



Land off Amersham Road including Tralee Farm Development Brief

Final –September 2022

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1. Introduction

1.1. Location

The site is located adjacent to the eastern edge of Hazlemere and to the south west of Holmer Green. It sits between the A404 Amersham Road and Wycombe Road and currently forms part of a group of agricultural fields surrounded by mid to late 20th Century suburban development to the north, west and east. It is covered by Local Plan Policy HW8 and originally had a site area of approximately 13 Ha. The current site now includes land adjacent to Amersham Road (Inkerman House) which has increased the site area to 14.3Ha.

Figure 1: Site Location plan

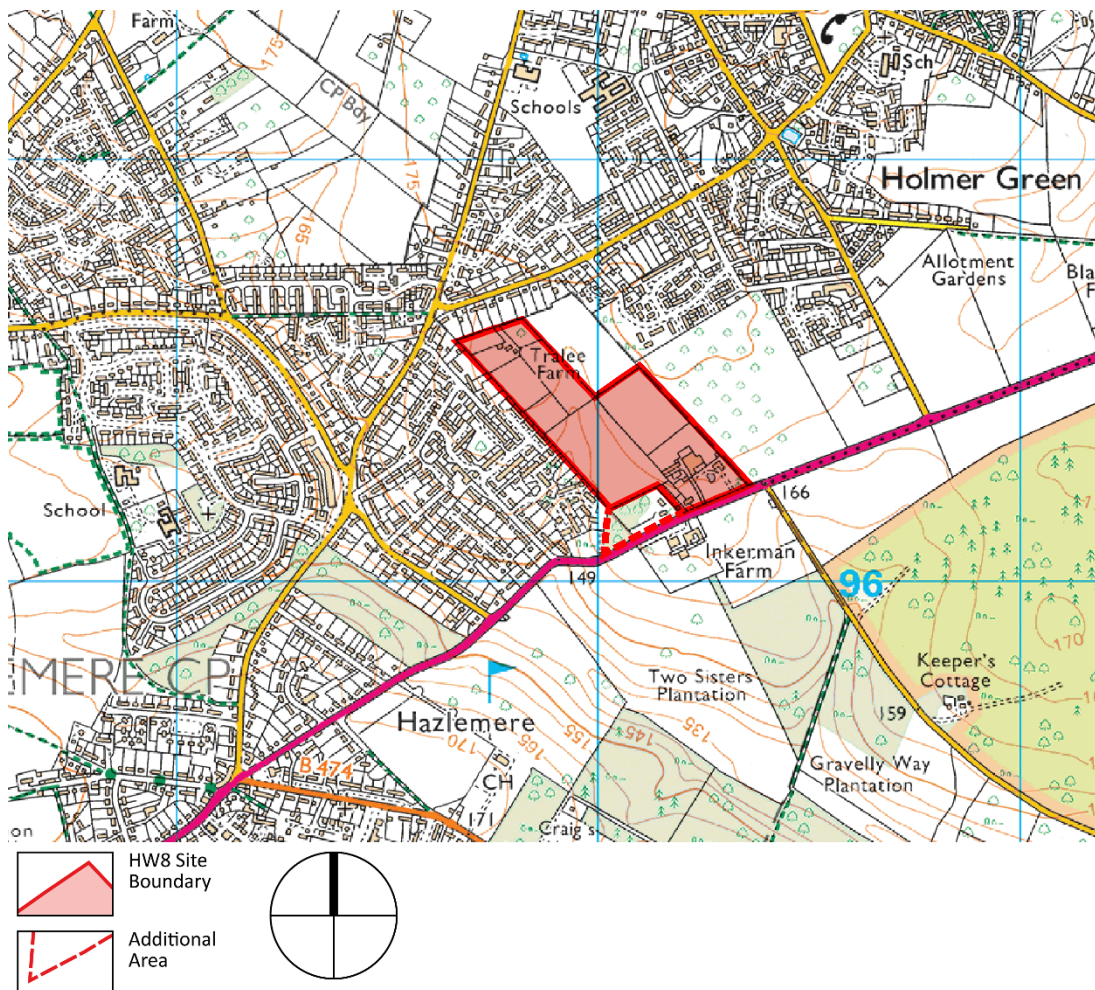
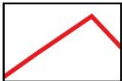
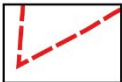


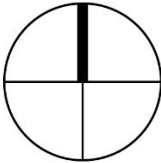
Figure 2: Aerial Photo of site (taken in 2020)



