

Statement of Consultation - Appendix 3

**Wycombe District Local Plan
Winter 2012 Consultation – Summary Report
(April 2013)**



Wycombe District Local Plan

Play your part in the plan

Winter 2012 Consultation – Summary Report

April 2013



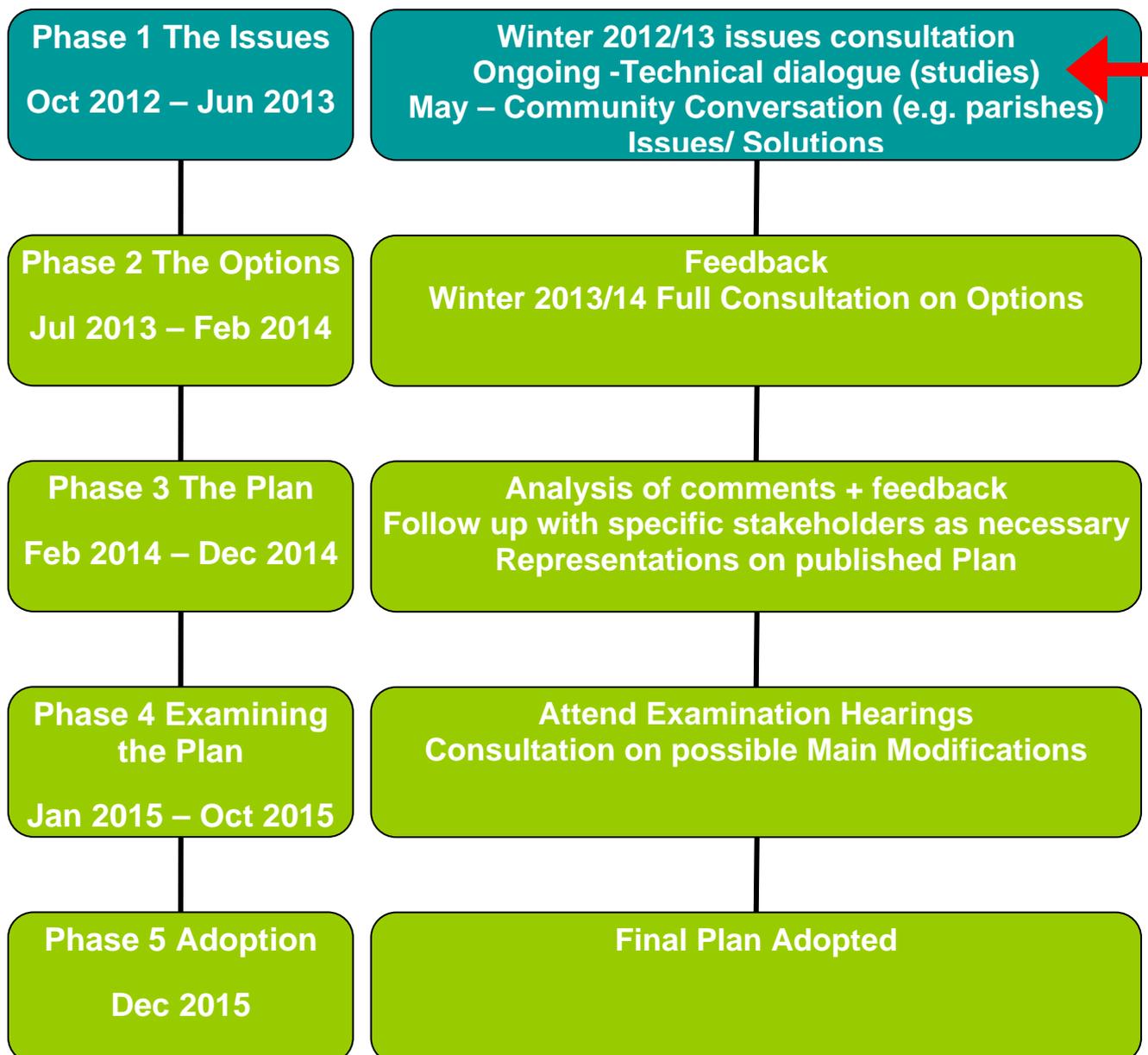
1. Background

The Council is beginning work on the new **Wycombe District Local Plan**. The new Local Plan will set out strategic policies and proposals to address local needs in terms of housing, employment and infrastructure and a range of other issues. It will replace, as appropriate, remaining saved policies in our current Local Plan and Core Strategy policies, and sit alongside the Delivery and Site Allocations Plan which is at an advanced stage of preparation.

The community will have several opportunities for engagement during the plan preparation.

Plan phases

Opportunities for engagement



As part of our initial “Issues” stage, we invited you to tell us what you think are the key District wide and local issues that should be addressed through the Plan, as well as identifying site specific opportunities for new development.

This note intends to summarise the consultation results, and draw conclusions to feed back in the early stages of the Local Plan preparation.

2. Purpose of the Consultation

At the beginning of November 2012 a consultation on the new Local Plan was launched with stakeholders and the wider community over the new Local Plan.

The Consultation letters / emails invited for initial comments on District and local issues and for an initial “call for sites” where potential development could occur.

This consultation enabled us to improve our links with stakeholders and the community and engage with the views of the community on what should be the focus of the new Local Plan.

The consultation started on Monday 19th November 2012 and ended on Friday 1st February 2013. The council had responses from a diverse range of interests.

3. Consultation Publicity

Mail out

A letter /email was sent to stakeholders and members of the public registered in the Planning & Sustainability consultation database, informing of the new Local Plan review and inviting initial comments to be made.

Website

The new local plan launch was publicised on the New Local Plan bespoke page of the Council’s website (www.wycombe.gov.uk/newlocalplan) inviting stakeholders to get involved and submit comments.

A Factsheet was produced to explain the purpose of the Plan, the main stages, the technical studies the Council has started to work on and various means to get involved in the plan.

Weekly Bulletin – November 2012

The initial consultation was publicised in a Weekly Planning Bulletin (21.11.2012), inviting stakeholders to make comments and register/ update their details on the database.

Weekly Bulletin – January 2013

A reminder on the initial consultation was publicised in a Weekly Planning Bulletin (30.01.2013).

4. Key findings

We received 79 responses on the winter 2012 initial consultation. A detailed summary of the comments is included in Appendix 1. The main points raised during this consultation are summarised below.

4.1 TOPICS ACROSS THE DISTRICT

Main topics

1. Overarching Sustainability principles (feeds in topic 2, 3, and 4)

- Sustainability principles should be at the heart of the new Local Plan
- Brownfield first – there is a strong support for redevelopment of brownfield sites over greenfield sites
- Mixed use development – should be encouraged across the District, particularly in town centres to support their character and long term viability
- Environmental and economic issues must not be dissociated
- Planning for climate change is key : sustainable construction, energy and water efficiency standards, renewables incorporated in all development
- Localism is promoted: setting jobs close to homes, encouraging local food production (allotments, roof gardens, urban gardens) and facilitating walking/cycling/public transport will support local communities' economy, reduce the need to commute/travel by car and contribute to prepare to a fossil free energy future. This will enhance the general wealth and well being of communities.
- Development and supporting infrastructure (sustainable transport in particular) should be delivered jointly / coordinated.

2. Meeting Housing needs

- Housing needs should be objectively assessed.
- A locally derived target should be supported by robust evidence and involve full stakeholder consultation.
- It is recognised that this target may well be much higher than the current Core Strategy target.

- The Plan will need to address those housing needs whilst considering local circumstances, both in terms of quantum and spatial distribution. The district's distinct housing market areas should be reflected in the spatial distribution of housing supply – a dispersed pattern is not desirable
- Some respondents have raised the need to acknowledge the constraints on development, and give them the same priority as to the study of needs
- Some respondents have raised the question of green field / Green Belt release for housing.
- The delivery of housing needs should be in sustainable location. Brownfield sites which have high public transport accessibility should be prioritised.
- Affordable housing should remain a policy priority.
- There is a targeted need for housing in rural areas.
- The Plan must set out measures to take account the findings of the County-wide Gypsy, Traveller and Travelling Showpeople needs assessment group.
- Specialist housing – cooperative or co-housing, custom-build; housing for older people in care/extra care – will need to be considered as part of the Plan. A policy wording is suggested for purpose built / specialist accommodation with care for older people.

3. Living with our Environment

- Biodiversity should be protected and green infrastructure (including green spaces) enhanced, as much for their intrinsic qualities as for wider socio-economic benefits. This has an impact on the acceptable overall quantum of development.
- Green Belt and AONB policies should be maintained / updated to ensure conservation and enhancement of these landscapes.
- The Plan must respond to water challenges : water resources, water quality, water waste infrastructure and capacity, flood risk, environmental protection (including SPZ) and enhancement
- Development should be built / fitted with efficient water systems, sustainable materials, renewable energy and insulation.

4. Transport

- Various transport infrastructure improvements are seen as a key priority across the District.
- Any new development should trigger transport improvements.

- Walkways and cycle tracks should be improved, providing health benefits. Public transport should also be improved, to reduce air pollution / fuel consumption / traffic congestion.
- Allocating sites for development will depend on transport infrastructure. An approach proposed is to develop shared door to door transports, as well as promoting railway lines improvements (e.g. High Wycombe to Bourne End railway line)
- Improvements to the access to stations and integration with local bus services are also seen as priorities.
- Impact of development on the rail network must be taken into account, in particular with regards to safety, including level crossings.

5. Economy

- The plan needs to address the needs of businesses / employers.
- There should be a good mix of business and retail across the District. There is debate as to where these should go.
- The plan will need to allow rapid response to changes depending on economic circumstances

Other topics

- High Design quality should be sought for all development
- Policies should protect local services /communities facilities (including public houses)
- The Plan will need to consider the historic environment, possibly through a bespoke policy
- A telecommunications policy is proposed for the Plan.
- It is essential to engage with stakeholders and in particular to work with Duty to Cooperate Bodies

4.2 AREAS

Comments were made regarding issues to be addressed at a local level.

- **High Wycombe**

- **Town wide**

- A key issue relates to housing development. Respondents suggest that there is an oversupply of housing in the town and that any further housing supply will only aggravate the current imbalance between housing and employment and also aggravate traffic issues. Housing development is thought to be currently running ahead of targets set out in the existing local plan; therefore it would be desirable to reduce the new housing development numbers for the remainder of the local plan period. New housing development may be allowed within the central area of the town.

- The designation of green field sites within High Wycombe as reserved for development (Abbey Barn North and South, Gomm Valley and Terriers Farm) is contested on the grounds of increase of traffic congestion, urban sprawl, lack of accompanying infrastructure solutions, geographical constraints. If there remains a requirement for green field sites to be reserved for development, sites in less congested areas of the District should be preferred.

- Consideration should be given to designating the Abbey Barn and Terriers Farm sites, in particular, as Green Belt, to avoid the communities of Flackwell Heath and Hazlemere becoming subsumed within High Wycombe.

- The Council must address the loss of manufacturing jobs in the town, the increasingly high vacancy rate in Eden and the town centre, the number of empty properties, and the high business rates and property rents (forcing manufacturers to relocate outside the District).

- Empty business rates schemes should be abolished and incentives must be given to start up companies and SME's with low initial rent and rates until they are established.

- A dedicated task group needs to be set up to bring businesses to the town, appealing on the town's strengths in terms of communication links with motorways and airports.

- Planning needs to be made simpler, quicker and cheaper for premises to be used for change of use (e.g. from offices to retail use).

- A sufficient supply and range of high quality employment and retail floorspace in High Wycombe need to be identified to ensure future growth and economic benefits.

- Congestion levels in and out of town, reducing the town's appeal to businesses, must be tackled. Design improvements across the town are sought.

- **Southern Quadrant**

- Highways improvements for the town centre (Marlow Hill / Queen Alexandra Road) should be supported through the Plan.

- The M40 gateway area of change would benefit from a comprehensive redevelopment of Abbey Barn South and vicinity, facilitating strategic infrastructure delivery. The current proposals for Daws Hill are in that sense not satisfactory.

- A limited review of the Green Belt may be necessary to optimise the potential of the area to deliver sustainable growth and unlock infrastructure constraints.

- The Highways Agency raised concerns over development at Handy Cross and its detrimental impacts on the Strategic Route Network. To improve local traffic congestion, an infrastructure improvement on the SRN should only be considered at last resort.

- **Booker**

- concerns were expressed over extra traffic generated by new waste transfer storage systems;

- green spaces should be conserved as assets for the community

- **Totteridge**

- biodiversity and green spaces should be protected (estate off Hatters Lane); There is a need for congestion improvements (A40/M40 junction).

- **Sands**

- Only limited employment land should be identified in the area. There is a clear scope for suggestions regarding transport infrastructure.

- **Wooburn & Bourne End**

- Whilst there is a need for housing in the area, infilling and subdivision of plots should not be permitted (Hawks Hill).

- Plans are currently developed for both Wooburn and Bourne End, with Parish Council participation.

- Policy wording is proposed for updated C16 and C16a policies, and supporting text.

- **Flackwell Heath**

- The Plan needs to allow people to live locally, make provision for work, food production, shops, medical services, schools to be easily accessed, with a view to a fossil free future.;

- The Plan should contribute to restore life to the existing shops and other services, provide additional public transport, redevelop and enhance the village centre.

- The countryside between High Wycombe and Flackwell Heath should be kept open, avoiding development of Abbey Barn South. The character of traditional country lanes such as Winchbottom Lane and lower Chapman lane must be maintained.

- **Penn & Tylers Green**

- Concerns are raised over the full allocation of Gomm Valley for development due to its significant biodiversity resources.

The conclusions of an ecological survey of the area by Eco Consult, which set out clear recommendations for mitigation, compensation and enhancement in the event of a development, should be fully taken into account;

- **Marlow**

- **Town wide**

- proposal for a potential train shuttle service to alleviate traffic and parking problems

- **Riley Park**

- support for the comprehensive redevelopment of Riley Road; increased car parking is welcomed, provided it is mainly underground; A car park under Riley Park would enhance the local environment and improve pedestrian accessibility.

