



Statement of Consultation

The Discovery and Exploration Phase for the new Local Plan
for Buckinghamshire Attitudes Survey

July 2022

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1. Introduction

On 29 November 2021 to 11 February 2022, an Attitudes Survey was consulted on as part of The Discovery & Exploration Phase for the new Local Plan for Buckinghamshire.

This Consultation Statement sets out how Buckinghamshire Council has involved residents and key stakeholders in preparing the Local Plan for Buckinghamshire 2021 to 2040 in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This Consultation Statement also demonstrates how the consultation meets the requirements of the adopted Statement of Community Involvement (SCI, last update October 2021). The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters. Full details of the current adopted SCI can be viewed here:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/having-a-say-and-reporting-issues/statement-of-community-involvement-sci/>

A strategic consultation with key stakeholders took place prior to this consultation, however the Attitudes Survey was the first public consultation for the preparation of the Local Plan. The purpose of the consultation was to find out what is important to residents and workers in Buckinghamshire, what problems and issues they currently face and what future needs they have.

The Attitudes Survey contained different sections on which we asked respondent's views on:

- Place;
- Homes;
- Social Housing;
- Key Workers;
- Nature;
- Work and Activity;
- Climate Change;
- Infrastructure; and
- Buckinghamshire-Wide Strategic Issues.

Appendix A includes a copy of the Attitudes Survey questions.

1.1. Consultation Methods

On 29 November 2021 the consultation commenced. The following methods were used:

- The Council wrote directly to over 2000 stakeholders, including public bodies and organisations on our consultation database asking them to take part in the consultation (29/11/2021).
- It was also advertised on the Council's website, through Your Voice Bucks, the Council's joint consultation portal (29/11/2021).
- Public libraries in Buckinghamshire had a poster provided for display and hardcopies of the survey available (29/11/2021).
- Town and Parish Councils were contacted so that they could share the survey, e.g., in their newsletters (newsletters published on the 23/12/2021).
- A note for Buckinghamshire Members of Parliament was provided.
- There were two Buckinghamshire Council Member briefings (in the morning and evening of 06/12/2021).
- An article about the survey was included in the Council's resident's update.
- A presentation was provided for the Bucks and Milton Keynes Association of Local Councils (19/01/2022).
- Presentations about the survey were made to developer, architects & agent forums (January 2022).
- Information was provided for the Council's school's bulletin which went to all Secondary/primary Schools.
- A press release was also issued at the start of the consultation (07/12/2021).
- Information was provided for display at local GP surgeries.
- The Council also led a social media campaign, this reached a wide audience on Facebook (20/12/2021), Instagram, and Twitter (16/12/2021).
- The Council's Deputy Leader took part in a radio interview about the Consultation with Wycombe Sound (17/12/2021).
- A reminder email or letter was sent out to everyone registered on the Local Plan consultation database (29/01/2022).

The survey encouraged people to sign up to the Council's Local Plan consultation database so that they could be kept informed about further stages of the Local Plan preparation. As at the close of the consultation, 282 additional people / organisations signed up to the consultation database.

The consultation ended on 11 February 2022 and all responses have been carefully considered.

The consultation occurred at a similar time to a Call for Brownfield Sites for the Local Plan. This was a separate exercise, but the consultation survey drew attention to it as a critical part of the evidence base for the Local Plan.

The results of the Call for Sites are being considered separately but where a response to the Consultation survey included information about a brownfield site it was passed to the relevant team for consideration.

2. Survey Analysis and Council Response

2.1. Who Responded

- 3439 number of people responded to the survey (3407 on the survey software, Your Voice Bucks, and 32 from letters and emails).
- 85.5% of respondents told us they live in Buckinghamshire.
- Older age groups and people of white ethnicity were overrepresented within the survey group (compared to the population of Bucks as a whole). Conversely younger age groups and people of non-white ethnicity were underrepresented.
- The respondent's postcodes (where provided) were matched to ACORN, a socio-demographic profiling tool. 73% of respondents came from the 'affluent achiever' group which is the group associated with the highest level of household wealth. 8% of respondents came from the 'financially stretched' and 'urban adversity' groups (combined). Households in these groups are more likely to experience economic deprivation.

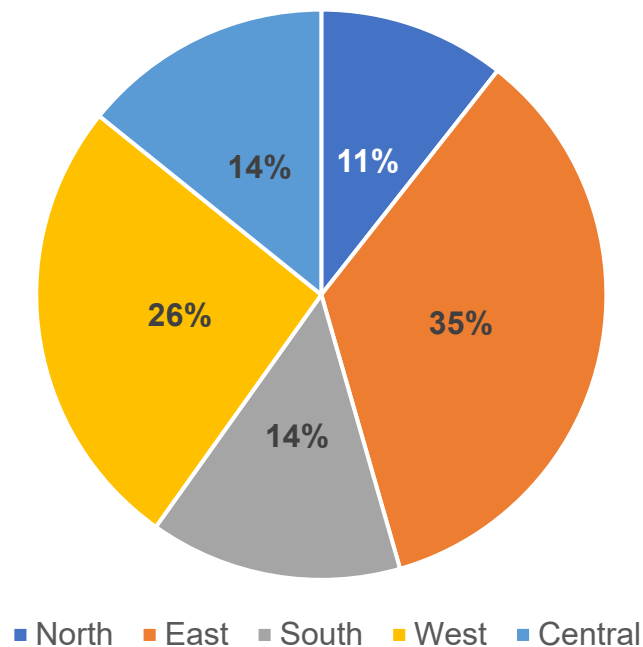


Figure 1: Number of representations by Planning Area

Responses per head of population were higher in the east and west of the county and the Missenden area. Respondents per head of population were lower in the large towns (Aylesbury and High Wycombe).

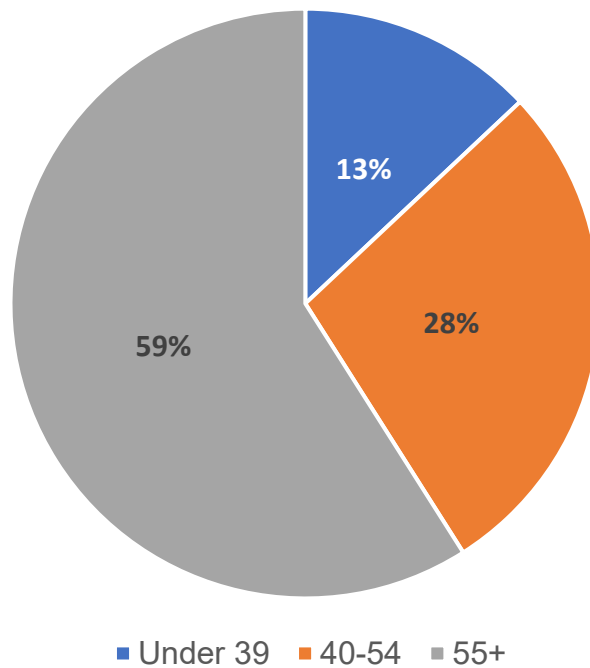


Figure 2: Number of representations by Age

The majority (59%) of responses were submitted by those over 55 years of age. This reflects the age group most engaged with the emerging Local Plan. However, 41% of those who responded to the consultation event were under 55 years of age. This category was split into those between 40 and 54 (28%) and those under 39 (13%).

2.2. Responses by Survey Question

Question 1: What do you value the most in your area?

- ‘Countryside/wildlife’ - This option stood out as the most popular answer by some distance and was also much more likely to be respondent’s top priority. The strongest likelihood of selecting this option came from residents in the west and north-east of the county.
- ‘Good local facilities’ - This option was the second most common option to appear in respondent’s top 3 but was much less likely to be selected as the top priority.
- ‘Good Transport links’ - This option is more important to residents located in Aylesbury than elsewhere.
- Options which were less commonly selected were: ‘quality of life’, ‘green spaces’, ‘belonging to a local community’, ‘quiet/isolated community, and ‘historic buildings/areas’.

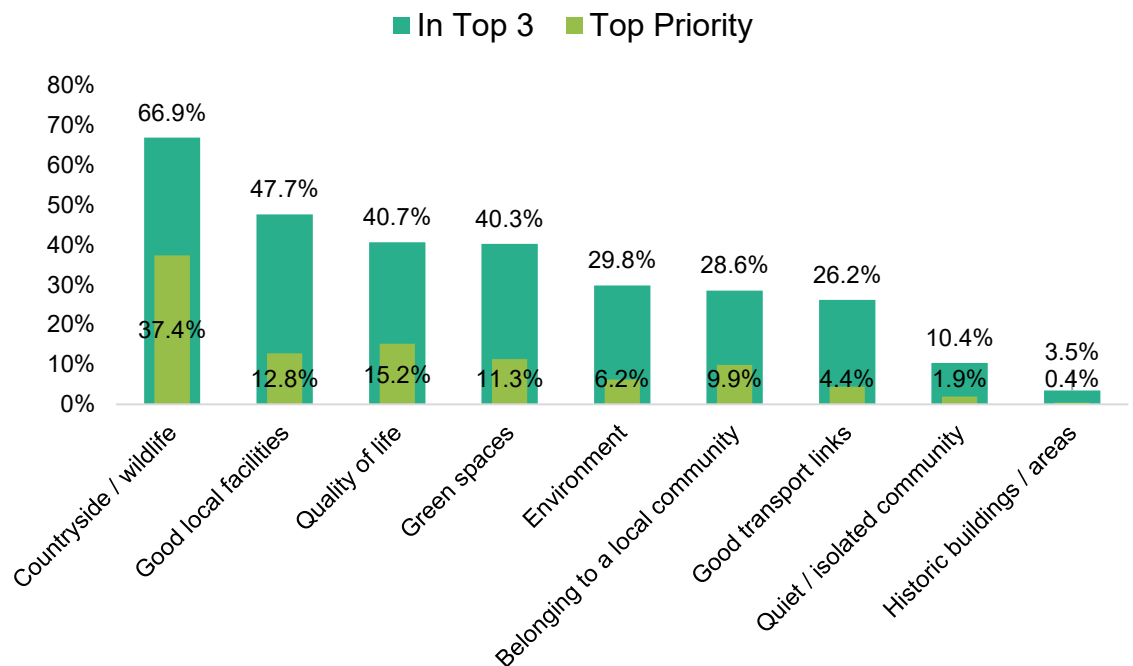


Figure 3: What do you value the most in your area?

Example of the comments received for Question 1

- “Living alongside unspoilt green countryside and fresh air is very important to both mental wellbeing and maintaining the character of the Chiltern.”
- “This area of Bucks (Little Marlow, Bourne End, Hedsor, the Wooburns) is already overdeveloped. While I recognise the need for more affordable homes in this area I believe that further strain on the already overloaded infrastructure and facilities should be avoided. In particular, I

do not want to see more 4-5 bed executive homes smaller, affordable family homes is what is needed.”

- “Top priority is not to cut down any existing trees. Planting new trees takes 30 years before they help very much in relation to climate change.”

Buckinghamshire Council’s Response

The Local Plan for Buckinghamshire will explore policies that help protect and enhance countryside, wildlife and biodiversity. We will work with external environmental bodies to understand environmental opportunities and constraints to help develop Local Plan policies.

Question 2: Do you think you will want/or need to move into a new home in the next 5 years?

The subject of moving home was the topic in the survey which saw the biggest variation between the representative sample group and the main body of responses. 14.2% of all respondents said they were planning to move, compared to 25.7% in the sample group (making this group 80.8% more likely to answer 'yes' to this question).

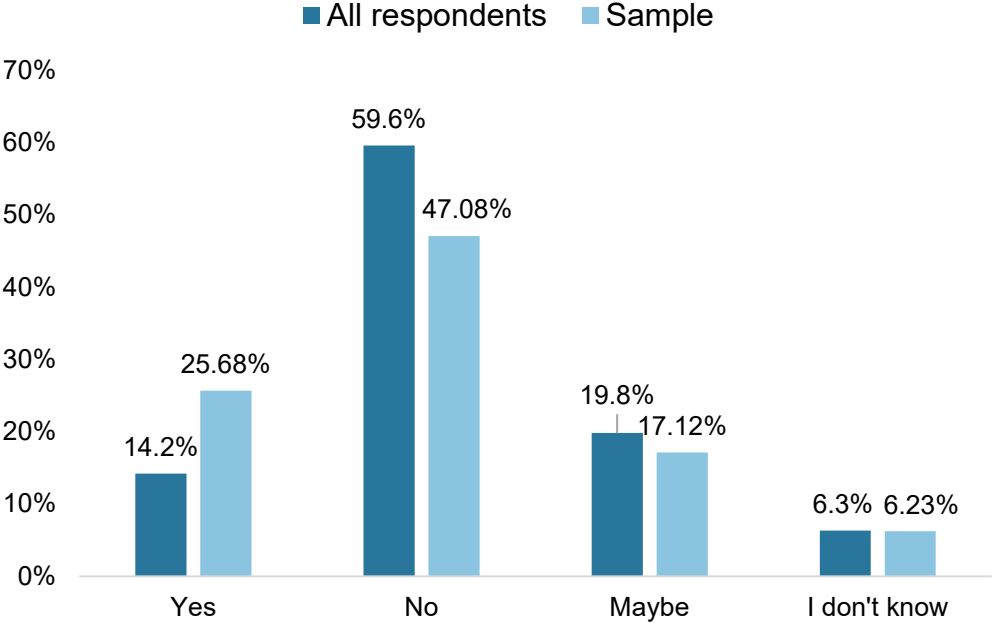


Figure 4: Increased/decreased likelihood of moving in next 5 years by age

Figure 4 shows that younger age groups are much more likely to move in the next 5 years, while older age groups are less likely (and the representative sample groups corrects the skew towards older age groups seen in the main body of respondents).

Buckinghamshire Council’s Response

The Local Plan will identify housing needs in Buckinghamshire up to 2040. New evidence will identify the number of houses needed and the types of homes needed, for example family homes and first-time homes.

Question 3: Please tell us why you will want/or need to move in the next five years

There is significant variation in the reason given for moving between all respondents and the representative sample group. As with Question 2 these differences can largely be accounted for by different responses by age, and the skew in the all-respondent group towards older age groups.

The most popular reason for moving across all respondents is ‘downsizing’ while the most popular reason for moving within the sample group is ‘moving to accommodate a growing family’.

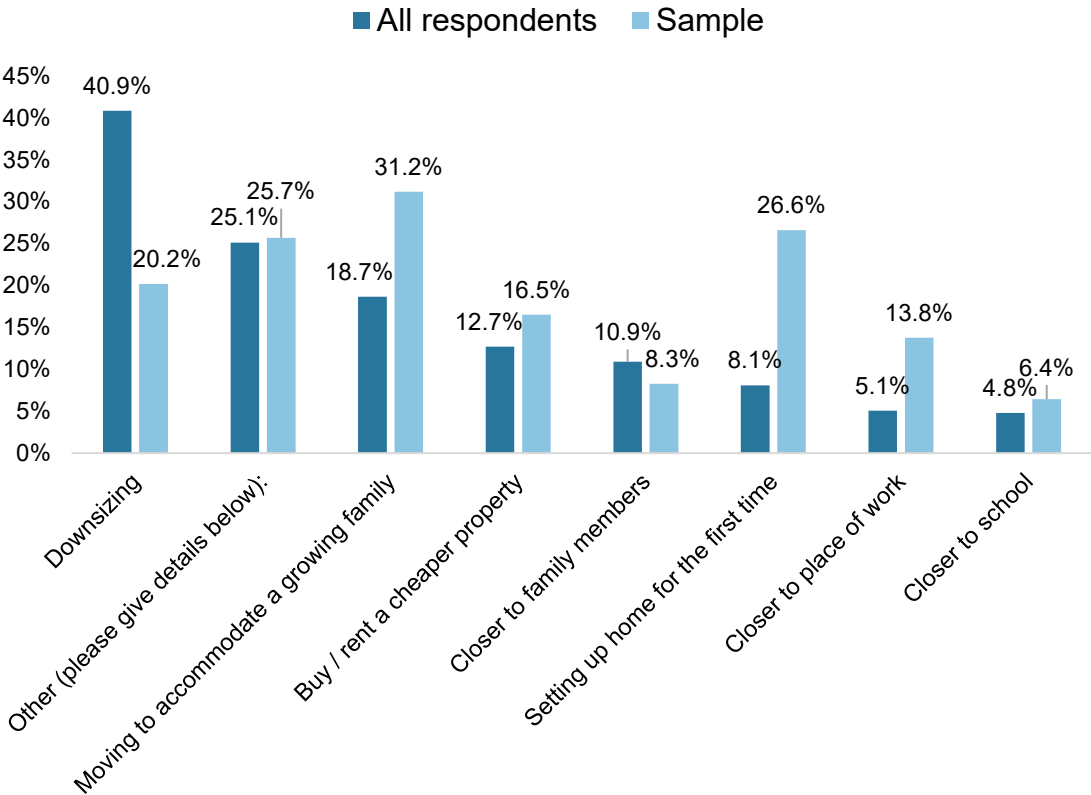


Figure 5: Responses to Question 3 for all respondents, and how this compares to the representative sample group

Example of the comments received for Question 3

- “As we get older, we may need to move into more accessible accommodation.”
- “Our village and its character is about to be destroyed forever by a new development and the local infrastructure will not cope.”
- “Possibly looking for a larger property, but not a new build.”
- “Change of environment with potentially more space.”

