

Leigh Street Quarter

Development Brief

Approved November 2008

Appendices:

Appendix 1

Extracts from Key Planning Policy Documents

- Extracts from the Adopted Local Plan to 2011: Policy E3
- Extracts from the Wycombe Development Framework Core Strategy (Adopted July 2008):
 - Policy CS 4 High Wycombe key areas of change
 - Policy CS 15 Community Facilities and Built Sports Facilities
- Extract from The Wycombe Development Framework Site Allocations Document February 2007 detailing policies for the Desborough Area:
- Extract from The Wycombe Development Framework Site Allocations Document February 2007 detailing Development Site Principles for the Leigh Street area:

Appendix 2

Summary of comments made at Imagine the Future 4 Leigh Street Area Workshop

Appendix 3

Summary of comments made during Public Consultation period in June/ July 2008



Spatial Planning Division

November 2008

Appendix I

Extracts from Key Planning Policy Documents

Extracts from the Adopted Local Plan to 2011: Policy E3

Employment Areas

4.17 Employment Areas are composite areas already in employment generating use which form the principal employment base of the District. They are a finite resource and in order therefore that they can be responsive to market conditions and remain economically viable all employment generating uses are acceptable in principle within them. Employment Areas extend to some 143 Ha and provide a variety of sites and units to meet the differing practical needs of both large and small firms.

4.18 The rate at which Employment Areas are developed for other purposes has been monitored. Identified losses have been on such a scale that if allowed to continue they will prejudice the Local Plan's ability to support a diverse and dynamic local economy. The use and development of employment areas will continue to be monitored.

POLICY E3

THE DEVELOPMENT OF LAND FOR EMPLOYMENT GENERATING USES WILL BE PERMITTED ON SITES IDENTIFIED AS EMPLOYMENT AREAS ON THE PROPOSALS MAP. ON SUCH SITES PLANNING PERMISSION WILL NOT BE GRANTED FOR USES FALLING OUTSIDE CLASSES B1, B2 AND B8 OF THE USE CLASSES ORDER 1987.

Extracts from the Wycombe Development Framework Core Strategy (Adopted July 2008):

Policy CS 4 High Wycombe key areas of change

Within the following key areas of change below, development should contribute towards achieving the following:

1. Desborough Area

a. Sense of place – Provision of a firm place-making and urban design framework to ensure that individual developments contribute to a coherent and recognisably distinctive sense of place for Desborough.

b. Integration - Ensure that as the Desborough Area develops it integrates with the expanded town centre, including improved east/west pedestrian and cycle links

c. Open Space - Provision of a new open space in the eastern part of the Desborough area to address existing deficiencies

d. The Wye - Opening up of the River Wye to re-establish and enhance its biodiversity value and provide continuous public access along it

e. Economic and social regeneration - Regeneration of employment areas, including appropriate mixed use development whilst retaining core business areas, complemented by the conservation of the industrial heritage and provision of locally relevant economic and community benefits

f. Vista - Enhance the environmental quality of the formal vista of the West Wycombe Road

4.1 This area is diverse culturally and in terms of land uses, mixing local shops, residential, industrial and other employment uses. It benefits from a thriving business community. The Green Street area is identified in the Community Plan as an area of deprivation, particularly in relation to crime and disorder and the environment. The eastern part of the area is in a critical area of open space deficiency. There is a particular need to ensure provision of some larger family housing to meet the needs of the ethnic community.

4.2 The Desborough Road area will experience increasing development interest with the construction of 'Eden', which needs to be used to the area's advantage. There are development opportunities within the Green Street area, and the eastern part of Sands, including existing employment areas. These opportunities should be used to help to address local needs, including delivering environmental improvements.

4.3 More specifically, the River Wye is currently unavailable for public access along most of its length, and is of low biodiversity value. Recreating this as a green link for recreational and biodiversity purposes will provide a significant improvement to the environment of the whole of the 'Desborough' area, along with the provision of a substantial open space to address the needs of the area. The West Wycombe Road is a key route into and out of the town and benefits from a formal vista looking up to the mausoleum. However, more could be done to improve the environmental quality of this key transport corridor.

