



# **Statement of Consultation for HW8 Land off Amersham Road including Tralee Farm Development Brief**

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September 2022

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Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief  
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## **Contents**

<b>1. Introduction</b>	<b>4</b>
<b>2. Development brief preparation and early stakeholder and community engagement</b>	<b>6</b>
<b>3. Who and how we consulted on the draft</b>	<b>12</b>
<b>4. Considerations of representations and modifications</b>	<b>14</b>
<b>Appendix A - Press release for consultation</b>	<b>28</b>
<b>Appendix B – Consultation survey form</b>	<b>30</b>
<b>Appendix C – Your Voice Bucks results summary report</b>	<b>31</b>

# 1. Introduction

1.1 This consultation statement sets out the work involved in preparing the Land off Amersham Road Development Brief, how the Council has involved the community, developers, and various stakeholders in its preparation, provides a summary of the issues raised during the consultation, and how those issues have been addressed in preparing the final version of the document.

1.2 Despite the Development Brief not being adopted as a Supplementary Planning Document, the Council has followed the Regulation 12 of the Town and Country Planning (Local Planning) (England) 2012 regulations and the Buckinghamshire Statement of Community Involvement (2021) in preparing this statement. As such, the statement provides details of:

- a) the persons the local planning authority consulted when preparing the supplementary planning document;
- b) a summary of the main issues raised by those persons; and
- c) how those issues have been addressed in the supplementary planning document.

1.3 The draft development brief was subject to formal consultation during June and July 2022. More than 100 people responded to the consultation through the Council's online consultation portal or by email. The Council has considered all the responses and, where appropriate, has updated the Brief to respond to these.

1.4 There were several comments raised through the consultation which related to the principle of development. This consultation was not considering the principle of housing for the site as this has already been decided through the Wycombe District local plan examination process.

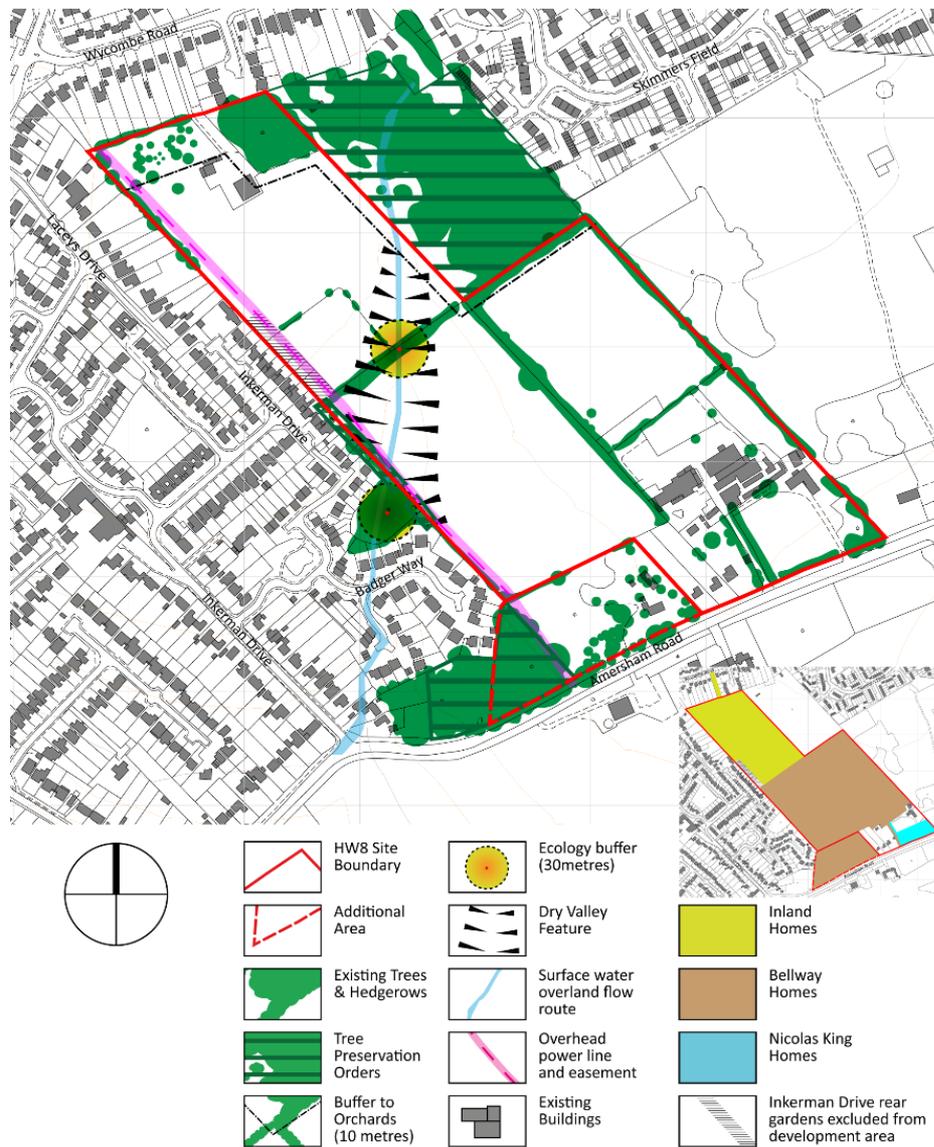
1.5 Substantive points which the brief has been revised to respond to included:

