

Consultation on the draft new Local Plan for Wycombe District



June 2016



- P2 The Big Challenge
- P3 District overview
- P4 High Wycombe
- P5 Bourne End
- P6 Rural Areas
- P7 Longwick and Princes Risborough

**Our consultation runs from
27 June - 8 August**

To make comments go to
www.wycombe.gov.uk/have-your-say

Find out more

Come to an event near you — see the back cover for details

See the full Plan online at www.wycombe.gov.uk/newlocalplan

The big challenge

This Plan sets out the long term future for the District identifying where new homes, jobs and infrastructure (e.g. transport, schools, open spaces) will be created and how we will protect our special environment. We need to make a fair contribution to the critical need for housing, and we need to protect our wonderful countryside from unnecessary development. It is not easy but we believe we have struck the right balance and met the challenge.

In 2014 we consulted you on these big challenges we faced in preparing our new Local Plan. We have spent two years preparing detailed studies and making sure this Plan responds to the feedback we've gathered from local residents through written comments and face to face events.

We have been given a tight timetable by the government to produce this Plan, which is why we are consulting you now on this draft.

The Plan involves difficult choices. We are still working on the Plan, and this is your chance to help us refine and improve the Plan before it goes off to the government Planning Inspector. This is your chance to help us shape the future.

Please use it. Our consultation closes on 8 August.



Cllr Katrina Wood
Leader
Wycombe District Council



Cllr David Johncock
Cabinet Member for Planning and Sustainability
Wycombe District Council

Chilterns AONB

Most of Wycombe District is covered by the Chilterns Area of Outstanding Natural Beauty. An AONB is exactly what it says it is: a precious landscape whose distinctive character, scenic quality and natural beauty are so outstanding that it is in the nation's interest to safeguard it. This national status means that this land is as important as National Parks like Snowdonia or the Lake District. Therefore, councils would need to have extremely good reasons for allowing major development in that area.

Green Belt

The Green Belt is a policy designation which aims to prevent urban sprawl. The quality of the landscape is not a reason for its designation.

Making it all add up: planning to 2033

71% of the land in the district is part of the Chilterns Area of Outstanding Natural Beauty (AONB) and **48%** of the land in the district is designated as part of the Green Belt. – they are protected by national planning policies.

We will use a limited amount of district's Green Belt land to help meet our need for homes and jobs – **less than 1 per cent.** This is a similar amount of land that we added to the Green Belt in 2008.

15,000 - the number of homes to meet our housing need, according to the Government's set method.

10,000 - the target number of new homes we plan to deliver up to 2033 within Wycombe district (the target in our old plan was 8000). Some of these are already in the pipeline, some will be new proposals.

50% - around half - of those 10,000 new homes would be put on brownfield sites.

5,000 homes is the shortfall—also called our 'unmet need'. We are working with Aylesbury Vale District Council to reach an agreement for them to help us accommodate our shortfall within their Local Plan.

The Plan in a nutshell

Providing the right infrastructure

We have been working with a wide range of service providers to ensure that new development will be accompanied by the right infrastructure. The draft Local Plan is accompanied by a report setting out the detailed infrastructure requirements.

Strategic objectives:

- Cherish the Chilterns
- Improve strategic connectivity
- Facilitate local infrastructure
- Foster economic growth
- Deliver housing
- Champion town centres

Princes Risborough

- around 2,600 homes, around a quarter of the housing in the District
- new site for jobs
- new relief road