**Extracts from the Wycombe Development Framework
Core Strategy (Adopted July 2008):****Policy CS 15 Community Facilities and Built Sports Facilities**

1. The provision of new community facilities and built sports facilities will be supported in principle in the following locations:

- **Sites allocated for such purposes, or as part of a mixed use allocation**
- **In town centres, district centres or local shopping parades subject to the detailed policies in other local development documents**
- **In existing residential areas in identified towns and villages excluded from the Green Belt (or settlements beyond the Green Belt with defined settlement boundaries) where there is no adverse affect on the amenities of neighbouring properties**
- **In settlements in the countryside beyond the Green Belt where the facility is needed to serve the immediate local area and could not be provided elsewhere**
- **In general business areas and on scattered business sites subject to the detailed policies in the Site Allocations Development Plan Document**
- **In identified areas of deprivation where the facility would contribute towards addressing that deprivation**

2. Unless it can be demonstrated that there is no community need for the facility the Council will resist:

- a) **the loss or change of use of buildings with an existing planning use as a community/built sports facility and**
- b) **the development for other purposes of land allocated for such facilities.**

Where it would be of community benefit for such facilities to be provided in another form this should take place either on-site or on another site offering no less overall community benefit. In appropriate circumstances a proportionate contribution to an off-site solution may be sought.

Indicator

- **Amount of new community facilities provided per year (numbers of schemes, land area and net floorspace change)**
- **Amount of land currently or previously in community use lost to other uses**

Delivery

- **Through identifying sites for new community facilities in the Site Allocations DPD, where needed**
- **Through the development control process**
- **Through Developer Contributions Supplementary Planning Document**
- **Through involvement in the community planning process to understand local needs**
- **By working closely with agencies providing community facilities such as the Primary Care Trust, NHS Trust, Thames Valley Police and Buckinghamshire County Council.**

Policy CS 15 Community Facilities and Built Sports Facilities (continued)

- 4.62 The provision and retention of community facilities and built sports facilities is integral to sustaining viable communities. In planning ahead for community facilities it is essential that we work with other agencies as they develop their plans, to help ensure the necessary new facilities are provided in the right locations. Those plans will emerge at different times over the lifetime of this Core Strategy and as such Policy CS 15(1) provides a positive policy framework within which emerging proposals will be considered for those facilities. The accessibility of such facilities by a wide range of travel modes is essential, particularly where the facilities are likely to attract people from a wider area than the local community in which it is located.
- 4.63 Key issues that need to be addressed are replacing the sports centre and its outdoor facilities and resolving issues relating to Adams Park, home of Wycombe Wanderers & London Wasps. Wherever possible the Council will allocate sites to assist. In addition new developments may be able to contribute towards the provision of new community infrastructure (see Policy CS 21), particularly where there are known deficiencies.
- 4.64 Community facilities are defined as a use which forms part of the Use Class D1 (non-residential institutions) and also includes public houses (see Box below). In addition corner shops and post offices, especially in rural areas, function as community facilities. Policies in other local development documents will address these other uses.

Box: What are Community Facilities?

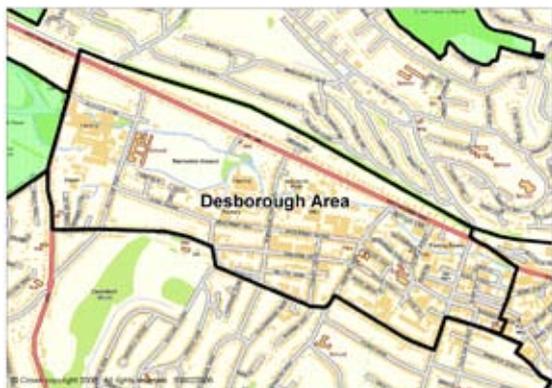
- Public halls (including Community/Youth Centres and village halls), church halls
- Post offices
- Local shops within both urban and rural areas
- Indoor and outdoor sports facilities
- Schools and non-residential education and training centres
- Places of worship
- Libraries
- Day nurseries, crèches
- Health centres, clinics, consulting rooms (including doctor's surgeries and dental practices)
- Museums, art galleries, exhibition halls
- Public houses

