

DEVELOPMENT PRINCIPLES

Introduction

Previous Local Plans for Wycombe District have not seen land releases for development on the same scale as in this Local Plan. Eleven strategic sites have been included for a range of developments. Specific environmental testing has meant that large amounts of information have already been gathered on these sites, (through the Comparative Site Assessments Studies and Urban Capacity Study), and the requirements for development, although not completed, are at an advanced stage.

Detailed advice on how development of the sites will proceed will be included within Development Briefs to be prepared for each of the strategic sites. However, these will be produced on a phased basis to reflect the likely programme of development.

In order to assist developers and landowners to understand the range of requirements at an early stage in the planning process, the following 'Development Principles' for each of the strategic sites is included in this Appendix.

The following 'Development Principles' are not an exhaustive or definitive list of what is required on each site. They are a starting point, reflecting preliminary investigations. Although much research has been carried out, it is not yet completed (for example, community aspirations which might have not yet been fully tested). For each site a brief description of the expected development solution is included, and a list of expected requirements in terms of site specific requirements: education and community, wildlife, landscape, open space, and play provision, housing mix and transport. In the case of transport, the individual off-site initiatives listed would form part of a package to improve accessibility to and from the sites, especially by sustainable modes and other initiatives to address urban accessibility, for example, Park and Ride. Contributions sought are likely to be towards such a broad package of measures.

| SITE | EXPECTED REQUIREMENTS FOR DEVELOPMENT – TO BE CONFIRMED IN A DEVELOPMENT BRIEF |
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| Bucks Free Press | <p>Site Description Underused industrial site on a terrace adjacent to the railway line on the northern side of the River Wye Valley.</p> <p>Site Specific The design will need to take account of noise considerations associated with the railway. A fairly formal layout may be required to make best use of the site.</p> <p>Housing Mix A predominantly high density scheme will be required, providing a mix of flats and terraces, possibly some semi-detached. Innovative development forms required to suit site conditions. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The site will need to provide informal and recreational open space including an equipped toddler play area. 0.48Ha of open space would be required under NPFA standards for a development of 80 dwellings.</p> <p>Education and Community Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage.</p> <p>Transport Access to Gomm Road (including an adequate path for emergency service vehicles); Contribution to improvements at the London Road/Gomm Road junction; and Contributions towards the Wycombe Transportation Strategy.</p> |

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| <p>Downley Middle School/Turner's Field</p> | <p>Site Description This site is located at the centre of the village, and is characterised by large flat open space including school fields and school buildings. Site traversed by well used footpath, with strong desire line to Downley Common.</p> <p>Site Specific The Victorian village school building located within conservation area must be retained (see Community below). Comprehensive development solution sought. A substantial central open space with dwellings overlooking the space (village green concept), should be provided. Footpath to be retained.</p> <p>Housing Mix Provide for a range of sizes and mix of dwellings, but with a greater proportion of smaller dwellings. Adjacent to the existing dwellings, detached, semi-detached and short terraces will be most appropriate. Flats may be appropriate on the site of the current modern school buildings. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The site will need to provide informal and recreational open space on a substantial central area of approximately 0.7Ha. An equipped children's play space will also be required on this central area. Retain boundary hedges where possible. Financial contribution toward the provision of two senior playing pitches for public use, at Redford Playing Area, Totteridge, to Sport England standard, together with extensions to changing facilities (to Sport England standard) and car parking facilities at the site and a commuted sum to secure the maintenance of the above for the long term benefit of the community.</p> <p>Education and Community Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage. Secure Victorian village school building for community uses to provide a focus for community activity.</p> <p>Transport Access to School Close with a link suitable for emergency service vehicles from Turners Field, Improvements to School Close and Plomer Green Lane junction, Pedestrian routes linking Chapel Street, Common Side, Turners Field and Jubilee Road, and Contributions towards the Wycombe Transportation Strategy.</p> |
| <p>Ercol</p> | <p>Site Description Prominent valley side brownfield urban site in an established suburban area. The site is well located in respect of access to High Wycombe town centre and its related employment, leisure and retail facilities.</p> <p>Site Specific Secure a form of development which makes the best use of urban land, and improves the quality of the living environment. The site will require a land contamination study.</p> <p>Housing Mix Provide for a range of sizes and mix of homes at higher densities to include terraces and flats. Affordable housing, (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The site will be required to provide for informal and recreational open space to include an equipped play area. 1 Ha of open space would be required under the NPFA Standard for a development of 200 dwellings.</p> <p>Education and Community Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage.</p> <p>Transport Access onto the proposed busway and vehicular access onto Gordon Road; Junction improvement at London Road/Gordon Road; Improvement to bridge over the railway line; Emergency access onto Hatters Lane; Relocation of the existing footpath through the development area; Pedestrian/cycle access to Healey Avenue and through Spring Gardens; and Contribution towards the Wycombe Transportation Strategy.</p> |

