

Draft Local Plan Core Policies

Summary of responses to consultation – June-August 2016

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Introduction Sections

Respondents:	McGough Planning Consultants Ltd (Lunnon Family) (DNLP 2900) Richard Buxton Environmental and Public Law (Residents of Seymour Plain) (DNLP 3082) Turville Parish Council (DNLP 2797) Newton Longville Parish Council (DNLP 2958) Wycombe Wildlife Group (DNLP 2608) Pegasus Group (Bovis Homes Ltd) (DNLP 2962) High Wycombe Society (DNLP 2877)						
Number of Representations:	7	Objection:	2	Support:	2	Comment:	3

Summary of issues/comments:

Supporting:

Executive Summary

- Support for the strategy identifying Hollands Farm North (BE2) as a housing site.
- Support for the strategy, particularly the reference to Bourne End and Wooburn as one of four main towns where housing development should be accommodated.

The Big Challenge

- Support for comments made in Para 2.16.
- Support for the River Wye and Hughenden Stream being referred to as internationally important habitats.

The Strategy

- Support for the draft Local Plan's strategy.

Objecting:

Introduction and Context

- It is clear WDC does not have such a vision and such objectives.
- The choice of a single Housing Market Area for the whole of the areas covered by Aylesbury Vale, Chiltern, South Bucks and Wycombe districts is flawed.

The Big Challenge

- Level of housing need is considered to be too high and lacking in justification, and should be reduced.
- Concern that the Plan is proceeding on the basis of a housing needs assessment that is fundamentally flawed, and the Plan should not proceed on the basis of these housing numbers.

Commenting:

Foreword

- The council recognises the need to foster economic and social wellbeing, but there is no indication of how the council intends to meet this objective.

Introduction and Context

- The Plan period should run from a forward date close to when it is to be submitted.
- Paragraph 1.13 inaccurately refers to a range of local authorities, whereas the Duty to Co-operate is with local planning authorities and county councils, and it doesn't include a requirement to cooperate with all local authorities.

The Big Challenge

- Council must define 'unacceptable harm'.
- WDC have demonstrated some development within the Green Belt is appropriate through its proposals, so it's unreasonable to conclude unacceptable harm will result to the Green Belt by introducing sufficient housing to address the OAN.
- There is the opportunity to introduce additional development to existing Green Belt sites, which will not conflict with the purposes of the Green Belt, enabling more of the OAN to be addressed.

Visions and Strategic Objectives

Respondents:	Flackwell Heath Residents Association (DNLP 2830) Chilterns Conservation Board (DNLP 1390) Rectory Homes Ltd (DNLP 2775) Revive the Wye Partnership (DNLP 2925) Wycombe Wildlife Group (DNLP 2608) Chiltern Society (DNLP 2735) M40 Chilterns Environmental Group (DNLP 1193) McGough Planning Consultants Ltd. (Lunnon family) (DNLP 2900) P Bird (DNLP 1176) Turville Parish Council (DNLP 2797) Land and Partners Ltd (DNLP 2452) C & R Staples (DNLP 2772) Brands Hill Residents Association (DNLP 2411) S Wright (DNLP 1957) P Credland (DNLP 1316) M Reed (DNLP 0857) R H Atkinson (DNLP 2226) N Cook (DNLP 2902) Bucks and Milton Keynes Natural Environment Partnership (DNLP 2662) Natural England (DNLP 2654) C Royds (DNLP 0846) Historic England (DNLP 1798) High Wycombe Society Planning Group (DNLP 2877) C Day (DNLP 1579) Penn Parish Council (DNLP 2660) M Overall (DNLP 3044) C Royds (DNLP 0834) Pegasus Group (Bovis Homes) (DNLP 2962) Newton Longville Parish Council (DNLP 2958) M Nicholls (DNLP 2310) M Goodall (DNLP 2667)						
Number of Representations:	31	Objection:	2	Support:	8	Comment:	21

Summary of issues/comments:

Supporting:

- Support that these should be District-wide strategic objectives.
- Support for the whole visions and strategic objectives section of the Plan.
- Support for the need to safeguard the AONB.
- Support for the proposals to improve strategic connectivity.
- Support for the objective to 'Cherish the Chilterns' and for the wording of para 3.5.
- Support for all proposals for improved roads and rail links.
- Support for mentioning the importance of environmental features in objective 1.
- Support for development in Princes Risborough benefitting the area with better infrastructure than would otherwise be likely.

- Support for it being important to keep existing employment sites attractive. Some employment sites are in need of redevelopment.
- Support the reference for Bourne End and Wooburn being one of only two towns within Wycombe having direct access to Crossrail, Bourne End has better access than Marlow.
- Plans to improve connections to the south and the Loudwater junction are well developed and credible.

Objecting:

- Objective 1 is vague and the wording is meaningless.
- The Plan says nothing about how objective 1 will be implemented.
- An objective is to 'deliver homes' but there's no mention of how affordable housing will be provided in rural areas.
- The Plan ought to address the housing requirement in the context of WDC's long term strategic objectives, but it's clear that WDC does not have such a vision and such objectives.
- Some of the proposals within the draft Plan don't meet, or contradict, some of the objectives.
- Concern over the lack of mention of heritage, there should be greater focus on heritage issues in this section.
- The vision for the District is bland and generic.

Commenting:

General

- The Plan is most credible in setting how to achieve objective 5, but the policies to achieve objectives 2, 4, and 6 are less convincing and need further work.
- The Plan's vision and emerging development strategy should address impacts and opportunities for natural environment.
- The council should consider how each of the core planning principles set out in the NPPF apply, or can be applied, within the District - to make them locally and issue-specific to Wycombe.
- WDC need to demonstrate how they will meet the strategic objectives through its proposals, particularly delivering housing.
- The Plan should take a strategic approach to the protection and enhancement of the natural environment with and aim for a net gain in biodiversity, and where relevant there should be linkages with the Biodiversity Action Plan, Natural Improvement Area, Local Nature Partnership, National Park/AONB Management Plans, Rights of Way improvement and Green Infrastructure strategies.

Conservation

- There should be greater reference to the historic environment.
- There should be an additional strategic objective to treasure the District's built and industrial heritage.

- Section 3 is lacking in any provision to include the ecological regeneration or improvement of any specific areas. There should be specified compensatory improvements to increase the ecological value of specified sites with specific targets.
- Wycombe District has a set of attributes which are unique, if these aren't protected, the District will lose the values which make it an attractive and sustainable place to live, work and visit.
- It is important make greater reference the Districts environmental assets such as Chalk Streams and the River Thames, as they strengthen the argument the District is highly constrained by its natural assets which are central to its sense of place and the rationale for limiting the scale of development the District can accommodate.

Green Infrastructure

- The Plan should place equal emphasis on early and strategic planning for Green Infrastructure, as it does for 'Grey' Infrastructure – this should be set out in visions and strategic objectives.
- The Local Plan should recognise the need to provide Green Infrastructure not just for local needs, but as a contribution to provide for higher-level strategic needs.

Vision

- The 'Vision for Wycombe District' statement is weak because it doesn't reflect the unique distinctiveness of the District, which is described within the Local Plan and used as an argument for not meeting its full OAN. This needs updating.
- It should include the conservation and enhancement of the District's historic environment and heritage assets and their settings, and should also include greater appreciation and access to these.

Objective 1 Cherish the Chilterns

- No mention of cultural heritage in paragraph 3.5.
- It is essential that objective 1 properly feeds into the underlying policies of Plan.
- Objective 1 could go further from a landscape perspective.
- Objective 1 should recognise the contribution the River Thames Valley Corridor and Thames National Trail which adds to the District's 'sense of place'.
- Some villages in the AONB could see limited development without detracting from the AONB.
- Objective 1 is not carried through in the Plan proposals, and drafting amendments should be considered for this objective.
- Greater context should be added to para 3.5 and there should be reference to the AONB management plan.
- Objective 1 lacks reference the Chilterns Beechwoods SAC or other SSSIs, which forms part of the Chilterns experience and should also be cherished.
- Given objective 1, priority should be given to the AONB, and Green Belt should be excluded from development. To do otherwise would contradict this objective.
- Safeguarding the AONB should include some small developments and there should be more restrictions on large single dwellings which are occupied by weekenders.

Objective 2 Improve strategic connectivity

- Lack of mention of the improved rail link is surprising.
- The council should develop credible plans and include them within the final draft.
- Aims to improve connectivity to the north by road and south by rail to the Thames Valley are just aims.
- Issues regarding M4 Junction 3 and Junction 4 are caused by too much traffic for the stretch of local motorway. A two stage approach to addressing this issue is suggested.
- No mention of the link to Beaconsfield and east along the A40. There is no public transport route along this direction – a bus service would be useful.
- No mention of parts of the area's road network which have poor capacity and no easy means of widening.
- Objective 2 should recognise Green infrastructure as an important part of this.

Objective 3 Facilitate Local Infrastructure

- This was considered the weakest part of the Local Plan and most concerning.
- Infrastructure plans need further development.
- The final version of the Plan needs to be more specific and convincing and needs to consider all the identified sites, not just the reserve sites.
- Existing infrastructure is insufficient; the Plan will significantly increase the population.
- No mention of the footpath to Bourne End train station which should be improved.
- Narrow pavements on busy roads make walking and cycling unpleasant and sometimes dangerous.
- Pedestrian and cycle links over the River Wye should be included.

Objective 4 Foster Economic Growth

- The plans need more thought and development.
- Uncertainty over whether simply building more office space will be sufficient.
- Support for small amounts of development that are sensitive to the AONB in larger villages helping to foster the social and economic well-being of those communities, but this should also apply to smaller and medium sized villages. These developments can be achieved if designed sympathetically and are sensitive to the AONB.

Objective 5 Deliver Housing

- Well-developed plans in terms of identifying sites.
- Seeing sites identified but not allocated would be preferred at this stage.
- Residential design guidelines should promote better design of development.
- Proposals in the Plan contradict objective 5, as significant sites within the AONB are proposed.
- It is unclear how rural exceptions will still be incentivised if plan allocations for market housing are progressed.
- The approach of only allocating sites to meet two thirds of the OAN, is not contributing to a fair share. Greater allocations should be identified to meet the OAN.

- The reference to only 'small' amounts of development that are sensitive to the AONB was questioned. It was considered unduly constraining and that it wouldn't meet the objective of delivering housing.

Objective 6 Champion Town Centres

- The view of town centres in the Plan is inaccurate.
- The Local Plan doesn't seem to have any credible plan for improving High Wycombe's town centre and the view that there is still demand for retail space was disputed. As a result there's no prospect of the Wycombe's town centre being rejuvenated.
- There should be more change of use of buildings in residential, which would help rejuvenate the town centre.
- It is questioned why WDC is building outwards in sensitive locations, away from services when underutilised land exists.
- The Plan should explain what it means by 'environmental quality' in town centres.
- More specific language should look to; improve and provide Green Space, ensure at a more strategic-scale that access to larger areas of open space meets ANGSt criteria at a minimum, ensure the Green Infrastructure "principles" are applied to all spatial scales of development.
- The reference to 'environmental quality' should be expended to recognise the contribution of the historic environment to the attractiveness of town centres and villages.

Core Policy: CP1 – Sustainable Development

Respondents:	Natural England (DNLP 2654) T Carroll (DNLP 1886) Hedsor Parish Meeting (DNLP 1925) K Cooke (DNLP 2217) Paul Dickinson and Associates (Mr and Mrs Capp) (DNLP 2847) Don't Destroy Bourne End (DNLP 1929) S Fletcher (DNLP 1947) McGough Planning Consultants Ltd. (Lunnon family) (DNLP 2900) P Moxon (DNLP 2095) Chilterns Conservation Board (DNLP 1390) Little Missenden Parish Council (DNLP 2664) Naphill and Walters Ash Residents Association (DNLP 1573) K Smith (DNLP 0999) R Snell (DNLP 0540) J Southworth and residents (DNLP 2651) Railfuture (DNLP 1164) Planning Works Ltd (L Noe) (DNLP 1234)						
Number of Representations:	17	Objection:	7	Support:	4	Comment:	6

Summary of issues/comments:

Supporting:

- Inclusion of policy is supported.

Objecting:

- Development should go where jobs are located in order to minimise the creation of “commuter towns”. It should not go in the countryside or rural villages where a high density of development will harm the local village character.
- Approximately 50% of delivery of housing on green land cannot be construed as sustainable.
- Development should be prioritised on brownfield sites such as vacant offices first, and on greenfield sites only once all the brownfield is exhausted.
- Development of greenfield sites is contrary to the definition of sustainable development established in the NPPF.
- Where building on greenfield sites, Grade 2 farmland should be excluded on account of it being the highest quality of farmland and its loss would be categorically unsustainable.

Commenting:

- As opposed to developing on Green Belt land, consideration could be given to higher density development on brownfield sites within the towns.

- Existing policy is vague and could be misrepresented, suggest re-wording it to explicitly require developments both contribute to the overall objectives and the main place principles.
- Sustainable development should also give consideration to the environmental and social aspects of development.
- No formal definition is given to the word “sustainable”.
- Could smaller sites totalling up the same numbers of development as large development areas soften the impact of development, as opposed to putting a single large 250-300+ housing estate on the edge of an existing settlement?
- Policy should reflect the NPPF presumption in favour of sustainable development.

Core Policy: CP2 – Spatial Strategy

Respondents:	<p> S Brown (DNLP 0076) H Morton (DNLP 0606) Chiltern Railways (DNLP 0620) Aston Sandford Parish (DNLP 0787) F Kelly (DNLP 0986) Hawks Hill & Widmoor Residents Action Group (DNLP 0987) V Otter (DNLP 1013) G Richmond (DNLP 1016) M Richmond (DNLP 1023) P Tracy (DNLP 1028) M McPartlan (DNLP 1053) E Tyrrell (DNLP 1060) B Bradford (DNLP 1072) H Dodgson (DNLP 1074) C Oswald (DNLP 1094) C Oswald (DNLP 1095) J Hill (DNLP 1125) K Harvey (DNLP 1128) B Otter (DNLP 1134) D Chandler (DNLP 1148) K Slade (DNLP 1179) Little Horwood Parish Council (DNLP 1185) D Putnam (DNLP 1187) G van de Poll (DNLP 1191) Planning Works Ltd (L Noe) (DNLP 1234) D Garlick (DNLP 1237) M Garlick (DNLP 1241) M Staff (DNLP 1247) M Eldred (DNLP 1264) R Reeves (DNLP 1269) M Taylor (DNLP 1276) Oxfordshire County Council (DNLP 1282) R Jackson (DNLP 1288) R and C Thorogood (DNLP 1309) N Draffan (DNLP 1325) A Watkins (DNLP 1326) M Watkins (DNLP 1339) J Stevens (DNLP 1345) I L Beeks Ltd (DNLP 1351) H Harvey (DNLP 1358) N Davies (DNLP 1359) P Braithwaite (DNLP 1362) J Sackman (DNLP 1369) H Bryant (DNLP 1372) A Stephens (DNLP 1373) V Samuda (DNLP 1376) S Doran (DNLP 1387) D Lyons (DNLP 1406) C Floud (DNLP 1414) S Bassford (DNLP 1419) S Sharp (DNLP 1423) G & J Garratt (DNLP 1453) </p>
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I & M Barber (DNLP 1456)
A Watt (DNLP 1458)
L Dance (DNLP 1465)
J Hamilton (DNLP 1484)
M Boggis (DNLP 1490)
D McLean (DNLP 1494)
J Davis (DNLP 1504)
J & B Warner (DNLP 1514)
J Harvey (DNLP 1516)
Anonymous (DNLP 1519)
J Bernard (DNLP 1530)
M Mingos (DNLP 1534)
S and J O'Sullivan (DNLP 1540)
R Moore (DNLP 1551)
C Pusey (DNLP 1564)
Naphill and Walters Ash Residents Association (DNLP 1573)
Great Horwood Parish Council (DNLP 1580)
G Culverhouse (DNLP 1582)
T Curtis (DNLP 1589)
G Grover (DNLP 1591)
M Bygate (DNLP 1595)
M & E Holt (DNLP 1596)
A Matthews (DNLP 1599)
M Sadler (DNLP 1658)
C Matthews (DNLP 1677)
R Floud (DNLP 1682)
G Tyack (DNLP 1686)
A Smith (DNLP 1694)
T & G Barlow (DNLP 1700)
Progress Planning (DNLP 1714)
C & R Forrest (DNLP 1724)
J Proctor (DNLP 1726)
C Tyrell (DNLP 1733)
Bidwells (DNLP 1747)
M Powell (DNLP 1748)
B Moore (DNLP 1750)
C H Roberts-Smith (DNLP 1753)
C Dodds (DNLP 1754)
C Clayton (DNLP 1763)
J Hughes (DNLP 1788)
M Walker (DNLP 1793)
M Hosking (DNLP 1809)
W Peel (DNLP 1813)
I Holmes (DNLP 1822)
Askett Society (DNLP 1854)
F Gemmell (DNLP 1856)
J Nicholson (DNLP 1865)
S Devas (DNLP 1890)
S & T Reeves (DNLP 1900)
N Light (DNLP 1906)
R Ward (DNLP 1916)
C Tracy (DNLP 1921)
Don't Destroy Bourne End (DNLP 1929)
L & A McRonald (DNLP 1940)
P Hardcastle (DNLP 1944)

