



# **WOKINGHAM BOROUGH COUNCIL**

A Meeting of an **INDIVIDUAL EXECUTIVE MEMBER DECISION** will be held in First Floor 14 - Civic Offices, Shute End, Wokingham RG40 1BN on **FRIDAY 17 NOVEMBER 2017 AT 10.00 AM**

Manjeet Gill  
Interim Chief Executive  
Published on 9 November 2017

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## **WOKINGHAM BOROUGH COUNCIL**

### **Our Vision**

A great place to live, an even better place to do business

### **Our Priorities**

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

### **The Underpinning Principles**

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

**For consideration by**

**David Lee, Executive Member for Strategic Planning and Highways**

**Officers Present**

**Clare Thurston, Growth and Delivery Specialist  
Arabella Yandle, Democratic and Electoral Specialist**

IMD NO.	WARD	SUBJECT	
1. IMD 2017/29	None Specific	<b>CONSULTATION RESPONSE TO THE WYCOMBE DISTRICT LOCAL PLAN PROPOSED SUBMISSION</b> <b>Purpose:</b> To give comments on the Wycombe District Local Plan Proposed Submission	<b>5 - 8</b>

**CONTACT OFFICER**

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# Agenda Item IMD29

## INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD: 2017/29

<b>TITLE</b>	Wokingham Borough Council response to the Wycombe Local Plan Proposed Submission Consultation (16 <sup>th</sup> October – 27 <sup>th</sup> November)
<b>DECISION TO BE MADE BY</b>	Executive Member for Strategic Planning and Highways, Cllr David Lee
<b>DATE AND TIME</b>	Friday 17 November 2017, 10am
<b>WARD</b>	None specific
<b>DIRECTOR</b>	Interim Director of Environment, Josie Wragg; Director for Corporate Services, Graham Ebers

### OUTCOME / BENEFITS TO THE COMMUNITY

That development proposed through the Wycombe District Local Plan has minimal negative impacts upon Wokingham Borough and that any positive benefits are maximised.

### RECOMMENDATION

The Executive Member for Strategic Planning and Highways agrees that Wokingham Borough Council:

- a) Approves the comments outlined in this report; and
- b) That they be submitted as a formal response to the consultation from Wycombe District Council on their Local Plan Proposed Submission

### SUMMARY OF REPORT

Wycombe District Council has consulted Wokingham Borough Council on their Local Plan Proposed Submission.

At this stage Wycombe District Council propose to submit to the planning inspector for examination, a plan outlining that they are unable to meet their housing need alone and are collaborating with Aylesbury Vale to meet the need within the Central Buckinghamshire Housing Market Area (HMA).

Wokingham Borough Council is therefore satisfied that on the basis of available information that Wycombe District Council are planning to meet the need for the District within the Central Buckinghamshire HMA, but would welcome further understanding of pressure regarding the meeting of the housing need as an HMA as well as impact on the East Berkshire HMA.

## **Background:**

Wycombe District Council is consulting on their Local Plan Proposed Submission from 16 October until 27 November 2017. This is part of the Regulation 19 stage of the plan process and takes into account comments made on the draft plan consultation in 2016.

This Local Plan Proposed Submission sets out the broad spatial strategy and policy framework for Wycombe District up to 2033. Wycombe District Council has worked with Aylesbury Vale, Chiltern and South Bucks Councils and the County Council to agree how around 45,000 new homes will be delivered across the County. 13,200 of these are to meet the needs of Wycombe District. However, Wycombe District Council proposes to accommodate 10,925 new homes, with Aylesbury Vale accommodating the remainder.

The main concern of Wokingham Borough Council is whether this could have a knock on effect for the Western Berkshire Housing Market Area (HMA) needing to accommodate further unmet need from Central Buckinghamshire.

## **Analysis of Issues**

Wycombe District Council is proposing to meet around 80% of their housing need within the District. As part of the ongoing cooperation between the Buckinghamshire authorities, Wycombe have entered into a number of memoranda of understanding to agree how unmet need in the HMA will be met.

The July 2017 Buckinghamshire duty to cooperate memorandum of understanding, states the agreement from Aylebury Vale to accommodate the unmet need of 8,000 homes for Wycombe, Chiltern and South Bucks. This is lower than the expected 12,000 homes at the draft plan stage.

As part of the Berkshire (inc South Bucks) Strategic Housing Market Assessment (SHMA), South Bucks has been identified as being within the East Berkshire HMA with Slough and RBWM. As South Bucks have now decided to undertake a joint plan with Chiltern, they are working under the assumption that as a joint area they fall under the Central Buckinghamshire HMA. The Buckinghamshire authorities memorandum of understanding addendum February 2016, states that South Bucks is included within the HMA as a 'best fit'.

It is understood that ongoing discussions are taking place between Slough and the Buckinghamshire authorities. It is important for Wokingham Borough Council to understand further how the Central Buckinghamshire HMA is working collaboratively with the Eastern Berkshire HMA, as it may have implications for Wokingham Borough and the Western Berkshire HMA.

It should be noted that the Government is currently consulting on a suggested standardised methodology for housing need. Under this methodology, the new objectively assessed need for both Aylesbury Vale and Wycombe would increase.

The plan seeks to allocate sites across the locations of High Wycombe, Bourne End & Wooburn, Marlow, Princes Risborough and further rural areas. None of these sites are adjoining the Wokingham Borough boundary or are considered to have particular impact at this stage. This includes taking less than 1% of the Green Belt land in the District out of the Green Belt and allocating this for development.

Wokingham Borough Council is therefore satisfied that on the basis of available information that Wycombe District Council are planning to meet the need for the District within the Central Buckinghamshire HMA, but would welcome further understanding of pressure regarding the meeting of the housing need as an HMA as well as impact on the East Berkshire HMA.

#### **FINANCIAL IMPLICATIONS OF THE RECOMMENDATION**

*The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.*

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	N/A	N/A	N/A
Next Financial Year (Year 2)	N/A	N/A	N/A
Following Financial Year (Year 3)	N/A	N/A	N/A

#### **Other financial information relevant to the Recommendation/Decision**

None anticipated

#### **Cross-Council Implications**

Whether all allocations in Wycombe and accommodation of remaining housing need to be met by Aylesbury Vale are agreed and found sound through the plan process could affect how the authority would then need to resolve impact of any unmet needs, which Wycombe would be seeking nearby authorities to address. This could subsequently affect services such as transport, education, etc.

#### **SUMMARY OF CONSULTATION RESPONSES**

<b>Director of Corporate Services</b>	No comments received
<b>Monitoring Officer</b>	No comments
<b>Leader of the Council</b>	No comments received

#### **List of Background Papers**

Information published by Wycombe District Council relating to the consultation – see [www.wycombe.gov.uk/wdlppublicationversion](http://www.wycombe.gov.uk/wdlppublicationversion)

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