

# 1 Introduction

## Table of contents

### Table of contents

Executive summary	Pages i to x
Section 1 – Introduction	Pages 1 to 16
Section 2 – Analysis	Pages 17 to 52
Section 3 – Development requirements	Pages 53 to 93
Section 4 – Design details	Pages 94 to 148
Section 5 – Delivery plan	Pages 149 to 193

### Appendices

Appendix 1 – Infrastructure triggers table
Appendix 2 – Development parcels land budget
Appendix 3 – Delivery profile
Appendix 4 – Strategic Infrastructure costs
Appendix 5 – Details on Framework Agreement

# 1 Introduction

## 1.1 Purpose of the Supplementary Planning Document (SPD)

The draft Princes Risborough Expansion Supplementary Planning Document<sup>1</sup> takes the proposals from the new Wycombe District Local Plan, and outlines the aspirations for the area, as well as the key issues and responses that will influence how new development will take place.

This draft is intended to expand upon the policies contained within the new Local Plan. It provides a framework to help guide the preparation and assessment of future planning applications within the area.

This document will form a material consideration which will be taken into account by the Local Planning Authority when determining any future planning applications for the area. Any proposals will have to comply with the policies in the Development Plan, including the new Local Plan.

## 1.2 Structure of the SPD

The Princes Risborough Expansion Supplementary Planning Document has five sections:

Section 1 sets out the purpose and status of the SPD, locates the expansion area, outlines key planning policies and summarises the previous engagement activities which have informed this document.

### Part 1

Section 2 provides an analysis of the area and highlights the key issues and responses that will influence how new development will take place.

Section 3 sets out the vision and development objectives; outlines the development requirement through the urban design framework and other framework plans.

Section 4 adds more design detail with reference to the specific character areas for the expansion area and to the specific components of the spine road.

### Part 2

---

<sup>1</sup> Referred to in the Local Plan as “Capacity and Delivery Plan”

# 1 Introduction

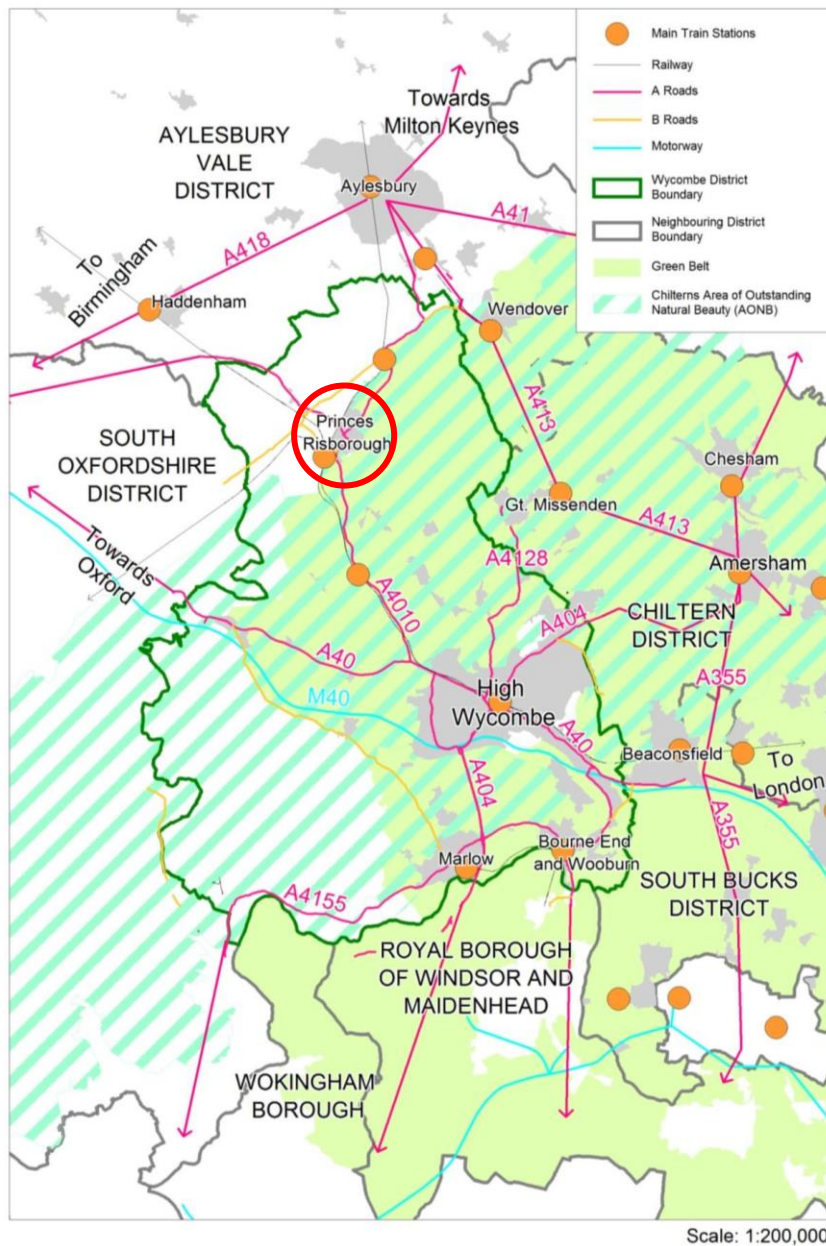
Section 5 sets out the delivery plan for the expansion area.

