

Village Hall Meeting – Tuesday
24th March, 2015

**Molins Action
Group**

Agenda

- MAG & Its Objectives
- The Current Molins Application – Phase 1
- Implications of Molins Phase 1 for the Area
- Implications for the Chiltern AONB
- Objections
- Core Objections
- Other Main Objections
- Substantive Planning Based Objections
- Responses to WDC Planning
- Responding to WDC Planning
- WDC Proposals for Greater Saunderton – Phase Molins 2 & 3
- Next Steps
- Questions

Molins Action Group & Its Objectives

- To stop the current Molins application being “steam-rollered” through local planning.
- To obtain professional planning advice & formulate substantive planning objections.
- To inform residents and to give them some influence in the outcome of this application.
- Liaise with and influence other interested parties – Local MPs, The Chiltern Society, Parish Council etc
- Inform residents of progress on a timely basis throughout.
- Attempt to achieve a more considered neighbourhood based approach to planning for the parish.

The Current Molins Application – Phase 1

Background

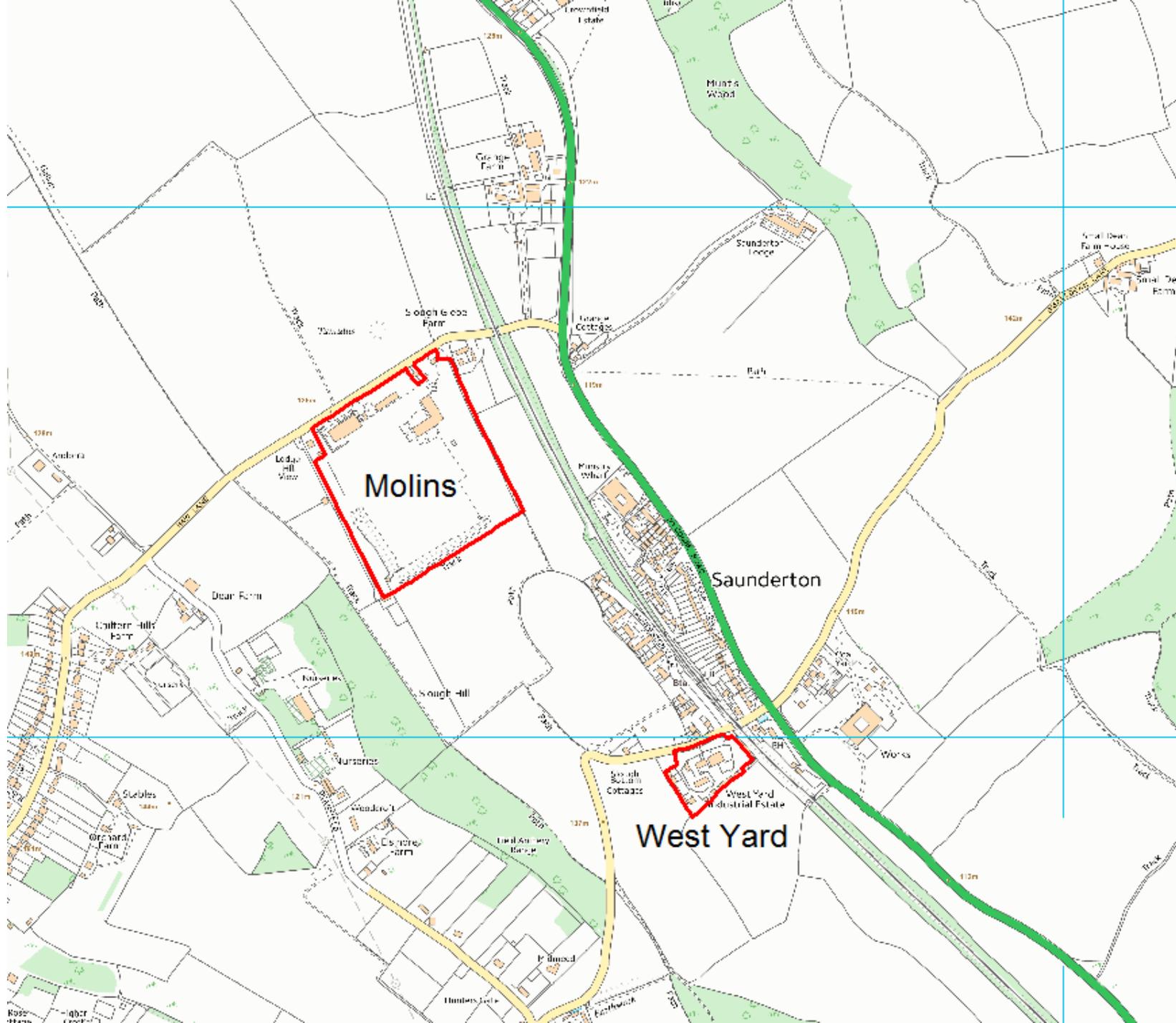
- A so-called “brownfield” site - most industrial buildings demolished in 2011 under the existing planning consent for a data centre project.
- Demolition of the buildings facilitated a future change of use to residential.
- Site currently a large expanse of concrete with a number of derelict office buildings at the front where it meets Haw Lane.