High Wycombe area

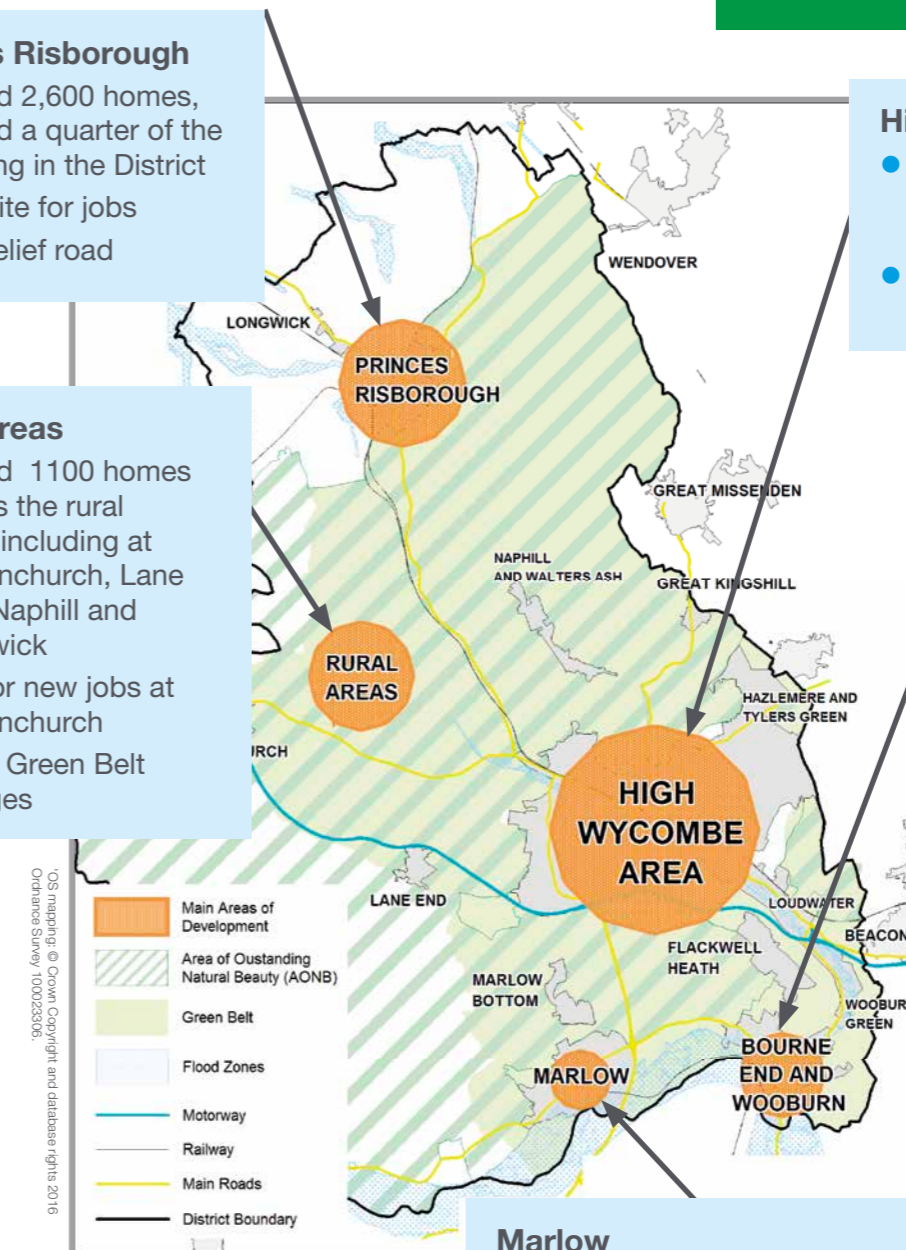
- around 5,200 homes – half of housing in the District
- new sites for jobs including at the Air Park

Rural areas

- around 1100 homes across the rural areas including at Stokenchurch, Lane End, Naphill and Longwick
- Site for new jobs at Stokenchurch
- Some Green Belt changes

Bourne End and Wooburn

- around 750 homes
- Development of Slate Meadow reserve site
- Green Belt sites for homes including a large site at Hollands Farm
- Some Green Belt sites for homes including a large site at Hazlemere
- development of reserve sites