HW8 Site Boundary



Additional Area



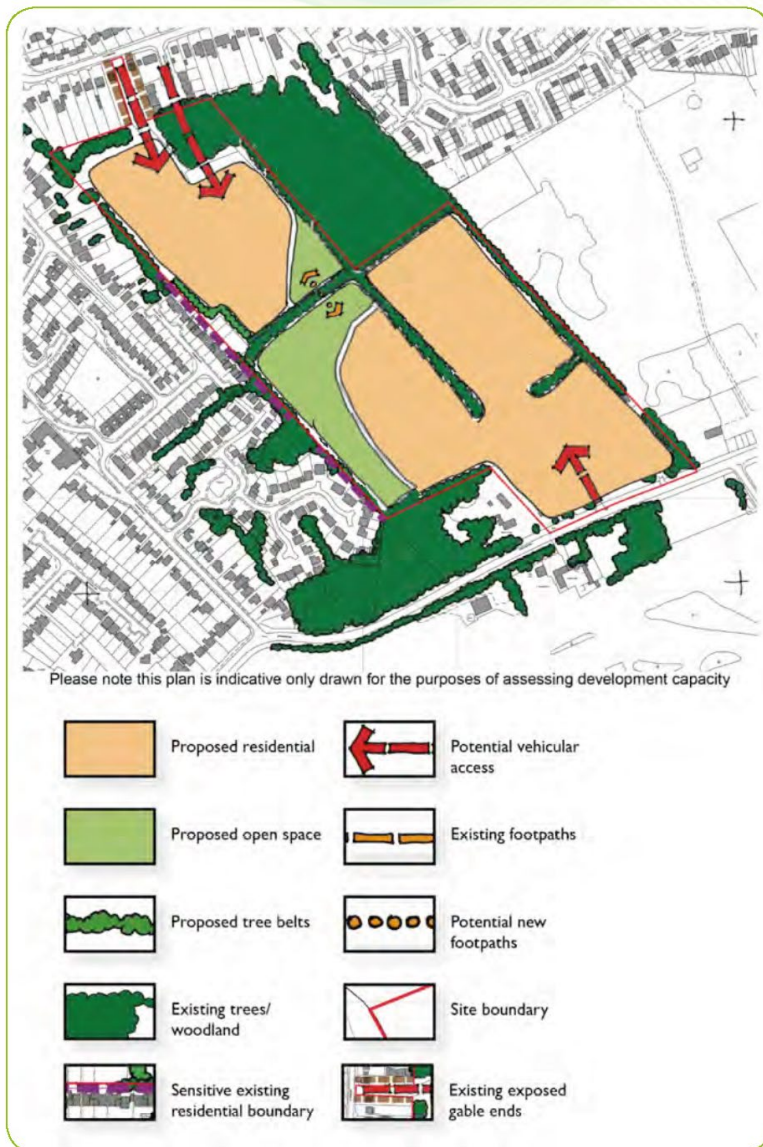
1.2. Local Plan Policy HW8

The site has been allocated for housing in Local Plan Policy HW8.

This consultation is not considering the principle of housing for this site which has already been settled through the Local Plan. It is dealing with how to deliver the housing and meet all the requirements of HW8 and other local and national planning policies. (see Appendix 2 for details)

In summary Local Plan Policy HW8 allocated the site for housing (indicatively 350 dwellings),and set out requirements regarding the separation of Hazlemere and Holmer Green, comprehensive development, access and off site highway contributions, green infrastructure, flood risk and education.

Figure 3: HW8 Indicative Plan from Adopted Wycombe Area Local Plan page 108.



2. The purpose of this development brief

2.1. Purpose and structure

This development brief is intended to offer guidance for the future development of the HW8 site to assist landowners and developers to formulate proposals that achieve wider objectives of the Local Plan. It seeks to define what is intended and what the benefits and impacts will be.

It takes the requirements of Policy HW8 and details how these can be achieved in practice. It seeks to ensure that the HW8 area is developed comprehensively. It only deals with site specific issues relying on existing policy and guidance in the NPPF, Local Plan and SPDs to guide other aspects of the development. These are listed in Appendix 2.

This brief is a material consideration for the purposes of Development Management sitting under National and Local Policy and SPD Guidance.

This brief for development sets out:

Analysis of the site and its context, the development **issues** and how they can be resolved (section 3)

Development objectives that guide the concept (section 4)

The **brief for development** its key components and **phasing** (section 5)

Other **planning considerations** (section 6)

It also has appendices which references the technical information that underpins this brief and a full list of polices that any development will need to comply with.

2.2. Consultation

We invited comments on this development brief. The consultation period ran from **6th June 2022 to 18th July 2022**. This included three exhibition events.

Following the consultation, we have considered the consultation responses and reviewed the contents of the brief, making any necessary amendments.

Further information can be found in the development brief's **Statement of Consultation**.

3. Analysis of the site and its context

This analysis brings together all the survey and technical information held by the council or produced by the various applicants in recent submitted planning applications (references given in appendix 1). It focuses on three aspects, the **site** itself, its immediate **context** and **connections**. For each aspect issues are identified and how proposals should respond to these issues.

This analysis is used alongside the HW8 policy requirements to produce the **objectives** for this brief in **section 4**.

3.1. The site

Table 1 Site issues and responses

Issues	Response	Ref¹
Existing Trees and Hedgerows.	Retain to structure the site and protect sensitive boundaries. Increase canopy cover with new planting.	1
Valley in centre of site /surface water overland flow route.	Locate GI, Open Space and multifunctional Sustainable drainage systems (SuDS) here.	2
Ecological habitat ² .	Use Open Space/ landscape to buffer this from residential development.	3
Land ownership split between north and south halves of the site.	Coordinate the layout across land ownership boundaries, in particular GI, open space, connections, SuDS and services.	4

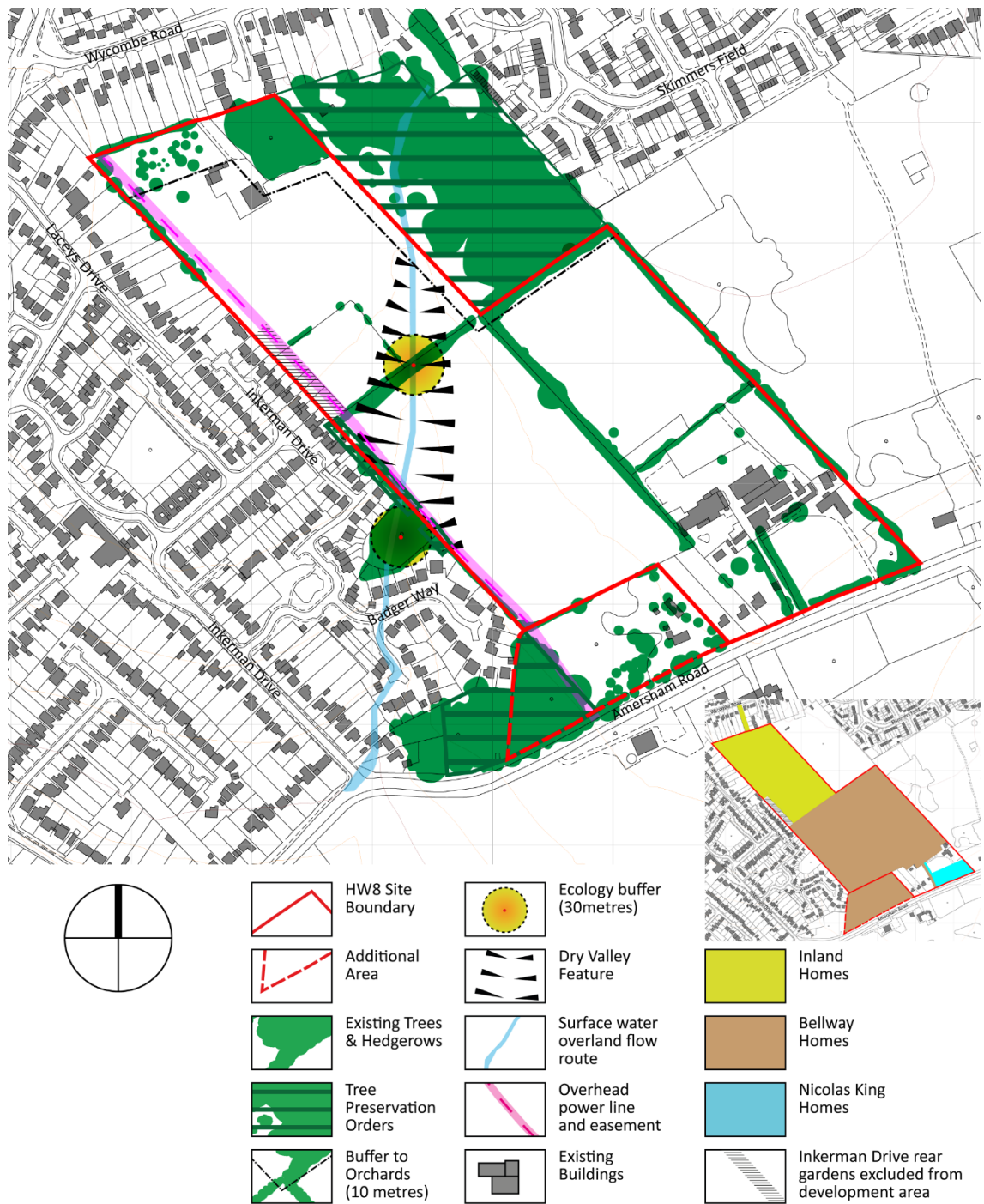
¹ See appendix 1 for references to technical information that support this analysis