- Rear gardens of Inkerman Drive properties should be excluded from site boundary as they do not form part of the development.
- The site boundary does not match the Wycombe District Local Plan site allocation. The access onto Wycombe Road should be removed from the site boundary.
- Figure 9 identifies two accesses from Amersham Road whereas figure 10 identifies a singular access. Figure 10 needs to show both accesses from Amersham Road.
- The canopy cover requirement needs to align with the Wycombe local plan policy DM34 Delivering Green Infrastructure and Biodiversity in Development.
- The biodiversity net gain requirement cannot require offsite provision within Hazlemere parish only and needs to align with the Wycombe local Plan policy DM34 and the Biodiversity Net Gain SPD (Supplementary Planning Document).
- Following consultation with community and leisure services, there is a need to amend the outdoor play provision required in the brief. A Neighbourhood Equipped Area of Play (NEAP) with additional MUGA (Multi User Game Area) elements for teenage provision will be provided on site instead of a LEAP (Local Equipped Area of Play) and fully equipped MUGA. Wording has also been added to clarify that, at this stage, the Council is not taking on this facility and therefore alternative arrangements will need to be made.
- The potential for parcels of land to not come forward at all, and thus potentially affecting delivery, needs to be recognised in the brief. Wording has been amended to explain that in in this event, the development 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).

## 2. Development brief preparation and early stakeholder and community engagement

- 2.1 In August 2019, the Wycombe District Local Plan (WDLP) was adopted. Policy HW8 Land off Amersham Road including Tralee Farm sets out development requirements for the site. The Land off Amersham Road including Tralee Farm Development Brief adds further detail to policy HW8 on how the site should be developed. Preparation of the WDLP including policy HW8 (Land off Amersham Road including Tralee Farm) involved extensive public consultation.
- 2.2 As part of the Local Plan process, the site has been taken out of the Green Belt and allocated for housing. The local plan indicative capacity for the site is 350 homes.
- 2.3 Land ownership is fragmented in that it is held by a few different landowners and consequently it is considered important that a comprehensive approach is taken to the development of the land in order to achieve good comprehensive planning of the site. A number of meetings have taken place with the various developers/ landowners of the land both within the red edge of the allocated site HW8 Amersham Road, including Tralee Farm, as well as sites on Amersham Road including Inkerman House and Southcroft. These sites are considered to be potentially part of the development area in so far as they are picked up by part 1e. of the policy which states that the site is required to *“Consider the opportunity to redevelop existing residential properties fronting Amersham Road.”* As a result, for the purpose of this consultation statement the site area is as is shown in the map below.

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief  
**Plan from the development brief showing the area covered by the brief**



## Stakeholder engagement

2.4 Several meetings were held with landowners / developers to try to develop the site comprehensively.

- In August 2019, a joint meeting was held between the various landowners from both the former Wycombe District Council and the former Chiltern and South Bucks District Council areas to try and find a way to move forward with comprehensively developing site HW8 Amersham Road including Tralee Farm in the adopted Wycombe District Local Plan and the proposed allocation in the Chiltern and South Bucks Local Plan (BP SP3 Holmer Green)<sup>1</sup>. The aim of the meeting was to encourage the production of a joint Statement of Common Ground (SOCG). This was intended to form the basis for a masterplan for the two sites. Despite additional meetings, no agreement was reached between the developers/ landowners, and work on the SOCG was stalled.
- A meeting was held with Inland Homes on 25th February 2020 to discuss the strategic side of this development. Inland said that they had received counsel's advice saying that they did not consider a masterplan was needed for the development of their site.
- A meeting was held on the 20th of May 2020, with the developers/ landowners from the Wycombe side of the development to try and find a way forward. Issues raised at the meeting included the uncertainty around the field to the west of Inkerman House, for sale at the time, the position from Inland Homes arguing against a masterplan, and the status of the orchard to the northeast.
- In January 2021, a meeting was held with the developers on the southern side of the site: Bellway Homes, Satalan Developments, and Nicholas King Homes. The Council made it clear to the developers/ landowners that unless they worked together and