Marlow

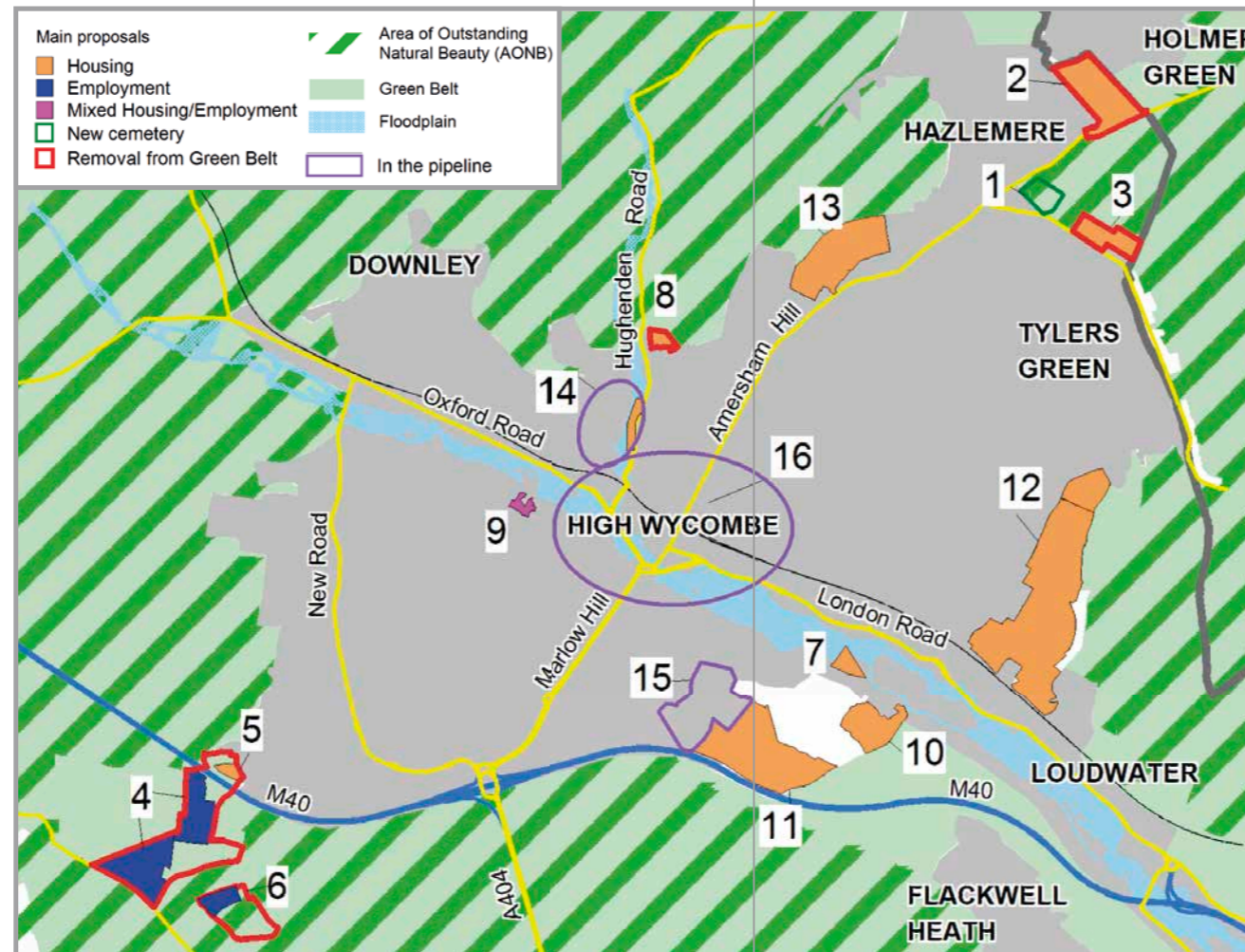
- Around 300 homes
- two Green Belt site options for homes
- improved access to Globe Park

See the draft new Local Plan and supporting evidence at www.wycombe.gov.uk/newlocalplan

