

Appendix A Main Elements of the Consultation Draft Wycombe District Local Plan (June 2016)

The Plan will be split into the following main sections:

1. Introduction and Context
2. The Big Challenge – setting out the key issues for the plan
3. Vision and Objectives
4. The Strategy
5. What is proposed in your area? – what sites are proposed in different parts of the District.
6. Development Management policies.

Vision and Objectives

The plan will build on the Sustainable Communities Strategy overall vision for the area, namely:

“Wycombe District: economically strong and the place to live, work and visit.”

A number of strategic objectives will then be set out:

1. Cherish the Chiltern’s Area of Outstanding Natural Beauty and instil a sense of place throughout the District
2. Improve strategic transport connectivity with the Thames Valley and South East Midlands
3. Facilitate improvements to local infrastructure by focused investment
4. Foster the economic strength of the M40/A404 location and that of the rural economy.
5. Maximise benefits to local communities from accommodating housing
6. Champion thriving town and business centres to provide the focus of our social and economic activity.

The Strategy

The spatial strategy seeks to secure the most sustainable form of development across the District by balancing the desire to focus development in larger settlements that are well served by facilities, public transport, jobs etc with the fact that the scope for development is severely limited by the asset that is the Chilterns AONB and the restriction on development due to the Green Belt. The result is that:

- The High Wycombe area remains the main focus for new development, with around half of the housing anticipated to be there through a combination of

development of brownfield sites, reserve sites and some Green Belt land being released (the main site being proposed in Hazlemere);

- Major housing led growth is proposed at Princes Risborough on the western side of the town, as set out in the Princes Risborough Town Plan;
- Significant housing growth is proposed at Bourne End, as a result of a suggested release of some Green Belt land, and development of the Slate Meadow reserve site;
- Growth opportunities are severely limited at Marlow due to a combination of Green Belt, AONB and Thames Floodplain.
- Some additional development in the villages, notably at Stokenchurch, Lane End and Walter's Ash – as a result of reviewing site opportunities around the villages and/or limited Green Belt release.

“Place” section

This section of the Plan sets out site specific proposals for the following locations:

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

The main sites identified in the Plan are accompanied by site specific policies setting out main requirements for the development of those sites. This includes key infrastructure requirements such as transport, education, open space and green infrastructure. Indicative housing numbers are provided at this stage and illustrative concept diagrams included for some sites to show the potential broad extent of the developable area and other key site issues such as the potential location of open space.

The sites identified include the reserve sites which, although the Council has already committed to release the sites, are included with detailed policies to set out site specific requirements. Should planning consents be granted on these sites prior to the plan being finalised the need for a policy in the plan would fall away.

Key sites proposed in these areas include:

High Wycombe area

Site	Proposal in the Plan	Comment
Abbey Barn North	Housing	A reserve site the Council has already agreed to release
Abbey Barn South and Wycombe Summit	Housing and limited business development	A reserve site the Council has already agreed to release. Now includes the Wycombe summit site.
Bassetsbury allotments	Housing – starter homes and affordable housing	Disused allotments.
Cressex Business Park	Business development	Specific policy to protect the area for business and encourage regeneration.
Gomm Valley and Ashwells	Housing, new primary school, limited business development	A reserve site the Council has already agreed to release
Land at Glynswood (off Green Hill)	Housing	Land proposed to be taken out of the Green Belt following the Green Belt assessment. Site is also in the AONB.
Land at Horns Lane, Booker	Housing	Land proposed to be taken out of the Green Belt following the Green Belt assessment (part of the wider area for release at Wycombe Air Park). Residential scope may be limited by noise constraints (from motorway)
Land at Queensway	Cemetery	Land to the rear of the allotments. In line with the Council's recent investigations for new cemetery space. Site is in the AONB and would remain in the Green Belt.
Land at Tralee Farm,	Housing	Land proposed to be taken out of the Green Belt

Hazlemere		following the Green Belt assessment
Terriers Farm	Housing	A reserve site the Council has already agreed to release. Terriers House site to be incorporated into this site.
Wycombe Air Park	Business development – a combination of intensification and expansion of the existing built footprint and a new area for business development.	Land proposed to be taken out of the Green Belt following the Green Belt assessment. Not all of the Air Park would be taken out of the Green Belt some of the adjoining residential areas would be.
High Heavens household recycling centre and adjoining land	Possibly remove land from Green Belt with adjoining land for open storage uses	Site is currently in Green Belt and AONB.

