
From: Lesley [REDACTED]
Sent: 24 March 2019 19:16
To: NewLocalPlan
Subject: Consultation on the proposed main modifications to Wycombe District Local Plan

Dear Sir

We detail below our representations on the proposed main modifications:

PMM1. Para 1.15 (Page7)

The plan does not take into consideration the emerging strategic projects across the District which will effect the number of homes required in the area. These include the new Oxford-Cambridge Growth Arc and associated East-West Expressway which will deliver one million homes by 2050 in a broad area between Oxford and Cambridge and also the impact of HS2 and the new Heathrow expansion. This section concludes ' A number of matters remain uncertain. This could lead to the need for an early review of the plan'. With this in mind, provision should be made in the plan for a very early review with regard to the number of houses required by the District.

PMM6. Para 4.36 (Page 44)

The plan uses ' old methodology housing numbers based on 2014- based household projections rather than the simplified standard methodology'. ' In September 2018 updated household projections were published which showed lower projected household growth in the District'. Using the ONS figures for 2014 is completely outdated and the newly released figures for 2016 show a massive reduction of 25%.

PMM6. Para 4.40 (Page 45)

'Having considered and tested all the reasonable options, a housing capacity of 10,925 was identified for within the Plan period up to 2033. Development ABOVE this level would cause SIGNIFICANT AND DEMONSTRABLE HARM or be contrary to specific national policies that restrict development. Up to date monitoring of commitments to March 2018 has identified a GREATER supply of housing than the plan target'.

The modifications in this plan show an increase in the number of houses above the target levels of approximately 1,000 homes. In addition the windfall sites have been underestimated by the Council (who are using outdated figures for windfall sites) so that the number of houses under this plan has increased to 13,000. The Council has made little effort to consider all brownfield sites.

Princes Risborough has taken the brunt of the housing allocation as the District is so restricted by the ANOB. Surely rather than now increasing the total number of houses under the plan, a reduction should be made to the Princes Risborough. The huge allocation of houses to Princes Risborough will ruin a beautiful medieval market town and is not sustainable.

PMM2.1 (Page 15)

PMM10 Policy CP11 (Pages 79-80)

PMM10 Para 4.118 (Page 80)

These modifications refer to the enhancement of the historic environment and the significance and special interest relating to heritage assets. Policy CP11 specifically refers to 'taking opportunities to reinforce the positive contribution to local character and distinctiveness by sustaining the historic environment'. PMM10 states ' Any development proposal that affects the significance or special interest

of heritage assets, including by being within the setting, needs to consider the protection, conservation and enhancement of that significance or special interest'.

The expansion area in Princes Risborough completely surrounds and engulfs the historic hamlet of Alscot. This hamlet is made up of a Manor House, Farm House, Two Cottages, Two converted barns and a converted stables. Most of the buildings are grade 2 listed. It lies in a chalk valley alongside the Crowbrook Stream surrounded by open countryside and is very special.

Under the new local plan, Alscot Conservation Area will be in the centre of the ' new town' and will completely lose its identity which is contrary to the NPPF guidelines.

PMM33. Policy PR8 (Page 214)

This refers to the new relief road which is not supported by the local community and concern has been raised by developers as to the viability of their developments taking into account the cost of the relief road.

In the Summer of 2018, Wycombe District Council stated that 'the government had announced it would make £12 million available to help build roads which will be needed to bring forward the delivery of new homes in Princes Risborough'. This information was sent to all the District households in the Summer update leaflet and on questioning this at the Inspector's hearing in September, Wycombe District Council admitted that they had not been allocated the funding but were applying for it and it was not a foregone conclusion that they would receive this.

The relief road is a major requirement of the expansion and without this at a very early stage, the whole area will be completely gridlocked especially with the added construction vehicles.

There are still major concerns with this plan and a further review is required.

Yours faithfully

Lesley and Peter Lunnon

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