- 4.65 Policy CS 15 also sets out the approach to safeguarding community facilities and built sports facilities, since land is scarce for such uses. Where an applicant is seeking to redevelop or change the use of the land away from its existing community or sports use, they should discuss with the Council at the pre-application stage the nature of other community needs (for facilities) in the area. In addition, where in accordance with the Statement of Community Involvement, the applicant has undertaken pre-application consultation with the community, this consultation should include consideration of the need for other community and sports facilities in the area. The outcome of that consultation should be shared with the Council prior to submitting a planning application.
- 4.66 In addition it is recognised that green space, including outdoor sport and recreation facilities, allotments and cemeteries are also essential community facilities. Policy CS 15 sets out the broad policy protection for these areas, and the designation of individual green space areas for protection will be set out in a future Allocations DPD. Government policy also sets out strong policy protection for these areas. Proposals for improvements to or provision of new open space, including outdoor sport and recreation facilities, will be developed in the context of the outcomes of the Open Spaces Study and other relevant studies, together with any area specific proposals in this strategy.

Extract from The Wycombe Development Framework Site Allocations Document February 2007 detailing policies for the Desborough Area:

3 What is being proposed in your area

Desborough Area



Map 3.2 Desborough

1. Context

- The name 'Desborough' is used to relate to the area stretching west from the town centre along the River Wye. It is made up of the Desborough Road area, Green Street and the eastern parts of Sands. For convenience, this area is referred to as 'Desborough'.
- This area is diverse culturally and in terms of land uses, mixing local shops, residential, industrial and other employment uses. It benefits from a thriving business community. The Green Street area is identified in the Community Plan as an area of deprivation, particularly in relation to crime and disorder and the environment. The eastern part of the area is in a critical area of open space deficiency. There is a particular need to ensure provision of some larger family housing to meet the needs of the ethnic community.
- The Core Strategy identifies the need to:
 - Ensure that as the Desborough Area develops it integrates with the expanded town centre, including improved east/west pedestrian and cycle links
 - Provision of a new open space in the eastern part of the Desborough

area to address existing deficiencies

- Opening up of the River Wye to re-establish and enhance its biodiversity value and provide continuous public access along it
- Regeneration of employment areas, including appropriate mixed use development whilst retaining core business areas, complemented by the conservation of the industrial heritage and
- Minimise the impact of new road system which through central High Wycombe on the Desborough area.

2. What did you say in earlier consultations?

The key messages from previous consultations for this area are:

- The proximity of many of the developments to trunk roads could have a material impact unless carefully managed
- Many of the sites favour employment use rather than residential Mixed use re-development, unless carefully managed, will not maximise the potential for the sites
- Loss of employment sites is not acceptable on a large scale
- Car parking should not be lost because it is already severely limited
- Space should be left for small local businesses
- There is a need for community facilities, nursery provision including new play space, large family housing and open space in the area.

Extract from The Wycombe Development Framework Site Allocations Document February 2007 detailing policies for the Desborough Area:

3 What is being proposed in your area

3. What is being proposed in the Desborough Area?

Summary

In line with the Core Strategy, and taking account of the comments received, this document is:

- Identifying and protecting around 17 hectares of land for business on 5 main areas
- Identifying four sites for mixed use redevelopment, providing for a range of needs including business, housing, community facilities, new open space in the longer term, improved access to the River Wye and conservation of the industrial heritage.
- Identifying sites that could deliver in the region of 214 dwellings in the next 10 years - of these around 100 are likely to be affordable homes. All sites within this area of High Wycombe that provide residential development must provide some larger family housing.
- Providing new car parking in the short term to support the town centre, and also provide a new road link extending Westbourne Street to Oxford Road. Option for multi-storey car park on part of the site in the longer term.
- Protection of 4 green spaces totalling nearly 7 hectares of land

3.6 Details of the sites are set out below and shown on Map 2. The Detail (the Preferred Site Allocations)

The Detail (The Preferred Site Allocation)

a. Business

The following areas are designated as general business areas under Policy A2 and shown on Map 2:

GENERAL BUSINESS AREAS	Area (ha)
Dashwood Avenue	0.92
Desborough Park Road	5.72
Grafton Street South	0.89
Marlborough Industrial Estate	2.95
Verco	6.75
Total general business area	17.23

Table 7 General Business Areas

b. Mixed Use Sites

The following sites are the preferred sites to be allocated for mixed use development under Policy A5. More detail on three of these sites is set out in Appendix 1.