G & B Dickins (DNLP 1951)
 A & J Hardy (DNLP 1972)
 R Pritchard (DNLP 1978)
 M Harrison (DNLP 1998)
 S Harrison (DNLP 2003)
 R Barrie (DNLP 2010)
 I Rodger (DNLP 2038)
 P Mostyn (DNLP 2078)
 P Land (DNLP 2087)
 R Landells (DNLP 2090)
 G Davies (DNLP 2113)
 J Mainwaring (DNLP 2133)
 B Burns (DNLP 2145)
 A Belgrove (DNLP 2157)
 S Belgrove (DNLP 2158)
 A Hearsey (DNLP 2165)
 D & S Dale (DNLP 2167)
 K Howell (DNLP 2183)
 J Brandis (DNLP 2209)
 J O'Hare (DNLP 2223)
 P Milburn (DNLP 2247)
 I & S Harper (DNLP 2254)
 K Kelly (DNLP 2259)
 L Sadler (DNLP 2264)
 E van de Poll (DNLP 2266)
 P Kneafsey (DNLP 2268)
 G Bowe (DNLP 2270)
 R Sadler (DNLP 2282)
 L& E Hosking (DNLP 2283)
 Mrs Gomm (DNLP 2296)
 J & S Keane (DNLP 2302)
 J Milburn (DNLP 2343)
 D Roberts (DNLP 2362)
 T Hosking (DNLP 2374)
 Future of Our Village (DNLP 2398)
 K Milmer (DNLP 2426)
 L Robinson (DNLP 2431)
 Persimmon Homes North London (DNLP 2433)
 L Milmer (DNLP 2436)
 Nexus Planning (Inland Homes) (DNLP 2445)
 J Dowson (DNLP 2548)
 N J Davies (DNLP 2602)
 I Brooke (DNLP 2603)
 R Belgrove (DNLP 2607)
 A McRonald (DNLP 2609)
 P Fiello (DNLP 2617)
 A Holmes (DNLP 2627)
 M Glanfield (DNLP 2631)
 Natural England (DNLP 2654)
 P Harvey (DNLP 2659)
 Penn Parish Council (DNLP 2660)
 M Goodall (DNLP 2667)
 Alder King Planning Consultants (AXA Reim) (DNLP 2669)
 R Kendall (DNLP 2673)
 L Eldred (DNLP 2689)

	<p>G Wiseman (DNLP 2706) P Priestley (DNLP 2715) DWD LLP (Costco Wholesale UK Ltd) (DNLP 2716) Chiltern Society (DNLP 2735) Turley (Testament Trumps Ltd) (DNLP 2739) B Fattorini (DNLP 2755) Rectory Homes Ltd (DNLP 2775) J Clayton (DNLP 2780) Kemp & Kemp (Berkeley Strategic) (DNLP 2785) Swanbourne Parish Council (DNLP 2795) Gladman Developments (DNLP 2804) J Blagden (DNLP 2808) Whaddon Parish Council (DNLP 2817) Haddenham Parish Council (DNLP 2819) Flackwell Heath Residents Association (DNLP 2830) Winslow Town Council (DNLP 2836) Aylesbury Vale District Council (DNLP 2837) Paul Dickinson & Associates (Mr & Mrs Capp) (DNLP 2847) Home Builders Federation (DNLP 2850) Mr & Mrs S Kempt (DNLP 2852) PPML Consulting Ltd (St Congar Land) (DNLP 2853) J Wood (DNLP 2855) Mr & Mrs M Scully (DNLP 2856) S Carter (DNLP 2864) J & M Wentworth (DNLP 2867) West Waddy ADP (DNLP 2875) Paul Dickinson and Associates (Ashill Land Ltd) (DNLP 2876) T Cawte (DNLP 2880) McGough Planning Consultants Ltd. (Lunnon family) (DNLP 2900) H Eccles (DNLP 2907) W Streule (DNLP 2912) J Corcoran (DNLP 2917) J Baker (DNLP 2944) Newton Longville Parish Council (DNLP 2958) R Spurrell (DNLP 2961) Pegasus Group (DNLP 2962) J Gower (DNLP 2970) J Robinson (DNLP 2971) D White (DNLP 2996) P Jeffery (DNLP 2997) T Shaw (DNLP 2999) J McNeil (DNLP 3024) J Brearley (DNLP 3047) Highways England (DNLP 3057) J & J Robinson (DNLP 3060) J Dowson (DNLP 3064) Wokingham Borough Council (DNLP 3066) G Batchelor (DNLP 3072) Bracknell Forest Council (DNLP 3076) South Oxfordshire District Council (DNLP 3088) A & S Kimpton (DNLP 3096)</p>						
Number of Representations:	213	Objection:	172	Support:	7	Comment:	34

Summary of issues/comments:

Supporting:

Proposals

- Locating the majority of new building in existing settlements is appropriate, particularly given the aims of sustainable development.
- Affordable homes are supported for rural settlements.
- Supports only allocating sites which are at most performing weakly in Green Belt terms, and that would have minimal AONB impact.

Strategic connectivity

- Support for the overall concept of locating housing in locations with access to railway stations.
- Recommendation for safeguarding the High Wycombe single line in order to connect with a proposed new station at Old Oak Common with all of the benefits that this proposed station transport hub will bring to the wider network.
- Support the idea of connecting with East-West rail and also reopening the High Wycombe – Bourne End railway route.

Objecting:

Unmet needs

- Objection to meeting Wycombe's unmet needs in Aylesbury.
- Assumption that all the housing needs cannot be met in Wycombe district, or queried the exact amount of unmet needs is questioned.
- Wycombe should seek to meet their needs in their own area first, and only once all options are exhausted should an unmet need figure be passed to AVDC.
- Presumption of Aylesbury meeting 1/3 of the unmet needs appeared to have led to an approach where the Plan attempted to only deliver 2/3 of the District's OAN rather than trying to deliver 100% of the necessary development / as much as physically possible.
- The Plan's soundness is questioned particularly on the OAN strategy and on grounds that the strategy is not the most appropriate one when weighed against the reasonable alternatives.

AONB / Green Belt

- The 'major development' test should be applied at this stage, particularly with the introduction of 'permission in principle' threatening to take away the ability to carry out the test at application stage. At a minimum, more clarity is needed on what constitutes major development.
- The suggestion that land which performs weakly in Green Belt terms and is of limited visual AONB impact is at odds with the government's NPPF. It is also not credible as the supporting evidence, as this was not independently produced.
- Equally the suggestion that land that performs weakly will be allocated is flawed, as there are sites which perform weakly which are not being allocated.

Commenting:

AONB / Green Belt

- Several responses to site allocations cited policy CP2 in respect of their opinion that sites were not weak in the Green Belt terms and therefore their proposed allocation was a contradiction of the draft core policy. These responses are summarised against the responses to the individual site allocations.
- The policy sets out the importance of the AONB & GB, but it is felt that the site allocation policies need more specific and in-depth consideration in light of this policy.
- A more robust assessment of Green Belt boundaries is needed to demonstrate that there are no additional sustainable development sites located in the Green Belt. Assessment of the sustainability of development at unconstrained villages also needs some consideration.

Unmet need

- A specific figure for the OAN should be given in point 1a) of the policy.
- There is no guarantee that Aylesbury Vale will be able to accommodate the unmet needs, or that their Plan will be found sound / proceed through examination. Therefore, Wycombe should at a minimum aim to meet the full OAN as far as it is able, or otherwise robustly demonstrate that there is a lack of capacity or harm being caused by meeting the OAN.
- The OAN figure should be taken as a flat minimum, and WDC should plan for growth above this amount.
- More of Wycombe's unmet needs should be met in Aylesbury.

Distribution of growth

- Questioning if allocating 90% of housing to larger settlements in the district vs 10% to smaller settlements is the correct ratio, or if a more even distribution should be sought. Several responses to site allocations also raised the point that a particular settlement should be taking more in light of the fact that certain settlements are less able to accommodate growth than others.
- Infrastructure constraints need to be taken into account, in particular travel connections. Sustainable measures that manage demand and reduce the need to travel should be promoted.
- Recognition should be given to the idea that the south-east of the district as a whole is the most important location for development due to the settlements being well-placed and having the greatest need.
- Recognition of the fact that housing needs to be delivered, and that WDC has reduced the housing numbers.

Other

- Parts 1e) and 1f) of the policy were suggested to be too narrowly defined.

Core Policy: CP3 – Settlement Hierarchy

Respondents:	DP Architects Ltd. (DNLP 2778) McGough Planning Consultants Ltd. (Lunnon family) (DNLP 2900) Planning Works Ltd (DNLP 1234) Nexus Planning (Inland Homes) (DNLP 2445) Turley (Testament Trumps Ltd) (DNLP 2739) G Evans (DNLP 1764) Quadrant Town Planning (residents of Northern Heights) (DNLP 0983) P Sharman (DNLP 0958) A Hogben (DNLP 1491) M Tripp (DNLP 1398) N Collins (DNLP 2975) M Livings (DNLP 2021) C Carter (DNLP 2898) R Walklin (DNLP 2916) M Havelock (DNLP 2683) J Cable (DNLP 2984) N Lancum (DNLP 0352) Newton Longville Parish Council (DNLP 2958) Rectory Homes Ltd (DNLP 2775) Wooburn & Bourne End Parish Council (DNLP 2442) P Turner (DNLP 2313) G McDermott (DNLP 2393) PPML Consulting Ltd (St Congar Land) (DNLP 2853) Gladman Developments (DNLP 2804) D Weidenbaum (DNLP 2515) M Sharpington (DNLP 1469) J Vincent (DNLP 1350) P Moxon (DNLP 2095) Bidwells (Careys New Homes) (DNLP 1747) P Slater (DNLP 2119) S Wright (DNLP 1957) Turville Parish Council (DNLP 2797)						
Number of Representations:	32	Objection:	14	Support:	6	Comment:	12

Summary of issues/comments:

Supporting:

- Support for this policy.
- Support for the identification of High Wycombe being a Tier 1 settlement and the majority of development being there.
- Bourne End as a Tier 2 settlement is supported.
- Marlow Bottom as a Tier 3 settlement is supported.
- Classification of settlements is sound and appropriate.
- Rationale of each Tier for accepting development is correct.

Objecting:

- Not all development opportunities have been utilised in the top Tiers.

- Disagreement with inclusion of Holmer Green in High Wycombe area, as it relates more to Amersham.
- Too much emphasis has been placed on growth adjacent to High Wycombe.
- Tier 2 status of Bourne End has resulted in an unfair and unreasonable proportion of housing allocation.
- Bourne End has significantly less facilities than the other Tier 2 settlements, and also has a much lower population.
- Bourne End and Wooburn should not be merged together as one settlement.
- Disagreement with Tier 5 and 6 settlements only allowing rural exception affordable housing schemes, it is too restrictive.
- Using employment information from 2004 is inaccurate and unsound.
- Settlement Hierarchy does not look to be based on fieldwork, and therefore does not reflect decline in public services.

Commenting:

- All promoted sites in Tier 1 and 2 settlements should be allocated for housing.
- The smaller settlements that make up High Wycombe should be assessed individually as well as considered part of the larger High Wycombe area.
- It is unclear why such radical changes to the Settlement Hierarchy have taken place since the 2014 Options consultation.
- Publishing the Settlement Hierarchy after the draft Local Plan can be seen as retrospectively justifying Local Plan allocations.
- Bourne End and Wooburn should be two Tier 2 settlements rather than a single Tier 2 settlement, an explanation is needed as to why they are considered a single settlement.
- Settlement Hierarchy does not look to reflect population size, therefore it is questionable why Bourne End was justified as being a Tier 2 settlement for this reason.
- As Marlow is a Tier 2 settlement, it is questioned why more development opportunities haven't been considered there.
- Tier 3 and 4 settlements should be considered for development before removing land from the Green Belt.
- Hedsor Road, Hawks Hill/Harvest Hill, Widmoor, Hedsor and Wooburn Common should be individual settlements.
- Omission of Turville, Southend, and Northend, needs explanation. .
- Instead of relying on sites promoted by developers, the Settlement Hierarchy should be used to evenly distribute housing proportionately across the District.
- Schemes of scale and design to Tier 5 and 6 settlements should be allowed, to allow limited growth.
- Policy should make reference to delivery of housing through previously developed sites.
- More emphasis should be placed on sustainable settlements that can accommodate further growth, especially those outside the Green Belt and AONB.
- More clarity is needed on the terms used when defining settlements.
- More clarity is needed on the relationship between housing distribution and specific areas rather than wider community areas.

- Settlements included within the settlement areas that are outside of the District boundary should be consulted as per settlements within the District boundary.