² Includes a badger sett

Issues	Response	Ref¹
Services and easements along western boundary.	Respect buffers and any technical requirements in the layout.	5
Non designated heritage assets	Retain hedgerows associated with historic boundaries	6

These issues are illustrated on Figure 4 The Site below.

Figure 4: The Site



3.2. The context

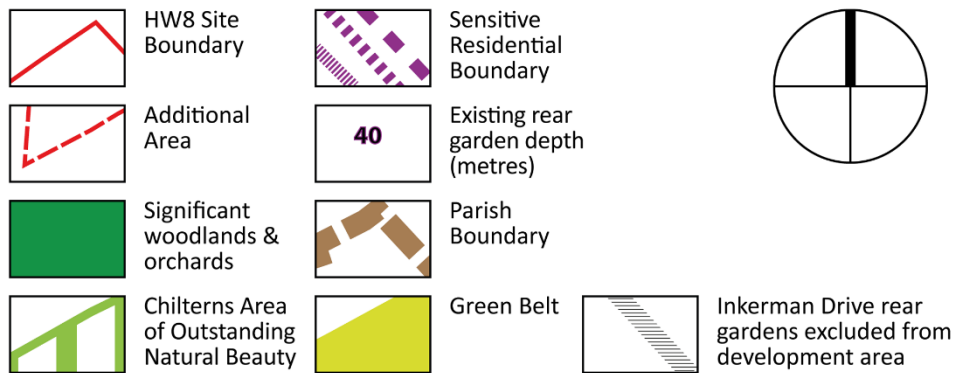
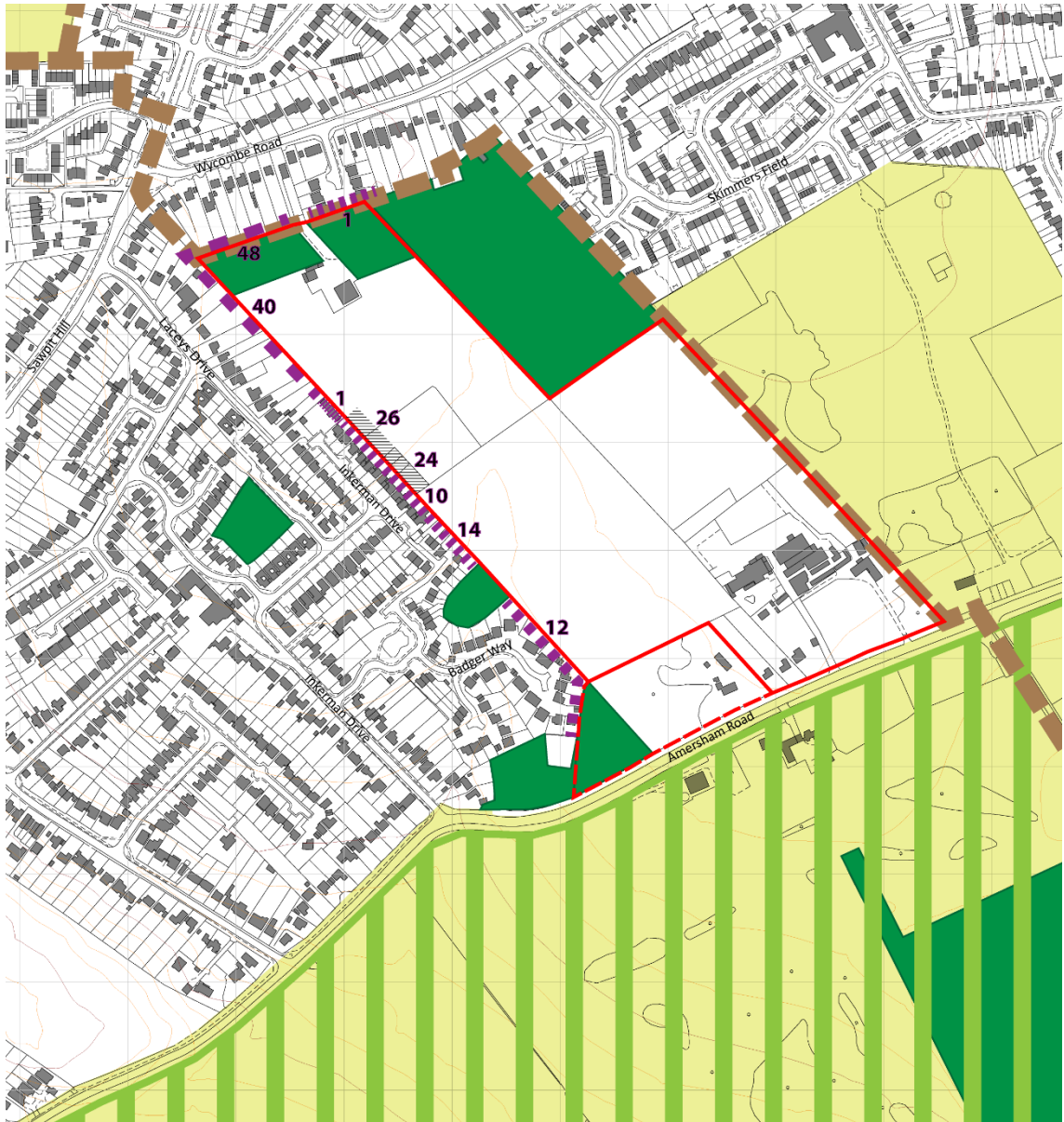
Table 2 Surrounding context issues and responses