- **Marlow Bottom Parish**

- The Plan should retain/strengthen policies on extension to dwellings in the Green Belt (GB6), Green Spaces (L3), trees and hedgerows (G11), overlooking and light (G7), woodland (L6),
- should also retain local shopping facilities (mix),
- should retain Rose Industrial Estate (small business units providing local employment);
- should protect against loss of community buildings (local churches, chapels and village halls),
- should protect and extend the Green Belt current boundaries,
- should ease the listing of historic buildings and those of community importance (HE5).
- Parking standards should be increased for large properties to tackle parking issues and traffic flow problems (underground car parking considered)

- **Little Marlow**

- A key issue is the redevelopment of the Gravel Pits area and associated amenities and leisure facilities (update to SPG needed). Any development should take into account plans of the Little Marlow Lakes Community Partnership.
- Another key issue relates to sustainable housing development: this must be unobtrusive (small scale infilling) and priority should be given to affordable and social provision as required through local assessment of need.
- The conversion of use of historic and older buildings is accepted, but the conversion of modern buildings should be on an exceptional basis. The plan should specifically not encourage the erection of new agricultural buildings that could then be converted for other uses shortly thereafter.
- The Plan should maintain and flexibly promote the existing rural economy and Green Belt (presumption of no development), associated employment and suitable business activity, the natural environment, geodiversity and biodiversity; identify potential impact of climate change and adopt mitigating strategies particularly for energy and the river plain;

- The plan should improve local transport infrastructure issues (pollution, noise, and heavy through traffic) through traffic calming measures and coordination of commuting arrangements.
 - Other issues identified are broadband connectivity improvements, footpath and cycling network retention/expansion, noise reduction, and the need for a travel plan/improved parking for the school.
 - The plan should include a study of the Historic Environment.
 - The local community should be highly involved in the plan preparation and in any development, to achieve integrated solutions at neighbourhood level and in accordance with the District Local Plan strategic needs and objectives.
 - Currently there are no plans to produced a Neighbourhood Development Plan in this area

- **Princes Risborough** and surrounding areas
 - Askett would benefit from sustainable brownfield housing redevelopment;
 - no further development should be sought at Monks Risborough

- **Saunderton**
 - By 2031, the area will be highly accessible and its brownfield capacity maximised, maintaining its sustainable residential character.

- **Great & Little Kimble cum Marsh Parish**
 - The Council has submitted a very concise parish plan, to be considered in the new local plan. Its strategic aims are to: maintain character of rural parish for the benefit of the local community and visiting public; promote a sustainable approach to all aspects of community activities; protect the rural landscape from inappropriate development; support local business to create sustainable employment; work with statutory bodies to maintain and enhance the local environment; here possible, secure affordable housing for local residents within larger residential developments.

- **Turville Parish**
 - The Parish Council has produced a Turville Parish Development Statement to be taken into account in the new local plan. This Statement sets out the overall approach that

the parish council takes in its consideration of developments that affect the parish. This includes both planning considerations and services which affects the quality of life of the residents.

- **West Wycombe Parish**

- Main issues regard the increase of multiple occupancy dwellings, its effects on the community mix, and associated issues in terms of schools catchment area, degraded appearance of properties, and lack of parking spaces;

- Other issues regard the inadequacy of public transport provision, the amount of traffic travelling through the Parish and the lack of land available for development. The character of the Conservation Area must be retained.

- Currently there are no plans to produce a Neighbourhood Development Plan in this area

- **Piddington & Wheeler End Parish**

- Main issues regard car parking (overcrowding, access, and standards), public transport improvement (capacity and frequency), and broadband service improvement.

- It is suggested that Wheeler End Common, which should remain under Council's management, could be used as an off-street car park.

- There are no sites for development. No further development of North's Industrial Estate should be sought.

- Currently there are no plans to produce a Neighbourhood Development Plan in this area.

- **Hambleton Parish**

- Main issues regard residential intensification and associated parking issues, design and landscape issues in a rural/ agricultural setting.

- Currently there are no plans to produce a Neighbourhood Development Plan in this area.

4.3 SITES

- 38 sites were put forward, mainly proposed for residential uses
- 22 sites are in the Green Belt, 20 in the Chilterns Area of Outstanding Natural Beauty (AONB), 16 sites both in Green Belt and AONB. 2 sites are partially or fully in floodplain.
- Some sites are already subject to allocations and designations within the Local Plan (2004) and Core Strategy (2008).
- Green Belt boundaries are questioned by some of the respondents, on a site by site basis rather than as a general principle of sustainable development.

Summary of sites suggested for alternative uses

		Proposed Use				
		Proposed for residential	Proposed for commercial / retail	Proposed for employment	Proposed for mixed use	Other
Existing use	Residential	1				
	Agricultural	19	2		2	1
	Commercial / retail	2	1		2	1
	employment	3	2			
	Other	4		1	1	3
	Major Developed Site	2		1		1
	Reserve Location/ Safeguarded Land	2			1	
Total		33	5	2	6	6

Note: the numbers don't necessarily add up as some sites have been proposed for more than one use (e.g. residential *or* employment) or for multiple uses (e.g. residential *and* retail *and* offices).

List of sites:

- **High Wycombe**
 - **Town centre**
 - Royal Mail North Delivery Office
 - Staples
 - Park and Ride, High Wycombe
 - **Southern Quadrant**
 - Abbey Barn South, High Wycombe
 - **Ryemeade**
 - Tannery Road Industrial Estate,
 - **Oakridge and Castlefield**
 - Abercromby Industrial Estate
- **Lane End**
 - Land known as the Golden Guff
- **Loudwater**
 - Burleighfield Lodge, Loudwater
- **Terriers**
 - Terriers Farm, High Wycombe
 - Terriers House, High Wycombe
- **Hazlemere**
 - Site known as The Orchard Nightclub

- **Wooburn & Bourne End**
 - The Swilley, Wooburn
 - Part of Land at Slate Meadow, Bourne End
 - Land at old moor lane, Knave's Beech, Wooburn Moor
 - The Firefly, Bourne End
 - Land behind Fieldhead Gardens, Bourne End

- **Flackwell Heath**
 - Land at Flackwell Heath

- **Marlow**
 - Land to the east of Wiltshire Road, Marlow
 - Land to the north of Chalkpit Lane, Marlow
 - Land to the east of Woodside Farm, Marlow
 - Land to the east of Oak Tree Road, Marlow
 - Land to the west of Oak Tree Road, Marlow

- **Little Marlow**
 - Land at Well End Farm, Little Marlow
 - Land north of A4155, Little Marlow
 - Land to the east of Marlow, adjacent to A404, Little Marlow
 - Land to the east of the A404, Little Marlow
 - Land East of Walled Garden, Westhorpe Caravan Park, Little Marlow
 - Land West of Winchbottom Lane, Little Marlow
 - Land to the east of the A404, Merton Dell Farm, Little Marlow
 - Land to the east of the A404, Merton Dell Farm, Little Marlow
 - Land known as Burroughs Grove, Little Marlow
 - Land on the south west side of Pump Lane North, Little Marlow
 - Garden Centre, Little Marlow

- **Princes Risborough** and surrounding areas
 - Askett Nurseries, Askett
 - Former Factory Site at Picts Lane, Princes Risborough

- **Saunderton**
 - Former Molins Factory, Saunderton
 - West's Yard Industrial Estate, Saunderton

- **Medmenham**
 - Former WRC premises, Medmenham

5. Next Steps

Feedback

The consultation responses will be fed back into the Local Plan preparation. Further details on the Council's feedback can be found in Appendix 1 under each subsection.

Wycombe District Local Plan – upcoming “*Community Conversations*”

As part of the preparation of the new Wycombe District Local Plan, the Planning Policy team will be undertaking an initiative called “*Community Conversations*” during late May and early June with local communities. This will involve working with town and parish Councils, local residents and community groups to identify local issues that could be addressed through the new Local Plan and to start to think about how these could be addressed.

Hard to reach

Further work will be needed to engage with hard to reach groups. The Council will aim to engage in particular with the Youth Council.

Appendix 1 – Schedule of comments and Council’s responses

The table below summarises the comments made on the New Local Plan initial Consultation – winter 2012. The Council received a total of 79 responses – the respondents are listed below and their comments summarised in the following thematic table. The table also include an initial response from the Council to the comments received. The Council will use the comments submitted to inform the following stages of plan preparation.

Respondents:

<p>Apex Planning Consultants on behalf of Askett Nurseries</p> <p>Aylesbury Vale District Council</p> <p>Barton Willmore on behalf of CBRE Global Investor</p> <p>Bell Cornwell LLP on behalf of LD Medmenham Ltd & Trustees of Kodak Pension Plan</p> <p>Berks Bucks & Oxon Wildlife Trust</p> <p>R. Boas</p> <p>S. Brown</p> <p>Buckinghamshire County Council (PACS) Campaign for Real Ale, Cicin-Sain</p> <p>Chiltern Railways</p> <p>Chilterns Conservation Board,</p> <p>S. Cunningham</p> <p>Daniel Watney LLP on behalf of Saunderton Estates Ltd</p> <p>DPa2 LLP on behalf of WE Black Ltd</p> <p>DTZ on behalf of MWH</p> <p>DTZ on behalf of Royal Mail</p> <p>M. Edmonds</p> <p>English Heritage</p> <p>Environment Agency</p> <p>Gladman Care Homes Ltd (Adlington)</p> <p>Gladman Developments</p> <p>Great & Little Kimble cum Marsh Parish Council</p> <p>Gregory Gray Associates on behalf of the Garden Centre</p> <p>GVA on behalf of e-Shelter</p> <p>Hambleden Parish Council</p> <p>J. Harris</p>	<p>M. Harris</p> <p>Hawkins Eades Planning</p> <p>Hawks Hill & Widmoor Residents Action Group</p> <p>S. Haynes</p> <p>High Wycombe Society (Planning Group),</p> <p>High Wycombe Society (Transport Group),</p> <p>Highways Agency</p> <p>B. Hutchings</p> <p>C. Innocent</p> <p>E. James</p> <p>S. Jay</p> <p>Kemp & Kemp on behalf of Berkeley Strategic</p> <p>C. King</p> <p>Little Marlow Neighbourhood Planners</p> <p>Little Marlow Parish Council</p> <p>Marine Management Organisation</p> <p>Marlow Bottom Parish Council</p> <p>Mobile Operators Association</p> <p>Morgan Cole LLP</p> <p>S. Morton</p> <p>Natural England</p> <p>Network Rail</p> <p>Penn & Tylers Green Residents Society</p> <p>Piddington & Wheeler End Parish Council</p> <p>Portchester Planning Consultancy on behalf of Croudace Strategic Ltd</p>	<p>Rapleys LLP on behalf of Loumin Estates Ltd</p> <p>Riley Park Trust</p> <p>G. Rogers</p> <p>Sands Residents' Association</p> <p>Savage & Partners.</p> <p>Simmons and Sons on behalf of DJ Wicks</p> <p>Simmons and Sons on behalf of G. Taylor</p> <p>Simmons and Sons on behalf of R & A Mash</p> <p>Simmons and Sons on behalf of A Morris</p> <p>Simmons and Sons on behalf of A Digby-Hunt</p> <p>Shireconsulting on behalf of Hambridge Ltd</p> <p>Simmons and Sons on behalf of Mr & Mrs Archer</p> <p>Simmons and Sons on behalf of K. Fisher & M. Harris,</p> <p>Sound Sorba Ltd</p> <p>Thames Water Utilities Ltd (Thames Water) Property Services</p> <p>M. Tebbot</p> <p>Turville Parish Council</p> <p>J. Voke</p> <p>Walsingham Planning on behalf of L. Mason</p> <p>West Wycombe Parish Council</p> <p>Wooburn & Bourne End Parish Council</p> <p>Woolf Bond Planning on behalf of Persimmons Homes (Thames Valley) Ltd</p> <p>D. Wright</p> <p>Wycombe Friends of the Earth</p> <p>J. Yarrow</p>
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TOPICS ACROSS THE DISTRICT

(Please note that some comments have been summarised per area – see further below – rather than at District level)

GENERAL PRINCIPLES

ISSUE: Principles for sustainable development

TOTAL NUMBER OF RESPONDENTS: 8

Respondents: S. Brown (0002), Rapleys LLP on behalf of Loumin Estates Ltd (0021), A. Cicin-Sain (0025), E. James (0031), M. Harris (0032), J. Harris (0033), Chiltern Society (0048), Thames Water Property Services (0049)

Summary of Comments

1. Support for development of brownfield sites.
2. Mixed use development should be encouraged across the District, particularly within town centre boundaries. This will support the character and long term viability of the town centre, which are at the heart of communities. Local authorities must meet the needs for retail, leisure, office and other town centre uses in full: this should not be compromised by limited site availability.
3. Brownfield sites should be redeveloped.
4. Sustainability and environmental considerations must be taken into account within the Plan. Economic and environmental issues must not be dissociated
5. Measures to promote local living, thus supporting local industries, will enhance the general wealth and community spirit of the area.
6. The preparation for a fossil free energy future must permeate all aspects of the plan by:
 - the siting of jobs close to homes;
 - the consideration and incorporation of materials, orientation, renewables, insulation into all development, both housing and other, so that all are built to the highest possible energy and water-efficiency standards.
 - the provision for local food production (allotments, roof gardens, urban gardens)
 - the facilitation of walking, cycling and public transport
 - the structuring of stronger requirements to retain and incorporate green corridors, a specific policy for green roofs where feasible and the protection of soft surfaced front gardens.
7. By 2031, currently run down areas should be replaced by well designed environmentally sustainable development.

8. Employment and housing must be balanced to minimise the need for commuting.
9. To avoid enforced long-distance commuting, a rough balance between jobs and workers within the District and adjoining areas that are within easy reach by sustainable modes should be targeted.
10. A key sustainability objective for the preparation of the local plan should be for new development to be coordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure.

Council feedback

The Council is committed to promoting and delivering sustainable development through the new Local Plan. The Plan will consider the economic, social and environmental impacts of its policies and proposals.

ISSUE: Design

TOTAL NUMBER OF RESPONDENTS: 2

Respondents: Chiltern Society (0048), High Wycombe Society Planning Group (0054)

Summary of Comments

11. Design quality of new development must be given much greater emphasis. However, depending on local circumstances, different densities and styles of development may vary.
12. Design quality of new development: policies and design review arrangements should be introduced to ensure that only developments of high design quality are permitted in future (see NPPF paras 52 and 64). This should be backed up by a robust enforcement plan (NPPF para 207).

Council feedback:

The requirement for high quality design will be imbedded within the Plan. In addition the Council is currently reviewing its Residential Design Guidance, which will, once adopted, replace Appendix 1 of the current 2004 Local Plan. The guidance will address a number of design issues including requirements for appropriate levels of parking provision and amenity space.