MIXED USE SITES	Preferred mixed use	Area (ha)	Guideline dwelling no.
Baker Street	New interim surface level car park. Longer term, mixed use redevelopment for business, residential and a substantial new open space. Also an option for multi-storey car park in the longer term. See Appendix 1 Development Principles	3.1	n/a
Land north of Grafton Street (Bartletts site)	Residential (including larger family housing), business, green corridor / river corridor, riverside walk. See Appendix 1 Development Principles.	1.8	24
Green Street School	Residential, community and open space provision.	0.5	10
Leigh Street	Business, residential, public realm improvements, protection of Conservation Area including conversion of key buildings. See Appendix 1 Development Principles.	2.7	50

Extract from The Wycombe Development Framework Site Allocations Document February 2007 detailing policies for the Desborough Area:

3 What is being proposed in your area

MIXED USE SITES	Preferred mixed use	Area (ha)	Guideline dwelling no.
Total		8.16	84

Table 8 Mixed Use Sites

c. Housing

The following are the preferred sites to be allocated for housing development under Policy A7.

HOUSING SITES	Area (Ha)	Guideline dwelling no.
Sites with permission/under construction		
42-52 Abercromby Avenue	0.11	19
Greengate Furniture Factory, 14-16 Oakridge Road	0.19	4
Guildmaster Works	0.27	63
New sites		
Constant Air Systems	0.18	23
Copyground Lane Depot	0.13	9
Folly Works	0.15	6
Jubilee Works	0.11	6
Total housing sites	1.14	130

Table 9 Housing Sites

These proposed allocations result in:

- Identification of 1.141 ha of land for housing on 8 sites providing an estimated 130 dwellings in Desborough over the next 10 years. Of these an estimated 72 dwellings will be affordable homes, mainly on the Guildmaster Works site which will provide a mix of rented and shared ownership dwellings.
- An additional estimated 84 dwellings on 4 mixed use sites, of which an estimate 29 units will be affordable homes.
- In addition to the sites allocated above, based on what has happened in the last 5 years, around 170 dwellings could be

provided on currently unidentified “windfall” sites – generally small sites – in the next 10 years.

d. Other “change” sites

These are generally small business sites (normally below site size thresholds for allocating for housing or where redevelopment is considered unlikely in the short to medium term) where a change of use would be considered.

Site	Area (Ha)
Association of Project Management, 150 West Wycombe Road	0.12
Avon Works	0.07
West Wycombe Road	0.02

Table 10 Site

e. Transport

3.7 The key transport improvements relate to the Baker Street area, and in particular:

- A new interim surface level car park on part of the area to support the town centre, particularly in the light of the new Eden development. There is also an option for a multi-storey car park in the longer term.
- A new road link extending Westbourne Street to Oxford Road

Both these proposals could have negative, as well as positive effects on the Desborough Road shopping area. Careful implementation must ensure maximum positive benefit for this important retail area.

In addition the following road improvement lines and junction improvements are identified for this area:

Extract from The Wycombe Development Framework Site Allocations Document February 2007 detailing policies for the Desborough Area:

3 What is being proposed in your area

- West Wycombe Road improvements
- West Wycombe Road/The Pastures/Desborough Avenue junction improvements

f. Green Space

- 4 green spaces are designated in Desborough totalling 6.912 ha and are shown on Map 2.
- New open space area is proposed on some of the mixed use redevelopment sites.
- Key green spaces identified for protection include:
 - Desborough Recreation Ground
 - Gilletts Lane green space

3.8 The eastern part of the Desborough area is in a critical area of open space deficiency where provision of a new neighbourhood park/informal recreation area is needed. An opportunity is identified in the long term in the Baker Street area. Opportunities should also be taken to provide a green link along the river corridor as sites become available for redevelopment.

