

## **Core Strategy for Chiltern District**

### **Chiltern District Council - Response to Inspector's Questions [ID/4]**

#### **MAIN MATTER 4: Strategic Housing Allocations and Major Developed Sites (MDS) in the Green Belt Allocated for residential development**

#### **SUB MATTER: Policy CS7 Major Developed Sites (MDS) in the Green Belt Allocated for residential development**

**DATE: 18 March 2011**

### **Final**

---

The following Paper sets out the Council's response to 'Main Matter 4: Strategic Housing Allocations and Major Developed Sites (MDS) in the Green Belt allocated for residential development': Sub matter 'Policy CS7 Major Developed Sites (MDS) in the Green Belt Allocated for residential development' of the document 'Inspector's Main Matters and Questions' ID/4. The Paper has been structured to include the specific questions raised by the Inspector (in bold) and the Council's detailed response to them.

---

**Q5.9) Do these 2 sites come within the type of sites referred to in PPG2, Annex C as potential MDS?**

#### **CDC Response:**

As explained in the MDS topic paper (CDN091), Planning Policy Guidance Note 2 Green belts (PPG2) Annex C does not specifically define what qualifies as a site suitable for designation as an MDS. There are no size criteria set out or specific elements listed that have to be present to merit designation. PPG2 merely states that there are some major developed sites and gives examples. This is not stated to be an exhaustive list. However, both these sites are examples of educational institutions located within Green

Belt and as such are considered to be compatible with other examples of MDS given in PPG2.

**Q5.10) Is the allocation for housing of these 2 MDS consistent with the stated strategy in policy CS1? If not, are there factors which justify development here?**

**CDC Response:**

As set out in the proposed change to section 7 of the CS (refer to CDN117) the Council considers the allocation of the 2 MDSs to be consistent with the stated strategy.

**Q5.11) Bearing in mind the sites' low scores on the Chiltern Accessibility Plan (B10 in CDN009), how is the proposed residential development consistent with the sustainability objectives of the Strategy or, if not, what are the factors which justify development here?**

**CDC Response:**

Although the Newland Park site does have a low score on the Chiltern Accessibility study, the Amersham and Wycombe College site has the third highest level of accessibility. The latter site is also served from an adjacent bus stop by 3 regular bus services all serving the town centre and linking to adjacent towns. The Chesham site is therefore considered to have better access to facilities than most villages and is akin to the outskirts of most of the bigger settlements in the District.

In the case of Newland Park, the site has a significant amount of development on it and is the subject of a current application for housing. Despite its relatively low accessibility score the site, as a former university campus, had a student population of around 2000 students by day, of which 500 students were resident on the site. Recognising the level of existing development on the site it is considered that re-development for housing would be appropriate, even factoring in accessibility issues... The Council considers that the re-development of a brownfield site represents a more sustainable form of

development and is preferable to development on a Greenfield site in the open countryside.

**Q5.12) Given the low scores on the Chiltern Accessibility Plan (B10 in CDN009) are these appropriate locations for seeking a high proportion of affordable housing in accordance with policy CS8?**

**CDC Response:**

For the reasons set out in the response to Q5.11, it is considered that the Amersham and Wycombe College Chesham Campus site is an appropriate location for affordable housing. Whilst Newland Park is acknowledged to be less well located, given the need for affordable housing in the District and the potential contribution this site could make to it, it is considered entirely appropriate for this site to make a contribution to affordable housing in accordance with Policy CS8.

**Q5.13) Is there is any evidence of a continuing need for the site or premises at Amersham & Wycombe College for educational or other community purposes?**

**CDC Response:**

The site owners and immediate past users of the sites have declared that they no longer wish to use their site for educational purposes. The County Education Authority has not indicated that it requires an additional site for an educational facility in the future. The Council is not aware of any need for using either of these sites for other community purposes.

**Q5.14) Has the impact of residential development at the Amersham & Wycombe College site on traffic congestion and air quality in Chesham been assessed? What were the conclusions and should any mitigation be specified in the Core Strategy?**

**CDC Response:**

All the identified sites in the Core Strategy have been assessed by the Highways Authority (Bucks County Council) in terms of their access and other related transport issues. In the case of the college site the advice given was that any development of the site should not lead to any intensification of the number of vehicle movements. The College use has a high potential number of vehicle movements in comparison with the proposed residential development. The likely impact of the re-development of the site would be to reduce traffic impacts on the congestion management corridor and on the air quality management zone. Therefore the Highway authority considered that residential development was acceptable in principle. However they would require any developer to undertake a Transport Assessment of the proposed development and to assess any impact on the Congestion Management Corridor and the air quality in the town centre. This level of transport assessment can only be undertaken once a firm development proposal has been produced which can be assessed. Therefore it is not appropriate or possible to specify specific mitigation methods (if required) in the Core Strategy.

**Q 5.15) There are figures in the Housing Trajectory (CDN089) for what the Council expects from these sites. Are these figures appropriate and justified by evidence?**

**CDC Response:**

The Chiltern Housing Land Supply Trajectory 2006 – 2026 at March 2011 (CDN113) replaces CDN089. The dwelling yields anticipated from the Amersham and Wycombe College Chesham Campus and the Newland Park site are the same in both versions of the Housing Trajectory.

In relation to Newland Park, a planning application has been received for 326 dwellings (CH/2010/0976/FA). Without prejudice to any future decision the Council takes on this application, this is considered to provide a broad indication of the site potential. However as this application has yet to be determined, the Housing Trajectory (CDN113) shows the potential to be 300 dwellings.

The starting point for estimating the housing yield for the Amersham and Wycombe College Chesham Campus site was the figure in the original SHLAA (CDN041-042c).

**Q5.16) What is the evidence for the anticipated delivery from these sites as set out in the Trajectory (CDN089)? Is delivery realistic?**

**CDC Response:**

In relation to Newland Park there is a current planning application which justifies the delivery timetable set out in the tables in CDN113. Correspondence with the owner of the Amersham and Wycombe College Chesham Campus (refer to CDN097) has indicated that this site is likely to be delivered within the CS period.

**Q5.17) Policy CS7 lists some requirements of development at these sites. Are these requirements justified and sufficiently comprehensive?**

**CDC Response:**

The Amersham and Wycombe College site was a former secondary school with associated playing fields accessed from the school. The college when it occupied the school premises continued to use the pitches for its own purposes and allowed access to other local sports teams. Given the playing fields make an important contribution to the existing supply of sports pitches for the Chesham area, the Council considers it important that these facilities are maintained.

The Newland Park site is located in the Area of Outstanding Natural Beauty, adjacent to the open air museum, and contains a listed building. The college grounds contain several existing sports facilities, including an all weather surface, which were used by students and also by local sporting groups. Redevelopment of such a large site offers opportunities to obtain improvements to local green infrastructure and to improve the biodiversity of the area.