- “I live in rented accommodation and the rising costs I will not be able to afford where I am currently living in the next year or two.”

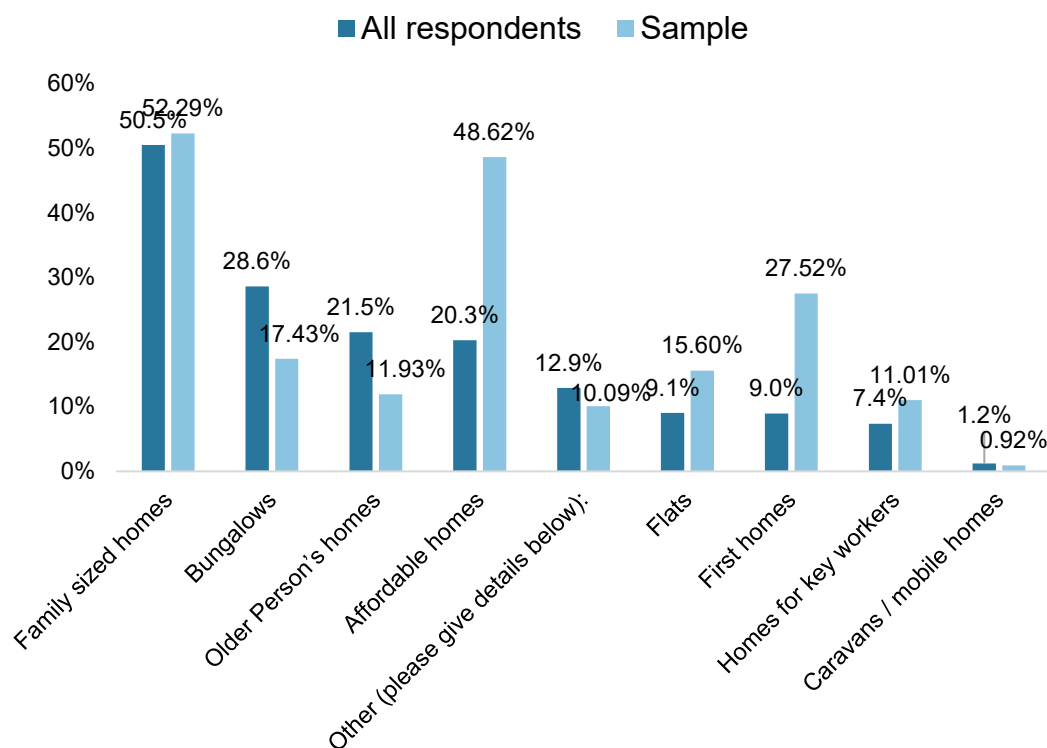
Buckinghamshire Council’s Response

We recognise there are a variety of reasons why people want to move home. The Local Plan evidence will identify the types of houses needed through its housing needs assessment.

Question 4: What sort of property would you look for?

The responses to these questions vary mainly according to age group's respondents.

- Family sized homes. This option was mainly selected by the population aged between 35 and 64.
- Older person's homes or bungalows. These options were most selected by the population aged over 65 at 49.1% and 46.2% respectively.



- QuesFlats, homes for key workers, caravans/mobile homes were options less commonly selected

Figure 6: Responses to Question 4 for all respondents

Example of the comments received for Question 4

- "Personal choice would be a larger family home. However, I think a development with a mix of properties and tenures would provide the best sense of community"
- "A smaller detached or semi suitable for independent living within easy reach of facilities".
- "Whatever is in my price range, with a garden & access to fields & woods".
- "A home suitable for older people, but big enough so we can have family to stay and eventually carers to live in".
- "The housing prices in the area I live in are very high in comparison to what I'm able to afford due to my low wages".

Buckinghamshire Council's Response

An affordable housing policy will be included in the Local Plan so that affordable homes are delivered within new developments. Other specialist housing such as homes for older people will also be included.

Question 5: What is the best location for new homes?

Respondents were asked to select 3 answers from a list of 9 possible options. Respondents ranked their answers on a scale of 1 (most important) to 3 (least important).

- Brownfield was overwhelmingly the most popular choice for respondents preferred location for new homes, appearing in the top 3 selections of 85.7% of respondents and featuring as the top choice for 61.0% of respondents.
- Within existing towns/close to a main town. These options were the most popular after Brownfield with 64.2% and 51.1% respectively.
- In new towns/villages. This option was selected most frequently by respondents in town centre locations, particularly in the central area.
- Less commonly selected options were “close to a town/village and within existing villages”.

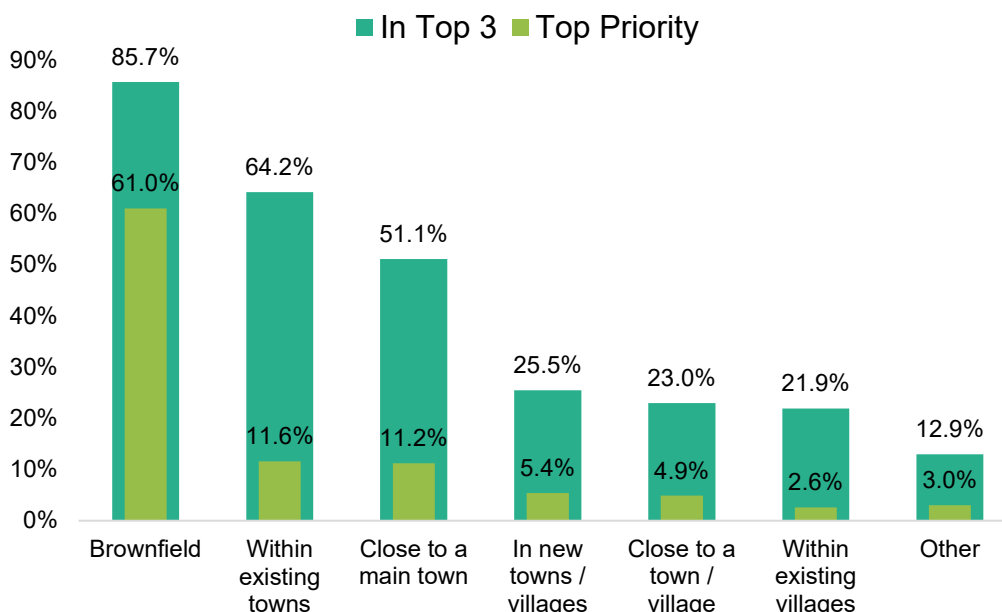


Figure 7: What is the best location for new homes?

Example of the comments received for Question 5

- “We should be looking to build on existing used ground, Brownfield or otherwise, before even thinking of the Green Belt. Our Green Belt is being wrong used at present and we are not doing enough to protect it”
- “Impossible to be so precise, houses should go in small groups, close to existing infrastructure with good public transport so not reliant on cars, where they do not spoil the countryside or reduce green space”

- “Ensure the infrastructure is in place before large developments commence.”
- “In or near main towns where there is sufficient supporting infrastructure (schools, hospitals, shops, roads, drainage) to cope with the influx of people.”
- New settlements, strategic extensions and development in rural locations all form a key part in meeting varying housing needs and ensuring a consistent supply of housing delivery.
- Local concern that the LP4B needs to acknowledge the characteristics of different parishes.

Buckinghamshire Council’s Response

We recognise the support for brownfield development and for redeveloping sites within existing built areas. Two brownfield call for site consultations have currently been carried out so that we can identify and assess brownfield sites that are available for development.

Question 6: Should the Council identify additional new homes to clear our housing waiting list?

Respondents were asked to score their answer on a scale of 1-10.

The average score across all responses was 5.7. Figure 8 shows how the distribution of scores indicates significant variations in respondents' opinion, with 19% of respondents giving a score of 10, and 13.1% giving a score of 1.

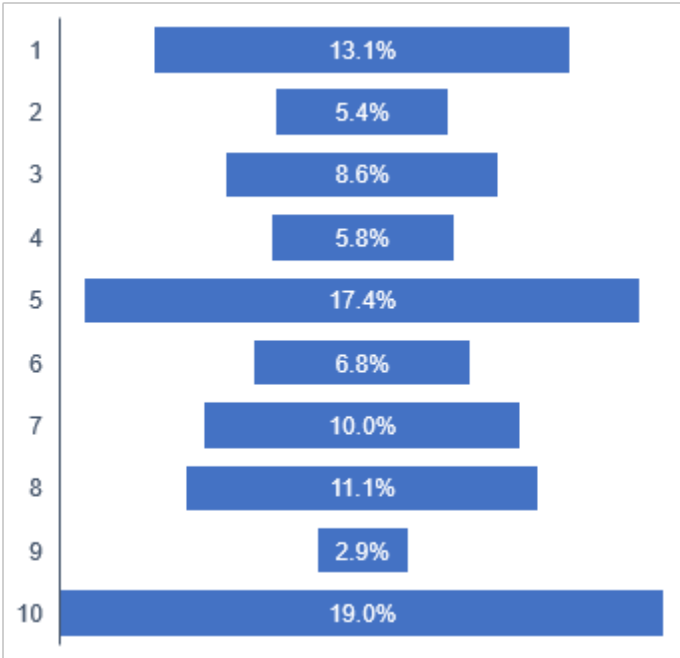


Figure 8: Distribution of all responses

Buckinghamshire Council's Response

Housing waiting lists will be considered when identifying the number of houses needed for the Local Plan through the housing needs assessment. We have also produced a First Homes position statement to help in the delivery of affordable housing.

Question 7: Should the Council identify additional new homes for Key Workers?

Respondents were asked to score their answer on a scale of 1-10. The variation of this score by geography was limited.

The average score across all responses was 6.7. The scores for this question were not as varied as the scores for question (6). Over one quarter of respondents gave the question a score of 10.

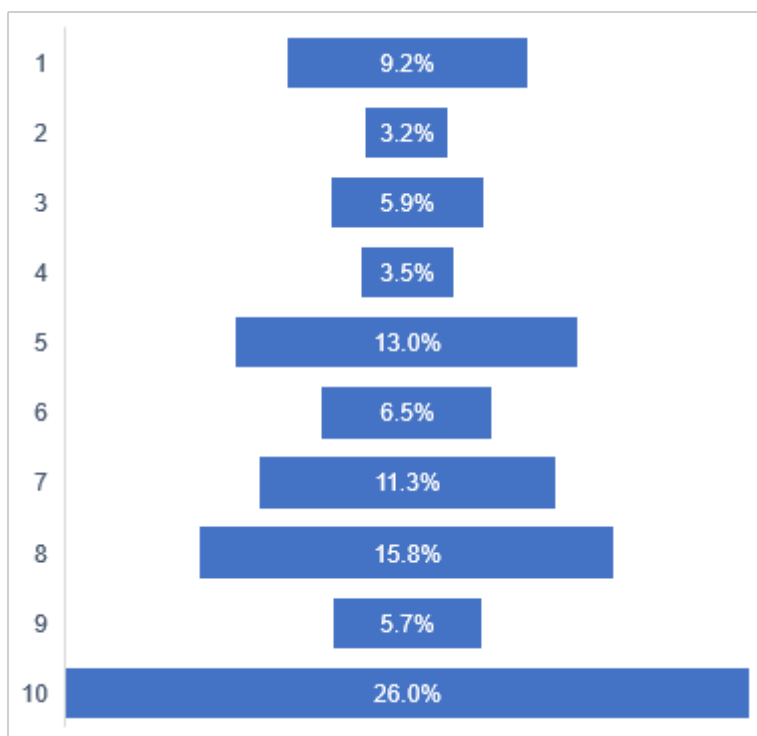


Figure 9: Distribution of all responses

Buckinghamshire Council's Response

The need for key workers' homes will be considered when identifying the number of houses needed for the Local Plan through the housing needs assessment.

Question 8: What improvement to the natural environment would you like to see in your area?

Unlike other questions in this survey, where respondents had to select their top 3 options, respondents were allowed to select as many options as they liked for this question. The average number of options selected was 4.6 (out of a possible 8).

75% of respondents selected ‘tree planting’, placing this option slightly ahead of the other options. 12% more respondents selected this option over the second most popular option, linking pathways and natural environments. A difference of 10% covered the next four options before the slightly less popular options of ‘noise reduction’ and ‘more ponds’. Community orchards was a significantly less popular option in comparison to the rest.

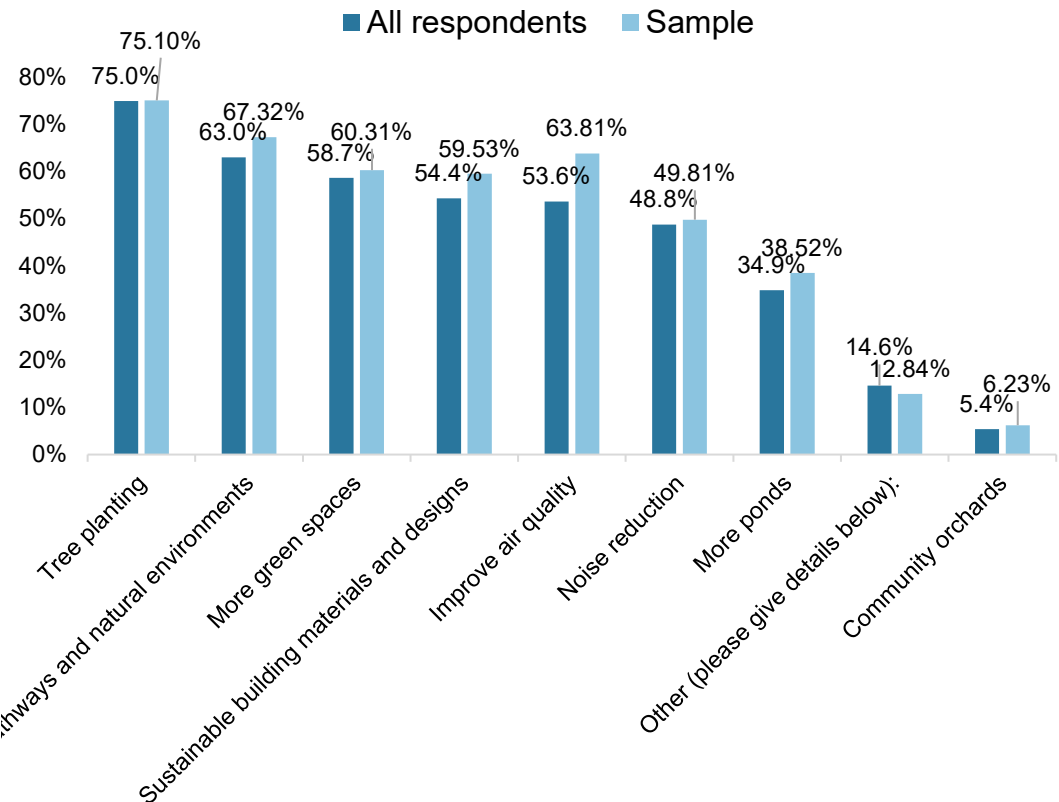


Figure 10: What improvement to the natural environment would you like to see in your area?

Example of the comments received for Question 8

- “Protection of our AONB and green belt land from housing development and infrastructure development. Especially since so much has been lost to HS2”

- “I would like to see a wilder natural environment, and better walking/hiking/cycling access to it. Wilding, although idealistic and controversial at times, from my perspective enhances the experience of Buckinghamshire’s natural environment where baron-looking farmland exists as a common sight.”
- “Top priority is not to cut down any existing trees. Planting new trees takes 30 years before they help very much in relation to climate change.”

Buckinghamshire Council’s Response

The Local Plan will recognise the importance of the natural environment and will include policies to improve the natural environment and ensure biodiversity net gain. The Local Plan will seek opportunities to connect green infrastructure and environmental assets together.

Question 9: What are your views on supporting the local economy?

The way respondents answered this question effectively created two tiers for the options provided. Protecting existing employment sites and accessible employment sites were both selected by the majority of respondents, while opinion was much more split between land/sites for new infrastructure and land/site for new jobs. There were no significant variations between the sample group and the all-respondent group.