HOUSING

ISSUE: Quantum of Housing

TOTAL NUMBER OF RESPONDENTS: 7

Respondents: Kemp & Kemp on behalf of Berkeley Strategic (0019), Gladman Developments (0030), J. Harris (0033), Marlow Bottom Parish Council (0046), Chiltern Society (0048), Aylesbury Vale District Council (0051), Walsingham Planning on behalf of L. Mason (0071)

Summary of Comments

13. One of the key issues the Plan needs to address is housing provision. An objectively assessed housing target must be established. It is imperative that the derivation of a locally assessed housing target is transparent, supported by robust evidence and involve full stakeholder consultation.
14. *A Housing Need and Demand in Wycombe District Assessment* (January 2013) produced by NLP for Berkeley Strategic establishes the need of between 10,450 and 16,720 dwellings between 2012 and 2031, or circa 550 - 880 dwellings per annum.
15. The government's agenda is to boost significantly the supply of housing. The local plan needs to fully address the District's objectively assessed housing needs.
16. Densities of development should be targeted to suit local circumstances.
17. Over the whole District there should be a review of the future housing requirement and a balance of new build to accommodate this.
18. The plan should acknowledge and respect the finite constraints on development, and give these the same priority and attention as studies of need. The Housing Needs figure is likely to be high, but there are constraints on how much of the Need, and the business and other development and infrastructure that goes with it, can acceptably be accommodated.
19. Consistent with the NPPF, AVDC would anticipate the new Wycombe Local Plan is updated to include an objective assessment of housing need and testing of options about how that need can be met within the Wycombe Local Plan area, in order to identify any un-met housing needs of the district. Those options may include a green belt review and a settlement hierarchy review to test the opportunity for growth in rural areas (where sustainable).
20. A new local plan will have to reflect the Government's clearly stated intention to revoke regional spatial strategies and housing targets imposed by these regional plans, in favour of setting targets to reflect objectively assessed local housing needs.
21. There is a need for more housing for local people
22. A full assessment of needs should be undertaken before considering any assessment of the ability to deliver this figure. The delivery of these needs should be tested through the evidence base. Planners need to make a judgement on adverse impacts that significantly and demonstrably outweigh the benefits of a need and consider certain environmental restrictions in line with the NPPF. Phasing policies are not acceptable, unless to regulate sites that rely on a significant piece of infrastructure to come forward first.

Council feedback

The South East Plan was formally revoked on 25th March 2013. As part of the evidence base to support the new Local Plan Wycombe District Council will undertake a Strategic Housing Market Assessment in line with paragraph 159 of the National Planning Policy Framework, which will assess the housing needs of the district and identify the scale and mix of housing and range of tenures that the local population is likely to need over the plan period.

ISSUE: Location of Housing

TOTAL NUMBER OF RESPONDENTS: 4

Respondents: Daniel Watney LLP on behalf of Saunderton Estates Ltd (0013), Woolf Bond Planning on behalf of Persimmons Homes (Thames Valley) Ltd (0017), Apex Planning consultants on behalf of Askett Nurseries (0020), Gladman Developments (0030)

Summary of Comments

23. By 2031, the District should have optimised brownfield capacity to ensure sufficient housing delivery.
24. Housing should be delivered on previously developed sites which are either vacant or of a poor quality and where there are no strong economic reasons for their retention in current use.
25. Housing should be delivered where there is high public transport accessibility.
26. Opportunities to enhance and reinforce established residential areas should be taken.
27. The plan must address the delivery of strategic housing needs and consequently the release of necessary strategic greenfield sites for housing development.
28. The delivery of strategic housing needs must be made in sustainable locations within the District.
29. The need for a concerted effort to re-use brownfield employment sites for housing is identified.
30. New housing sites should be spread more evenly, including in Askett.
31. The District has distinct housing market areas. Each will have its own requirement for housing, and this should be reflected in the spatial distribution of housing supply within the Local Plan. This should be based on the findings of the evidence base and should not be politically driven. A dispersed spatial distribution pattern is neither desirable nor sustainable.

Council feedback:

The Council is committed to delivering sustainable development within the district, including a commitment to the prioritisation of the use of previously development land (brownfield). The strategy/options for the location of housing across the district will be subject to the further assessment work this year and will be subject to public consultation later in 2013.

ISSUE: Affordable Housing**TOTAL NUMBER OF RESPONDENTS: 2****Respondents: J. Harris (0033), Chiltern Society (0048)****Summary of Comments**

32. Obstacles to affordable housing should be addressed.
33. It is the affordable element of housing for which the locally-generated need is greatest, so policies must ensure that the proportion of affordable housing provided is maximised.

Council feedback:

The provision of affordable housing remains a key priority for the Council. The SHMA study will consider the requirement for affordable housing within the district and will inform options for an affordable housing policy approach within the Local Plan. Other issues, such as viability, will also be taken into account when considering options for affordable housing provision.

ISSUE: Housing in rural areas**TOTAL NUMBER OF RESPONDENTS: 1****Respondents: Apex Planning consultants on behalf of Askett Nurseries (0020)****Summary of Comments**

34. The rural character of the District put pressure on rural shops and services, as on the demand for a range of different sized local housing. Limited development within or on edge of villages should be supported, especially when they have no significant impact on the character and appearance of the countryside, landscape or separation of settlements.

Council feedback:

The strategy/options for the location of housing across the district will be subject to the further assessment work this year and will be subject to public consultation later in 2013.

ISSUE: Housing for Travellers**TOTAL NUMBER OF RESPONDENTS: 1****Respondents: Aylesbury Vale District Council (0051)****Summary of Comments**

35. Aylesbury Vale and Wycombe districts are part of the County-wide Gypsy, Traveller and Travelling Showpeople needs assessment group and the new Wycombe Local Plan and Vale of Aylesbury Plan will need to set out measures as needed to take account of its findings.

Council feedback:

The Council is working in partnership with the other Bucks authorities on a Travellers Accommodation Needs Assessment. The Local Plan will include policies and site allocations for the provision of traveller sites within the district.

ISSUE: Specialist Housing**TOTAL NUMBER OF RESPONDENTS: 2****Respondents: Morgan Cole LLP (0061), Gladman Care Homes Ltd – Adlington (0077)****Summary of Comments**

36. It is likely that models of cooperative or co-housing offer the only form of housing with the required carbon footprint. Co-housing involves management/occupancy agreements that encourage low carbon living to make the most of the carbon efficiency of buildings. Policies requiring the demand for co-housing to be established and met on all new residential developments (of 20 units and above) would show that the LPA understand the contribution which this systemic change to housing could have. The Council should use the development plan

process to promote, privilege and mainstream co-housing.

Community self-building is a form of housing which can complement co-housing and, like co-housing, is unlikely to take place at a scale to deliver on the benefits of affordability, jobs, skills and community building without the assistance of the LPA.

Finally, the LPA should include a policy which requires the 3rd (and any 4th) bedroom of larger dwellings to be designed to self-contained to facilitate separate occupation by extended family or lodgers and reduce the current unsustainable scale of under- occupation.

37. The plan should support the development of specialist older person accommodation for people in need of care/extra care. These types of developments would deliver key benefits in terms of alternatives. The following policy wording should be included within the Plan:
"The provision of purpose built and/or specialist accommodation with care for older people in sustainable locations will be supported in every settlement with more than 10 000 population. Schemes should also be considered in other sustainable settlements where there is proven need. Apartments should be restricted for occupation by only those with care needs, include minimum compulsory care packages, should also include age restrictions and an extensive range of communal facilities. Schemes are expected to be promoted in partnership with an on site 24/7 care provider to safeguard the delivery of care and support to residents. Such schemes fall wholly within the auspices of C2 use, meet an otherwise unmet need for specialist accommodation for older people, deliver care and communal facilities and will not therefore be required to contribute towards affordable housing."

Council feedback:

The SHMA study will consider the requirement for specialist housing within the district and will inform options for an affordable housing policy approach within the Local Plan.

ECONOMY

ISSUE: Need of business and business location

TOTAL NUMBER OF RESPONDENTS: 6

Respondents: Gregory Gray Associates on behalf of the Garden Centre Group (0003), Shireconsulting on behalf of Hambridge Ltd (0010), Daniel Watney LLP on behalf of Saunderton Estates Ltd (0013), A. Cicin-Sain (0025), J. Harris (0033), Dpa2 LLP on behalf of W E Black Ltd (0052)

Summary of Comments

38. The new Local Plan should have appropriate policies to address the needs of existing businesses outside existing centres as required by the NPPF
39. There is a need to regenerate some of the District's existing employment areas. To do so will require the use of flexible policies as the NPPF requires allowing rapid response to changes depending on economic circumstances.

40. Business uses should be directed to town centre locations where they can benefit from high levels of public transport accessibility and support the vibrancy and vitality of both the immediate area and the District's wider economy
41. A good mix of employment and retail is necessary to the vitality of the District.
42. There should be provision of business park/offices providing significant employment opportunities.
43. Improving the retail offer and range of provision should be a priority for the District.

Council feedback:

The Council recognises the importance of supporting and facilitating the economic development of the district and the new Local Plan will include policies and proposals for the protection and provision of employment land and employment opportunities. As part of the evidence base to support the Plan the Council will be undertaking an assessment of future economic needs in relation to jobs, land and premises

ISSUE: Economic development in rural areas

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: Gregory Gray Associates on behalf of the Garden Centre Group (0003)

Summary of Comments

44. The Local Plan should provide support for economic growth in rural areas in order to create jobs and prosperity in accordance with chapter 3 of the NPPF.

Council feedback:

The Council recognises the importance of the rural economy in the future success and prosperity of the district and will consider what policy approach is necessary to protect and enhance the rural economy. As part of the evidence base to support the Plan the Council will be undertaking an assessment of future economic needs in relation to jobs, land and premises, including in rural areas of the District.

Respondents: S. Morton (0042)

Summary of Comments

45. In the protection and development of employment opportunities, the council should seek to ensure that new jobs in the district are rewarding, worthwhile jobs for those taking up the opportunities offered and compatible with environmental protection.

Council feedback:

The Local Plan will allocate a range of sites for employment and commercial uses which will reflect the range of economic opportunities available within the district. However the planning department has limited mechanisms with which to manage the extent type of job opportunities which are offered to potential employees. The provision of a range of employment jobs is an objective with the Council's Sustainability Community Strategy (SCS) and this feedback has been fed into the refresh of the SCS.

ENVIRONMENT**ISSUE: Green Spaces, Green Infrastructure, Biodiversity, SACs, SSSI** **TOTAL NUMBER OF RESPONDENTS: 11****Respondents: S. Brown (0002), E. James (0031), J. Harris (0033), S. Jay (0040), S. Morton (0042), Buckinghamshire (0047), Chiltern Society (0048). S. Cunningham (0050), High Wycombe Society Planning Group (0054), Natural England (0055) Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (0059)**

Summary of Comments

46. There should be no loss of Green Spaces across the District
47. Pockets of land, grass verges, roundabouts could benefit from being left un-mown, and planted with wildflowers which would enhance the appearance of localities and provide food for bees and insects, essential to pollinate flowers and produce food. Measures taken with the environment in mind will be more sustainable, contribute to health objectives and make economic sense.
48. Green infrastructure and green corridors for wildlife should be developed.
49. Areas of wild flowers rather than just small green spaces in housing areas should be provided. As shown at the Olympic Games site, some other British towns and last year at the Bucks New University in Wycombe, sites set to seed with annual flowers or perennials are very attractive and

encourage bees, butterflies and other insects which are in decline.

50. All current nature sites should be protected.
51. In developing planning strategies for the coming years, Wycombe District Council should be careful to pay full attention to sustainability and environmental protection, to the protection of green spaces and to preserving and improving the living environment.
52. Biodiversity: Buckinghamshire has a Biodiversity Action Plan which sets out priorities for conserving and enhancing biodiversity, although it is in need of review and updating. The Council maintains the Bucks & MK Environmental Record Centre, a key evidence source (cf. NPPF para 165) which includes both species and habitat data. A sound plan will need to include policies and plans to protect and enhance biodiversity (NPPF para 109).
53. Green infrastructure: The County has a Green Infrastructure Strategy which encompasses natural & historic environment as well as access land and provides an evidence base. Thus far Wycombe has allocated only a small proportion of its CIL to green infrastructure and it would be desirable to see a more positive strategy in this respect developed through the Natural Environment Partnership.
54. There is the need to protect sufficient areas of countryside and green space, and the biodiversity, ecosystem services, and quality of life functions it provides. Although the AONB and Green Belt have particular qualities and serve particular functions, the value of "ordinary" countryside and green space also needs to be recognised. Damage can be caused not just by direct loss to development, but also from recreational pressure / noise / loss of tranquillity arising from development nearby. This has implications for the acceptable overall quantum of development as well as provision of buffers between development and particularly sensitive sites or areas.
55. More bio-diverse areas and areas of land should be left fallow on new and existing housing estates. More green corridors should be created.
56. The policies should protect and conserve Green Belt, AONB, SSSIs and other green spaces, including green fields that are not formally designated as Green Belt but play a critical role in separating communities.
57. Previously designated green infrastructure areas and corridors should be protected (see NPPF para 114). There appears to be a conflict between some of these designations and sites reserved for development under the current plan.
58. Under the Duty to Cooperate, the plan will need to take into consideration the Burnham Beeches Special Area of Conservation, the Chilterns Beechwoods Special Area of Conservation and the Chiltern Area of Outstanding Natural Beauty. Regarding the SACs, the potential recreational impacts from new development need to be assessed through the Habitat Regulations Assessment. Any mitigation measure should be dealt with other affected local authorities.
59. The new Wycombe Local Plan should include policies which safeguard the existing biodiversity resource, as well as encouraging enhancements for biodiversity, resulting overall in a net gain for biodiversity. The plan should take into account the contribution made by biodiversity to social and economic development of human beings. It should also engage with the new Local Nature Partnership.

The plan should contain policies on the following issues:

1. Protection and Enhancement of Biodiversity and the Natural Environment: when considering development proposals, a net gain in biodiversity should be sought (NPPF para 109). This applies to Special Areas of Conservation (SACs), which should be listed in the Local Plan, and include Chilterns Beechwoods SAC (several sites) Aston Rowant SAC and Burnham Beeches SAC; and Nationally and Locally Designated Sites, Priority Habitats and Species, and Protected Species: their protection should follow the NPPF and the UK Biodiversity Action Plan (BAP).

This could be interpreted with policy statements as follows:

-Development which would result in damage to or loss of a site of biodiversity value of national importance should not be permitted unless the benefits of the development clearly outweigh the harm that would be caused to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity. -Development which would result in damage to or loss of a site of biodiversity value of regional or local importance, habitats of principal importance, or habitats of species of principal importance should not be permitted unless the benefits of the development clearly outweigh the harm that would be caused to the site, and the loss can be mitigated to achieve a net gain in biodiversity.

-In addition, consideration should be given to adopting for certain developments an approach based on the DEFRA biodiversity offsetting guidance so that a tariff mechanism is used to evaluate compensatory habitat for loss of habitat in the case of non designated sites and non BAP habitat (designated sites and BAP habitat are already covered above), helping to ensure a net gain in biodiversity. Such gains could include helping the delivery of Biodiversity Action Plan targets, including the Biodiversity Opportunity Area objectives. It is recommended that separate guidance is produced on how planning obligations can be used to secure contributions from developers towards biodiversity. Developers should be expected to produce long-term monitoring and management plans for significant biodiversity features to secure appropriate long-term management.

