

5.0 What is proposed in Specific Areas

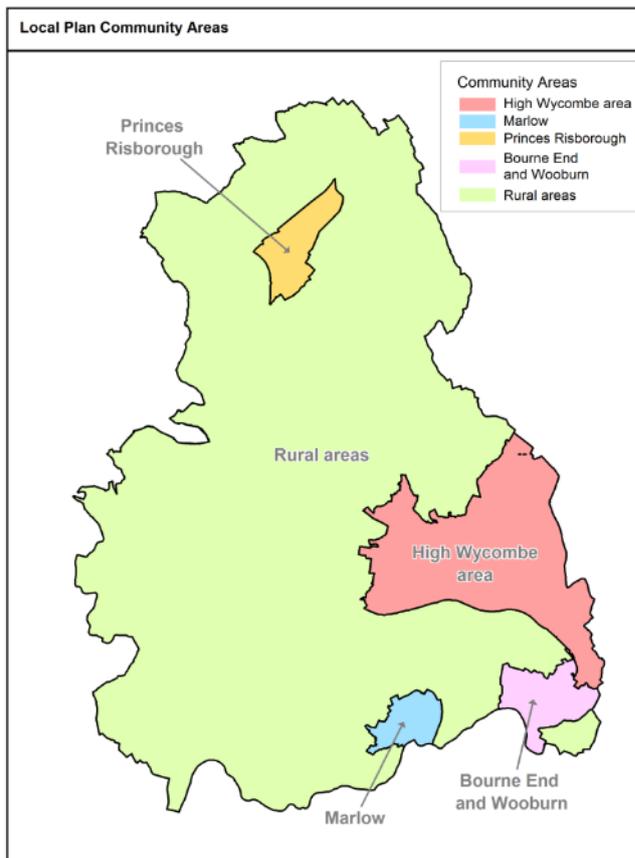
Introduction to this section

5.0.1 This section sets out what is proposed in specific areas of the District. It identifies the main sites proposed for new development in the following 5 locations:

- High Wycombe area
- Marlow
- Princes Risborough
- Bourne End and Wooburn
- Rural Areas

Each section starts by setting out the key principles for what we want to achieve in that area.

Figure 9 Local plan community areas



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- 5.0.2** For some of the more major sites, detailed site policies set out what is proposed and what is expected as part of that development, including infrastructure requirements.
- 5.0.3** This section only includes new sites proposed in this plan. There may already be sites that have planning permission in your area – these are not included in this section, but they have been taken into account in assessing how the overall needs of the District are to be met. In addition some development will take place in your area that does not require planning permission – it is called “permitted development”.
- 5.0.4** Details provided about the sites include an indicative quantum of development. This is based on an initial assessment of its potential capacity and is neither a maximum nor a minimum. Further detailed assessment may indicate a different quantum is appropriate. To help explain how development should happen, illustrative diagrams are included with some

policies to show how and broadly where development might take place. These are for illustrative purposes.

5.0.5 The site policies focus on issues that are specific to the site rather than more generic requirements. So for instance a policy will not set out what the requirements are for open space in a development unless it is a different requirement to the existing policy that is set out in Policy DM16 of the Delivery and Site Allocations Plan. The same applies for issues such as affordable housing requirement which is set out in Policy DM24 of this Plan. The site specific policies therefore should be read alongside other policies in this plan and the Delivery and Site Allocations Plan to understand the full requirements from development. There may also be development briefs for individual sites that set out more detail. Key generic development management policies that should be considered in relation to each of the allocated sites include:

- In this Plan
 - DM22 Housing Mix
 - DM24 Affordable Housing
 - DM30 The Chilterns Area of Outstanding Natural Beauty
 - DM31 Development Affecting the Historic Environment
 - DM32 Landscape Character and Settlement Patterns
 - DM33 Managing Carbon Emissions: Transport and Energy Generation
 - DM34 Delivering Green Infrastructure and Biodiversity in Development
 - DM35 Placemaking and Design Quality
- In the adopted Delivery and Site Allocations Plan for Town Centres and Managing Development:
 - DM2 Transport Requirements of Development Sites
 - DM14 Biodiversity In Development
 - DM15 Protection and Enhancement of River and Stream Corridors
 - DM16 Open Space in New Development
 - DM19 Infrastructure and Delivery

5.0.6 Other development management (DM) policies will also often be relevant so this is not exhaustive list but a signpost to some of the key policies.