High Wycombe - overview

Objectives - What we want to achieve in the High Wycombe area

1. Cherish the Chilterns
   - Recognise the unique role of the Chilterns and transform people’s perception of the town.
   - Improve the connections between town and country.
   - Respect the identity of the adjoining settlements to High Wycombe.
   - Continue to “open up” the River Wye and improve the Hughenden Stream corridor.
   - Improve open space provision in the Desborough area.

2. Improve strategic connectivity
   - Improve access to the town from the M40.
   - Improve connectivity to the north, without causing harm to the Area of Outstanding Natural Beauty.
   - Provide a strategic walking and cycling route to Bourne End and Woburn along the former railway line while we investigate the case for the railway to be re-opened.

3. Facilitate local infrastructure
   - Improve congestion on the London Road and other key traffic hotspots.
   - Further develop the cycle network and continue to improve public transport including the introduction of smart bus technology.
   - Expand both primary and secondary education provision and ensure new GP surgeries are provided where required.

4. Foster economic growth
   - Protect existing employment land, provide new sites and make improvements to Cressex Business Park including better access.
   - Develop the former reserve sites and release strategic and smaller sites from the Green Belt.

5. Deliver housing
   - Accommodate around 50% of the District’s new housing.
   - Develop the former reserve sites and release strategic and smaller sites from the Green Belt.

6. Champion town centres
   - Make the town centre more people friendly with streets designed with their needs in mind and traffic re-routed.
   - Establish more office space in the town centre.
   - Ensure developments in the Handy Cross area do not compete with the town centre.

Town Centre Masterplan
Our ambitious plans for High Wycombe town centre include creating an alternative route to serve the town. We’ve completed phase one to the west of the town and work will start this summer on phase two - along Westbourne Street and linking to Desborough Road and Lily’s Walk.

There will be new street lights, planters, bus stops and a rearrangement of parking bays. Works are planned to start in August and construction is expected to take up to 11 months to complete. Work on the last section, constructing a new link through the old gas works site up to Suffield Road and continuing along Queen Alexandra Road will start in 2017.

Neighbourhood Planning
The Daws Hill Neighbourhood Forum is preparing a neighbourhood plan for the Daws Hill Lane area.
High Wycombe - focus on sites

**Reserve sites**
- Four of the larger sites proposed around High Wycombe are reserve sites – the Council has already agreed to the development of these sites. They are:
  - Abbey Barn North (60 – 90 homes)
  - Abbey Barn South and Wycombe Summit (440 – 550 homes and some business)
  - Gomm Valley and Ashwells (480 – 640 homes, primary school and some business)
  - Terriers Farm (380 – 540 homes)
- We’ve been working with Liaison groups made up of local community representatives to prepare development briefs for these sites which will shape development in the future.
- We have already consulted on a draft development brief for Abbey Barn South and Wycombe Summit.
- Emerging development briefs for the reserve sites have informed the Local Plan detailed policies for how these sites should be developed, to ensure we secure quality development and the right infrastructure.

**Small sites / regeneration**
- Around half of all housing in the plan is proposed in the High Wycombe area.
- Whilst there are some large sites proposed in the Plan, a lot of the housing will be built on smaller sites, mostly brownfield sites – see below.
- Redevelopment of these brownfield sites will help to regenerate local areas and improve the local environment. A good example of this is the Leigh Street area where a mixed use development of homes, business and community uses will help protect and improve the conservation area.

**Booker/Airpark**
There are some major proposals in the Booker/Airpark area and we have a special drop in session there on 14 July at the Cressex Community Centre.
Proposals include taking land out of the Green Belt for:
- New business development at the AirPark and potentially at High Heavens
- A smaller housing site off Horns Lane.

**Gomm Valley and Ashwells (HW6)**

**Terriers Farm (HW7)**

**Abbey Barn South (HW5)**

**Hazlemere**
Our special drop-in session at Hazlemere Community Centre on 11 July will highlight new proposals for the area including:
- Taking land out of the Green Belt for housing at land off Amersham Road (HW8)
- The possibility of taking land out of the Green Belt for housing on land off Penn Road (HW12)
- A new cemetery at Queensway (HW19)

**Other sites**

**Glynswood, Green Hill**
Releasing this site from the Green Belt could provide around 40 homes.

**Former Bassetsbury Allotments**
This former allotment site could provide around 30 homes, mainly starter and affordable homes.

**Rear of Hughenden Road**
Development has already started at Hughenden Quarter which will be home to around 700 people when finished, with a student village and a retirement village on the site. There is the potential to improve the area further on the other side of the stream through residential development of the back garden area. This would have to be done very sensitively whilst retaining the existing houses.

**Gypsies and Travellers provision**
The Plan sets out two different options to meet the needs for our travelling community.
We are consulting on a number of sites in the draft Plan including:
- Old Horns Lane, Booker (GT020)
- Land at High Heavens, Booker (GT019)
- Sanfoin Farm, Wooburn Moor (GT013)
- The Nursery, Flackwell Heath (GT014)