Core Policy: CP4 – Delivering homes

Respondents:	SL6 7QN (DNLP 0090) E Ley & V Cano (DNLP 0120) H Doust (DNLP 0125) J Cleland (DNLP 0217) Hambridge Ltd (DNLP 0444) E Britton (DNLP 0446) I & N Skeggs (DNLP 0463) S Langford (DNLP 0473) R Bowen (DNLP 0508) M Hyde (DNLP 0519) N Brooks (DNLP 0529) P & S Patel (DNLP 0546) J Denée (DNLP 0551) H Morton (DNLP 0606) M Heys (DNLP 0625) L Robinson (DNLP 0626) J Heys (DNLP 0627) J & N Landon (DNLP 0628) Booker Commons and Woods Protection Society (DNLP 0631) J Haddock (DNLP 0632) C & R Perry (DNLP 0635) T Michael & P Pool (DNLP 0637) L Norris (DNLP 0642) R Plumb (DNLP 0645) S Styles (DNLP 0649) M Mahoney (DNLP 0651) D Squire (DNLP 0655) K Walsh (DNLP 0666) R Potton (DNLP 0667) C Davis (DNLP 0668) G Davidson (DNLP 0670) J Bates (DNLP 0671) A Taylor (DNLP 0672) C Barry (DNLP 0673) E Haddock (DNLP 0674) A Norris (DNLP 0675) L Haddock (DNLP 0677) R Joseph (DNLP 0678) C & K Alexander (DNLP 0679) J Storey (DNLP 0680) L Burgess (DNLP 0681) A Stearn (DNLP 0682) Cookham Parish Council (DNLP 0683) K Butler (DNLP 0684) P & V Allred (DNLP 0688) P Hulme (DNLP 0693) C Lewin (DNLP 0694) K Warne (DNLP 0765) M Taylor (DNLP 0773) T Dickinson (DNLP 0800) M Simons (DNLP 0801) K Perry (DNLP 0802)
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C Pearman (DNLP 0803)
A Perry (DNLP 0804)
M Perry (DNLP 0805)
J & H Duncan (DNLP 0806)
D Hallet (DNLP 0808)
M Knowles & L Kennedy (DNLP 0809)
C Riley (DNLP 0810)
C Morton (DNLP 0811)
A Cowan (DNLP 0814)
K Morton (DNLP 0815)
J Raddon (DNLP 0816)
S Riley (DNLP 0817)
S May (DNLP 0819)
K Storey (DNLP 0821)
G Rees (DNLP 0822)
A Rees (DNLP 0823)
V Pretty (DNLP 0824)
G Pretty (DNLP 0826)
L Vassiliou (DNLP 0832)
C Royds (DNLP 0834)
C Simons (DNLP 0835)
C Bailey (DNLP 0837)
L Abbott (DNLP 0838)
K & K Burr (DNLP 0840)
J Leonard (DNLP 0841)
S Lipscomb (DNLP 0842)
A Desmond (DNLP 0843)
J Mills (DNLP 0844)
R Bristow (DNLP 0845)
C Royds (DNLP 0846)
A Morton (DNLP 0847)
S Fisher (DNLP 0848)
M Anderson (DNLP 0849)
K Philips (DNLP 0851)
D Holland (DNLP 0852)
G Hollis-Dunse (DNLP 0853)
I Loughlin (DNLP 0854)
D Jones (DNLP 0855)
A Hull (DNLP 0856)
M Reed (DNLP 0857)
J Moody (DNLP 0860)
K & M Lawrence (DNLP 0862)
J Conway (DNLP 0864)
D Bolam (DNLP 0865)
S Carmen (DNLP 0871)
HP15 6QX (DNLP 0874)
D Knight (DNLP 0881)
V Kingshott (DNLP 0884)
B Murphy (DNLP 0885)
D & W Stripling (DNLP 0886)
D Tracey (DNLP 0888)
B & L Greene (DNLP 0889)
A Sherrard (DNLP 0890)
HP10 0PZ (DNLP 0893)
P Treanor (DNLP 0895)

F Peake (DNLP 0896)
J & J Russell (DNLP 0897)
J Honour (DNLP 0898)
E & L Magson (DNLP 0969)
J Cadle & M Brinton (DNLP 0970)
Quadrant Town Planning (Northern Heights residents) (DNLP 0983)
D Hope (DNLP 1003)
E Davis (DNLP 1005)
M Davis (DNLP 1007)
M White (DNLP 1015)
K Linfoot (DNLP 1021)
P Shaw (DNLP 1031)
P Matson (DNLP 1033)
S Jackson-Cook (DNLP 1034)
L White (DNLP 1036)
G Markham (DNLP 1043)
A Blagg (DNLP 1046)
P Hunt (DNLP 1058)
M Dagg (DNLP 1066)
S Stepien-Korcipa (DNLP 1067)
R Korcipa (DNLP 1068)
J Davis (DNLP 1069)
H Dodgson (DNLP 1074)
B Temblett (DNLP 1078)
S & R Green (DNLP 1082)
N Inker (DNLP 1085)
O Tribe (DNLP 1088)
C & J MacDonald (DNLP 1097)
C Read (DNLP 1099)
G Quarterman (DNLP 1100)
K Hall (DNLP 1102)
S Avery (DNLP 1104)
H McLean (DNLP 1105)
N Bingham (DNLP 1107)
I McLean (DNLP 1108)
L Quarterman (DNLP 1111)
S Quarterman (DNLP 1112)
S Roberts (DNLP 1113)
M Knell (DNLP 1114)
N Comben (DNLP 1115)
P Hodge (DNLP 1117)
L Comben (DNLP 1118)
N Pink (DNLP 1119)
J O'Reilly (DNLP 1120)
M Fowkes (DNLP 1121)
A Leibowitz (DNLP 1122)
D Johnston (DNLP 1123)
J Hill (DNLP 1125)
D Gamble (DNLP 1127)
K Harvey (DNLP 1128)
P Mark (DNLP 1129)
M Cooke (DNLP 1130)
B Otter (DNLP 1134)
K Lewis (DNLP 1135)
J Brasier (DNLP 1136)

G Whittaker (DNLP 1138)
A Hargreaves (DNLP 1140)
R Smith (DNLP 1143)
L Wilson (DNLP 1144)
A Corrick (DNLP 1146)
D Chandler (DNLP 1148)
J Wren (DNLP 1149)
M Wren (DNLP 1150)
R Burns (DNLP 1156)
K Lawton (DNLP 1157)
S Giles (DNLP 1159)
C M Roberts (DNLP 1162)
P Dawes (DNLP 1165)
R Hogg (DNLP 1166)
L Hogg (DNLP 1171)
S Rowbottom (DNLP 1172)
P & B Priestley (DNLP 1174)
P Bird (DNLP 1176)
Upper Hedsor Road Residents Association (DNLP 1178)
K Slade (DNLP 1179)
Z O'Reilly (DNLP 1181)
M Smith (DNLP 1183)
D Putnam (DNLP 1187)
R Alabaster (DNLP 1188)
D Gilronan (DNLP 1189)
G van de Poll (DNLP 1191)
M Sealy (DNLP 1194)
A Greenan (DNLP 1195)
A Avery (DNLP 1196)
N Dickinson (DNLP 1198)
M Simpson (DNLP 1199)
S & J Castle (DNLP 1202)
L Corrick (DNLP 1207)
M Fraser (DNLP 1301)
E Prior (DNLP 1312)
E Prior (DNLP 1313)
J Honey (DNLP 1319)
V Ovens (DNLP 1323)
W Byrne (DNLP 1334)
K Hillsdon (DNLP 1342)
J Vincent (DNLP 1350)
T Hillsdon (DNLP 1356)
C Gee (DNLP 1360)
G Wells (DNLP 1364)
L Evertsen (DNLP 1370)
C Needham (DNLP 1371)
A Hawkins (DNLP 1377)
T Needham (DNLP 1379)
Chilterns Conservation Board (DNLP 1390)
A Platt (DNLP 1391)
R Thompson (DNLP 1396)
D Harbutt (DNLP 1397)
M Tripp (DNLP 1398)
H & J Pearson (DNLP 1401)
L Cameron (DNLP 1403)

P Thompson (DNLP 1404)
S Jones (DNLP 1405)
D Lyons (DNLP 1406)
A Rowe (DNLP 1407)
G Aram (DNLP 1409)
E Querfurth (DNLP 1410)
L Lewis (DNLP 1413)
C Floud (DNLP 1414)
J Varney (DNLP 1415)
C Loftas (DNLP 1417)
Mr & Mrs Barnard (DNLP 1421)
P Honey (DNLP 1422)
S Sharp (DNLP 1423)
S Adams (DNLP 1428)
D Ferguson (DNLP 1429)
J Richards (DNLP 1431)
A Shepherd (DNLP 1432)
A Wynn (DNLP 1433)
J Fincher (DNLP 1435)
R Woollett (DNLP 1436)
N Walklin (DNLP 1437)
A Harrison (DNLP 1438)
A Mosley (DNLP 1446)
Ufton Court Management Ltd (DNLP 1447)
J Hearn (DNLP 1448)
E Mosley (DNLP 1450)
P Querfurth (DNLP 1451)
S Saunders Miller (DNLP 1452)
G & J Garratt (DNLP 1453)
J Hague (DNLP 1455)
I & M Barber (DNLP 1456)
L Martin (DNLP 1457)
A Watt (DNLP 1458)
P Martin (DNLP 1460)
M Hague (DNLP 1461)
Mr & Mrs Watkins (DNLP 1462)
L Dance (DNLP 1465)
F Wadman (DNLP 1467)
Hazlemere Parish Council (DNLP 1471)
N Meller (DNLP 1479)
F Clark (DNLP 1480)
C Cooke (DNLP 1482)
J Donnison (DNLP 1487)
A Hogben (DNLP 1491)
D McLean (DNLP 1494)
C John (DNLP 1496)
L Brown (DNLP 1532)
M Mingos (DNLP 1534)
K Corne (DNLP 1585)
F Harper (DNLP 1587)
R Parker (DNLP 1619)
G Burston (DNLP 1624)
C Chacksfield (DNLP 1628)
E Evans (DNLP 1630)
G Gallagher (DNLP 1636)

V Head (DNLP 1638)
Bourne End Resident (DNLP 1639)
M Page (DNLP 1640)
D Hills (DNLP 1642)
E Collins (DNLP 1645)
G Anderson (DNLP 1648)
S Anderson (DNLP 1649)
W Northcroft (DNLP 1653)
H Jackson (DNLP 1654)
B Jackson (DNLP 1655)
M Hunt (DNLP 1657)
M Walklin (DNLP 1659)
M Davies (DNLP 1664)
J Gander (DNLP 1665)
A Jeffs (DNLP 1667)
G Inns (DNLP 1670)
K & S Harrison (DNLP 1679)
R Floud (DNLP 1682)
G Tyack (DNLP 1686)
C Padley (DNLP 1692)
H Winter (DNLP 1699)
S Seber (DNLP 1701)
C Romaya (DNLP 1703)
M Andrews (DNLP 1708)
S Davie (DNLP 1723)
B Smith (DNLP 1727)
I Maiden (DNLP 1730)
Bidwells (Careys New Home) (DNLP 1747)
E Fletcher (DNLP 1751)
D Bain (DNLP 1755)
J Alabaster (DNLP 1757)
G Toms (DNLP 1762)
A Stevenson (DNLP 1781)
D Emery (DNLP 1796)
A M Leigh (DNLP 1904)
M Marshall (DNLP 1911)
P Foot (DNLP 1915)
R Ward (DNLP 1916)
B Poulton (DNLP 1928)
J East (DNLP 1931)
E Lowdon (DNLP 1933)
J Lowdon (DNLP 1934)
B Murphy (DNLP 1939)
L & A McRonald (DNLP 1940)
R A Keeley (DNLP 1942)
P D Hardcastle (DNLP 1944)
S Fletcher (DNLP 1947)
N Metcalfe (DNLP 1948)
G & B Dickins (DNLP 1951)
C Lording (DNLP 1952)
T Quantrill (DNLP 1953)
N Butler (DNLP 1956)
T McIndoe (DNLP 1981)
C Ellis (DNLP 1983)
S Morton (DNLP 1993)

S May (DNLP 2097)
E Conran (DNLP 2104)
J Hunt (DNLP 2105)
A & T Sollars (DNLP 2109)
J Hyatt (DNLP 2117)
K Douglass (DNLP 2118)
D Trickett (DNLP 2135)
K Plank (DNLP 2137)
J Barnes (DNLP 2139)
R Engall (DNLP 2141)
H & M Bellairs (DNLP 2143)
M Parkins (DNLP 2149)
A Dennis (DNLP 2152)
D Watt (DNLP 2155)
D Ambler (DNLP 2160)
K Sonley (DNLP 2162)
P Farrand (DNLP 2163)
J Lindsay-Carlin (DNLP 2164)
N Edgerley (DNLP 2168)
R Dennis (DNLP 2174)
S Lattimer (DNLP 2175)
S Morton (DNLP 2176)
S & V Camp (DNLP 2177)
L Marsh (DNLP 2178)
L Dormand (DNLP 2181)
K Howell (DNLP 2183)
J & A Murray (DNLP 2185)
W Sloan (DNLP 2189)
L Elkins (DNLP 2190)
K Goodacre (DNLP 2193)
C Robson (DNLP 2194)
B & K Jones (DNLP 2197)
A Farrand (DNLP 2200)
A Cattaruzza (DNLP 2204)
J Brandis (DNLP 2209)
K Cooke (DNLP 2217)
R Atkinson (DNLP 2226)
H Fisher (DNLP 2228)
O Carro-Tevfik (DNLP 2229)
G Mason (DNLP 2232)
S Singleton (DNLP 2234)
K Singleton (DNLP 2236)
P Milburn (DNLP 2247)
C Gunn (DNLP 2248)
M Rolfe (DNLP 2258)
S Kemp (DNLP 2292)
A Moore (DNLP 2301)
M Nicholls (DNLP 2310)
A Golledge (DNLP 2312)
V & I McPherson (DNLP 2330)
J Milburn (DNLP 2343)
G Beams (DNLP 2391)
M Brownlie (DNLP 2400)
Y Simms (DNLP 2403)
B Simms (DNLP 2404)

F Simms (DNLP 2405)
S Robinson (DNLP 2406)
L Sellers (DNLP 2410)
Brands Hill Residents Association (DNLP 2411)
C & K Ringrose (DNLP 2414)
J Harper (DNLP 2417)
S Barnes (DNLP 2421)
C Hillsdon (DNLP 2422)
E Martin (DNLP 2427)
J Barber (DNLP 2428)
A Walton (DNLP 2432)
Persimmon Homes (DNLP 2433)
A Saunders (DNLP 2437)
Wooburn & Bourne End Parish Council (DNLP 2442)
Woolf Bond Planning (Persimmon Homes & Redrow Homes) (DNLP 2443)
Armstrong Rigg (Abbey Barn Holdings SA) (DNLP 2444)
Nexus Planning (Inland Homes) (DNLP 2445)
S Gilbert (DNLP 2448)
J Waterman (DNLP 2450)
S Gibson (DNLP 2456)
S Hammerlindl (DNLP 2461)
M Carless (DNLP 2462)
L Crump (DNLP 2463)
L Brewer (DNLP 2474)
J Rowe (DNLP 2476)
J Dunsterville (DNLP 2480)
D Davis (DNLP 2497)
D Sheehan (DNLP 2499)
J Harris (DNLP 2506)
Greater London Authority & TFL (DNLP 2510)
S Winter (DNLP 2543)
D Kellard (DNLP 2585)
N Davies (DNLP 2602)
J Crookes (DNLP 2622)
O Holmes (DNLP 2626)
Hughenden Parish Council (DNLP 2628)
J Tricker (DNLP 2644)
J Halley (DNLP 2649)
A Halley (DNLP 2650)
J Southworth & residents (DNLP 2651)
P Williams (DNLP 2655)
N Waterhouse (DNLP 2661)
Alder King (AXA Reim) (DNLP 2669)
M Edlin (DNLP 2674)
A Draper (DNLP 2681)
M Havelock (DNLP 2683)
J Michel (DNLP 2684)
P Rose (DNLP 2696)
M Moss (DNLP 2700)
L Fessey (DNLP 2704)
B & S Walmsley (DNLP 2705)
A Donoghue (DNLP 2710)
B Tilbury (DNLP 2713)
S Highgate (DNLP 2717)