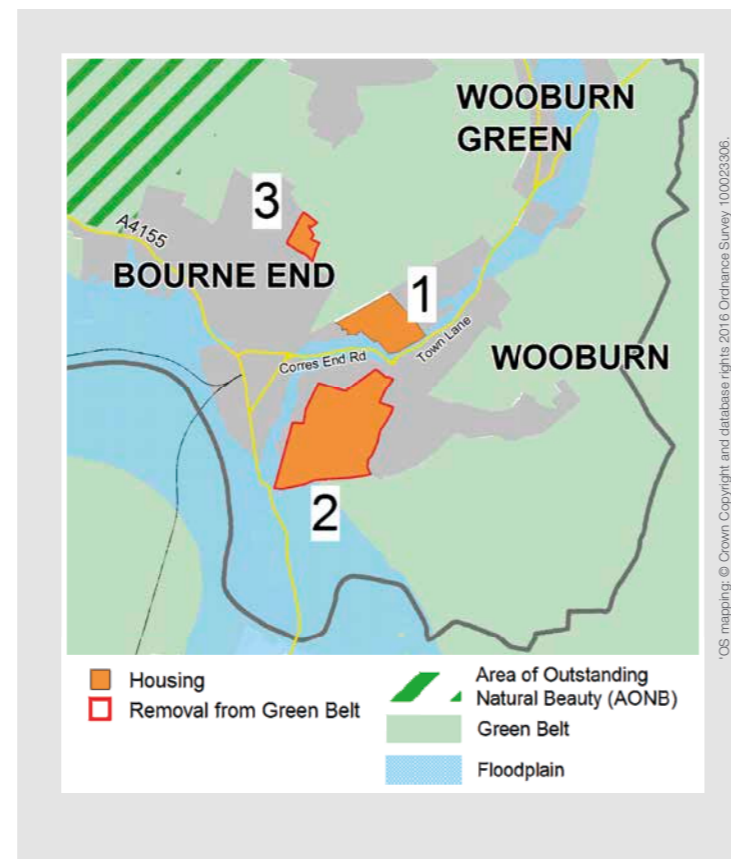
High Wycombe area

This is the largest town in our district. It is the main focus for new development. We are proposing development on the reserve sites, brownfield land (like the former Wycombe Marsh site) and some Green Belt sites.

1. Queensway - land near the allotments could provide a new cemetery whilst staying in the Green Belt
2. Land Off Amersham Road (Tralee Farm) releasing this large site from the Green Belt could provide homes and green areas. Further land adjacent to this site is being considered by Chiltern District Council.
3. Land off Penn Road, Hazlemere – considering the option to take this land out of the Green Belt for new homes. Further land adjacent to this site is being considered by Chiltern District Council.
4. Wycombe Air Park could be used to attract new businesses and create new jobs. It would mean intensifying how the existing site is used and identifying some undeveloped land and the airfield will remain in use. This would involve making some changes to the Green Belt boundaries to allow controlled expansion whilst the remainder of the airfield remains in the Green Belt.
5. Land off Horns Lane—taking this land out of the Green Belt could provide a limited number of homes.
6. High Heavens – land next to the household waste recycling centre could be used for low value industry. This would involve changing the Green Belt boundary including around the waste recycling centre.
7. Bassetsbury Lane –these disused allotments (which are contaminated) could provide starter and affordable homes.
8. Land off Glynswood (Green Hill) – releasing this site from the Green Belt could provide a limited amount of homes.
9. Leigh Street area – this brownfield land has scope for housing and business development to help regenerate the area.



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Reserve sites

There are four sites in and around High Wycombe already earmarked for development. These are:

10. Abbey Barn North— could provide a limited number of homes.
11. Abbey Barn South (proposed to now include the adjacent Wycombe Summit site) could provide homes whilst retaining the woodland ride.
12. Gomm Valley and Ashwells could provide homes whilst retaining extensive green areas.
13. Terriers Farm – (proposed to now include the adjacent Terriers House site) could provide homes whilst retaining a green gap.

We have created liaison groups made up of local representative bodies, residents and landowners working on a detailed development brief for each site which potential developers will have to adhere to.

Planning applications are expected for these sites in 2016.

In the pipeline

New homes and jobs are being provided at:

14. Hughenden Avenue sites – development has already started at Hughenden Quarter with homes for the elderly, a new link road and environmental improvements. The draft Local Plan has further proposals to improve the environment of this area.
15. Daws Hill – homes are already being built on this former RAF base.
16. Town Centre Masterplan – we are making the town centre a more attractive place to come to and the first phase of the improvements along Oxford road and Westbourne street has already been completed. Look out for information about the next phase running along Desborough Road and the old gas works site.

Junction 3a

Highways England are looking at different ways to improve access to High Wycombe from the M40 but this project falls outside the timescales for preparing this Local Plan, so we are not dealing with this issue in this Plan.

