



Appeal Decision

Inquiry opened on 2 February 2010
Site visits made on 3 & 4 February
2010

by **Richard Clegg BA(Hons) DMS MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Decision date:
10 March 2010

Appeal Ref: APP/K0425/A/09/2115231

Former De La Rue Printing Works, Coates Lane, High Wycombe, Buckinghamshire, HP13 5EZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by P J Carey (Contractors) Ltd against the decision of Wycombe District Council.
- The application Ref 09/05144/FUL, dated 23 January 2009, was refused by notice dated 22 July 2009.
- The development proposed is redevelopment to provide 158 residential units (40 one bedroom flats, 93 two bedroom flats, 4 two bedroom houses, 14 three bedroom houses, 7 four bedroom houses), including new access arrangements, associated landscaping and car parking.
- The inquiry sat for two days, on 2 & 3 February 2010.

Decision

1. I dismiss the appeal.

Procedural matters

2. On the application form, the location of the site is simply given as Coates Lane in High Wycombe. At the inquiry, the main parties agreed that it is more clearly referred to as the former De La Rue Printing Works, and I have identified it accordingly in the appeal details above.
 3. The appellant now proposes the planting of several trees instead of ground cover and shrub planting along much of the frontage of block A, and these details are shown on the revised landscape strategy plan (ref 13149-L01J) and the additional detailed landscape drawing (ref 13149-L07A) submitted in appendix 1 to Mr Chard's proof of evidence. The revision would not substantially alter the nature of the overall landscaping scheme, and the Council had no objection to it being considered as part of the appeal. I am satisfied that consideration of the revised plans would not cause prejudice to the interest of any parties, and I have, therefore, taken them into account in determining the appeal.
 4. A planning obligation in the form of an agreement was submitted at the inquiry. The obligation concerns highway widening on Hughenden Avenue, the provision of a car park for Hughenden Park, arrangements for affordable housing, the retention of the adjacent part of the former De La Rue site for employment purposes, connection of the flats to a combined heat and power scheme, and financial contributions towards environmental improvements, education and fire services.
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Main issue

5. Reasons for refusal Nos 2-4 are concerned with the provision of infrastructure contributions, affordable housing, a public car park for Hughenden Park, the provision of a combined heat and power scheme, and highway improvements at the proposed junction with Hughenden Avenue. The Council advised that, following conclusion of the planning obligation, it would not be pursuing these reasons for refusal. The planning obligation does not provide for contributions towards open space and indoor sport/leisure facilities, which are referred to in the second reason for refusal, but the Council explained that it had come to the view that it was not appropriate to seek them in this case.
6. In the light of the position on reasons for refusal Nos 2-4, I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the area, and in particular on the Chilterns Area of Outstanding Natural Beauty (AONB).

Planning policy

7. The Development Plan includes The South East Plan, the Wycombe Development Framework Core Strategy, and the saved policies of the Wycombe District Local Plan to 2011 which have not been replaced by policies in the Core Strategy. As part of its Local Development Framework (LDF), the Council is preparing a Site Allocations Development Plan Document (DPD). A Preferred Options document was published in February 2007, followed by an Update Consultation last year. The Update Consultation explains that it is confined to new issues and issues where there have been significant changes, and the two documents should be read together to obtain the full scope of the emerging DPD. Policy CS 4.2 of the Core Strategy identifies the Hughenden District, within which the appeal site lies, as one of three key areas of change. In November 2007, the Council adopted the Hughenden Quarter Concept Statement¹, which sets out principles and options for development in this part of High Wycombe.
8. The appeal site extends up to the northern edge of the built-up area on Coates Lane. The whole of the former printing works² is included within an employment area identified under saved Policy E3 of the Local Plan. Within these areas, the policy intends that planning permission should not be granted for proposals falling outside use classes B1, B2 and B8. More recent policies reveal a changing position towards redevelopment in the Hughenden Quarter. In the Core Strategy, Policy CS 4.2 seeks to establish a new road and a green corridor through this area, and, in addition to retaining land for business, the justification to the policy explains that the opportunity should be taken to locate uses there that would benefit from its accessibility. In the Preferred Options, the area is identified for mixed use, under Policy A 5. Business and residential uses are specified in the development principles, and redevelopment should also deliver the green corridor, an avenue between Coates Lane and Hughenden Avenue, and a car park for Hughenden Park. These elements are

¹ The Concept Statement has not been the subject of public consultation, and does not form part of the Development Plan, but it follows principles established in the Preferred Options edition of the DPD.