J Witcher (DNLP 2718)
 K Bevins (DNLP 2720)
 Fisher German LLP (Harris and Fisher) (DNLP 2723)
 J Northover (DNLP 2724)
 C Northover (DNLP 2726)
 J Spencer (DNLP 2727)
 G Shirley (DNLP 2732)
 Chiltern Society (DNLP 2735)
 R Ashton (DNLP 2746)
 S Haveron Jones (DNLP 2748)
 L Cleere (DNLP 2750)
 A Turnbull (DNLP 2757)
 A Horne (DNLP 2763)
 Carter Jonas (Wycliffe Centre) (DNLP 2764)
 H Mengel (DNLP 2765)
 Rectory Homes (DNLP 2775)
 Mrs White (DNLP 2784)
 M Mulcahy (DNLP 2788)
 Turville Parish Council (DNLP 2797)
 R Prior (DNLP 2798)
 J Gooding (DNLP 2799)
 Flackwell Heath Residents Association (DNLP 2830)
 Aylesbury Vale District Council (DNLP 2837)
 Paul Dickinson & Associates (Mr & Mrs Capp) (DNLP 2847)
 Home Builders Federation (DNLP 2850)
 PPML Consulting Ltd (St Congar Land) (DNLP 2853)
 S Carter (DNLP 2864)
 West Waddy ADP (R J & S Styles Ltd) (DNLP 2875)
 McGough Planning Consultants Ltd (Lunnon Family) (DNLP 2900)
 N Cook (DNLP 2902)
 S Allom (DNLP 2906)
 R Walklin (DNLP 2916)
 L Raddon (DNLP 2920)
 K Bruce (DNLP 2926)
 S Yost (DNLP 2929)
 I Yost (DNLP 2931)
 M Weller (DNLP 2932)
 A Edwards (DNLP 2938)
 M Symmons (DNLP 2949)
 Newton Longville Parish Council (DNLP 2958)
 Pegasus Group (Bovis Homes) (DNLP 2962)
 I Sharp (DNLP 2966)
 J Robinson (DNLP 2971)
 A Amos (DNLP 2978)
 M Sloane (DNLP 2979)
 A Ahmad (DNLP 2986)
 J Anderson (DNLP 2989)
 A Nye (DNLP 2993)
 J & S Cleere (DNLP 2994)
 L Ryan (DNLP 2995)
 S Abbott (DNLP 3058)
 G Sharp (DNLP 3065)
 N Ketley (DNLP 0210)
 L King (DNLP 0419)
 K Tomkins (DNLP 0535)

	Hedsor Parish Meeting (DNLP 1925) J & T Jones (DNLP 1030) F & M Parker (DNLP 1035) I Howe (DNLP 2281) D Potton (DNLP 1222) P Flint (DNLP 0208) P Butler (DNLP 0956) V Clarke (DNLP 0774) Mr & Mrs Holley (DNLP 0798) K Jamson (DNLP 2243)						
Number of Representations:	501	Objection:	411	Support:	6	Comment:	84

Summary of issues/comments:

Supporting:

- Supports for the Plan, as new homes are needed in the area.
- The policy itself is well-conceived to deliver the homes needed.
- Recognition by long-term residents that their own children need to be able to purchase their own homes if choosing to remain in local vicinities.
- Recognition that in addition to the need for more houses, the amount assessed was reduced by council from 15,000 to 10,000.
- The amounts allocated to each area are fair given the relative needs for housing and those limiting factors that apply in the district, e.g. AONB or Green Belt.
- Villages cannot object to proposed allocations; there is more than enough Green Belt left for people to enjoy, it does not all need to be protected.
- Some settlements in the plan could support more housing than the amounts proposed in the policy, given how much is being put forward for other similar settlements; efficient development and higher densities are key to this.
- Support for Figure 6 and Table 2.
- Policy includes “unmet need” that is being asked of adjoining district; proposed new “garden town” strategy in neighbouring authority should enable that to take place with ease.

Objecting:

- Accommodation of 5,000 homes in neighbouring District is not certain;
- Policy could well be affected by adjacent District’s own inability to develop policy documents deemed sound by inspection.
- This portion of the policy will be challenged, making it currently uncertain and therefore “unsound”.
- Council need to look again at how this policy can deliver the full amount of housing.
- Strong and loud opposition from adjacent Districts should be expected.
- Overall amount intended seen as too much housing for this District.
- Amount intended for some sites seen as too many houses in one place resulting in a scale of development that lacks supporting infrastructure.
- Policy and plan only exists to tick central government box for their requirements.

- Policy is not in keeping with NPPF requirements.
- Targets for housing described as unsound and limiting of potential growth given the extent of housing need in the District over the time period of the Plan.
- Objections to levels of housing proposed at specific settlements.
- Objection to housing targets based on population increase in an area and subsequent impacts upon that area in relation to infrastructure and services.
- Objections made where allocations do not reflect the potential for additional development on land outside the district.
- Limits – physical, historical, geographical, legal – mean some sites have no room for proposed expansion.
- Overall level of development is too high; central government should instead be trying to manage population growth and distribution needs at a national level instead, which is something local government should be working to convince them of.
- Targets should be reduced for some sites to reflect the sustainability of those settlements.
- Given this is a long-term strategy the effect of the UK's vote to leave the European Union will impact the targets in this policy once central government finishes assessing the impacts of the referendum.
- Local government should not rush to meet the figures or release Green Belt when these short-term numbers could change to meet medium or long-term targets.
- Any developments in AONB areas should be refused if they amount more than 10 dwellings per development.
- Overall objection to any of the targets requiring use of Green Belt as listed in Table 2.
- Numerous objections demanding brownfield assessment or evidence of it.
- Objection that plan is hasty and fails to protect the Chilterns overall.
- Objection to planned housing growth in settlements which lack social infrastructure to support growth.

Commenting:

General

- Allocations are proportionate and supported, but policy could be improved by the addition of a clear statement that housing figures are indicative only and based upon density calculations, and as the overall planning process progresses will change.
- Suggestion that using single figures for targets less useful than offering a range of scenarios e.g. low, mid, high, given the difficulties of accurately forecasting demand. Forecasts need to be high, but some sites identified may not in the end be needed, so should be listed as possible allocations only.
- Amount for other Districts also subject to their consultation, rendering that target uncertain in this plan.
- Thorough infrastructure proposals should accompany housing numbers to enable local residents to understand how the results of this policy will actually work in practice.
- No contingency plan in the advent that the un-met need is not planned for by AVDC
- Planning permissions already awarded in some sites should be counted towards targets.

- Existing developments in some sites are all those sites can handle; new proposed numbers should be dropped.
- Specific types of housing listed need to be mandated within development permissions. Housing needed for the young, divorced and elderly downsizing.
- Not all brownfield and greenfield sites have been properly assessed with regards to their potential to meet the housing targets listed.
- Greater explanation asked for target numbers, their distribution and how they are to be achieved over duration of plan.
- Some site figures conflict with NPPF.
- Comments made regarding importance to current housing requirements of Princes Risborough expansion and reaching agreement with adjacent district.
- If this policy is to meet Central Government targets, then Central Government should pay towards additional housing schemes.
- Policy point 4 needs to be updated to reflect deletion of provisions for accommodating Gypsies & Travellers by 2016 Housing and Planning Act.
- Various suggestions made for how to make up shortfall, avoiding releasing Green Belt land and lowering allocations for certain settlements.

Tenure

- Queries as to where the population who will fill these homes is expected to arrive from, what sort of properties they will need, and how numbers to represent them are being calculated.
- Housing built in this district will be unaffordable to those who need it.

Green Belt/AONB

- Concerns about impact of development from Green Belt sites and insufficient infrastructure improvements being provided.
- Concern expressed that the downgrading of various Green Belt sites is in anticipation of un-met housing needs not being met by AVDC.
- Policy does not clearly identify which locations fall within AONB or its setting.
- Targets for sites in AONB should be based on what can be built without harming the landscape in terms of environment, visual impact, loss of natural “capital” and total impact from multiple concurrent proposals. This would result in lower housing figures for these sites.
- Table 2 is incorrect as windfall figure for duration of whole plan too small, and some of the dwellings included in Green Belt figure are actually in AONB too.
- Green Belt land should not be released to create a surplus of housing.
- While it is understood that in order to meet these targets some Green Belt land needs to be released, “building up” needs greater emphasis as part of developments, especially on brownfield sites.

OAN

- Evidence questioned behind statements that OAN as identified in HEDNA cannot be met in full and that only 10,000 of that can be met.

- Suggested that once all evidence processes are concluded, the final evidence base may result in more of the OAN can be met inside the district.
- Policy should instead aim to meet full OAN, especially if adjoining District cannot or refuses to take “unmet” amount.
- Baseline data for the OAN figure is from 2012-based projections; Central government have now released 2014-based projections; this should be applied now instead.
- Latest ONS projected figures for population make little/no difference; Plan as is will provide a housing surplus over duration even against the new figures.
- Needs to be clarified that Green Belt land does not need to be released to meet OAN, and if it is that is entirely the Council’s decision rather than Central Government.
- Actual need for housing growth seen as based on immigration and population growth based on increased local employment. Suggested that former no longer an issue with new controls post-Brexit, and that Central Government should be aiming to expand economy/accommodate population growth or overflows to parts of the country that need economic support.
- Housing target of 10,000 homes represents significant increase in population. Request for demographic evidence to support that including projected population in 2033; also updated HEDNA.

Core Policy: CP5 – Delivering land for Business

Respondents:	Rumball Sedgwick Chartered Surveyors (Hambridge Ltd) (DNLP 0444) D Egmore (DNLP 0452) Booker Gliding Club (DNLP 0959) Grundon (DNLP 1037) Chilterns Conservation Board (DNLP 1390) M Sharpington (DNLP 1469) S Wright (DNLP 1957) Robert Wise (DNLP 2246) Bell Cornwell LLP (Folbro Y Limited) (DNLP 2652) Chiltern Society (DNLP 2735) Helen Mengel (DNLP 2765) Gladman Developments (DNLP 2804) Flackwell Heath Residents Association (DNLP 2830) Rapleys LLP (Comland PLC) (DNLP 2849) S Busby (DNLP 2879) Newton Longville Parish Council (DNLP 2958) M Overall (DNLP 3044) K Warne (DNLP 0765) P Bird (DNLP 1176) Dalton Warner Davis LLP (Costco Ltd) (DNLP 2716)						
Number of Representations:	20	Objection:	16	Support:	1	Comment:	3

Summary of issues/comments:

Supporting:

- Support for safeguarding existing employment areas and regeneration and redevelopment as necessary.
- Support for new employment areas on the edge of High Wycombe but they will need good access.
- The flexibility in allowing farms and business centres in the AONB will help rural communities be more sustainable.
- Support for Cressex Business Park being mentioned for regeneration and improvement.
- Support for the Council's vision of Wycombe as economically strong and a place to live, work and visit, and the council's intent to foster economic growth by the provision of land for business

Objecting:

- CP5 doesn't take into account the effects on existing businesses at Wycombe Airpark.
- Having economic growth as a key objective, with expansion of commercial developments into Green Belt/ Green Space and increased strain on transport links will damage the area and may be economically counter-productive.

- The approach should be to utilise current commercial sites and resolving infrastructure issues.
- The majority of expansion for business is in the south of the District with only a small amount in Princes Risborough, but there seems to be lack of consideration given to additional traffic before any of this growth takes place.
- More employment sites closer to residential development sites in Princes Risborough would have been helpful, to minimise road journeys.
- Objection to applying the same approach to rural enterprise and diversification in the AONB as in non-designated countryside – this is contrary to national policy and fails to demonstrate regard to conserving and enhancing the beauty of the AONB.
- Objection to CP5 as it is restrictive in allocating new employment sites and a greater range of sites need to be identified in order to foster economic growth.
- Given the deficiencies in CP5, the local plan isn't positively prepared and doesn't adequately meet the needs for economic development
- CP5 is contrary to the NPPF, as it does not positively support economic growth, is not sufficiently flexible, protecting existing employment sites for particular use in perpetuity
- This policy will undermine the ability of commercial sites to maintain high occupancy levels and to continue to be commercially active and viable
- This policy will not facilitate the Government's and District's objective for the planning system to do all it can to support economic growth

Commenting:

- There are many sites in employment use, however development isn't financially viable, and the council's economic study recognises it will be unrealistic to retain those employment sites.
- The Council must be realistic in its expectations so re-designating sites such as Abercromby Industrial estate will help encourage investment and provide housing.
- It was noted that as of October 2015 the permitted change of use of employment floor space to residential was extended to include class B1 and so negative policies of this type are likely to be unnecessary.
- When were the sites for the plans to develop local shopping arcades reviewed?
- Allocation of additional land for employment needs to be flexible, over numerous sites and with a large area allocated.
- This policy needs to include the High Heavens site alongside Wycombe Airpark in order to deliver the required employment land over and range and choice of sites.
- By locating housing developments in the North of Wycombe and employment sites within the south will increase congestion.
- Rural tourism should be mentioned in this policy and link should be made between CP5 and quality of environment and rural activities under CP5.
- Recent conversion of office space into dwellings at Bourne End contradicts need for employment.
- The council regards Globe Park as a priority area for improvement and regeneration and identifying Newtown Pit, Fieldhouse Lane as a dedicated business car park for Globe Park will help achieve this objective.

- Flexibility of use of buildings in the Green Belt and AONB must still have regard for the special status of these designated areas - this should be made clearer in policy.
- Who will be the employers on the proposed business sites given business taxes are too high and traffic and congestion is heavy?
- Traffic in the proposed areas for employment is already high, and on congested routes, which will only get worse, and this may put people off
- The local plan suggests Wycombe won't be able to meet its full objectively assessed employment land need, and that Aylesbury Vale will meet some of the need, but this approach has a number of implications
- The alignment between housing and employment is a key issue in the Local Plan
- It was acknowledged that the employment land requirement may be subject to change

Evidence

- No reference in CP5 to a jobs growth target or the quantity of jobs planned for, nor is there any obvious connection to the evidence for an allocation of 31 hectares of extra employment land, making it difficult to assess the relationship between housing provision, jobs growth and employment land
- Clarification on how the council has arrived at the proposed requirement figure is needed.
- The flexibility in B Class usages may be needed to suit a possible shifting focus from the current industrial base.
- This policy promotes additional employment opportunities, however without the necessary provision of housing – this isn't sustainable development and there needs to be provision of both housing and jobs.
- Insufficient analysis has gone into the potential for regenerating existing business areas as an alternative to potential future office development within areas of Green Belt, and every alternative opportunity must be explored.

Core Policy: CP6 – Securing vibrant and high quality Town Centres

Respondents:	Historic England (DNLP 1798) HWBIDCo Ltd. (DNLP 1765) H Court (DNLP 2116) S Hutler (DNLP 0019) A Reston (DNLP 0315) S Wright (DNLP 1957) D Taylor (DNLP 1772) McGough Planning Consultants Ltd (Lunnon family) (DNLP 2900) C & A Davies (DNLP 2801) Natural England (DNLP 2654)						
Number of Representations:	10	Objection:	1	Support:	2	Comment:	7

Summary of issues/comments:

Supporting:

- Commitment to enhancing the town centres and improving the quality of public realm is supported.

Objecting:

- Elements of Town Centre Masterplan which have already been implemented have been poorly executed and planned.

Commenting:

General

- ‘Town-centre first’ approach must be taken that supports economic evolution of the town centre in changing economic times.
- Policies must recognise both the potential pressures and benefits of new town centre living but also the consequences affecting small office space and parking.
- Site specific proposals will have consequences for the town, so CIL must be sought to alleviate the pressure.
- Residential amenity should not have an overbearing influence on economic vitality when choosing to live in the town centre.
- Policy has potential to link with DM33.
- Thinking about town centres must be expanded.
- Town centres must be allowed to consider 24 hour living.
- Public spaces must have a built-in maintenance and sustainability mandate following a typical 5 year contract.

Business

- Other business forms must be recognized, such as community business and social enterprise.

- Night-time economy is evolving, so planning challenges must be assessed on a case-by-case basis.

Green infrastructure

- Urban greenery is more fragile than hard surface and therefore is potentially more expensive.
- New vibrant town centres should have appropriate provision of green space for recreation and health benefits for population.

High Wycombe

- Chiltern Centre should be redeveloped for housing.
- Vacant areas of High Wycombe town centre must be utilised for housing

Bourne End/Wooburn

- It is questioned why Bourne End and Wooburn does not appear in focus areas, considering the quantum of development proposed.
- Bourne End town centre has no plan for improvements, at the moment it is not sufficient to serve the area.
- Questions as to why Bourne End is considered a Tier 2 settlement on settlement hierarchy but Tier 3 on the town centre hierarchy
- Keeping Bourne End in Tier 3 of the town centre hierarchy will limit opportunities to improve Bourne End facilities.