Issues	Response	Ref³
Surrounding residential boundaries.	Provide at least 25m back to back distances. Bolster existing planting along the boundary. Use defensive planting to protect boundary where it is not possible to back onto boundary.	7
Adjacent Orchards and Woodlands.	Link these features across the site. Front onto the boundaries to allow for potential future public access.	8
Adjacent Green Belt and Chilterns AONB.	Respect setting by keeping /creating a tree-lined southern edge. Maintain and improve hedgerow along eastern boundary.	9
The site is part of Hazlemere but has a boundary with Holmer Green.	Reinforce the separation between these two communities through the layout of the site, Green Infrastructure and through townscape and materials.	10

These issues are illustrated on Figure 5 The Context on the next page.

³ See appendix 1 for references to technical information that support this analysis

Figure 5: The Context



3.3. Connections

Table 3 Connections issues and responses

Issues	Response	Ref⁴
Narrow existing vehicular entrances.	Widen existing entrances/ and or create new accesses appropriate for this scale of development that are safe and overlooked.	11
North and South portions of site bisected by hedgerow.	Ensure there are sufficient pedestrian and cycle routes across the hedgerow to unify the site while taking care to minimise impact on hedgerow. An emergency vehicular access may also be needed.	12
Community facilities located in Hazlemere and Holmer Green	Create legible and direct pedestrian and cycle links over the whole site to the south west and to the north and existing bus stops.	13
Poor pedestrian links to community facilities in Hazlemere.	Create a footpath link with works off- site.	14
Site is isolated from surrounding existing residential development to east and west.	Identify opportunities for new connections to the wider footpath network to knit this development into Hazlemere and the wider area.	15
Difficulties in creating safe new access from Amersham Road	Carefully select position of any new access to ensure particularly high levels of safety and visibility in accordance with highway standards.	16

⁴ See appendix 1 for references to technical information that support this analysis.

These issues are illustrated on figure 6 Connections and figure 7 Wider Connections and Local Facilities on the next pages.

Figure 6: Connections

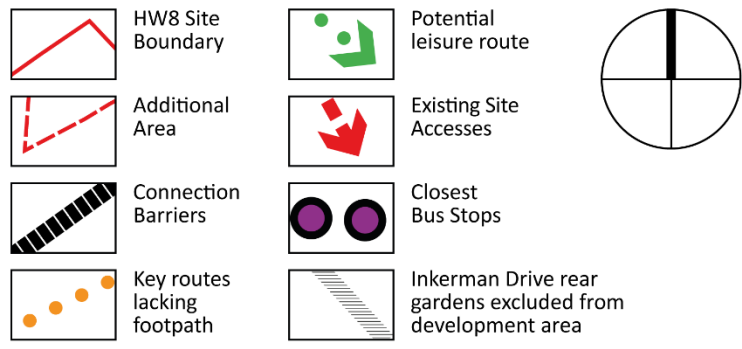
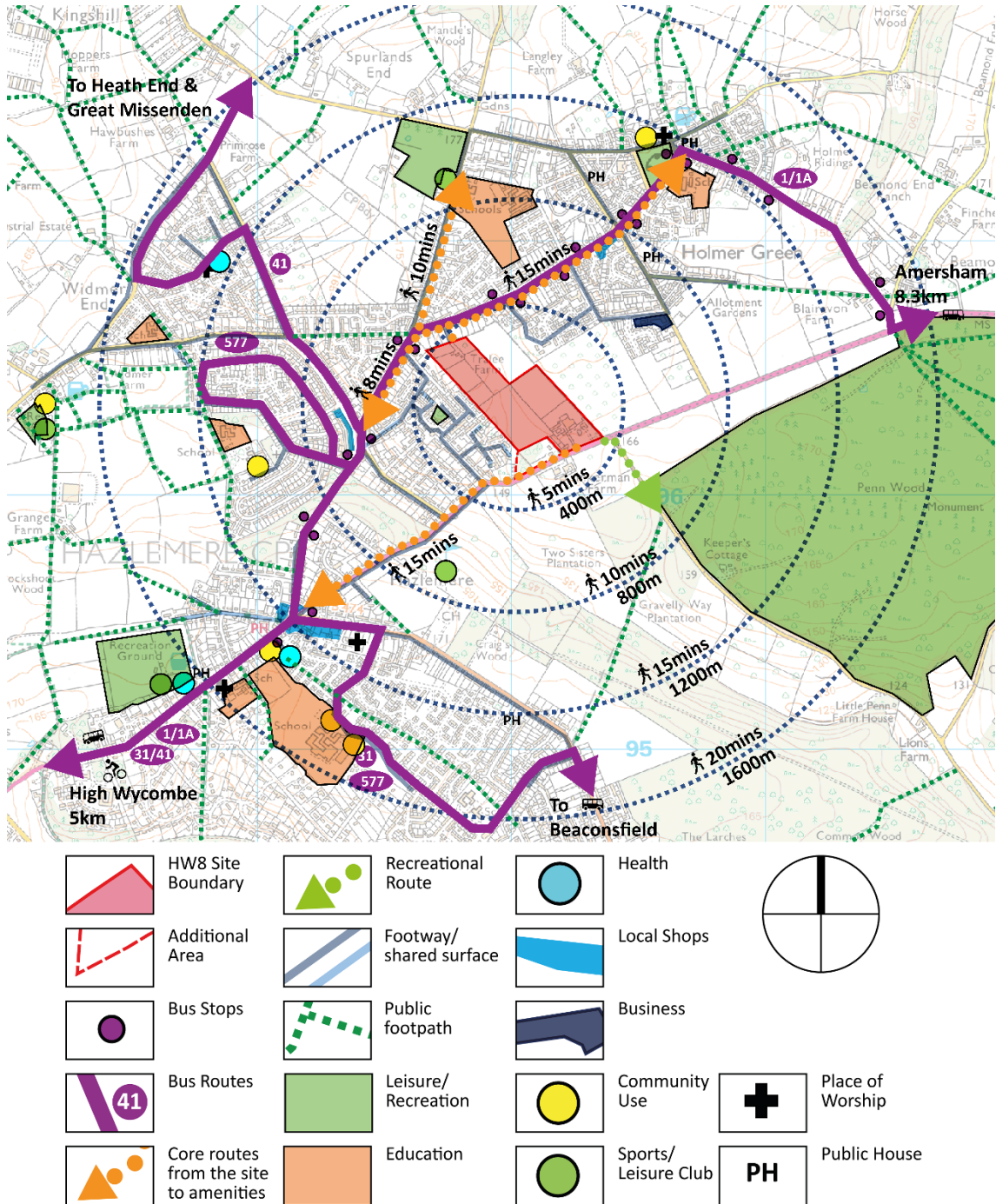


