

**Matter 6 - Green Belt – Matter 6**

(We will be attending and would like to participate at the Hearing on this Matter)

Question 1

We do not believe the Green Belt assessments are soundly based, justified and consistent with national policies. We accept that some Green Belt land may have to be released for development but we need a more complete and consistent review to identify those sites, and in particular brown field sites, that no longer satisfy Green Belt requirements. This review must be aligned with the NPPF focus on sustainable development.

WDC want to build 58 new homes in Green Belt land behind Poppy Road in Princes Risborough. Issues keep coming to light with regard to this proposal. The environment issues and challenges in gaining access continue to mount for WDC. The Plan is clear that the 'Culverton' route proposal for the Relief Road is needed to gain access to this site. We believe that this is the main driver for the proposed route of the relief road.

We cannot accept that the need to construct 58 new homes (in Green Belt and adjacent to AONB) can justify what is according to the Plan, 'Major new road infrastructure in the form of a relief road' going through prime agricultural land, Green Belt and AONB. The National Planning Policy Framework (NPPF) requires that permission be refused for major developments in these areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. There is no such justification, it has not been presented in the plan, and we also believe that the number of possible new homes in this site may reduce.

These new homes could easily be accommodated either within Princes Risborough town centre – for example between the High Street and New Road, or on Blanchfords commercial site at the junction of Picts Lane and Station Road – the latter could be relocated to one of the industrial parks proposed, alleviating at the same time a current access problem for large lorries.

Avoiding any new homes on the Poppy road site would negate the need for the proposed major new relief road development in Green Belt land (and AONB land).

Suggestions:

- Carry out a more complete Green Belt land review when the revised NPPF has been published. Relate any planned release of Green Belt land for development to the NPPF requirement for sustainable development.

Question 3

Yes we accept that exceptional circumstances exist to justify a revision of Green Belt boundaries. However none have been provided in the Plan to justify the proposed new homes behind Poppy Road or the associated relief road in Green Belt land required for access to this development.

Suggestions:

**Wake up Risborough Group – ID:WDLP 190707 - PI Submission  
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- Review proposals for Poppy Road and the route of the relief road when a more complete Green Belt review has been carried out.