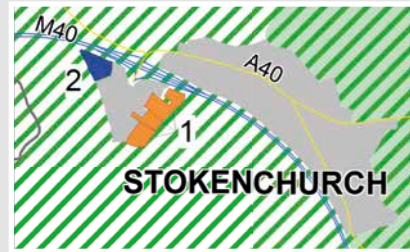
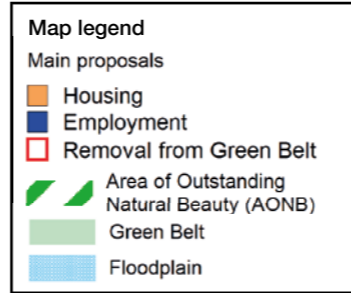
Bourne End and Wooburn

The draft Local Plan proposes significant housing growth at Bourne End and Wooburn on the following sites.

1. Slate Meadow - is a reserve which we have already decided to release for development. We are working with the local liaison group to set out a detailed development brief which potential developers will have to adhere to.
2. Hollands Farm - releasing this large site from the Green Belt could provide homes and green areas. This might provide the opportunity for a new link road between Cores End Road and Ferry Lane delivering an alternative to some traffic going through Bourne End.
3. Land off Northern Heights - releasing this site from the Green Belt might provide a limited number of homes but only if a satisfactory access to the site can be secured.

Rural areas

Protecting the beautiful countryside and helping rural communities thrive are key priorities in the Plan. New development of the right scale and character can ensure this. The draft Plan proposes sites in several villages.



Stokenchurch

1. Land off Mill Road could provide a large site for homes.
2. Land adjoining Stokenchurch Business Park –extending the business park could provide more jobs.

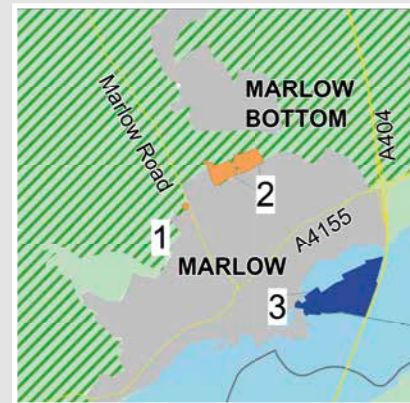
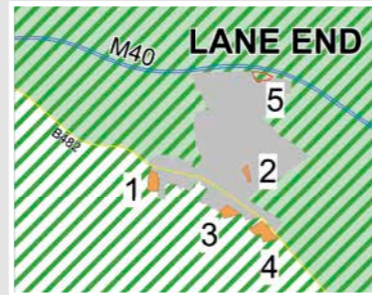
Lane End

The following sites could each provide a limited number of homes:

1. Land off Finings Road
2. Land off Simmons Way
3. Land off Ellis Way
4. Land off Marlow Road

In addition:

5. Land to rear of Sidney House is proposed to be taken out of the Green Belt.



Marlow

Growth opportunities are severely limited at Marlow with a large area in and around the town covered by the Thames floodplain, AONB as well as Green Belt areas. The draft Plan proposes:

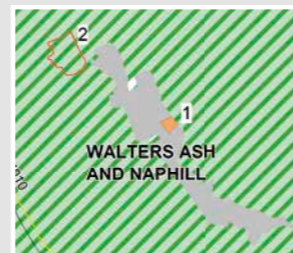
1. Seymour Court Road – release of a very small site from the Green Belt for a few homes;
2. Oak Tree Road – considering the option of taking land out of the Green Belt for housing at the northern end of the road.

Also in the pipeline:

3. Globe Park – working with the local business community, the County Council and Highways England to improve access to Globe Park, and provide more parking with in it.

Naphill / Walter's Ash

1. Land off Clappins Lane – releasing this site from the Green Belt could provide a limited number of homes.
2. RAF Walter's Ash – we are proposing to take this site out of the Green Belt because it is already developed.