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| <p>Garratts Way</p> | <p>Site Description This is a school site within an established residential area. Buckinghamshire County Council has confirmed its intention to amalgamate the schools on another site, and vacate the existing premises.</p> <p>Site Specific Secure a form of development which makes best use of existing urban land, and provides for open space and a community facility. Careful consideration should be given to design and landscaping of the development particularly at the south eastern end, given the nature of the site.</p> <p>Housing Mix Provide for a range of sizes and mix of homes to include detached, semi-detached, terraces and flats. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The site will need to provide informal and recreational open space on the central and/or eastern part of the site, to include an equipped toddler play area. 0.6ha would be required under the NPFA standards for a development of 100 dwellings. Landscaping considerations will be important when considering more prominent parts of the site e.g. determining the layout and position of open space and accommodation of tree planting. Account should be taken of existing landscaping features. Financial contribution toward the provision of two senior playing pitches for public use, at Redford Playing Area, Totteridge, to Sport England standard, together with extensions to changing facilities (to Sport England standard) and car parking facilities at the site and a commuted sum to secure the maintenance of the above for the long term benefit of the community.</p> <p>Education and Community Retain a community facility to provide a focus for local community activity. Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage.</p> <p>Transport Vehicular access onto Hughenden Avenue and Garratts Way; Pedestrian and cycle links to Downley to provide safer routes to school; Enhanced local bus services; and A contribution towards the Wycombe Transportation Strategy.</p> |
| <p>Heights County First School, Downley</p> | <p>Site Description Site within established residential area, adjacent to Parish owned open space and pond.</p> <p>Site Specific Secure a form of development which makes best use of existing urban land providing open space which is contiguous and relates positively to the adjacent open space and pond.</p> <p>Housing Mix Provide for a range of sizes and mix of dwellings consistent with neighbouring dwellings predominantly detached and semi-detached, some scope for short terraces. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The site will need to provide informal and recreational open space including an equipped toddler play area. 0.24Ha of open space would be required under the NPFA standard for a development of 40 dwellings. Open space to be provided contiguous with Parish open space on Gosling Grove. Financial contribution toward the provision of two senior playing pitches for public use, at Redford Playing Area, Totteridge, to Sport England standard, together with extensions to changing facilities (to Sport England standard) and car parking facilities at the site and a commuted sum to secure the maintenance of the above for the long term benefit of the community.</p> <p>Education and Community Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage. Make a contribution toward provision of off-site community facility (see Downley Middle School / Turners Field).</p> <p>Transport Improving access to Gray's Lane. Pedestrian routes linking Green Leys, Gray's Lane and the village green, and Contributions towards the Wycombe Transportation Strategy.</p> |