- ‘Accessible employment sites’ and ‘Protecting existing employment sites’ options were significantly more important to respondents than the other options.
- Accessible employment sites were selected as a top priority mostly by respondents in the South, East and West areas. ‘Protecting existing employment sites’ as a top priority was more evenly spread across the County. These were significantly selected by businesses and people working in Buckinghamshire (commuters).
- ‘Land/sites for new jobs was the options more likely to be seen as a high priority in the North area, in comparison with the survey average.

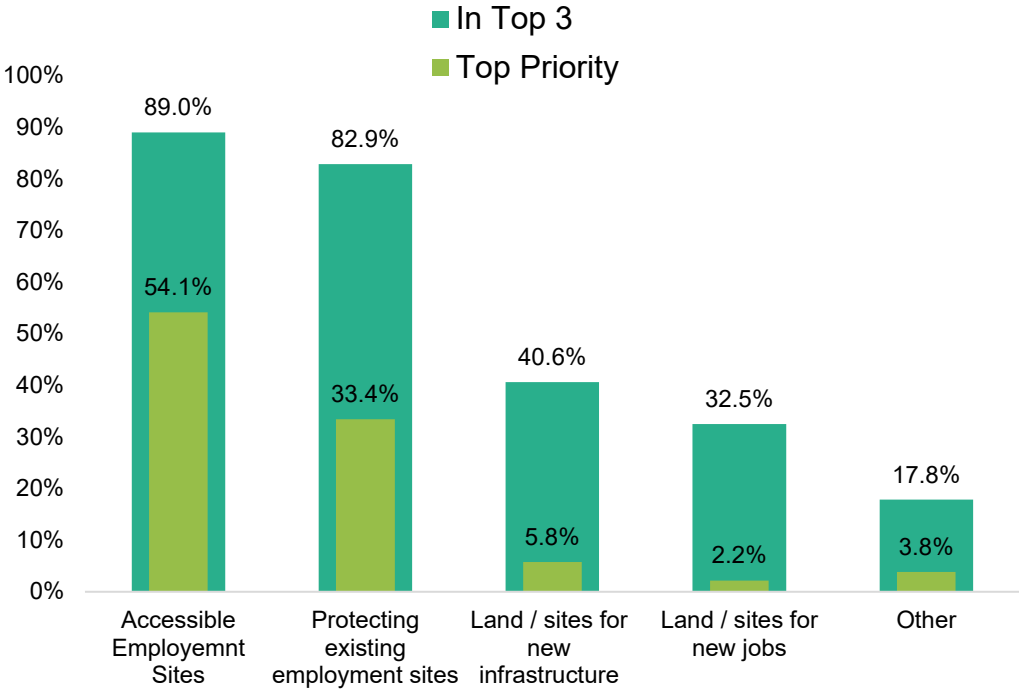


Figure 11: What are your views on supporting the local economy?

Example of the comments received for Question 9

- “Encourage the local economy by reduced business rates for local shops and firms – rather than the development of “out of town sites””.

- “There are a number of vacant business properties all over the county, let’s make sure these are used up before building anymore”.
- “Create more employment opportunities by making the town centre a more attractive place that people will want to visit.”
- “Converting empty shop units in town centres as future employment sites rather than building business units in villages where the infrastructure cannot cope, and continual development is destroying the character of our villages turning them into an urban sprawl.”

Buckinghamshire Council’s Response

The Local Plan will seek to protect employment and find suitable locations for economic growth. It is recognised that good accessibility and infrastructure is important for new employment sites. The Local Plan will look to implement policies to support and develop local businesses. It will also consider how it can support town centres and high streets. As part of the evidence gathering, an Employment Land Review will assess all employment and retail sites to identify which sites should continue to be protected.

Question 10: What do you think should be the priorities in relation to mitigating climate change?

Respondent votes for this question were more evenly spread across the options than for any of the other ranking questions. A range of 10% covered the top four answers, with a range of 2.8% covering the next three, slightly less popular options.

- 'Energy efficiency measures in new buildings' was the option most selected by Elected officials and Community Groups.
- 'More green spaces and tree planting' was the option mainly selected in the North and Central areas.

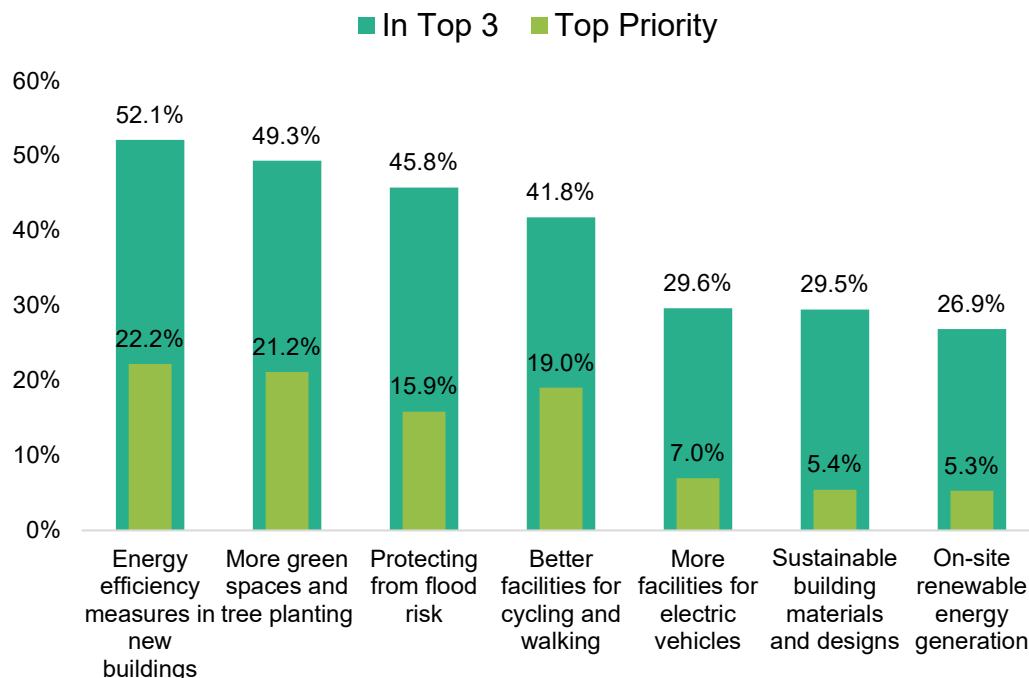


Figure 12 Percentage of responses to the options

Example of the comments received for Question 10

- "Reducing energy and water consumption are important across the board. As well as encouraging these in new buildings, it would also be appropriate to provide financial support to owners of existing and older properties to improve their energy and water efficiency."
- "Planning Permission should only be granted where buildings are already at the maximum energy efficiency, and approval should be contingent on the applicant having achieved an excellent EPC rating for energy efficiency."
- The need for Biodiversity Net Gain and a strategic plan to support offsetting

- Need to support the provision of renewable energy generation locally.
- Need for alternative reliable and affordable non-car modes / non carbon modes.
- Need to ensure AONB and heritage protection.
- Needs to be future thinking / imaginative approaches to new development.

Buckinghamshire Council's Response

Mitigating climate change will be an integral part of the Local Plan and will be fully embedded into the preparation of strategic and non-strategic policies. The Local Plan will seek to include a range of new policies that will collectively reduce carbon dioxide emissions and encourage renewable and low carbon energy.

Question 11: What sort of new infrastructure we will need to plan for?

Respondents were asked to select 3 answers from a list of 9 possible options. Respondents ranked their answers on a scale of 1 (most important) to 3 (least important).

The healthcare facilities option clearly stands out from the other options as the most popular among respondents. In second place, schools are slightly ahead of the remaining options, with opinion fairly evenly split between the six remaining options.

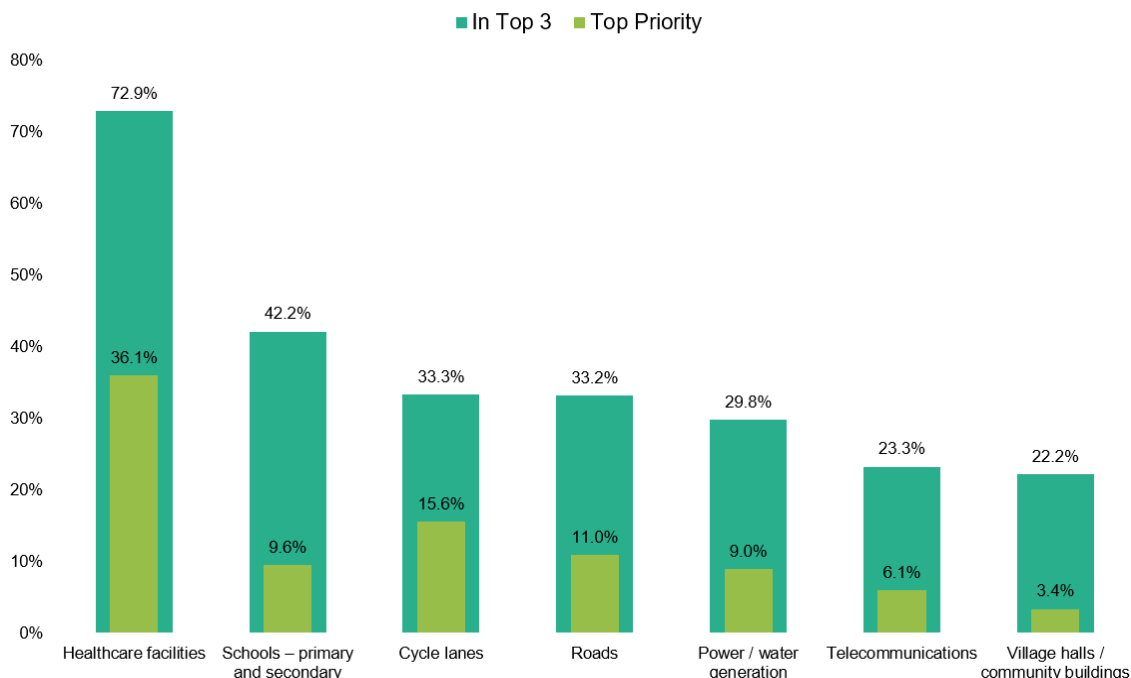


Figure 13: Percentage of responses to the different options

Example of the comments received for Question 11

- “New infrastructure may not be the answer as our existing roads schools and village halls all need updating and improvement.”
- “The big issue in Chesham is traffic congestion, which actively deters people from cycling and walking. Encouraging electric cars will do nothing to ease traffic congestion, although it will help with air quality. Joined-up, better public transport is key to changing behaviour.”
- “Provide more local facilities, such as shops & pubs, and transport (buses) in the small villages that are being expanded due to brownfield fill in.”
- “Better and safer cycling facilities are key to the transport and health of the community”
- North south infrastructure links need improving.
- Greater parking provision needed.

Buckinghamshire Council's Response

The Local Plan will be developed by working with infrastructure providers to understand the future infrastructure needs for the area. This includes the Clinical Commissioning Groups (CCG), utility providers and other service providers such as schools and highway infrastructure. An Infrastructure Delivery Plan will be developed to support the delivery of the Local Plan.

Question 12: What priorities should Buckinghamshire Council be focused on?

Respondents were asked what they felt the council's top three priorities should be across all issues encompassed in this Local Plan consultation. This was a free text question meaning each respondent had the opportunity to provide three comments in their own words.

11% of respondents did not answer this question, 81% provided three priorities and the remaining 8% provided either one or two priorities. This gave 8828 comments to be reviewed across all respondents and all priorities. Through the coding process these comments have been organised into 36 themes across 5 categories as shown in tables 1 and 2 below.

Table 1: Responses focussed on minimising future development

Environment	Strategic management
Protecting and preserving the environment	These comments frequently (but not exclusively) focus on efforts to minimise or avoid development
2544	344

Table 2: Responses focussed on what future development should look like

Transport	Development priorities	Service and infrastructure
Ensuring Buckinghamshire has a suitable transport network	What, where and how development in Buckinghamshire should take place	Ensuring Buckinghamshire has sufficient infrastructure and public services to support development
1408	2326	1524

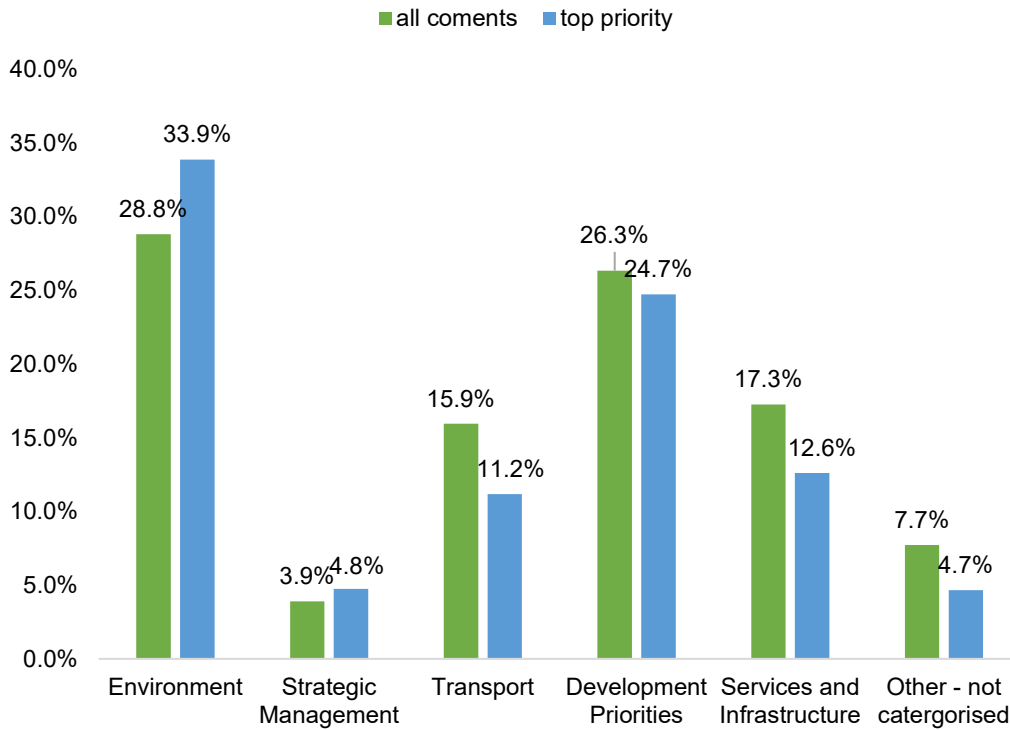


Figure 14: Category percentage breakdown across all comments to the percentage breakdown in the priority one field

The graph above shows there is not a significant difference in the percentage breakdown by category for all comments in comparison to just the comments given in the priority one field. Respondents with a mix of priorities were slightly more likely to put the environment as their top priority, with priorities relating to what future development should look like being slightly less likely to feature in the number one priority.