Figure 7: Wider Connections and Local Facilities



3.4. Summary of issues and responses

The site has several **key constraints** that should be respected in the layout. These include:

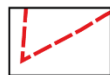
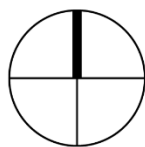
- trees, hedgerows, orchards, woodland,
- the valley feature,
- surface water overland flow route,
- ecologically sensitive areas,
- existing rear residential boundaries.

However, the development can realise **significant opportunities**. These include:

- provision of housing in a sustainable and energy efficient way
- linking and improving the existing Green Infrastructure and biodiversity,
- creating new open space facilities,
- creating new SuDS and services infrastructure,
- reinforcing the separation between Hazlemere and Holmer Green,
- creating new connections across the site, improving and creating new safe accesses and
- reinforcing the setting to the Chilterns AONB and Green Belt.

(see figure 8 Constraints and Opportunities on the next page)

Figure 8: Constraints and opportunities



HW8 Site Boundary

Additional Area

Parish Boundary

Constraints:



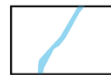
Trees and Hedgerows



Existing Residential Boundaries



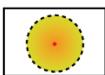
Valley feature



Surface water overland flow route



Inkerman Drive rear gardens excluded from development area



Ecology Buffers



Overhead power line and easement



Green Belt/Chilterns AONB

Opportunities:



New North/South pedestrian links



Enhanced Green Infrastructure Link



Reinforce Homer Green/Hazlemere Gap



New Open Space



New SuDS/water habitats



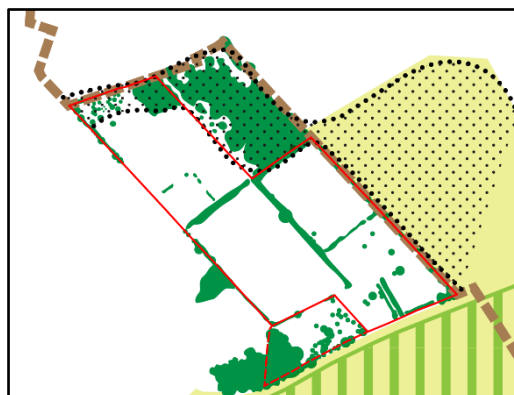
Development areas

4. Development objectives

Each objective has been drawn out of the analysis and Local Plan Policy HW8. They represent the key priorities that the layout should deliver.

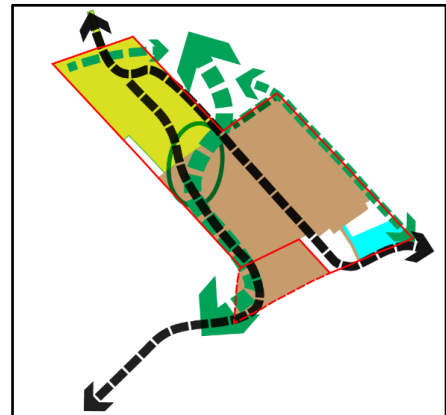
1. Recognise the separation between Holmer Green and Hazlemere

Use the existing orchards along the northern boundary to maintain separation between Hazlemere and Holmer Green. Reinforce further by the design character of the new areas. Use existing and new planting along the field boundaries to protect existing residential boundaries.



2. Create one comprehensive development

Provide housing ensuring facilities like open space, footpath connections and Green Infrastructure are located and designed to serve the whole development and Hazlemere in which the development sits. Link them across development parcels and physical boundaries.



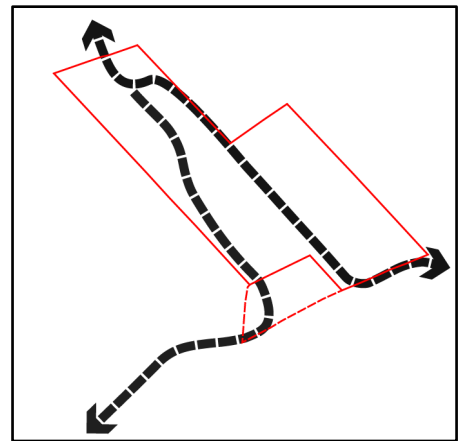
3. Create new open spaces to serve the local area

Provide new strategic and local open space centrally on site to serve the new community. Use open space to link surrounding orchards and woodlands, incorporate multifunctional SuDS and knit the north and south residential areas of the new development together.



