

Great Missenden & Prestwood Revitalisation Group

Incorporating Ballinger, South Heath and Heath End

Chiltern and South Bucks Draft Local Plan

Regulation 19 Consultation 7 June to 23 August 2019

Great Missenden and Prestwood Revitalisation Group's Representation-

It is noted that of all the sites proposed in this consultation, there are no site allocations for the Parish of Great Missenden. The Great Missenden and Prestwood Revitalisation Group (GMPRG) questions how are identified local needs to be met?

Local consultation in the Parish

Consultations in 2008 within the Great Missenden Parish Market Town Health Check highlighted a number of local needs such as- a residential care home and affordable housing, in particular starter homes.

<http://www.gmprg.org.uk/cv4hp16.html>

In the Great Missenden Parish Village Design Statement (GMPVDS), consulted in 2012, it was considered that smaller sites around settlement areas deliver greater community cohesion. <http://www.greatmissendenpc.co.uk/wp-content/uploads/2012/10/GreatMissendenParishVillageDesignStatementFinal.pdf>

A refresh of the Market Town Health Check- Community Vision was conducted in 2018 and whilst local residents do not support major changes to the area, there are common themes of requirements-

"Affordable housing for our children, so they don't have to move away."

"A mixed age community."

"There are many people in their 80's living on their own in 4 bedroom houses because there are few alternatives for them".

"Keep it rural- no major development".

"A wider range of shops and restaurants to sustain those already here and more local employment opportunities".

Local estate agents have also confirmed that there is a great need for down-size and more age-restricted properties. During the plan period the number of residents aged over 80 in Bucks is due to increase by 44%.

Despite the fact that healthcare groups consider it important for the elderly to be able to have care services at home and to enable older people to continue receiving

support from their existing infrastructure of family and friends, no suitable accommodation to meet these needs is proposed locally. The plan fails in this respect.

Identified needs such as affordable housing for key workers should also be provided locally within the District, not sent to Aylesbury, as the high cost of housing in Chiltern is making it difficult to recruit teachers, emergency service workers, etc.

Both the updated Community Vision and the Great Missenden Parish Village Design Statement (GMPVDS) outline the need for improvements to social, recreational, cultural, and educational and sports facilities within the area.

Review of GB4 and GB5 areas within the Local Plan

Prestwood

Within the Local Plan the area of Prestwood, along the A4128 Wycombe Road, to the south of the village is described as not being part of the village settlement. In the Green Belt Settlement Review, the following is stated about this GB5 area-

The identified area covers two rows of housing fronting either side of Wycombe Road. The identified area excludes a pub (the Polecat PH) to the south of the identified area, a garden centre to the south east of the identified area and the church to the north of the identified area. The church is the church which serves Prestwood. However, The main settlement has grown up to the north leaving the church and a few houses isolated from the main settlement. Given the separation from the main settlement it is not considered that this small area can be regarded as part of the main settlement area and it is not considered that it is a village in its own right. The area of housing is more akin to a hamlet. Therefore it is proposed that the infilling designation be removed from this area.

https://www.chiltern.gov.uk/media/13069/Green-Belt-Settlement-Review/pdf/Review_of_Villages_within_the_Green_Belt_-_april_2019_final.pdf?m=636933615910270000

This statement is contested; when this area was reviewed in the CDC Delivery DPD it was considered part of the settlement. Historically it is part of the main settlement and local people do not consider this area of housing, the village Church and Hildreth's garden centre a separate 'hamlet'.

As a community group with local knowledge, GMPRG considers this developed area as no less part of the settlement of Prestwood than the ribbon development to the south east of the village along Nairdwood Lane. Therefore it should also be included in the settlement and excluded from Green Belt, so that Prestwood village church is (as it always has been considered to be) part of the main settlement of Prestwood.

GB4 and GB5 Areas within the Parish

Residents of villages such as South Heath are concerned that removal from Green Belt could lead to disproportionate development spoiling the residential character of the area.

To address this concern, it is requested that the following additions to policy 10.2.1, Protected Places, be included within the plan:

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

- Enhance the 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.

Educational site allocation

In response to the last consultation, it was suggested by GMPRG, and the Great Missenden Parish Council, that a site on the southern edge of the village, currently in Green Belt, is retained as a potential "educational site", rather than housing, as it is the only flat site within the village that could provide school sports pitches etc.

As this plan considers development for the next twenty years, it is feasible that the two currently oversubscribed schools could be moved to the south of the village, within the 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), that is suggested to be retained as an educational site allocation for a new Prestwood Combined Infant & Junior School, is that extending from the boundary of the Chiltern Way Federation School on Nairdwood Lane. See aerial photograph.



Improvements to the Public Realm via Community Infrastructure Levies

The introduction of CILs 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 Community Infrastructure Levy or investment in projects so that new development is a benefit to all.

Within the 2018 refresh of the Community Vision for the Parish, the top priority for local improvements is improvements to public space, closely followed by improvements to the appearance of villages. See-

<http://www.gmprg.org.uk/current-projects/community-vision/>

Projects such as the redesign of Prestwood Village Centre could be made possible if CIL funding from development within the district could be available to fund it. See-

<http://www.gmprg.org.uk/current-projects/prestwood-village-revitalisation/>

Other general comments-

- Redevelopment of the current Paradigm social housing in Hazell Road is supported. From plans drawn up locally, it can be seen that 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 to the large population of Prestwood and local employment.
- Any new development needs to provide adequate parking and contributions to public realm improvements, in particular Prestwood Centre improvement. <http://www.gmprg.org.uk/current-projects/prestwood-village-revitalisation/>
- 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 services and infrastructure that are needed for Prestwood include a bus service that accesses Amersham, Stoke Mandeville and Wycombe Hospitals and more regular and direct services on existing bus routes.

- Prestwood Common to stay a Local Green Space with improved buildings and more sports and play facilities in line with CDC Open Spaces Strategy- <https://www.chiltern.gov.uk/open-space-strategy>



- Both Prestwood and Great Missenden have parking problems. Ways to alleviate them could be a community shuttle bus to/from Great Missenden station for commuters and the promotion of car share schemes and subsidised improvements to public transport.
- Nature conservation sites to encourage biodiversity and safeguard local rare plant and bird species and protect wildlife habitats should be identified and listed in the Local Plan.
- Guidelines for 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 in the Local Plan.