Stakeholder Briefing

Local Plan update

15 March 2017
Cllr David Johncock
Cabinet Member for Planning and Sustainability
Purpose of the meeting

• To update you on where we have got to with the Local Plan
• Provide a brief overview of the Housing White Paper
• An opportunity for you to ask questions
• Go through the whole presentation then questions
What we will cover

Local Plan update - Part 1 (Ian Manktelow)
• Consultation last summer
• Revised HEDNA
• Strategic Planning - Duty to Cooperate

Part 2 (Chris Schmidt-Reid)
• Princes Risborough
• Appeals
• Overview of remaining work
• Next Steps

Housing White Paper (Ian Manktelow)
CONSULTATION RESPONSE

• 3,094 responses from individuals + organisations.
• Vast majority relate to key sites – sites with most comments:
  – Oak Tree Road (Marlow), Hollands Farm (Bourne End), Amersham Road (Hazlemere) Slate Meadow (Bourne End), Penn Road (Hazlemere) and Princes Risborough
• Plenty of developer interest and sites suggested – challenging existing proposed sites and suggesting their own.
• A few alternative sites from public suggested
• Policies for Green Belt, Housing and Spatial Strategy also receive high level of response
• Comments and summaries on website
Revised Bucks HEDNA (Dec 2016)

- Updated due to new population and housing projections and estimates + new economic forecasts

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<tr>
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<tbody>
<tr>
<td>Aylesbury Vale</td>
<td>21,300</td>
<td>19,300</td>
<td>-2,000</td>
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<tr>
<td>Chiltern and South Bucks</td>
<td>13,800</td>
<td>13,400</td>
<td>-400</td>
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<tr>
<td>Wycombe</td>
<td>15,100</td>
<td>12,900</td>
<td>-2,200</td>
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<td>Bucks Total</td>
<td>50,200</td>
<td>45,600</td>
<td>-4,600</td>
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## Employment Land - Demand

<table>
<thead>
<tr>
<th>Category</th>
<th>Wycombe (sq m)</th>
<th>Difference from 2015 HEDNA</th>
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<tbody>
<tr>
<td>B1a (Offices)</td>
<td>+68,000</td>
<td>+20,000</td>
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<tr>
<td>B1c/B2 Industrial</td>
<td>-48,000</td>
<td>+1,000</td>
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<tr>
<td>B8 Warehousing/Distribution</td>
<td>+34,000</td>
<td>-14,000</td>
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Duty to Cooperate - AVDC + WDC

Reminder:

• Draft WDC Plan – June 2016
  – 10,000 homes in plan
  – Potentially 5,000 unmet need – to AVDC?

• Draft AVDC Plan – July 2016
  – Up to 33,000 homes (not all identified)
  – Potentially 12,000 unmet need from 3 southern districts

All subject to review/further work
Scrutiny of WDC Supply

• WDC already committed to updated supply information
• Scrutiny by AVDC of WDC Supply including report by GL Hearn
• WDC reviewed GL Hearn report and published response, incorporating updated supply information.
WDC Response

Identified some additional housing potential including:

- Reserve sites – in light of ongoing work
- Green Belt – mainly review of capacities (some suggested site changes)
- Longwick – 300 (much already permitted)
- Great and Little Kimble – 160 (probably through neighbourhood plan)
- Windfall – forecasts updated
- Princes Risborough – refinement of assumptions and build rates
Main Changes re Green Belt sites as a result of review

Sites suggested to be deleted/not progress:
• Oak Tree Road, Marlow
• Penn Road, Hazlemere
• Northern Heights, Bourne End

New sites:
• Rear of Poppy Road, Princes Risborough
• Land at Heavens Above, Marlow Bottom
• Land off Clay Lane, High Wycombe
• Additional land next to Horns Lane site
Sites suggested to be deleted/not progress:

- Oak Tree Road
- Land off Penn Road
- Northern Heights
Heavens Above, Marlow Bottom
Land off Clay Lane
Overall Conclusion

WDC Revised HEDNA figure = 12,900
Revised Capacity Estimate = 11,200
Unmet need = 1,700.

AVDC agreed this revised position.