2. Policies should also protect woodlands and other irreplaceable habitats, including lowland calcareous grassland, lowland meadow, and chalk stream BAP habitat.
3. The approach of policy L6 of the Local Plan should remain.
4. the plan should also take into account the Conservation of Habitats and Species (Amendment) Regulations 2012 in relation to wild birds in particular.
5. The local plan should include policy on legally protected species to ensure that they are protected from being adversely impacted by development.
6. Planning decisions in relation to biodiversity decisions should be based on up to date information. Such biodiversity information is maintained by the Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC). Relevant information to planning decisions that is maintained by BMERC includes locations of SACs, SSSIs, LWSs, BNSs, BAP priority habitats, Biodiversity Opportunity Areas, and records of Protected and Notable Species. The local plan should include guidance, which could refer to more detailed guidance published separately, to indicate under what circumstances planning applications should be accompanied by ecological surveys.
7. The plan should follow the NPPF requirements, addressing the issues of biodiversity enhancement, biodiversity opportunity areas, Nature Improvement Areas and Green Infrastructure.
8. The plan should respond to climate change and policies should address issues around sustainable construction, sustainable drainage systems and flood risk management.

Council feedback:

The Council recognises the importance of green spaces, green infrastructure and biodiversity in the creation of sustainable, healthy and attractive communities within the district. The Delivery and Site Allocations Plan sets out policies for the protection and enhancement of Green Spaces, Green Infrastructure and biodiversity and geodiversity across the district and it also allocates sites for green space and green infrastructure. These policies will not be reviewed as part of the new Local Plan, although additional spaces may be allocated within the Local Plan. The maintenance of the natural spaces is the responsibility of the landowner or managing body.

The use of Community Infrastructure Levy funds for the provision of green infrastructure is subject to a process separate from the Local Plan Process. For more information on the Community Infrastructure Levy please see the Council's website.

ISSUE: Green Belt, AONB and landscape**TOTAL NUMBER OF RESPONDENTS: 8**

Respondents: Gregory Gray Associates on behalf of the Garden Centre Group (0003), J. Harris (0033), Little Marlow Neighbourhood Planners (0043), Buckinghamshire County Council (0047), Chiltern Society (0048), Natural England (0055), C. Innocent (0066), Chilterns Conservation Board (0067)

Summary of Comments

60. New development associated with the needs of existing enterprises in the Green Belt should be accepted, in accordance with para 89 of the NPPF.
61. The Plan must maintain the Green Belt policy.
62. The Plan must maintain the AONB policies
63. BCC and WDC have together commissioned a District scale Landscape Character Assessment which will form a key evidence base for landscape sensitivity supporting the green belt and AONB designations.
64. Although the natural beauty of the AONB must be conserved or enhanced, this does not necessarily mean a complete block on development. Sensitive small-scale development can be acceptable, and can in some cases make a positive contribution to the purposes of the AONB.
65. With regards to the AONB, there may be significant cross boundary issues in terms of ensuring a consistent approach to protecting the special qualities of this landscape, ensuring a strategic approach to enhancing this landscape and implementing the AONB management plan.
66. AONB, Green Belt and conservation areas protections need to be addressed in the Plan.
67. Full consideration should be given in the plan to the need to have regard to the statutory purpose of conserving and enhancing the natural beauty of the Chilterns AONB and its setting. The preparation of related studies is welcomed. Reference could be made to the statutory AONB management plan, the Highways guidance, the Chilterns Buildings Design Guide and the Supplementary Technical Notes on Chilterns Building

Materials, as a means of ensuring the statutory purpose is met.

Council feedback:

The Plan will consider the most appropriate way to protect and enhance the natural assets of the district, including the Chilterns AONB and the Green Belt. This could include revisions to the existing AONB and Green Belt policies.

ISSUE: Noise

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: C. Innocent (0066)

Summary of Comments

68. Reference should be made in the local plan process to noise issues, in particular traffic noise and aircraft noise. A noise impact assessment should be done on HS2.

Council feedback:

Where existing legislation does not cover the issues and impact surrounding noise pollution, the Council will consider the necessity for an appropriate policy to address noise pollution.

It is not within the scope of the Plan to address issues arising from the High Speed 2 project.

ISSUE: Water

TOTAL NUMBER OF RESPONDENTS: 3

Respondents: Chiltern Society (0048), Thames Water (0049), the Environment Agency (0053)

Summary of Comments

69. Water resources capacity is at or close to a sustainable limit. Chalk streams are an internationally rare and threatened habitat, and the River Thames is a natural asset of regional and inter-regional significance, and the District has a vital role to play in their protection. It is vital that the

process for identifying and quantifying these and other constraints is started early and run in parallel with the housing needs work, and given as much attention, priority and weight.

70. With the proposed abolition of the South East Plan, the plan must contain a policy covering the provision of water and sewerage infrastructure to service development.
71. It is essential to secure water and waste water infrastructure upgrades, to avoid unacceptable impacts on the environment, such as sewage flooding of residential or commercial properties, pollution of land and watercourses, water shortages with associated low pressure water supply problems.
72. Developers should demonstrate that adequate capacity exists both on and off the site to serve the development, and that it would not have detrimental impacts on existing users.
73. Thames Water would like to see a similar strong policy to CS20 and para 5.11 in the Local Plan.
74. Six key issues were raised by the Environment Agency in relation to water:
 - Flood risk: The New Plan should set out in policy how they wish to see flood risk avoided, managed and reduced over the plan period, taking the Wycombe SFRA, Thames Catchment Flood Management Plan and other appropriate strategies into consideration.
 - Ecology and the Water Framework Directive: the New Local Plan should be used as an opportunity to restore local watercourses to a more natural channel by for example, removing culverts and reinstating natural bed and banks, along with re-establishing adjacent riparian corridor.
 - Nature Conservation: The New Local Plan gives an opportunity to incorporate and strengthen the aims of saved policy L5, emerging policy DM14 from the Wycombe DSA and the River Wye Advice Note.
 - Source Protections Zones: There are a number of Inner Source Protection Zones (SPZ1s) in High Wycombe. As these are the most sensitive and vulnerable areas, and as they require the greatest level of protection, it will be important to include detailed information and a relevant policy in order to ensure that risks to groundwater are adequately managed.
 - Water resources: the Council should set a water efficiency standard for new homes of 105 litres/head/day (l/h/d), equivalent to levels 3 and 4 for water, within the Code for Sustainable Homes. Development should aim to achieve BRE Environmental Assessment Method (BREEAM) “Exemplary performance” with maximum “water” credits.
 - Water Quality and the Water Framework Directive: Any development in the area should take water quality into account, and must ensure no deterioration in WFD status.

Council feedback:

The Council recognises the need to ensure that all proposed developments are served by appropriate levels of infrastructure, including water and sewerage infrastructure.

The DSA Plan includes a number of policies which addresses issues of water and infrastructure provision:

- Policy DM17 *Carbon Reduction and Water Efficiency* sets water efficiency standards as set out in the comments submitted by the Environment Agency.
- Policy HWTC2 *Town Centre Environment* includes the protection of Source Protection Zones within High Wycombe town centre
- Policy DM16 *Planning for Flood Risk Management* sets out the Councils flood risk management approach

The Council will consider if any further policy provision is required in the new Local Plan.

ISSUE: Planning for Climate change

TOTAL NUMBER OF RESPONDENTS: 7

Respondents: E. James (0031), M. Harris (0032), G. Rogers (0037), S. Morton (0042). S. Cunningham (0050), Wycombe Friends of the Earth (0056), Morgan Cole LLP (0061)

Summary of Comments

75. New housing should be built with efficient water systems, sustainable materials, renewable energy, insulation installed by local suppliers. This could be funded from developers' contributions and will boost local energy and building companies.
76. Part of the evidence base should be energy and environmental trends and forecasts that predict the situation in 2031.
77. Planning can contribute to designing a lower carbon world. Environmental concerns should be placed at the heart of all future planning. Environmental constraints such as climate change, peak oil and population pressure will adversely affect our future ability to import food, oil and other products. It is crucial that we "localise" our living. This includes:
 - Prioritising energy and water efficiency in new housing,
 - Carrying out insulating programmes for the current housing stock,
 - Local renewable energy production,
 - Protection of green spaces, particularly green corridors within built up areas
 - Facilitation of walking, cycling and local transport.
 - creating jobs and local facilities close to homes.
78. The council should, wherever possible ensure that new developments are as nearly as possible energy neutral.
79. All housing should be fitted with renewable energy, insulation and water metres.
80. The new plan must respond to climate change and pressure on resource by encouraging early adoption of the means of reducing resource use and environmental damage to smooth the path to the new circumstances; but also to adapt to the new ways of living which will come anyway enforced by price and scarcity factors. This means shifting towards a localist way of living. Some of the policy measures needed to achieve and facilitate this shift are:
 - that all development (housing and other) should be built to the highest possible energy- and water-efficiency standards: materials, orientation, renewables, efficient conventionals, insulation, all to be considered and incorporated holistically;
 - that an insulation programme of existing stock be funded from developer contributions;
 - facilitation of walking, cycling, public transport etc;
 - encouragement for life / work units and other means of siting jobs close to homes.

- a strengthened requirement to retain / incorporate biodiversity (green corridors, protection of front gardens etc);
- introduction of a specific policy for “green” (vegetated) roofs whenever feasible;
- provision for local food production (allotments, urban gardens, roof gardens).

It is also vital that resource-efficiency and natural environment policies are not compartmentalised, but are cross-cutting considerations for all other policies and decisions.

81. The plan must take into consideration the implications of a 80% (or 90%) reduction in carbon emissions from buildings by 2050 (see Climate Change Act 2008 and para 94 of the NPPF). LPA should not delay in requiring the very highest standards in terms carbon reduction. Carbon emissions are the combination of building technology, quality of construction and ways of occupation. The current model of residential development are seriously deficient in all three respects and most dwellings being built will have to be refurbished and retrofitted with low carbon technologies at disproportionate cost, meanwhile emitting unnecessary high levels of carbon.

Council feedback:

Policy DM17 *Carbon Reduction and Water Efficiency* of the DSA Plan sets a minimum standard of 15% reduction in carbon emissions for new development within the district. Requirements for the installation of energy efficiency measures are also including within Building Regulations.

The revised Residential Design Guidance will also consider how efficiency measures can be designed in to new developments.

TRANSPORT

ISSUE: Transport infrastructure improvements	TOTAL NUMBER OF RESPONDENTS: 10
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Respondents: A. Cicin-Sain (0025), E. James (0031), J. Harris (0033), S. Jay (0040), Network Rail (0045), Chiltern Society (0048), Aylesbury Vale District Council (0051), High Wycombe Society Planning Group (0054), Chiltern Railways (0062) High Wycombe Society Transport Group (0065),

Summary of Comments

82. There is a need to improve cycle paths. The most cost efficient strategy is to make wide pavements available to cyclists and pedestrians. Many of the wide footpaths are not heavily used by pedestrians e.g. south of London road near the Rye.
83. There is a need for more meaningful cycle tracks and walkways, which would have physical and psychological health benefits. Improving public transport would reduce air pollution and fuel consumption and improve traffic flows.
84. With any new developments the opportunity should be taken to improve walking / cycling / public transport opportunities.
85. There should be transport infrastructure improvements e.g. High Wycombe Bourne End railway

86. A multi modal traffic system is necessary.
87. Planning policies should take into consideration traffic issues
88. Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals. The importance of Level Crossing safety warrants a specific Policy included in the Wycombe District Local Plan which will help to elevate the importance of Level Crossings within the development management and planning process. Network Rail requests that the policy confirms that:
- 1.The Wycombe Council have a statutory responsibility under planning legislation (Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) Order, 2010) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway;
 - 2.As a first principle, Network Rail would seek to close Level Crossings where possible. Network Rail do not wish any material increase in usage at any of our crossings and this should be taken into account during the traffic modelling studies due to be undertaken in 2013.
 - 3.Should the council obviate point (2), then any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure; and
 - 4.The developer is required to fund any qualitative improvements required to the level crossing identified as a direct result of the development proposed this may include closure of the level crossing and provision of a replacement footbridge / road bridge.

Where growth areas or significant housing allocations are potentially impacting on close rail infrastructure, improvements to the infrastructure should be funded by Developers contributions or CIL. It would also be appropriate to require contributions towards rail infrastructure where they are directly required as a result of the proposed development and where the acceptability of the development depends on access to the rail network. Where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impacts on the rail network. Network rail suggest the following policy wording to be included in the Local Plan:

"1.A requirement for developer contributions to deliver improvements to the rail network, including any development that occurs as a consequence of the Wycombe District Local Plan.

2.A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.

3.A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit."

89. AVDC has previously supported measures in the emerging Wycombe DPDs to improve north-south Bucks public transport/non-car transport links and usage. They continue to support any measures identified in the new Local Plan to tackle this issue.
90. The Council should work with the Highways Authority to implements a satisfactory policy to improve roads and public transport, remove traffic signals where possible to improve traffic flow, introduce more frequent buses on more routes, and facilitate the expansion of demand responsive transport.
91. The Plan will need to address the following:
- Access to stations : in order to maximise the benefits of a good public transport system people should be able to access our stations as easily as possible. The Council to consider this when agreeing the terms of s106 agreements with developers to support the transport infrastructure of the district. Issues to consider might be enhancements to roads which facilitate access to stations i.e. junction improvements and enhancements to traffic signals. In order to continue to meet demand for services the council may wish to also consider contribution to make other improvements to stations such as enhanced ticket gate facilities, ticket vending machines, waiting rooms and other facilities at stations which do not obviously

attract a commercial business case without considering wider socio-economic benefits.

- Integration with local bus services: Many passengers who live outside of major conurbations are unlikely to be able to use other public transport providers such as bus services due to the times at which they need to travel, limited proximity of bus routes and frequency of connecting bus services. This is evident with the high proportion of passengers who “rail head” to their local station. Where the council consider that the promotion of bus services is a viable option, consideration should be given to the following:

- The majority of daily commuters require services to operate from 06:30 – 20:30 Monday- Friday
- The minimum frequency should be between 10 and 15 minutes
- Vehicles should be of a modern standard and fully accessible
- Service reliability should be of a high standard with disruption information readily available

92. Allocating sites for development will depend on transport infrastructure. Two approaches must be given serious consideration within the plan:
- a) Developing shared door to door transport which does not require long periods of parking, but allows travellers to be picked up and dropped off on request. This type of shared Demand Responsive Transport in small fuel efficient vehicles is already developed by an innovative firm in Wycombe. It has proved so successful that it cannot be more publicised without more capital for development.
 - b) The remarkable national revival of rail travel, particularly over this last year, means that rail connections will be of crucial importance for attracting inward investment to support the economy. Chiltern Railways provide excellent services to London and Birmingham, and there will soon be a new frequent service to Oxford, but a rail connection south to the Thames Valley, including Maidenhead, for Crossrail and the soon to be electrified Great West Main Line is essential. Hence saving the disused rail track between High Wycombe and Bourne End for reinstatement with light rail is a top priority, whatever it costs, because it is vital for the long term benefit of the town.