² The former printing works is larger than the appeal site. The southern part of the De La Rue site has outline planning permission for redevelopment for commercial purposes, and, apart from the strip where a new road is proposed to be built, the greater part of this land is outside the appeal site.

included in Policy MU17 of the Update Consultation, which is concerned with the De La Rue site. This policy also explains that approximately 70% of the developable area should be for residential uses on the northern end of the site. A detailed analysis of the area and how it could be developed is included in the Concept Statement.

9. To the north of Coates Lane is Hughenden Park, which is part of a wider area of open land. The park is part of the Hughenden Manor park of special historic interest and Hughenden Manor Conservation Area. It also lies within the Green Belt and the Chilterns AONB. Policies in the Development Plan seek to safeguard the AONB, parks and gardens of special historic interest and conservation areas. Planning Policy Guidance Note 2 (PPG2) makes it clear that the visual amenities of the Green Belt should not be injured by proposals which are conspicuous from within it.

Reasons

Character and appearance

10. The appeal site comprises the greater part of the former printing works, which occupies a stretch of land between Hughenden Avenue in the south and Coates Lane in the north. It extends across Coates Lane to the north-east, where it includes a former car park, a redundant Council depot and the dwelling at No 10 Coates Lane. There are also former parking areas on the south side of Coates Lane, but most of the site is occupied by closely grouped factory and office buildings. On each side of the site, conventional housing extends back from Coates Lane. The site lies on the western side of the valley floor where there is a retaining wall, with the housing beyond Coates Lane to the west set at a higher level than the buildings on the appeal site. Away from the road, the open land rises to the north-west and the north-east across Hughenden Park. The park is characterised by individual and small groups of trees scattered across its slopes, and there is tree cover along the northern side of Coates Lane. Public access is freely available across the park, and a public footpath runs through the site itself, alongside the eastern side of the factory buildings.
11. The scheme would involve the construction of a new road, following the general line of the public footpath from Hughenden Avenue to Coates Lane. On the western side of the road, three blocks of apartments are proposed (blocks A, B and C), with pairs and short terraces of two-storey housing on the eastern side (blocks D, E, F and G). At the north-eastern end of the site, a car park with spaces for public use would be provided. A main area of dispute between the appellant and other parties concerns block A. This block of apartments would be between three and five storeys high and would be positioned on the site of the existing office building and part of the factory at the north-western end of the site.
12. The proposal would include high density development at blocks A, B & C, and a net density in excess of 115 dwellings per hectare (dph) was calculated by the Council for this part of the site. Both main parties agreed that, in general, the density and height of development tends to increase towards the centre of urban areas, and they made reference to the Urban Design Compendium (UDC) in respect of their arguments about the appropriateness of a high density

development in this location. Table 3.3 of the UDC sets out a density matrix, which includes flats with a range of 80-120 dph in suburban locations. The second volume of the UDC refers, in section 2.4, to 70 and 80dph as high densities. In neither case, however, is the UDC indicating that certain densities are only appropriate in certain types of location. The UDC refers to two key messages – the need to relate densities to context and the need to provide a mix of densities within larger developments. The appeal proposal meets the second point, including two-storey housing in addition to the apartment blocks. Having regard to the change in level and the presence of the tree belt to the west, the line of the new road which would pass through rather than being contained within the development, and the extent of the existing built form of the former printing works, I am satisfied that the western part of the site could satisfactorily accommodate a higher level of density than that of the nearby suburban housing. Policy H8 of the Local Plan seeks a net density above 50dph where there is good public transport accessibility, and there is no suggestion that this would not be a sustainable location for new housing. Indeed the Update Consultation of the DPD refers to the Hughenden Quarter as a location that benefits from good access to the town centre and the bus station. Planning Policy Statement 3 (PPS3) refers to 30dph simply as a national indicative minimum, and explains that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style of form.

