



Land off Amersham Road Development Brief consultation

Open date: 6 June 2022

Close date: 18 July 2022

Name: Planning Policy Team

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Overview

We want to hear your views on a draft development brief for Land off Amersham Road in Hazlemere.

The site, located adjacent to the eastern edge of Hazlemere and to the south west of Holmer Green, is allocated for housing in the adopted Wycombe District Local Plan.

The current site now includes land adjacent to Amersham Road (Inkerman House) which has increased the site area to 14.30 hectares. A location plan can be found in Section 1 of the draft development brief.

The local plan policy HW8 allocates the site for 350 dwellings and includes site requirements regarding:

- the separation of Hazlemere and Holmer Green,
- comprehensive development,
- access and off-site highway contributions,
- green infrastructure,
- flood risk and education.

This consultation is dealing with how to deliver the housing and meet local and national policy requirements.

The purpose of this development brief

The development brief is intended to offer guidance for the future development of the HW8 site to assist landowners and developers to formulate planning proposals that achieve wider objectives of the Local Plan.

- It seeks to define what development 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 site area is developed comprehensively

To achieve these aims, the development brief sets out:

- Analysis of the site and its context, the development issues and how they can be resolved
- Development objectives that guide the concept
- The brief for development, its key components and phasing
- Other planning considerations

The development brief shows a proposed structure for the site:

- where residential land, open space and Green Infrastructure should be located, and
- how they connect to each other and to the surrounding area.

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

Local Plan Policy HW8 requirements

The Local Plan Policy HW8 (adopted in 2019) states that development of the 'Land off Amersham Road including Tralee Farm, Hazlemere' site is required to:

1. Place-making
 - a) Maintain a sense of separation between Hazlemere and Holmer Green, through the layout of the site;
 - b) In the event that land to the north east in Chiltern District (off Earl Howe Road) is allocated for development in the Chiltern and South Bucks Local Plan, to be planned comprehensively with that site as a whole; and in any event to not prejudice future integration;
 - c) Provide a comprehensive development of the site within Wycombe District;
 - d) Redevelop the existing coach yard and riding stables;

- e) Consider the opportunity to redevelop existing residential properties fronting Amersham Road.
2. Transport:
 - a) Provide access from the A404 and the Wycombe Road;
 - b) Provide walk / cycle access through Tralee Farm onto Wycombe Road;
 - c) Improve access to existing bus routes;
 - d) Provide or contribute to off-site highway improvements as required by the Highway Authority.
3. Green Infrastructure / Environment
 - a) Provide access to and retain the existing orchard within the north east of the site;
 - b) Provide protection and future management for the orchard;
 - c) Retain the woodland in the south west corner of the site at Badger Way;
 - d) Provide a Green Infrastructure link through the valley of the site, connecting the orchard to the woodland at Badger Way;
 - e) Retain the field boundaries within the site;
 - f) Manage local sources of flood risk.
4. Development of this site will be required to meet the needs arising from the development for additional primary school places.

Related documents

Before you respond to this consultation, please have a look at the following document. This document is available on the Land off Amersham Road Development Brief [consultation page](#).

- Draft Land off Amersham Road including Tralee Farm, Hazlemere Development Brief

We want to hear from you

We want to hear your views on any part of the development brief. In particular, we would like your feedback on the:

- Key constraints of the site
- Development objectives of the site
- Proposed layout of the site
- Planning considerations

This is an opportunity to have your say on how future housing, open space and Green Infrastructure will be delivered on the site.

This development brief consultation is one stage of the process:

- In 2017, this site was consulted on as part of the Local Plan. The site was allocated for housing when the Plan was adopted in 2019. Therefore, this consultation is not considering whether the site should be developed for housing.
- Further details of the layout, design and appearance will be developed through future planning applications. This consultation is not about a specific planning application.

Events to find out more

We are hosting three public drop-in sessions for you to find out more about the proposals. The drop-in sessions will be held on:

- **Friday 17 June, from 2pm to 8pm**
 - At Rossetti Hall, 38 New Pond Rd, Holmer Green, High Wycombe HP15 6SU
- **Monday 20 June, from 8am to 2pm**
 - At Holmer Green Sports Association, 7 Watchet Ln, Holmer Green, High Wycombe HP15 6UF
- **Friday 15 July, from 9am to 3pm**
 - At The Stables, Barn Lane, Cedar Avenue, Hazlemere HP15 7BQ

At the exhibitions you will be able to make further comments and discuss this brief with council officers.