4. Provide good pedestrian and cycle links to existing facilities

Create new north/ south pedestrian and cycle links from Wycombe Road to Amersham Road so that residents can walk and cycle sustainably to local facilities. Create a new footpath or footpaths offsite to connect the site with Hazlemere.



5. Promote Biodiversity by linking existing Green Infrastructure elements located around the site

Create new GI and retain and reinforce existing GI corridors including tree and hedgerow boundaries to link the orchards in the north east with the woodlands in the south west. Facilitate recreational access into these areas where this does not impact ecological value.



5. Brief for Development

5.1. Development Framework

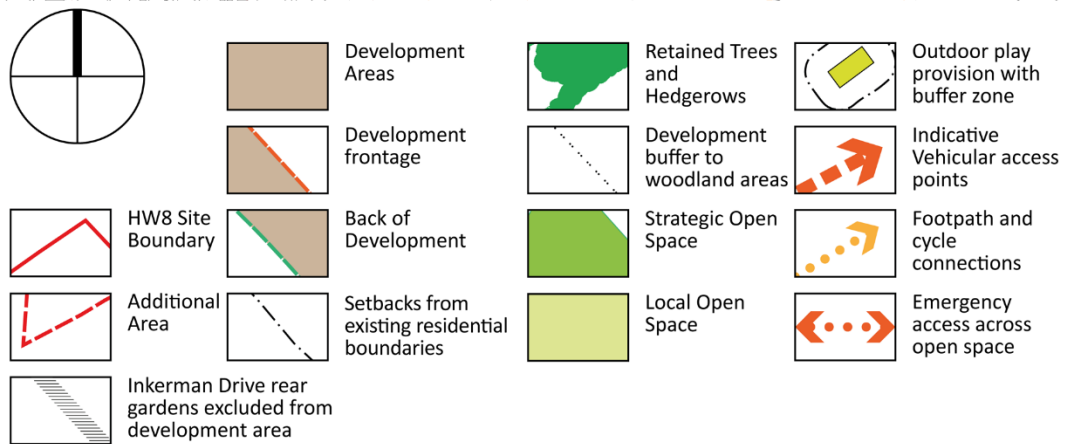
This framework (see Figure 9 Development Framework on next page) brings together, the conclusions of the analysis, the five objectives and the policy requirements of HW8 and other key policy requirements.

It shows the **structure** for the site, and where residential land, open space and Green Infrastructure should be located. It also shows how these should be **connected** to each other and to the surrounding area. In particular:

- Existing **orchards and woodland** in the northern part of the site are retained and enhanced to reinforce the separation between Holmer Green and Hazlemere.
- The strategic **open space** is located in the central part of the site, to ensure that it is easily accessed by all parts of the development. It follows the overland flood route and valley feature, but also has some flatter land that can be used for the outdoor play provision (NEAP and MUGA element) . It also connects the existing Green Infrastructure elements (orchards, woodland and hedges) together.
- **Development areas** are located north and south of the open space on relatively flat land contained within hedgerow and tree boundaries. They will back onto existing residential areas to protect these from public activity and front onto public spaces, routes and hedgerows to overlook them.
- **Footpath and cycleway connections** run north/ south along green corridors and the open space so that the residents can access both facilities in Hazlemere and Holmer Green and the bus service that runs along Wycombe Road. They are actively overlooked by development and located away from busy roads where possible to promote safety.
- **Vehicle access** is provided to the north part of the site via an enlarged existing access onto Wycombe Road, while access to the south is provided by a new access and an improved existing access onto Amersham Road. The exact location of accesses onto Amersham Road will need to take full account of highway safety and minimise any loss of existing trees.

Further **details of the layout and the design and appearance** will be a through the various planning applications submitted in due course by landowners/ developers. More details about this are given in section 6 and appendix 2.

Figure 9: Development Framework



Note: location of access points subject to highway safety comments

5.1.1. Activities and land uses

Apart from the new streets and footpaths the primary use for this site is **residential**. Alongside this the site will provide **Strategic and Local Open Space**, including outdoor play provision. This will take the form of a Neighbourhood Equipped Area for Play (NEAP) which will also include additional MUGA provision for teenagers in the form of hardstanding areas with hoops.

The site identified in HW8 extends to 12.87Ha. Including the additional areas along Amersham Road this brings the area to 14.3Ha. The Local Plan allocates the site for housing, with an indicative number of **350 dwellings**.

From policy DM16 this generates the need for at least **2.77Ha Strategic Open space** and **0.97Ha Local Open space** to be provided on site.

The housing will include **48% affordable units** and will be a range of apartments, small and larger houses as guided by policy DM22 and DM24.

Not all of this will be delivered in one go as the site is split into several land ownerships (see **section 5.2 phasing** for more details).

See **section 6** for information on other planning considerations and requirements and reference to policies in **Appendix 2**.

5.2. Phasing

The site is split into a number of different landownerships and so the development will be enabled through a number of separate planning applications from each landowner/ developer.

Some facilities will need to be in place before other areas can be delivered. This is to ensure that any new housing is connected with surrounding facilities by footpath/ cycleway.

Development in the south will for example need to have a pedestrian connection through to the central open space and to wider facilities.

