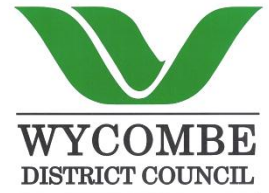


For official use only

Options Consultation on the
Wycombe District Local Plan
February 2014



Response Form to the Consultation Document

Responses must be submitted to Wycombe District Council by **Friday 4 April 2014**.

If you are completing this form online, you can send your comments to us automatically simply by clicking the “**SEND**” button.

Responses can also be submitted by email to newlocalplan@wycombe.gov.uk or sent by post to:
Planning Policy Team - Wycombe District Council
Freepost HY120
Queen Victoria Road
High Wycombe
HP11 1BR

You can submit as many comments as you would like.

This form has three parts:

- Part A – Your Details
- Part B – Your comment(s). Please expand the comments table as appropriate
- Part C – Equalities Monitoring (this will be made anonymous and not shared)

PART A – Your Details

1. Personal Details

Title First Name Surname

Job Title (where relevant)

Organisation (where relevant)

Address

Postcode

Telephone Number

Email Address

2. Client Details (please complete if you are representing a client or a specific site interest)

Site Interest	<input type="text"/>
Client Name	<input type="text"/>
Client Address	<input type="text"/>
Postcode	<input type="text"/>
Telephone Number	<input type="text"/>
Email Address	<input type="text"/>

3. How did you hear about this consultation?

WDC e-mail.
WDC adverts about consultations/workshops.

Please tick this box if you wish to be notified of future stages of the new Local Plan, including further consultations, Submission, Examination and Adoption

YES

Please tick this box if you wish to receive our electronic Weekly Planning Bulletin which gives you updates on local and national Planning matters

YES

Data Protection and Freedom of Information

Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, requires copies of all representations to be submitted to the Secretary of State. By completing and submitting a response to the Council you are giving your consent to the processing of personal data by Wycombe District Council. You are also accepting that any information received by us, including personal data, may be put into the public domain, including on the Council's website.

PART B – Please submit your comments using the form below.

Name or Organisation:

RAYMOND JONES

1. To which part of the Plan does this comment relate?

. It is essential that under the first heading (Reference) you identify which part of the consultation report you are commenting on, e.g.:

- the whole document
- chapter (e.g. chapter 4)
- Option (e.g. option 2)
- paragraph (e.g. para 5.2.64)
- consultation question (e.g. Question 25)
- appendix (e.g. appendix 3)
- Sustainability Appraisal

2. Are you supporting or objecting?

Let us know for each comment if you are supporting or objecting what we have written: you could be supporting one option but not another.

3. Comments

You can submit as many comments as you want. Simply expand the table below or use further sheets.

1. Reference: Chapter/ Paragraph No./ Option/ Consultation Question/ etc.	2. Are you supporting or objecting? Supporting / Objecting	3. Comments
Question 44a	Supporting	<p>The proposed policies/percentages are arbitrary; we would have expected other criteria to be considered and all decisions influenced by what is built elsewhere. 15 or more units (5 in rural areas) to give 30% to 40% affordable housing units.</p> <p>Yes.</p> <p>Maximum of 40%.</p> <p>Affordable housing units should be based on the newbuild units being provided on the sites being developed.</p> <p>Suggest that option (b) is the basis adopted by the Council.</p> <p>Consideration of issues in questions 45 through 47 is inadequate. Creation of new Houses of Multiple</p>
Question 44b	Supporting	
Question 44c	Supporting	
Question 44d	Supporting	
Question 44e	Supporting	
Question 45	Supporting	

Question 46a	Objecting	Occupation should be controlled to reduce their impact on residential areas.
Question 46b	Objecting	No. Allocation of specialist homes will result in the downgrading of accommodation.
Question 47	Supporting	No. Setting a percentage target for housing older people will not lead to their integration in the community.
Question 48	Supporting	Support the development of more detailed guidance outside of the plan.
Question 49	Supporting	Consideration of the issues in question 49 through 51 is inadequate and should be part of WDC's vision for Wycombe. I support having a policy for rural exception schemes which allows for a limited amount of market housing.
Question 50	Supporting	Yes.
Question 51a	Supporting	Yes. The number and types of facilities should be related to the perceived need : number of employees, children requiring crèches etc to build a permanent on site infrastructure.
Question 51b	Supporting	Yes. Existing tourism developments need to be supported.
Question 52a	Supporting	Yes. New tourism facilities need to be promoted.
Question 52b	Supporting	Yes. Good broadband and digital connectivity are the key to attracting inward investment.
Question 53a	Supporting	Yes. Restrictions will reduce damage to roads and reduce congestion.
Question 53b	Supporting	Questions 54 through 56 require greater thought. Facilities should include playing fields, village pubs, village halls and Class D1 non-residential institutions. Commercial operation of a Right to Buy business would need to be explored. Aim should be to create/enhance communities as well as building houses.
Question 54a	Supporting	Yes. Community right to buy tools are an effective method of gathering local support to protect community facilities.
Question 54b	Supporting	Yes. AONB features are the distinctive character, scenic quality and natural beauty of the landscape based on an objective assessment.
Question 54c	Supporting	Yes.
Question 55a	Supporting	
Question 55b	Supporting	