13. The appellant's architect referred to the scheme fulfilling the urban design objective of enclosure of Hughenden Park at this point. By Design, which is a companion guide to national planning policy, sets out a series of objectives for urban design, one of which is *To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas*. Hughenden Park lies beyond the built-up area, and it is not an urban space but part of the wider countryside to the north of High Wycombe. The appellant's witnesses explained that in this location, enclosure should be interpreted as the provision of a meaningful frontage and completion of the building line. There is a clearly defined edge to the town along this part of Coates Lane, and the principle of the erection of an apartment block at the northern end of the appeal site would reinforce the continuity of a strong building line. It would contribute to the definition of the urban edge, which would be consistent with the objectives in By Design. Coates Lane is the boundary of the Green Belt, which extends across Hughenden Park and beyond. The presence of an apartment block within the built-up area on the opposite side of the road, and forming part of the line of built development on the edge of the town would not encroach on the openness of the Green Belt.
14. I turn now to consider the specific proposal for block A. Apart from a single storey element, the existing offices are set further back from Coates Lane on the western side of the site. Here, block A, which would turn the corner with the alignment of Coates Lane, would be further forward than the existing main office building. Its position, though, would be consistent with the line of the road and existing frontage development, and in consequence I consider that this aspect of the scheme would improve the legibility of the local built environment. The existing three storey office building is 10-11m tall, whereas block A would vary between 9.15m at each end, where there would be three storeys, to 14.85m at the five storey central section. Much of the proposed

building would have four storeys, with a height of 12.15m. The plans indicate that the central section of the building would be similar in length to the main office building. This part of block A would be four and five storeys high, with the building continuing with four storeys over half-way along each of the side wings. The appellant's architect has explained that the fifth storey would occupy 25% of the total frontage, and I note that these two flats would be set back at least 5m from the main front elevation. In consequence, views of the top floor of the building would be restricted from nearby vantage points, but as the appellant's photomontages show, it would be visible from within Hughenden Park. Block A would be a markedly more substantial structure than the existing main office building. Although it would step down at each end, the greater part of the building would be appreciably taller in height.

15. I do not share the concerns of the Council in respect of the detailed design of block A. Both the front and rear elevations would be well articulated, and the range of materials and pattern of fenestration would provide a suitable treatment for the building. Far from being inappropriate in this location, the balconies would add interest to the appearance of the building. It was suggested by both the Council and The Chilterns Conservation Board that the use of balconies for the storage of certain large items of domestic equipment and the drying of washing would detract from the public front of the building. Given the aspect from these balconies, I consider it unlikely that they would be used for any purpose which would obstruct the views over Hughenden Park, and in any event it is intended that an estate management strategy, which could be the subject of a condition, would control the use of balconies and terraces.
16. Nevertheless, I consider that, given its mass and height, block A would represent a highly urban form of development. There are public views towards the position of this building from a wide area across Hughenden Park, and from the public footpath on the far side of the A4128 to the north-east. From the north-western part of the park, only glimpses of the office building on the appeal site were apparent during my visits, which took place when there was little leaf cover. Having regard to the disposition and extent of tree cover, I consider that the greater bulk of block A would also be satisfactorily filtered in views from this area. Views with fewer interruptions from tree cover are available from the north-east in the park. The photomontage from viewpoint 3, which is in this part of the park, indicates a restricted view, but on my visit to this area, I observed that from elsewhere in this direction, the existing offices can be readily seen. Accordingly, I consider that from this area block A would be a significant and abrupt feature at the southern end of the park during the winter months. From the southern part of the park, just beyond Coates Lane, block A would be distinct in views during winter, and the appellant's winter photomontage from viewpoint 2 shows that, because of its height, block A would mask the upper part of tree cover beyond the building which currently assists in lessening the impact of the existing offices. Even when the trees are in leaf, I consider it likely that parts of the building would be apparent from certain viewpoints and would indicate the presence of a substantial structure. In reaching these views, I have taken into account the additional tree cover which is proposed in front of block A.