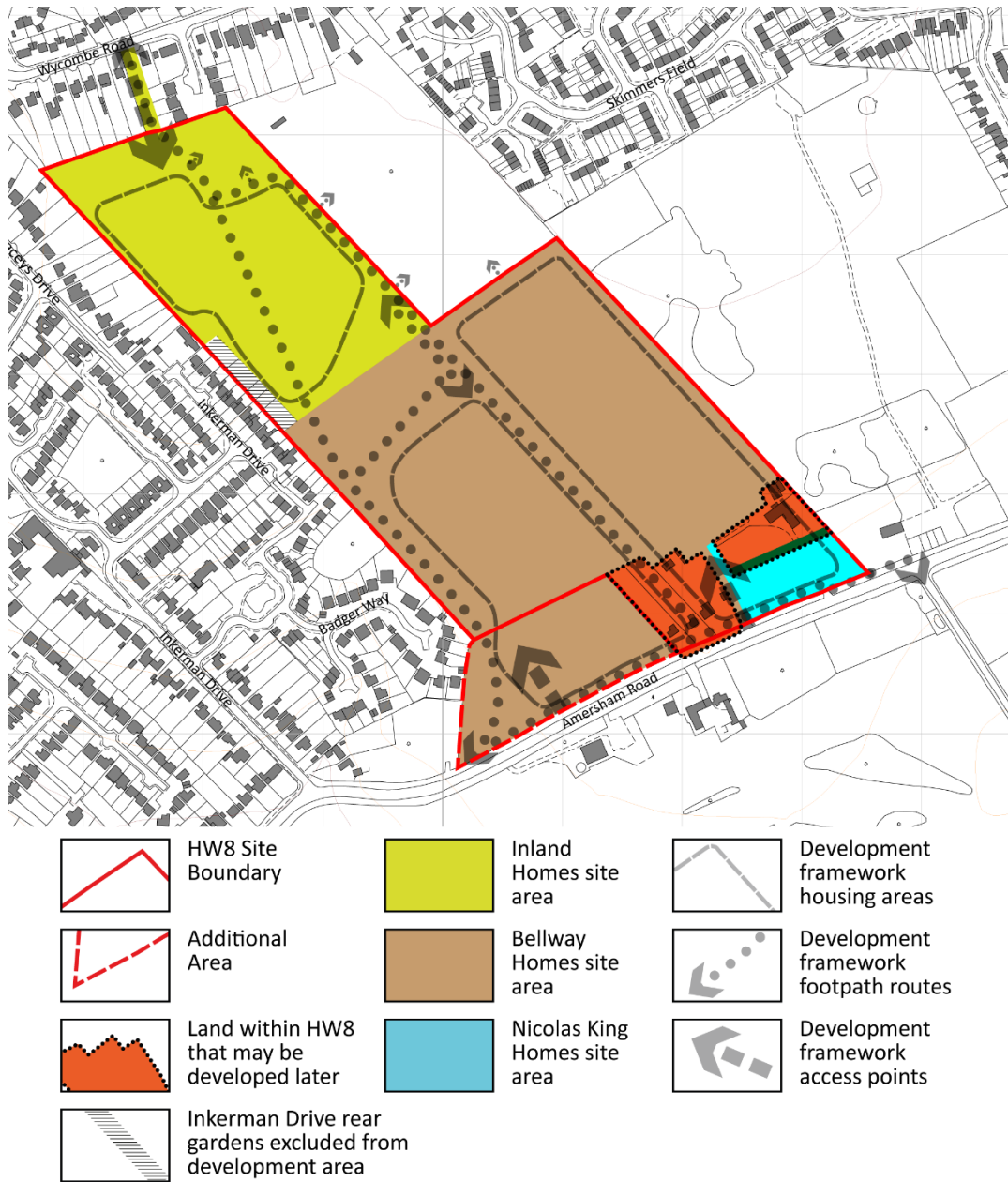
It will also be important to ensure features such, open space, access and provision of emergency access are coordinated both in layout and timing so that everything works together and duplication of facilities are avoided.

The detail of these aspects will be controlled through the various planning applications.

The development framework (figure 9) sets out the optimum layout if all the HW8 area is developed. In practice this may not happen as some parts of the site are not under the control of the major landowners. These smaller areas may come forward later. Until then, or if they don't come forward, elements of the framework can be amended through the planning application process to take account of land ownership and the timing of development (e.g. routes of footpath links and layout of residential areas).

Parts of the HW8 area that are able to be developed now need to demonstrate that the future development of remaining areas will not be frustrated or compromised by their layout or access.

Figure 10: Landownership and phasing



6. Planning Considerations

See **Appendix 2** for a list of policies this site should comply with.

Below are more specific details on key subject areas.

6.1. Open Space

Strategic open space to include a fully equipped NEAP (Neighbourhood Equipped Area for Play) with in addition the teen elements of a MUGA (Multi use games area) in the form of two lined hard standing areas with hoops.

Refer to Guidance for Outdoor Sport and Play 2015 by Fields in Trust for more details on standards for a MUGA and NEAP.

At this stage the Council is not looking to take on this space. Alternative mechanisms will need to be put in place.

SuDS systems can only be included within open space areas where they genuinely also function as open space throughout the year. SuDS areas that are not publicly accessible or designed in a way that does not function as open space will not be counted in the area required in DM16.

The future maintenance and management of the open spaces, SuDS areas and Green Infrastructure must be confirmed and coordinated through planning applications. Arrangements must secure the long term maintenance and management of these assets (See Policies DM 16, 34 & 38).

6.2. Education

Schools in the High Wycombe area are currently close to capacity. However, the latest birth figures indicate a projected fall in the primary aged population. This would suggest that existing primary schools in the area could accommodate the scale of development proposed on land off Amersham Road including Tralee Farm (HW8).

The Council will however keep the situation under review and consider any applications on their merits. If there is a need to expand provision in the future, then the Council will look to explore options further with the local schools.

6.3. Climate change

Refer to the criteria in Policy CP12, DM18 and DM33 which will be used to assess any scheme.

Ensure the site layout and the design of dwellings mitigates climate change. For example,

- maximising the potential heating effect of the sun in winter through site layout, building design and orientation.
- use of passive house design principles
- incorporating low carbon energy and heat including the use of renewables such as heat pumps and photo voltaic cells
- incorporating high levels of insulation
- use of low carbon or zero carbon building materials

Make climate change allowances in the design of SuDS schemes to deliver sufficient capacity.

Mitigate the need to travel by car by ensuring development has accessible sustainable transportation links connecting the site to public transport services and facilities.

Install and maintain electric vehicle charging points. Install one per allocated car parking space in accordance with the Air Quality SPD March 2020

6.4. Character and Design

Development should provide bespoke quality responses, reflecting and referencing the existing surrounding character. Use character and appearance to define identity and aid legibility. Refer to the National Design Guide, Policy DM34, Residential Design Guide SPD and Chilterns AONB Building Design Guide for more details of how to achieve this.

