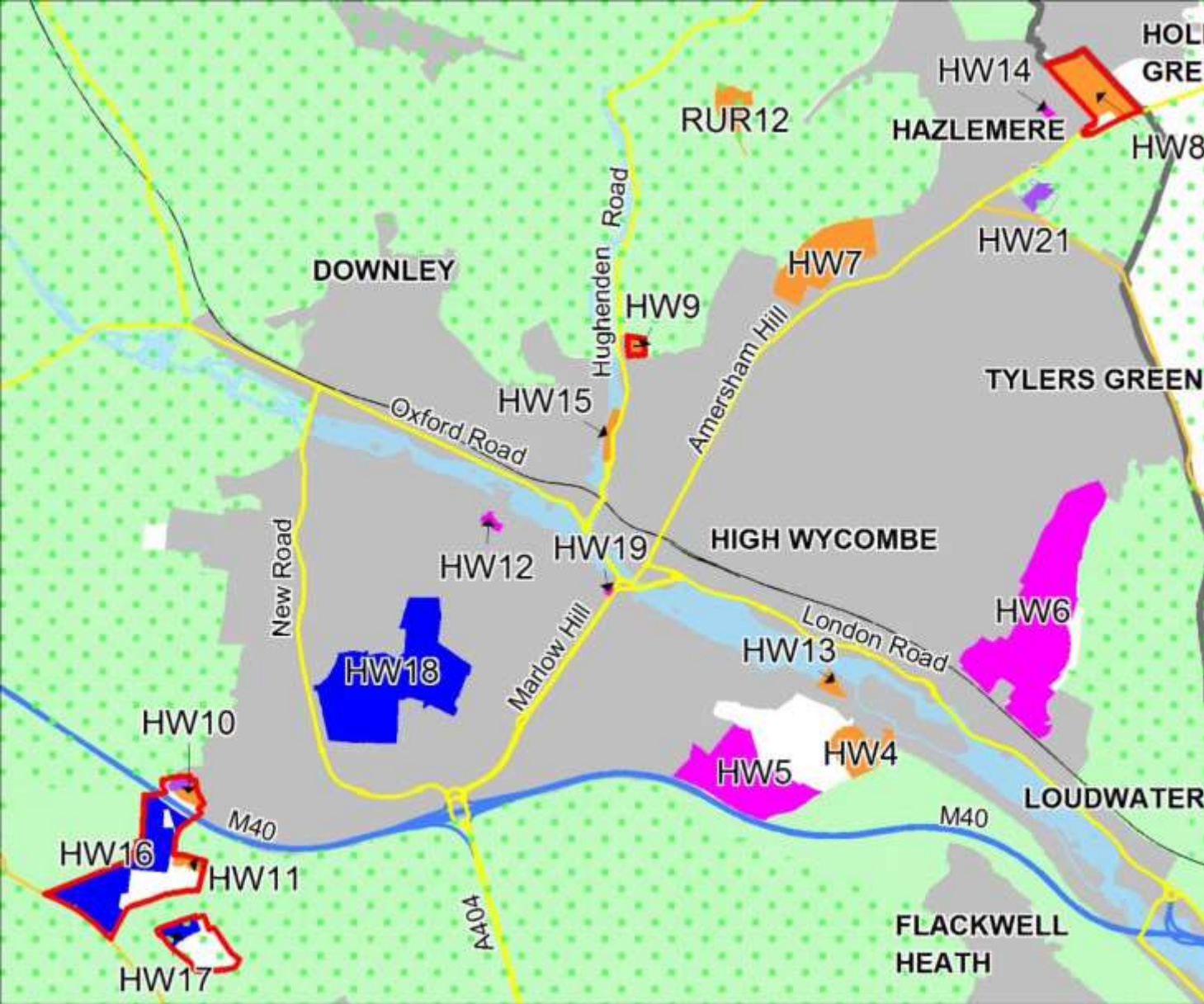
- Bucks Functional Economic Market Area (FEMA)
- Range of economic forecasts and scenarios considered
- Matching forecasts against/market reality
- Our approach
  - Protect existing employment areas
  - Allocate new sites
  - Regenerate underutilised sites
  - Facilitate rural enterprise and diversification in rural area
- Unmet employment needs accommodated in Aylesbury Vale – surplus across FEMA