Core Policy: CP7 – Delivering the infrastructure to support growth

Respondents:	<p> Anonymous (DNLP 0002) Lane End Parish Council (DNLP 0005) R Cooper (DNLP 0017) D Rollison (DNLP 0068) A and V Windsor (DNLP 0127) M and R Fell (DNLP 0142) A Jones (DNLP 0164) J Patey (DNLP 0166) B Burnett (DNLP 0198) P Flint (DNLP 0208) L Dodd (DNLP 0213) O Vaughn (DNLP 0214) S Springall and A Hogben (DNLP 0240) T Maunder (DNLP 0245) J Arnold (DNLP 0246) L Bennett (DNLP 0262) P Miller (DNLP 0288) R and C Nisbet (DNLP 0289) C Fawcetr (DNLP 0309) A Fletcher (DNLP 0323) I Barnett (DNLP 0332) N Lancum (DNLP 0352) R North (DNLP 0372) G Shepherd (DNLP 0374) S and J Garrett (DNLP 0399) C Hardstaff (DNLP 0418) Oxon and Bucks Rail Action Committee (DNLP 0476) M Price-Stephens (DNLP 0510) H Harding (DNLP 0526) R Wheatley (DNLP 0532) L Meatyard (DNLP 0584) K Newsome (DNLP 0616) M Heys (DNLP 0625) J Heys (DNLP 0627) K Walsh (DNLP 0666) A Norris (DNLP 0675) C & K Alexander (DNLP 0679) K Butler (DNLP 0684) H Hulme (DNLP 0691) C Lewin (DNLP 0694) Penn and Tylers Green Residents Society (DNLP 0696) P Putman (DNLP 0697) J Griffiths (DNLP 0742) V Clarke (DNLP 0774) S Holley (DNLP 0798) T Dickinson (DNLP 0800) M Knowles & L Kennedy (DNLP 0809) B Wilkinson (DNLP 0818) K Storey (DNLP 0821) T Greenfield (DNLP 0828) N Greenfield (DNLP 0829) M Greenfield (DNLP 0830) </p>
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S Lipscomb (DNLP 0842)
 S Fisher (DNLP 0848)
 D Holland (DNLP 0852)
 D Angus (DNLP 0879)
 D Angus (DNLP 0880)
 A, R, S, Z, and H Redway (DNLP 0891)
 G Tester (DNLP 0892)
 D Smith (DNLP 0948)
 P Butler (DNLP 0956)
 S & J Corbett (DNLP 0968)
 E & L Magson (DNLP 0969)
 J Cadle & M Brinton (DNLP 0970)
 K Howland (DNLP 0975)
 F Kelly (DNLP 0986)
 A & C Hornsby (DNLP 0992)
 E Paine (DNLP 0997)
 V Tutt (DNLP 1014)
 J Gibbings (DNLP 1051)
 S Potton (DNLP 1056)
 S Stepien-Korcipa (DNLP 1067)
 R Korcipa (DNLP 1068)
 H McLean (DNLP 1105)
 M Knell (DNLP 1114)
 C Baron (DNLP 1124)
 G Britt (DNLP 1142)
 Rail Future Thames Valley (DNLP 1164)
 K Williams (DNLP 1168)
 R Fryer (DNLP 1169)
 P Priestley (DNLP 1174)
 M and J King (DNLP 1175)
 P Bird (DNLP 1176)
 D Putnam (DNLP 1187)
 M40 Chilterns Environmental Group (DNLP 1193)
 D Potton (DNLP 1222)
 C Lund (DNLP 1268)
 Oxfordshire County Council (DNLP 1282)
 D Wade-Smith (DNLP 1286)
 Longwick Cum Ilmer Parish Council (DNLP 1297)
 S Edgar (DNLP 1327)
 J Vincent (DNLP 1350)
 Chilterns Conservation Board (DNLP 1390)
 M & A Shepherd (DNLP 1432)
 N Walklin (DNLP 1437)
 L Martin (DNLP 1457)
 S Smyth (DNLP 1459)
 P Martin (DNLP 1460)
 F Wadman (DNLP 1467)
 E Slater (DNLP 1470)
 Hazlemere Parish Council (DNLP 1471)
 E Condren (DNLP 1477)
 C Pettit (DNLP 1478)
 N Kohler (DNLP 1497)
 M Keighley (DNLP 1499)
 H Bolton (DNLP 1527)
 A Bolton (DNLP 1607)

S Hawthorne (DNLP 1608)
J Ford (DNLP 1616)
S Wright (DNLP 1623)
G Gallagher (DNLP 1636)
V Head (DNLP 1638)
M Walklin (DNLP 1659)
Buckinghamshire County Council (DNLP 1674)
S Moon (DNLP 1685)
T Marchment (DNLP 1698)
The Marlow Society (DNLP 1705)
A Kelleher (DNLP 1706)
B Smith (DNLP 1727)
D Taylor (DNLP 1772)
A Blakeborough (DNLP 1783)
A Smith (DNLP 1790)
D Emery (DNLP 1796)
Historic England (DNLP 1798)
S McCollum (DNLP 1799)
L Nowak (DNLP 1847)
J Nowak (DNLP 1848)
T Maslen (DNLP 1883)
S Roe (DNLP 1894)
A Leigh (DNLP 1904)
J Church (DNLP 1908)
S Lewin (DNLP 1918)
J Roberts (DNLP 1922)
B Poulton (DNLP 1928)
Don't Destroy Bourne End Group (DNLP 1929)
J East (DNLP 1931)
D & S Warne (DNLP 1950)
A Deung (DNLP 1954)
S Wright (DNLP 1957)
R Farmer (DNLP 1960)
J Booth (DNLP 1963)
J Piney (DNLP 2000)
A Merton (DNLP 2006)
V & P Main (DNLP 2060)
M Allen (DNLP 2100)
H Court (DNLP 2116)
J Hyatt (DNLP 2117)
B Harding (DNLP 2127)
R & S Perry (DNLP 2130)
S Hall (DNLP 2131)
B Morton (DNLP 2144)
A Cattaruzza (DNLP 2204)
E Levings (DNLP 2205)
A Gray (DNLP 2207)
K Cooke (DNLP 2217)
K Jamson (DNLP 2243)
J Ellis (DNLP 2256)
C Mumcu (DNLP 2297)
P & L Balian (DNLP 2407)
Woolf Bond Planning (Persimmon Homes and Redrow Homes) (DNLP 2443)
S Mantripp (DNLP 2446)

	M Morgan (DNLP 2457) A McDougle (DNLP 2472) M Jobson (DNLP 2478) J Howden (DNLP 2479) J Dunsterville (DNLP 2480) D Crichton (DNLP 2493) C White (DNLP 2495) J Harris (DNLP 2506) Greater London Authority (DNLP 2510) Wycombe Wildlife Group (DNLP 2608) J Knight (DNLP 2663) Alder King (AXA Reim) (DNLP 2669) A Draper (DNLP 2681) Savills (Thames Water) (DNLP 2682) M Havelock (DNLP 2683) M Moss (DNLP 2700) Fisher German LLP (Harris and Fisher) (DNLP 2723) B Rotundo (DNLP 2731) Stokenchurch Community Action Forum (DNLP 2733) N Botha (DNLP 2736) A O'Keeffe (DNLP 2754) G Royle (DNLP 2759) V Pilon (DNLP 2760) Network Rail (DNLP 2771) Woodland Trust (DNLP 2777) Turville Parish Council (DNLP 2797) Flackwell Heath Residents Association (DNLP 2830) High Wycombe Society Planning Group (DNLP 2877) Sport England (DNLP 2889) McGough Planning Consultants Ltd. (Lunnon Family) (DNLP 2900) D Judd (DNLP 2901) R Walklin (DNLP 2916) J Robinson (DNLP 2971) V Richer (DNLP 2981) L & P Wareham (DNLP 2982) J & S Cleere (DNLP 2994) L Ryan (DNLP 2995) Highways England (DNLP 3057)						
Number of Representations:	199	Objection:	110	Support:	9	Comment:	80

Summary of issues/comments:

Supporting:

- Local support for local references in policy point 3.
- Inclusion of Public Realm welcomed.
- Support for reference to HW to Bourne End route and that it can be achieved sustainably and with maximised cyclist & pedestrian safety.
- Strongly suggested often that HW to Bourne End route made a “core objective” and moved up the timetable to avoid the land becoming utilised in developments.

- Full protection of the track bed advocated.
- Support for environmental considerations
- Strong support for all transport provisions of policy.

Objecting:

- Strategic walking route between High Wycombe and Bourne End considered highly unlikely to happen before housing development occurs on site of former line.
- Existing infrastructure is already at full capacity, Plan's proposals for further allocations will only add further strain.
- Concern that policy is a placeholder policy, vague, insufficient, and lacking detail about actual specific proposals as well as data and sources supporting said proposals.
- Paragraph 4.65 seen as in direct contradiction of rest of proposal.
- Inability of other public bodies to maintain the existing road infrastructure seen as concern for maintenance of future infrastructure development if built.
- Concerns over scale and duration of disruptions to local daily lives during construction developments identified in the plan.
- Perception that few will use public transport options over cars due to total duration of journeys door to door compounded by infrequent timetabling; also location of new development sites relative to amenities.
- A404 seen as not fit for purpose for expected usage from 2018; roads themselves seen as needing upgrading in terms of surfaces and routing, not just improved access.
- New infrastructure delivery needs to be completed before delivery of new homes, in particular sewage & drainage.
- Policy is contradicted by the NPPF.
- Ongoing austerity measures & drops in public spending seen as obstacle to infrastructure plans.
- Lack of new/improved provisions for parking seen as major issue, especially when specific site access mentioned.
- Object to policy as part of proposal in that new infrastructure added to new housing creates "urban sprawl".
- Plans for this policy needed to be presented to public detailed and supported by evidence rather than left to three pages and the other authorities responsible.
- It should not require new developments to render possible those infrastructure improvements already necessary just to cope with current populations/traffic/etc.
- Provision for sports and recreational facilities questioned due to lack of solid evidence base.
- Policy deliverables being dependent on further consultations with external parties seen as major weakness offering no guarantee of actual results.
- Major concerns over impacts on biodiversity/wildlife/habitats from construction of Policy proposals.
- Concern expressed regarding location and capacity of medical services in relation to sites.

Schools

- Concern raised that given the Chiltern and South Bucks Settlement Infrastructure Capacity Study describes current schooling capacity and resources for the near future in a negative light, there simply isn't the local government funding to support proposed expansions of primary and secondary schools.
- Concerns that expanded schooling will result in increased traffic that planned road adjustments will not be able to cope with.
- Concern that expanded/additional roads near schools often have no safe crossings for children arriving/leaving.
- Proposed additional capacities in schools are considered inadequate for current populations, let alone anticipated larger ones.
- Proposed additional capacities in schools are likely to decrease success of school performance given capacity.
- Proposed additional capacities in schools are uncertain to actually take place.
- Lack of physical capacity on school sites for proposed additional pupil capacities also seen as an issue.

CIL/Section 106

- Expected Section 106/CIL funds considered highly unlikely to be sufficient for infrastructure costs needed by most sites.
- Percentage of Section 106 monies ring-fenced for local use queried, as well as timetable for said use.
- Relevancy of policy questioned in light of CIL Regulation 123 List.

Flooding/Sewerage

- Insufficient detail provided for those concerned about flood management measures.
- Development areas will result in a decrease in land that can absorb rainfall increasing risk of flooding for existing properties .
- Concerns expressed that utility providers not capable of or not willing to improve existing infrastructure under its responsibility, let alone be able to cope with new developments.

Commenting:

- Suggested developments and "green" schemes in various locations.
- Suggested that plans and developments be informed by international agreements on climate change.
- In those locations where local Neighbourhood Plans had been developed, the apparent foregoing of those plans' proposals and conclusions by the Local Plan seen as retrograde.
- Support for some site policies very much dependent on CP7 and Appendix F being implemented fully, if not further.
- Existence of DfT New Stations Fund raises query as to whether any District sites could benefit from obtaining their own new rail station, which would help reduce car commuting into Wycombe.
- Lack of feasibility studies or other data to support policy provision .

- Developers/builders of new properties need to pay contributions towards new infrastructure creation and delivery, especially suitable access roads, schools and medical centres.
- Recommended to include AONB enhancement projects in the next CIL Regulation 123 list.
- Suggestion that perhaps Wycombe needs to be linked to Crossrail directly, i.e. rail connection to Maidenhead.

Transport

- Concern expressed that improving North-South connectivity across the District will have an impact on the AONB.
- Given the current state of road and surfaces on the Globe Park trading estate, improved access to the A404 from Globe Park should be contingent upon the current owner upgrading parking to appropriate levels.
- Suggested to reach agreement with landowners to use unused parking spaces attached to empty properties on Globe Park.
- Suggestions to move site-specific infrastructure policies into CP7.
- Suggestions to merge CP6 and 7.
- Support for new cycling/pedestrian routes tempered with concern that road proposals will render those more dangerous to users connecting onto them via said new routes.
- Suggestion to revive 25 year-old plans for a Widmer End-Wycombe relief road.
- Increasing homes won't increase jobs, as there isn't a lack of people, the issue is the poor transport infrastructure, so increasing homes will just increase congestion
- Traffic and parking issues already occur, and so the impact of any proposal for substantial new development on traffic must be assessed
- Lack of synergy between Local Plan and proposed enhancements to the Bourne End – Maidenhead railway line.

Flooding/Sewerage

- Suggest that proposed developments in flood areas indemnify (at the cost of the developer) any or all future house-owners against any or all insurance costs associated with flooding, due to home-owners in such areas frequently being refused insurance on grounds of flooding.
- SuDs seen as essential, it either needs to happen ahead of new developments or else require developers be mandated under DM37 to manage surface water run-offs close to sources and aim for greenfield run-off rates.

Social

- Support for additional places at existing schools.
- Suggestion made for new primary care facilities to be explored in sites where existing GP surgeries overloaded – amalgamation of practices with other services under one roof – be made part of development plans, i.e. developers be required to fund purpose-built medical centre buildings.
- Suggestions made for new community and sports facilities sites to be more pedestrianised.
- Insufficient community facilities proposed across policies.

- Concern that some services whose location are key to development of local identity e.g. schools, will lose that effect by being located elsewhere.

Supporting text

- Geography will always be an obstacle to cycling along the North-South axis of the District.
- Uncertainty as to how investing in public transport will encourage greater use of it by the public, other than subsidising it to make it cheap for users, guaranteeing plentiful units on timetable, and being easy to find and ride.
- Concern expressed regarding purchase of Penn School, given size, traffic generated and timetable for development.

NB – Site-specific infrastructure comments have been logged under relevant site policies.

Core Policy: CP8 – Sense of Place

Respondents:	<p>W Tinker (DNLP 0234) S & Judith Garrett (DNLP 0399) M Heys (DNLP 0625) J Heys (DNLP 0627) C & J Doyle & R & Pedler (DNLP 0985) P Bird (DNLP 1176) J Vincent (DNLP 1350) Chilterns Conservation Board (DNLP 1390) Buckinghamshire County Council (DNLP 1674) Environment Bank (DNLP 1718) Historic England (DNLP 1798) M Cooke (DNLP 1868) S Harcourt (DNLP 2279) C Hunter (DNLP 2288) K Barry (DNLP 2395) Woolf Bond Planning (Persimmon Homes & Redrow Homes) (DNLP 2443) H Murray (DNLP 2523) K Banner (DNLP 2527) Wycombe Wildlife Group (DNLP 2608) National Trust (DNLP 2625) Natural England (DNLP 2654) Penn Parish Council (DNLP 2660) Bucks and Milton Keynes Natural Environment Partnership (DNLP 2662) M Goodall (DNLP 2667) Berks, Bucks & Oxon Wildlife Trust (BBOWT) (DNLP 2714) Chiltern Society (DNLP 2735) Woodland Trust (DNLP 2777) Environment Agency (DNLP 2857) S Carter (DNLP 2864) C Carter (DNLP 2898) Revive the Wye Partnership (DNLP 2925) J Robinson (DNLP 2971) R & I Mcallister (DNLP 0758) G Vincent (DNLP 0287)</p>						
Number of Representations:	34	Objection:	9	Support:	4	Comment:	21

Summary of issues/comments:

Supporting:

- Policy is welcomed as it refers to a net gain in biodiversity.
- The tone and theme of biodiversity within policy is welcomed.
- Aim of policy is supported.
- Support for clauses 3, 4 and 5.
- Agreement with the content of supporting text.
- Conservation of environmental and historic assets is supported.

