

Matter 3 - Housing Provision, Supply, Affordability etc. – Matter 3

Questions 1,2,5,6,7,8,9, 13 and 14

We have combined our response on this Matter in particular with regard to questions: 1,2,5,6,7,8,9, 13 and 14.

The Plan is proposing 2650 new homes for Princes Risborough almost doubling the size of the town. This includes 2,357 new homes to the west of the town beyond the railway line. We do not consider that this is sustainable, soundly based, supported by robust and credible evidence, nor is it consistent with national policy or deliverable. This is not in proportion to the size of the town.

The need for more new homes we accept – in particular affordable homes. However the proposals in this Plan are not sound planning, legally compliant or embrace the duty to co-operate.

We question whether the number of new homes proposed in the Plan for the district has been properly challenged by WDC. We believe this should be less and organisations such as CPRE have demonstrated the unreliability of the source of the objectively assessed need.

The Government Housing White Paper (Feb. 2017) raised a number of issues including the recognition that planning approvals are not being implemented by developers and that developers are renegeing on affordable housing. The Conservative manifesto promised more '*high density housing*' whilst '*maintaining the existing strong protections on designated land like the Green Belt, National Parks and Areas of Outstanding Natural Beauty (AONB).*' It also promised to rebalance housing growth across the country.

The outcome of the consultations on the Housing White Paper and the follow up paper, '*Planning for the right homes in the right places*' (Sept. 2017) is expected to be known in 2018. There is a desire in the White Paper to support higher-density housing in urban locations that are well served by public transport. In locations that '*provide scope to replace or build over low-density uses (such as retail warehouses, lock-ups and car parks); or where buildings can be extended upwards by using the 'airspace' above them*'.

Suggestions:

- A more proportionate number of new homes for Princes Risborough - c1000
- More one and two bedroom homes to satisfy the need for starter homes for young people and downsizing homes for the elderly.
- Greater focus on brownfield sites and regeneration of the town centre in Princes Risborough – bringing more people into the town.