

Seer Green Parish Council
Initial draft responses to Joint Local Plan consultation

Dear Resident

The questions Seer Green have been asked to respond to as part of the CDC/South Bucks Joint Local Plan Consultation are written in the Authority's Planning Language. We have attempted to correctly interpret and explain the questions, and provide our initial draft responses. We encourage you to read and comment as detailed in the main newsletter

Question 1: Do you have any comments on the definition of housing and functional economic market areas being used, on the draft Buckinghamshire HEDNA or on the needs assessment work planned during the next stages of the Joint Local Plan process?

For information - what is HEDNA? - The draft Buckinghamshire **Housing and Economic Development Needs Assessment (HEDNA)** establishes an objectively assessed housing need for the plan of 15,100 dwellings and an additional net 15 hectares of employment land (in terms of offices, warehousing and industrial space needs) from 2014 to 2036. The HEDNA also identifies affordable housing needs as part of the general housing need, other specialist accommodation needs including for older people and guidance on housing mix requirements.

Q1 Response: The HEDNA is a technical planning document. We have no comments at this stage.

Question 2: Do you have any comments on the draft HELAA, particularly in relation to whether included sites are likely to be deliverable by 2036 and whether additional sites should be added?

For information - what is HELAA - Draft **Chiltern and South Bucks Housing and Economic Land Availability Assessment (HELAA)** which estimates the supply of development land in the plan period from sites within existing built up areas and on previously developed land in the Green Belt. It also considers land identified in previous "call for sites" which may be within the Green Belt.

Q2 Response: The HELAA has identified 3 parcels of land within Seer Green Parish. None are currently considered suitable for further consideration. We await the Preferred Options consultation due October/November 2016.

Question 3: Are there existing uses not currently identified in the HELAA and within the built-up areas that may be surplus to requirements or where the existing use could be consolidated or re-provided elsewhere such as open spaces, sports and leisure uses?

Q3 Response: None that we can readily identify.

Question 4: Do you agree with the approach to the Joint Local Plan Vision and Objectives and if not what changes or additions do you consider are needed? Please explain your reasoning for suggesting any alterations.

Q4 Response: The Joint plan does not include a joint Vision – rather it refers to the current Vision contained within the Core Strategy. We consider that this remains valid.

Question 5: What spatial strategy option or options do you think the Council should consider and what should be the priority order? Are there any other spatial strategy options that the Joint Plan should consider and why?

Note – Spatial Strategy concerns how to maximise the use and availability of land - pages 20-22 of the consultation document list 12 options (A to L).

Q5 Response: Given the overall targets of the plan, we believe that it would be difficult to do anything other than consider all the options. We note the ongoing review of the Green Belt and support the current methodology. We would be concerned if the methodology were modified to increase land available for development.

Question 6: Do you have comments on individual options generally or specific settlements/site options that could be part of these options?

Question 6 response: Regarding option H, infilling is a regular occurrence in Seer Green and we do not believe there is significant scope for a specific review. Option J is about potential sustainable growth options around settlements with Railway Stations. We believe the current HELAA and Green Belt Review would identify any such sites. Also, for Seer Green, the development at Wilton Park is nearer Seer Green Station than Beaconsfield and may satisfy that option. One option raised at the briefing on 20th January at the Council Chamber, suggested possible building on land developed during the construction of HS2. While this is NOT a comment on HS2, should the council estimate the potential generated by this project?

Question 7: Do you have comments on the suggested level of unmet needs in Chiltern/South Bucks?

Q 7 Response: We believe this is hugely challenging. No doubt the consultation in the Autumn will enable further discussion on the extent of the potential shortfall and the options to address it.

Question 8: Do you have any comments or suggestions on how the councils can meet its local affordable housing need?

Q8 Response: Given the place of housing in the current market economy, the only way may be the use of council/local authority land where the control of its development into the future remains in council control to avoid further development post sale. This will be dependent on the identification of such land and the financial appetite of councils to underwrite development. Also, council houses were, at one time, a route to affordable housing. Should this be considered?

Question 9: Do you have any comments on the above options to meet the needs of Gypsies, Travellers and Travelling Show people?

Q9 Response: Although not within Seer Green, the site at Wapseys Wood.

Question 10: How do you think the Joint Local Plan can best meet specialist elderly accommodation needs, both in term of general and affordable needs?

Q10 Response: Probably similar consideration to those for affordable housing. Developers could be encouraged to consider single floor housing with enduring restrictions on future development.

Question 11: Do you have a view on the Heritage Strategy – for example views on our local heritage assets, how heritage contributes to quality of life and our sense of place and community?

Q11 Response: We consider Heritage Strategy to be important in the Chiltern villages and would not support developments that puts this at threat.

Question 12: Are you aware of any currently unprotected local heritage assets that should be identified and if so why is the heritage asset important locally?

Q12 Response: We are not aware of any unprotected heritage assets in Seer Green.

Question 13: Local Green Space designations can be made as part of the Local Plan and so local residents, community groups and other local stakeholders are asked to identify areas that they would like to be considered. Importantly any nomination should include supporting evidence.

Q13 Response: There are a number of Green Spaces in Seer Green all owned by the Parish Council. They are Green Meadow (adjacent to Seer Green School), The Recreation Ground, Green Wood and Jubilee Walk.

Question 14: Do you have any nominations for Local Measures?

Q 14 Response; Seer Green Parish Council are beginning the development of a Neighbourhood Plan. Local measures will be brought forward as soon as practicable.

Question 15: Do you have a view on the scope of policies proposed set out in Appendix 7.

Q 15 Response: Only that the scope should include a policy that actively encourages Affordable Housing, similar to that for Housing for the elderly.

Question 16: Do you have any comments on the Settlement Infrastructure Capacity Study, infrastructure needs or issues and CIL?

Q 16 Response: The document to which this question refers is 126 pages long. The SGPC are still examining its content. We aim to include any comments we have on the website copy of these comments as soon as practicable.

Question 17: Do you have any other points you would like the Council to take into account in the preparation of the Joint Local Plan? For example, are there any challenges or opportunities you think the new Joint Local Plan will need to address?

Q 17 Response: The SGPC has no other points to add. We will forward any additional comments we receive from residents.

Thank you for reading this document. Further details and the reference documents themselves are available on the CDC website. Go to Emerging Local Plan - <http://www.chiltern.gov.uk/planning/localplan2014-2036/evidence>.