# Economic development strategy

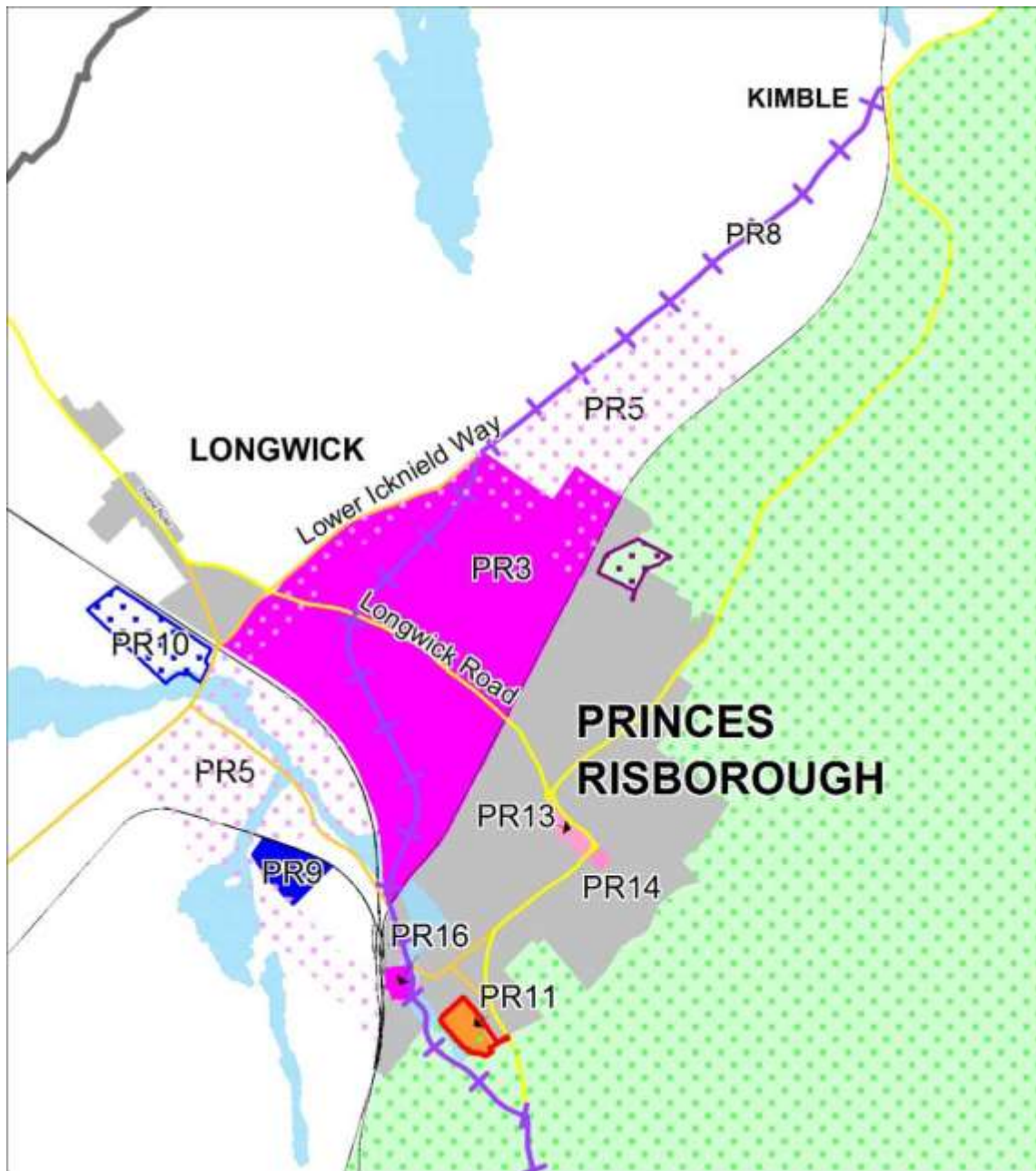




Ref	Site	Homes
HW4	Abbey Barn North	100
HW5	Abbey Barn South and Wycombe Summit	505
HW6	Gomm Valley and Ashwells	530
HW7	Terriers Farm and Terriers House	500
HW8	Land off Amersham Road including Tralee Farm, Hazlemere	350
HW9	Part of Greens Farm, Glynswood, Green Hill, High Wycombe	50
HW10	Horns Lane, Booker, High Wycombe	64
HW11	Clay Lane, Booker, High Wycombe	30
HW12	Leigh Street, Desborough Area, High Wycombe	275
HW13	Former Bassetsbury Allotments, Bassetsbury Lane	30
HW14	Highbury Works/Hazlemere Coachworks, Chestnut Lane, Hazlemere	14





