

Ellen Callaghan

From: martin gisby [REDACTED]
Sent: 21 June 2019 00:26
To: Risborough Expansion
Subject: Comments on the Princes Risborough Expansion Plan Consultation

To Wycombe Council,

I wish to submit comments on the consultation for the Princes Risborough Expansion Plan.

Key section

5.5.1 Phase 1 Housing and Strategic Infrastructure Delivery

Key points

The proposal for an 'interim' relief road using Picts Lane and Shootacre is of great concern to me and my family. I am a resident of Picts Lane and in the initial consultation I was one of many respondents who raised safety and community issues on the repurposing of these roads as any relief road

I feel it is imperative that the culverton link is considered as an immediate need, to be built before housing is completed, rather than only when local residential roads have reached maximum capacity. Upgrading Picts Lane and Shootacre to carry additional traffic would I feel destroy a Princes Risborough community asset while putting local residents safety at risk and creating a horrendous living environment for Picts Lane households.

Full comments

The plan includes an interim relief road that will include Picts Lane and Shootacre Lane. Picts Lane borders on an area of outstanding natural beauty, is the start of the Phoenix tail, a Sustrans cycle route, a recognised walking trail route and is a highly prized community asset – this is evident from the above official trails, but obvious when the extensive use all day by dog walkers, cyclists and horse riders is observed. The route is walked and cycled for children and adults accessing sports facilities on Horsenden lane, including football, cricket and tennis.

Residents of Picts lane currently access driveways directly from the lane, with no path or extended verge, which requires use of both road lanes to enter or exit properties, and reversing in or out of properties. To exit the driveways, which have poor visibility, road traffic often needs to stop as residents exit properties. Parking on the actual road is required by some residents. The need for residents of Picts Lane and other roads such as Shootacre Lane accessing properties will negatively affect any increased traffic flows on these roads and undermine the proposed objective of increasing traffic flow. There is no pedestrian pathway on parts of Picts lane and Shootacre Lane and residents must use the road itself to leave their property to walk into town or onto other public footpaths – expansion into a relief road would make this extremely dangerous. It is unlikely current pleasure users such as horse riders or families cycling could use this road at all if the traffic levels were intentionally increased.

A relief road will obviously create significant noise for residents in Picts lane where houses exist very close to the road. The existing traffic on Picts lane is limited and a relief road would suggest 24hr traffic with noise and light pollution. Poorer air quality would be expected as a result of this relief road for both residents and individuals trying to access local trails on foot or bike. Residents of Picts lane already have an exceptionally busy rail route to the rear of their properties, which creates noise, vibrations and diesel fumes. Train services will continue to increase in number in line with existing plans, and the town plan proposals also include reference to future expansion of this rail line. Trapping Picts Lane residents with a busy rail line to the rear and a busy relief road to the front of properties would significantly impact on the well-being of residents – Visually, environmentally, and well being – and for this to be part of a local town plan proposal where Picts Lane borders an area of outstanding natural beauty seems to be illogical and totally unnecessary when an alternative route has already been established.

Both residents of Picts Lane and all local non-car users will suffer immensely from these plans if the proposed interim relief road route is implemented. The objective of a comprehensive town plan is to ensure proper infrastructure is put in place. Given that the Culverton link will be required to support the homes proposed in this plan, this should be put in place at the outset, rather than a interim relief road (which is proposes to be in place for many years) destroying the character, safety and public use of Picts Lane, a great Princes Risborough's community asset.

Yours Sincerely,

Martin Gisby



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