17. The existing office building is a relatively plain structure, which does not contribute in a positive way to the street scene or the appearance of the wider area. However, I regard the additional bulk and mass of block A as a significant difference. English Heritage was consulted on the approach to the design of block A: it sought a contemporary design, and I understand that it raised no concerns about the scale and massing of the building. Nevertheless, I am concerned that the presence of this considerable built form, adjacent to the edge of the attractive landscape to the north of Coates Lane, would damage the setting of this part of the AONB (contrary to Policy CS 17 of the Core Strategy and Policy L1 of the Local Plan), the conservation area and the park of special historic interest (contrary to Policies HE11 and HE20 of the Local Plan), and the visual amenities of the Green Belt (contrary to PPG2). It would be an intrusive feature in views from Hughenden Park back towards the town, and, whilst I see no harm in development on the appeal site continuing the strong building line along Coates Lane, block A would be an overly dominant element in this frontage. The design rationale in appendix A of the Concept Statement refers to a significant scale and height of development. However, the accompanying diagram indicates that this is a reference to the Hughenden Quarter as a whole. Of greater relevance to the northern end of the appeal site is the stipulation in Policy MU17 of the emerging DPD (Update Consultation) that the development of the former De La Rue site should respect its position on the edge of Hughenden Park. For the reasons given above, I consider that block A would fail to meet this requirement.
18. To the west of the former car park in the north-east corner of the appeal site, there is a distinct edge to the built-up area provided by the existing offices and the housing facing onto Coates Lane. Tree cover along the road softens the urban edge to an extent, but this is not a location where there is a gradual transition between the attractive landscape of the AONB and the built-up area of High Wycombe. I have found that, in principle, the construction of an apartment block in this location would reinforce the continuity of the strong building line and contribute to the definition of the urban edge. However, block A would be an unduly dominant element in the frontage development, and, in consequence, it would not respect the nature of the existing transition between the landscape of the AONB and the built-up area of the town.
19. The Council and The Chilterns Conservation Board have expressed concern about the design of the houses in block D, which would be built in the north-east corner of the site, and opposite to the flats in blocks A and B. Unlike the other two-storey housing on the eastern side of the site, these dwellings would have a traditional rather than a contemporary appearance, and their design includes Dutch style gables on three of the houses. I do not regard the design of the five houses on this part of the site as incongruous. Unlike the other houses, units D3-D5 would continue the line of traditional housing which extends along the northern side of this part of Coates Lane, and in addition to the road, tree cover on the frontage intervenes between block D and the rest of the site. In this context, I consider that a more traditional approach to the design of these houses is entirely appropriate, and although the treatment of the gables would differ from existing properties, it would not represent such a contrast in their overall appearance as to result in disharmony in the street scene along Coates Lane.