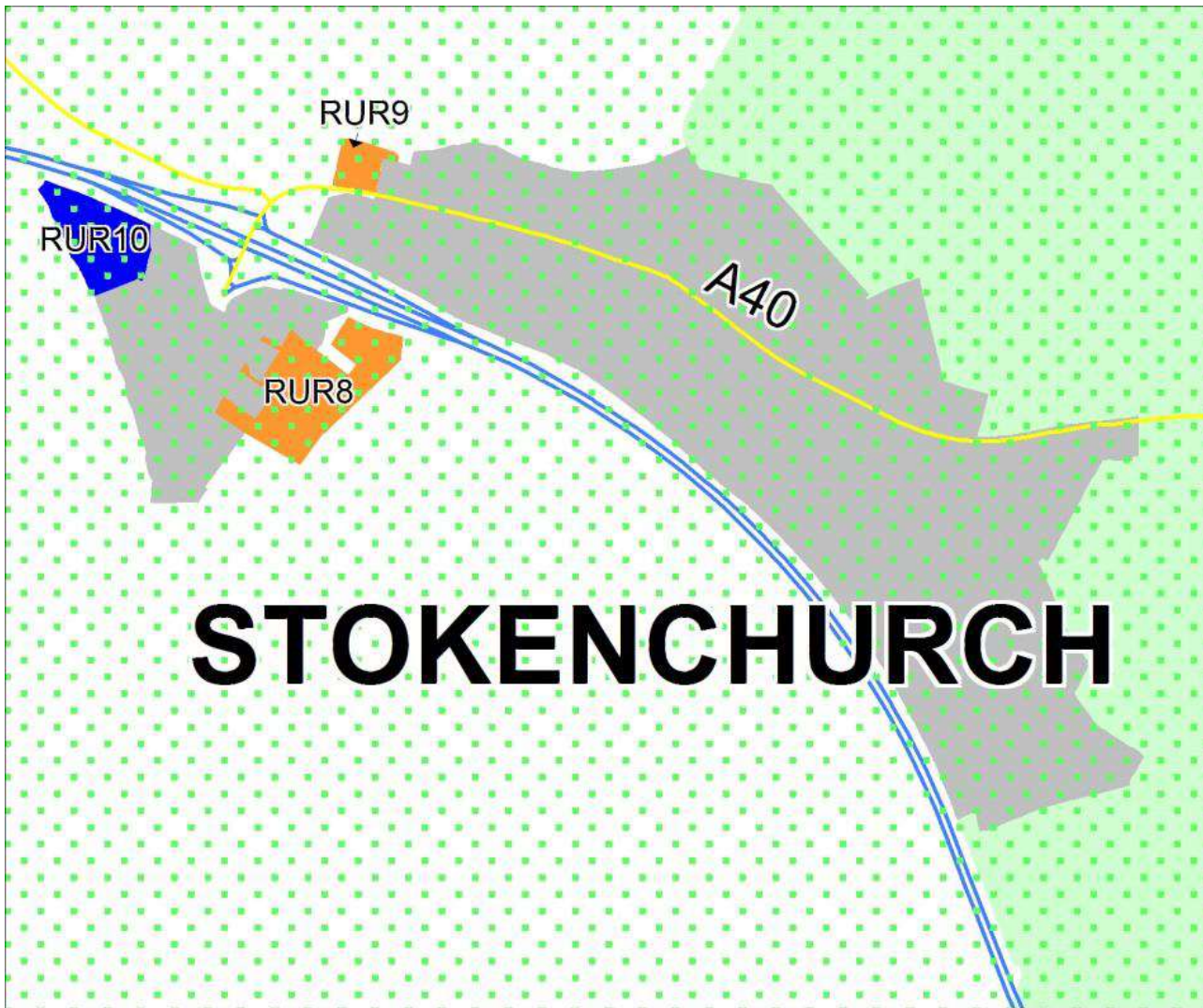


Ref	Site	Homes
PR3	Princes Risborough Main Expansion Area	1,662
PR11	Land to the Rear of Poppy Road, Princes Risborough	58