Objecting:

- It is important to retain the 'sense of place' of areas by preserving the Green Belt.
- The removal of certain sites from the Green Belt is contrary to the vision to cherish the Chilterns and instil as 'sense of place' throughout the district.
- The 'sense of place' appears to be related solely to the natural environment rather than the whole atmosphere of a place
- The 'sense of place' of areas won't be maintained if their size is significantly increased over a short space of time.
- There seems to be no special action to assist the 'sense of place' of areas, just maintaining the natural environment.
- Some site allocations were considered to be contradictory to CP8.
- The approach of ensuring a net gain in biodiversity on every site is too restrictive and could prevent sustainable development.
- The provisions of policy CP8 are not specific or far reaching enough to uphold the existing special identity as is currently protected by Core Strategy policies (e.g. CS16).

Commenting:

General

- Inconsistency within the Plan as many of the allocations on Greenfield and AONB are potentially harmful.
- Character appraisals of settlements and conservation areas should form part of the evidence base.
- Bullet point 5 should refer to health and wellbeing.
- The mechanism of biodiversity compensation which identifies off-site biodiversity compensation sites requires long-term management of these areas to deliver no net loss and hence allows assessment, delivery and tracking of the goals set in CP8.
- Policy should reference the nationally and internationally important ecological designations.
- Reference should be made to requiring environmental enhancements through development and redevelopment.
- Examples should be given at point 4 to illustrate what is meant.
- Regarding point 5, the environment should be part of this high quality design.
- The benefits and need for green infrastructure should go further than retaining a 'sense of place', and a focus on the AONB and Green Belt.
- Some proposals are completely impracticable if any 'sense of place' is to be retained.
- Emphasis should be placed on conserving and enhancing the AONB rather than protecting it.
- Policy should be included within the framework of the Local Plan, not just the site allocation document.

Conservation

- Greater protection of ancient woodland is needed due to their importance to landscape and cultural heritage, conservation value, and contribution to the urban environment.
- Policies of ensuring good management of ancient trees, succession of future ancient trees, and raising awareness of the value of ancient trees are needed.
- The policy should explicitly recognise the contribution that the River Thames, River Wye, and chalk streams make to the District's 'sense of place' and distinctiveness.
- Waterbodies contribute to the 'sense of place' of the district and need policy protection.

Core Policy: CP9 – Protecting the Green Belt

Respondents:	R Ratcliffe (DNLP 0030) R & M Graham (DNLP 0032) J Ostinelli (DNLP 0034) B Tilley (DNLP 0042) G Rodgers (DNLP 0044) J Clarke (DNLP 0053) R Williams (DNLP 0054) J Copestake (DNLP 0058) R Jamieson (DNLP 0060) M Froud (DNLP 0070) M and N Bristol (DNLP 0072) C Thomson (DNLP 0082) T Coates (DNLP 0088) A & P Gilman (DNLP 0102) A Dowler (DNLP 0117) N Balint (DNLP 0121) A Smith (DNLP 0122) C Harris (DNLP 0126) S Glen (DNLP 0128) S Slater (DNLP 0129) C & A Harding (DNLP 0131) D & J Kench (DNLP 0134) M Jackson-Cook (DNLP 0137) K Price (DNLP 0138) L Cornish (DNLP 0141) SL7 3HP (DNLP 0144) R & J M Ferris (DNLP 0147) P Cooley (DNLP 0148) V Tappin (DNLP 0152) E Cleugh (DNLP 0153) J Coombs (DNLP 0156) N Cornish (DNLP 0157) A Wratten (DNLP 0158) K Harling (DNLP 0159) K Fayers (DNLP 0162) D Storey (DNLP 0163) P Storey (DNLP 0165) J Patey (DNLP 0166) D Glennon (DNLP 0169) A Potton (DNLP 0170) B Harbutt (DNLP 0171) H Hoyle (DNLP 0172) J Peach (DNLP 0173) C Rackstraw (DNLP 0175) S James (DNLP 0176) S Taylan (DNLP 0178) T Taylan (DNLP 0179) M Praeger (DNLP 0180) D Murphy (DNLP 0182) D Holloway (DNLP 0183) T Busby (DNLP 0184) R Simmons (DNLP 0186)
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M Bennett (DNLP 0189)
R Sears (DNLP 0193)
J Read (DNLP 0195)
E Symmons (DNLP 0196)
D Brown (DNLP 0197)
R Slade (DNLP 0203)
R & A Walton (DNLP 0204)
C Milne (DNLP 0211)
L Dodd (DNLP 0213)
S Richardson (DNLP 0218)
L Randall (DNLP 0219)
W Tinkler (DNLP 0234)
L Jennings (DNLP 0241)
N Hutchinson & L Lowe (DNLP 0243)
K Sarsfield (DNLP 0244)
M Colwill (DNLP 0248)
M Scaccia (DNLP 0250)
D Pizey (DNLP 0253)
H Storey (DNLP 0254)
P & W Turnbull (DNLP 0255)
M Storey & Woodford (DNLP 0257)
C Tyrell (DNLP 0259)
C Hamilton (DNLP 0260)
C Hamilton (DNLP 0260)
L Bennett (DNLP 0262)
C Rose (DNLP 0263)
J Child (DNLP 0264)
H Duffy (DNLP 0265)
K McEwan (DNLP 0271)
C Mayo (DNLP 0273)
P Maddox (DNLP 0276)
M Jones (DNLP 0280)
J Bendell (DNLP 0282)
S Danzine (DNLP 0283)
S Bendell (DNLP 0284)
I McEwan (DNLP 0285)
R & C Townsend (DNLP 0286)
G Vincent (DNLP 0287)
P Miller (DNLP 0288)
R Desmond (DNLP 0290)
M Williams (DNLP 0292)
H Robinson (DNLP 0294)
G Ghanekar (DNLP 0296)
S Harwood and J Bracewell (DNLP 0297)
O Hughes (DNLP 0298)
K Elstone (DNLP 0299)
B Adlington (DNLP 0301)
E Bunce (DNLP 0303)
L & J Barrett (DNLP 0305)
D Palmer (DNLP 0312)
A Reston (DNLP 0315)
G Ryan (DNLP 0319)
L Callow (DNLP 0321)
S Amass (DNLP 0328)
I Barnett (DNLP 0332)

S & I Watson (DNLP 0359)
J Simpson (DNLP 0379)
S Davie (DNLP 0386)
C Goss (DNLP 0390)
C Anand (DNLP 0397)
C Weller (DNLP 0400)
L King (DNLP 0419)
D Wilson (DNLP 0421)
N Warner (DNLP 0432)
R Crowe (DNLP 0434)
D King (DNLP 0441)
J Crussell (DNLP 0450)
J Lynskey (DNLP 0451)
L Whitnall (DNLP 0455)
V Cano (DNLP 0461)
J Lewington (DNLP 0465)
Mr & Mrs Sheppard (DNLP 0468)
Lewy0007 (DNLP 0469)
S Langford (DNLP 0473)
S Trueman (DNLP 0479)
S Jephcote (DNLP 0481)
D Wall (DNLP 0482)
S O'Reilly (DNLP 0487)
T Collins (DNLP 0488)
L O'Reilly (DNLP 0490)
E Wellen (DNLP 0493)
P Matthews (DNLP 0494)
C Campbell-Pike (DNLP 0499)
R Wellen (DNLP 0500)
C Hunt (DNLP 0506)
R Bowen (DNLP 0508)
M Price-Stephens (DNLP 0510)
A Siberini (DNLP 0511)
C Exley (DNLP 0517)
A & S New (DNLP 0520)
L Shayler (DNLP 0533)
S Witcomb (DNLP 0536)
C McCan (DNLP 0537)
C Ryan (DNLP 0539)
R Street (DNLP 0542)
P Cowley (DNLP 0548)
P Godfrey (DNLP 0555)
D Ayres (DNLP 0556)
R Bellis-Jones (DNLP 0558)
I George (DNLP 0559)
M Isaac (DNLP 0560)
J Powell (DNLP 0564)
S Cannon (DNLP 0565)
R Paxton (DNLP 0566)
D Brown (DNLP 0569)
R Gregory (DNLP 0572)
G & H Glynn (DNLP 0583)
S Annis (DNLP 0585)
N Pattenden (DNLP 0589)
C Chapman (DNLP 0601)

N Webb (DNLP 0611)
C Powell (DNLP 0613)
S Bentley (DNLP 0618)
P Mason (DNLP 0622)
Mr & Mrs Rickwood (DNLP 0624)
M Heys (DNLP 0625)
J Heys (DNLP 0627)
S Capon (DNLP 0629)
M Tobin (DNLP 0630)
Booker Commons and Woods Protection Society (DNLP 0631)
J Haddock (DNLP 0632)
J & D Wren (DNLP 0633)
S Fiveash (DNLP 0634)
T Bull (DNLP 0636)
T & P Pool (DNLP 0637)
M & S Smith (DNLP 0639)
T Herbert (DNLP 0640)
D Kipling (DNLP 0641)
L Norris (DNLP 0642)
S Watts (DNLP 0643)
H & C Stevens (DNLP 0644)
R Plumb (DNLP 0645)
P Osborne (DNLP 0646)
N Brewer (DNLP 0650)
D Southon (DNLP 0652)
T Dennis (DNLP 0654)
D Squire (DNLP 0655)
S Collins (DNLP 0657)
C Cockley (DNLP 0659)
A Whitman (DNLP 0661)
D & J Benge (DNLP 0662)
P De Neys (DNLP 0663)
M De Neys (DNLP 0664)
J Cherry (DNLP 0665)
C Davis (DNLP 0668)
G Davidson (DNLP 0670)
J Bates (DNLP 0671)
A Taylor (DNLP 0672)
C Barry (DNLP 0673)
E Haddock (DNLP 0674)
A Norris (DNLP 0675)
T Sirrell (DNLP 0676)
L Haddock (DNLP 0677)
R Joseph (DNLP 0678)
J Storey (DNLP 0680)
L Burgess (DNLP 0681)
A Stearn (DNLP 0682)
K Butler (DNLP 0684)
W Evans (DNLP 0685)
S Baker (DNLP 0687)
P & V Allred (DNLP 0688)
J Smith (DNLP 0689)
H Hulme (DNLP 0691)
A Marsden (DNLP 0695)
Penn and Tylers Green Residents Society (DNLP 0696)

P Putman (DNLP 0697)
M & R Clark (DNLP 0704)
J Pettitt (DNLP 0749)
C Gregory (DNLP 0754)
S Lindsay-Carlin (DNLP 0755)
J Coster (DNLP 0760)
W Graham (DNLP 0763)
K Warne (DNLP 0765)
R Williams (DNLP 0766)
S Derry (DNLP 0780)
J Coombs (DNLP 0781)
N Coombs (DNLP 0782)
B Hunt (DNLP 0783)
K Riley (DNLP 0788)
S Riley (DNLP 0789)
J Budd (DNLP 0794)
J Shepherd (DNLP 0796)
T Dickinson (DNLP 0800)
M Simons (DNLP 0801)
K Perry (DNLP 0802)
C Pearman (DNLP 0803)
A Perry (DNLP 0804)
M Perry (DNLP 0805)
M & S Rudd (DNLP 0807)
D Hallet (DNLP 0808)
M Knowles & L Kennedy (DNLP 0809)
C Riley (DNLP 0810)
C Morton (DNLP 0811)
D Soni (DNLP 0812)
R Hazlem (DNLP 0813)
A Cowan (DNLP 0814)
K Morton (DNLP 0815)
J Raddon (DNLP 0816)
S Riley (DNLP 0817)
S May (DNLP 0819)
K Hallatt (DNLP 0820)
K Storey (DNLP 0821)
G Rees (DNLP 0822)
A Rees (DNLP 0823)
M & J Adams (DNLP 0827)
T Greenfield (DNLP 0828)
N Greenfield (DNLP 0829)
M Greenfield (DNLP 0830)
L Vassiliou (DNLP 0832)
G Evans (DNLP 0833)
C Royds (DNLP 0834)
C Simons (DNLP 0835)
C Bailey (DNLP 0837)
L Abbott (DNLP 0838)
S Chhugani (DNLP 0839)
K & K Burr (DNLP 0840)
J Leonard (DNLP 0841)
S Lipscomb (DNLP 0842)
A Desmond (DNLP 0843)
J Mills (DNLP 0844)

R Bristow (DNLP 0845)
C Royds (DNLP 0846)
A Morton (DNLP 0847)
S Fisher (DNLP 0848)
M Anderson (DNLP 0849)
K Philips (DNLP 0851)
D Holland (DNLP 0852)
A Hull (DNLP 0856)
M Reed (DNLP 0857)
J Reed (DNLP 0858)
C Gittings (DNLP 0859)
J Moody (DNLP 0860)
A Seels (DNLP 0861)
K & M Lawrence (DNLP 0862)
T & E Whiteley (DNLP 0863)
J Conway (DNLP 0864)
D & A Bolam (DNLP 0865)
D Jones (DNLP 0868)
A Barber (DNLP 0869)
N Barber (DNLP 0870)
S Carmen (DNLP 0871)
A Vaughan (DNLP 0872)
T Baker (DNLP 0873)
HP156QX (DNLP 0874)
J & B Bushby (DNLP 0875)
A Burnard (DNLP 0876)
J Curry (DNLP 0877)
J Goulding (DNLP 0878)
D Angus (DNLP 0879)
D Angus (DNLP 0880)
D Knight (DNLP 0881)
J & J Tripp (DNLP 0882)
V Kingshot (DNLP 0884)
B Murphy (DNLP 0885)
B & L Greene (DNLP 0889)
A, R, S, Z, and H Redway (DNLP 0891)
P Treanor (DNLP 0895)
J & J Russell (DNLP 0897)
J Honour (DNLP 0898)
D Langford (DNLP 0900)
C Newton (DNLP 0904)
V Phillips (DNLP 0905)
M Waterson (DNLP 0906)
P Mogg (DNLP 0907)
R Mogg (DNLP 0908)
M Mitchell (DNLP 0909)
B Walker (DNLP 0910)
R & V Aggarwal (DNLP 0911)
D Harbutt (DNLP 0912)
K Jones (DNLP 0913)
L Emmerson (DNLP 0914)
J Jones (DNLP 0915)
V Norwood (DNLP 0916)
R Coster (DNLP 0917)
E Norwood (DNLP 0918)

