

Agenda Item IMD26

INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD2016/ 26

TITLE	Response of Wokingham Borough Council to the Consultation on the Wycombe District Council Draft Local Plan (Regulation 18)
DECISION TO BE MADE BY	Mark Ashwell, Executive Member for Planning & Regeneration
DATE AND TIME	Tuesday 9 August 2016, 11:15
WARD	None specific
DIRECTOR	Heather Thwaites, Director of Environment
REPORT TO BE PUBLISHED ON	1 August 2016
VENUE	SF4

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 Planning & Regeneration

- 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 Draft Local Plan

SUMMARY OF REPORT

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

At this stage Wycombe District Council has outlined 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 seeks further clarification on the ability of this HMA to meet its need.

Background

Wycombe District Council is consulting on their Draft Local Plan from 27 June until 8 August 2016. This is part of the Regulation 18 stage of the plan process and takes into account comments made at an earlier options consultation on the plan in 2014.

This Draft Local Plan sets out the long term vision for the District, up to 2033. Wycombe District Council is working with Aylesbury Vale, Chiltern, South Bucks Councils and the County Council to set out how 50,000 new homes will be delivered across the County. Around 15,000 of these are to meet the needs of Wycombe District. However, Wycombe District Council proposes to accommodate 10,000 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 only seeking to meet around two thirds of their housing need within the District. However, Aylesbury Vale District Council states in their Draft Local Plan that they currently intend to accommodate around 12,000 new homes to accommodate the unmet need of Wycombe, Chiltern and South Bucks.

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.

It will therefore be important for Wokingham Borough Council to understand further how the Central Buckinghamshire HMA is both seeking to meet need within the HMA and working collaboratively with the Eastern Berkshire HMA; as it may have implications for Wokingham Borough and the Western Berkshire HMA.

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.

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)	Nil	Nil	Nil
Next Financial Year (Year 2)	Nil	Nil	Nil
Following Financial Year (Year 3)	Nil	Nil	Nil

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, could affect how the authority would then need to resolve impact of any further unmet need which Wycombe District would be seeking nearby authorities to address.

SUMMARY OF CONSULTATION RESPONSES

Director – Finance and Resources	No comments received
Monitoring Officer	No comments
Leader of the Council	'I fully support the comments in this report'

List of Background Papers

Documents regarding the proposed submission Local Plan published by Guildford Borough Council – see <http://www.guildford.gov.uk/newlocalplan/>

Contact Clare Thurston	Service Development Policy & Planning
Telephone No 0118 974 6871	Email clare.thurston@wokingham.gov.uk
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