The Current Molins Application – Phase 1

Current status

- St Congar Land Ltd, a developer, has acquired the former industrial site and additional Green Belt land behind.
- Current application seeks to change the use to residential and outline planning consent to construct residential units on circa 23 acres of the existing employment site.
- 212 units with 2-5 bedroom houses and 1-2 bedroom flats with access to development on Haw Lane
- WDC seem strongly in favour of redeveloping the site for wholly residential use.



Molins

Saunderton

West Yard



Implications of Molins Phase 1 for the Area

(1 of 4)

The reallocation of the site for wholly residential purposes represents:

- an irreplaceable loss of a local employment site.
- an adverse move in the local sustainability balance.
- a compounding of the “dormitory village” problem.

Implications of Molins Phase 1 for the Area

(2 of 4)

Mass housing of the density proposed here would:

- look entirely out of character with AONB.
- change the openness and the rural character of this part of the AONB area.
- Be unlikely to adopt the full Chiltern's Building Design Code.

Implications of Molins Phase 1 for the Area

(3 of 4)

Inadequacy of Road Infra-structure

The existing road infra-structure is already very stretched with traffic trying to feed into Wycombe on the A4010. The additional traffic flow from this development will compound existing issues at:

Pedestal roundabout chaos and tailbacks;

Rat running on Haw Lane and through Bledow Ridge to West Wycombe;

Dangerous Haw Lane junction onto A4010;

Pedestrian walkway under bridge on Haw Lane reduces traffic to one way;

For much of its length Haw Lane is a narrow winding road with blind bends already dangerous;

Likely to be used for HS2 construction traffic.

Implications of Molins Phase 1 for the Area

(4 of 4)

- Planning permission for Molins Phase 1 site is seen as a “Trojan Horse” for the Phase 2 & 3 developments and facilitate WDC’s “Greater Saunderton” initiative.

Implications for the Chilterns AONB

- The provision of new urban style mass housing of the type proposed is inconsistent with the Chilterns AONB and national AONB principles.
- An unwelcome precedent for all AONB's.
- The Chilterns Society has already submitted its recommendation for WDC to reject the Molins proposal

Other Main Objections

- Many of the Consultancy reports supporting the developer's Environmental Statement seem less than comprehensive - eg Traffic, Transport, Education, Medical, Sewerage.
- Construction traffic – much of this will have to come via Bledlow Ridge and Haw Lane.
 - Disturbance
 - Road surface / camber not suitable for required loads.