4. Other main options considered and reasons for the preferred approach?

In the Desborough area the main options related to:

- The degree to which business areas should be retained for business or encouraged to redevelop for mixed use or for housing.
- Options for where new open space should be provided

3.9 In relation to the business areas, a balanced approach has been taken having regard to the employment land review and consultation responses. Some of the business areas are of low value and for this reason are

important to the local economy and it is important that they are retained. Their nature does not necessarily lend themselves to a comprehensive mixed use approach because of the complexity of land assembly. Others, due to their proximity to the town centre, or the nature of the current/most recent use and specific objectives for the area resulted in a mixed use proposal^(xiii)

3.10 The proposals for new open space are focused on the eastern end of the Desborough area where the deficiency issue is greatest and where it is not possible to address the deficiency by improving access to other open space in the vicinity will also help with regard to the open space deficiency in the town centre. The mixed use sites provide the best opportunity to deliver new open space, effectively through enabling development^(xiv)

xiii See the Wycombe Economy Study January 2004, Land for Business Background Paper Imagine the Future Part 3 and the Interim Policy Statement 2006

xiv See Wycombe District Open Space Study 2005

**Extract from The Wycombe Development Framework
Site Allocations Document February 2007 detailing
Development Site Principles for the Leigh Street area:**

The Wycombe Development Framework Goes Site Specific - February 2007 81

A Development Principles for Key Sites

Site Name:	Leigh Street Works Site ID: MU4 Map No. 2
Area:	Desborough
Location:	Desborough, High Wycombe Site area: 2.7ha
Brief Description of what we want to achieve	Mixed Use redevelopment retaining buildings which have heritage value. The site is part of the Green Street Conservation Area.

Key Principles and Requirements

1. **Green Infrastructure.** Significant environmental improvements to the area should be achieved, and open space requirements should be provided off site. Public Realm improvements should enhance and protect the Conservation Area.
2. **Business.** Retain at least 1 ha of the site in business uses, to incorporate small business and start up accommodation. The ground floor of Birch House/Commercial Square building should be retained in business use.
3. **Housing Mix.** Residential uses are suitable as part of the redevelopment. 40% of the bedspaces should be affordable in line with emerging Core Strategy policy and the Developer Contributions SPD. The upper floors of Birch House/Commercial Square to be converted to residential uses, incorporating live/work units.
4. **Society/Community.** A financial contribution towards community needs will be required, using guidance in the Developer Contributions SPD. There are existing community uses taking place within the site (eg the Skidz project). These should be retained and other uses encouraged. Because of the conversion of existing buildings, a lower * rating on sustainable homes guide may be necessary – if so this should be offset by a higher percentage of on-site renewables.
5. **Transport.** Improved access arrangements will be required. High quality, safe pedestrian links to Desborough Avenue should be provided.
6. **Phasing/Delivery/Implementation.** The site is partly in use by a number of small businesses. Incremental development could take place if guided by a comprehensive development brief. It is likely to be comprehensively redeveloped in the 2011-2016 period, although some elements may come forward 2006 – 2011. Developer contributions will be sought for a range of requirements as set out in the Developer Contributions SPD. All development will be expected to use sustainable construction techniques.

Appendix 2

Summary of comments made at Imagine the Future 4 Leigh Street Area Workshop

This brief follows a public workshop hosted by Wycombe District Council on March 6th 2007 as part of the Imagine the Future Part 4 (IF4) consultation on the Desborough Area (Green Street Issues). At this workshop the first stage of the Leigh Street Quarter Development Brief was discussed and the following key issues were identified in relation to both Green Street and Leigh Street:

- Lack of parking and increasing traffic congestion
- Better pedestrian links
- Encourage public access through uses on site and better connections
- Employment opportunities for small / medium businesses
- Reuse of historic buildings on the site
- Creation of '[creative] cultural quarter' for High Wycombe in Desborough
- Provide a mix of housing on the site
- Address crime in the area
- Sensitive and sustainable development of existing buildings

Leigh Street Quarter Development Brief - Appendix 3 Comments received during the Public Consultation Period (June- July 2008)

Schedule of respondents:

Representation No	Respondent	Date response received
A	Stewart Lintford: Stewart Lintford Chairmaker Ltd, High Wycombe,	19 June
B	Elsa Woodward: High Wycombe Society	19 June
C	Michael Chadwick: Wycombe Planning Convenor, The Chiltern Society	2 nd July
D	Artists at Commercial Square Studios submitted by Patricia Lynch on behalf of Patricia Lynch, Isabel Fallow, Jackie Crabtree, Jackie Hughes, Pauline Shearer, Liz Meier, Sophia Gabbitts, Michael McCalmon, Emma Souter and Catherine Pinot de Moira.	8 th July
E	James Harrington: Wycombe Radio Car Club: First Floor: Block A Commercial Square	11 th July
F	Marian Miller: Vice Chairman, Chiltern Society Historic Buildings and Landscapes Group	11 th July
G	Susan Carey, High Wycombe,	15 th July
H	Geoff Hayhurst: Land and Premises Limited,	15 th July
I	Egon R Hunt: Hunts Office Furniture and Interiors Ltd, Unit 3, West End Road, High Wycombe	15 th July
J	Ray Johnson & R Gale: Eian Printing Unit 4 Gadway House, Leigh Street, High Wycombe & Mr S Julia (landlord)	15 th July
K	Graham Muspratt: High Wycombe and District Model Railway Society, Commercial Square, High Wycombe	18 th July