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<sup>1</sup> The Chiltern and South Bucks Local Plan was formally withdrawn on 21st October 2020. As a result, the adopted policy (HW8) in the Wycombe area needed to progress without relying on site BP SP3 Holmer Green coming forward. The withdrawal also meant that the requirement for onsite provision of primary education was no longer needed.

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief

took a comprehensive approach that they would not be able to progress work on their sites. This received a more favourable response to working together.

Developers agreed to work as a consortium to produce the masterplan with input from the Council via a Planning Performance Agreement (PPA). Inland Homes sent us through a paper setting out their position.

- The PPA was signed in May 2021 and the development brief work commenced.
- In December 2022, two of the landowners challenged the Council on the requirement for Strategic Open Space on the site. Legal advice was sought on all sides.
- Due to a lack of progress on the brief and the various planning applications that had come forward – some of them at appeal - the Council, as local planning authority, took the brief back in house in March 2022 to continue writing the draft brief, undertake consultation and finalise the brief. Decision was made that the development brief would no longer be a Supplementary Planning Document.

## **Planning Applications**

- 2.5 Inland Homes submitted a planning application for 101 dwellings (planning reference 18/07194/OUT). This application was deferred at the Strategic Sites Committee (SSC) on 24 February 2022, and it was agreed the application should be brought back to the Strategic Sites Committee when the development brief had been produced. The application went back to the SSC on 12 May 2022 and was refused. The application is currently at appeal for non-determination (reference 22/00022/NONDET). The public inquiry hearings were originally scheduled for 26 July 2022 but was delayed to allow for an in-person event. The public inquiry will restart on 26 September 2022.
- 2.6 Nicholas King Homes submitted a planning application for 8 dwellings (planning reference 20/07610/FUL). This application was refused on 2nd December. They appealed against the decision. The appeal was refused on 15 August 2022.
- 2.7 In June 2020 an outline planning application was submitted for 4 dwellings on the Southcroft site (planning reference 20/06364/OUT). This application was refused on 5th August 2020.

2.8 Bellway Homes submitted a planning application in November 2021 for the construction of 291 homes, planning reference 21/08364/FUL. The Council stressed that our preference was a masterplan approach.

### **Local Members engagement**

2.9 Ongoing engagement with local ward members and parish council representatives has also played an important role in providing local information and scrutinising the production of the Development Brief.

2.10 This engagement involved:

- Hazlemere Ward Members
- Penn and Old Amersham Ward Members
- Hazlemere Parish Council
- Little Missenden Parish Council
- Penn Parish Council

2.11 A meeting with members was held on 14 July 2021, with the Cabinet Member for Planning and Regeneration chairing the meeting. This consisted of a presentation shared by the consortium on issues and opportunities identified for the site, and a Q and A session. The meeting was followed up by sharing further discussion points with local members to have their feedback on specific aspects of the brief.

2.12 The main issues raised by members have included

1. Ensuring sense of separation between Hazlemere and Holmer Green
2. Ensuring there is no access via Dean Way
3. Responding to traffic issues arising from the development
4. Ensuring adequate future surgery provision, given the closure of the local surgery
5. Ensuring adequate education provision
6. Ensuring the security and adequacy of groundwater supplies
7. Ensuring the development help achieve net zero targets

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief

8. Supporting passivhaus standards and renewable energy provision
9. Ensuring future flood risk is managed

2.14 A member briefing was also held in May 2022 with local ward members.

### **Other Consultees**

2.15 Other consultees included the Highway Authority, Lead Local Flood Authority, the Education Authority, Leisure and Community services and the Education Authority.

### **Strategic Environmental Assessment / Sustainability Appraisal / Habitats Regulations Assessment**

2.16 The Council consulted the statutory bodies on a screening opinion for the development brief relating to Strategic Environmental Assessment and Habitats Regulations Assessment. Responses were received from all three bodies, agreeing that neither an SEA (strategic environmental assessment) nor an HRA (Habitats Regulation Assessment) was required for the development brief.

