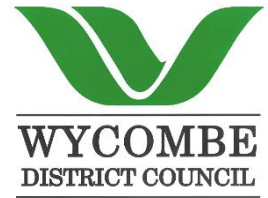


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## Princes Risborough Expansion Supplementary Planning Document Consultation (June - July 2019) Representation Form

Following on the new Local Plan proposals, the Council is consulting on further detailed design and delivery guidance for the expansion of the town, in the form of a Princes Risborough Expansion Supplementary Planning Document, now published as a consultation draft.

We invite your comments on the draft document.

- Please make any comments using the forms below – this will help us to be clear about what part of the Document you are commenting on
- Please quote the section you are commenting on (question 1 in part B).
- Please give your comments on the Supplementary Planning Document and indicate any further changes to the draft that you feel are necessary (question 2 in part B).
- **Comments will only be accepted about the consultation draft. The Council is not able to accept general comments about the content of the Local Plan.**
- Please send your response by the deadline on **Sunday 21 July 2019** (11:59 pm).

Responses can be submitted:

- online at [www.wycombe.gov.uk/consultations](http://www.wycombe.gov.uk/consultations)
- by email to [risborough.expansion@wycombe.gov.uk](mailto:risborough.expansion@wycombe.gov.uk) (an automatic email response will confirm receipt)
- or sent by post to:
  - Spatial Planning,
  - Wycombe District Council,
  - Queen Victoria Road,
  - High Wycombe,
  - Bucks,
  - HP11 1BB

**You can submit as many comments as you would like.** Please complete a separate part B for each part of the document on which you want to comment.

This form has two parts:

- Part A – Your Details
- Part B – Your comment(s). Please expand the comments table as appropriate

## PART A

### 1. Personal Details

### 2. Agent's Details (if applicable)

\* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	<u>Mr.</u>	
First Name	<u>Michael</u>	
Last Name	<u>Chadwick</u>	
Job Title (where relevant)	<u>Wycombe Planning Coordinator</u>	
Organisation (where relevant)	<u>Chiltern Society</u>	
Address	██████████ ██████████ ██████████	
Postcode	██████████	
Telephone		
Email Address	████████████████████	

### 3. Client Details

If you are an agent representing a specific site interest, please fill in the details below.

Site Interest	
Client's Name	

4. Please tick this box if you wish to be notified about future stages of the Princes Risborough Expansion Supplementary Planning Document.

5. Please tick this box if you wish to be notified of the Princes Risborough Expansion Supplementary Planning Document adoption

6. Please tick this box if you wish to receive our electronic Weekly Planning Bulletin which gives you updates on local and national planning matters. (You will need to supply an email address in Part A to receive this).

**PART B – Comments on the Princes Risborough Expansion Area Supplementary Planning Document (consultation draft) – Please use a separate sheet for each representation. Please copy further sheets if you wish to make more comments.**

**Name or Organisation:**

[Chiltern Society](#)

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

[Whole document](#)

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

[Overall, this is a coherent and well thought through framework, with a lot of commendable policy requirements within it. If the developers respect and co-operate with its spirit and content, it should result in a good quality development.](#)

[However, we believe there is scope for strengthened or additional policy measures to fully comply with Point 7 of the Development Principles within Policy PR6 of the emerging Local Plan which requires development “to maximise opportunities for delivering sustainable development including but not limited to water management systems, communications technology, on-site renewables and ecological enhancement”. Some specific examples are suggested elsewhere in our comments.](#)

(Please continue on a separate sheet/expand box if necessary)

Name or Organisation:

[Chiltern Society](#)

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

[2.1.3 and 3.7](#)

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

-The drainage strategy in relation to SUDS design within development parcels is excellent. But we request in addition a reference to the scope for (small-scale) natural flood management measures in the wider landscape along the streams, as an additional means of reducing flood risk.

(Please continue on a separate sheet/expand box if necessary)

**Name or Organisation:**

[Chiltern Society](#)

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

[3.3 / Fig 14 and 3.6.1](#)

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

[It is essential that the northern primary school and any associated playing fields or other sports facilities do not impinge on the Crowbrook Corridor, and that there is no risk of any future development at the school doing so, either.](#)

(Please continue on a separate sheet/expand box if necessary)

**Name or Organisation:**

[Chiltern Society](#)

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

[3.6.2 and 3.6.5](#)

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

[Improving biodiversity should be added as a named secondary purpose of the Longwick buffer and Strategic Open Space – one way of doing this would be for the grassland areas to be managed in a way to preserve and increase species richness – see comments on 3.6.7.](#)

(Please continue on a separate sheet/expand box if necessary)

Name or Organisation:

Chiltern Society

1. Which part of the SPD does this response relate to?

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

3.6.7

2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.