Council feedback:

The Council works closely with Buckinghamshire County Council, as highway authority, to identify opportunities for improvements to walking and cycling routes, public transport and road infrastructure to ensure that new development has good sustainable transport links.

Policy DM1 *Transport Requirements of Development Sites* of the DSA Plan sets out the requirements for the provision of walking and cycling routes and public transport provision within new developments. Where appropriate, individual site allocations made within the Local Plan, will contain site specific transport infrastructure requirements.

The Council will work with BCC and other transport providers, such as rail and bus operators, to ensure that the necessary infrastructure requirements are identified when allocating sites for development within the Local Plan.

Respondents: Mobile Operators Association (0064)**Summary of Comments**

93. A concise and flexible telecommunications policy should be included in the plan, in line with the NPPF:

"Proposals for telecommunications development will be permitted provided that the following criteria are met:

(i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;

(ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;

(iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority.

(iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology."

An introductory text to the policy is also suggested:

"Modern telecommunications systems have grown rapidly in recent years with more than 92% of the adult population in the UK now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings."

Council feedback:

The Council has noted the suggested wording for a telecommunications policy and will consider this when considering the need and possible revision of existing policy G28 Telecommunications in the Local Plan (2004).

COMMUNITY

ISSUE: Community Facilities

TOTAL NUMBER OF RESPONDENTS: 3

Respondents: High Wycombe Planning Society (0054) CAMRA The Campaign for Real Ale (0073), D Wright (0076)

Summary of Comments

94. With regards to the loss of local services and community facilities, policies to protect existing local shops, meeting places, sports venues, cultural buildings, public houses and places of worship should be strengthened to prevent further losses (see NPPF para 28).
95. The Council must plan for the provision and integration of public houses as part of policies on community facilities.
96. The Council must work on preventing the closure of public houses within the District

Council feedback:

As part of the Local Plan process, the Council will review Core Strategy policy CS15 *Community Facilities and Built Sports Facilities* and the accompanying Community Facilities SPD to ensure that community facilities are given the right level of protection, when taking into account need, type and other factors such as viability of facilities.

HERITAGE

ISSUE: Historic Environment

TOTAL NUMBER OF RESPONDENTS: 2

Respondents: English Heritage (0028), Buckinghamshire County Council (0047)

Summary of Comments

97. There are 20 designated heritage assets adjoining, straddling or which are close to the District boundary and therefore might potentially be affected by strategic matters. A number of listed buildings or locally-designated assets adjoining the District could also be affected by strategic matters.
98. The Local Plan should draw on the Buckinghamshire Historic Environment Record (HER) as a key evidence source (see NPPF para 169) including studies within it - notably historic landscape characterisation, historic towns project and Solent-Thames Research Framework. The

rural characterisation work will link to landscape characterisation (NPPF para 170) and to the Chiltern AONB Management Plan. It will be important to recognise the contribution of the historic environment/cultural heritage to the AONB (NPPF para 115). All of these sources are evidence which can be used to assess significance, and the potential for new archaeological discoveries. The Council will also need to reference conservation area appraisal and local listing. It would be desirable to see some positive policy/actions to conserve and improve access to the historic environment - looking forward these may well overlap with other environmental or socio-economic interests articulated through the Bucks Natural Environment Partnership.

Council feedback:

The Council recognises the importance of the historic environment and the requirement for its conservation and enhancement, as set out in the NPPF. The Council will work with its partners, notably Buckinghamshire County Council and English Heritage, to ensure that the Local Plan has an appropriate and positive strategy for the conservation and enhancement of the historic environment.

Respondents: English Heritage (0028), J. Harris (0033), Bucks County Council (0047), Aylesbury Vale District Council (0051), Marine Management Organisation (0069)

Summary of Comments

99. The Council must engage with English Heritage as part of its Duty to Cooperate.
- 100 The Council should maintain the existing good liaison between WDC, CWPC and Flackwell Heath Residents Association,
- 101 Natural Environment Partnership (NEP): Last year DEFRA recognised the Buckinghamshire and Milton Keynes Local Nature Partnership for which the working title is now the Buckinghamshire & Milton Keynes Natural Environment Partnership reflecting its wide remit across natural environment and sustainability issues following the 'ecosystem services' model set out in the Government's 2011 natural environment white paper. The NEP/LNP is an environmental equivalent to the LEP and is covered by the duty to co-operate (cf NPPF para 165). It will therefore be essential for a sound plan to engage positively with it, with strong strategic environmental policies and strategies (NPPF para 156 & 157).
- 102 AVDC can help Wycombe District Council with any evidence we have regarding planning constraints within Aylesbury Vale (such as landscape character and sensitivity or flooding) and the context for what development is planned to take place in the Vale of Aylesbury Plan. This Council supports the need for early engagement with stakeholders and communities on the new plan especially given the likely revocation of the South East Plan and the emphasis in the NPPF on locally assessed needs and Duty to Co-operate.
- 103 Wycombe District does not fall within the remit of the Marine Management Organisation work. However, strategic issues to be considered under the Duty to Cooperate are as follow:
- the requirement to plan in accordance with the Marine Policy Statement and subsequent plans where applicable
 - to ensure local authorities consider all relevant local plans e.g. bordering local authorities, AONB management plans, river basin management plans
 - diversification of the job market to ensure jobs across all skill levels
 - equal consideration of environment, economy and social matters
 - planning for mitigation against climate change.

Council feedback:

The Council intends to work with all partners in the development of the Local Plan, including statutory authorities and agencies who fall under the Duty to Cooperate and other partner bodies such as local residents groups and amenity societies.

Respondents: J. Harris (0033), M. Tebbot (0041)

Summary of Comments

104 Within the Council, the planning department should budget for high quality staff.

105 The issues that the plan proposes to resolve should be radically reduced. The fact that a Business Improvement District has had to be implemented in Wycombe is proof of the failure of previous WDC forward planning initiatives. It is the Government's intention is to boost housing supply, to create jobs in the construction sector and to bring redundant buildings back into use. The conversion of B1(a) office space to C3 residential use will be allowed (for a 3 years trial period) under Permitted Development in England will help with these objectives, and the Council should not seek an exemption as they would find it difficult to demonstrate that there would be "substantial adverse economic consequences" to converting the office space. In the light of this development the Local Authority should review the CIL strategy as a matter of urgency.

Council feedback:

Staffing the planning department is not an issue covered by the Local Plan.

The scope of the Local Plan is set out in the Council's Local Development Scheme, which was published in October 2012. It is important that the Council gets its plans up-to-date as soon as possible so that it can ensure that sustainable development is delivered across the district.

The Council has applied for an exemption to the proposed changes to Permitted Development rights in relation to the conversion of employment sites to residential, for some areas of the district.

The Community Infrastructure Levy .will be reviewed alongside work on the preparation of a new Local Plan (N.B the Community Infrastructure Levy is subject to separate legislation and regulations than Local Plan preparation and a timetable for a review has not been set.)

AREAS

AREA name: High Wycombe (unparished area)

TOTAL NUMBER OF RESPONDENTS: 4

Respondents: Barton Willmore on behalf of CBRE Global Investor (0018), A. Cicin-Sain (0025), High Wycombe Society Planning Group (0054), Sound Sorba Ltd (0063),

Summary of Comments

106. Retail capacity and town centre: sufficient suitable and deliverable sites need to be identified to ensure future growth and economic benefits. Although it is difficult to assess long term demand, the local plan will need to recognise the need for a wide range of appropriate development sites and opportunities across the wider High Wycombe area.
107. Employment and industrial sites: There is an alarming shortage of new or nearly new floorspace aimed at small businesses: ensuring a sufficient supply and range of high quality B1, B2 and B8 employment floorspace in High Wycombe is a key issue to be addressed in the plan.
108. Open up the river Wye in town centre.
109. Improve the look of the town, which has too much concrete.
110. Queen Alexandra Road improvements, as suggested in the Draft Highways Design Report 2012, should be supported through the new local plan.
111. Improvements at the roundabout system in the town centre are sought, as the current system does not deal adequately with the volume of traffic at peak times, especially on the Marlow Hill side.
112. The main roads in and out of High Wycombe are frequently subject to unacceptable levels of congestion especially in rush hours, reducing the town's appeal to businesses and so contributing to unemployment.
113. The new local plan should minimise the amount of new housing development to be allowed within the town (apart from within the central area) to avoid generating additional traffic (see NPPF para 21).
114. The designation of green field sites within High Wycombe as reserved for development (Abbey Barn North and South, Gomm Valley and Terriers Farm) should be reconsidered as a matter of urgency. Development of these sites would increase traffic along main road arteries, particularly the already congested London Road, as well as increasing urban sprawl. No infrastructure solutions have been proposed that would, in practice, mitigate the infrastructure problems that would be caused by developing the protected sites; due to geographical constraints, none are likely to be forthcoming.
115. Housing development is currently running ahead of targets set out in the existing local plan. Taking into account this progress to date, it is desirable to reduce the new housing development numbers for the remainder of the local plan period.

116. Regional planning regulations no longer require the bulk of new housing development in Wycombe District to be located in High Wycombe. WDC figures suggest that property values in High Wycombe are significantly lower than for comparable properties in other parts of the district; this is an indicator of oversupply that should be taken into account when designating sites for development (see NPPF para 17).
117. If there remains a requirement for green field sites to be reserved for development, sites in less congested areas of the District should be preferred. Consideration should be given to designating the Abbey Barn and Terriers Farm sites, in particular, as Green Belt, to avoid the communities of Flackwell Heath and Hazlemere becoming subsumed within High Wycombe. A balance must be achieved and retained at the earliest opportunity, before High Wycombe loses the character enjoyed through adjacent AONB and Green Belt designations.
118. Currently there is only a need for employment supply. Any further housing supply will only aggravate the current imbalance. When a balance has been achieved, only preservation and replacement will be required (see Sustainable Community Strategy pp 16-17)
119. The main concerns raised by a local manufacturer, regard
1. The Council's failure to address the loss of manufacturing jobs in the town over the years, despite plans to regenerate business.
 2. The increasingly high vacancy rate in Eden centre where many shops are still empty after a few years of the centre opening even with newcomers arriving.
 3. The high business rates and property rents in this area, which drive manufacturers and other businesses out to lower cost areas such as Bicester, Thame, etc.
 4. Empty properties are taxed for business rates. This is negative for business owners who have not tenants hence have to let the property to charities rather than smaller businesses.
- Some solutions could include:
- Incentives must be given to start up companies and SME's with low initial rent and rates until they are established.
 - The empty business rates scheme needs to be abolished so that small businesses can get going.
 - A dedicated task group needs to be set up to seduce businesses to establish themselves in High Wycombe from other areas and also from abroad. Good use must be made of the town's strengths in terms of communication links with motorways and airports.
 - Planning needs to be made simpler, quicker and cheaper for premises to be used for change of use e.g. from offices to retail use. There are big planning obstacles hold businesses back.

Council feedback:

The Council's plans for High Wycombe town centre are set out in the Delivery and Site Allocations Plan. These include plans to strengthen the economy, improve public spaces and the public realm and make changes to the balance of traffic and pedestrians through proposed changes to the highway network.

Some of the comments relating to the economy are outside of the scope of the Local Plan and the planning department's jurisdiction such as the setting of business rates and high property rental values. Comments regarding the designation of Greenfield sites are noted. Through the Local Plan process, the Council will consider and consult of appropriate options for these sites, before final decisions are taken on their future designations.

AREA name: High Wycombe Southern Quadrant

TOTAL NUMBER OF RESPONDENTS: 4

Summary of Comments

- 120. The Core Strategy identifies the M40 Gateway area of change as an area of opportunity for development as well as an area where issues need addressing. Additional allocations for housing at Abbey Barn South and vicinity would promote this as an area for sustainable growth, facilitating the delivery of new infrastructure needed locally. This would encourage economies of scale in terms of delivery of services and facilities, infrastructure and land take. It would reduce the need to travel and assist in the delivery of strategic infrastructure. A limited review of the Green Belt boundary may be necessary to optimise the potential of this area to deliver sustainable growth and unlock infrastructure constraints.
- 121. RAF Daws Hill and Abbey Barn South should be developed comprehensively to ensure maximum benefits in terms of community infrastructure, transportation in particular. The current proposals for the development of RAF Daws Hill are not satisfactory as they do not require the site to deliver a fair or adequate proportion of the infrastructure needed to support the development.
- 122. Berkeley Strategic wishes to engage with WDC, BCC and local communities to consider in more details the proposals for Abbey Barn South and wider development of the area
- 123. The Highways Agency expressed concerns regarding the potential impact of development at the M40 Junction 4 Handy Cross in particular, as it suffers from congestion. The HA would be concerned if any material increase of traffic were to occur in these sections as a result of development without careful considerations of mitigation measures. The plan must provide a framework so that development cannot progress without appropriate infrastructure in place. When considering proposals for growth, any impacts on the Strategic Route Network will need to be mitigated. The HA will support proposals considering sustainable measures managing down demand and reduce need to travel. Infrastructure improvements on the SRN should only be considered as a last resort.

Council feedback:

Comments regarding Abbey Barn South are noted. Through the Local Plan process, the Council will consider and consult on appropriate options for this site before a final decision is taken on its future designation.

The Council will work closely with the Highways Agency to assess the impact of the Local Plan proposals on the Strategic Route Network.

Respondents: S. Jay (0040)

Summary of Comments

- 124. Concerns are raised about the extra traffic which will be caused through the new waste transfer storage systems planned for the High Heavens Recycling centre.
- 125. Booker's numerous green spaces should be conserved as an asset for the community.

Council feedback:

The development of the Household Waste and Recycling Centre at High Heavens, Clay Lane, Booker to incorporate a Waste Transfer Storage System is the responsibility of Buckinghamshire County Council as the waste disposal authority.

Wycombe District Council will assess the implications of new development proposed through the Local Plan on the transport network.

Green spaces are allocated through the Delivery and Site Allocations Plan and are subject to policy DM11 *Green Spaces*.