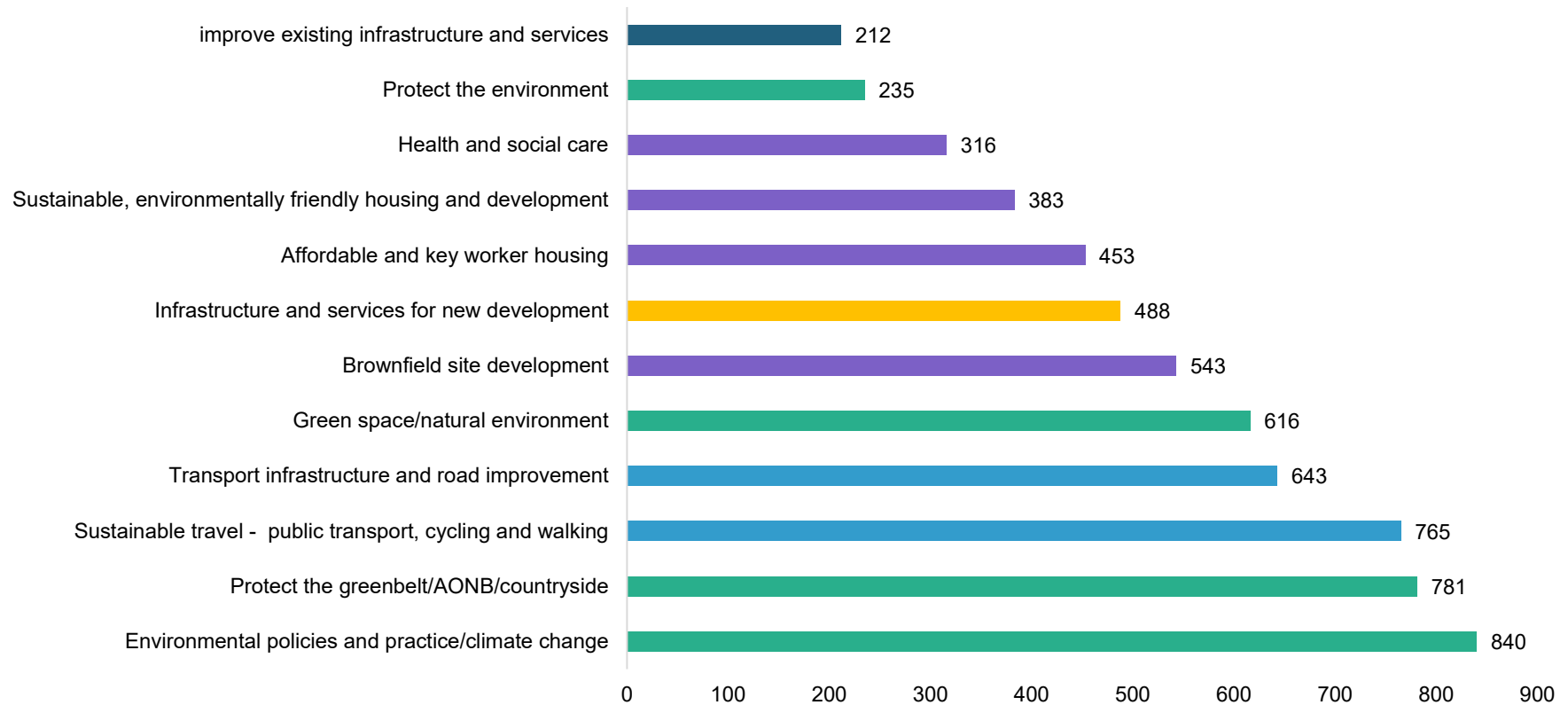


Figure 15: What Priorities should Buckinghamshire Council be focused on? (Q12)

The chart on this slide shows the 14 themes mentioned by 200 or more respondents (across all three priorities). This chart accounts for 6275 (71.9%) or all comments made across all priorities. Environmental policies and practice/climate change was identified as the top priority but the majority of respondents.

Buckinghamshire Council’s Response

The Local Plan will promote sustainable development taking into account the different competing priorities, which will be informed by national policies and guidance through the National Planning Policy Framework and Planning Practice Guidance.

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3. Responses from Key Representations

32 responses were received by letter or email; these were summarised into the analysis identified in section 2.2 above unless they were a key stakeholder or a duty to co-operate body. This section focuses on representations made from key stakeholders and duty to co-operate bodies and identifies the Council's response.

3.1. Key Stakeholders and Duty to Co-operate Bodies

Steve Baker MP

A letter from Steve Baker MP in response to the Questionnaire Survey, in which he expressed the importance of the Local Plan as “a vital document for shaping future development and addressing the need for social and affordable housing. It must effectively balance the needs of the community-green spaces, housing, leisure and infrastructure.”

Buckinghamshire Council Response

The needs and issues facing High Wycombe and wider Buckinghamshire area have been acknowledged. The Local Plan will look to address these issues, balancing up the different needs of the community. The Local Plan will be supported by an Infrastructure Delivery Plan to ensure development is supported by adequate infrastructure.

Slough Borough Council

Slough BC would welcome the opportunity to engage in consideration of strategic cross boundary issues to be considered by the Local Plan, including Buckinghamshire meeting its needs in full as close to where they arise as possible, and accommodating some of Slough's need.

Slough would welcome discussions on cross boundary and strategic importance on:

- Market housing and affordable housing for those who cannot buy on the open market such as social rented, shared ownership or other intermediary products.
- Development in greenfield sites or Green Belt as part of the sequential test in the NPPF.
- Duties to protect and increase biodiversity, meet needs for open space and address air quality and noise.

- Protecting employment sites, infrastructure required for access to housing as well as employment, and provision of jobs for the population demographic of the Local Plan period.
- Protection of biodiversity and adapting to climate change.

For Slough Borough Council, the priority we need to focus on is meeting the need for housing and addressing strategic cross boundary matters.

Buckinghamshire Council Response:

Buckinghamshire Council will continue to engage on an active and ongoing basis for Duty to Co-operate matters, including how to best meet local housing and employment needs. The Council will be looking at a variety of options for meeting these needs on different types of sites. Climate change and protecting biodiversity will be an important part of the new Local Plan for Buckinghamshire.

Thames Valley Chamber of Commerce (TVCC)

Representation is on behalf of TVCC's regional Buckinghamshire Chamber and wider membership. The representation refers to the Chamber's Local Policy Priority Statement for Buckinghamshire and the 2022 Business Manifesto. We believe the LP4B needs to enhance its narrative and policies towards maintaining the County's strong economy.

The Council needs to focus on supporting businesses that already exist in Buckinghamshire, providing for future needs of those and for the ones that would see our county as an opportunity to invest in. The Cressex Industrial Site is an employment site that needs attention to ensure its potential is maximized, and that long-standing challenges are dealt with. The Chamber is keen to work with the Council on this.

Buckinghamshire Council Response: An Employment Land Review will be carried out to inform economic policies within the Local Plan. This evidence will consider the quality of existing employment areas and identify what and how much future employment provision is needed for the Local Plan.

South Oxfordshire and Vale of White Horse District Council

No comment.

Buckinghamshire Council Response: Noted.

Thames Water

Water and wastewater infrastructure is essential for development. If upgrades are not taken into consideration issues can occur. A key sustainable objective

for plans is to take into account capacity of existing infrastructure and consider net increase in water and wastewater demand. Where new infrastructure is required, it is important to take into consideration the time it takes to complete such developments (local upgrade networks = 18 months and Sewage Treatment & Water Treatment = 3-5 years).

Assessment and enforcement of necessary infrastructure is essential in delivering new growth. Need for strategic policies regarding pattern, scale and quality for further assessment for Thames Water. Detailed policy for inclusion in the LP4B suggested.

Buckinghamshire Council Response: It is acknowledged that water and wastewater infrastructure is essential for new development. Utility providers will be consulted on at key stages of the Local Plan preparation and the Local Plan will be supported by an Infrastructure Delivery Plan.

Chiltern Conservation Board

The character, richness of nature, cultural heritage and scenic beauty of Chilterns AONB is valuable to social, economic and environmental well-being of Bucks and residents. The AONB should be described as an asset rather than a constraint on development and policy in the local plan should reflect this.

The NPPF allows for limited development for Local Authorities with Areas of Natural Beauty and Green Belt. The local plan should allocate land after consideration of the need to be compatible with the “highest status of protection” that the NPPF affords to the Areas of Natural Beauty designation.

Where development is required, it must meet the needs of the communities within the AONB. Development on brownfield sites and limited infilling in settlements in the AONB is acceptable. Maximise supply of affordable housing and key worker housing through exceptions sites policy.

Improvements to the natural environment - The way the environment is described undervalues the Chiltern AONB. More emphasis needed on cultural heritage. No statement in the survey on how improvements will be sought/resourced.

Views on supporting the local economy - Question assumes that economic activity must be located on employment sites. Fails to recognize the value of retail, agriculture and tourism. Also ignores impact of Covid-19 as there is an increase in dispersed economic activity (working from home/remote working).

There is a sufficient number of existing strategic scale employment sites in Bucks, many of which could be utilized more effectively. Questionable if there is a need for more land for employment sites.

Important to (a) promote regeneration in areas of deprivation, and (b) protect employment areas – particularly small, low rent premises in towns, villages and farms – from conversion to residential use (permitted development rights).

Climate change- Supports the emphasis on climate change in the local plan. The Chilterns AONB should be acknowledged as being a key asset in this regard. Need to protect areas rich in nature on a permanent basis to promote carbon sequestration and nature recovery.

Strategic issues - Conservation and enhancement of Chilterns AONB – should be the top priority. Also recommend that the local plan includes a commitment to work with other local authorities that benefit from the AONB – working towards a joint strategic approach which includes: a set of strategic and development management policies, and reference the Chilterns Buildings Design Guide.

Other Local Plan topics - Local plan to include reference to and strategic policies on the conservation and enhancement of scarce chalk streams and management of quality and quantity of water in Chilterns chalk aquifer.

Buckinghamshire Council Response: The Council acknowledges the Chilterns AONB is valuable to the social, economic and environmental wellbeing of those living and working in Buckinghamshire. The Local Plan will explore options for environmental policies for enhancement and protection of the Chiltern's AONB.

Buckinghamshire Healthcare NHS Trust (BHT)

The response sets out BHT's strategic priorities and highlights some of the issues which are important to consider as the LP4B develops. This response was accompanied by two file links. They are BHT's full strategy to 2025 and its executive summary - [BHT Strategy 2025 - Buckinghamshire Healthcare NHS Trust \(buckshealthcare.nhs.uk\)](https://buckshealthcare.nhs.uk) and [BHT Strategy 2025 Executive Summary - Buckinghamshire Healthcare NHS Trust \(buckshealthcare.nhs.uk\)](https://buckshealthcare.nhs.uk)

The BHT strategy has been informed by widespread engagement. The Trust has unique qualities and wants to move to outstanding levels of care and at the same time working with partners and addressing the needs of Buckinghamshire's growing population. This relates to the following key areas - emergency and critical care, new technology, helping the integration of social, community care and healthcare, improving access to tests and outcomes in major illnesses and creating a centre of excellence for rehabilitation. Investment in improved BHT facilities will be essential.

We need to ensure that the impact of housing growth is recognised and healthcare is resourced and funded appropriately. This is likely to affect

demand for hospital and community services, particularly for urgent, emergency and children's care.

BHT seeks support for the improvement / upgrade of its facilities. This is to create hospitals fit for the future and remove the high levels of backlog maintenance associated with our oldest estate in Wycombe and Stoke Mandeville.

It is important to reducing inequalities by providing more support for minority groups and people living in areas of deprivation to improve access to things like good jobs, housing and green spaces. Improving access to affordable and keyworker housing. Improving connections between our villages and towns by improving our county's transport networks including roads, active transport (such as cycling and walking) and public transport. Enabling enough parking and charging points for electric vehicles at our hospitals and in our communities. Adoption of new technologies and digital appointments will reduce the need for parking but it is a concern for colleagues as well as people that use our services. Need to ensure that we work together to achieve our carbon net zero ambitions and mitigate the impacts of pollution. Need to work with us to improve access to routine procedures as well as urgent and emergency care in our hospitals and in people's homes and communities. Supporting people to adopt new digital technologies and improving people's access to affordable data and highspeed internet connections.

Close working between BHT and the Council is essential in delivering the LP4B and the BHT strategy successfully.

Buckinghamshire Council Response: Buckinghamshire Council acknowledges that close working between BHT and the Council is essential in delivering the LP4B and the BHT strategy successfully. The Local Plan will be supported by evidence on the health infrastructure needs associated with new development.

Buckinghamshire Fire and Rescue Service

Avoid new homes in areas of flood risk. But where it is permitted, site risk assessments are needed including consultation with Buckinghamshire Fire & Rescue to determine the feasibility of rescue and recovery options. Also, will need to be notified of any vulnerable groups being allocated in these flood risk areas. Recommend installation of fire suppression systems in wheelchair accessible dwellings and large new public buildings (e.g., schools and hospitals). Design requirements that discourage obstructive parking is encouraged to provide easy access for emergency vehicles and to hydrants.

Request for early sight of any plans for:

- New high rise residential.

- Change of use from (at scale) commercial high street premises to residential.
- Growth of existing conurbations or large new conurbations like the proposed 'Garden Village' which could require additional fire cover.
- Use (at scale) alternative energy sources in domestic, public and commercial.

Support of measures to reduce homelessness, rough sleeping and vulnerable people living in high fire risk accommodation. Where provision is made for those with support needs, requirements for risk reducing technologies is recommended during planning stage.

Support measures to increase supply of key worker / affordable housing – finding it hard to find new staff in areas of rising house and rent prices. Particularly areas where staff are required to live near fire station including on-call (Brill, Chesham, Great Missenden, Haddenham, Marlow, Princess Risborough, Stokenchurch, Waddesdon and Winslow) and day crew (Amersham, Buckingham and Gerrards Cross).

Supportive of measures to strengthen local economy. Particularly to increase number of working-age people in smaller towns and large villages during working day. Will potentially increase the number of people interested in volunteering / part-time work for Fire and Rescue team – and enhance community safety.

Infrastructure improvements between north and south – road communications across the county to reduce journey times for emergency vehicles. Also work with council to mitigate any risks associated with major infrastructure projects like HS2 and East-West rail.

Support of measures to mitigate potential risks of climate change. Fire Authority has approved their Climate Change Action Plan which details the measures taken to mitigate these risks and reduce carbon footprint. Welcome the opportunity to discuss and align strategies.

Phase out of petrol and diesel in favour of electric will potentially put pressure on the National Grid and underlying power generation. Encourage measures that assure sufficiency, sustainability and resilience of power generation.

Early notification of sites with new technologies to reduce carbon footprint for own risk evaluation and planning processes.

Top priorities are infrastructure projects (HS2); population changes and vulnerable groups – to provide adequate protection; Technology, information and systems security; and Civil emergencies (including climate change risks)

Buckinghamshire Council Response: Fire and rescue issues raised will be considered as part of the Local Plan preparation. Mitigating and adapting to climate change will be integral to the Local Plan.

Buckinghamshire Climate Action Alliance

The principles of community engagement are welcomed but the plan needs to demonstrate leadership and a clear vision based on the forecasted issues that Buckinghamshire faces in relation to climate change and biodiversity. This must overlay all elements of the local plan and future development. There needs to be a clear step change if Buckinghamshire is to meet its responsibilities and deliver its share of the net zero target by 2050, 78% of that reduction needing to be achieved by 2035.

The Local Plan needs to meet its duty of care to residents by the provision of suitable adaptation measures given that climate change is already happening and will get worse over the period to 2040. There are many benefits in greater well-being for residents, including boosts to the local economy and income generating opportunities for the local council if the transition to net-zero is planned for and well managed.

The following principles should be adopted:

Transport - Reduction in the need for travel by proximity of employment and amenities to residential settlements wherever possible. Provision of safe and pleasant pedestrian and cycle routes as standard for all towns and villages. Adherence to government guidance (LTN 1/20) to separate bicycles from pedestrians and motor traffic should be prioritized. A re-visioning of road usage required to meet government targets of 50% of urban travel to be active by 2030. A comprehensive and integrated public transport network that is cost effective, frequent, and fast enough to be first choice mode of travel on longer journeys. Provision of sufficient EV charging points and promotion of shared transport through car clubs and lift-sharing schemes. In new significant developments – active travel and public transport infrastructure should be the first thing that is designed and funded rather than an add on to roads. The phenomenon of induced demand regarding private vehicle traffic should be understood when planning new roads and congestion should be eased through other methods so as not to inadvertently increase private vehicle use.

Integrated Residential and Employment Settlements - Employment opportunities within close proximity to reduce need for travel. All homes to be healthy, energy efficient, resilient to climate change and located within economically and environmentally sustainable settlements. Promotion of use of low embodied- carbon building materials. Provision of all amenities to include communal spaces, green spaces, and safe and pleasant active transport networks, as well as schools, shops and health facilities.

Energy - Generation of renewable energy locally to be explored – could be income generating for council. No more homes reliant on fossil fuels for heating should be built where viable alternatives are available (heat pumps, communal heating schemes, solar PV as standard on new homes etc.)

Environment - Restoration and improvement of local environment at every opportunity to increase biodiversity, enabling species and ecosystems to adapt to climate change.

Answers to questionnaire:

1. New developments need to recognise the need for local services, the importance of green spaces, and concerns for the environment. Sense of community is linked to these aspects. Good public transport is essential.

2. Homes should be located as close as possible to places of work and other amenities – promotes active travel and sense of community. Open countryside and green space should be safeguarded wherever possible, especially where there is rich biodiversity. Previously developed brownfield sites are preferable but not when they have significant existing or potential biodiversity value, or redevelopment would lead to the loss of local employment opportunities or amenities. Homes should be constructed to the highest possible energy efficiency and green generation standards.

3. All are important; equally important is a forward-looking strategy that binds these together to ensure that all communities have access to green spaces, and that all new building utilise sustainable heating and cooling solutions, and so are not dependant on gas boilers. Rewilding projects, promotion of more sustainable forms of and approaches to agriculture, including the expansion of hedgerows, innovative methods of combining tree planting with farming and measures to protect the soil.

4. Our priority is to promote a local economy and move away from infrastructure that promotes long distance commuting to work. We should offer more support for diverse small businesses and think about how the reduced demand from large-scale town-centre retailers could facilitate this.