S Harbutt (DNLP 0919)
 M Redman (DNLP 0920)
 D Knott (DNLP 0921)
 J Knott (DNLP 0922)
 Hoder (DNLP 0923)
 C Evans (DNLP 0924)
 A Twine (DNLP 0925)
 B Phillips (DNLP 0926)
 E Bennett (DNLP 0927)
 R Bennett (DNLP 0928)
 S Phillips (DNLP 0929)
 J Phillips (DNLP 0930)
 M King (DNLP 0931)
 G Turner (DNLP 0932)
 G Turner (DNLP 0932)
 K & D Wise (DNLP 0933)
 M Dean (DNLP 0938)
 N & S Rolfe (DNLP 0939)
 A & J Cook (DNLP 0940)
 Mr & Mrs Orr (DNLP 0941)
 J & C Waters (DNLP 0942)
 B & K Wright (DNLP 0943)
 J & B Burrows (DNLP 0944)
 W James (DNLP 0945)
 M & S Durrant (DNLP 0946)
 A local resident (DNLP 0947)
 K Dawes (DNLP 0949)
 K Ottaway (DNLP 0950)
 K Whitlock (DNLP 0952)
 E Prior (DNLP 0953)
 A Whitlock (DNLP 0954)
 I, J, and J Roxburgh (DNLP 0957)
 P Sharman (DNLP 0958)
 A Wells (DNLP 0960)
 J Ward (DNLP 0962)
 R Robinson (DNLP 0963)
 S McGeorge (DNLP 0965)
 Anonymous (DNLP 0967)
 S & J Corbett (DNLP 0968)
 J Cadle & M Brinton (DNLP 0970)
 S Caskey (DNLP 0971)
 Anonymous (DNLP 0972)
 J Sharman (DNLP 0973)
 J & B Cole (DNLP 0974)
 J Moger (DNLP 0976)
 K Vockins (DNLP 0977)
 C Murphy (DNLP 0979)
 A Turnell (DNLP 0980)
 A & C Lewis (DNLP 0981)
 K, P & P Coleman (DNLP 0982)
 Quadrant Town Planning (Residents of Northern Heights and New Road Bourne End) (DNLP 0983)
 C & J Doyle & R & M Pedler (DNLP 0985)
 Hawks Hill & Widmoor Residents Action Group (DNLP 0987)
 R Field (DNLP 0988)

R Field (DNLP 0989)
J Binks (DNLP 0990)
A & C Hornsby (DNLP 0992)
H Budd (DNLP 0995)
E Paine (DNLP 0997)
N Hillier (DNLP 1001)
C Austin (DNLP 1002)
D Hope (DNLP 1003)
N McMinn (DNLP 1004)
E Davis (DNLP 1005)
A Davis (DNLP 1006)
M Davis (DNLP 1007)
J Clydesdale (DNLP 1008)
C Evans (DNLP 1010)
F Gregory (DNLP 1011)
V Tutt (DNLP 1014)
H Chalk (DNLP 1017)
A Greenwood (DNLP 1018)
C Porton (DNLP 1019)
J Douglass (DNLP 1020)
K Linfoot (DNLP 1021)
N White (DNLP 1022)
J Nowak (DNLP 1027)
S Alexander (DNLP 1029)
P Shaw (DNLP 1031)
D Caldwell (DNLP 1032)
P Matson (DNLP 1033)
S Jackson-Cook (DNLP 1034)
L White (DNLP 1036)
J Gray (DNLP 1038)
L Elkins-Jarrett (DNLP 1039)
P Metherell (DNLP 1040)
J Giggs (DNLP 1041)
A Hale (DNLP 1042)
G Markham (DNLP 1043)
P & G Savage (DNLP 1044)
S Jordan (DNLP 1045)
A Blagg (DNLP 1046)
L Tebbutt (DNLP 1047)
B Halai-Soni (DNLP 1050)
M Symons (DNLP 1054)
Y Robinson (DNLP 1057)
P Hunt (DNLP 1058)
J Metherell (DNLP 1061)
S Stepien-Korcipa (DNLP 1067)
R Korcipa (DNLP 1068)
J Davis (DNLP 1069)
J Thetford (DNLP 1073)
B Black (DNLP 1075)
G Smart (DNLP 1076)
Anonymous (DNLP 1077)
B Temblett (DNLP 1078)
B Hunt (DNLP 1079)
S Bowes (DNLP 1080)
S & R Green (DNLP 1082)

P Prince (DNLP 1084)
N Inker (DNLP 1085)
O Tribe (DNLP 1088)
G Kenward (DNLP 1089)
E Collingwood (DNLP 1096)
C & J MacDonald (DNLP 1097)
S & P Sleight (DNLP 1098)
C Read (DNLP 1099)
G Quarterman (DNLP 1100)
Mr & Mrs Hathaway (DNLP 1101)
K Hall (DNLP 1102)
L Browne (DNLP 1103)
S Avery (DNLP 1104)
H McLean (DNLP 1105)
I McLean (DNLP 1108)
J Tricker (DNLP 1109)
D Shaw (DNLP 1110)
L Quarterman (DNLP 1111)
S Quarterman (DNLP 1112)
S Roberts (DNLP 1113)
N Comben (DNLP 1115)
L Comben (DNLP 1118)
N Pink (DNLP 1119)
J O'Reilly (DNLP 1120)
M Fowkes (DNLP 1121)
D Johnston (DNLP 1123)
D Gamble (DNLP 1127)
M Cooke (DNLP 1130)
K Richardson (DNLP 1133)
K Lewis (DNLP 1135)
J Brasier (DNLP 1136)
M Button (DNLP 1137)
G Whittaker (DNLP 1138)
A Shave (DNLP 1139)
A Hargreaves (DNLP 1140)
G Britt (DNLP 1142)
R Smith (DNLP 1143)
L Wilson (DNLP 1144)
P Aujla (DNLP 1145)
A Corrick (DNLP 1146)
J Wren (DNLP 1149)
M Wren (DNLP 1150)
R Wren (DNLP 1151)
J Wren (DNLP 1152)
S Kent (DNLP 1154)
R Burns (DNLP 1156)
K Lawton (DNLP 1157)
T Haveron Jones (DNLP 1158)
C Roberts (DNLP 1162)
R Hogg (DNLP 1166)
K Williams (DNLP 1168)
R Fryer (DNLP 1169)
P Green (DNLP 1170)
L Hogg (DNLP 1171)
B Tranter (DNLP 1173)

Upper Hedsor Road Residents Association (DNLP 1178)
S Berry (DNLP 1180)
Z O'Reilly (DNLP 1181)
J & I Kenny (DNLP 1182)
M Smith (DNLP 1183)
H Phillips (DNLP 1184)
R Fuell (DNLP 1186)
D Putnam (DNLP 1187)
D Gilronan (DNLP 1189)
E Kazanji (DNLP 1192)
A Greenan (DNLP 1195)
A Avery (DNLP 1196)
N Fletcher (DNLP 1197)
N Dickinson (DNLP 1198)
M Simpson (DNLP 1199)
K Booth (DNLP 1200)
G Mansfield (DNLP 1201)
S & J Castle (DNLP 1202)
M Luton (DNLP 1203)
A Hyatt (DNLP 1205)
L Corrick (DNLP 1207)
C Hyatt (DNLP 1208)
W & G Jackson (DNLP 1209)
R Ellis (DNLP 1210)
A Smith (DNLP 1211)
D Potton (DNLP 1222)
C Sharp (DNLP 1223)
C Sharp (DNLP 1223)
R Cornish (DNLP 1224)
M Coster (DNLP 1226)
T Coster (DNLP 1227)
E Gwozdicki (DNLP 1231)
Planning Works Ltd (L Noe) (DNLP 1234)
R Gwozdicki (DNLP 1235)
I Warby (DNLP 1238)
L Hyatt (DNLP 1239)
V McMillan (DNLP 1244)
S Viney (DNLP 1246)
P & K Stebbings (DNLP 1249)
J Knott (DNLP 1251)
D Knott (DNLP 1260)
C Allen (DNLP 1266)
S Allen (DNLP 1267)
C Lund (DNLP 1268)
N Henshaw (DNLP 1275)
J Hogben (DNLP 1278)
P Gray (DNLP 1280)
G & S Murdoch (DNLP 1283)
S Dennis (DNLP 1289)
C Glennon (DNLP 1294)
A Harding (DNLP 1295)
P Grubnic (DNLP 1296)
J Newstead (DNLP 1298)
M Fraser (DNLP 1301)
S Phelps (DNLP 1303)

C & S Longman (DNLP 1304)
S King (DNLP 1305)
E Prior (DNLP 1312)
E Prior (DNLP 1313)
P Credland (DNLP 1316)
J Honey (DNLP 1319)
S Perigo (DNLP 1320)
M Ireland (DNLP 1322)
N Jones (DNLP 1331)
W Byrne (DNLP 1334)
K Emery (DNLP 1336)
B Evans (DNLP 1338)
K Hillsdon (DNLP 1342)
J Vincent (DNLP 1350)
D Webb (DNLP 1355)
G Wells (DNLP 1364)
L Evertsen (DNLP 1370)
C Needham (DNLP 1371)
E Greatorex (DNLP 1380)
P & S Osborne (DNLP 1381)
A Hailstone (DNLP 1383)
D White (DNLP 1385)
S King (DNLP 1393)
R Thompson (DNLP 1396)
M Tripp (DNLP 1398)
M Markowski (DNLP 1400)
H & J Pearson (DNLP 1401)
L Cameron (DNLP 1403)
P Thompson (DNLP 1404)
S Jones (DNLP 1405)
A Rowe (DNLP 1407)
G Coutts (DNLP 1408)
G Aram (DNLP 1409)
E Querfurth (DNLP 1410)
D Tandy (DNLP 1412)
L Lewis (DNLP 1413)
Richard Buxton Environmental & Public Law (Residents of Seymour
Plain Marlow) (DNLP 1418)
P Honey (DNLP 1422)
R Verity (DNLP 1424)
S Adams (DNLP 1428)
M & A Shepherd (DNLP 1432)
B Bell (DNLP 1434)
J Fincher (DNLP 1435)
R Woollett (DNLP 1436)
N Walklin (DNLP 1437)
A Harrison (DNLP 1438)
S Doyle (DNLP 1439)
A Langley (DNLP 1445)
A Mosley (DNLP 1446)
J Hearn (DNLP 1448)
E Mosley (DNLP 1450)
P Querfurth (DNLP 1451)
S Saunders Miller (DNLP 1452)
J Hague (DNLP 1455)

I & M Barber (DNLP 1456)
L Martin (DNLP 1457)
S Smyth (DNLP 1459)
P Martin (DNLP 1460)
M Hague (DNLP 1461)
Mr & Mrs Watkins (DNLP 1462)
I Mance (DNLP 1466)
F Wadman (DNLP 1467)
R Steel (DNLP 1468)
M Sharpington (DNLP 1469)
E Slater (DNLP 1470)
Hazlemere Parish Council (DNLP 1471)
K Whittaker (DNLP 1472)
D Bryan (DNLP 1475)
R Gregory (DNLP 1476)
E Condren (DNLP 1477)
N Meller (DNLP 1479)
C Cooke (DNLP 1482)
M Lafferty (DNLP 1483)
J Donnison (DNLP 1487)
A Uppington (DNLP 1488)
A Hogben (DNLP 1491)
R Moore (DNLP 1492)
C John (DNLP 1496)
N Kohler (DNLP 1497)
G Hill (DNLP 1498)
M Keighley (DNLP 1499)
D Martinez (DNLP 1505)
S Holloway (DNLP 1513)
SL85 QN (DNLP 1515)
Z Ambrose-Kay (DNLP 1518)
H Burgess (DNLP 1535)
E Grice (DNLP 1544)
L Parkins (DNLP 1552)
J Stratford (DNLP 1553)
D Keys (DNLP 1554)
P Ormsby (DNLP 1555)
V Gardner (DNLP 1557)
R New (DNLP 1597)
A O'Connell (DNLP 1601)
L Daley (DNLP 1602)
G Maddams (DNLP 1604)
P Lambden (DNLP 1606)
S Hawthorne (DNLP 1608)
L Meakes (DNLP 1609)
B Furner (DNLP 1613)
A Race (DNLP 1614)
C Leech (DNLP 1617)
R Parker (DNLP 1619)
R Price (DNLP 1620)
A Spruce (DNLP 1621)
S Wright (DNLP 1623)
G Burston (DNLP 1624)
E Evans (DNLP 1630)
C Thompson (DNLP 1631)

B Hughes (DNLP 1634)
V Head (DNLP 1638)
Multronics Ltd. (DNLP 1643)
M Mulady (DNLP 1644)
E Collins (DNLP 1645)
J Sherlock (DNLP 1646)
J Anderson (DNLP 1647)
G Anderson (DNLP 1648)
S Anderson (DNLP 1649)
W Northcroft (DNLP 1653)
H Jackson (DNLP 1654)
B Jackson (DNLP 1655)
C Harris (DNLP 1656)
M Hunt (DNLP 1657)
M Walklin (DNLP 1659)
A Cobb (DNLP 1660)
M Davies (DNLP 1664)
A Ceurvorst (DNLP 1666)
A Jeffs (DNLP 1667)
M Miller (DNLP 1669)
G Inns (DNLP 1670)
Buckinghamshire County Council (DNLP 1674)
C Chan (DNLP 1678)
K & S Harrison (DNLP 1679)
A Evans (DNLP 1684)
V Beadle (DNLP 1689)
D Smith (DNLP 1690)
C Padley (DNLP 1692)
M Greenwell (DNLP 1693)
A Smart (DNLP 1695)
T Marchment (DNLP 1698)
H Winter (DNLP 1699)
T & G Barlow (DNLP 1700)
J & S Seber (DNLP 1701)
A Spratley (DNLP 1702)
A & D Theobald (DNLP 1711)
A da Cunha (DNLP 1715)
E Bowman (DNLP 1717)
P Healy (DNLP 1722)
S Davie (DNLP 1723)
B Smith (DNLP 1727)
C Underwood (DNLP 1728)
S Annis (DNLP 1731)
A, S, P & M East (DNLP 1736)
S Croall (DNLP 1737)
S Hurworth (DNLP 1746)
M Ward (DNLP 1749)
E Fletcher (DNLP 1751)
D Bain (DNLP 1755)
N Rock (DNLP 1756)
S Fitzjohn (DNLP 1758)
P Redfern (DNLP 1760)
G Toms (DNLP 1762)
G Evans (DNLP 1764)
Carter Jonas LLP (Mr J Perkins) (DNLP 1766)

G Fletcher (DNLP 1770)
 R Crawshaw (DNLP 1771)
 D Taylor (DNLP 1772)
 L Hunt (DNLP 1775)
 P Lambert (DNLP 1777)
 A Stevenson (DNLP 1781)
 A Blakeborough (DNLP 1783)
 S & P Rawbone (DNLP 1791)
 G Paine (DNLP 1795)
 D Emery (DNLP 1796)
 Historic England (DNLP 1798)
 J White (DNLP 1843)
 Mrs Wakefield (DNLP 1902)
 T Son (DNLP 1903)
 J Twitchett (DNLP 1907)
 J Cavaye & K Cooper (DNLP 1914)
 S Lewin (DNLP 1918)
 J & L Allpass (DNLP 1919)
 G, T, & L Simmons and E Fox (DNLP 1920)
 J Roberts (DNLP 1922)
 S Harvey (DNLP 1924)
 Hedsor Parish Meeting (DNLP 1925)
 L Beaton (DNLP 1926)
 T Barnard (DNLP 1927)
 Don't Destroy Bourne End Group (DNLP 1929)
 S Chapman (DNLP 1930)
 J East (DNLP 1931)
 M Daley (DNLP 1932)
 E Lowdon (DNLP 1933)
 J Lowdon (DNLP 1934)
 J Barnard (DNLP 1935)
 M Forsyth (DNLP 1936)
 B Murphy (DNLP 1939)
 T Wright (DNLP 1941)
 R Keeley (DNLP 1942)
 J Wright (DNLP 1946)
 S Fletcher (DNLP 1947)
 N Metcalfe (DNLP 1948)
 A Holland (DNLP 1949)
 D & S Warne (DNLP 1950)
 A Deung (DNLP 1954)
 N Butler (DNLP 1956)
 D Driscoll (DNLP 1958)
 S Pink (DNLP 1959)
 J Booth (DNLP 1963)
 K Hearne-Potton (DNLP 1964)
 Z Harnett (DNLP 1965)
 P Dennis (DNLP 1966)
 M Wetherall (DNLP 1968)
 R Smith (DNLP 1969)
 R Forsyth (DNLP 1970)
 K Willard (DNLP 1971)
 P Warham (DNLP 1973)
 A Hester (DNLP 1974)
 M Venison (DNLP 1975)