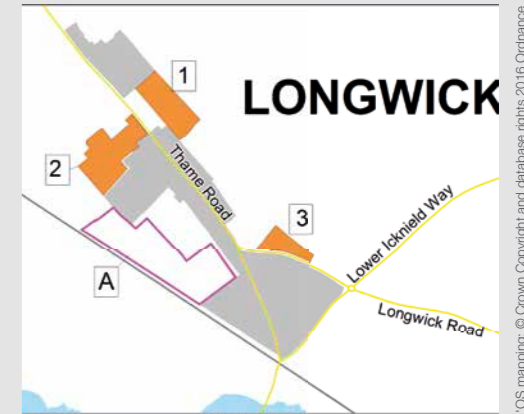


Longwick

The recent appeal decision allowing 160 homes off Boxer Road (site A on the Plan) will significantly increase the size of the village.

The Plan is proposing other potential sites that were previously included in the (now withdrawn) neighbourhood plan. Additional homes could be provided on the following sites:

1. Land at Thame Road / Bar Lane
2. Land at Rose Farm
3. Land off Thame Road (south of Chestnut Way)



Gypsies and Travellers

The draft Plan also sets out options for how we meet the needs of the gypsy and traveller community, including potential site options.



Princes Risborough

The draft Local Plan does not include specific proposals for Princes Risborough because these are set out in a separate document- the Princes Risborough Town Plan. We held a specific local consultation to present the town Plan to local residents between February and March this year. We are reviewing the comments we received and continuing our active dialogue through the Princes Risborough Steering Group and other key stakeholders to refine the Plan we have already shared. This includes further detailed work to explore alternatives for road infrastructure, particularly in the Shootacre Lane/ Culverton Farm area.

What happens next?

We will consider the comments you make and finalise the draft Plan before publishing it for six weeks statutory consultation early next year.

People who make comments on that final version of the Plan can then attend the examination in public where an independent planning inspector will be scrutinising the Plan. This is likely to happen in the summer of 2017. If the inspector is satisfied with the Plan, the Council will aim to adopt it by the end of 2017.

Once adopted the new Local Plan will be the basis for planning decisions across the District.

Come to a drop-in event near you

Date	Location	Venue	Times
Fri 8 July	Bourne End and Wooburn	Bourne End Community Centre Wakeman Rd, Wooburn SL8 5SX	2.30 pm to 8.30 pm
Sat 9 July	High Wycombe - Eden	Eden Shopping Centre outside Starbucks Unit 9, Eden Centre, High Wycombe HP11 2BZ	9.30 am to 4 pm
Mon 11 July	Hazlemere	Hazlemere Community Centre Rose Avenue Hazlemere HP15 7UB	2.30 pm to 8.30 pm
Tues 12 July	Lane End	Lane End Village Hall, Church Road, Lane End, HP14 3JE	2.30 pm to 8.30 pm
Wed 13 July	Stokenchurch	Kings Hotel, Oxford Road, Stokenchurch, HP14 3TA	2.30 pm to 8.30 pm
Thur 14 July	Booker/ Air Park	Cressex Community Centre 203 Cressex Road High Wycombe HP12 4PZ	2.30 pm to 8.30 pm
Mon 4 – Sat 15 July (not staffed)	Wycombe Leisure Centre Reception area	Wycombe Leisure Centre, Handy Cross Hub High Wycombe, HP11 1TJ , HP11 1UP	Leisure Centre opening times

Commenting on the draft Local Plan

To make comments on the Plan you can:

Online

- respond to our online survey at www.wycombe.gov.uk/haveyoursay
- download a response form at the same web address
- send us an email to newlocalplan@wycombe.gov.uk

By mail

- pick up a response form at the Council offices, local library or information centre
- send a letter to **Planning Policy, Wycombe District Council, Council offices, Queen Victoria Road, High Wycombe, Bucks, HP11 1BB**

Anyone can comment – please quote the paragraph, policy or site you are referring to where possible.

Find out more

This leaflet gives you a flavour of the main proposals.

To find out more you can:

- Come along to one of our events (see above for details)
- See the full draft Local Plan and supporting technical reports on our website at www.wycombe.gov.uk/newlocalplan
- Look at a printed copy of the draft Local Plan at the Council's offices and in all libraries in the district.
- Email your questions to the Planning Policy Team at newlocalplan@wycombe.gov.uk or call **01494 421158**.