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| Terriers First School | <p>Site Description This former school site is within an established residential area on a prominent corner site.</p> <p>Site Specific The site includes a small District Council car park and recycling centre. The site is immediately adjacent to the Terriers Conservation Area, therefore a scheme reflecting the character of the conservation area is required. There is an opportunity for a landmark/corner building on the site frontage (respecting conservation area character). Strong footpath links to surrounding area need to be respected.</p> <p>Housing Mix Provide for a range of sizes and mix of dwellings to include detached, semi-detached and terrace. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The site will need to provide for informal and recreational open space including an equipped toddler play area. 0.36Ha of open space would be required under NPFA standards for a development of 60 dwellings. This could be provided as a central green to housing area. Financial contribution toward the provision of two senior playing pitches for public use, at Redford Playing Area, Totteridge, to Sport England standard, together with extensions to changing facilities (to Sport England standard) and car parking facilities at the site and a commuted sum to secure the maintenance of the above for the long term benefit of the community.</p> <p>Education and Community Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage.</p> <p>Transport Car park to be retained on site together with recycling centre; Access to Totteridge Lane; Emergency access from Freemantle Road or Gerald's Road if required; Service road to the rear of 192/194 Amersham Road; Pedestrian route linking Totteridge Lane, Gerald's Road and Freemantle Road; and Contribution towards the Wycombe Transportation Strategy.</p> |
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| Wycombe Marsh | <p>Site Description</p> <p>A flat valley bottom brownfield area comprising the High Wycombe Sewage Treatment Works and the former Wycombe Marsh Paper Mill. This site is highly accessible to the public transport corridor on London Road and within reasonable distance of two large open spaces on the valley floor: Kingsmead and The Rye which provide sports pitches.</p> <p>Site Specific</p> <p>A comprehensive scheme across the two sites is required. Development would require relocation of the entire Sewage Treatment Works to Little Marlow (a small pumping facility would need to be retained on site). Treated effluent will be required to be pumped back as a compensation flow to maintain levels in the River Wye. Development will require the relocation of the statutory allotment site, to an equivalent standard. Development will necessitate the de-contamination of the Paper Mill, and significant areas of the Sewage Treatment Works (especially the former sludge bed). Deculverting of the River Wye across the Paper Mill will be required, a quality solution to the weir is essential. Development will need to take account of the springs in the western extreme of the Sewage Treatment Works.</p> <p>Housing Mix</p> <p>A high quality, high density scheme is sought on the combined sites. A high proportion of flats, possibly use of controlled aspect flats adjacent to the new road infrastructure or close to existing London Road will be required. The site offers some opportunity for town houses, terraces and a limited number of detached and semi-detached. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Other Uses</p> <p>Retail and A3 use: An innovative form of retailing for bulky goods is welcomed, the units must relate well to the character of the site and adjacent uses.</p> <p>Hotel use: Opportunity to make most of setting adjacent to River Wye or backstream, respecting public access.</p> <p>Wildlife, Landscape, Open Space and Play Provision</p> <p>A strong new landscape character will need to be created through a Landscape Masterplan, especially in relation to the link road, (this could serve to act as a buffer between the road and new uses). Generous open space corridors along both the backstream and the River Wye will be sought, to provide for informal recreation, planted areas to enhance landscaping and secluded areas for conservation where appropriate. The River Wye route will provide for a footway/cycleway across both sites. The site will need to provide informal and recreational open space (including) two equipped play areas. 2.4Ha of open space would be required under the NPFA standard for a development of 400 units.</p> <p>Education and Community</p> <p>Contribution towards local school provision off site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning applications stage.</p> <p>Carry out a community needs assessment to identify appropriate community provision. Provide a Health Centre in order to meet the needs generated by the new development.</p> <p>Suitable alternative provision of allotments.</p> <p>Transport</p> <p>Access to improved/modified junctions (with improved pedestrian facilities) in the vicinity of</p> <ul style="list-style-type: none"> a) London Road/Hatters Lane b) London Road/Micklefield Road/Cock Lane c) Abbey Barn Lane/Kingsmead Road or Abbey Barn Road <p>A distributor road system through the site linking the above. High quality routes (with appropriate priority measures) for public transport to serve key areas of the site and connect with existing and planned bus routes in the area of the site.</p> <p>Additional highway improvements in London Road, away from the immediate locality of the site. Additional traffic calming measures in Kingsmead Road.</p> <p>New pedestrian and cycle routes to connect to London Road, Abbey Barn Road, Bassetsbury Lane and Bowden Lane. Footpaths and cycle routes along the River Wye and the Backstream. Opportunities for the use of the former railway line adjacent to the site for transport connections where appropriate.</p> <p>Segregated cycle tracks within site with connections to the east-west cycle route and to Cock Lane. Contribution to the Wycombe Transportation Strategy.</p> <p>Highway solutions must not prejudice the future development of the Abbey Barn South area of safeguarded land.</p> |
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| <p>Terriers Farm</p> | <p>Site Description Terriers Farm is a greenfield site on the northern side of High Wycombe occupying a valued sensitive area between Terriers and Hazlemere. It consists of pasture land and adjoins both the Chilterns Area of Outstanding Beauty and the Terriers Conservation Area.</p> <p>Site Specific Secure a form of development that integrates well with the adjoining urban area whilst retaining a substantial green wedge through the middle of the site linking the Terriers Green/ Kingswood open space to the south east with the open countryside of Grange Farm to the north west. Development will need to safeguard important landscape, historic, and nature conservation features of the site, not adversely affect the adjoining Area of Outstanding Natural Beauty, and protect the setting of the adjoining Conservation Areas and Listed Buildings.</p> <p>Housing Mix Provide for a range of house types and sizes to include detached, semi-detached, terraces, and flats. Affordable housing (at least 30% of all new bedspaces) will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision The development will need to address the following issues through the preparation of a landscape strategy/ landscape masterplan. This should be informed by a comprehensive study of the existing landscape features adjoining and within the site and take into account the wider landscape pattern.