PR16	Land at Princes Risborough station	45



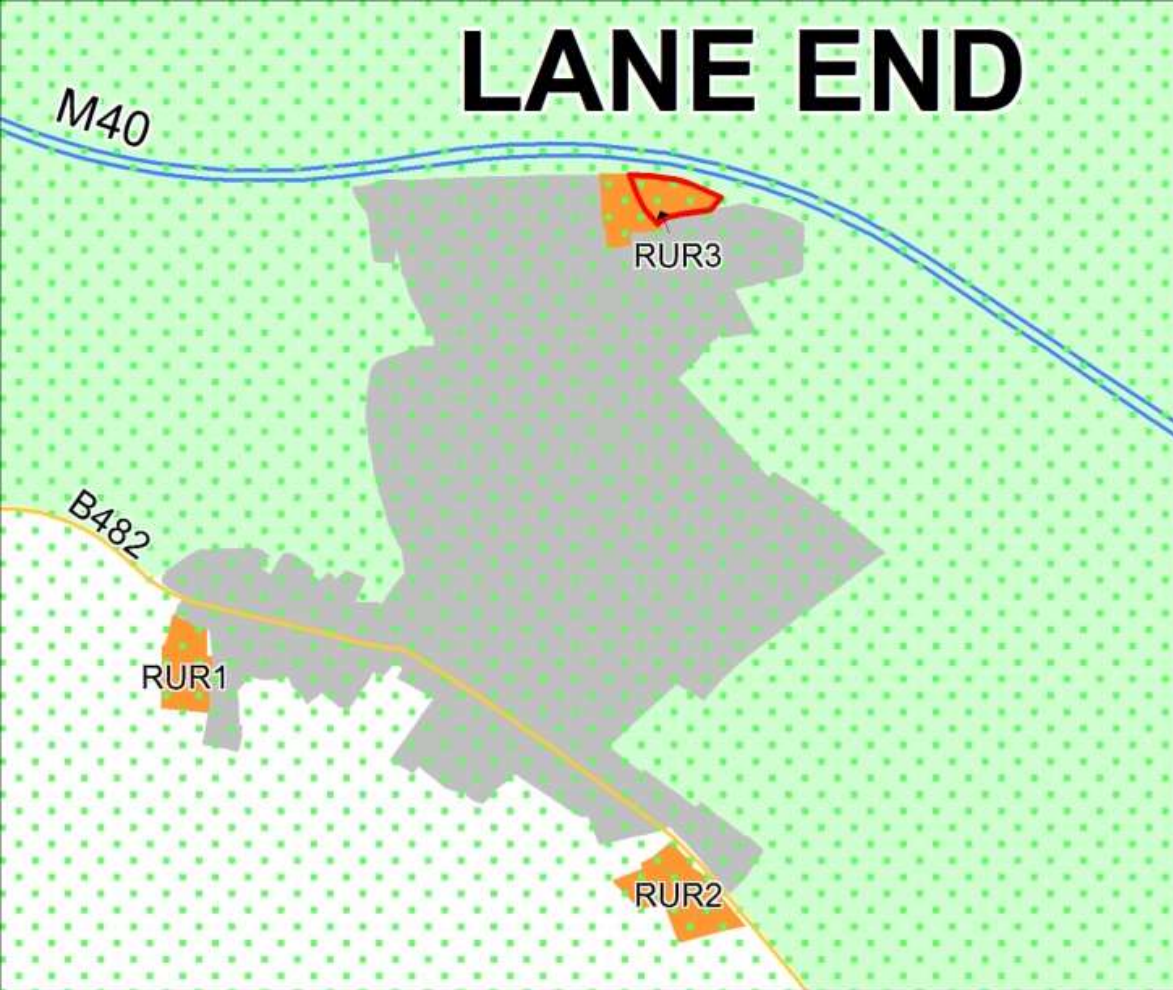
Ref	Site	Home s
BE1	Slate Meadow	150
BE2	Hollands Farm	467