If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.

3.6.7 is titled Woodland, Hedgerows and Grassland, yet there is no guidance about how the biodiversity value of grassland is to be maximised. This needs to be remedied, to include, inter alia, a reference to managing grassland to preserve and restore species-richness.

(Please continue on a separate sheet/expand box if necessary)



Name or Organisation:

Chiltern Society

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

3.8.3 and 5.2.2.1

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

Much stronger weight needs to be given to ensuring provision of a high-quality public transport option at the beginning of development. As implicitly acknowledged within 5.2.2.1 (p155), travel habits formed at the outset become ingrained and much harder to change, so if the only realistic option available to new residents is car, they are very likely to stick with that even when more sustainable options become available.

Hence it is not appropriate to delay introduction of a public transport option until a threshold level of income from users is available, because by then it is too late. Instead, ways need to be found to secure up-front funding to provide the high-frequency service set out in 3.8.3 for the first occupiers. This may be a demand-responsive or a conventional bus service depending on cost-effectiveness and infrastructure. It is definitely far too late to wait until 2026/27 before a circular bus service can even be possible (if this is deemed the appropriate option) – one solution might be for the proposed emergency-vehicles-only connection of the Southern Link Road to Longwick Road to be also available to buses via a transponder-controlled bus gate.

(Please continue on a separate sheet/expand box if necessary)

Name or Organisation:

Chiltern Society

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

4.2.7

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

Within the Parking Design section, we suggest incorporation of some cross-reference to the requirements of 3.8.4 about vehicle charging points, to ensure overnight charging opportunities are available to all parked vehicles.

Additionally, we urge some reference – which will probably require a separate sub-section - to maximising energy-efficient construction and opportunities for renewable energy, consistent with other considerations [once national rules allow local variation, which they surely will, given increased recognition of the 'climate emergency'].

(Please continue on a separate sheet/expand box if necessary)

Name or Organisation:

Chiltern Society

**1. Which part of the SPD does this response relate to?**

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

4.2.7 / 4.2.8 / 4.2.10

**2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.**

**If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.**

Either as a specific reference within point GI2, or within the design principles for the relevant character areas (4.2.8 and 4.2.10), please include a specific reference to the provision of swift boxes in the area of development closest to the town centre and in the new local centre. [Princes Risborough has a population of swifts, and lack of / loss of nest sites is a significant factor in their recent decline.]

(Please continue on a separate sheet/expand box if necessary)

Name or Organisation:

Chiltern Society

1. Which part of the SPD does this response relate to?

Section / subsection / page(s) of the  
Princes Risborough Expansion  
Supplementary Planning Document  
consultation draft

5.4.3

2. Please use this box to set out your comments on the Supplementary Planning Document consultation draft, setting out clearly if you support or object to the proposals and the reasons for your position.

If appropriate, please set out what further change(s) to the consultation draft you consider necessary. It will be helpful if you are able to put forward some suggested revised wording.

We have no explicit objection to the mooted increased speed of delivery; but note that it is dependent on several factors outside the council's control, including developer decisions relating to marketability, and population trends. Therefore, contingency plans need to be in place to ensure timely delivery of infrastructure if delivery slows down at a key stage.

(Please continue on a separate sheet/expand box if necessary)

# Privacy notice

Wycombe District Council Spatial Planning Service collects, uses and is responsible for certain personal information about you.

This response form collects the following personal information from you:

- your name
- your phone numbers
- your email address
- your home address

Such processing is necessary for compliance with a legal obligation to which we are subject and/or the performance of a task carried out in the public interest, i.e. to fulfil our planning function of producing a Supplementary Planning Document covering the Princes Risborough Expansion.

Your submissions, including personal data, may be shared with the Planning and Sustainability Department. We may also share your submissions with other government partners and agencies such as Buckinghamshire County Council, the Environment Agency, Historic England and Natural England, or other service departments within Wycombe District Council.

Your submissions will be published on our website. These will be redacted (“blacked out”) to remove personal information including:

- personal contact details - Telephone numbers, email addresses, postal addresses
- signatures
- information about health conditions or ethnic origin
- information agreed to be confidential

If you are submitting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please let us know as soon as you can.

For further information see our Privacy Policy on our website at <https://www.wycombe.gov.uk/pages/About-the-council/Privacy/Our-privacy-policy.aspx> or at our offices. Our Data Protection Officer can be contacted at Wycombe District Council, Queen Victoria Road, High Wycombe, HP11 1BB or at [access2information@wycombe.gov.uk](mailto:access2information@wycombe.gov.uk).