Schedule of comments:

No	Comment	Comment from	Response
General Comments:			
1	Mainly support the proposed Brief	A: E: K	Noted
2	Support the brief with some reservations	B: C: D: F:	Noted
3	Significant or substantial concerns with the brief	I: J: G: H	Noted – please see detailed responses below
Analysis/ Context			
4	Support redevelopment of Apollo Centre due to poor design and scale	F	Noted

Leigh Street Quarter Development Brief - Appendix 3
Comments received during the Public Consultation Period (June- July 2008)

No	Comment	Comment from	Response
	Historic Buildings		
5	Support retention of existing buildings that illustrate history of furniture making	B; C; F	Noted and will add reference to MSc Dissertation "High Wycombe Furniture Town The Built Heritage" by Marian Miller as further reference regarding history of the area.
6	Retain home of Ebenezer Gomme, founder of G plan dated 1909	F	Agreed, this building will be incorporated within the illustrated framework
7	Reinstate Leigh Street Bridge	F	Disagree, the bridge was considered unattractive, utilitarian and detracted from the sense of street and its removal was supported by Conservation Officer. No change to the brief.
8	Do not support retention of poor quality buildings close to important heritage buildings e.g. Building east of Birch House	H	This building was retained as it houses two important community uses – the High Wycombe Amateur Boxing Club and the Skidz project. Views of this side of Birch house are not visually prominent being screened by existing development along Desborough Avenue so the removal of this building was on balance judged not to be a high priority. No change to the brief.
9	Concern regarding viability of refurbishing Heritage buildings	J; H	The brief addresses this issue by providing some flexibility in uses and planning policy requirements. (see more detailed comments regarding affordable housing and sustainability below)
	Design/ layout of new development		
10	New buildings should have regard to the character of the retained historic buildings	C; F	Agreed, this principle is included in Section 4 of the brief on page 6. No change to the brief.
11	Concerns on proposed heights of new development- it should be subservient to historic landmark buildings and question 3-4 storeys on Desborough Road	F; H	Agree that new development should be subservient to historic landmark buildings, this is one of the five redevelopment objectives of the brief (page 10) Will reconsider proposed heights shown in the brief to ensure this is the case
12	Concern and opposition to redevelopment of No78 Desborough Avenue	G	The plans shown in the development framework are illustrative and a different layout retaining the terrace which includes No 78 could still meet all the objectives of the brief. The illustrative nature of the plan will be made clearer in the brief.

Leigh Street Quarter Development Brief - Appendix 3
Comments received during the Public Consultation Period (June- July 2008)

No	Comment	Comment from	Response
13	Concern and opposition to redevelopment of current business premises due to cost of relocation and investment already made in renovating the premises.	I	The plans shown in the development framework are illustrative and a different layout retaining the premises of Hunts could still meet all the objectives of the brief providing the new pedestrian route to Leigh Street could be created. In the phasing section it is stated that existing uses remain on site until such time redevelopment can take place. This statement will be clarified to state that existing uses that do not prejudice the main aims of the brief will not be encouraged to relocate.
14	Perimeter Block layout creating a closed private site with no feeling of openness and accessibility	H	Disagree. The creation of perimeter blocks follows the surrounding context and pattern of development and is recognised as a robust and successful urban form that is legible, gives a clear distinction between public and private realms and facilitates good surveillance of the street with windows and doors facing outwards. It is advocated in Government Guidance such as Better Places to Live By Design. The provision of connected streets and spaces as advocated in the Brief will ensure the area is accessible and open. No Change to the brief.
15	Landmark building needed at entrance to Leigh Street	H	The key landmarks are the retained heritage buildings of Birch House and Albany House, a specific landmark building at the entrance to the street above what would normally be envisaged on a corner is not considered necessary. No Change to the brief.
16	Urban spaces located in wrong place at crossroads are where people will not gather just pass through	H	The most successful urban spaces are located at junctions of movement corridors. The key is to ensure enough pedestrian space is provided at these nodes and any vehicular traffic does not dominate. The character of these new spaces will be made clearer in the brief to help reduce misunderstanding of the concept.
	Transport, traffic, parking:		
17	Concerns regarding vehicular traffic increases	C; F	The area is quite accessible to public transport and within walking distance of the town centre. This makes it a good candidate for development as there is a range of transport options available. Any proposal will need to be assessed for its impact upon existing traffic levels as part of the planning application process. No Change to the brief.