6.5. Canopy cover

Deliver 25% future canopy cover as required in Policy DM34 through retaining existing trees and woodlands and planting new trees and woodland within the open space, streets, parking areas and rear garden areas.

Existing retained canopy cover is approximately 19%⁵ in the southern half of HW8 and 14%⁶ in the northern half of the HW8 site.

Trees, woodlands and hedgerows help to secure sustainable development, through air quality enhancement, storm water control, habitat provision and help to reduce the rate of global warming by trapping carbon dioxide. Where practicable consider relocating existing good quality trees, where they would otherwise be removed to enable access or other layout requirements.

6.6. Biodiversity

Deliver a Biodiversity Net Gain as required in Policy DM34. Protect existing ecologically sensitive areas including badger setts.

This should ideally be achieved on site. If this is not achievable on site, provide a scheme of biodiversity off-setting located within Hazlemere Parish where possible to provide the required net gain in biodiversity.

Follow the Biodiversity Net Gain SPD.

6.7. Off-site contributions

Financial contributions towards off site highways works including RTP1 upgrades to bus stops at Sawpit Hill and waiting restrictions within the Highway.

⁵ Arboricultural Impact Assessment for 21/08364/FUL application

⁶ 18/07194/OUT Application - EDP landscape visual assessment appendix EDP5 Canopy cover calculations

1. Appendix 1: References to technical work that underpins the Analysis in section 3

3.1 The Site references

1: Arboricultural Impact Assessment for 21/08364/FUL application and Arboricultural Impact Assessment for 18/07194/OUT application, HW8 (3) Policy & paras 5.1.72 & 5.1.73

2. Flood Risk Assessment for 21/08364/FUL application and Addendum Flood Risk Assessment and Drainage Strategy for 18/07194/OUT application, Council GIS Mapping, HW8 (3) Policy * para 5.1.74

3. Ecological Impact Assessment for 21/08364/FUL application and Ecological Impact Assessment for 18/07194/OUT application & para 5.1.72

4. Site boundaries of Planning applications 18/07194/OUT, 21/08364/FUL and 20/07610/FUL, HW8 (1) Policy

5. Design and Access Statement for 21/08364/FUL and 18/07194/OUT application

6. Archaeological Desk Based assessment for 21/08364/FUL Application

3.2 The Context references

7: Ordnance Survey mapping, Residential Design Guide SPD Section 5.3, Design and Access Statements for 21/08364/FUL and 18/07194/OUT

8: Buckinghamshire Council GIS System mapping, HW8 (3) Policy

9: Wycombe Area Local Plan adopted maps

10: Ordnance Survey Mapping/ Buckinghamshire Council GIS System mapping, HW8 (1) Policy

3.3 Connections references

11: Transport assessments for 18/07194/OUT and 21/08364/FUL applications, HW8 (2) Policy

12: Design and Access Statements for 21/08364/FUL and 18/07194/OUT, HW8 (2) Policy

13: Design and Access Statements for 21/08364/FUL and 18/07194/OUT, HW8 Policy para 5.1.70 & 71

14: Highways Design Statement for 21/0860/FUL, HW8 (2) Policy

15: Ordnance Survey mapping and Buckinghamshire GIS System mapping, Design and Access Statements for 21/08364/FUL and 18/07194/OUT, HW8 (2) Policy & para5.1.70

16: HW8 (2) Policy & para5.1.70

2. Appendix 2: Listing of most relevant Local Plan Policies and Guidance

Local Plan Policies

The adopted Wycombe District Local Plan (2019) and Delivery and Site Allocations Plan (2013) both form the Development Plan for the Wycombe Area. All policies should be considered. Of most relevance in addition to HW8 are policies:

- CP9 Sense of place
- CP10 Green Infrastructure and the natural environment
- CP11 Historic environment
- CP12 Climate Change
- DM2 Transport requirement for new development sites
- DM11 Green Networks and infrastructure
- DM13 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance
- DM14 Biodiversity in development
- DM16 Open space in new development
- DM19 Infrastructure and delivery
- DM22 Housing mix
- DM24 Affordable Housing
- DM29 Community Facilities
- DM31 Development affecting the Historic Environment
- DM32 Landscape character and settlement patterns
- DM33 Managing Carbon Emissions: Transport and Energy Generation
- DM34 Delivering Green Infrastructure and Biodiversity in Development
- DM35 Placemaking and Design Quality
- DM38 Water Quality and Supply
- DM39 Managing Flood Risk and Sustainable Drainage Systems
- DM40 Internal Space Standards
- DM41 Optional Technical Standards for Building Regulation Approval

Relevant policies in the Chiltern Local Plan will also need to be considered, in particular:

- TR2 Highways aspects of planning applications throughout the District
- TR3 Access and Road Layout throughout the District

Supplementary Planning Documents/Guidance

A series of (SPDs and SPGs) support the Development Plan, providing greater detail on specific issues, for example Air Quality, Planning Obligations, Canopy Cover and Community Facilities. A guidance document on Parking Standards is also relevant. All SPD's and guidance documents are available on the Council's website, which can be found by searching 'Wycombe planning SPDs' in your web browser or at the following link:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans/local-planning-guidance/>

The Council's **Residential Design Guidance SPD** (2017) for the Wycombe Area is especially relevant to this site. This deals with the following design issues:

- Character - designing to improve and reinforce character, identifying character and responding to the unique character of Wycombe;
- Connections and movement -understanding connections & movement integrating with existing areas, creating walkable and legible neighbourhoods and people friendly street;
- Green infrastructure-integrated open spaces, enhancing biodiversity, sustainable drainage, integrating existing trees and other vegetation, planting new trees and landscape treatment;
- Parking design-parking to support street activity, preferred parking arrangements, rear shared parking, parking that serves residents and visitors, reducing the visual impact of parking, garages; under-croft and underground parking; and
- Building relationships-active fronts and private backs, achieving active frontages, achieving privacy, achieving good private amenity, achieving a good outlook, achieving attractive boundaries;