20. To the south of block A, blocks B (3-5 storeys) and C (2-3 storeys) would extend to the site of the proposed commercial units, and the existing housing to the west is at a higher level and separated from the site by a belt of trees. On the opposite side of the new road, two-storey housing would abut the rear gardens of existing housing at Manor Gardens. I am satisfied that these components of the scheme would be in keeping with their surroundings.
21. A consistent theme in the emerging policy for the Hughenden Quarter is the provision of a green corridor to provide a link to and from Hughenden Park. The appeal proposal would provide this in conjunction with the new road through the site, which is in line with the approach advocated in the Concept Statement. Planted verges would extend along both sides of the new road. In addition to ground cover and shrub planting, each of the verges would contain a row of lime trees. The appellant also points to the private amenity space at the dwellings on each side of the road: however this is relatively shallow, and the landscaped areas at the entrances to blocks B and C would make a more significant contribution to the corridor. To the north of the junction of the new road and Coates Lane the verge on the west side would widen out, and on the east side there would be a broader strip around the inside of the junction, including the protected trees on both frontages.
22. Not only the Council, but also The National Trust, The High Wycombe Society and Hughenden Park Estate Residents Association, were critical of the nature of the green corridor. However, the groups of existing and proposed trees at the northern end of the site would reflect the tree cover along the southern edge of the park, and the twin rows of lime trees would lead up to the existing avenue of lime trees which runs through Hughenden Park. Use would be made of the courtyard entrances and the frontage to Coates Lane to the east of the junction, and the groups of trees in these positions would bring greater depth and variety to the planting along the corridor. The scheme would establish a green link between Hughenden Avenue and Hughenden Park, providing continuity of tree cover through the site, together with ground cover and shrub planting. I am satisfied that the extent and nature of the planting proposed would provide an effective green aspect through the centre of the development, and it is not necessary for the scheme to include a wider green corridor in order to achieve the requirement of Core Strategy Policy CS 4.2 to bring the quality of the park into the town.
23. The site is previously developed land within the built-up area, and most elements of the scheme would be in keeping with their surroundings. However, by virtue of its bulk and mass, block A would detract from the designated landscape immediately to the north. For this reason, I conclude that the proposed development would be damaging to the character and appearance of the area, and in particular to that of the Chilterns AONB. It would thereby conflict with Policies CS 17 and CS 19 of the Core Strategy, Policies L1 and G3 of the Local Plan, and Policies A5 and MU17 of the emerging DPD.

Other matters

24. The provisions of the planning obligation for highway widening, a car park for Hughenden Park, affordable housing, the retention of the southern part of the former works for employment purposes, connection of the flats to a combined

heat and power scheme, and contributions towards environmental improvements, education and fire services are under-pinned by policies in the Local Plan, the Core Strategy, the emerging DPD and the Supplementary Planning Document – Developer Contributions (SPD). The Highway Authority has advised that, whilst the configuration of the junction of the new road with Hughenden Avenue is satisfactory, a strip of land in the appellant's ownership is required to enable the works to be implemented, and the obligation provides for this land to be dedicated as part of the public highway. This is consistent with Policies CS 16 and CS 20 of the Core Strategy and Policy T4 of the Local Plan. As part of intentions to improve the links between Hughenden Park and the town, Policy MU17 of the emerging DPD (Update Consultation) seeks the provision of a car park on the part of the former De La Rue site to the north of Coates Lane. The car park forms part of the appeal proposals, and the obligation would secure its provision and availability for public use.

25. The justification to Policy CS 13 of the Core Strategy explains that there is a high level of need for affordable housing in Wycombe. Accordingly, the policy seeks to secure affordable housing on sites for 15 or more dwellings in the High Wycombe urban area, and Policy MU17 of the emerging DPD specifically requires its provision on the former De La Rue site. Policy CS 13 specifies that, subject to the physical circumstances of the site and to market conditions, at least 40% of the total bedspaces on land which was last used for an employment-generating use should be within affordable dwellings. Broad targets that 66% of affordable housing should be social rented, and 34% should be shared ownership are included in the SPD. In the light of an assessment of the viability of the redevelopment of the former printing works, the planning obligation provides for a reduced level of 21% of bedspaces to be within affordable dwellings, and the District Valuer has confirmed that at this level the proposal would meet the viability test³. In contrast to the SPD, the obligation seeks 75-80% of the affordable housing in the social rented sector⁴. The Council explained that the greatest need was for this type of affordable housing, and that this adjustment was considered appropriate given the reduction of the overall level of provision.
26. In line with Policy NRM12 of The South East Plan, the Concept Statement refers to the provision of a combined heat and power scheme in the Hughenden Quarter, and Policy MU17 of the emerging DPD gives this as an example of renewable energy generation installation on the De La Rue site. The obligation provides for connection of the proposed flats to such a scheme, and a condition was suggested to require a scheme of renewable energy measures for the houses.
27. Financial contributions of £105 towards environmental improvements, £441,765 towards education, and £8,962 towards fire services are included in the planning obligation. These reflect the approach and contribution levels set out in the SPD and the accompanying Developer Contributions – Developers Guide 2009. These documents explain the need for fire services infrastructure and identify areas of the district where environmental improvements are required and where there is insufficient capacity to meet the demands for

³ Document OD18A.