AREA name: High Wycombe, Totteridge

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: S. Cunningham (0050)

Summary of Comments

- 126. On the housing estate off Hatters Lane, biodiversity and wildlife in green areas should be protected.
- 127. A40 from town centre to Loudwater M40 junction: there should be less traffic lights to ease congestion

Council feedback:

Green spaces and green infrastructure in the Totteridge area are identified and protected through policies DM10, DM11 and DM12 of the Delivery and Site Allocations Plan.

The implementation and management of traffic signals is the responsibility of Buckinghamshire County Council as highway authority. Wycombe District Council will assess the impacts of proposed development within the new Local Plan on the highway network.

AREA name: High Wycombe, Sands

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: Sands Residents Association (0058)

Summary of Comments

128. Much of the Sands is already built up, apart from some sparse employment land. There is a clear scope for suggestions regarding transport infrastructure.

Council feedback:

Noted.

AREA name: Wooburn and Bourne End

TOTAL NUMBER OF RESPONDENTS: 3

Respondents: Wooburn & Bourne End Parish Council (0060), Walsingham Planning on behalf of L. Mason (0071), Hawks Hill & Widmoor Residents Action Group (0074)

Summary of Comments

129 Both Wooburn and Bourne End are developing plans and the parish is playing an active part in this process. The Parish does not intend to do anything independently of this.

130 There is a need for more housing for local people

131 The Hawks Hill & Widmoor Residents Action Group suggested wording for an amended policy C16, and supporting text, to take forward in the new local plan.

“Hawks Hill /Harvest Hill

8.65 The Hawks hill/ Harvest Hill area has a semi-rural nature, surrounded and dominated by uncluttered countryside which is in the Green Belt and Area of Attractive Landscape (AAL). The existing level of development and the nature of the roads in the area are more characteristic of a rural than an urban environment. The District Council wishes to maintain the characteristics of the area and to that end will exercise control over development, with the aims of ensuring that the area’s present low density, well landscaped and semi-rural nature is maintained. Areas of green space make a special contribution to the semi-rural character and amenity value of the Haws Hill/ Harvest Hill area, in both the local and broader setting, and it is important that they are retained as undeveloped areas. The Sappers Field green space also has a recreational use. Some of

these areas are formally designated under policy L3, and others are not, but all are important to the character and appearance of the local landscape.

8.66 Any development should be in the form of individually designed buildings set in large, well landscaped plots, and full details will normally be required as part of any planning application. The siting and design of any buildings should retain the predominantly rural appearance of the area. Landscaping details should allow for the retention of existing vegetation and substantial new planting appropriate to the area's semi-rural character. Hard surfacing and walling will generally be inappropriate. ~~Where residential development, infilling, and the subdivision of plots is proposed, this will not be permitted if it would result in a housing form which is out of character with the surrounding area, even if an otherwise acceptable plot could be created for either the proposed development or the retained dwelling. Where development by more than one dwelling is propose, this should retain the characteristics of an informal arrangement of individual houses in their own grounds and should avoid the creation of formal housing estates. Infilling and the subdivision of plots will not be permitted.~~

8.67 Development necessitating highway improvements which would have an adverse impact on the landscape by introducing urban characteristics or causing the undue loss of trees, hedgerows or banks will not be permitted.

Policy CS16

1. Development in the Hawks Hill / Harvest Hill area will not be permitted where it would:

- a. Introduce an urban character to the area through its design (such as the splitting of plots, the introduction of extensive driveways or hard landscaping, or buildings of inappropriate height) density (such that the development occupies a high proportion of the plot), layout (where development occurs close to boundaries that are visible to the general public) or location (where development is highly visible to the general public, or occupies designated or incidental green spaces);
- b. Necessitate highway improvements which would damage or destroy features which contribute to the landscape characteristics of the area (such as with the introduction of new entrances, paved highways or pavements, the removal of hedges, banks, scrublands or tree lines, or loss of **incidental green spaces** including those along the roadside);

2. Proposals should provide for individually designed buildings set in their own substantial grounds in an informal layout commensurate with the semi rural character of the area. Landscaping details should include indigenous species.

3. ~~Infill or the subdivision of existing plots will not be permitted where this would result in urban forms out of character with the surrounding area.~~

Policy CS16A

Sappers Field is a local recreational area used for sporting and social events and the sports field, playground and surrounding banks, hedges and woodlands should be retained in this capacity without development.

Council feedback:

The Council will work with Wooburn and Bourne End Parish Council and the Hawks Hill & Widmoor Residents Action Group to develop appropriate policies for their area,

Respondents: M. Harris (0032), J. Harris (0033)

Summary of Comments

132. The Plan needs to allow people to live locally, make provision for work, food production, shops, medical services, schools to be easily accessed, with a view to a fossil free future.
133. The Plan should contribute to restore life to the existing shops and other services, provide additional public transport, redevelop and enhance the village centre.
134. The countryside between High Wycombe and Flackwell Heath should be kept open, avoiding development of Abbey Barn South
135. The character of traditional country lanes such as Winchbottom Lane and lower Chapman lane must be maintained.

Council feedback:

Comments noted and shall be considered when developing policies for this area.

Respondents: Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (0059), Penn and Tylers Green Residents Society (0068)

Summary of Comments

136. The BBOWT have concerns over the allocation of the Gomm Valley for development due to its significant biodiversity resources, including a number of designated sites: Gomm Valley SSSI (which is also a BBOWT nature reserve), Gomm Valley Local Wildlife Site, Pimms Grove ancient woodland, Little Gomm's Wood Biological Notification Site and ancient woodland, as well as a connecting system of hedgerows between the sites.

The site also lies within the Gomm Valley Biodiversity Opportunity Area (BOA). BOAs are areas in Buckinghamshire identified for biodiversity enhancement, where targeted conservation action will have the greatest benefit. Due to the exceptional ecological sensitivity of the area then if it is to be included as a Reserve Location only limited parts of the area should be allocated for development, with safeguards to minimise impact

on habitats of principal importance, and clear plans for ecological enhancements.

The conclusions of an ecological survey of the area by Eco Consult, which set out clear recommendations for mitigation, compensation and enhancement in the event of a development, should be fully taken into account.

The plan should also consider Woodland and other irreplaceable habitats (Lowland calcareous grassland, lowland meadow and chalk stream BAP habitat.)

137. Hammersley Lane character is being changed as modest single houses are being replaced by two larger ones. The review of the new Local Plan could include consideration of an ERASC type designation similar to what Chiltern District Council have done for spacious parts of Knotty Green.

Council feedback:

Gomm Valley is currently identified as a Reserved Location for Development in the Core Strategy (2008). When considering any potential allocations of Gomm Valley in the new Local Plan the Council will be mindful of the ecological constraints on the site.

The Council will investigate the appropriateness of an ERASC-type designation when considering policy options for the new Local Plan.

AREA name: Marlow

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: R. Boas (0029)

Summary of Comments

138. To alleviate the traffic and parking problems in Marlow, a potential train shuttle service (electrically powered, driverless) into Marlow station from a rail halt somewhere in the rugby club/hotel area could be put in place. A large car park and a dedicated access from the A404 would be needed. To tie in with the regular train service from Bourne End, the shuttle could either run on its own short length of track or alternatively passengers could change trains at the halt.

Council feedback:

The Council is keen to encourage sustainable methods of transport to support existing and new development across the district and will assess how the sustainable transport modes can support the delivery of sustainable development. However when considering these options issues of deliverability, including cost and funding availability and land acquisition and assembly, need to be considered, to ensure that any proposals are deliverable and feasible.

Respondents: Riley Park Trust (0026)**Summary of Comments**

139. The Riley Park Trust support comprehensive redevelopment on Riley Road, as the only way to secure significant environmental improvements to this part of Marlow Conservation Area. Increase in car parking capacity is welcomed, provided that the majority of any new car park is placed underground. This would deliver enhancement to the Park and opportunity to create new pedestrian links to the Park, in accordance with the Development Brief. The Trust would allow basement car parking underneath the Park, which would be a key complement for the Council's aspiration for parking improvement in Marlow.

Council feedback:

The Delivery and Site Allocations Plan contains the allocations and policies for Marlow town centre, including the Riley Road site which is allocated for mixed-use retail and residential development (Policy MR3 *Riley Road*). The Riley Road Development Brief (approved April 2009) provides further detail as to how this site could be development. Underground car parking is extremely expensive and it is unlikely that the cost-benefit ratio would support such a significant infrastructure project as this. Buckinghamshire County Council is currently conducting a parking review in Marlow and the findings of this review will be fed into the Local Plan preparation.

Respondents: Marlow Bottom Parish Council (0046)**Summary of Comments**

140. The Parish Council wishes to submit the following issues that it considers to be important both to this Parish and district-wide:-
- Retention of Green Spaces – existing Policy L3
 - Retention of shopping facilities with mix of small, local shops
 - Retention of Rose Industrial Estate with small units providing local business premises and local employment
 - Presumption against loss of community buildings such as local churches, chapels and village halls
 - Protection of the Green Belt at current boundaries

- Extensions and rebuilding in the Green Belt – current limit of 50% increase of original footprint to be retained
- Retention of Policies relating to protection for existing properties relating to overlooking, light, etc. (existing Policy G7)
- Retention of Policy G11 relating to trees and hedgerows
- Policy L6 – Retention of Policy regarding woodland and strengthening of policies relating to removal of trees particularly Beech. If permitted removal of a Beech Tree, it should be conditional upon replacement.
- Policy HE5 – Local list of historic buildings and those of community importance. This should be made easier for Parish Councils to add those they identify to the list.
- Provision of parking – insufficient off-street parking is currently required for large properties (particularly on main roads) thus creating parking issues and traffic flow problems. The requirement should be increased to 2 parking spaces for up to 3 bed properties, 3 car parking spaces for 4 bed and 4 car spaces for 5 bed properties. These should be seen as the minimum requirement.
- In order to accommodate more car parking on limited space, consideration should be given to encouraging underground spaces with lifts.

Council feedback:

Comments noted. The Council will work closely with Marlow Bottom Parish Council during the preparation of the Local Plan.

AREA name: Little Marlow

TOTAL NUMBER OF RESPONDENTS: 4

Respondents: R. Boas (0029), Little Marlow Parish Council (0038), B. Hutchings (0039), Little Marlow Neighbourhood Planners (0043)

Summary of Comments

141. One of the main issues for Little Marlow is the future of the Gravel Pits area. If the current planning approval for an athletics track goes ahead, provision needs to be made in the Local Plan to ensure that it does not set a precedent for any further applications for similar development unless it is in the southwest corner of the area.
142. As Lafarge's application for an extension to their site has been refused, it is likely that their restoration obligations will mean the removal of the existing hard standing and office building. As it was hoped that they could be left as a parking area and visitor centre respectively for the Country Park, it would be useful for that area to be regarded as a brownfield site for any forthcoming application from the Little Marlow Lakes Community Partnership for replacement facilities
143. It would be encouraging if the Local Plan included a restatement of the Council's wholehearted commitment to the proposed Country Park.
144. The Parish Council does not intend to do a Neighbourhood Plan.
145. The key issues for the Parish are the future of the Country Park on Gravel Pits area and establishing whether there are any areas for housing
146. The NPPF core planning principles and subsequent Local District planning will have broad strategic objectives. These need to be informed by

substantive detailed research and analysis within the parish to ensure that the local community will benefit from adherence to practical realisation of core value intent.

147. The aim of the plan for the parish should be to conserve the best features of the historic and traditional environment whilst allowing social and economic progress to promote vitality in the interest of sustainable development. The local objectives should be to maintain and flexibly promote:
1. the existing rural economy and Green Belt;
 2. Associated employment and suitable business activity;
 3. the natural environment, geodiversity and biodiversity through preservation and restoration;
 4. electronic communications;
 5. conservation of historic features of heritage and interest;
 6. Appropriate provision and improvement of amenities and leisure facilities.
148. Development of local Transport infrastructure should :
- remove existing degradation (atmospheric pollution, noise pollution, heavy through traffic) through traffic - calming measures
 - be commensurate with maintaining quality of life for existing domestic housing and community services.
 - facilitate co-ordinated commuting arrangements.
149. Small scale infill proposals must meet criteria for sustainability in development. Housing development must be unobtrusive: priority being given to affordable and social provision as required through local assessment of need. Land should only be identified for development in accordance with NPPF core principles and values of Local Plan sustainable development to
- Sustain the natural environment, and complementary leisure access: restore degraded land
 - Identify potential impact of climate change and adopt mitigating strategies particularly for energy and the river plain.
150. The local planning system should co-ordinate active guiding preparation across these objectives to achieve integrated solutions at neighbourhood level and in accordance with the District Local Plan strategic needs and objectives
151. The Little Marlow Neighbourhood Planners is a group which includes the Parish Council, the Residents Associations and about 10 other members of the community. Their view are as follow:
1. the group support the inclusion of the existing Green Belt boundaries, as they relate to Little Marlow Parish; the group support that priority be given to the presumption of no development in the Green Belt, in line with paras.79-92 of the NPPF.
 2. The plan should maintain the existing AONB policies.
 3. The group support the following technical studies: housing need, housing sites, economy and employment, traffic modelling, infrastructure, financial viability, landscape / ecology and flood risk; the plan should also include a study of the Historic Environment, in order to promote the preservation of historic assets, including nationally and locally listed buildings and conservation areas.

4. Sustainable development: Areas for development, such as housing and commercial development, are limited but could potentially be found for infilling, etc. However, such areas and any proposed development within the Parish should be dependent on support from within the community. The group support the conversion of use of historic and older buildings however the conversion of modern buildings should be on an exceptional basis. The plan should specifically not encourage the erection of new agricultural buildings that could then be converted for other uses shortly thereafter.

5. The group supports the Little Marlow Gravel Pits Country Park and agrees with the principles contained in the Little Marlow SPG of 2002, which could benefit from clarification and update;

Within the Little Marlow SPG of 2002, emphasis should be given to development being clustered in the South-west corner of the central area of rural land; planning related to any part of the proposed Country Park area including the Lafarge-owned lake and surrounding area should take into account plans of the Little Marlow Lakes Community Partnership.

6.Regarding schools: Little Marlow school is a welcome and highly valued part of the Parish. The school could benefit from a travel plan and improved provisions for cars.

7. There should be a plan to improve broadband connectivity for businesses and residents in the area, to fibre speeds. However, the plan should be sensitive to the impact of physical infrastructure within areas that are mostly historically important.

8.Transport: The technical study for transport is welcomed, but the study and development of the plan should require detailed input from the community.

9.Footpaths and public access: We support the retention of the existing network of footpaths, and expansion of the network and the inclusion of safe cycling routes.

10.Noise: All development, including new projects, offices, housing, transport development and any plans that would impact upon transport should be required to have explicit actions included to reduce the impact of noise on the community.