Leigh Street Quarter Development Brief - Appendix 3
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No	Comment	Comment from	Response
18	New through routes should be for Pedestrian and cycle traffic only	C: F	Agree, although some limited vehicular access may be required on some of the routes to facilitate servicing and access to properties along the routes. This will be clarified in the brief
19	New and existing Pedestrian routes narrow, not overlooked, and therefore discourage pedestrian access	H	Disagree. The layout shows widened existing routes and new routes of appropriate width – (7 metres at the narrowest point). One of the five redevelopment objectives is to provide active frontages to streets so improving safety and in section four it is stated that redevelopment should provide active frontages to all key pedestrian routes and improve the spatial characteristics of these routes. No Change to the brief.
20	New routes have some historic precedent	F	Noted and will add this information to the brief
21	Increase width of Leigh Street to accommodate cars/ pedestrians and improve setting to Birch House	H	Widening the street was considered, but the spatial characteristics of the street form part of the historic character that is important in Conservation Area terms. No Change to the brief.
22	Dangerous crossing point on East-West Cycle route at bend on Green Street	F	The brief includes aims to create better east west links through Leigh Street that will provide cyclists to an alternative route avoiding the existing crossing point. The framework plan will be amended to indicate potential new cycle routes.
23	Widen footpaths and improve pedestrian environment along Desborough Road	H	Agreed and will consider feasibility of footpath widening/ improvements along Desborough Road
24	Not enough parking indicated for residential areas	J	Any new development would need to demonstrate as part of the usual planning process that sufficient parking has been provided and this is included in section 4 page 7 of the brief. In order to make effective use of this site the layout should take the opportunity to provide parking efficiently, i.e. by minimising parking that is dedicated to different uses and enabling use of the same parking resource by different users at different times. In this way the scope to use parking spaces flexibly is increased and the total number of spaces maybe reduced. Such an approach must be balanced with the operational requirements of development and requires careful evaluation and planning.

Leigh Street Quarter Development Brief - Appendix 3
Comments received during the Public Consultation Period (June- July 2008)

No	Comment	Comment from	Response
	Form and content of Brief		
25	More pictures with captions noting if buildings are to be retained	B	Will add captions to the brief photos
26	Mistake on Page 10 should read connections from Leigh Street in a north direction to Desborough Road	F	Will amend text accordingly
	Land Use – mixed use		
27	Support mixed use	D, H	Noted
28	Concerns regarding mixing residential with business use – noise; traffic; parking & shift work. Existing business uses are not compatible with residential use.	J	Any proposal would be assessed for its impact both in terms of the living conditions of the new residents and impact upon existing businesses. Residential development would not be permitted adjacent to existing business that would either cause a nuisance to the new residents or cause restrictions to be imposed on the existing business. No change to the brief.
	Land Use - Residential		
29	More residential units than 50 stated in brief required to fund regeneration, support new commercial uses and improve quality and safety of area	H	The number that was included was a baseline accounting figure for informing overall indicative housing numbers not a ceiling. Brief to be amended to remove specific figure and require each development to demonstrate the acceptability of numbers of units proposed.
30	Number and density of dwellings proposed too high	J	The number included was a guide; (see response for comment 29) any proposal would need to demonstrate that the level of housing included is appropriate and will enable the creation of a high quality urban environment.
	Land Use – Commercial/leisure		
31	Wider range of commercial and leisure uses than B1/B2 needed to encourage regeneration.	H	The brief includes a range of possible uses in section 7 that are intended to do just that. A1 shop uses would need to accord with town centre policies. No change to the brief.
32	Reduce burden of proof on developers to propose other commercial and leisure uses outside of B1/B2 to encourage regeneration	H	Flexibility is already built into the policy if developers can make a case for it. No change to the brief.