Ref	Site	Homes
RUR8	Land south of Mill Road	100
RUR9	Land at Wood Farm	28

# LANE END

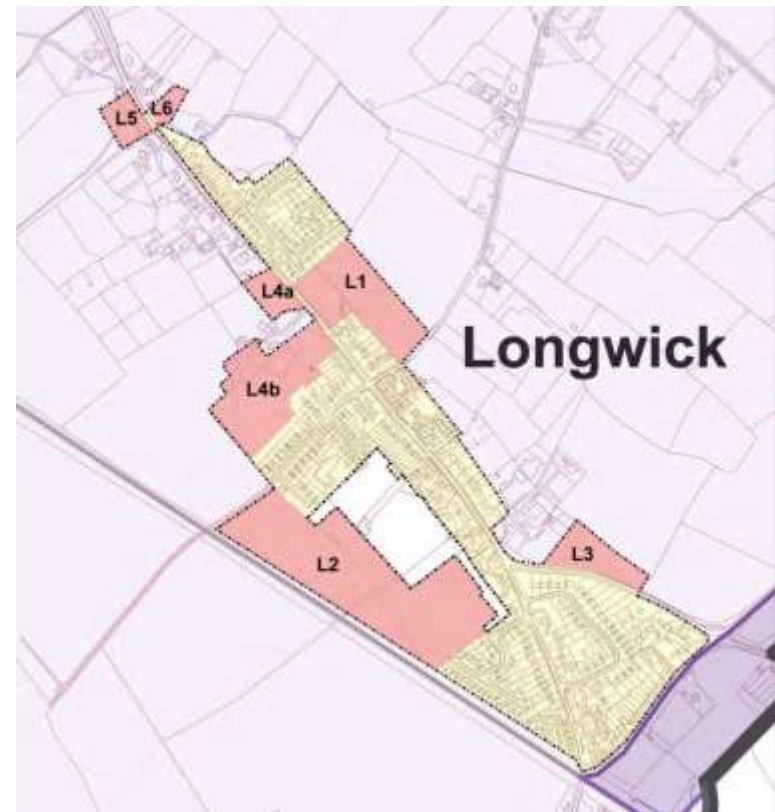


Ref	Site	Homes
RUR1	Land south of Finings Road	19
RUR2	Land between Chalky Field and Marlow Road	27
RUR3	Land at Sidney House	Further work required

# Rural Areas – Beyond the Green belt

## Broad locations

- Longwick – 300 Houses
- Great and Little Kimble – 160 houses





# Infrastructure Planning

- Close working with infrastructure providers – shared growth scenarios/site options early on
- Infrastructure Delivery Plan – evidence to sit alongside the plan
- Feeds into site specific policies – our “ask” of the development, within the NPPF/CIL rules
- For largest sites, more detail to follow in development briefs – eg Reserve Sites (ongoing), Princes Risborough (ongoing), large Green Belt release sites



# Development Management Policies

- Builds on the retained Delivery and Site Allocations DPD
- **Matters to be in accordance with the NPPF**
- **Delivering Housing** – allocations, mix, affordable housing, rural exception schemes, accommodation for rural workers and criteria for traveller sites
- **Economic Development** – permitted uses for business parks and industrial areas, community facilities and sports facilities and small scale commercial development

# Development Management Policies

- **Place Making** – AONB, historic environment, transport and parking, green infrastructure, design quality, household extensions and technical housing standards
- **Environmental** – managing flood risk, development in the countryside (outside of Green Belt), landscape (outside of AONB), mitigating carbon emissions, water quality and supply
- **Green Belt** –appropriate development, replacement and extension to dwellings, conversions and previously developed land

# Concluding Points

- Preparing the Local Plan has been a major challenge due to the scale of housing need and constraints that exist.
- The process has tested a wide range of options, extensive evidence base and community consultation
- Despite this process the council cannot meet all of it's housing and employment needs.
- The plan sets out a number of new allocations, plus development management policies to shape future development.