Council feedback:

Comments noted. The Council will work closely with Little Marlow Parish Council and the Little Marlow Neighbourhood Planners group during the preparation of the Local Plan.

Respondents: Apex Planning consultants on behalf of Askett Nurseries (0020), Dpa2 LLP on behalf of W E Black Ltd (0052), J. Voke (0075)

Summary of Comments

152. There is a need for local housing in this village. The redevelopment of a brownfield site at Askett Nurseries would minimise potential impacts on Green Belt.
153. The practical contiguity of Askett with larger settlements (Princes Risborough and Monks Risborough) renders the redevelopment a sustainable option.
154. Providing the right framework for viable development in the vicinity of Princes Risborough railway station, as a gateway for the town centre, should be a priority.
155. No further residential development should be sought in Monks Risborough area.

Council feedback:

As part of the evidence base for the Local Plan, the Council will assess the housing needs for the district and how this can be accommodated across the district.

Respondents: Daniel Watney LLP on behalf of Saunderton Estates Ltd (0013),

Summary of Comments

156. Within their submission the respondent set out their vision for Saundertown by 2031:
By 2031, the settlement of Saunderton would have established itself as an attractive, sustainable residential community through development of brownfield land, reinforcing and enhancing the residential character of the area. Ensuring that brownfield capacity is optimised will reduce the need to develop Greenfield land, enhancing the countryside setting.
The settlement growth in 2031 will be enhanced by its highly sustainable location, being easily accessible by public transport to High Wycombe and Aylesbury which provide access to a large number of public services and facilities

Council feedback:

Comments noted.

AREA name: Great & Little Kimble cum Marsh Parish**TOTAL NUMBER OF RESPONDENTS: 1****Respondents: Great & Little Kimble cum Marsh Parish Council (0024)**

Summary of Comments

157. The Council has submitted a very concise parish plan, to be considered in the new local plan. Its strategic aims are to:

1. Maintain character of rural parish for the benefit of the local community and visiting public.
2. Promote a sustainable approach to all aspects of community activities.
3. Protect the rural landscape from inappropriate development.
4. Support local business to create sustainable employment.
5. Work with statutory bodies to maintain and enhance the local environment.
6. Where possible, secure affordable housing for local residents within larger residential developments.

Council feedback:

Comments noted. The Council will work closely with Great & Little Kimble cum Marsh Parish Council during the preparation of the Local Plan.

AREA name: Turville Parish**TOTAL NUMBER OF RESPONDENTS: 1****Respondents: Turville Parish Council (0057)**

Summary of Comments

158. The Parish Council has produced a Turville Parish Development Statement to be taken into account in the new local plan. This Statement sets

out the overall approach that the parish council takes in its consideration of developments that affect the parish. This includes both planning considerations and services which affects the quality of life of the residents.

Council feedback:

Comments noted. The Council will work closely with Turville Parish Council during the preparation of the Local Plan.

AREA name: West Wycombe Parish

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: West Wycombe Parish Council (0034)

Summary of Comments

159. The Parish Council does not consider creating a Neighbourhood Development Plan.
160. The Parish Council have great concerns over the types of developments which are being permitted in the parish. The increase in conversion of family homes to multi occupancy dwellings has completely changed the mix of the local community and created several difficulties:
 - The local school has to look beyond the parish as there are less children now living in the community
 - single people are less involved in the community and seem to have little regard for how their properties are looked after and appear within the parish.
 - Multi occupancy dwellings also have far too few parking spaces allocated to them which causes further parking issues (overcrowding, access issues)
161. Another issue is the inadequacy of public transport provision. The buses are insufficient and have very little effects on travelling habits.
162. The local communities are also affected by the amount of traffic travelling through the parish as official 'escape' route for the M40 (the A40) and route to Stoke Mandeville Hospital (A4010).
163. The Parish Council considers that no land is available for development. The character of the Conservation Area must be retained.

Council feedback:

As part of the assessment of the District's housing requirements, the assessment will look at the need for and future role of Houses of Multiple

Occupation (HMOs) in addressing these requirements and an appropriate strategy for their provision.

Wycombe District Council, in partnership with Buckinghamshire County Council, will assess the impacts of proposed development within the new Local Plan on the highway network to ensure that impact is to an acceptable level.

AREA name: Piddington & Wheeler End Parish

TOTAL NUMBER OF RESPONDENTS: 1

Respondents: Piddington & Wheeler End Parish Council (0036)

Summary of Comments

164. The Parish Council have no intention of producing a Neighbourhood Development Plan.
165. When considering planning applications in Piddington, there should be more consideration given to car parking issues: many of the local residents live in terraced cottages and most do not have any space available for parking their cars. Currently, emergency vehicles and refuse lorries cannot access the roads as there are cars parked on both sides of the road. Minimum parking standards need to be reconsidered. The bus route- with one bus per hour in either direction - is inadequate, as many residents work much further afield than High Wycombe. Cars are seen as a necessity albeit there is no more space for parking them.
166. The Parish Council advocates for no further development of North's Industrial Estate. Piddington and the roads leading to it are already clogged with lorries, vans and cars from people working on site. Local bus services are often compromised because of the parked industrial estate vehicles.
167. There is a need to improved broad band service to allow people to work from home more easily and to keep communities connected.
168. There is a need to increase the public transport capacity and frequency, especially at morning peak times.
169. Wheeler End has no public transport and car parking saturation issues. A scheme whereby part of Wheeler End Common was used to create safe off road parking should be considered by the Council.
170. Wycombe District Council should continue to provide management of Wheeler End Common.
171. The Parish wishes a controlled development of The Brickmakers Public House in Wheeler End.
172. The Parish considers that there are no sites suitable for development across the Parish area.

Council feedback:

Comments noted. The Council is currently revising its Residential Design Guidance which will consider looking at appropriate car parking standards for new developments.

Respondents: Hambleden Parish Council (0035)**Summary of Comments**

173. Hambleden Parish Council has no plans to develop a Neighbourhood Development Plan.
174. More consideration needs to be given to planning applications where an increase in size from a small cottage to one with several bedrooms inevitably means extra vehicles. Many of these cottages have no space on their plot to park cars and the local very narrow country lanes do not have the width for parking cars
175. Greater consideration at the planning stage must be given to the creation and development of huge residential properties which have a profound effect on the landscape of this parish and tend to make the parish a commuter belt with many second homes
176. The Parish Council would like to see a more consistent approach to planning applications within a rural/ agricultural setting.
177. A more consistent emphasis should be applied to the landscape impact of planning applications
178. The Parish Council emphasise that no sites are considered suitable for development.

Council feedback:

Comments noted.

SITES

The following sites were suggested by respondents as part of the Winter 12 consultation. No decision has been reached by the Council at this stage as to the suitability of the sites for their suggested uses. The Council will consider each site put forward through future Plan preparation stages.

SITE name: Orchard Nightclub WDLP ID: WIN12/0002		
Suggested by: S. Brown		
Site details: Amersham Road Hazlemere Current use: Nightclub, car park Vacant: yes Proposed use: Residential	Summary of Comments <p>Dilapidated unit had been used as a Nightclub – car park with disused vehicles.</p> <p>Local residents would like this area transformed and taken out of the green belt. No valid reason to be in the Green Belt considering the dilapidated nature of the site.</p>	Current Designation <p>Green Belt</p>
SITE name: Marlow Garden Centre WDLP ID: WIN12/0003		
Suggested by: Gregory Gray Associates on behalf of The Garden Centre Group		
Site details: Pump Lane South, Little Marlow, SL7 3RB Current use: Garden centre Vacant: Proposed use: Residential	Summary of Comments <p>The site is located within the Green Belt and within an Area of Outstanding Natural Beauty (AONB). It forms part of a small enclave of development close to the junction of the A404 and A4155 close to the main eastern approach into Marlow.</p> <p>The allocation of Marlow Garden Centre for residential purposes is entirely consistent with Government aims to promote the effective re-use of previously development land and the need to identify a supply of developable sites for the</p>	Current Designation <p>Green Belt</p> <p>Chilterns Area of Outstanding Natural Beauty</p>

	<p>medium term.</p> <p>The site is suitable for housing since it comprises previously developed land which could be redeveloped in a form which does not have a materially greater impact upon the openness of the Green Belt and which could improve the scenic quality of this part of the designated AONB.</p> <p>There are no constraints to the site's availability in years 6-10 or to achieving a viable development on the site.</p>	
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<p>SITE name: Land at Well End Farm and land to the north of the A4155 at Well End.</p> <p>Suggested by: M. Edmonds</p>	<p>WDLP ID: WIN12/0004</p>
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<p>Site details: Land around Well End</p> <p>Current use: unknown</p> <p>Vacant: unknown</p> <p>Proposed use: Residential</p>	<p>Summary of Comments</p> <p>Propose to accommodate a social need for new housing for young people in the immediate area by developing the site to the north of the A4155 at Well End as affordable started homes. Suggest building 10 to 12 dwellings and for part of the remaining site to be made a green open space.</p>	<p>Current Designation</p> <p>Green Belt</p> <p>Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Land known as the Golden Guff at Lane End, High Wycombe **WDLP ID:** WIN12/0005
Suggested by: Simmons and Sons on behalf of G. Taylor

<p>Site details: Land situated to the north of the village of lane end - SU 805916 Current use: agricultural Vacant: No Proposed use: Residential</p>	<p>Summary of Comments The property is occupied by an agricultural tenant, vacant possession can be provided within a 12 months period.</p>	<p>Current Designation Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Land to the east of Marlow, adjacent to A404 **WDLP ID:** WIN12/0006
Suggested by: Simmons and Sons on behalf of R & A Mash

<p>Site details: Land to the west of Pump Lane South SU 863878 Current use: Agricultural Vacant: Yes Proposed use: Commercial Storage Distribution</p>	<p>Summary of Comments The site is proposed for Commercial Storage Distribution. All services are readily available to the site, with good road connections. Suitable screening and landscaping could be incorporated if required.</p>	<p>Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Land to the east of the A404 **WDLP ID:** WIN12/0006
Suggested by: Simmons and Sons on behalf of R & A Mash

<p>Site details: Land to the east of the A404 Current use: Agricultural Vacant: Yes Proposed use: Residential or Commercial Storage Distribution</p>	<p>Summary of Comments Residential or Commercial Storage Distribution is proposed. All services are readily available to the site, good road connections are provided. Suitable screening and landscaping could be incorporated if required.</p>	<p>Current Designation Green Belt</p>
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SITE name: Land East of Walled Garden, Westhorpe Caravan Park		WDLP ID: WIN12/0006
Suggested by: Simmons and Sons on behalf of R & A Mash		

Site details: Land East of Walled Garden, Westhorpe Caravan Park SU 867874 Current use: Agricultural Vacant: Yes Proposed use: Residential	Summary of Comments Proposed residential development at Westhorpe Caravan Park to extend the discreet park to the East to an area outside the floodplain, to provide housing.	Current Designation Green Belt Partially Floodplain
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SITE name: Land to the east of Wiltshire Road, Marlow		WDLP ID: WIN12/0006
Suggested by: Simmons and Sons on behalf of R & A Mash		

Site details: Land to the east of Wiltshire Road, Marlow SU 861878 Current use: Agricultural Vacant: Yes Proposed use: Residential	Summary of Comments Residential development is proposed around the town boundary, using existing highways, namely Pump Lane North, Wiltshire road, Stapleton Close and direct access to Little Marlow Road, requiring little by way of highway improvements. This site will provide environmental benefit to the Marlow residents via soil bund and noise shadow reduction from the A404, with defined development boundaries and site contours which prevent the site from being viewed from many locations. It would provide needed local housing with little affect on existing neighbours. Access can be gained from the west or from the	Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty
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	roundabout at Little Marlow junction, using existing road network without significant offsite works.	
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SITE name: Land West of Winchbottom Lane	WDLP ID: WIN12/0006
Suggested by: Simmons and Sons on behalf of R & A Mash	

Site details: Land West of Winchbottom Lane SU 867881 Current use: Agricultural Vacant: Yes Proposed use: Small scale rural development	Summary of Comments Proposed small scale rural development: residential units to provide a more sustainable community. The site is well served by roadways and residential development already exists to the north and east.	Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty
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SITE name: Land to the east of the A404, Merton Dell Farm	WDLP ID: WIN12/0007
Suggested by: Simmons and Sons on behalf of A. Morris	

Site details: Merton Dell Farm, Monkton Lane, Little Marlow, SL7 3RE Current use: Agricultural Vacant: Yes Proposed use: Residential	Summary of Comments No comment	Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty
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SITE name: Land to the west of the A404, Merton Dell Farm		WDLP ID: WIN12/0007
Suggested by: Simmons and Sons on behalf of A. Morris		
Site details: Merton Dell Farm, Monkton Lane, Little Marlow, SL7 3RE Current use: Agricultural Vacant: Yes Proposed use: Residential	Summary of Comments No comment	Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty

SITE name: Former Molins Factory		WDLP ID: WIN12/0008
Suggested by: GVA on behalf of e-Shelter (UK)		
Site details: Molins, Data Centre Site, Haw Lane, Saunderton, HP14 4JE Current use: none Vacant: Yes Proposed use: C2 or C3 uses	Summary of Comments <p>The majority of the former Molins factory has been demolished. The current derelict remainder of the site has a detrimental impact on the quality of the surrounding countryside, Green Belt and AONB.</p> <p>The site has planning permission for a Data Centre, but this use is no longer considered suitable (no interest). There is a need to find a suitable and viable alternative.</p> <p>The site identified as a Major Developed Site in the Green Belt and there is strong support both in the NPPF and the development plan for redevelopment. However, the planning position in respect to this site should allow greater alternative uses.</p> <p>Providing change to policy, the site could be redeveloped as C2 or C3 uses, contributing to improve the openness of the Green Belt and enhance the character of the Chilterns' AONB.</p>	Current Designation Major Development Site within the Green Belt

SITE name: The Swilley WDLP ID: WIN12/0009 Suggested by: Simmons and Sons on behalf of A. Digby-Hunt		
Site details: Wooburn Green, High Wycombe, HP10 0EG SU 9187 0122 Current use: Agricultural Vacant: Yes Proposed use: Residential	Summary of Comments Residential development is proposed on this site; road connections are available to the north and south of the proposed site and residential development already exists to the east and west. Suitable screening and landscaping could be incorporated if required.	Current Designation Floodplain

SITE name: Abercromby Industrial Estate WDLP ID: WIN12/0010 Suggested by: Shireconsulting on behalf of Hambridge Ltd		
Site details: Abercromby Avenue, High Wycombe, HP12 3AX Current use: employment types uses and MOT testing station Vacant: Proposed use: New uses	Summary of Comments Site partially vacant. New uses are going to be needed to bring site forward for redevelopment	Current Designation E3 Employment Area