Leigh Street Quarter Development Brief - Appendix 3
Comments received during the Public Consultation Period (June- July 2008)

No	Comment	Comment from	Response
	Land Use - Community		
33	Studio space for artists and accommodation for community uses must be provided at an affordable rent	D; K; E	Agree and this is included in the brief in section 4 page 8 and section 7 page 13. No change to the brief.
34	Support creation of arts and creative community	D; H;	Noted
35	Suggest provision of gallery space: café to support community	D	Noted – much of this is included in the brief in section 7 but will add suggestion regarding provision of gallery space
36	Suggest provision of space for arts & crafts supplier; and allied trades and craftsmen such as picture framers, printers etc.	D	Noted – these could be accommodated in new small business unit and studios as described in section 7 page 13. No change to the brief.
37	Suggest using St John's Church as an Arts Centre for Wycombe	D	Noted, but outside the scope of this brief
38	Support for continuing provision within Leigh Street Quarter of community uses such as indoor track and maintenance/ storage facilities for racing of Radio Controlled Cars and facilities Model railway society	E; K	Noted will add these uses in list of existing community uses in section 4 page 8
39	Distribute community uses throughout area rather than all in Commercial Square	H	As stated in Policy CS15 – the council will resist loss or change of use of buildings with an existing planning use as community or built sports facility. If it is beneficial for facilities on the site to be provided in another form the council prefers for them to be provided on site. No change to the brief.
	Affordable housing		
40	Need flexibility in requirements for 40% affordable housing to offset additional costs of restoring heritage buildings	H	Flexibility is already integral to the policy. CS13 (2a) states that percentage is subject in every case to physical constraints on the site and prevailing and anticipated market conditions. In individual cases it is up to the developer to make the case for a reduction. No change to the brief.
41	Reduce affordable housing requirement to 30% for Leigh Street area with further reductions for heritage buildings to encourage regeneration	H	See response for comment 40 above. No change to the brief.

Leigh Street Quarter Development Brief - Appendix 3
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No	Comment	Comment from	Response
	Sustainability		
42	Reduce requirements for renewables/ sustainability standards to account for additional costs of restoring heritage buildings	H	Agree. The brief does state on page 4 and page 14 that lower standards may be acceptable for conversion of existing heritage buildings. No change to the brief.
	Open space; landscape treatment		
43	Use historic garden of home of Ebenezer Gomme as inspiration to new green space e.g. Walnut tree	F	Noted
44	No Public space created	H	Disagree. The development framework shows two public spaces plus environmental improvements to existing streets and new routes that will form part of the public realm. In addition each redevelopment will be expected to either provide for the open space needs generated by the development either by on site space or contributions to off site spaces as detailed on page 4 of the brief. No change to the brief.
45	Advocate public space within block next to Desborough Road for a Café Quarter and extension to existing shopping area	H	Public spaces inside blocks can create public/ private conflicts and being internal would not contribute to the activity of the streets on either side which is much needed in this area. This block is also made up of several ownerships and would likely be redeveloped in a series of phases over some years. This would make provision of a public space in the middle of the block difficult to achieve. No change to the brief.
	Compulsory Purchase		
46	Clarification required regarding whether council would compulsory purchase existing homes to further aims of the brief.	G	The council has no plans to compulsory purchase existing homes as part of the implementation of this brief. No change to the brief.

Leigh Street Quarter Development Brief - Appendix 3
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No	Comment	Comment from	Response
47	106/ common costs Clarify whether Council will contribute to common infrastructure costs and ongoing maintenance	H	It is expected that developments would fund improvements to common infrastructure elements as required and appropriate. The Council does not own or lease any land within the area but does grant aid the Skidz Project and Commercial Square Studios that operate from the premises at Commercial Square. Conditions and Section 106 agreements will be used to ensure the timely delivery of infrastructure / landscaping/ open space/ uses associated with the Leigh Street Quarter. If appropriate public areas may be adopted by either the Council or Highways Authority.

**Leigh Street Quarter
Development Brief**

Appendices

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