⁴ This supersedes the reference in the statement of common ground to a split in the type of affordable housing in line with the provisions of the SPD.

education services. ODPM Circular 05/2005 supports the use of formulae and standard charges where appropriate, but they should reflect the actual impact of the development concerned. The proposal would include family accommodation, and it would have an impact in each of the areas to which the charges relate. I am satisfied that payment of the contributions and the other provisions of the planning obligation referred to above would meet the tests specified in the Circular.

28. I do not, however, accord great weight to the provision in the planning obligation, whereby the owner covenants not to allow the adjacent employment land to be used or developed for purposes other than in use classes B1, B2 or B8. Whilst this is consistent with Policy CS 4.2 of the Core Strategy, which requires the retention of a core of business use in the Hughenden District, and with Policy MU17 of the emerging DPD (Update Consultation), outline planning permission has already been granted for redevelopment for commercial use (classes B1(c) and B8), and subsequent proposals for development outside use classes B1, B2 and B8 would require planning permission. Accordingly, I do not consider that the provision is necessary.
29. The two houses in block G would have back gardens extending for only about 5-7m from their rear elevations. However, I agree with the main parties that the prospect of overlooking of the private amenity space at the adjacent house could be addressed by a condition requiring the approval of revised first floor fenestration and floor plan details. Several trees around the former car park in the north-east corner of the site are covered by a tree preservation order. None of these trees would be removed to facilitate the proposed development, and a condition could require the submission of a scheme of tree protection measures to safeguard all retained trees during the period of demolition and construction.

Conclusions

30. The former De La Rue printing works are degraded industrial premises. The residential redevelopment of this larger part of the original site would, in principle, be consistent with the objectives of policies in the Core Strategy and emerging DPD for the Hughenden Quarter. Most components of the appeal proposal would be in keeping with their surroundings, and the scheme would deliver a number of important benefits, including the provision of affordable housing, a public car park to serve Hughenden Park, and a green corridor and new link road between the park and Hughenden Avenue. However, block A, by virtue of its height and bulk, would have a damaging effect on the open landscape to the north of the site.
31. This is a particularly important landscape, which is not only within the Chilterns AONB, but is also within a conservation area, a park of special historic interest and the Green Belt. I attach considerable weight to the quality of this landscape, and the damaging effects of block A would not be outweighed by the benefits of the scheme. Furthermore, in these circumstances, other considerations do not fully justify a proposal which is not consistent with the requirement of Policy E3 of the Local Plan, to restrict development on the greater part of the appeal site to proposals in use classes B1, B2 and B8. None of the suggested conditions, nor the provisions of the planning obligation would overcome my objection to the appeal proposal. Therefore, for the reasons

given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Richard Clegg

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

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| Mr R Wald of Counsel | Instructed by the Planning Solicitor with the Council. |
| He called | |
| Mr G Crutcher DipUD MRTPI | Planning consultant. |
| Mr R White DipTP ⁵ | Principal Development Control Officer, Wycombe DC. |

FOR THE APPELLANT:

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| Mr M Lowe QC | Instructed by Barton Willmore. |
| He called | |
| Mr C J Moore Dip Arch (Leics) RIBA M.AcA FRSA | Managing Director, NC Architects Ltd. |
| Mr M D Chard BA(Hons) Dip(Hons) MAUD MLI | Director, Barton Willmore Landscape Planning & Design. |
| Mr C Brett BA(Hons) MSc DipTP MRTPI FRSA | Partner, Barton Willmore Planning Partnership. |