### 3. Who and how we consulted on the draft

3.1 We invited comments on the draft development brief through public consultation. The consultation period ran for 6 weeks from **6<sup>th</sup> June 2022 to 18<sup>th</sup> July 2022**.

The following consultation methods were used:

- 1) Information was placed on our consultation website Your Voice Bucks at <https://yourvoicebucks.citizenspace.com/planning/amersham-road-development-brief>
- 2) A Press release was published on 7 June 2022 – see Appendix A
- 3) Information was also shared through the West Area Weekly Planning Bulletin week commencing 6 June 2022.

3.2 To take part in the consultation, people could give their views in one of the following ways:

- completing the consultation survey online at <https://yourvoicebucks.citizenspace.com/planning/amersham-road-development-brief> - results of the survey are summarised in Appendix C
- completing, and returning, the printed version of the survey – see appendix B.
- emailing us on [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk)
- writing to us at: Land off Amersham Road including Tralee Farm, Hazlemere Development Brief Consultation, Planning Policy Team, Wycombe Area Office, Queen Victoria Road, High Wycombe, Bucks, HP11 1BB.

3.3 We also held staffed exhibitions on the following days

- Friday 17 June 2pm-8pm at Rossetti Hall, 38 New Pond Rd, Holmer Green, High Wycombe HP15 6SU and
- Monday 20 June 8am-2pm at Holmer Green Sports Association, 7 Watchet Ln, Holmer Green, High Wycombe HP15 6UF

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief

- Friday 15 July 9am – 3 pm at The Stables, Cedar Barn, Barn Lane, Hazlemere HP15  
7BQ

3.4 At the exhibitions, people were invited to make further comments and discuss the brief with Council officers.

3.5 Following the consultation, we have considered the consultation responses and reviewed the contents of the brief before publishing the final version.

## 4. Considerations of representations and modifications

- 4.1 This section sets out a summary of the main issues raised through the engagement and the Council's response to those, including changes to the Development Brief as a result where necessary.
- 4.2 Responses via the consultation webpage Your Voice Bucks were very supportive of the development brief objectives, notably objective 2 creating a comprehensive development.
- 4.3 A summary report of the Your Voice Bucks survey is included in Appendix 3.

### Local Plan – what you said

1. Many responses raised in principle objection to the development
2. Many comments sought to revisit the examination on the local plan.
3. Residents were not happy that no one had visited the site before the allocation was made including the Local Plan Inspector, yet the site was removed from the Green Belt. They claimed that an FOI requested confirmed this.
4. Some respondents sought to cap the housing figure at 350.
5. An objection was raised in relation to the Green Space adjoining the site. The landowner argued that the Council has not carried out work to understand whether the site has some level of ecological value, nor has visited the site, and that it should have been included in the HW8 site boundary.

### **Local Plan – our response**

1. The development brief seeks to provide a comprehensive approach to the development of the site. It does not revisit the site allocation.
2. That decision has been made through the adoption of the Wycombe District Local Plan in August 2019.
3. Visits to the site for the Local Plan preparation were made in March 2016 and again in 2017.
4. All local plan housing numbers are indicative; the final number of homes will be determined through the planning application process. The site under policy HW8 is allocated for residential development. The wording of the brief has been amended to clarify this.
5. The area sought to be included in the site was designated in the Wycombe District Local Plan as a Green Space under policy DM13 of the Delivery and Site Allocation Plan. The Development Brief cannot and does not propose to revisit this designation.

### **Placemaking – what you said**

1. The plan needs to be connected, sympathetic to local needs and properly sought through.
2. Concerns were raised over the need to maintain separation between settlements, and that the orchards would not be sufficient in attaining this.
3. Three separate planning applications will not achieve comprehensiveness.
4. The comprehensive development objective should include the wording “that integrates the existing settlement of Hazlemere”.
5. The development brief should state that the Inkerman Drive rear gardens are not part of the development site.
6. There should be a pedestrian link to Badgers Way and Laceys Drive.
7. Concerns were raised over the safety, noise pollution and privacy that will affect the sensitive neighbouring residents who live near to the open spaces /communal grounds.

8. The brief must identify what the sensitive boundary treatment to the residents immediately adjacent to the site will be.
9. The local MP has raised the need to prioritise preserving a green border for all residents immediately adjacent to the site of development to avoid them being disproportionately affected.

