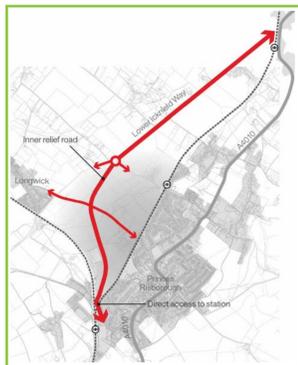


# Princes Risborough

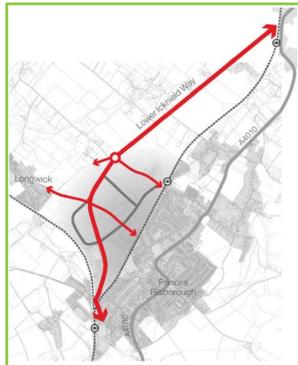
## Update on the Expansion Plans Draft - work in progress



Issue 1 Response 1: Outer Relief Rd - Diagram showing the potential align of an outer ring road



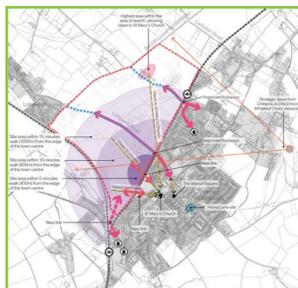
Issue 1 Response 2: Inner Relief Road - Diagram showing how a relief road within this area could provide a strategic connection from near to the station across the study area and up to Lower Icknield Way.



Issue 1 Response 3: Diagram showing how a new route through the area of search could serve the new development directly as well as providing an additional route around the north of the town.



Issue 2: Diagram showing how which parts of the area of search (in orange) could have good pedestrian access to Princes Risborough Train Station via a new link, and to improved bus services along Longwick Road, or within future development (in blue).



Issue 3: Diagram showing the parts of the area of search that are within closest walking distance of the town centre. Access to the town centre is significantly enhanced with new pedestrian and cycle crossings over the railway line. The location of St Mary's Church is also shown.



Issue 4: Diagram showing the potential for strategic green networks within and around the area of search making good use of existing rights of way and areas of ecological value.

Wycombe District Council published the **Princes Risborough Expansion: Issues and Responses** report which explores options for the expansion of Princes Risborough last December. Extracts from this are shown here, and it can be seen in full at [www.wycombe.gov.uk/newlocalplan](http://www.wycombe.gov.uk/newlocalplan).

### Development and Associated Open Space Areas

In the last few months we have been listening to local views and working closely with representatives from Princes Risborough Town Council and other local representative bodies.

We are now entering the next phase where we will look at what the preferred options would be and we have outlined these in a 'preferred development scenario' as shown on the **Development and Associated Open Space Areas** plan. This indicates how 1,900-2,500 homes could be accommodated in the area north of the railway line.

The **Local Density Study** diagram shows the wide range of housing character and density in the town today. This has been done to make sure that new development is not planned at a different scale to the rest of the town, nor uniform in character, instead adapting to suit the location, landscape setting and access to local facilities.

### Work in Progress

The **Development and Associated Open Space Areas** plan includes options for land like the sewage treatment works or the former Leo and today's Hypnos sites. It is possible that these could be better if relocated to new premises and sites, and the land included in the study area. These are shown on the **Work in Progress** plan, which highlights other areas of further study, due to report back later in the year.

### Town Plan Steering Group

Wycombe District Council has agreed to prepare an Area Action Plan (AAP) for Princes Risborough. It is the best way to ensure that a comprehensive, rather than piecemeal, approach is undertaken to setting policies for any new development and infrastructure provision in the future. This will include wider benefits to the town and improvements to the town centre in particular. A Princes Risborough Town Plan Steering Group has been established with representatives from key local bodies to guide the development of the plan. The Steering Group will also prepare a **Vision and Objectives**, which will inform how the plan develops from this stage onwards.

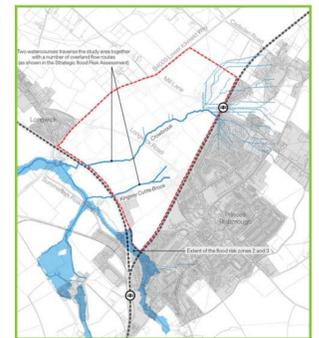
### Next Steps

The plan for Risborough will go through a number of stages before it can take effect. In spring next year we expect to consult on a draft plan. We will use the feedback from this to prepare a revised plan, and will aim to publish this towards the end of summer next year. This plan will be tested by a planning inspector at a public examination early in 2017 where anyone can come to the table with their views. If the plan passes the examination, it could be adopted by the Council in summer 2017.

### Give your views

**We want your views on the ideas shown here, as well as on the draft Vision and Objectives, and potential town centre improvements. As background studies are continuing, we will be holding a formal public consultation later this year in November on the findings and recommendations.**

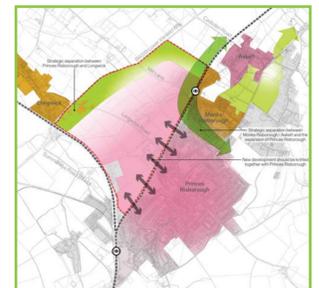
All images on this board are from the *Princes Risborough Expansion: Issues and Responses* report, December 2014



Issue 5: Diagram showing the parts of the area of search that are subject to flooding and drainage issues of various types. The areas affected within the study area are subject to poor drainage and surface water flooding issues.



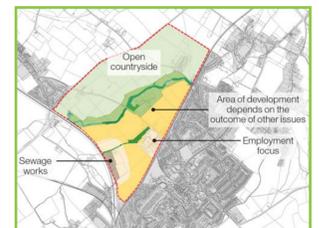
Issue 10: Diagram showing the relative visual impact of different parts of the study area. The key views are from the AONB to the east.



Issue 7: Diagram showing the broad arrangement of settlements around Princes Risborough, including Monks Risborough, Longwick and Asnett and indicating the need to use landscape to ensure that these remain distinct.



Issue 8: Diagram showing the Conservation Areas within and around Princes Risborough including the Aiscot Conservation Area within the area of search.



Issue 9: Response 1 - Diagram showing the potential maximum extent of development if the Crowbrook Stream is used as the outer extent of development.



Issue 9: Response 2 - Diagram showing the potential maximum extent of development if a new inner relief road is used as the new outer extent of development. Care would need to be taken to ensure that this remained the permanent outer edge of the town.



Issue 9: Response 3 - Diagram showing how the existing pattern of field boundaries and new areas of woodland and buffer planting can be used to create an appropriate edge to the expansion. Areas of higher ground are avoided to minimise visual impact.