## 1.3 The Site

Princes Risborough is a market town to the south of Aylesbury and to the north west of High Wycombe in the northern half of Wycombe District. It lies at the foot of the Chiltern Hills and is adjacent to the Chilterns Area of Outstanding Natural Beauty. It has a population of 8,000 and approximately 3,500 homes at present. The site lies to the north west of the existing town and is separated from the town by the existing High Wycombe to Aylesbury train line.

# 1 Introduction

Figure 1 Princes Risborough in its wider district context (Wycombe District Local Plan, October 2017)



The Wycombe District Local Plan sets out the geographic distribution of new homes up to 2033. Key to the plan strategy is the delivery of a comprehensive urban expansion to the town of Princes Risborough.

**Policy PR3 Princes Risborough Area of Comprehensive Development including Relief Road** defines the area to be developed and includes:

- Princes Risborough Main Expansion Area
- Land to the Rear of Poppy Road, Princes Risborough (see also PR11)

# 1 Introduction

- Land at Princes Risborough station (see also PR16)

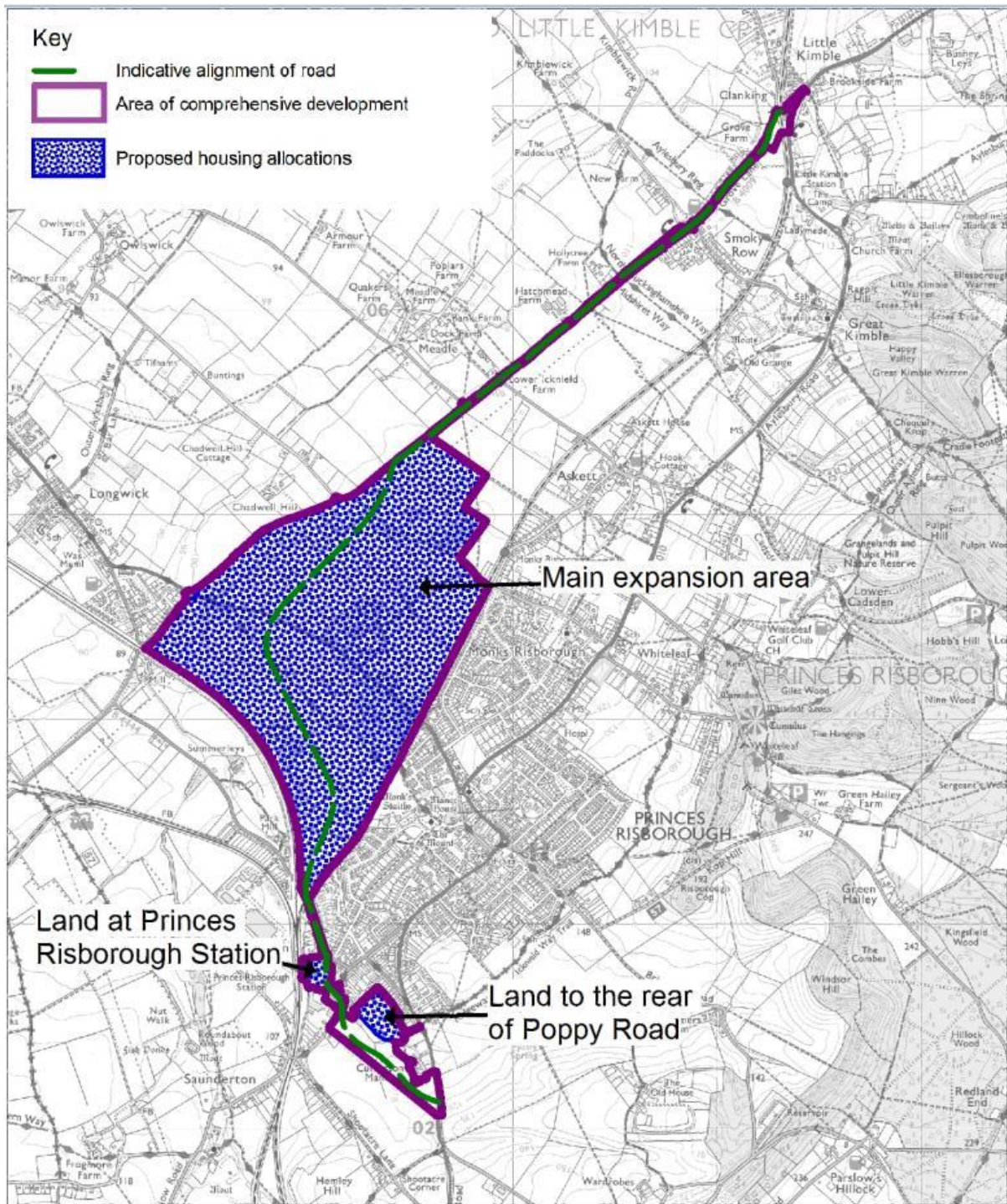
The extent of policy PR3 is shown on figure 2.