5. All options are important to include in the plan. Whilst mitigating the effects of climate change is an important factor in planning, everything possible needs to be done now to avoid the worst effects from happening.

6. All factors are important within the plan. The overriding principle is to create strong communities that avoids the use of private vehicles.

7. Top three priorities: 1 Strong and diverse communities; 2. An integrated transport network that reduces the need for private vehicles; 3. Heating systems that do not rely on fossil fuels

8. Should the Local Plan contain anything else?

Above all, policies and plans should be assessed against an overriding key principle that they will contribute to a reduction in carbon emissions and an enhancement of biodiversity and a healthy environment. There should be an emphasis on developing community resilience through community affirming and resource management measures for example: Community events spaces,

Community gardens and orchards, bore holes/rainwater harvesting/greywater recovery for gardens and allotments to avoid the use of drinking water.

Buckinghamshire Council Response: Policies that promote mitigation and adaptation to climate change will be integral to the Local Plan. Options for reducing the need to travel and promoting sustainable neighbourhoods will be supported in the development strategy for the Local Plan. The different ways these measures can be implemented such as set out in the representation will be considered alongside good practice and national policy and guidance.

Great Missenden and Prestwood Revitalization Group

This response includes detailed information about the Great Missenden and Prestwood area and refers to specific sites, challenges and opportunities. Some of the sites referred to are on brownfield land.

How will the LP4B identify & meet local needs, e.g., those for this area? The response sets out the headlines from the 2008 Great Missenden Market Town Health Check, the 2012 Great Missenden Village Design Statement and the 2018 Update of the Health Check and Community Vision and the needs and opportunities arising from them.

The need for affordable housing for young families and key workers, the inflated cost of housing in Chiltern makes it difficult to recruit key workers (nurses, teachers, etc.) and families need to move out of the area. Developing affordable housing will help to reduce the need for long commute journeys and support the government to decarbonize by 2050.

There is a need for older persons' care, with a high proportion of the population being over 80 years old and the closure of Chalk Leys (30 bed nursing home).

The response included specific comments on the rows of dwellings in the green belt and green belt settlements policies in the Adopted Chiltern Local Plan. The land referred to is along the A4128 south of Prestwood, where the evidence was disputed, and specific comments were made about South Heath. Here the following should be included within the Buckinghamshire Local Plan if:

Planning consent for developments in areas previously washed over by the Green Belt are considered. They must ensure they:

- Enhance local infrastructure for the benefit of the village community.
- Do not detract from the openness of the area.
- The plot size of developments is in keeping with those of adjacent sites.
- Do not cause harm to the character of the area.

The response refers to a potential site allocation for education. This is a site retained as a potential "educational site", on the southern edge of the village,

currently in Green Belt, as it is the only flat site within the village that could provide a combined school, sports pitches etc.

During the plan period, it is feasible that the two currently oversubscribed schools could be moved to the south of the village, within an area previously proposed for development. This in turn would free up land within the built-up area for new housing, additional retail and parking.

The area of land (Previously Site 4.055 in the HELAA (Housing and Economic Land Availability Assessment)) is suggested to be kept as an educational site allocation for a new Prestwood Combined Infant & Junior School. This extends from the boundary of the Chiltern Way Federation School on Nairdwood Lane.

The introduction of CIL from new development is supported. To enable revitalisation projects, such as town centre redesigns and road improvement schemes, developers of larger projects need to make contributions via a CIL or investment in projects so that new development is a benefit to all.

Projects such as the redesign of Prestwood Village Centre should be funded by CIL.

Other general comments:

- Redevelopment of the current Paradigm social housing in Hazell Road is supported. This site could provide twice the amount of sustainable and better designed dwellings.
- Existing business and employment sites should be retained or increased in order to give a full range of services and local employment.
- Any new development (the Prestwood Centre Improvement Project) needs to provide adequate parking and contributions to public realm improvements.
- Specific provision for cycle routes should be encouraged – especially linking Great Missenden to Prestwood and Wendover to Great Missenden and Amersham, to improve connectivity and encourage commuters to cycle rather than driving and parking in Great Missenden.
- Improved provision for recharging of electric cars and cycles.
- Improvements to bus services and infrastructure for Prestwood including a bus service that accesses Amersham, Stoke Mandeville and Wycombe Hospitals and more regular and direct services on existing bus routes.
- Both Prestwood and Great Missenden have parking problems. One solution is a community shuttle bus to/from Great Missenden station & car share schemes and subsidised improvements to public transport.
- Nature conservation sites to encourage biodiversity, safeguard local rare plant & Bird species and protect wildlife habitats should be shown in the Local Plan.

- Guidelines to improve the protection of existing trees and hedges, but also, appropriate types of trees and landscaping for the Chilterns Area of Outstanding Natural Beauty should be included.
- Planning for new development should consider a broad community plan to link 'Places of meaning' using accessible cycle routes and footpaths. Ecologically sustainable improvements to existing routes need to be included.
- Prestwood Common to stay a Local Green Space with improved buildings and more sports and play facilities in line with CDC Open Spaces Strategy.

The response includes suggested development standards including the protection of the AONB and biodiversity, including the need to reduce water consumption in new builds. The response supports grey water systems, water butts and restrictions on use of water - hungry devices.

The LP4B should focus on increasing tree canopy coverage in Prestwood, Mitigation of flood risk and other impacts of climate change will be important. The LP4B should aim to increase the tree canopy in Prestwood to exceed 20% in 10 years. This will help provide community resilience against climate change and help sequester carbon. This aligns with Government and Buckinghamshire Council strategies for climate change and tree planting. Detailed mapping and local information are provided in the response to support this and the other points made.

Buckinghamshire Council Response

The need for different types of housing will be identified through the Local Plan, such as affordable housing and housing for older people. This will be identified through a needs assessment. The support for Paradigm social housing in Hazell Road is noted. The need for nature conservation and mitigating flood risk and climate change will also be considered through the Local Plan.

Town and Parish Councils

A number of Town and Parish Council's submitted responses. Those which used the Your Voice Bucks survey template are summarised in section 2.2 and those who did not use the Your Voice Bucks survey template are summarised in Appendix B.

Landowners / Developers

A range of sites were suggested for protection and/or change of use relating to housing, education, and employment. Broad areas and specific sites were identified including sites/areas at Beaconsfield, Burnham, Calvert, land SW of Milton Keynes, Cheddington, Tingewick, Soulbury, Haddenham, Leighton

Linslade, Amersham, Hedgerley, Great Missenden parish, Princes Risborough expansion area, Winslow and High Wycombe/ Widmer End. This consultation was not inviting the submission of sites, however they have been passed onto the relevant team for consideration. See Appendix C for a summary of developer and landowner representations.

4. Next Steps: Preparation of the Local Plan for Buckinghamshire

Results from the attitudes survey will be used to help inform the vision and objectives for the Local Plan for Buckinghamshire, which in turn will help shape the Local Plan policies. The preparation of the Local Plan is currently focusing on evidence collection to understand the current needs for Buckinghamshire, this includes housing and employment provision, infrastructure and environmental enhancement opportunities.

Appendices

Appendix A: Survey Questions

Appendix B: Town and Parish Council summary of Responses (excluding those submitted through Your Voice Bucks)

Appendix C: Landowner and Developer summary of Responses (excluding those submitted through Your Voice Bucks)

Appendix A: Attitudes Survey Questions

Question 1: What do you most value about where you live?

Please select your top 3 options in order of preference (where 1 is what you most value).

	Please tick one option per column		
	1	2	3
Belonging to a local community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countryside / wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good local facilities (e.g. pub, shops, GP surgery, village hall, playground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good transport links (e.g. close to train stations or main roads, cycling or walking)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic buildings / areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quiet / isolated community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any other comments about what you value about where you live, please tell us here:

Homes

We want to hear your views on what makes a good neighborhood, what types of locations could be suitable for new development and how the Local Plan for Buckinghamshire can help meet the needs for different types of homes. This includes homes for older people, key workers and affordable housing. In parts of Buckinghamshire, homes are very expensive and well out of the reach of young people wanting to set out in life.

About 550,000 people live in Buckinghamshire. By 2040, the county is likely to need around 55,000 more new homes (based on latest estimates). Some of these already have planning permission or are already planned for in existing Local Plans (28,000). This leaves about 27,000 to be built.

Question 2: Do you think you will want / or need to move into a new home in the next five years?

- Yes
- Maybe
- No (go to question 5)
- I don't know (go to question 5)

Question 3: If yes or maybe, please tell us why you will want / or need to move in the next five years: (Select all that apply)

- Buy / rent a cheaper property
- Closer to family members
- Closer to place of work
- Closer to school
- Downsizing
- Moving to accommodate a growing family
- Setting up home for the first time
- Other (please give details below):

Question 4: If yes or maybe, what sort of property would you look for? (Select all that apply)

- Affordable homes
- Bungalows
- Caravans / mobile homes
- Family sized homes
- First homes
- Flats
- Homes for key workers
- Older Person's homes
- Other (please give details below):

Question 5: In the future we need to build many more new homes in Buckinghamshire. What do you think are the best locations for new homes?

Please select your top 3 in order of preference (where 1 is the best location).

Please tick one option per column

	1	2	3
Close to a main town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to a town / village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In new towns / villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land which has been previously built on (brownfield site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Within existing towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Within existing villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Social housing

There are around 5,000 households on the Council's housing waiting list (Bucks Home Choice Register).

Question 6: On a scale of 1 to 10, should the Council identify sufficient additional new homes to clear our housing waiting list?

Where 1 is 'No additional development to accommodate the full housing waiting list' and 10 is 'Enough additional development to meet the full housing waiting list'.

No additional development											Enough additional development	I don't know
	1	2	3	4	5	6	7	8	9	10		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Key workers

Health, education and other key services in the county are experiencing problems because many key workers can't afford to live close to where they work.

Question 7: On a scale of 1 to 10, do you agree that the Council should make provisions to build additional new homes for key sector workers in Buckinghamshire?

Where 1 is 'No additional development to accommodate key worker housing needs' and 10 is 'Enough additional development for key worker housing to ease staffing issues across health, education, emergency services and other key sectors in Buckinghamshire'.

No additional development											Enough additional development	I don't know
	1	2	3	4	5	6	7	8	9	10		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Nature

Preparing a Local Plan is difficult. Much of Buckinghamshire is green belt, at risk of flooding or of great landscape and environmental value.

When looking at how to meet the need for new development and infrastructure we will need to acknowledge the importance of the special qualities of Buckinghamshire's towns, villages and countryside

Question 8: What improvements to the natural environment would you like to see in your area? (Select all that apply)

- Community orchards
- Improve air quality
- Linking pathways and natural environments
- More green spaces
- More ponds
- Noise reduction
- Sustainable building materials and designs
- Tree planting
- Other (please give details below):

Work and activity

Buckinghamshire has a strong local economy with many companies in growing businesses such as film-making, media, precision engineering and high tech manufacturing. COVID 19 has affected our shops, services and town centres.

Question 9: What are your views on supporting the local economy?

Please select your top 3 in order of preference (where 1 is your top preference).

	Please tick one option per column		
	1	2	3
Having employment sites which are easy to get to using public transport, walking and cycling, as well as by car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land / sites for new infrastructure like roads, utility services, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land / sites for new jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting existing employment sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Climate change

Climate change is having an impact on everyone's life now and into the future. The new Local Plan needs to take a comprehensive approach to this and ensure that development plays its part in reaching carbon net zero targets.

There are many aspects to this. Flooding is a serious problem in parts of the county, and there can be poor air quality in some towns and villages close to motorways and busier roads.

Better building design and sustainable construction techniques need to be part of this future, and we need to provide more green spaces, trees and land for wildlife. New green and blue infrastructure can have multiple benefits for local health and the environment.

There are internationally important areas in Bucks such as the Chiltern Hills Area of Outstanding Natural Beauty (AONB) and Burnham Beeches. More locally there are nature reserves, country parks and other land for wildlife.

Question 10: The policies we include in a Local Plan for Buckinghamshire could help to mitigate climate change. How important do you think each of these is to mitigate the impacts of climate change and reduce our carbon footprint?

Please select your top 3 in order of preference (where 1 is your top preference).

	Please tick one option per column		
	1	2	3
Better facilities for cycling and walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low carbon heating systems and energy efficiency measures in new buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More facilities for electric vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More green spaces and tree planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-site renewable energy generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting areas from flood risk and avoiding new building in high risk flood zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainable building materials and designs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tighter water efficiency standards in new buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Infrastructure

The Local Plan will need to look at the needs for supporting infrastructure like schools, health facilities, play space and roads.

The way we travel has a major impact on health, local communities, businesses and climate change. Technological change is moving fast in transport and over the lifetime of the Local Plan we can expect an increase in electric cars and new low-carbon modes.

Better support for walking, cycling, buses and rail will be needed as well as increased capacity alongside new development. Many local roads and motorways are already congested and we need comprehensive solutions for the way we travel and to encourage changes in behaviour.

Question 11: What sort of new infrastructure will we need to plan for?

Please select your top 3 in order of preference (where 1 is what we most need to plan for). **Please tick one option per column**

	1	2	3
Cycle lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for disabled people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Healthcare facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Power / water generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools – primary and secondary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village halls / community buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Buckinghamshire-wide strategic issues

Question 12: Thinking about Buckinghamshire as a whole, the challenge of accommodating the need for new homes and other development, the importance of infrastructure, the challenges of climate change and the need to protect the environment, what do you think are the top three priorities we need to focus on?

Priority 1:

Priority 2:

Priority 3:

Question 13: Should the Local Plan contain anything else?

Please tell us here:

More about you

We will use the information you provide here only for the purpose of understanding the attitudes, opinions and experience of local people regarding the new Local Plan for Buckinghamshire.

We will store the information securely in line with data protection laws and will not share or publish any personal details. For more information about data and privacy, please visit our [Privacy Page](#).

Question 14: If you are responding on behalf of an organisation, what is your organisation?

Question 15: Where do you live?

Village, town or city

Question 16: What is your postcode?

We are asking this so we can understand the experience of people living in different areas. You don't have to provide your postcode but the information will help us plan and offer better services.

Question 17: How would you describe your current working status?

- Employee in full-time / part-time job
- Full-time education at school, college or university
- Government supported training e.g. Modern Apprenticeship
- Looking after the home
- Permanently sick/disabled
- Self-employed full or part-time
- Unemployed and available for work
- Unpaid carer full or part-time
- Wholly retired from work
- Other (please give details below)

Prefer not to say

Question 18: Are there any children aged 0-17 in your household?

- Yes
- No

Question 19: Which of these statements describe you?

- Am a key worker
- Elected representative in Buckinghamshire
- Live in Buckinghamshire
- Represent a Buckinghamshire business
- Represent a Buckinghamshire community group
- Work in Buckinghamshire

Other (please give details below)

Question 20: How would you describe your ethnicity?

- White
- English, Welsh, Scottish, Northern Irish or British
- Irish
- Gypsy or Irish Traveler
- Any other White background Mixed or Multiple ethnic groups
- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed or Multiple ethnic background Asian or Asian British
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background Black, African, Caribbean or Black British
- African
- Caribbean
- Any other Black, African or Caribbean background other ethnic group
- Arab

- Any other ethnicity (please give details below)
- Prefer not to say

Question 21: Do you consider yourself to have a disability / disabilities, impairment(s) or have a long term health condition(s)?

- Yes
- No
- Prefer not to say

Question 22: Which age category do you fall into?

- 16-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 55-59
- 60-64
- 65+
- Prefer not to say

Appendix B: Town and Parish Council Summary of Responses

The following representations were those submitted by a letter or email, but not using the survey template on Your Voice Bucks.

Little Chalfont Parish Council

Residents of Little Chalfont value its semi – rural location and amenities. The local rail service to London is very overcrowded at peak times. The new Local Plan should not contain proposals for the release of Green Belt around Little Chalfont, similar concerns are set out in the Parish Council and Community Associations’ objection to the major development.

Normal windfall development is likely to continue in Little Chalfont & there may be more brownfield land. Large developments have overloaded local infrastructure. Further strategic housing developments would cause excessive urbanization and cause excess strain on local roads / infrastructure.

Little Chalfont is different from other local main settlements. It does not have a by-pass around the centre and the A404 is already severely congested through the centre of the village. This is a strategic inter – urban route. There are concerns about impact on amenity and highway danger, especially for pupils at Dr Challoner's school.

The development at Newland Park (CH/2014/1964/FA) will increase pressure on local roads and the station. In Little Chalfont there are approx. 500 affordable homes. Some new affordable homes should be permitted where appropriate. Improvements to existing infrastructure would be welcomed and there is wide spread support for a new village hall (at Cokes Lane subject to planning issues being resolved).