SITE name: Part of Land at Slate Meadow WDLP ID: WIN12/0011 Suggested by: Portchester Planning Consultancy on behalf of Croudace Strategic Ltd		
Site details: land at Slate Meadow, Bourne End Current use: Reserve Location for future development CS8 (Core Strategy)	Summary of Comments The site consists of 2.19 ha of undeveloped grazing land. Part of site lies in the flood plain, this part would be use for open space. The net	Current Designation Reserve Location for future

<p>Vacant: Yes</p> <p>Proposed use: Residential</p>	<p>developable area of the site is approximately 1.6ha and has capacity to deliver 64 dwellings with a density of 40dwpha.</p> <p>The site could be accessed from Frank Lunnon Close, and can therefore be developed independently from the remainder of Slate Meadow reserved site, or as part of a comprehensive scheme for the whole site. If developed independently, appropriate design would ensure that the development is able to readily integrate with the remaining of the site.</p> <p>The site is readily available for development, well suited to residential development. There are no overriding technical constraints that would prevent its development. The site is in Croudace's ownership and could be brought forward for development, without delay, subject to obtaining planning permission. Work on site could potentially start in 2014 with first completions by early 2015.</p>	<p>development CS8 (Core Strategy)</p>
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<p>SITE name: Terriers House WDLP ID: WIN12/0012</p>		
<p>Suggested by: DTZ on behalf of MWH</p>		
<p>Site details: Terriers House, 201 Amersham Road, High Wycombe HP13 5AJ</p> <p>Current use: B1 office</p> <p>Vacant: No</p> <p>Proposed use: Residential</p>	<p>Summary of Comments</p> <p>The site amounts to 2.69 ha site comprising several buildings with multiple uses, including 2 Grade 2 listed buildings. The site is currently owned and occupied by MWH, who intend to vacate the site in the near future as the current form, condition and location of site is no longer appropriate for employment uses.</p> <p>The reallocation of Terriers house for residential is considered to have minimal (if any) impacts on the</p>	<p>Current Designation</p>

	<p>current and future employment land supply. Allocating the site for alternative use, in accordance with the NPPF's recommendation, such as housing, would deliver new housing on PDL and assist the Council in meeting its targets, secure the long term conservation of Terriers House and the Lodge, secure significant enhancement to the setting of the listed buildings by removing bulky office blocks, and reduce traffic on Amersham Road.</p>	
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<p>SITE name: West's Yard Industrial Estate Suggested by: Daniel Watney LLP on behalf of Saunderton Estates Ltd</p>	<p>WDLP ID: WIN12/0013</p>
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<p>Site details: West's Yard Industrial Estate, Slough Lane, Saunderton Current use: industrial Vacant: partly vacant Proposed use: Residential</p>	<p>Summary of Comments</p> <p>The site is part vacant, the remainder comprising poor quality industrial estate comprising a mix of B class units, primarily light industrial and storage, between one and three storeys, interspaced with poor quality yards, parking and storage areas.</p> <p>The existing yard has a limited lifespan and no potential for redevelopment. The yard is in an appropriate location for housing, with good transport links and access to amenities. The site is capable of delivering new homes within 5 years and development is viable. Providing adequate design, green belt exception applies here (para 89 of the NPPF) as the site would maintain the openness of the Green Belt. High quality design and layout would also ensure protection of the AONB.</p> <p>The redevelopment of the site for housing would support the presumption in favour of sustainable development.</p>	<p>Current Designation</p> <p>Green Belt Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Former WRC premises	WDLP ID: WIN12/0014
Suggested by: Bell Cornwell LLP on behalf of LD Medmenham Ltd & Trustees of Kodak Pension Plan	

<p>Site details: Former WRC Premises, Henley road, Medmenham SL7 2ER</p> <p>Current use: unknown</p> <p>Vacant: Yes</p> <p>Proposed use: employment or residential</p>	<p>Summary of Comments</p> <p>This site should be used for employment or residential purposes, reflecting its existing policy status as a Major Developed Site under C12 (Local Plan) policy, and as supported by the NPPF.</p> <p>The site has extant planning permission ref 11/07913/REN (class B1 redevelopment) and current planning application ref: 11/05434/OUT (redevelopment for a single residential dwelling).</p>	<p>Current Designation</p> <p>Chilterns Area of Outstanding Natural Beauty</p> <p>Major Developed Site within Countryside</p>
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SITE name: High Wycombe North Delivery Office	WDLP ID: WIN12/0016
Suggested by: DTZ on behalf of Royal Mail	

<p>Site details: 15 Queen Victoria Road, High Wycombe, HP11 1AA</p> <p>Current use: Royal Mail Delivery Office</p> <p>Vacant: No</p> <p>Proposed use:</p>	<p>Summary of Comments</p> <p>Request the inclusion of the site as being suitable for potential redevelopment within the Wycombe District Local Plan, although there are no current plans for closure or relocation.</p> <p>Any redevelopment of the site is conditioned by the prior relocation / re-provision of Royal Mail's operations. This relocation will need to be viable and commercially attractive.</p>	<p>Current Designation</p>
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SITE name: Terriers Farm	WDLP ID: WIN12/0017
Suggested by: Woolf Bond Planning on behalf of Persimmons Homes (Thames Valley) Ltd	

<p>Site details: Land at and adjoining Terriers Farm</p> <p>Current use: Agricultural</p> <p>Vacant: Yes</p> <p>Proposed use: Residential</p>	<p>Summary of Comments</p> <p>The site is already identified as Reserved Site in the Local Plan and the Core Strategy, and is capable of delivering around 400 residential units.</p> <p>The housing requirement for the plan period cannot be solely met by previously developed land allocations: accordingly, green field releases will be necessary.</p> <p>Land at Terriers farm is available for development and can deliver 400 dwellings within the period of the Plan. The site is not in the Green Belt or AONB.</p> <p>Redevelopment would deliver needed housing without requiring going through a green belt review.</p> <p>Terriers Farm should be allocated and formerly released as part of the forthcoming Local Plan to 2031.</p>	<p>Current Designation</p> <p>Reserve Location for future development CS8 (Core Strategy)</p>
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SITE name: Tannery Road Industrial Estate	WDLP ID: WIN12/0018
Suggested by: Barton Willmore on behalf of CBRE Global Investor	

<p>Site details: Tannery Road Industrial Estate (part of GBA26), Gomm Road, High Wycombe, HP13 7EQ</p> <p>Current use: Industrial, Warehouse and retail uses</p> <p>Vacant: No</p>	<p>Summary of Comments</p> <p>The site (1 ha) comprises 6 industrial warehouse and retail units with ancillary offices and some trade uses. Tannery road forms part of the site.</p> <p>The site provides almost 5000sqm of floorspace. However, they are degraded and no longer fit for</p>	<p>Current Designation</p>
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<p>Proposed use: employment, commercial, retail</p>	<p>purpose. There is significant scope to redevelop the site for employment, commercial or retail uses, and to improve the sustainability of the site in terms of its use, form and function, with opportunities to improve access, energy efficiency, visual impact and landscaping of site.</p>	
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<p>SITE name: Abbey Barn South Suggested by: Kemp & Kemp on behalf of Berkeley Strategic</p>	<p>WDLP ID: WIN12/0019</p>
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<p>Site details: Abbey Barn Lane, High Wycombe Current use: The site comprises an area of agricultural land, woodland and grassland Vacant: Proposed use: residential-led mixed used development</p>	<p>Summary of Comments</p> <p>Proposal for a residential-led mixed use development including circa 550 homes, at least 7000 sq.m of B1 business development, community facilities, parking and formal/informal open space and transport and other infrastructure.</p> <p>The local plan will need to consider the allocation of the reserve development sites, including Abbey Barn south.</p> <p>Berkeley would like to review the employment provision through the local plan process. Wider land in the area should be considered also, to address housing, employment and infrastructure needs.</p>	<p>Current Designation</p> <p>Reserve Location for future development CS8 (Core Strategy)</p>
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SITE name: Askett Nurseries	WDLP ID: WIN12/0020
Suggested by: Apex Planning consultants on behalf of Askett Nurseries	

<p>Site details: Aylesbury Road, Askett, nr Princess Risborough, HP27 9LY</p> <p>Current use: horticultural nursery and dwelling house and paddock</p> <p>Vacant: No</p> <p>Proposed use: Residential</p>	<p>Summary of Comments</p> <p>No further comments</p>	<p>Current Designation</p> <p>Green Belt</p> <p>Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Staples	WDLP ID: WIN12/0021
Suggested by: Rapleys LLP on behalf of Loumin Estates Ltd	

<p>Site details: Staples, Marlow Hill, High Wycombe, HP11 2JX</p> <p>Current use: retail unit</p> <p>Vacant: no</p> <p>Proposed use: Mix of use including employment, leisure, retail, hotel and residential</p>	<p>Summary of Comments</p> <p>No further comments</p>	<p>Current Designation</p>
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SITE name: Land known as Burroughs Grove		WDLP ID: WIN12/0022
Suggested by: C. King		
Site details: Land to the south west of Pump Lane (North), Little Marlow, Bucks. Postcode directly adjacent to the land is SL7 3RD. SU856889 Current use: Bare pasture land Vacant: Yes Proposed use: Residential or other development	Summary of Comments No further comments	Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty

SITE name: Land on the south west side of Pump Lane North		WDLP ID: WIN12/0023
Suggested by: Simmons and Sons		
Site details: The Old Nursery, Pump Lane North, Little Marlow, SL7 3RD Current use: Grazing, polo field Vacant: Proposed use: Residential or mixed use	Summary of Comments The grazing site is also used as a polo field. The site could initially be developed as residential, to address housing issues, or as mixed use development.	Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty

SITE name: High Wycombe Park and Ride		WDLP ID: WIN12/0025
Suggested by: A. Cicin-Sain		
Site details: Handy Cross, HP11 1UA Current use: Park & Ride Vacant: No Proposed use: B1 office	Summary of Comments A large office development is proposed in place of the park and ride, which can be relocated to the cinema if a multi storey car park is built.	Current Designation

SITE name: unknown site, Flackwell Heath		WDLP ID: WIN12/0033
Suggested by: S. Harris		
Site details: Site described as Triangle between straight section and the backs of the properties on the south-east side of Swains Lane and the west side of The Common. Current use: multiple uses (bank, British Legion centre, public open space, post office/general store, Chinese takeaway, derelict bank, video shop, pub, housing, denture centre (former doctors' surgery)) Vacant: No Proposed use: Enhanced village centre with enhanced similar features as well as some new ones.	Summary of Comments Apart from this site, there is little, if any, scope for development on new sites without damaging the character of the village and its relationship to the particularly beautiful surrounding landscape. Development should continue as now: occasional small scale redevelopment and infill.	Current Designation

SITE name: Former Factory Site, Picts Lane **WDLP ID: WIN12/0052**
Suggested by: Dpa2 LLP on behalf of W E Black Ltd

<p>Site details: Picts Lane/ Summerleys Road/Station Approach, Princes Risborough, HP27 9DX Current use: Former Factory Site Vacant: Yes Proposed use: Residential and retail</p>	<p>Summary of Comments The site is very well located to make an important contribution to both housing supply and retail provision within Princes Risborough. There is a demonstrable unmet demand for further food retail provision within the town which the site is ideally located to meet, in conjunction with housing.</p>	<p>Current Designation E3 Employment Area</p>
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SITE name: Land to the north of Chalkpit Lane **WDLP ID: WIN12/0070**
Suggested by: Simmons and Sons on behalf of D J Wicks

<p>Site details: Woodside Farm, Chalkpit Lane, Marlow Current use: agricultural Vacant: yes Proposed use: residential</p>	<p>Summary of Comments Initially residential to address housing issues</p>	<p>Current Designation Green Belt Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Land to the east of Woodside Farm **WDLP ID: WIN12/0070**
Suggested by: Simmons and Sons on behalf of D J Wicks

<p>Site details: Woodside Farm, Chalkpit Lane, Marlow Current use: agricultural Vacant: yes Proposed use: residential</p>	<p>Summary of Comments Initially residential to address housing issues</p>	<p>Designation Green Belt Chilterns Area of Outstanding Natural Beauty</p>
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SITE name: Land at old moor lane, Knave's Beech, Wooburn Moor Suggested by: Walsingham Planning on behalf of L. Mason	WDLP ID: WIN12/0071
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Site details: Land at old moor lane, Wooburn Moor, HP10 0SZ Current use: scrubland Vacant: Yes Proposed use: Residential	Summary of Comments Detailed proposal to develop the south of the site for private and affordable housing.	Designation Green Belt
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SITE name: Burleighfield Lodge Suggested by: Hawkins Eades Planning	WDLP ID: WIN12/0072
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Site details: Burleighfield Lodge, London Road, Loudwater Current use: Green belt Vacant: yes Proposed use: Development	Summary of Comments To change the site and surrounding land status from Green Belt to built up area.	Designation Green Belt
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SITE name: The Firefly		WDLP ID: WIN12/0076
Suggested by: D. Wright		
Site details: Station Road, Bourne End Current use: pub Vacant: no Proposed use: pub	Summary of Comments This old landmark pub should be retained.	Current Designation

SITE name: Land to the east of Oak Tree Road		WDLP ID: WIN12/0078
Suggested by: Simmons and Sons on behalf of Mr Fisher & Mrs Harris		
Site details: Land to the east of Oak Tree Road, Marlow Current use: Agricultural Vacant: Yes Proposed use: Residential	Summary of Comments Initially residential development. Residential development exists to the north and south of the site	Designation Green Belt Chilterns Area of Outstanding Natural Beauty

SITE name: Land to the west of Oak Tree Road		WDLP ID: WIN12/0078
Suggested by: Simmons and Sons on behalf of Messrs. Harris & Fisher		
Site details: Land to the east of Oak Tree Road, Marlow Current use: Agricultural Vacant: Yes	Summary of Comments Initially residential development. Residential development exists to the north and south of the site	Designation Green Belt Chilterns Area of Outstanding Natural Beauty

Proposed use: Residential		
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SITE name: Land behind Fieldhead Gardens		WDLP ID: WIN12/0079
Suggested by: Savage & Partners		

Site details: Land behind Fieldhead Gardens, Bourne End Current use: unknown Vacant: yes Proposed use: Green Space	Summary of Comments Oppose the designation of the site as Green Space.	Current Designation Proposed as Green Space within the Delivery and Site Allocations Plan
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SITE name: UNKN		WDLP ID: WIN12/0001
Suggested by: J. Yarrow		

Site details: BCC site at Little Kingshill where the school caretaker lives Current use: residential Vacant: No Proposed use: residential	Summary of Comments Suggest converting site into multiple flats with parking, for the elderly local population.	Current Designation This site is not within the District
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