The Capacity Plan (part 1 of this document) provides guidance for the Princes Risborough Main Expansion Area.

The Delivery Plan (Part 2 of this document) provides guidance for PR3 Princes Risborough Area of Comprehensive Development including Relief Road.

# 1 Introduction

Figure 2 Princes Risborough area of comprehensive development (Wycombe District Local Plan, October 2017)



# 1 Introduction

## 1.4 Key Planning Policies

### 1.4.1 National Planning Policy

#### ***NPPF 2019***

National planning policy is set out in the National Planning Policy Framework (NPPF). This includes at its heart a presumption in favour of sustainable development. This means that in preparing plans local authorities should positively seek opportunities to meet the development needs of the area. In taking decisions, it means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out-of-date, it means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The NPPF includes more detailed policy on a range of issues. In the context of this document, key principles that planning should address include:

- proactively drive and support sustainable economic development to deliver homes, business units, infrastructure and thriving local places
- always seek to secure high quality design and a good standard of amenity
- take account of the roles and character of different areas
- support the transition to a low carbon future
- contribute to conserving and enhancing the natural environment and reducing pollution
- promote mixed use developments
- actively manage patterns of growth to make fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- protect and exploit opportunities for the use of sustainable transport modes such as the incorporation of facilities for charging plug-in and other ultra-low emission vehicles
- deliver sufficient community and cultural facilities and services to meet local needs

# 1 Introduction

The Planning and Compulsory Purchase Act (2004) indicates that

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

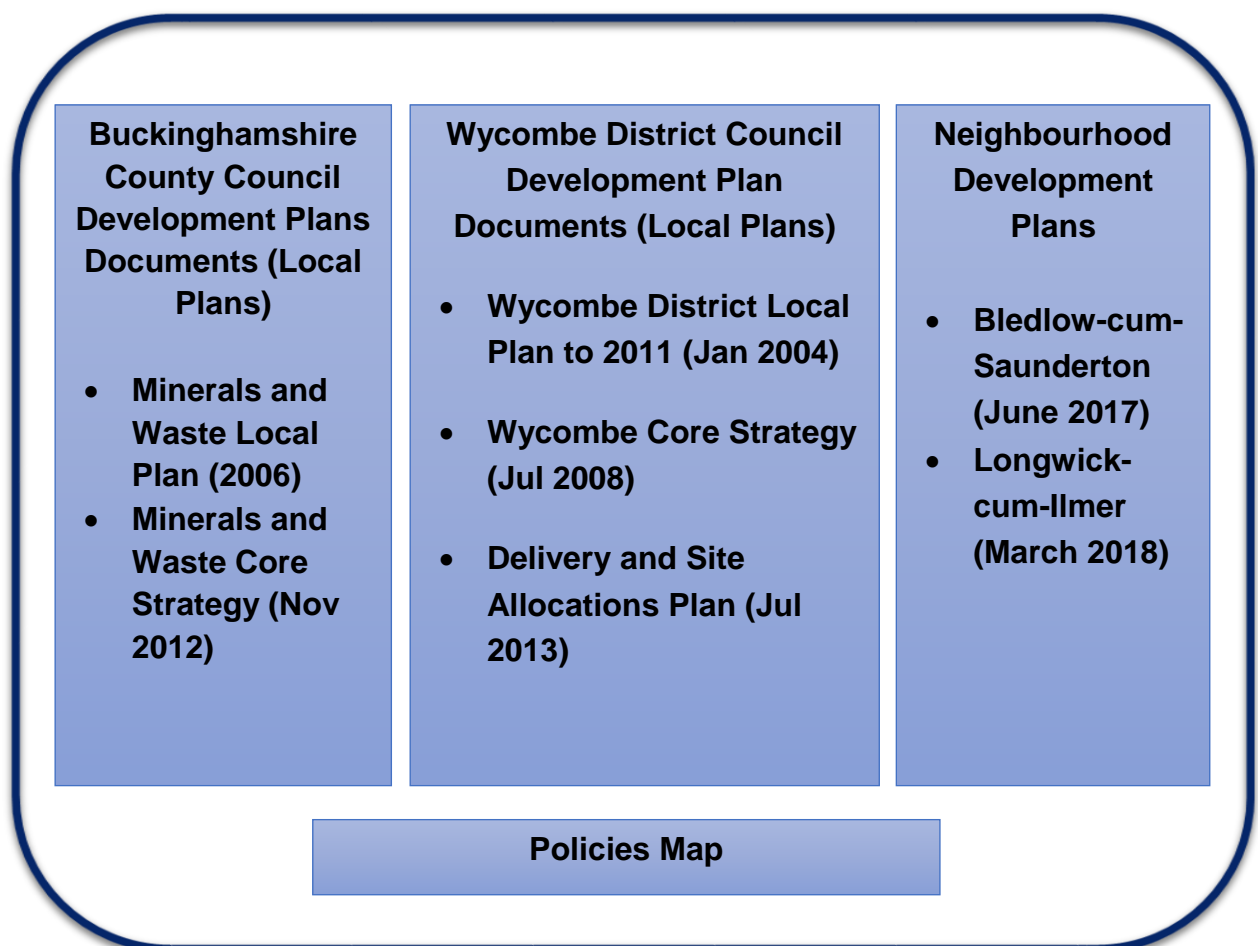
The NPPF is a material consideration which local planning authorities should take account of.

The Local Development Plan is set out in section 1.4.2 below.

## 1.4.2 Local Planning Policy

### *Wycombe Development Plan*

The Development Plan for Wycombe District is the current framework for planning.



The Core Strategy (2008) and the Local Plan (adopted 2004) will shortly be replaced by the new Local Plan. The Delivery and Site Allocations Plan for Town Centres and



# 1 Introduction

Managing Development (July 2013) will remain<sup>2</sup> with the following development management policies of most relevance to the site:

- DM1 Presumption in Favour of Sustainable Development
- DM2 Transport Requirements of Development Sites
- DM11 Green Networks and Infrastructure
- DM12 Green Spaces
- DM13 Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance
- DM14 Biodiversity In Development
- DM15 Protection and Enhancement of River and Stream Corridors
- DM16 Open Space in New Development
- DM19 Infrastructure and Delivery

## ***New Local Plan***

The Wycombe District Local Plan - Regulation 19 Version October 2017 ('new local plan') sets out the planning vision, objectives and strategy for the District to 2033. The Plan sets out strategic policies for the delivery of key requirements in relation to housing, employment, and infrastructure. It also includes specific policies for Princes Risborough, including the delivery of a major expansion to the west of the town. It is in this context that the Council is preparing this document to inform the major expansion. The Council will adopt this document as a Supplementary Planning Document following the adoption of the new Local Plan (see section 1.5 for more details).

## *Core Policies*

The following core policies are of most relevance to the expansion area:

- CP1 – Sustainable Development
- CP2 – Overall Spatial Strategy
- CP3 – Settlement Strategy
- CP4 – Delivering homes
- CP5 – Delivering Land for business
- CP7 – Delivering the infrastructure to support growth
- CP9 – Sense of place
- CP10 – Green Infrastructure and Natural Environment

---

<sup>2</sup> Except for some Princes Risborough town centre site allocations and some development management policies which are superseded by Local Plan policies

# 1 Introduction

- CP11– Historic Environment
- CP12 – Climate Change

## *Princes Risborough*

**Section 5 of the new Local Plan** covers the Princes Risborough Expansion, and sets out the overarching policy to achieve sustainable development and the delivery of a relief road.

The relevant policies are:

- PR3 Princes Risborough Area of Comprehensive Development including Relief Road
- PR4 The Main Expansion Area Development Framework
- PR5 Settlement Boundary and Strategic Buffer
- PR6 Expansion Area Development Principles
- PR7 Development Requirements
- PR8 Provision and Safeguarding of Transport Infrastructure
- PR11 Land to the rear of Poppy Road
- PR12 Town Centre Traffic and Public Realm Enhancements
- PR16 Land at Princes Risborough Station
- PR17 Princes Risborough Delivery of Infrastructure

## *Development Management policies*

The following development management policies are of relevance to the expansion area:

- DM22 Housing Mix
- DM23 Other Residential Uses
- DM24 Affordable Housing
- DM29 Community Facilities
- Placemaking (DM30 to DM35)
- DM33 Managing Carbon Emissions: Transport and Energy Generation
- DM38 Water Quality and Supply
- DM39 Managing Flood Risk and Sustainable Drainage Systems
- Technical Housing Standards (DM40 and DM41)
- DM47 Princes Risborough to Aylesbury (PRA) Safeguarded Land

## ***Longwick-cum-Ilmer Neighbourhood Development Plan (March 2018)***

# 1 Introduction

The following policy is of relevance:

- Policy A3: Retaining Longwick Village's Distinct Rural Identity

## ***Supplementary Planning Documents and Guidance***

Supplementary Planning Documents and Guidance provide guidance on the way to apply policies in the Development Plan. The most relevant are:

- Residential Design Guidance SPD (adopted June 2017)
- Chilterns' Buildings Design Guide and Supplementary Technical Notes (updated Feb 2010)
- Housing Intensification SPD (adopted 2005, revised Oct 2011)
- Planning Obligations SPD (April 2013)
- Community Facilities SPD (adopted October 2011)
- Buckinghamshire Countywide Parking Guidance (October 2015)

## ***Further Information***

- Community Infrastructure Levy Charging Schedule (adopted November 2012)

Conservation Area Appraisals (updated January 2017):

- Alscot Conservation Area Appraisal
- Horsenden Conservation Area Appraisal
- Princes Risborough Conservation Area Appraisal
- Askett Conservation Area Appraisal
- Monks Risborough Conservation Area Appraisal
- Whiteleaf Conservation Area Appraisal

# 1 Introduction

## 1.5 Community Engagement

### 1.5.1 Community Engagement so far

The option to expand Princes Risborough was first considered in the main Wycombe District Local Plan Options consultation in February 2014 when it was becoming clear that a much higher level of housing growth needed to be planned for. This was the start of consultation with local people about expanding Princes Risborough which to date has included:

- February/ March 2014 – Options consultation on the Local Plan.
- August 2014 – Tibbalds Planning and Urban Design commissioned to look at the potential of the expansion area.
- September 2014 – initial exhibitions/drop-in sessions to explore local issues.
- December 2014 – Tibbalds Report on findings published.
- January 2015 – meeting/feedback sessions to discuss findings. Exhibition coordinated with Network Rail who held an exhibition on East West Rail at the same time.
- March 2015 – the Local Development Scheme was updated to confirm the timetable and preparation of an Area Action Plan for Princes Risborough<sup>3</sup>.
- May/ June 2015 – Princes Risborough Steering Group created, chaired by the Town Council incorporating local people and groups to help guide and inform thinking. Regular forum for local agents and landowners also set up.
- July 2015 – exhibition and public drop-in sessions to share emerging plans for the major expansion of the town and gather ideas for town centre improvements.
- Autumn 2015 – steering group and agents' forum invited to a series of intensive workshops on design and infrastructure issues, culminating in an all-day session about the preferred scenario on 1 December 2015.