</p> <p>A strong landscape structure will be needed to ensure that the settings of the AONB; adjoining Conservation Areas, the Ladies Mile and other Public Rights of Way are conserved and enhanced. This should incorporate a significant green wedge following the existing main north-south hedgerow, linking Terriers Green with the AONB. This green wedge should contain opportunities for the continuance of informal recreation and act as the main area of open space for the development.</p> <p>Important landscape features (e.g. woodlands, significant trees and hedgerows) of the site should be retained and enhanced, and contribute to generous boundaries to the site. This should include:</p> <ul style="list-style-type: none"> ▪ the provision of a substantial landscape belt along the north west boundary of the site adjoining the retained Ladies Mile hedgerow (which is a Biological Notification Site). This is needed to minimise the impact of the development on the Area of Outstanding Natural Beauty, and protect and enhance its biodiversity. The historic and recreational value of the Ladies Mile should also be enhanced ▪ the retention and enhancement of the ancient main north-south hedgerow through the site, which is also a Biological Notification Site, thereby enhancing its role as a wildlife corridor. ▪ the enhancement of the copse adjoining the northern edge of the Conservation Area through planting within the site to preserve the separate identity and character of the adjoining Terriers Conservation Area. ▪ the integration of existing topography and drainage patterns within the new design. <p>Formal provision for open space (for children's play and outdoor recreation for youth and adult use) will be required in accordance with the NPFA standards, and should include the provision of an equipped children's play area. The development should also accommodate the current informal uses occurring within the site. The adjoining Hazlemere Recreation ground should be fully integrated into the development through design and footpath links.</p> <p>Education and Community Contribution towards local school provision off - site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage. Carry out a community needs assessment to identify appropriate community provision for the site. In this instance this assessment will also need to address retail, sport and other services as well as other community facilities.</p> <p>Transport Safeguard a site for possible Park and Ride pending the outcome of the relevant policy review. Two points of vehicular access'</p> <p>A road through the site which penetrates the main north south ancient hedgerow at a location that minimises the adverse impact on that hedgerow, and allows buses to penetrate the site with benefit of priority measures; Improvements to Totteridge Lane/Amersham Road junction, including bus priority measures; Improvements to Kingshill Road/Amersham Road junction, including bus priority measures; Pedestrian footways along Kingshill Road; Pedestrian crossing facilities on Amersham Road and Kingshill Road, to link with existing footpaths and future desire lines Walk/cycle connections to Hazlemere and Widmer End and to link in with the planned cycle route to the town centre from Kingshill Road via Green Road; Contribution to Wycombe Transportation Strategy; Measures to maximise travel choice for residents; and A transport assessment incorporating the above and addressing bus provision (including financial provision to pump prime services), managing the impact of traffic, and parking management (including what is the appropriate level and means of providing parking).</p> |
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| <p>Portlands</p> | <p>Site Description This is an underutilised town centre site, within the Marlow Conservation Area, to the rear of High Street and West Street. The site is highly accessible, and well related to the town centre facilities.</p> <p>Site Specific Secure a form of development which maximises the development potential of the site, making positive use of under-utilised urban land, whilst being consistent with the townscape and Conservation Area character of the town centre. Development should protect the terrace of six houses to the West of the link road, maximise accessibility to and through the site, and improve the quality of this town centre site.</p> <p>Housing Mix Provide for a range of sizes and mix of housing types at higher densities to include terraces and flats. Affordable housing (at least 30% of all new bedspaces) will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision Retain mature trees where possible. Provide for formal/informal public open space 0.3 Ha would be required under the NPFA Standard for a development of 50 dwellings.</p> <p>Education and Community Contribution to local school provision off-site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning application stage.</p> <p>Transport Provide the northern section of the new link road between West Street and Pound Lane consistent with townscape character; Access onto new link road; Extinguish existing vehicular access to High Street, (except for emergency vehicles); Retention of Portlands Alley; Replacement of public car parking in full, lost from West Street car park as a result of link road; Secure rear servicing to frontage premises on High Street and West Street; Contributions to additional town shuttle buses; High Quality 24 hours Pedestrian/cycle access to High Street, West Street, Pound Lane and the station including the retention of Portlands Alley as a quality pedestrian link; and Contribution toward the outcome of the Marlow Parking and Transport Study will be sought.</p> |
| <p>Great Marlow School</p> | <p>Site Description The site is currently a green space, forming part of the Great Marlow School playing fields where they front Wycombe Road. The site is located within an Established Residential Area.</p> <p>Site Specific Secure a form of development which makes best use of existing urban land, and improves the quality and enhances the character of the living environment. Development of the site will require that Sports Council standards for school recreation are not compromised.</p> <p>Housing Mix Provide for a range of sizes and mix of homes to include detached, semi-detached, terraces and flats. Affordable housing (30% of all new bedspaces) will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision Secure landscaping to the Wycombe Road frontage. Secure recreational open space (0.3ha will be required under the NPFA Standard) and an equipped play space. The site is in an area of critical open space deficiency. An open space 'visual corridor' should be retained along the north-eastern extent of the site, as part of the open space requirement.</p> <p>Education and Community Secure public access to, and dual use of, existing and proposed school facilities. The development of the site will require the loss of playing fields and in order to accord with Policy RT3, a financial contribution from the developer will be sought through a S106 agreement, to improve the quality of two pitches elsewhere within the Marlow area. A financial contribution to the maintenance of these pitches over a ten year period is also to be secured.</p> <p>Transport Access onto Wycombe Road; Contribution to improvements of Wycombe Road/Little Marlow Road junction; Additional town shuttle buses; Pedestrian/cycle access to Wiltshire Road; and Cycle route to the station and town centre.</p> |