Question 55c	Supporting	Yes.
Question 55d	Supporting	Policies specifying specific types of development in the Green Belt including NPPF overall policy framework.
Question 55e	Supporting	Yes.
Question 56a	Supporting	The limit for extensions should be set at no more than 15% of the current floorspace.
Question 56b	Supporting	An acceptable size for a replacement building should be no more than 5% of the original floorspace.
Question 56c	Supporting	Yes. Important factors include current landuse, industrial use, pollution, distance from mains services and access to public transport.
Question 57a	Supporting	I support the need for a specific policy to protect the District's most important heritage assets.
Question 57b	Supporting	Yes.
Question 57c	Supporting	Yes.
Question 57d	Supporting	Retention of open space and trees, building design, local architecture, hard and soft landscaping, use of traditional materials as described in the Chilterns Building Design Guide.
Question 58	Supporting	Yes. Policy should be criteria based. Yes. To stop the spread of "A" board pavement adverts. Yes. This ought to be part of WDC's vision for Wycombe as well as being an assumption in this plan. Yes.

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**New Local Plan
Comments – continued.....**

1. Reference: Policy ID/ Paragraph No./ Consultation Question/ etc	2. Are you supporting or objecting? Supporting / Objecting	3. Comments
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		<p>GENERAL COMMENTS:</p> <p>The document is not a plan but a consultation on where WDC might build new houses. It does not set out WDC’s vision of Wycombe – it is an adhoc group of proposals which are based on a combination of unsupported WDC and central government assertions. Some key assumptions are lost in Section 6.</p> <p>Pages 20-21 set out a series of scenarios for house building based on certain assumptions. However, these assumptions are based on data which needs to be questioned and which WDC has clearly failed to question. For example, why was there an ”unexpected” high population growth of about 10% between the 2001 and 2011 censuses (see page 14) in spite of a loss of 12,000 jobs in the same period (see page 16). WDC officials and politicians had not addressed the issue in developing the plan and were unable to explain the increase in population – if this was due to “ migration “ then the reasons for that migration need to be understood.</p> <p>The scenarios on page 21 are based on migration trends in the last ten years. If WDC does not know why the population grew by about 10% in the last ten years (in spite of a similar reduction in local jobs), how can it make assumptions about the future. Furthermore, the assumption that the local population will keep growing at the rate of 10% every ten years (scenario B) is highly questionable (this may also point to a flaw in national assumptions).</p> <p>It is essential that WDC focuses on the big issues and on those things that are achievable within the 2031 timetable. In some respects, the document seeks to cover every conceivable side issue – solving those issues may well be used to delay resolution of the bigger issues. Section 6 includes some fundamental issues that require greater attention and which ought to form the basis of assumptions for the rest of the plan. It also includes several side issues that are unimportant to the wider picture.</p>
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New Local Plan
Comments – continued.....

1. Reference: Policy ID/ Paragraph No./ Consultation Question/ etc	2. Are you supporting or objecting? Supporting / Objecting	3. Comments
		<p>The plan raises the issue of providing "affordable" local housing. However, there is no mention of how such houses could be bought and managed through a local government scheme and not available on the open market. Are the " help to buy " schemes applicable in this area?</p>

1. Reference: Policy ID/ Paragraph No./ Consultation Question/ etc	2. Are you supporting or objecting? Supporting / Objecting	3. Comments



PART C - Equality monitoring

In order to be able to monitor who is responding to our consultations we would be grateful if you could complete the following questions. Please tick the appropriate box. **All data relating to equalities will be made anonymous by the Council.**

Are you:	Male	<input checked="" type="checkbox"/>	Age:	13-19	<input type="checkbox"/>	20-24	<input type="checkbox"/>
	Female	<input type="checkbox"/>		25-44	<input type="checkbox"/>	45-59	<input type="checkbox"/>
				60-74	<input checked="" type="checkbox"/>	75+	<input type="checkbox"/>

Ethnicity:

White

English / Welsh / Scottish Northern Irish / British

Irish

Gypsy or Irish Traveller

Any other White background:

Mixed / Multiple Ethnic Groups

White and Black Caribbean

White and Black African

White and Asian

Any other mixed / multiple ethnic group:

Asian / Asian British

Indian

Pakistani

Bangladeshi

Chinese

Any other Asian background:

Black / African / Caribbean / Black British

African

Caribbean

Any other black / African / Caribbean group:

Other Ethnic Group

Arab

Any other ethnic group: