

## HEARING SESSION STATEMENT 2 BY THE NORTH BUCKS PARISHES PLANNING CONSORTIUM

### MATTER 8: DEVELOPMENT FRAMEWORK – PRINCES RISBOROUGH

The Wycombe District Local Plan, in our organisation's view, fails to plan adequately for the expansion of Princes Risborough to 2033 and beyond. The Concept Plan in Figure 26 indicates the clear intention to utilise the Main Expansion Area to only deliver 2,357 new homes, with constraints to positive growth beyond that number. This is simply not acceptable because, with so much of the district washed over by AONB and Green Belt, the area beyond Princes Risborough's future boundary, which is not similarly constrained, will have to deliver a very significant proportion of the district's housing growth.

Paragraph 5.3.33 confirms - *A green buffer is retained south of the Lower Icknield Way as open countryside or strategic open space with limited land uses, continuing around Longwick Bog. This is to function as a separation between the main expansion area and the village of Longwick, so preventing the coalescence of the two settlements.*

The green buffer runs the entire length of the north western boundary of the Main Expansion Area, which cannot be justified to ensure 'a separation between the MEA and the village of Longwick.' What it does is to very significantly constrain the future expansion of Princes Risborough, which is both unacceptable and unsound.

Paragraph 5.3.43 confirms - *The concept plan illustrates a range of average net density figures of 25 to 38 dwellings per hectare. Lower levels of housing density could require more land to deliver. Using average density figures per area will allow for a range of development types within them to suit the local context.*

There is mention that 'lower levels of housing density could require more land to deliver.' It speaks volumes that again WDLP does not recognise nor consider the merits of higher levels of housing density. When housing developments on greenfield land sites in towns in the north of Aylesbury Vale are delivering gross dwellings per hectare of 30 and more, a **net** density figure of a mere 25 dph is unsupportable and surely a **net** density of 38 dph as the maximum, obviously reflects a failure to build flats and town houses in sufficient numbers. This shows an unsound approach to the delivery of new homes in the very significant expansion of Princes Risborough.

Paragraph 5.3.55 confirms - *The outer edge of the town expansion area warrants its own policy, to reflect the fact that, once the town has been expanded, future gaps will become critical to the protection of the countryside and surrounding settlements. With this in mind a buffer zone has been drawn (see figure 28) which picks up the PR5 settlement boundary, and identifies the key gaps to Longwick, Meadle, Great and Little Kimble, Askett, and Horsenden.*

The phrase ***once the town has expanded***, is, in our organisation's opinion, a clear indication of the expectation of Wycombe District Council that, once the Princes Risborough Main Expansion Area has been fully developed, there will be no further expansion beyond the north western boundary. This is both unacceptable and unsound.