### **Placemaking – our response**

1. The development brief provides a robust framework for comprehensive development. The planning applications are yet to be determined and will need to take the development brief into account as a material consideration.
2. Using the existing orchards along the northern boundary is only one of the ways to achieve separation between Hazlemere and Holmer Green. Table 2 in the development brief (surrounding context and issues) states the separation of the two communities will be achieved through layout of the site, green infrastructure, the townscape, and materials.
3. The purpose of this brief is intended to offer guidance, assist landowners and developers, and seeks to ensure the HW8 site is developed comprehensively however landowners and developers are independent to each other and can submit planning applications for their part of the site at any point in time.
4. The objective already refers to serving the development and Hazlemere.
5. Inkerman Drive rear gardens are shaded in on Figures 4, 5, 6, 8, 9 and 10 to indicate this area is excluded from the development.
6. There are no rights of way on the western boundary of the site and no opportunity for the provision of a pedestrian link to Badgers Way or Laceys Drive. Provision of a pedestrian link is beyond the gift of the developer.
7. The local open space and outdoor play provision will be located centrally on the site in order to serve the new community. Figure 9 illustrates the setback from existing development to the west of the site. At the planning application stage, proposals must be in accordance with Policy DM35 Placemaking and Design Quality which

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief requires that development must prevent significant adverse impacts on the amenities of neighbouring land and property.

8. The Residential Design Guide refers to treatment of boundaries. Treatments will either be rear gardens of new dwellings with hedges/tree planting along the boundary and a separation of at least 25m or where existing garden boundaries back onto public areas, robust boundaries of 1.8m in height with planting/trees will protect the boundary and provide visual separation. Public footpaths are not permitted in close proximity to existing rear boundaries.
9. The parts of HW8 where existing development is closest (southern area and the one house off Inkerman Drive) provides this with SuDS/ open space. The rest of the boundary has deeper existing gardens with existing trees hedges or is bounded by the orchards. The brief illustrates that a green buffer is required on the site boundary which is immediately adjacent to neighbouring properties. The details relating to that green buffer will come forward as part of the planning applications.

#### **Access and traffic – what you said**

1. Many residents raised issues with regards to the safety of Wycombe Road access. This included concerns in relation to lack of visibility, no natural surveillance for the gable ends and / or back gardens on Wycombe Road and Dean way, nor active frontage.
2. Some residents felt that there should be a through access to the site and a wider entrance (or no entrance) onto Wycombe Road
3. Concerns were raised over the proposed location of the access into the Bellway Homes site, considered too near to the bend It was felt that new residents would struggle to leave the site when joining onto Amersham Road.
4. The steepness of Amersham Road along with additional traffic arising from the development will create slow moving traffic when cars are entering and exiting the site.
5. There were questions asked regarding the type of junction proposed for the access point. i.e. T junction or slip road into the site, etc. A T junction could cause a lot of congestion with the extra traffic.

6. Nicholas King Homes considered that the existing access from Amersham Road, leading to the former bus depot, should be used to deliver an improved vehicular and pedestrian/cycle access, rather than suggesting that footpath and cycle connection can be delivered through the land occupied by the dwelling at Orchard View.
7. Some respondents said that that traffic calming measures, including reducing speed limit, should be provided on Amersham Road.
8. Concerns were raised in relation to the effect of traffic at peak times, and around the school.

### **Access and traffic – our response**

1. As part of the local plan allocation, the Highways Authority has reviewed the proposed accesses and no objection has been raised. The Highways Authority will also be consulted at the planning application stage on detailed Transport Assessment and Access and Design proposals.
2. The specific location and design of accesses will be determined as part of planning applications. The highways authority will be consulted at the planning application stage on the details.
3. Section 6.7 of the brief notes that financial contributions are required towards off site transport improvements. The Highways Authority will be consulted at the planning application stage.

### **Pedestrian and cycle provision – what you said**

1. Concerns were raised at the pedestrian links not being overlooked and presenting a safety issue
2. Some respondents felt that dropped kerbs should be required.
3. Some respondents wanted to see cycle lanes segregated from the footway for safety.
4. There are small areas of land that may never come forward for development and the development brief cannot rely on these to deliver pedestrian and cycle provision.

5. It is good seeing a footpath being proposed in the south, however this does raise safety concerns. The footpath must be wider for it to work. It is of the view that the new residents will be using their cars for the school run, visiting the doctors and for their food shopping. A footpath will not be used.
6. If a footpath is being proposed, some would also like to see a cycle path.