---

<sup>3</sup> A separate Risborough Area Action Plan was proposed to be prepared to speed delivery of the comprehensive area of development at Princes Risborough compared to the district-wide Local Plan timetable at the time, in the context of speculative applications.

# 1 Introduction

- November/ December 2015 – Regulation 18 consultation inviting written responses on issues for the Princes Risborough Area Action Plan.
- February 2016 – six week public consultation on the Draft Town Plan<sup>4</sup> for Princes Risborough. A leaflet was delivered to all homes, market stall, exhibitions and consultation events to meet local people face to face and answer questions. 367 comments received and published on WDC website.
- June-August 2016 – Consultation on the District-wide Local Plan.
- September 2016 – presentation on the Local Plan to update stakeholders.
- December 2016 – formal decision from Council to incorporate Princes Risborough Town Plan into the main new Local Plan.
- March 2017 – presentation on the Local Plan to update stakeholders.
- July 2017 – face to face discussions with local people at the Street Festival and a public meeting at the Community Centre to update local people and answer questions.
- 2017/ 2019 – ongoing engagement with Buckinghamshire County Council on the development of the draft SPD.
- October 2018 – Briefing of Princes Risborough Town Council on the overall structure, the analysis, development requirements, and the draft urban design framework plan.
- February 2019 – Discussion with Princes Risborough Town Council on draft design details and approach to different character areas.
- May 2019 – Sharing of the draft SPD with the Town Council, having reflected on their previous comments – update on design and briefing on delivery issues.
- May 2019 – workshop with key developers of the main expansion area when the development requirements, design approach and delivery issues were discussed.

---

<sup>4</sup> As an Area Action Plan

# 1 Introduction

The Princes Risborough draft Town Plan proposals have been incorporated into the District-wide Local Plan. The new Local Plan was approved by Wycombe District Council's Cabinet and Council in September 2017 for Publication (Regulation 19). This was followed by a formal six week consultation (16 October – 4 December 2017) where comments, or written representations, were made on the soundness of the Plan. The Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government in March 2018 for examination by an independent inspector from the Planning Inspectorate.

The public examination hearings to test the soundness of the Local Plan began for two weeks in July and resumed in September for a further two weeks. The policies relating to Princes Risborough development framework (Matter 8) were the focus of the hearings on 5 and 26 September 2018.

Following the hearings the Inspector has recommended Proposed Main Modifications to the Plan to make it sound, which have been subject to consultation (13 February– 27 March 2019). Written representations on these Proposed Main Modifications have been received and passed to the Inspector for her to consider when finalising her report. The Council is currently awaiting the inspector's report.

The key issues raised through the consultation exercises and responses to these throughout the plan preparation are outlined in the next section of this report.

# 1 Introduction

## 1.6 Availability of documents

This consultation draft and background documents are available online at [www.wycombe.gov.uk/risborough-expansion](http://www.wycombe.gov.uk/risborough-expansion)

Copies of the consultation draft and background documents can also be viewed at:

- Wycombe District Council Offices, Queen Victoria Road, High Wycombe Bucks, HP11 1BB
- Princes Risborough Town Council Offices, The Princes Centre, Clifford Rd, Princes Risborough, Bucks, HP27 0DP
- Princes Risborough Library, Bell Street, Princes Risborough, Bucks, HP27 0AA

## 1.7 How to comment on this document

The Council is consulting on this document and welcomes any views you may have on the contents.

The public consultation period for this document is from 4 June to 21 July 2019. Comments are invited and should be sent by 11.59 p.m. on **21 July 2019**.

You can submit comments:

- Via the website using our online response form at [www.wycombe.gov.uk/consultations](http://www.wycombe.gov.uk/consultations)
- By email to [risborough.expansion@wycombe.gov.uk](mailto:risborough.expansion@wycombe.gov.uk) (you can download a Word response form on the above webpage)
- By post to Spatial Planning, Wycombe District Council, Queen Victoria Road, High Wycombe HP11 1BB

If you have any questions about the document please contact: [risborough.expansion@wycombe.gov.uk](mailto:risborough.expansion@wycombe.gov.uk)

Please note that this is not an opportunity to comment on the Local Plan.

# 1 Introduction

## 1.8 Timetable to adoption

Once the consultation closes, the Council will review the responses received and amend the document as required.

The Council is aiming to adopt the Supplementary Planning Document by the end of 2019.