Substantive Planning Based Objections

(1 of 2)

- **Green Belt** - The site is located in the Green Belt and the development is inappropriate and does not fall within the permitted exceptions to that policy.
- **AONB** - The site is within the Chilterns AONB and the proposed development of 212 homes in the open countryside is clearly contrary to the policy requirements.
- **Principle of Proposed Use** - The site is currently allocated to employment use and a change to residential use is not acceptable in principle. The application is in direct conflict with NPPF's aims that housing in rural areas should be located where it will enhance or maintain the vitality of rural communities, and new isolated homes should be avoided in the countryside.

Substantive Planning Based Objections

(2 of 2)

- **Unsustainable Development** - Whilst the NPPF supports redevelopment of brownfield land, this type of application for mass housing in the open countryside is viewed as "unsustainable development" of the very type that the NPPF seeks to resist.
- **The Need For The Proposed Use** - The WDC would seem to have a full 5 year supply of the housing land required, and we see no justification for releasing this unsustainable site for housing at this point in time.

Together the above show that there is no overriding need for the housing and the harm and adverse impacts to the Green Belt, AONB and sustainable development objectives far outweigh the benefits in this case.

Responses to WDC Planning

- Circa 20 individual residents have responded at this date; all responses object to the application.
- One Saunderton resident Dr Robert Newell, a Planning Consultant has submitted a letter with very strong technical planning objections.
- The Chilterns Society has written to WDC Planning recommending rejection of the application.
- Bledlow cum Saunderton Parish Council has written to WDC Planning recommending rejection of the application.

MAG Letter of Objection

- MAG's letter of objection is available for residents to use to help construct their own letter of objection.
- Although a complete letter of objection in itself, the MAG letter concentrates on the substantive planning matters, and residents may wish to add their own objections into the body of the letter or add an appendix of other matters to the letter.

Responding to WDC Planning

Those residents wishing to respond may do so directly online using the WDC Planning website ;

or

Submit their own letter directly to:

Wycombe District Council
Planning and Sustainability
Queen Victoria House Road
High Wycombe
Bucks HP11 1BB

Quoting Comments on Application 15/05250/OUTEA

Former Molins, Haw Lane, Saunderton HP14 4JE

Molins Phases 2 & 3 - Greater Saunderton

December 2014

WDC first presented a proposal to Saunderton residents in December 2014

- Creation of much larger village using Green Belt & AONB land between the Molins industrial site and Saunderton station.
- 2 further phases with additional 500 to 700 housing units (in addition to the 213 units in Phase 1).
- Additional St Congar Land Ltd owned AONB land at the back of Molins site to be used.

Molins Phase 2 & 3 - Greater Saunderton

Recent development

A new “Wycombe Local Development Scheme ; March 2015” - available on WDC Planning website – published 19 March, 2015.

- New Area Action Plan set-up to “fast track” development outside of current Local Plan. New Local Plan not expected until 2018.
- Sets out a time line for local consultation commencing immediately shortly aiming for a formal application in early 2016.
- Creation of Greater Saunderton regarded by WDC as the priority in fulfilling the District’s annual housing requirements- currently 400 units pa stepping up to 600 units pa.

Next Steps

- MAG will monitor the current Molins application through the planning process and report by email through the Village website.
- MAG will continue to liaise with other organisations.
- MAG will attend the Planning Meeting
- MAG will follow the new Area Action Plan for Saunderton closely and communicate to residents, seeking views intervening constructively where necessary.

Over to you

Any questions?

**Extract from WDC Local Plan Consultation Document
Jan 2014 - Page 113**

Saunderton:

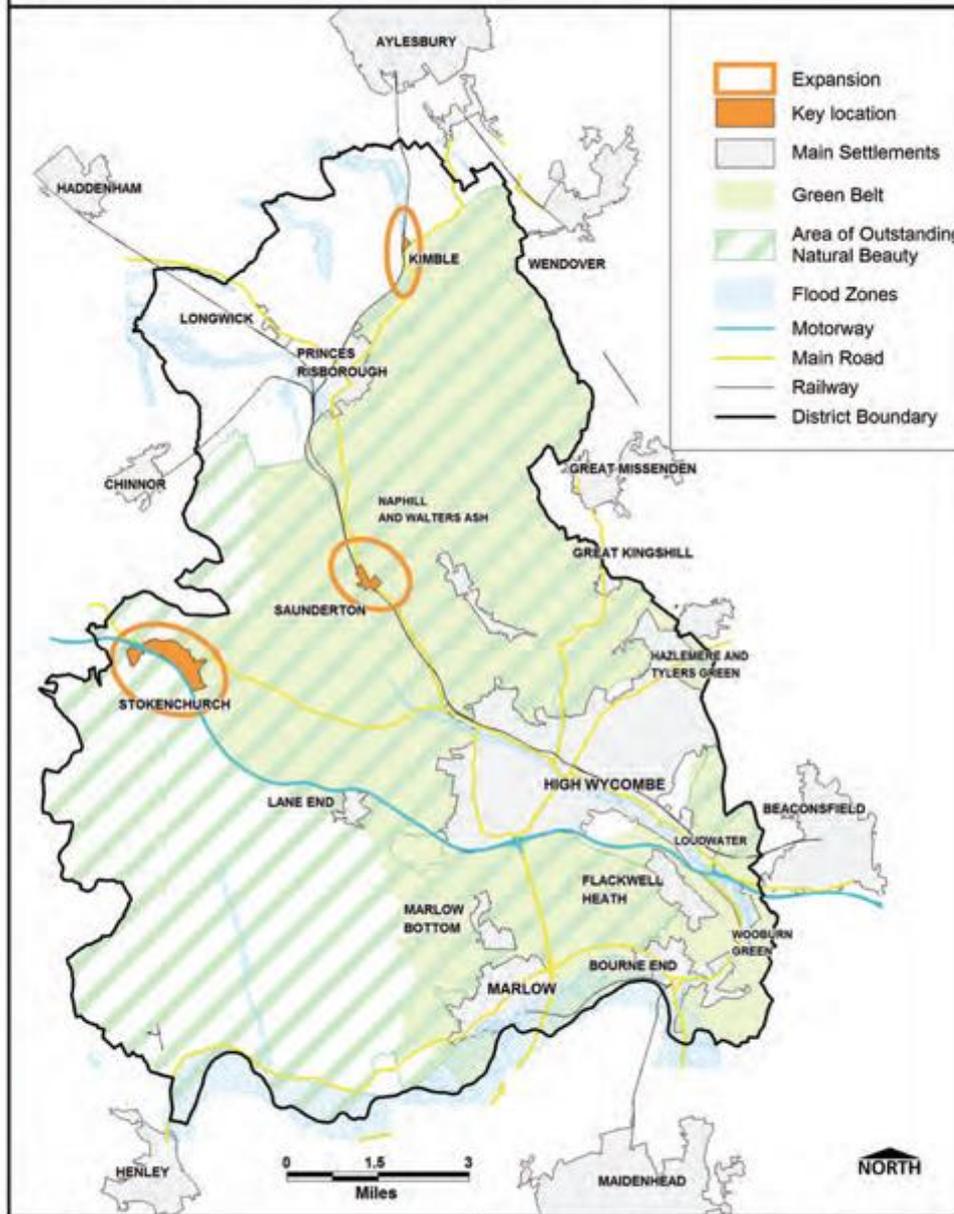
PROs:

- Railway station on the main Chiltern Line
- On the A4010 between Aylesbury and High Wycombe
- Some brownfield potential in and around the Settlement

CONs:

- Covered by Green Belt and AONB – again national policy restrictions regarding major development in the AONB
- Small settlement with few local facilities, services or jobs
- Would need much more frequent train service to make sustainable
- Issues of increased traffic on A4010 feeding into High Wycombe

Option 7 - Major Expansion at other key locations on Transport Network



Statement of Purpose:
 Site Plan for Council Business Use Only

Map produced in MapInfo GIS by:
 WDC

Scale:
 1:280000

Date:
 11/11/2013

Saved as Layout in Workspace Path/Name:

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