### **Pedestrian and cycle provision – our response**

1. Details with regards to the detailed design of streets would be for the planning application stage.
2. The level of cycle use generated from the new development is not enough to warrant a segregated cycle lane. A combined cycle/ footway of sufficient width will be adequate.
3. The wording at section 5.2 Phasing has been amended to clarify that in the event of the land not coming forward, the development framework can be amended through the planning application process.
4. At the planning application stage, footpaths will be provided in accordance with the Wycombe District Council Residential Design Guide SPD.
5. Cycle connections are described in development objective 4 of the development brief - new north/ south pedestrian and cycle links from Wycombe Road to Amersham Road so that residents can walk and cycle sustainably to local facilities.

### **Green and Blue Infrastructure/environment – what you said**

1. Concerns were raised over the felling of trees in Inland Homes orchard. The development brief should require replanting of the Orchard in the northwest with mature trees, and retention of the hedgerow adjoining.
2. The development brief should clarify who will be responsible for maintaining the play areas and green areas.
3. Policy HW8 does not state how the separation will be addressed. The policy does not reference the orchard in the northwest corner nor that the northern boundary is important in order to maintain a sense of separation

4. The adjoining orchard to the northeast of the site should be part of the HW8 site allocation.
5. Respondents, including Hazlemere Parish Council, were keen to see offsite biodiversity improvements delivered within the parish boundary. Any off-site compensation for biodiversity loss should be in Hazlemere parish.
6. Respondents sought to increase the requirement for canopy cover to more than 25%.

### **Green and Blue Infrastructure/environment – our response**

1. Orchards would be restored / replanted to provide a continuous belt of trees across the northern boundary of HW8 that would link to the Green Belt beyond, as shown in development objective 1.
2. The brief already sets out that the future maintenance and management of the open spaces, SuDS (Sustainable Drainage Systems) 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 and 38).
3. Separation of the settlements will be achieved through the layout of the site, green infrastructure, the townscape, and materials. Development objective 1 already recognises the role of the northern boundary in maintaining a sense of separation.
4. The orchard to the northeast of the site is designated as green space in Policy DM12 of the Wycombe Local Plan. Policy DM12 states that *“Development that would result in the loss, fragmentation or reduction in size of green spaces shown on the Policies Map will be refused, except in exceptional circumstances”*.
5. Specifying that the off-site provision should be in the Parish only would be contrary to the Biodiversity Net Gain SPD which sets out a matrix for provision of compensation. Retaining a level of flexibility may allow to pool contributions towards more strategic schemes, which may or may not be with the Parish, where appropriate to do so.
6. The wording has been amended to say “where possible” and to refer developers to the Biodiversity Net Gain SPD.

7. The methodology in the Biodiversity Net Gain SPD should be followed. It may be that on some occasions off site provision is better provided strategically elsewhere. As such the words “where possible” are added before “to provide the required net gain in biodiversity” in section 6.6. The need to follow the Biodiversity Net Gain SPD has been highlighted.
8. The canopy cover requirement in the development brief cannot be higher than that set out through the local plan and accompanying evidence. As a result, the development brief cannot say “at least 25% canopy cover” and needs to say “25% canopy cover”

### **Health facilities – what you said**

1. Concerns were raised over the capacity of GP surgeries in the local area, and the fact that one closed recently.

### **Health facilities – our response**

1. This is beyond the remit of the development brief. The Council will be liaising with the newly established Buckinghamshire Oxfordshire and Berkshire West Integrated Care Board (BOBWICB) on health issues.

### **Education – what you said**

1. Concerns were raised over the capacity of local schools not being able to meet the need from the new development.

### **Education – our response**

1. We have consulted the Education Authority as part of the Local Plan preparation and through the development brief process. Their position remains as set out in the brief.

### **Open Space and Play facilities – what you said**

1. A Neighbourhood Equipped Area of Play with additional Multiuser Games Area element for teenagers is required instead of a fully equipped MUGA and Locally Equipped Area of Play.
2. Respondents were concerned to know who would be responsible for maintaining the play areas and green areas.

### **Open Space and Play facilities – our response**

1. The brief has been amended to include reference to a NEAP with additional MUGA element for teenagers (this will take the form of two lined hard standing areas with hoops). Reference to a fully equipped MUGA and Locally Equipped Area of Play has been removed.
2. At this stage the Council is not looking to take on this space. Alternative mechanisms will need to be put in place. Long-term maintenance of the open space and play facilities will be through a management company; subject to agreement with developers. There is potential scope for the parish council to take this on.