Princes Risborough

The Plan does not make any specific proposals for Princes Risborough as these are contained in the Princes Risborough Town Plan. However work is ongoing on the plan. This includes further work to resolve outstanding issues regarding the road infrastructure proposals and changes indicated by the feedback to the draft Plan consultation. This involves looking at alternatives to using Shootacre Lane for the southern end of the road – depending on the preferred option this may have implications for the Green Belt to the rear of Poppy Road and the Culverton Farm area.

Marlow

Site	Proposal in the Plan	Comment
Globe Park	Business development	Specific policy to protect the area for business and encourage regeneration, including improved access into the park.
Land off Seymour Court Road	Housing	A very small site proposed to be released from the Green Belt following the Green Belt assessment
Land either side of Oak Tree Road (northern end)	Possible Housing	Consideration being given as to whether the land either side of the road

		should be released from the Green Belt for housing. Site is also in the AONB.
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Bourne End

Site	Proposal in the Plan	Comment
Land at Hollands Farm, Bourne End	Housing	Land proposed to be taken out of the Green Belt following the Green Belt assessment
Land at Northern Heights, Bourne End	Housing	Land proposed to be taken out of the Green Belt following the Green Belt assessment
Slate Meadow	Housing	A reserve site the Council has already agreed to release

Rural Areas

Site	Proposal in the Plan	Comment
Lane End		
Land south of Finings Road	Housing	Identified as a result of site search exercise. Site is in the AONB but not Green Belt
Land to rear of Pumping Station	Housing	Identified as a result of site search exercise. Site is in the AONB but not Green Belt.
Land at Ellis Way	Housing	Identified as a result of site search exercise. Site is in the AONB but not Green Belt. Further ecological assessment required.
Land adjoining Sidney House	Remove from Green Belt but not allocated for a	Site is an anomalous area of Green Belt but is

	specific use	constrained for residential development by motorway noise.
Saunderton		
Former Molins factory	Housing – limited development relating to remaining built footprint	Site stays in Green Belt and AONB.
Stokenchurch		
Land south of Mill Road	Housing	Identified as a result of site search exercise. Site is in the AONB but not Green Belt. Subject to resolution of highway constraints.
Land to rear of Stokenchurch Business Park	Business	Identified as a result of site search exercise. Site is in the AONB but not Green Belt.
Naphill/ Walter's Ash		
Land off Clappins Lane	Housing	Land proposed to be taken out of the Green Belt following the Green Belt assessment. Site is also in the AONB.
Strike Command, Walter's Ash	Remove main built up area of the base from Green Belt but not allocate for a specific use	Considered as part of Green Belt assessment. Site is also in the AONB.

Development Management policies

The draft plan includes a suite of detailed generic development management policies to guide day to day planning applications. These policies will complement an existing set of such policies in the Delivery and Site Allocations Plan. When this new Plan is approved, all the policies in the current (2004) Local Plan and the Core Strategy (2008) will be deleted.

Development management policies in the draft plan cover four main themes:

1. Meeting Needs

Includes policies on:

- Housing mix
- Affordable housing
- Rural exceptions housing
- Houses in Multiple Occupation
- Gypsies and Travellers – focusing on expanding or intensifying existing sites to meet the need for around an additional 20 pitches of accommodation
- Protecting existing industrial areas and business parks for employment purposes
- Protecting community facilities

2. Safeguarding our environment

These policies will complement a number of existing policies in the Delivery and Site Allocations Plan relating to green infrastructure and open space.

New policies in the draft plan include:

- Chilterns AONB
- Landscape Character
- Trees

3. Securing Quality

Includes policies on:

- Place making (quality design)
- Housing technical standards

4. Managing development in the Green Belt and Rural Areas

- Policies to control development in the Green Belt
- Controlling development in the countryside beyond the Green Belt
- Agricultural conversions