How to have your say

You can tell us your views in one of the following ways:

- Complete the [online survey](#)
- Complete, and return, the printed version of the survey below
- Email us at planningpolicyteam.bc@buckinghamshire.gov.uk
- Write 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, Buckinghamshire, HP11 1BB.

If you have any questions about this consultation, please email us at planningpolicyteam.bc@buckinghamshire.gov.uk.

Please tell us your views by midnight on Monday 18 July 2022.

What happens next

Following the consultation, we will consider the consultation responses and review the contents of the development brief. Following any amendments, we will put forward the final version for adoption.

Once adopted, the brief will be used to consider any future development of this site.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. For more information about data and privacy, please see our [Privacy Policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk. Or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Printed consultation survey

Key constraints and our response

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.

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 (Sustainable drainage systems) 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.

The full details of the key constraints, and how proposals should respond to them, are outlined in Section 3, pages 9 to 16, of the draft development brief.

Our analysis brings together all the survey and technical information held by the council or produced by the various applicants in recent submitted planning applications.

1. If you think there are any additional key constraints that we need to consider in the Development Brief, please tell us them here:

Development objectives

We have developed five objectives for the site. Each objective has been drawn out of the analysis and Local Plan Policy HW8.

The development objectives 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 (GI) 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.

2. To what extent do you agree or disagree with the development objectives for the site?

Please tick (✓) one option for each objective

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	I don't know
Recognise the separation between Holmer Green and Hazlemere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create one comprehensive development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create new open spaces to serve the local area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide good pedestrian and cycle links to existing facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote Biodiversity by linking existing Green Infrastructure elements located around the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us the reasons for your previous answers:

3. If you think there are any other development objectives that we need to consider in the Development Brief, please tell us them here:

Please include why you think the objectives should be part of the Development Brief.

Development framework

The development framework (see figure 9, page 21 of the draft development brief) 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 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 Multi-use Games Area (MUGA) and Local Equipped Area for Play (LEAP). 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 by 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.

- 4. If you have any comments on the proposed layout of the site (see details above), please tell us them here:**

Planning considerations

We have identified planning considerations relating to open space, education, climate change, character and design, canopy cover, biodiversity, and off site contributions.

These planning considerations have been created through the Wycombe Local Plan to assist with delivering sustainable development across the council area including the HW8 Site Allocation.

The planning considerations for the site are outlined in Section 6, pages 26 to 28, of the draft development brief.

- 5. If you think there are any additional planning considerations that we need to consider in the Development Brief, please tell us them here:**

Other comments

6. If you have any other comments about the Development Brief, that you have not already told us, please tell us them here:

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

7. Which of the following describe you?

Please tick (✓) all that apply

- I live in Hazlemere
- I live in Holmer Green
- I live in the neighbouring area, but not Hazlemere or Holmer Green
- I work in Hazlemere
- I work in Holmer Green
- I work in the neighbouring area, but not Hazlemere or Holmer Green
- I represent or own a business in Buckinghamshire
- I represent a community or voluntary group in Buckinghamshire
- I am an elected representative in Buckinghamshire
- I am a member of a Parish or Town Council in Buckinghamshire
- I am a member of the High Wycombe Town Committee
- I work for Buckinghamshire Council
- Other (please give details below):

8. If you are responding on behalf of an organisation (e.g. a business or a voluntary group, please provide the following details:

Name of organisation:

Your job title:

9. What is your postcode?

We want to understand the views of people living and working in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

10. How did you find out about this consultation?

Please tick (✓) all that apply

- Buckinghamshire Council website
- Local newspaper or magazine
- Social media e.g. Facebook, Twitter, Instagram, Nextdoor
- Word of mouth
- Parish / Town Council
- Your Voice Bucks website
- Buckinghamshire Council staff
- Local councillor
- Local Community Board
- Through working at Buckinghamshire Council
- Other (please give details below)

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by midnight on **Monday 18 July 2022**.

You can:

- Email it to planningpolicyteam.bc@buckinghamshire.gov.uk
- Post it to Land off Amersham Road including Tralee Farm, Hazlemere Development Brief consultation, Planning Policy Team, Wycombe Area Office, Queen Victoria Road, High Wycombe, Buckinghamshire, HP11 1BB