### **Climate change mitigation and adaptation – what you said**

1. Sustainability should be an objective of the development brief
2. New homes should be energy efficient. Some respondents advocated that new homes should meet passive house (passivhaus) standards
3. Electric vehicle charging points should be included as part of the development infrastructure.
4. New homes should have their own energy generating facilities and electric charging points/ electric vehicle charging points included in the infrastructure
5. Renewable energy generation should be built into properties.

### **Climate change mitigation and adaptation - our response**

1. Achieving sustainable development is one of the strategic policies in the Wycombe District Local Plan. The development brief objectives are the key priorities that the layout should deliver.

2. Building Regulations make provision for energy efficiency requirements and the new homes will comply with these. The development brief cannot require new building standards which are above and beyond the standards in the Wycombe District Local Plan. Nevertheless, developers are encouraged to meet passive house standards.
3. The Wycombe District Local Plan already makes provision for the delivery of electric charging points in new developments (see policy DM33) Make provision for alternative vehicle types and fuels;
4. Wycombe District Local Plan policy DM33 requires development to integrate renewable technologies.

### **Utilities – what you said**

1. Plantings must take account of overhead power lines down the sensitive boundary.
2. Concerns were raised over the lack of information regarding necessary Thames Water upgrades, given the low water supply issues in the area.

### **Utilities – our response**

1. Figure 4 shows where service easements are. For clarity, the wording in the key for Figure 4 has been amended to say “to “Overhead powerline and easement”.  
Developers will address this issue as part of their planning application.
2. Policy DM38 of the WDLP requires development to demonstrate how they will be served by adequate infrastructure capacity in terms of water supply, foul drainage, wastewater and sewage treatment, and other utilities, without leading to significant problems for existing users or contamination of waterways (rivers or streams), clean water supply, surface water or groundwater. Developers will need to engage with Thames Water early on in the planning application process.

### **Delivery – what you said**

1. A landowner raised concerns over the deliverability of the site. They said that the proposals ignore the land ownership parcels and sets unrealistic expectations in

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief  
relation to providing footpaths and green infrastructure on land outside the control of the Council or developers. The brief should acknowledge that “land that may be developed later” may never come forward. In the event that the land parcels to the south, which are not in the control of developers, should never come forward it will not be possible to provide a north-south pedestrian path over this land. The proposed layout should not rely on land potentially coming forward for development in order to deliver key infrastructure.

### **Delivery – our response**

1. The development brief development framework sets out the Council’s preferred approach for the comprehensive development of the site allocation. Wording has been amended to reflect the fact that if land parcels do not come forward, the framework can be amended through the planning application process to take account of land ownership and the timing of development.

### **Housing mix – what you said**

1. The mix of affordable housing with private housing often has a negative effect on the desirability of the private homes and consequently their sale.
2. The brief should define the proportion of affordable homes.

### **Housing Mix – our response**

1. The site will deliver a mix of houses in conformity with Wycombe District Local Plan policies CP4 and DM22.
2. Affordable homes will need to be provided in conformity with Wycombe District Local Plan policy DM24

### **Consultation – what you said**

1. Inland homes said they were not given the opportunity to be involved in the development brief.

2. The proposed access points were not available to comment on until now. Residents felt that this should have been consulted on when the site was allocated in the Wycombe Local Plan.
3. Lack of consultation with the communities affected by HW8. The exhibition locations should have been in more appropriate places. People were glad to see a 3<sup>rd</sup> exhibition at Hazlemere.
4. Holmer Green residents were not aware of HW8 site in the Local Plan or the HW8 Development Brief consultation.
5. The Council must make efforts to consult residents adjoining the site by contacting them directly.

### **Consultation – our response**

1. The Council has had numerous discussions with Inland Homes to try and involve them in the development brief process.
2. The indicative drawing accompanying the HW8 policy showed where possible accesses could be. This has been refined in the development brief. Ultimately, the details of these accesses however will be agreed at planning application stage.
3. An additional exhibition was organised in response to feedback regarding the location of the first two exhibitions.
4. The Wycombe District Local Plan engagement spanned several years and was comprehensive and extensive. At each stage of formal consultation, the neighbouring Chiltern District Council and neighbouring Parish Councils were consulted and invited to disseminate information to their communities. The Council has engaged with Little Missenden Parish Council as per section 3 above.
5. The Council has used a proportionate value for money approach to engagement on the Local Plan and development brief, using existing channels. Neighbouring properties to a planning application are consulted as per the Regulations.