Wooburn and Bourne End Parish Council

The Parish Council wants close engagement with Buckinghamshire Council on the development of the Local plan and on-going dialogue with the Council where change is proposed. Wooburn and Bourne End Parish Council are at the end of a local consultation for their draft Neighbourhood Development Plan (NDP). The NDP is written in the context of the adopted Wycombe District Local Plan. The response lists key matters that would affect our NDP which are relevant to the Buckinghamshire Local Plan:

There are currently 43 proposed Local Green space designations. We would wish to be consulted before any changes are to be made to these designations. We would wish to be consulted on the process and criteria that will be used to assess specific sites should a greenbelt review be considered. The Parish had

serious concerns about the process for the release of the Hollands Farm Green Belt site in the Wycombe Local Plan.

The Wycombe Local Plan set a housing target of 800 houses for Bourne End with two sites Slate Meadow and Hollands Farm contributing 617 of the target. Infill, backland development and conversion of offices to residential have already contributed in excess of 400 homes since 2013. Local infrastructure capacity is already exceeded even before the impact of the Wycombe Local Plan site allocations.

In the Wycombe Local Plan, Glory Mill was reserved for development for light industrial/office units for local employment. We would be genuinely concerned to see a change to this Policy. There is a link with the Slate Meadow development which is being built in a flood risk area. If Glory Mill had not been reserved for employment, then Slate Meadow would not have released for residential development. This is because it would have failed the sequential test which directs development away from flood risk areas when there are alternatives. Parking is a significant issue. Would like to engage on Policies that would prevent parking on pavements and on verges.

Question what policies and funds will be made available to develop and maintain cycle paths? And will it include any policies on devolving services for infrastructure, such as potholes.

Great Missenden Parish Council

The LP4B will need to equally accommodate 3 key factors: our people, our environment, and our economy for good community outcomes. The specific points and concerns of the Parish Council need to be recognized and they are set under the broad topics of the questionnaire survey. The structure of the questionnaire survey did not enable a detailed response and it is difficult to rank the elements in order of three, they tend to refer to closely related topics. E.g. by ranking just three elements under place, we also ignore other elements which are vital and need to be balanced for a healthy and vibrant community. This is a general theme in the response.

Place - Good planning should be focused on a sustainable future not just responding just to immediate issues / trends. Need to recognize local services and jobs, green spaces, the environment & building resilience for climate changes as part of new development. Good public transport is essential & providing a sense of community.

Homes - Buckinghamshire needs a strategic overview that allows us to build as few houses as possible. Need to address current under-occupancy and void property. It is difficult to prioritize some choices, e.g., whilst brown field sites are preferable, we need to be mindful of communities & building in a way that

reduces the need to travel. For new homes to address for example social housing issues affordable & sustainable social housing be prioritized.

The minimum number of housing should be approved but where built the maximum proportion should be social housing and affordable housing and built in a sustainable blueprint. The same principle should be applied to business to residential conversion. In the villages we need to enable diversity in the community.

Support for new developments to include affordable housing & for special schemes to support key workers. Need for affordable housing for non-key workers for younger generations to remain living locally & and to provide housing for lower paid workers within a local economy.

Natural environment - All Options are applicable & the LP4B should combine these to ensure that all communities have access to green spaces and all new buildings utilize sustainable energy. E.g., community ground source heat pumps. Need to prioritize retention of mature trees and hedgerows.

The local economy – Need to promote and grow local economy and move away from long distance commuting.

Climate change - All these options are important. Everything possible needs to be done now to avoid the worst effects i.e., building resilience. Compensation for harm should be the very last resort.

Infrastructure - All the factors listed are important, but the overriding principle must be to reduce and avoid the use of private vehicles. Affordable environmentally friendly public transport is severely lacking.

Top three priorities - It is a challenge to prioritise only 3 points. Strong and diverse communities. Diversity in this context means different cultures & a mixture of social groups. Buckinghamshire has one of the largest household income gaps in terms of most affluent households & those in poverty. Need to recognise and support those in poverty to ensure opportunities to engage in a strong local economy providing local jobs to local people.

Troy Planning on behalf of Chalfont St Peter Parish Council

The Parish Council provided a detailed response in addition to the survey questionnaire. Comments are provided on the ranking options and the Parish Council's preferences.

Place - all features listed should be viewed equally, as they are interdependent & integral for positive planning. The Parish Council values the following the most (in descending order): quality of life, countryside and good local facilities. Chalfont St Peter features many of the above characteristics benefits from the surrounding countryside and Green Belt, extensive Public Rights of Way Network and fragments of biodiverse habitat. These should be preserved for

the quality of life whilst also providing opportunities for community events, social interaction and outdoor recreation.

Homes – The response refers to the Parishes Local Housing Needs Assessment report and the types of accommodation which is needed locally. Key findings were in relation to affordable housing and older persons' accommodation.

Type of homes needed – the question is misconceived as the options include different types and sizes of housing. Therefore, the results of this question should not be relied upon in terms of a strategy for meeting different types of housing need. Or the question needs to be reworded to cover these separately. It is acknowledged however that detailed housing needs assessments would supersede this. A link to the Housing Need Assessment (HNA) for Chalfont St Peter is provided.

Homes – location – The question is ambiguous because there is limited information on the scale of need to be met. It is not possible to prioritise the options and the Local Plan will need to be informed by the Sustainability Appraisal and other work to support its locational strategy. The Parish Council suggests an approach for the LP4B in terms of its spatial strategy. This should start with the NPPF and its brownfield first emphasis. Following that development needs to be in sustainable locations as set out in the NPPF. There needs to be a realistic assessment of what is sustainable, especially for public transport, a key issue for Chalfont St Peter (local topography). As set out in the NPPF Green Belt land should be kept permanently open. Need to assess range of potential development sites & their merits within the NPPF and other relevant policy and guidance documents. Judgements need to be underpinned on robust up-to-date evidence.

Social housing – the question is disingenuous. The Council needs to meet its objectively assessed needs. There is not enough detail provided on affordable housing to comment on this matter & local HNA need to be taken into account.

Key worker housing – there should be an overarching aim to meet needs & provide adequate infrastructure. Evidence studies should underpin this and suggested studies are listed in the response as well and the HNA.

Nature – impossible to rank the options. The issues are more complex and interdependent.

Chalfont St Peter has a range of existing highly important natural assets which should be conserved and enhanced. E.g. many green spaces, which are multi-beneficial, for wildlife, recreation, flood risk mitigation and climate change mitigation. This is acknowledged in the NPPF, especially biodiversity net gain. Chalfont St Peter village is inset within the Green Belt and surrounded by natural landscapes with limited development.

As in the NPPF Green Belt should be protected from future developments. Existing Green Belt land also has a number of highly valued Public Rights of Way.

Chalfont St Peter lies within the 'Lower Misbourne Settled River Valley' Landscape Character Area. This is a chalk stream which supports a diverse array of flora and fauna. The Parish Council is seeking an extension of the AONB in the Parish and is pushing for action on biodiversity, e.g. it's Big Biodiversity Battle 2021/22 and is keen to work with Buckinghamshire Council on this. It is concerned about the Council's verge cutting regimes and wants to work on new tree planting initiatives. The Parish has a range of other actions to support the local environment it is happy to work further with Buckinghamshire Council on these and supports the options referred to in this question.

Economy – the question covers advice from the NPPF and the Council needs to deliver on all of these. This will also link into robust evidence of infrastructure and other requirements. Therefore, the Parish Council is not able to prioritise these options. In Chalfont St Peter there are priorities for the local economy. These include a supply of good quality office and workshop type premises for start-up businesses and for retailing, additional off-street parking in key locations and increased and enhanced healthcare facilities.

Nature – Question unanswerable and all aspects need to be covered in the LP4B as set out in the NPPF. The Council should be proactive and go beyond the national model design code. The Council supports the measures related to climate change. Key issues for Chalfont Peter are the rural & green belt context, sustainable travel, the characteristics of the road network and local topography. Buckinghamshire Council needs to carry out a baseline study on active travel and energy efficiency uptake. The Parish is supportive of actions in the Climate Change Strategy and is keen to work with the Council on this, also linking to its Big Biodiversity Battle.

Infrastructure – need for more locally specific information & evidence before questions and be adequately answered. Key issues in Chalfont St Peter are traffic congestion. Congestion may be exacerbated by highways improvements along the A413. Inadequate car parking provision is a serious problem. Flooding is a key issue in Chalfont St Peter. The response refers to the range of social and community infrastructure requirements included in the Chiltern and South Bucks Local Plan Infrastructure Delivery Plan e.g. for health infrastructure. These should be included in the LP4B. Local school places should be prioritised for local residents.

Need for robust technical evidence to underpin the LP4B. the development of the Local Plan should be transparent and the Parish wants to engage with the Council in this work. An integrated transport network that reduces the need for private vehicles which is affordable to all. Sustainable housing which utilises tools such as communal heating systems and solar panels to avoid a reliance

on fossil fuels and providing space for growing food. Protecting our greenspaces and greenbelt to ensure climate resilience. E.g. role of mature trees and longer grasses in biodiversity & shading.

Other topics for the Local Plan – Need for a range of community affirming and resource management measures including community events spaces (indoor and outdoor), community orchards and allotments and water saving features. All of these being sensitive to biodiversity.

Buckinghamshire Council Response: Individual priorities for different town and parish councils have been noted. Some of these are outside the scope of the Local Plan, for example grass cutting. The Council is reviewing the AONB and will be considering extensions to the boundary as part of that process.

Appendix C: Landowner and Developer Site Submissions Summary of Responses

Terence O'Rourke Ltd for Arlington - Uxbridge Business Park

Response is on behalf of our client Arlington owner of Uxbridge Business Park. In addition to the questionnaire the following comments were made.

The business park provides over 35,000 sqm of high-quality employment space as a campus environment. The Park is currently home to a range of regionally significant business occupiers. These occupiers value the outstanding quality of the park and the facilities it provides, along with its location close to Uxbridge on the edge of London. The Local Plan should recognise the valuable contribution of this business park and its occupiers. The new policies must maintain a positive approach to business and encourage appropriate investment and growth over the plan periods.

Vistry

A number of sites promoted - land west of High Street, Cheddington; Land off the High Street, Tingewick; and Land at Soulbury.

The response supplies detailed information about Housing data and queries the housing requirement referred to in the survey of 55,000 homes by 2040. Housing needs could be much higher than this because of other growth strategies and infrastructure improvements, for example Oxford to Cambridge Arc.

The new Local Plan will need to have regard to the Spatial Framework for the Oxford to Cambridge Arc and should consider where more growth could be found should the Government set up, that Buckinghamshire should accommodate an increased level of development.

This is particularly important for the Aylesbury area due to its location within the Arc. The response suggests different levels of growth to test as part of the Local Plan & in the sustainability appraisal. It suggests a range of 54,891-68,742 homes. The LP4B needs to include a spatial strategy for growth. There are constrained areas in the south and it could be logical to focus growth in the former Aylesbury Vale area and the north of the area.

The appropriate level of development should be directed to rural sustainable settlements through the local plan, that would provide an opportunity to ensure the delivery of affordable rural housing for local residents.

Martin-Baker Higher campus, Denham (Employment development)

Martin-Baker Aircraft submitted a site identified in the Chiltern and South Bucks Local Plan (withdrawn) under Policy DM EP3/Appendix EP2, ref SE10 as a

Strategic Employment Site. We are seeking the same recognition of the site within the emerging LP4B.

Martin-Baker aspires to grow its business sustainability over the course of the LP4B period, this will bring new employment opportunities that will make a positive contribution to Buckinghamshire's economic needs.

Martin-Baker landholding comprises both brownfield and greenfield land. Martin-Baker proposes to continue to utilise existing brownfield land where reasonably practical to do so. However, there is also a need for the release of greenfield land within the Green Belt to fully realise the potential of Martin-Baker's next phase of growth.

We would like to work proactively in the preparation of the LP4B to ensure the release of the greenfield land contended in our site is considered in order to support our next phase of growth & we are working on a masterplan.

Urbana Town on behalf of JIRWL Ltd

Land at Raans Road, Amersham promoted. The LP4B should look at the potential of Green Belt sites to make a substantial contribution to housing delivery across the Plan period.

The response concerns the site at Raans Road, which was considered in the Chiltern and South Bucks Local Plan that was withdrawn. The site is located to the east of Amersham directly adjacent to the urban area, the site lies within the Green Belt. Raans road leads from the A404 between a predominantly residential area to the north/northwest and Corinium Industrial Estate lies to the south-west of the site.

It is important that sites capable of the delivery of a wide mix of types of homes (key workers, elderly, affordable housing) come forward through the LP4B. It is a requirement for the Council to release sustainable sites from the Green Belt, as it occupies the 80% of the Chiltern area. The response includes a detailed analysis of the Housing Delivery Test results across Bucks and argues that targets are only being met on a marginal basis and that this could change. This demonstrates the importance of ensuring deliverable sites are in the pipeline for the required number of homes, placing emphasis on the need to positively plan for new housing sites.

The "new" Standard Method represents a significant increase in the annual housing requirement. The Council should seriously consider all sustainably located and suitable Green Belt sites for allocation through the Local Plan.

The removal of the site from the Green Belt will not impact on Green Belt functions or where there are impacts, they can be mitigated. The site does not fulfil a particularly key role within the Green Belt. The response provides further information about the merits of the site, e.g. access, etc. The response raises concern about how the site was considered as part of the withdrawn Local Plan

and its evidence. These include permanent boundaries, other documents produced by Chiltern District Council (e.g., the 2013 consultation on the Gypsy, Travellers, and Travelling Show Peoples Site Options Delivery Development Plan Document where it was an indicative site that might accommodate Travellers (Appendix D)). The Council needs to undertake a robust and accurate assessment of this site.

Retirement Villages Group Ltd (Aylesbury and Buckingham)

We appreciate the recognition of the need for accommodation for elderly people at an early stage of the emerging plan and would like to assist the Council in producing a thorough and robust assessment of this need. Retirement Villages would be well-placed to support the Council in developing their methodology to assess their Extra Care needs.

In future consultations, we would request that the Council to clearly separate the needs of older people from that of children. It is essential that the LP4B contends policies for housing for older people that reflect the adult social care needs and priorities, with an increasingly aged population the proportion of people likely to be in need of care including extra care will increase notably.

The Council should seek to accurately address the need in order to ensure that older residents have choice and access to accommodation to meet their needs.

There is no up-to-date County-wide assessment of the level of need for specialist housing for older people across Buckinghamshire and the response refers to the 2016 Housing and Economic Development Needs Assessment for Buckinghamshire (fig 131) which sets out the need for older persons housing.

The NPPF and the PPG reflect the “different types of specialist housing for older people” recognising the important of different type of housing for the elderly between:

- Age-restricted general market housing.
- Retirement living or sheltered housing.
- Extra care housing or housing-with-care (emphasis added).
- Residential care homes and nursing homes.

In order to ensure that the emerging Local Plan meets the test of “soundness” through consistency with national policy (NPPF para 35), we would encourage the Council to robustly assesses the quantum of need for the different types of housing for older people across Buckinghamshire.

East-West Rail Consortium

Homes and employment floorspace - EWR will facilitate movement between key urban areas within the Oxford-Cambridge Arc. Benefits of this include boosting local economy, creating jobs, and supporting affordable new homes.

The new station at Winslow by 2025 will provide Buckinghamshire communities with fast and low carbon rail services to Oxford and Milton Keynes, and later to Bedford and Cambridge. EWR co are working with government to consider the scope for a passenger link to Aylesbury.

Climate change and biodiversity - East-West Rail contribute to the effort made to fight climate change through the delivery of a net zero-carbon railway, in line with current and developing net zero carbon policy, legislation and commitments at global, national and local levels. Construction of East West Rail will deliver biodiversity net gain by ensuring that biodiversity is left in a better condition than before.

The Winslow station development will integrate multi-modal improvements to encourage sustainable travel patterns to and from Winslow station from key locations. This includes the provision of public transport interchange and bike storage facilities. East West Rail Co will continue to promote active travel and will work with other organisations to improve sustainable travel facilities, including bus services and cycle routes. These improvements to Winslow will bring significant benefits which should be capitalised on when creating the strategic vision and objectives for Buckinghamshire and in turn the future spatial development strategy.

Background to Development of EWR in Buckinghamshire - The main construction on the junction between Bicester and Bletchley commenced in Spring 2020 and is due for completion in Spring 2024. This section is being delivered by the East West Rail Alliance (lead by National Rail) under a Transport and Works Act Order, approved by the Secretary of State for Transport. Approved works include the replacement of the existing Bicester to Bletchley mothballed railway with new double track railway and a new station at Winslow. This is an ambition set out in the Councils Local Transport Plan (LTP4).