INTERESTED PERSONS:

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| Councillor R Gould | Chairman of the Planning Committee, Hughenden Parish Council. |
| Mr M Stubbs | Land Use & Planning Adviser, Thames & Solent Region, The National Trust. |
| Mr T Fooks | The High Wycombe Society. |
| Mr P Turner | Planning Officer, Hughenden Park Estate Residents Association. |
| Mr C Hoggart | Local resident. |

CORE DOCUMENTS

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| CD1 | PPS1 - Delivering Sustainable Development, The Planning System: General Principles. |
| CD2 | PPG2 - Green Belts. |
| CD3 | PPS3 - Housing. |
| CD4 | PPS7 - Sustainable Development in Rural Areas. |
| CD5 | Extracts from The South East Plan. |
| CD6 | Extracts from the Wycombe District Local Plan to 2011. |
| CD7 | Extracts from the Wycombe Development Framework Core Strategy. |
| CD8 | Extracts from the Wycombe Development Framework Preferred Options Site Allocations DPD. |

⁵ Mr White did not give evidence in support of the Council's case, but contributed to the sessions on the planning obligation and conditions.

- CD9 Hughenden Quarter Concept Statement.
- CD10 Extracts from the Delivery & Site Allocations Update Consultation DPD.
- CD11 Chilterns Buildings Design Guide; The Chilterns Conference.
- CD12 Chilterns AONB Management Plan 2008-2013; The Chilterns Conservation Board.
- CD13 Brochure of planning application drawings.
- CD14 Decision notice on the planning application for the appeal proposal.
- CD15 Extract from By Design.
- CD16 Extracts from the Urban Design Compendium.
- CD17 Extracts from Manual for Streets.
- CD18 The report to the Planning Committee on the appeal proposal.

OTHER DOCUMENTS

- OD1 Letter of notification of the inquiry.
- OD2 Statement of common ground.
- OD3A-C Three copies of the planning obligation.
- OD4A-B Aerial photographs of the area with the appeal proposal superimposed. Submitted by Mr Lowe.
- OD5 Letter dated 25 February 2009 from English Heritage to the Council concerning the appeal proposal. Submitted by Mr Wald.
- OD6 Extract from the Urban Design Compendium 2. Submitted by Mr Wald.
- OD7 Extract from the Delivery & Sites Allocations Update Consultation DPD concerning the timetable for preparation. Submitted by Mr White.
- OD8 Policies H8, H19, L3 and L9 of the Local Plan. Submitted by Mr White.
- OD9 Policies CS 2 & CS 3 of the Core Strategy. Submitted by Mr White.
- OD10 Plan of Hughenden Manor Conservation Area. Submitted by Mr White.
- OD11 Entry for Hughenden Manor from the Register of Parks and Gardens of Special Historic Interest. Submitted by Mr White.
- OD12 Appendix 6 of the Core Strategy and schedule of saved policies from the Local Plan. Submitted by Mr White.
- OD13 Extracts from the Preferred Options and the Update Consultation versions of the emerging DPD concerning Policy A5. Submitted by Mr White.
- OD14 Extract from the Local Plan Proposals Map. Submitted by Mr White.
- OD15A-B Ordnance Survey plans of the area around the appeal site. Submitted by Mr White.
- OD16A-B Plan of viewpoints for photographs in appendices J-N & P to Mr Crutcher's proof of evidence and numbered set of photographs.
- OD17 Letter dated 22 July 2008 from English Heritage to the Council concerning the 2008 application for residential

- development at the appeal site. Submitted by Mr White.
- OD18A-B Note and report on the financial viability of the redevelopment proposals for the De La Rue site. Submitted by Mr Lowe.
- OD19 List of suggested conditions. Submitted by Mr Lowe.
- OD20A-D Outline planning permission, planning application, e-mails concerning scale and access, and illustrative site plan for commercial redevelopment of the southern part of the De La Rue site. Submitted by Mr White.