### **Factual errors / clarifications – what you said**

1. The site boundary of HW8 referred to as “site boundary” does not match the WDLP site allocation boundary.
  - Figure 1 Site location plan
  - Figure 2 Aerial photo of the site
  - Figure 4 – The site (main figure and inset)
  - Figure 5 - The context
  - Figure 6 – Connections
  - Figure 7 – Wider connections and Local Facilities
  - Figure 8 – Constraints and opportunities
  - Development objectives maps (5 maps)
  - Figure 9 Development Framework
  - Figure 10: Landownership and Phasing
2. The site size referenced in the text (with and without the additional areas) will need to be amended accordingly
3. The boundaries from residential properties on Inkerman drive are shown as being part of the site allocation.
4. The wording “services easement” in the key on Figure 4 is unclear.
5. The terms “existing garden depth from rear boundary” on Figure 5 were deemed unclear.
6. Figure 8 should show the services easement which are on figure 4.
7. The term “development back” is unclear.
8. Figure 10 identifies a singular "development framework access point" from Amersham Road, whilst Figure 9 in the Development brief identifies two.

### **Factual errors / clarifications – our response**

1. The site allocation boundary is now consistent with the site allocation in the Local Plan. The inset at Figure 10 illustrates that the Wycombe Road access is in Inland Homes control.
2. The site area has been changed to “approximately 13ha” to simplify the description in section 1.1.

3. In relation to the properties on Inkerman Drive, we confirm that they are not part (and never were) of the proposed development area. We have therefore corrected this perception in the brief, by shading the gardens in on the figures and annotate this to be land excluded from the development.
4. The wording on Figure 4 key was changed to say from “Services easement” to “Overhead powerline and easement”.
5. The wording on Figure 5 key was changed to say “existing rear garden depth (metres)” instead of “existing rear garden depth from boundary”
6. The “Overhead powerline and easement” constraint was added to Figure 8 Constraints and opportunities, and corresponding key.
7. The terms “development back” were changed to “back of development” on Figure 9.
8. Figure 10 has been corrected to show the two potential access points.

## **Appendix A - Press release for consultation**

The following press release was published on 7 June 2022 on the Councils news [webpage](#).

### **We need your views to help shape future housing development**

Residents in High Wycombe are being asked to give their views on the outline for a proposed new housing development at land off Amersham Road in Hazlemere.

The 14.3-hectare site at Tralee Farm has been previously allocated for development in the Wycombe District Local Plan with a proposal for 350 homes to be built. Buckinghamshire Council would like to hear from local residents as it prepares a development brief for the site, to help shape the proposed future development. A public consultation launches today (6 June) and will run for six weeks.

Two drop-in events have been set up for people to find out more:

- Friday 17 June – Rossetti Hall, 38 New Pond Road, Holmer Green, High Wycombe, HP15 6SU from 2pm to 8pm
- Monday 20 June – Holmer Green Sports Association, 7 Watchet Lane, Holmer Green, High Wycombe, HP15 6UF from 8am to 2pm

The development brief will cover a range of areas and take into consideration the site's unique features including:

- Trees, hedgerows, orchards, and woodland
- Valley features
- Surface water and overland flow routes
- Ecologically sensitive areas

It will set out how the site can provide housing in a sustainable and energy efficient way and create new open space features. The outline brief includes cycle and pedestrian links to existing facilities and considers how the site can link and improve the existing green

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief infrastructure and biodiversity as well as using the existing orchards on the northern boundary to reinforce separation between Hazlemere and Holmer Green.

Gary Hall, Deputy Cabinet Member for Planning and Regeneration said: “We really want to hear what local people think of the draft development brief for this site. Any proposed new development in an area can be daunting for local residents. The purpose of this consultation is to ensure people get the opportunity to input into how any future development will be planned. I would urge anyone who lives locally or has an interest in the area to take a look or come along to one of our events.”

To take part in the consultation or find out more visit our [website](#).

## **Appendix B – Consultation survey form**

A survey form was made available online and as a printed version on Your Voice Bucks

See separate Your Voice Bucks survey form

Statement of Consultation for Land off Amersham Road including Tralee Farm Development Brief

## **Appendix C – Your Voice Bucks results summary report**

See YourVoiceBucks results summary report