Summary - East West Rail is likely to play a key role in helping Buckinghamshire Council achieve its growth ambitions over the new Local Plan period including a net zero carbon transport network to support housing development and economic growth. EWR are supportive of ongoing communication with Buckinghamshire council to avoid any potential development conflicts.

Cartas Jonas on behalf of South West Milton Keynes Consortium (SWMK)

Site promoted at Land between A412 (north) and proposed East West rail to the South (South of Milton Keynes). This response refers to land within Buckinghamshire close to the boundary with Milton Keynes. The SWMK consortium control land in this location. It is located between A421 to the north and the proposed East West Rail line to the south. This land includes a strategic allocation in the adopted Vale of Aylesbury Local Plan (Ref. D-NLV001 Land south of the A421 and east of Whaddon Road). The Council has

resolved to grant outline planning permission for the strategic allocation. The SWMK Consortium also controls land to the west of the strategic allocation that is suitable for additional development, and which is identified as a long term growth location in the adopted Milton Keynes Strategy for 2050 (MK2050). A number of detailed comments are made.

Q5 Homes - Best locations for new homes- This should consider cross administrative boundary main towns/infrastructure/utilities in settlement hierarchies. The emerging Buckinghamshire Local Plan should assess suitability of those main settlements located immediately adjacent to, but outside of, the administrative boundary of Buckinghamshire. For example, the south western edge of Milton Keynes within Buckinghamshire has been identified in numerous studies as a suitable and sustainable location for strategic development. This area is one of the most sustainable locations for development in Buckinghamshire, it could deliver additional housing well related to economic growth; affordable housing in an area of strong market demand; development connected by walking, cycling and public transport; green infrastructure; and development well related to planned infrastructure improvements such as the East West Rail project.

Q8- Natural environment-: Acknowledge that strategic developments deliver greenspace &, retain and enhance biodiversity. E.g., the site owned by the SWMK consortium could deliver substantial green infrastructure and biodiversity improvements. The site would have air quality benefits as a result of its sustainable location and good access by non-car modes.

Q9- The local economy- Need to reducing commuting distances. LP4B should consider that the northern part of Buckinghamshire will fall within the travel to work area and functional economic market area of Milton Keynes and should be considered in the LP4B's development strategy. Locate housing close to employment to reduce long distance commuting and realise the potential provided by the growing economy of Milton Keynes.

Q10- Climate Change Mitigation- No one measure should be given priority over another, everything in this question (including- better facilities for cycling and walking, low carbon heating systems and energy efficiency measures in new buildings, more facilities for electric vehicles, more green spaces and tree planting, on-site renewable energy generation, protecting areas from flood risk and avoiding new building in high risk flood zones, sustainable building materials and designs, and tighter water efficiency standards in new buildings)- is important in mitigating climate change. These matters are all acknowledged in the NPPF and the LP4B will need to deal with all of them and not prioritise one over the other.

Q11- Infrastructure - All identified infrastructure in the survey should be planned for in the LP4B. In addition, rail and mass rapid transport similar to the Milton Keynes tram proposals and the East West Railway should be included. The

LP4B will need a comprehensive approach to new infrastructure provision to support growth in accordance with the NPPF. It should be noted that strategic sites such as that proposed by the SWMK consortium typically deliver substantial new community infrastructure and it will link to the Milton Keynes Redway cycle network

Q12 - Top 3 priorities- Sustainable development (pursuant with the NPPF), direct development to the most sustainable locations and meeting housing need in full. Development should be maximised in the most sustainable areas for housing close to employment, existing infrastructure and so on.

Meeting housing need in full, pursuant with para 59 of the NPPF. Use standard methodology to calculate minimum local housing need and then make appropriate adjustments for strategic infrastructure and housing need in accordance with national guidance. It is likely that most new development will be located in northern Bucks where there are less AONB and Green Belt constraints.

Q12- Other topics - LP4B should explain the relationship between Buckinghamshire and the Oxford Cambridge Arc having withdrawn from the Arc leadership group. It should explain how strategic cross-border matters are addressed. Land within Buckinghamshire is included in adopted MK 2050 as having potential to deliver the longer term growth needs. The Duty to Co-operate for the LP4B will need to address this.

Hollins Strategic Land

Value about area - A community where new young residents can afford to move to, to create a vibrant community feeling, where young aren't forced to relocate outside the area

I value having affordable homes in my area for young people to move into and older people to downsize to, particularly as my area has become extremely unaffordable. I welcome new people to join and contribute to my community, but rural areas are suffering as younger people are forced to move out. I welcome the new infrastructure and improvements that new development can bring to an area, particularly green infrastructure for the whole community to access.

The provision of housing in sustainable areas with ample travel infrastructure with development as a consequence characterised by small-medium sized development as opposed to large new settlements

Q12- Wider strategic issues

Priority 1- Recognising the worsening housing affordability in the area, particularly in rural areas where young people are being forced out of the area, by providing for full housing needs in and around sustainable villages.

Priority 2- Locating homes in the most sustainable towns and villages, alongside utility infrastructure and public transport improvements. This will require small and medium sized sites, in preference to large strategic sites or new settlements, as these will provide a steady deliverable supply across the plan period.

Priority 3- Providing green infrastructure and biodiversity improvements alongside new development.

Chase Consortium

Chase Consortium are promoting of land in the south west of Milton Keynes. The response includes a survey form and a detailed report on the site.

Priority 1: Long- term growth of Milton Keynes and its region as the main strategic priority, as set out in Oxford-Cambridge Arc government ambition statement. The lack of any reference to the Growth Arc is a major flaw in this phase of the new plan.

Priority 2: East West Rail

Priority 3: Expansion of Milton Keynes, highest order settlement in hierarchy

The detailed report accompanying the response sets out the rationale for growth in this location and key evidence and planning consultation documents relating to this broad location. It highlights the importance of the Oxford – Cambridge Arc. There needs to be an acknowledgement about the strategic role Buckinghamshire can play in the growth of the Ox-Cam Arc centred on Milton Keynes. The Local plan for Buckinghamshire must recognise the part in the future of the Nation, given the strategic priority of the growth arc as envisaged by the Government.

The consultation fails to acknowledge the Government’s strategic priority for the Oxford to Cambridge Growth Arc. This national priority should be the starting point for the spatial strategy for Bucks as the proposal for spatial strategy for growth in the Arc will contain the most significant scale of development and nature recovery in the County to 2050.

The Local Plan consultation also seems premature as the ‘Issues and Options’ Report for the Oxford to Cambridge Arc is due for public consultation in spring 2022. Whilst it is acknowledged that the Local Plan for Bucks will not have a time horizon to 2050 to match the Ox-Cam Arc Spatial Strategy, it must have sufficient flexibility now to accommodate the planning approaches in the future across the Arc.

As such the local plan for Bucks must recognise the following key themes;

- Environmental Sustainability as a priority and the focus for all decision making – particularly making future development much more sustainable.
- Strategic scale environmental opportunity – doubling nature in the Arc and nature recovery.

- Economic Strategy – supporting the largest Space Cluster in Europe.
- New Business and Employment Space supporting Innovation and Green Tech - Cross sector collaboration
- Supporting Digital Innovation in Milton Keynes-especially Artificial Intelligence and Machine Learning
- Support growth and development as a centre of Education Excellence- 'the so called 'Brain Belt'
- Housing in the right places, meeting housing needs in full including a joined-up approach to place-making and planning
- Support for growth around the development of sustainable hubs related to East-West Rail and how this will change travel patterns and development opportunities.

The response describes the particular merits of this site in being readily available to meet these growth needs and the various benefits that it would bring. This includes how constraints would be overcome and the sustainability, infrastructure improvements which it would deliver.

Society of Merchant Venturers

Response is on behalf of the Society of Merchant Venturers, landowners of the Taplow Estate, Burnham. This includes land to the south of Bath Road and the west of Huntercombe Lane South on the edge of Slough.

Q5 - Best locations for new homes- Other- On the edge of Slough. There is a need for the Local Plan to recognise the importance of Slough and the economic, social and transport resources that it offers for Buckinghamshire.

Q6 Housing Waiting List- Scale 10- Enough additional development to meet the full housing waiting list.

Q7 Homes for key sector workers- If Q6 is priority, there would be no need for this type of housing

Q9- Top 3 views on supporting the local economy- Other- Expand the employment sites at cross boundary areas, for example, supporting economic growth opportunities for both Buckinghamshire and Slough. Employment sites which are easy to walk, cycle or use public transport to commute to. Land/sites for new jobs. Importance of conducting further study on the economic interrelationship between Buckinghamshire and Slough.

Q10 Top 3 policy priorities for climate change mitigation- Low carbon heating systems and building energy efficiency, on-site renewable energy generation and better facilities for walking and cycling.

Q11 New infrastructure to plan for- Cycle lanes, Roads and Innovative thinking. Partnerships between councils and the suppliers of development and infrastructure for new zero emissions environments.

Q 12- Top 3 priorities for Buckinghamshire as a whole. Joint planning evidence gathering with Slough and other immediately adjacent urban areas to Buckinghamshire. Setting up a duty to cooperate political forum that will direct the work of the local plan. The provision of a peer reviewed green belt study to identify areas where releases can be justified.

Churchill Retirement Living and McCarthy Stone

Churchill Retirement Lifestyles Ltd and McCarthy Stone are two developers of retirement housing for the elderly. Our comments specifically address the need for specialist housing for the elderly.

Para 62 of the NPPF provides context for this response, it identifies the size, type and tenure of housing needed by different groups, groups whom should be assessed and this reflected in planning policy, including the elderly. Offering elderly people accommodation better suited to their changing need will help them live independently for longer.

It is well documented the UK has an ageing population. The Homes for Later Living report notes the need to deliver 30,000 extra retirement homes and care houses a year in the UK to keep up with demand. This is no less the case in Buckinghamshire, it is projected that by 2043 8.8% of Buckinghamshire's population will be over 80. The representation provides other statistics on the proportions of older people within Buckinghamshire's population. The provision for suitable care and housing to meet the needs of this demographic ought to be a priority of the emerging local plan.

Provision of housing for the elderly produces a number of benefits including: efficiencies in health and social care provision, mental and physical health preservation of the elderly, fiscal savings for the NHS. Housing for the elderly provides more local economic value and jobs than any other type of residential housing.

Environmental benefits of ample housing stock for older people include; making more efficient use of land, providing housing in close proximity to services and shops reducing the need for car usage, shared facilities between large numbers of residents and makes more efficient usage of material and energy resources.

Importantly, retirement housing releases more under-occupied family housing stock, playing a very important role in the recycling of housing stock. In the absence of choice, elderly people remain in properties unsuitable for their changing needs, until such time when expensive residential care is required.

Given the numerous social, economic and practical benefits of ample housing stock for the elderly, it is our opinion that the emerging local plan for Bucks gives earliest consideration towards how best to meet needs and to include a standalone policy in this respect. There should be no numerical target or ceiling for provision within the Local Plan. Example policy recommended.

The viability circumstances of older persons' accommodation is different from other housing and this needs to be acknowledged in the Local Plan viability evidence.

Savills on behalf of Bloor Homes

Bloor Homes controls an area of land to the north-west of Princes Risborough in the Princes Risborough Expansion Area (PREA). The land is situated between the existing Aylesbury to Marylebone rail-line, Longwick Road, Mill Lane and Lower Icknield Way. An additional parcel is situated to the north east of Mill Lane. Its' interests form a significant central proportion of the Princes Risborough Expansion Area (PREA) which is within the adopted Wycombe Local Plan.

Officers will be aware that a Phase 1 outline application, proposing 360 dwellings (reference: 18/06916/OUTEA), remains subject to determination. In any case, PREA will deliver growth at Princes Risborough over a number of years. The Council's engagement at this early stage is welcomed.

Bloor Homes acknowledges that the consultation document is primarily aimed at collating an understanding of the issues important for local residents and businesses. Bloor's land interests provides the council an opportunity to realize the delivery of an existing commitment: retaining the PREA allocation within the new local Plan as it will deliver sustainable growth in a constrained part of Buckinghamshire's administrative are.

Bloor Homes supports the importance of delivering sustainable development and the role that social, economic and environmental needs play in shaping such. The consultation material reports key considerations to the plan-making process, for example housing and economic growth, high quality design, environmental considerations, natural and built heritage and the timely delivery of community and infrastructure requirements. It is a vital requirement that the new Local Plan is informed by a robust evidence base and regard held to paragraph 16 of the National Planning Policy Framework (NPPF).

Bloor Homes looks forwards to engaging with the Council as work on the new Local Plan advances. At all times, due regard to paragraph 35 of the NPPF, and the 'tests of soundness' against which any future plan will be judged, should inform work undertaken. Regard should also be held to intended reforms by the Government in respect of the Planning System, against the backdrop of the requirement for the Council to deliver its new plan by April 2025.

Nexus Planning on Behalf of Inland Homes

Q12 Priority 1: Delivering sufficient homes where they are needed as a minimum, addressing affordability issues and in particular address housing need in former Chiltern and South Bucks Districts.

Inland Homes are a major employer based in Beaconsfield with land interests across Buckinghamshire and are firmly committed to delivering the range of housing needed to meet local needs within the County.

A key priority for the emerging local plan is to deliver sufficient new homes to meet the minimum Local Housing Need (LHN). It is critical that sufficient housing land is provided to meet at least the minimum LHN, to deliver the homes that are needed in Buckinghamshire.

The LHN figure is a capped requirement, with a high affordability ratio for Buckinghamshire indicating an actual housing requirement greater than the LHN to address the affordability issues. Indeed, Buckinghamshire is amongst the least affordable authority area in England outside of London. This is an acute issue that needs to be addressed by the emerging Plan.

If the Council intends to address the affordability issue it should plan for a housing number significantly in excess of the LHN figure.

Had the new Buckinghamshire Unitary Authority not been formed, the former Chiltern District would have its own minimum LHN figure of 357dpa, and the former South Bucks District would have a minimum LHN figure of 430dpa. As such, there is an evidenced need for housing in the former Chiltern and South Bucks district areas of Buckinghamshire to meet a housing need and to address particularly acute affordability issues in these locations. The emerging Plan's spatial strategy should have regard to this, it would be unsustainable for the entire or large proportion of the housing requirement for these areas to be met in the former Aylesbury Vale, which is a considerable distance away.

Thakeham

Thakeham has interests in various locations across Buckinghamshire including areas such as Burnham, Cheddington and Winslow. Thakeham prides itself in being an infrastructure-led sustainable placemaker and is committed to creating new, extraordinary places, where the highest attention to detail makes a positive difference.

As one of 12 members of the NHS Healthy New Towns network, Thakeham is a committed advocate of developing healthy places in line with the Healthy New Town principles.

From 2025, all Thakeham homes will be net-zero carbon in lifetime use. Thakeham supports the Wildlife Trust's guidance on Homes for People and Wildlife. Through placemaking and the implementation of sustainable travel plans, Thakeham prioritises walking and cycling over car travel. Thakeham provides electric car charging points at all of its homes both market and affordable alike.

Q5 Best locations for new homes- need for the authority to identify the level of development to be accommodated early in the process and prior to detailed

discussion on where this may be placed. A weighted distribution of development towards the most sustainable locations and key employment hubs would represent a suitable strategy, however we also emphasise the importance of a variety of growth locations and sizes to support housing growth. New settlements, strategic extensions, and development in rural locations all form a key part in meeting varying housing needs and ensuring a consistent supply of housing delivery. The Local Plan should take advantage of East – West rail (e.g., new station at Winslow) and look at all potential opportunities including land in the Green Belt.

Thakeham would note that it is not the place of a consultation to ascertain the level of affordable housing provision within the new Local Plan. The Council should seek to accommodate its full level of identified housing need, inclusive of affordable housing, based on robust evidence. Q7 Homes for key sector workers- supportive of the provision of new homes specific to key sector worker needs alongside delivery of other high quality, carbon-neutral homes to help facilitate Buckinghamshire's recovery and growth

Q8 Improvements to the natural environment- all matters identified can form an important part of sustainable placemaking- and assessed on a site-by-site basis. Supports the need for biodiversity net gain and for off-site mitigation there needs to be a strategic approach.

Q9 Views on supporting the local economy- Employment land provision needs to be allocated in response to need. There ought to be flexibility incorporated in order to adapt to changing need. It should provision for an array of job types and tenures.

Q10 Local plan and climate change- A combination of measures will be appropriate as part of future development proposals. Policies in the Buckinghamshire Local Plan should not be too prescriptive.

