

Dear Parishioner,

You will recall from the Parish Council Newsletter (copy attached) sent to you on 25th May that applications are in preparation by Land and Partners (www.landandpartners.com) for two significant developments in Stokenchurch Parish – 65 houses to the south of Mill Road (opposite the entrance to Wormsley) and 24 houses at Wood Farm (approx. opposite Stokenchurch Medical Centre).

Ibstone Parish Council is very concerned about the potential problems for the parish which will arise if planning consent is granted, particularly the likelihood of increased traffic through our village and increased pressure on services such as SMC upon which we rely. We are however not statutory consultees as the sites are not in our parish. We can however comment just as you are individually entitled to do, and we will. We have asked Stokenchurch PC to inform us of their stance and are currently awaiting a response but we will be stressing our concerns to them and requesting that they include them in their comments as statutory consultees.

Residents who were here in March 2017 will recall an application for approx. 140 houses on another site to the south of Mill Road where our village made many objections and which was refused. We have consulted our professional planning advisor on these forthcoming applications and it is clear that it will be considerably more difficult to defeat them, principally because Wycombe District Council (now Bucks Council) formally adopted their Local Plan in 2019 following several years of consultation, and sites RUR8 and RUR9 are specifically designated within it as suitable for residential development. Bucks will wish to see them developed in pursuit of their County new housing target obligations and there is no viable way we can challenge the Local Plan.

We have been in touch with Land and Partners and they have undertaken to notify us when the applications are submitted. I attach copies of display boards which they used at their public meeting in Stokenchurch on 23rd May as the applications are expected to reflect the same details. I also attach a recent email exchange (see below) where they answered questions on several important aspects. These attachments will help you understand the implications of the proposals and no doubt raise significant concerns.

In anticipation that the applications will be submitted very shortly I strongly urge you to consider the matter and to raise any queries with me or any other Councillor. If there are sufficient, or if we cannot answer them we will try and arrange a public presentation from Land and Partners for the village.

You will be notified as soon as the applications have been submitted and validated as that will set the timetable for objections, but in the meantime we would be pleased to hear from you on this very important situation which has long term implications for the village.

Regards

Richard

From: Tobias Wapshare

Sent: Thursday, July 7, 2022 10:37 AM

Subject: Re: Your forthcoming planning application RUR8 and RUR9.

Good morning Richard,

Apologise for the delay in getting back to you. Thank you for your questions and I do appreciate your concerns. However I hope our responses below alleviate some of them. Answers are below in red.

1. Have you commissioned any highways or traffic report which indicates the anticipated increase in vehicular movements through Ibstone Village in both directions? You will appreciate that in common with other small villages in the Chilterns we already have a constant problem with speeding and as we have no footpaths or street lighting any increase in traffic volumes is of great concern?

Yes, the proposals have been worked up over recent years and Origin Transport Consultants have undertaken surveys of the existing traffic flows along Mill Road and at the junction with Ibstone Road in 2016 and this year. In line with best practice the TRICS Database is then used to forecast traffic flows generated by the development.

The Transport Statement setting out the assessment, alongside a Travel Plan, will be publicly available with the planning application documents. More information on TRICS is available here: <http://www.trics.org/system.html>

In summary the findings of the surveys were that the vast majority of southbound traffic along Ibstone Road is through traffic not associated with Mill Road, with the existing situation being that very few vehicles leaving Mill Road during peak hours turn south towards Ibstone, with most if not all turning north towards Stokenchurch or the M40. The flows associated with the new development are therefore anticipated to follow a similar pattern.

2. How do you propose to ameliorate the increased pressure that will result from your schemes on essential services such as Stokenchurch Medical Centre upon which our parishioners rely?

The proposals will generate a payment to the Council towards infrastructure provision, known as the Community Infrastructure Levy (CIL). This is a rate per square meter of floorspace built, and as this is an outline application with detailed matters reserved the final figure is not yet known. However this is anticipated to be in the region of £1million to be spent on local infrastructure projects. This in addition to other payments/commitments which will be set out in a Section 106 legal agreement. That will deal with items such as affordable housing.

3. Based upon the number of bedrooms in your schemes how many adults, children and private cars would you typically expect to accommodate on the two sites?

The number of bedrooms will not be determined by this application, which is in outline and so deals with the principle of development. However, up to 65 homes are proposed so up to around 156 people could be anticipated to occupy the development.

4. Will there be any facilities such as retail premises or public halls from which Ibstone residents could benefit?

The proposals are residential-led and other uses are not anticipated at this stage. This is in accordance with the site's allocation for development in the adopted Wycombe District Local Plan. A substantial amount of public open space will however be provided.

5. Have you considered the effect of your proposals upon Ibstone Primary School, and if so what have you concluded?

Stokenchurch Primary School is much closer to the development site than Ibstone Primary School and also has a considerably larger capacity (450 pupils compared to 91). It is

anticipated that children living at the proposed development would be much more likely to attend Stokenchurch Primary School.

I do hope these answers provide Ibstone Parish Council with some comfort, particularly in terms vehicular movements and amenities but if you have any follow up questions please do get in touch direct. I will be sure to email you once the applications are officially submitted, at which point you'll be able to view all the technical information on the council's website and of course make comments on the application.