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# Timetable

- Plan Published for Statutory 6 week consultation – Oct 16<sup>th</sup> to 27<sup>th</sup> Nov
- **Submit Plan to Inspector for examination – March 2018**
- Examination Hearing – June/July 2018?
- Consultation on Inspector's Main Modifications – Autumn 2018?
- Adoption – early 2019?

# Government Policy Changes

- Housing White Paper – Fixing our Broken Housing Market (Feb 2017) - consultation
- Planning for the Right Homes in the Right Places: Consultation Proposals (September 2017)
  - New proposals for calculating Housing OAN and published figures for what it means for each authority
  - Transition – authorities should use the current methodology if plan submitted by 31<sup>st</sup> March 2018 or when the revised NPPF is published (whichever is later)
  - Revised NPPF – anticipated Spring 2018
  - Various other proposals in the consultation

# Government Policy Changes

- Implications of new Housing OAN methodology:
  - Wycombe current OAN = 660 homes per year
  - OAN based on new methodology = 792 (20% increase)
- Across Bucks – over 30% increase on current OAN
- WDC have published and will submit plan before 31<sup>st</sup> March 2018 on basis of:
  - Current OAN methodology
  - Current NPPF

# Next Stages

- Current consultation - different type of consultation
- WDC can't formally change the plan once published.  
Published plan = plan submitted to Inspector
- Will be asked specific questions:
  - Is the Plan “sound”?
  - Is it “Legally compliant”?
- Examination – is to test soundness + legal compliance
- WDC submit: the Plan + representations + evidence.
- Have to submit representations at this stage to ensure right to appear at examination
- Representations from previous stages are not sent to Inspector but WDC produce a “consultation statement”



# Tests of Soundness (NPPF)

- **Positively prepared** – plan to meet objectively assessed needs for development and unmet needs from others where sustainable to do so;
- **Justified** – the most appropriate strategy when tested against the reasonable alternatives
- **Effective** – deliverable over its period and based on effective joint working on cross boundary strategic priorities
- **Consistent with national policy** – ie with the NPPF.

# Legal Compliance

Includes:

- Have regard to national policy and guidance?
- Has a sustainability appraisal been prepared?
- Compliance with the Duty to Cooperate?
- In accordance with the Local Development Scheme? (work programme for Plans)
- Prepared in accordance with the Statement of Community Involvement?
- Prepared in accordance with the regulations?

# Briefings and drop-ins

- **North of District Briefing meeting** – Thursday 2 November 7.30pm, Princes Risborough Community Centre.  
<https://www.wycombe.gov.uk/localplanbriefingnorth>
- **Drop in session** - Thursday 9 November 2pm to 8pm, Committee Room 1 and 2, Wycombe District Council Offices.
- **Drop in session** - Thursday 16 November 2 pm to 8 pm, Cherry Baker Room, Princes Risborough Community Centre.
- Please note that the drop in sessions are not exhibitions and **are not** aimed at explaining the content of the plan.

# How to respond

- Online form – <https://www.wycombe.gov.uk/pages/About-the-council/Have-your-say/Consultations/Consultation-Publication-of-the-Wycombe-District-Local-Plan.aspx>
- Email - [newlocalplan@wycombe.gov.uk](mailto:newlocalplan@wycombe.gov.uk); or
- Post - Planning Policy Team, Planning and Sustainability, Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB
- Quote the paragraph, policy, or map you are commenting on.
- Relate comments to the tests of soundness and legal compliance. Please see our guidance document for further detail.

# Any Questions?