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| Park Mill Farm | <p>Site Description</p> <p>Park Mill Farm is a greenfield agricultural site incorporating a sewage treatment works adjacent to, but outside the established settlement boundary of Princes Risborough.</p> <p>Site Specific</p> <p>Secure a form of development which is well integrated with Princes Risborough as an extension to the suburban area. This can be achieved through the provision of effective transport linkages to the town, and the provision of community facilities to serve new residents and the wider community of Princes Risborough. The visual perspective of the site from Whiteleaf Cross/Chiltern Hills is an important consideration. Development of the site will require new sewage and drainage infrastructure to deal with new development's requirements. This may involve the relocation of the sewage works.</p> <p>Housing Mix</p> <p>Provide for a range of house types and sizes to include detached, semi-detached, terraces and flats. Affordable housing (at least 30% of all new bedspaces), will be required.</p> <p>Wildlife, Landscape, Open Space and Play Provision</p> <p>The new development will require a strong landscape structure, secured through a landscape masterplan. A strong landscape boundary to the site will be required including the provision of a substantial strategic landscape belt along the north western boundary of the site to prevent intrusion into open countryside. The site will need to provide for informal and recreational open space including an equipped children's play area. Open space will be required in accordance with the NPPA standards. The main area of open space should be adjacent to Wades Park. The protection of the existing streams and their settings will be required.</p> <p>Education and Community</p> <p>Contribution toward local school provision off site may be required in relation to the Local Education Authority's assessment of school provision in the area at the planning applications stage. Contribution towards a built sports/community facility in order to meet the needs of the new development.</p> <p>Transport</p> <p>Secondary access (for emergency vehicles, buses and also for general traffic in an emergency situation) to Summerleys Road.</p> <p>A local distributor road, incorporating a loop road, between the two accesses (suitable for buses, and with signals controlling vehicles through the bridge under the Banbury railway line if necessary)</p> <p>Improvement to the Longwick Road and New Road arms of the Longwick Road roundabout.</p> <p>Improved footway/cycle track along Longwick Road (with link from development at the north-east corner)</p> <p>New high quality pedestrian and cycle route(s) across the Aylesbury railway line to include a route across Wades Park to give access to the town centre.</p> <p>Shared pedestrian/cycle subway under Banbury railway line.</p> <p>Start up of bus service to link with the town centre and the railway station and extended hours of operation for existing services along Longwick Road.</p> |
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