

Matter 5 Written Statement – Ian Parkinson (725)

I would like to add some further responses to Wycombe District councils Local Plan. But may I explain my interest firstly I am a concerned resident of Princes Risborough and was also a member of the Princes Risborough Steering group for most of its existence. I have found many of the issues raised in the minority report resonated with my experiences so had no hesitation with adding my name to it. With a background of 30 years of experience managing finance departments around the world, I took my time responsibilities on the Steering group seriously and researched planning issues and legislations, and as expected it discovered it is a complex field and not as black and white as it was often painted by WDC. My view on the plan is closer to those of RARA, than WDC, and I have assisted them in producing their responses, but I have different views that from them on some issues, which I would like to put forward at your enquiry bringing a different perspective to some of the matter, which I have already applied for earlier this month.

Matter 5

A and b,g) Princes Risborough has its place both in the landscape, but also as the service centre for the surrounding settlements. The view from the historic Whiteleaf Cross and Ridgeway paths are complimented by the town, and past developments have recognised this and stayed proportional, and allow these to remain intact. This plan envisages growth on an overwhelming scale which will destroy both its place in the landscape but also its role as the head of the community without substantial investment which this plan lacks in terms of detail and commitments.

D and m) As mentioned earlier, the local effect of climate change has been ignored, there will be an increase in rain due to CC but also the distribution of rainfall will alter with it being less seasonal, and individual storms being more intense so greater flash flooding. Therefore, increasing flow off the surrounding hills, will make towns like Risborough more susceptible, and water accumulating at the lowest point like the new proposed relief road.

e) The Chiltern AONB covers both the designated areas and settings, the degree and settings has not been treated consistently throughout the Local Plan, and also in the review of green belt sites. This has extended further with views from non OANB protected viewing points being used to limit development within High Wycombe. Whilst in Princes Risborough the plan to build 2,500 homes in the direct line of a historic viewpoint is ignored, then ironical evoking it to restrict growth in Longwick half a mile, beyond the development. Up to 2011 the biggest development permitted in the settings of an ANOB was 450 in Hampshire, so the proposal for PR is on scale of five times anything previously seen, in an AONB setting.

h) The overall Plan of not building the houses in the right places means that carbon emissions will be increased as a direct consequence of this policy. However, this is made worse by the fact that a lack of resolving traffic bottlenecks and adding more traffic to them will led to more idling traffic which produce more polluting gases then free moving petrol driven vehicles. I note that the proposed relief road for Risborough will lead to further traffic congestion. It also proposed to go through the middle of the new housing estate and be near a new school, so putting a large portion of their population in contact with harmful car emissions, and in particular children.

J) In recent presentations from developers, they have supported the councils stated aim of preserving the diverse character of the buildings of Risborough, however the plans show that after

this plan is completed half of the town will have the same design of housing, definitely overwhelming the town.

l)The chalk rivers are recognised UN areas of unique natural environments and the Risborough area is at the head of many of these fed streams. As the Council's own review has stated the level of water pollution will increase but not break any regulations. Some of this is due to a fall in phosphates because of the removal of agricultural land and fertilizers, but this will be more than replaced by other more damaging metals such as lead. There commissioned report does not cover the more recent pollutants like microplastics, which were not recognised at the time, and with an increase in filter size proposed as a solution, this will increase the levels of microplastics in the water.

l)After a history of sewage leak problems in the Risborough area, which are still on going, Thames Water commissioned a report into the issues, that concluded that the sewage pipes need upgrading, something that WDC have accepted. The report's authors felt further research and more relevant figures needed to be obtained to better understand the effect of Urban Creep and Climate change, this is still outstanding. They concluded that the capacity of the sewage treatment was nearing capacity, so could accommodate a few hundred new homes only, this is consistent with Thames Water's representation, but cannot accommodate the thousands of new homes proposed.

m)WDC is in an area that is recognised as being under water distress, there is no increase in supply expected till 2029 at the earliest. Therefore, there will have to be controlled by reducing demands, the effect so far has been patchy, but a dramatic increase in any housing will be expected to make this situation worse.

n) The NPPF encourages the Rural economy, within the Chiltern area tourism is expected to be a fast-growing part of the economy, this is something that the Local plan professes to encourage, in the Risborough area the best location to exploit this, and a poorly performing economy area, the opposite is occurring. As part of the Plan many trails have to be closed and the start point in the town is being isolated from the sources of attraction. It is also leading to the removal of bridleways and pathways so reducing recreational activity.

Can I take this time in thanking your staff in the assistance they have provided in this process and in particular Ian Kemp in his patients in answering my many questions.lok8lllo

Yours respectfully

Ian Parkinson.