Dec 2016 – Memorandum of Understanding signed – AVDC agreeing to accommodate 1,700 homes from WDC.
<table>
<thead>
<tr>
<th></th>
<th>Need 2013-33</th>
<th>Unmet Need</th>
<th>Local Plan Level of Housing?</th>
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</thead>
<tbody>
<tr>
<td>Aylesbury Vale</td>
<td>19,300</td>
<td>n/a</td>
<td>26,800</td>
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<td>Chiltern and South Bucks</td>
<td>12,700 (2014-33)</td>
<td>5,800?</td>
<td>6,900</td>
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<tr>
<td>Wycombe</td>
<td>12,900</td>
<td>1,700</td>
<td>11,200</td>
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<tr>
<td>Bucks</td>
<td>44,900</td>
<td>7,500?</td>
<td>44,900</td>
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Chris Schmidt-Reid

Team Leader, Planning Policy

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Part 2

- Princes Risborough
- Appeals
- Reserve Sites
- Overview of remaining work
Princes Risborough

• Consultation on draft Plan early 2016
• Over 360 representations:
• What have we done since then?
  – Concept Diagram/masterplanning
  – Route of relief road
  – Viability
  – Phasing
  – Further work undertaken on Shootacre Lane options
Concept Diagram
Shootacre lane

Poppy Road site
Shootacre lane

Poppy Road site
Shootacre lane

Poppy Road site
Delivery

Refined work:

• Costings
• Phasing
• Overall viability
• Bid for HCA funding to support capacity to deliver
• Housing Infrastructure Fund - capital
Speculative applications

Red (and purple)
Applications awaiting decision

Green
Applications with permission

Amber
Applications at appeal

Also appeals not on this plan
- Molins Saunderton
- Glory Park, Wooburn
Appeals update

Determined

• Boxer Lane, Longwick - approved
• Mill Lane, Monks Risborough – refused
• Glory Park, Wooburn – refused

Awaiting decision

• Molins Sports Ground, Monks Risborough
• Park Mill Farm, Princes Risborough
• Former Molins, Saunderton
# Reserve Sites Update

<table>
<thead>
<tr>
<th>Site</th>
<th>Brief</th>
<th>Next Stage</th>
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<tbody>
<tr>
<td>Abbey Barn South</td>
<td>Adopted</td>
<td>Pre-app</td>
</tr>
<tr>
<td>Gomm Valley</td>
<td>Draft</td>
<td>Adopt</td>
</tr>
<tr>
<td>Terriers Farm</td>
<td>Draft</td>
<td>Adopt</td>
</tr>
<tr>
<td>Slate Meadow</td>
<td>In progress</td>
<td>Draft</td>
</tr>
<tr>
<td>Abbey Barn North</td>
<td>NYS</td>
<td>On going discussions</td>
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</table>
Remaining local plan work

• Duty to Co-operate
• Finalise evidence base:
  – Transport
  – Flooding
  – Green Belt assessment
  – AONB report
• Sustainability Appraisal
• Soundness assessment
• Timetable to be confirmed
Housing White Paper

Ian Manktelow
Housing White Paper

• “Fixing our Broken Housing Market”
• Not really a White Paper as it is mainly a consultation document
• Consultation until 2\textsuperscript{nd} May.
• Accompanied by other documents/responses to earlier consultations etc
• More consultations to come
• Promises a revised National Planning Policy Framework (NPPF) – the Minister says by summer recess, but unlikely......
Key Proposals relating to Local Plans

• New method for calculating objectively assessed housing need (OAN) – not yet published, subject to consultation, possibly some exemptions from using it short term….

• Greater transparency on need for Green Belt reviews – and how.

• Plans to be reviewed every 5 years

• Changes to test of soundness

• No longer need for everything in 1 plan

• Firming up criteria for Govt intervention in plans
Other Headlines – Housing Delivery

• Housing Delivery Test – penalising authorities for under delivery against requirements
• Annual approval process for 5 year housing land supply
• General drive to spread the load/less reliance on large builders – eg identifying more small sites
• More “tools” for authorities to speed up house building – shorter life permissions, completion notices, CPO? etc
Other Headlines (2)

• Affordable housing – wider definition including starter homes + affordable private rent
• 20% increase in planning fees – if ring-fenced for Planning Depts
• Various funding pots to support housebuilding
• Review of CIL – announcement in Autumn Statement
Next Steps on the Local Plan

- Reviewing implications of White Paper
- Minister/CLG message – carry on with Plans
- Will publish revised timetable in due course
- Meanwhile – completing evidence base, Duty to Cooperate discussions, plan drafting – we’re pressing on with preparing the Plan.
Local Plan Process

• WDC Final Plan approved by Cabinet and Full Council
• Statutory consultation - 6 weeks for representations
• Council may suggest pre-examination changes to Inspector – but can’t change published plan
• Plan + evidence submitted to Inspector for examination
• Examination hearing – round table led by Inspector
• Inspector may recommend “Main Modifications” – if so these will be consulted on.
• Final Inspector’s report
• Adoption
Questions