E & J Freeman (DNLP 1977)
M Cottrell (DNLP 1979)
T McIndoe (DNLP 1981)
P O'Brien (DNLP 1982)
C Ellis (DNLP 1983)
L Cottrell (DNLP 1984)
P Woodbridge (DNLP 1987)
S Woodbridge (DNLP 1988)
G Woodbridge (DNLP 1989)
R Woodbridge (DNLP 1990)
R Bellis-Jones (DNLP 1991)
C Holmes (DNLP 1992)
L Parsons (DNLP 1997)
J Piney (DNLP 2000)
B Szczech (DNLP 2033)
R Smith (DNLP 2054)
D Whitman (DNLP 2066)
J & A Ward (DNLP 2067)
L Sheppard (DNLP 2091)
A Hollingsworth (DNLP 2098)
M Allen (DNLP 2100)
M & L Gleeson (DNLP 2101)
R Harrison (DNLP 2102)
J Hunt (DNLP 2105)
Mr & Mrs La Roche (DNLP 2107)
A & T Sollars (DNLP 2109)
M Downey (DNLP 2110)
J Gatfield (DNLP 2111)
J Nicholls (DNLP 2112)
H Burkitt (DNLP 2114)
J Hyatt (DNLP 2117)
K Douglass (DNLP 2118)
P Slater (DNLP 2119)
T Hobbs (DNLP 2122)
M Bull (DNLP 2125)
R & S Perry (DNLP 2130)
S Hall (DNLP 2131)
S Cooper (DNLP 2134)
G Gray & S Bennett (DNLP 2136)
L Sheard (DNLP 2138)
R Engall (DNLP 2141)
L Larkin (DNLP 2142)
B Morton (DNLP 2144)
J Slack (DNLP 2147)
P Bowen (DNLP 2151)
A Dennis (DNLP 2152)
N, A, & E Smart (DNLP 2153)
M Waterman (DNLP 2154)
D Watt (DNLP 2155)
G Hall (DNLP 2156)
S Belgrove (DNLP 2158)
D Ambler (DNLP 2160)
K Sonley (DNLP 2162)
P Farrand (DNLP 2163)
J Lindsay-Carlin (DNLP 2164)

J Larkin (DNLP 2166)
L Styles (DNLP 2169)
O Belgrove (DNLP 2170)
A Carter (DNLP 2173)
R Dennis (DNLP 2174)
S Lattimer (DNLP 2175)
S Morton (DNLP 2176)
L Marsh (DNLP 2178)
A Holmes (DNLP 2179)
L Dormand (DNLP 2181)
L Marsh (DNLP 2182)
P Cadman (DNLP 2184)
J & A Murray (DNLP 2185)
B Haumann (DNLP 2187)
C Bartier (DNLP 2188)
W Sloan (DNLP 2189)
L Elkins (DNLP 2190)
H & F Smart (DNLP 2191)
M Wood (DNLP 2192)
C Robson (DNLP 2194)
P Legge (DNLP 2198)
S Young (DNLP 2199)
A Farrand (DNLP 2200)
L Woollett (DNLP 2201)
N Hall (DNLP 2202)
A Cattaruzza (DNLP 2204)
E Levings (DNLP 2205)
A Gray (DNLP 2207)
T Mason (DNLP 2211)
P Singleton (DNLP 2215)
J Anderson (DNLP 2216)
K Cooke (DNLP 2217)
K Cooke (DNLP 2217)
A Kelly (DNLP 2219)
M Keyte (DNLP 2220)
S Innes (DNLP 2222)
S Foster-Lyons (DNLP 2224)
H Fisher (DNLP 2228)
O Carro-Tevfik (DNLP 2229)
S & G Studd (DNLP 2230)
T Wild (DNLP 2231)
G Mason (DNLP 2232)
M Ashford (DNLP 2233)
S Singleton (DNLP 2234)
J & J Bailey (DNLP 2235)
G & G Cooper (DNLP 2238)
A & K Lee (DNLP 2239)
G Smith (DNLP 2241)
K Jamson (DNLP 2243)
C Gunn (DNLP 2248)
B Plumbridge (DNLP 2250)
R Griffith (DNLP 2251)
P Schulz (DNLP 2252)
B Ellis (DNLP 2255)
J Ellis (DNLP 2256)

A Woollett (DNLP 2257)
 M Rolfe (DNLP 2258)
 A Bowers (DNLP 2260)
 S Barratt-Singh (DNLP 2261)
 A Leach (DNLP 2262)
 M Shore (DNLP 2263)
 A Barber (DNLP 2265)
 A Cooke (DNLP 2269)
 S Cooke (DNLP 2271)
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 A Woollett (DNLP 2327)
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Mr & Mrs Levett (DNLP 2676)
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	G Sheppard (DNLP 2960) Pegasus Group (Bovis Homes Ltd) (DNLP 2962) D Smyth (DNLP 2963) P Stagg (DNLP 2964) M Smith (DNLP 2965) D Bates (DNLP 2967) J Robinson (DNLP 2971) N Collins (DNLP 2975) A Amos (DNLP 2978) M Sloane (DNLP 2979) R Cooper (DNLP 2980) V Richer (DNLP 2981) L & P Wareham (DNLP 2982) J Cable (DNLP 2984) A Ahmad (DNLP 2986) J Shard (DNLP 2990) A Lee (DNLP 2991) A Nye (DNLP 2993) J & S Cleere (DNLP 2994) L Ryan (DNLP 2995) D White (DNLP 2996) M Jeffs (DNLP 3000) S Berry (DNLP 3018) A Cicin-Sain (DNLP 3019) I Berry (DNLP 3021) D Dicker (DNLP 3029) D Platt (DNLP 3030) R Cooper (DNLP 3031) F Caputo (DNLP 3033) G Leflaive (DNLP 3039) A Partridge (DNLP 3046) J Brearley (DNLP 3048) P Anderson (DNLP 3054) J & J Melville-Jackson (DNLP 3061) Save Marlow AONB and Green Belt (DNLP 3081) Richard Buxton Environmental & Public Law (Residents of Seymour Plain) (DNLP 3082) C Cowling (DNLP 3086) C Jones (DNLP 3087) Marlow Town Council (DNLP 3099)						
Number of Representations:	1,189	Objection:	860	Support:	14	Comment:	315

Summary of issues/comments:

Supporting:

- Support for the proposed release of various sites from the Green Belt.
- Support for the changes to the Green Belt in order to meet strategic objectives.

Objecting:

Principle

- Objection to Green Belt land being developed, reduced in size, and released for housing, especially if it lies within an AONB.
- Objection due to the failure to release all land that performs weakly in Green Belt terms and that are in sustainable locations.
- Encroachment onto the Green Belt is a violation to the wellbeing of the Chilterns area.
- Objection to removal of Green Belt sites which are not meeting enough criteria to remain in the Green Belt, this should be irrelevant.
- Inappropriate that Green Belt land can be changed to benefit a developer.
- Firm belief in the principle of the Green Belt as without it we will become totally urbanised and this land must not be released for development.

General

- WDC needs to do more to protect the Green Belt.
- Open spaces must be protected and preserved.
- The remaining countryside needs protection.
- England's 'green and pleasant' land is in danger of disappearing.
- Removing land from the Green Belt will result in the loss of areas of natural drainage.
- Development shouldn't be concentrated in zones affecting Green Belt land.
- The CP9 objective is not being achieved.
- Additional housing may be necessary but not at the cost of Green Belt land when there are other sites available.
- Concerns that more land will be removed from the Green Belt even though current proposals are for 1%.
- Green Belt rules are subjective and have been manipulated to meet the council's needs.
- The Green Belt is an important protection to prevent destruction of Green Spaces and prevent sprawl of villages.
- It is essential to keep the Green Belt to stop the urbanisation of areas and maintain the separation of towns and the character and identity of areas.

Green Belt policy

- Development of Green Belt land is contrary to and undermines the NPPF, government policy and stance on Green Belt, the legal protection of the Green Belt, the purposes and aims of the Green Belt and the council's own framework strategy and bylaws.
- If land can be removed from the Green Belt its purpose is defeated.
- Government approval is needed to remove Green Belt in an AONB.
- The aims and intent of the Green Belt should be honoured.
- The plan emphasises the importance of green space but proposes to destroy significant areas of it.

- Green Belt is not for joining up small villages with the local town.
- Development which risks losing Green Belt land is not permissible.
- Planning Policy/Guidelines stresses the importance of the Green Belt and their role in preventing urban sprawl and coalescence and emphasises the need to protect the Green Belt when constructing Local Plans, even if this is at the expense of delivering housing, and protecting the Green Belt remain a core planning principle.
- Misunderstanding of what the Green Belt designation is for if not to provide protection against significant development.
- The government have stated they consider the Green Belt of significant importance – why have they changed their minds?
- Green Belt policy prevails over sustainable development.
- The NPPF and government have made it clear planning authorities cannot use Green Belt to meet their unmet housing needs.
- The Green Belt was designed to be permanent.
- The removal of land from the Green Belt and failure to consider more sustainable options makes the plan too unsuitable to be taken forward.
- Housing development is considered inappropriate on Green Belt unless it is outweighed by other material considerations – unless these can be proved, its unlikely Green Belt can be developed.
- WDC has a responsibility for plan making and decision taking that protects the Green Belt, not for releasing Green Belt for inappropriate development.
- WDC aren't acting in the public's best interests by proposing to build on Green Belt.

Alternative Options

- Taking land out of the Green Belt land for development is unacceptable until all other options have been developed.
- WDC aren't looking to develop brownfield sites in preference to the Green Belt.
- Due to the commercial viability of Greenfield sites over Brownfield, strong planning control is vital, possibly helped by financial incentives/dis-incentives.
- No evidence that all brownfield sites and alternative sites have been fully considered, assessed, exploited and prioritised. This is needed and details of why they were excluded.
- The increased cost of developing brownfield sites isn't a good enough reason to dismiss them, especially if there is a real housing shortage.
- When developing Green Belt is being considered, it should be around urban areas.
- Smaller developments across WDC would be more sympathetic with the countryside.

Environment

- People would like to see more trees and food grown around towns and cities. Green Belt would be ideal for this and would help the environment by reducing air miles.
- Developing Green Belt will damage and degrade the environment.
- Developing Green Belt land will harm biodiversity, ecology and wildlife, which future generations wouldn't be able to enjoy.
- Green Belt land should be left as natural environment.

- Decline in species over time has showed urban encroachment should be guarded against.
- Development on Green Belt must be done in a way that preserves the countryside and maintains the principles upon which land is designated Green Belt in the first place.

Community

- The Green Belt is the space needed for communities to be able to breathe.
- Green Belt is essential for balanced and happy communities.
- Increase in crime is related to building on the Green Belt.
- Living in an ever expanding urban expanse, unbroken by green and rural areas won't benefit people.
- The Green Belt environment is enjoyed by many.
- The countryside is enjoyed by many and has been preserved by the Green Belt.
- People should be entitled to be left with some Green and pleasant land.
- The beauty of the Chilterns is that it has Green Open spaces – this shouldn't be changed.

Exceptional circumstances

- Evidence that exceptional circumstances exist to justify the removal of Green Belt land for developments should be made available.
- If the houses aren't genuine starter homes, then circumstances aren't extraordinary enough to warrant building on the Green Belt.

Affordable housing

- Development on the Green Belt is subject to providing affordable housing but many areas of Green Belt would be in areas that are not affordable.

Brexit

- Brexit will change the housing needs, and changing Green Belt status is irreversible and the council should ensure they are basing their decisions on current and future factors.

Economy

- Expansion of commercial development into Green Belt will damage the quality of areas and may be counter-productive economically.

Delivering homes

- The housing target of 10,000 homes will have a harmful impact on the Green Belt.
- Concern over housing numbers, especially given the district is primarily Green Belt.
- The reaction to the population growth and need for housing needs to be handled with respect for green spaces.
- If the proposed number of houses cannot be accommodated within brownfield sites then the proposed number of houses is too high.

- Is it not possible to deliver new homes without taking land out of the Green Belt?

Land for Travellers

- Objection to travellers being given Green Belt land to live on.

Housing allocations

- Concern over the significant number of houses proposed to be built on Green Belt.
- If houses are needed then they should be located in other parts of the county beyond the Green Belt and the 'Bottlenecked' South East England.
- This is lazy planning as it's easier to remove land from the Green Belt and develop lots of houses on larger sites.
- No Green Belt should be developed until national housing requirements are known.
- Instead of releasing Green Belt, it may be more efficient and cost affective to create a whole new village.
- Objection to only considering developing Green Belt land offered by land owners.

Unmet housing needs

- WDC have inadequately considered the release of Green Belt sites.
- WDC should reconsider how it can meet its own housing needs through use of more Green Belt land

Commenting:

Environment

- Native wildlife populations are declining due to loss of habitat and protection so areas previously protected by the Green Belt shouldn't be destroyed.
- Green Belt is essential for the environment and food for humans and suggesting jobs and housing are more important than the environment is to look short term.

General

- Unclear if this policy should be more of a land use policy indicating how a decision maker should react to a development proposal or more of a statement of intent by the council.
- Despite concerns about developing the Green Belt, almost 10% of the planned development will built on Green Belt land.
- Why is Green Belt land within an AONB being considered for development?
- The whole purpose of the Green Belt is to prevent unconstrained development.

Government policy

- Characteristics of the Green Belt and their five purposes must remain unchanged.
- Planning authorities are strongly encouraged to follow NPPF advice when considering building on Green Belt.
- The draft Plan doesn't have regard for national policy, and so would be exposed to attack in courts for not being a 'sound' plan.

- If the only way to meet housing targets is to change the Green Belt, then the government needs to be told their targets cannot be met within the rules they have set and that the Wycombe District therefore cannot meet its assessed need.
- The government has strengthened its position on the Green Belt, and there was support for this and it was trusted that the plan will be amended to reinforce the status of Green Belt.
- Green Belt means open countryside with views which every town must retain.

Landscape

- Green Belt is there to be protected from changing the landscape.
- Green Belt is important from both an amenity and landscape perspective.
- Green Belt landscape offers many benefits.
- The advantages of Green Belt policy far outweigh the disadvantages.

Alternative sites

- The recycling of derelict land and other brownfield sites would be neglected by development of Green Belt sites proposed in this draft.
- Is the industrial land expected to become vacant planned to be re-used as a priority for homes? Will land be changed to enable more residential units in long term vacant retail sites?
- Which brownfield and non-Green Belt sites have been identified and access to see all possible sites with details of why they were excluded was requested.
- Green Belt must be kept to encourage development of brownfield sites.
- It's not clear all potential brownfield sites have been utilised

Altering Greenbelt

- Altering the boundary of the Greenbelt at the request of developers is unacceptable.
- CP9 states the council won't permit any other changes to the Green Belt boundary – how long will this stand?
- Some limited alteration to the Green Belt might be acceptable.
- It was considered odd to suggest the removal of limited areas in a policy titled 'protecting the greenbelt'.

Previous proposals

- How can the council discard their objections to previous proposals?
- Previous proposals to develop Green Belt land have been rejected – this needs to be taken into account.

Housing allocations

- Why does the Plan rely on taking large areas out of the Green Belt in a few areas rather than small land parcels and brownfield sites throughout the district which would be better? This makes it seem that WDC is putting its own needs above its residents by developing easily acquired land.
- Has the council looked at developing smaller sites to spread the housing requirement?

- The assumption AONB land shouldn't be built on puts too much pressure on the Green Belt, so this assumption needs challenging or ways to mitigate it need investigating.
- Confusion over proposals to build in Green Belt/AONB to the South of the District when there are large areas to the NW of the district which aren't Green Belt or AONB.
- Additional sites within the Green Belt should be identified and removed, including land at Clay Lane, Booker.

WDC isn't giving due consideration to the release of Green Belt sites and haven't challenged the Green Belt allocation sufficiently. Although some sites have been released, they are small and few and have low densities and are on a small scale.