Q11 Infrastructure to plan for, infrastructure shouldn't be planned for in isolation. Instead, a comprehensive approach is required so it is directed at the right places. Thakeham prides itself on being an infrastructure-led placemaker with a focus on early delivery of supporting infrastructure to ensure communities thrive from an early stage of implementation.

Q12 Buckinghamshire as a whole, Local Plan needs to ensure it is delivering an appropriate amount of new homes and employment provision to meet its identified need, alongside the required infrastructure to support such provision. This is best achieved through a Plan led approach.

Urban and Civic

Urban & Civic are now part of the Welcome Trust, and are a leading master developer of large strategic sites across the midlands and South-eastern England. Urban and Civic recognises the need for a significant growth node to emerge in Aylesbury Vale. We have numerous agreements in place to deliver

sustainable new communities, including a significant area of land around Calvert.

Urban and Civic support the Council's early consultation on the emerging local plan and want to engage in the debate about the future development strategy, and to offer a preliminary view.

The plan will need to address a significant amount of change. The significant housing need within the Buckinghamshire Council administrative area is pressing, and emphasis on brownfield first is clearly the right starting point. Every opportunity for sustainable urban development should be examined, and where capable of being delivered, brought forward. The supply of brownfield land is limited. There is not huge scope for significant shifts in housing stock around the Councils' legacy areas. The focus should remain primarily in the North of the Council's administrative area.

Aylesbury and Buckingham have been focus of significant development. But now is the time to consider how much more outward expansion can be sustainable. Given the apparent infrastructure 'lag', within the LP framework some consideration for the limits of capacity should be made. Also allowing for some consolidation to take place to ensure long-term vitality.

Urban and Civic's experience as a master developer in new, strategic settlements highlights the benefits of such developments in relieving pressure on existing towns, villages, and communities. It can meet the ambitions of well-connected high quality, low carbon, and affordable homes.

Urban and Civic are keen to input into the plan making process.

Paul Newman New Homes

Representations by DPDS Consulting Group on behalf of Paul Newman New Homes (PNNH).

PNNH has a long history of involvement in plan making within Buckinghamshire. PNNH have an interest in the northern part of the former Aylesbury Vale District and the adjoining housing market areas around Central Bedfordshire and Milton Keynes. The company has landholdings at Soulbury, abutting the western edge of Leighton Linlade, a settlement within the administrative area of Central Bedfordshire Borough Council.

Recently completed developments by this company have included high levels of affordable housing along with retail and health care facilities. PNNH has engaged in the formative stages of the development plan process across several Local Authority areas and wants to do this moving forward for the new Local Plan for Buckinghamshire.

PNNH supports a Bucks wide approach, and notes that Buckinghamshire faces challenges along with wider issues relating to the quality of life, climate change and the need to protect wildlife and countryside whilst maintaining the county's

strong economy. There needs to be a strategic review of the green belt and of the housing and economic development needs of the area.

Where Buckinghamshire adjoins other local authority areas, e.g., at Milton Keynes and Leighton Linlade, the challenges become more complex, particularly as housing market areas start to overlap around the outer edge of the Metropolitan Green Belt.

Q1- Place. PNNH consider all of the choices listed as important.

Q2/5- Homes- It is fundamentally important that identified housing need is met in full across Buckinghamshire, including taking into account cross border issues such as those that exist at Leighton Linlade between Buckinghamshire, Milton Keynes, Central Bedfordshire and Luton Borough. The company fully supports construction of a wide range of homes to meet the range of market requirements and in particular to deliver a wide range of choice.

Re-utilising existing brownfield sites should be a given rather than a policy choice. That said, PNNH would support a development strategy that is focused on prioritising development within and close to those settlements that offer the most sustainable choices for new development. This is likely to be larger settlements (both towns and villages) that have a wide range of social and travel infrastructure and facilities.

Q6- Social Housing- a very high priority should be afforded to the delivery of affordable homes across Buckinghamshire but taking into account displaced/unmet housing needs from adjacent housing market.

Q7- Key Workers- The above comment applies equally to meeting the identified needs of key workers.

Q8- Nature- The questions listed under Q8 are all supported. Much of Buckinghamshire is covered by designated greenbelt. PNNH support the objectives of the Greenbelt, but this has to be balanced at times of development plan review.

Q9- Work and Activity- PNNH is of the view that planning policies need support the local economy through the development strategy outlined above.

Q10- Climate Change- support all the options listed

Q11- Infrastructure- PNNH supports all the options listed, and would make an addition: Improved Public Transport

Q12 – summary and conclusion – the addition of green belt land near to Leighton Linlade is a missed opportunity for meeting longer term, sustainable growth needs. These issues need to be reassessed as part of the new Local Plan.

Barton Wilmore

44ha of Land South of Haddenham

A2D control some 44 ha of land south of Haddenham. The initial ambition is to develop a new neighbourhood (based on the principles of the 15 minute neighbourhood) structured in a way that will allow for organic growth over the long term and replicating the existing settlement pattern. The land is held on terms that will support a long-term development strategy, with A2D uniquely placed to not only fund such an approach but to offer a range of housing types and community uses.

Paradigm

Paradigm which was established in 1989 by Chiltern District Council has taken on the ownership and management of the local authorities social housing. Homes are provided to over 7000 households in Buckinghamshire. A number of our assets are available for redevelopment, repurposing, or regeneration and many are on brownfield sites.

Effort needed from Bucks Council to support and add value to these opportunities by investing their own resources and work closely with Paradigm. This includes finding marriage value in assets held, collaboration agreements to facilitate a clear, easy and well-defined system to enable the redevelopment of brownfield land to provide affordable new homes, and how we deliver more sustainable homes and neighbourhoods.

Brownfield sites should be chosen over greenfield given spatial constraints, land prices, green belt and AONB coverage. Also reduces need to travel, reducing impact of climate change.

The council cannot rely solely on brownfield land for development. In order to meet the needs of all its local populations to ensure that housing solutions and opportunities are provided in towns and villages across the County, moving away from an over-reliance upon sites in the former Aylesbury Vale area.

Buckinghamshire Council should consider the demand for affordable housing within the settlement and the housing market area, along with the impact on the economic productivity of the area. The housing waiting list is a limited measure of the need for affordable housing. Housing need is not static and a focus on a specific number of new homes to meet the needs of those on the housing waiting list now. There has been a shortage of affordable housing which needs a regular effort to encourage provision through taxing development but also enabling developing Registered Providers to help meet this need.

Many areas of Buckinghamshire are expensive and unaffordable places for people to live. Social Rented should be considered to ensure homes are truly affordable for local working people when assessed against average local incomes. Social Rent is the most affordable form of tenure however places the greatest burden on development viability. Shared ownership allow access to a home ownership to a wider number of people seeking affordable home

ownership options. A balance of new affordable housing provision between these two will allow the widest possible need to be met.

A standardised policy regarding standards for affordable housing across the Bucks Council area is required. Determining affordable housing thresholds in a clear manner will enable developers to work within Buckinghamshire with clarity. Development standards must be informed by an evidence base of the local population and their needs.

The Council needs to provide an environment which facilitates development and encourages developers to invest in. This investment is necessary for thriving, vibrant, diverse communities which support economic growth, the sub regional needs of public and private sector businesses and meet the environmental sustainability obligations and aspirations of investors, business and local authorities.

I would urge the Council to consult with its RP partners to understand the affordability and impact from the implementation of First Homes, which may undermine existing efforts to meet housing needs for those most vulnerable in Bucks.

Nature - A proactive approach to zonal planning would be useful. The protection natural areas of beauty and heritage assets must be the focus, but a balanced and proportionate review of sites which enables sites of less biodiversity value to put a better use, all whilst generating a biodiversity gain across the county as a whole would enable a balance between protecting the natural environment and promoting sustainable development.

We are keen to work with the Council and the Bucks and Milton Keynes Natural Environment Partnership to ensure that there is a practical alignment between LNRS and Local Plan policies to achieve this balance, and to apply the experience of the pilot.

A new approach will lead to Biodiversity Priorities and a Local Habitat Map which would provide for a Biodiversity Plan which could enable a fresh look at those areas where the balance between development opportunities and biodiversity could be achieved. This is not reflected in current green belt and AONB designations.

Work and Activity - Buckinghamshire has a strong local economy with many companies in growing businesses. COVID 19 has affected our shops, services and town centres. The Local Plan will need to look at the future needs of local businesses and communities, and how we can help our town centres.

Climate Change:

There will need to be consideration of how new housing and commercial stock will need to perform and what standards and expectation needs to be met. Clarity is needed on the application of changes to Building Regulations and

requirements to meet the Future Homes Standard. This may need Design Codes or planning guidance notes.

Design standards for new residential developments need to address a range of challenges in an integrated way if we are to build new homes which will be environmentally sustainable. Vehicle Car Charging Provision, utility and network capacities, and sustainable transport options policies needed (for walking, cycling, public transport and electric vehicles) which will work within the Buckinghamshire context. These design standards will also need to incorporate features which ensure that risks to occupants from climate change impacts.

Infrastructure - Focus on needs for supporting infrastructure like schools, health facilities, play space and roads. The way we travel has a major impact on health, local communities, businesses and climate change. We can expect an increase in electric cars and new low-carbon modes. Better support for walking, cycling, buses and rail will be needed as well as increased capacity alongside new development. Many local roads and motorways are already congested, so comprehensive solutions for the way we travel is needed.

Buckinghamshire-wide strategic issues:

- 1) Opportunities for brownfield development – acting as an enabler and facilitator to those that hold interests in land for a more holistic approach to optimal use of this land.
- 2) An updated greenbelt review and thorough evaluation of edge of settlement sites aligned with the development of LNRS and a Statement of Biodiversity priorities. * Unchecked and speculative residential housing development will remain the biggest threat and challenge to Bucks if not proactively managed.
- 3) The provision of Affordable Housing, truly affordable to local people in a range of settlement hierarchies. Mixed and vibrant communities are most resilient.
- 4) Climate Change and Net Zero Carbon – Futureproofing and greening our homes and businesses.

The Aylesbury Society

A number of brownfield sites are promoted:

- 2 Walton Road – former HSBC bank and test centre.
- 4 Wendover Road – former Derby House-now demolished.
- Walton Street/Stoke Road-derelict sites-former ELAS offices, adjacent to the courts.
- 77 Buckingham Street- derelict site on the corner of New Street.
- Ardenham Lane-Reductant car park adjacent to the allotment.

Henry Seamus

- The land at Hedgerley is a nice location for housing, the area would be enhanced by development.

Igloo Planning on behalf of Hallam Land Management

This response has been prepared by Igloo Planning on behalf of Hallam Land Management (HLM), and therefore no response has been provided in relation to those questions specifically directed towards the experience of residents.

HLM control land at Chiltern Lodge, Widmer End, High Wycombe, and will be actively promoting this land for residential-led development through the Buckinghamshire Local Plan process. Igloo Planning wrote to the Council in December 2020, providing a Site Plan and confirming that at the appropriate time, HLM would welcome the opportunity to discuss the site with the Council.

There are considerable benefits in delivering new homes close to a main town such as High Wycombe. As recognised in the adopted Wycombe District Local Plan 2019, High Wycombe is the main centre in the former Wycombe District area. It has the greatest concentration of jobs, services, transport and other facilities, and is therefore a sustainable location for growth.

As a matter of principle, HLM would strongly support the continued role of the High Wycombe urban area as a focus for development in the new Buckinghamshire Local Plan.

It will be essential that in preparing the Local Plan, Buckinghamshire Council differentiates between those site options that are on the edge of a main town, but with limited access to existing day to day facilities, and those site options (such as land at Chiltern Lodge, Widmer End) that are on the edge of a main town but also have good access to existing village/ local centre facilities and services, including schools, shops and areas for recreation.

The sites selected for inclusion in the Buckinghamshire Local Plan will play an important role in improving air quality. Development sites that have good walking, cycling and public transport accessibility to a range of facilities, services and employment opportunities, will result in comparatively lower levels of car use, which in turn will lead to comparatively lower levels of congestion and emissions.

The Buckinghamshire Local Plan will need to include policies on the full range of climate change mitigation measures, consistent with national policy and guidance, and not prioritise one measure over another.

The local economy must be supported, including through the protection of existing employment sites (where they remain appropriate for employment use). In this regard, HLM support the approach taken by the adopted Wycombe Local Plan 2019, which recognises that within the existing built-up area of High Wycombe, the redevelopment of suitable previously developed

sites should be encouraged for both housing and employment purposes (Policy CP3). HLM believe that in order to reduce commuting distances and enable residents to travel to work by sustainable modes of transport, the development strategy in the emerging Buckinghamshire Local Plan should seek to locate new housing close to existing and planned employment opportunities.

To Question 12 Hallam Development Management answered:

Priority 1: Sustainable development

Priority 2: Direct Development to the most sustainable locations.

Priority 3: Meet housing needs in full.

HLM would suggest that the emerging Buckinghamshire Local Plan should use the standard method to calculate the minimum local housing need, and then make appropriate adjustments including for strategic infrastructure and affordable housing needs.

As above, HLM would welcome the opportunity to discuss the land at Chiltern Lodge, Widmer End, High Wycombe, with officers, and looks forward to working with the Council on the new Buckinghamshire Local Plan.

Buckinghamshire Council Response:

Sites identified through the attitudes survey have been captured on our sites suggestion database. These will be considered through the Housing and Economic Land Availability Assessment, a key piece of evidence in the preparation of the Local Plan. The Council is currently consulting on a wider call for sites consultation to invite site submissions from landowners and developers. Policy considerations have been noted and will be considered as part of the preparation for the Local Plan.

David Lock Associates Limited on behalf of Hallam Land Management on Aylesbury and Buckingham.

Q12 Buckinghamshire as a whole Priority 1- HLM (Buckingham) considers that the single most important priority is to deliver fully integrated and comprehensively planned proposals for respective parts of the unitary authority area. One of the highest priorities is to assess and respond to the needs of each community, not only for homes, but also in terms of physical infrastructure, green infrastructure, the need to address social inclusion through employment and affordable housing policies.

Priority 2- a further priority in and of itself is to ensure the identification of ample development land to ensure a generous supply of new homes to address need,

the issue of worsening affordability, under-supply and to support economic growth.

Priority 3- A high priority for the Buckinghamshire Local Plan is to resolve the tension between the Local Plan and Neighbourhood Plans. Having prepared a highly effective Neighbourhood Plan, which was made in 2015, and which has since been successfully implemented, Buckingham Town Council appears to have been greatly disappointed by the adopted VALP. Notwithstanding the vision in the VALP that Buckingham will have grown “led by neighbourhood planning”, the VALP has this time taken the allocation of sites away from the NP process and has effectively overridden the made Buckingham Neighbourhood Plan

Q13 Anything Else- HLM (Buckingham) consider it important to reiterate the need for the forthcoming Local Plan to resolve and set out fulsome proposals for Buckingham and in particular to address the compelling and evidenced need to enhance transport infrastructure and thereby the environment, in the town. It needs to do so in partnership and through dialogue with key stakeholders including the Town Council and Hallam Land Management.

Q12 Priority 1- Key sections of the orbital link road which are described as being delivered ‘in the longer term’ and currently without associated development. Completion of the orbital link road will only come forward as part of development proposals at scale and needs to be planned for in the next Local Plan as part of a cohesive spatial strategy.

Priority 2- It is also recognised that a further priority in and of itself is to ensure the identification of ample development land to ensure a generous supply of new homes to address need, the issue of worsening affordability, under-supply and to support economic growth.

Priority 3- A high priority for the Buckinghamshire Local Plan is to reflect the ambition for Aylesbury Garden Town in its masterplan and Vision 2050 and the Vision for Buckinghamshire 2050. These documents acknowledge the challenges faced by the county and the town of Aylesbury including a historic dominance of out-commuting, ageing population, lack of available housing - particularly affordable, accessible and specialist homes, limited infrastructure investment.

There needs to be a recognition of the need to balance competing interests and use a collaborative approach to planning for the future of Buckinghamshire and which is needed to deliver outcomes in line with Government and local priorities by 2050. Including the aim for infrastructure to be strategically planned and delivered.

Q13 Anything else- HLM (Aylesbury) consider it important to reiterate the need for the forthcoming Local Plan to embed the completion of the orbital outer link road into its policies. The compelling need is already evidenced in the Buckinghamshire Transport Plan 4 (2016-2036), the Aylesbury Transport Strategy (2016-2033) and is recognized within the Berton with Broughton Neighbourhood Plan and in the Aylesbury Garden Town masterplan.

The opportunity to deliver this key strategic infrastructure for the benefit of the town needs to be taken and an effective mechanism for delivery of the road would be an allocation for development at scale on land to the northeast of Aylesbury which would unlock land for strategic housing to meet local needs.