

SAVE SAUNDERTON AONB

Threat to beautiful countryside requires action now

The Molins Action Group (“MAG”) has set up a website at savesaundertonaonb.com to keep people up-to-date with the growing threat to our local countryside and environment. There are two planning proposals in progress in our area of Green Belt and AONB.

1. The current St Congar Land application is to build 212 houses on the 23 acre Molins brownfield site off Haw Lane. The decision date is deferred pending progress on the wider plan, below.
2. Wycombe District Council (“WDC”) is recommending the consideration of a “Greater Saunderton” development with up to 1,000 new houses on the Molins brownfield site plus a further 80 acres of greenfield land owned by St Congar Land (a small part) and West Wycombe Estate (the larger part). The proposed extent of this is shown below.

There is more about the proposals in this leaflet and we encourage as many of you as possible to voice objections. We have a checklist on the back page of how you can help. **These changes will be irreversible.**



What you need to know about the proposals

Molins site application

- St Congar Land, a developer, acquired the Molins site comprising a 23 acre employment site and additional greenfield land, all in Green Belt & AONB.
- In January 2015, it applied to WDC for a change of use from employment to residential and for outline planning consent for 212 houses in a dense urban-style development.
- The application has so far received c. 140 objections from local residents, Parish Council and organisations such as The Chilterns Conservation Board & The Chilterns Society.
- During pre-application enquiry, WDC informed the applicant that the current application for isolated development would not represent sustainable development.
- St Congar Land agreed to defer a WDC decision until at least 31st July, 2015 whilst it considers the likelihood of the larger Greater Saunderton plan.



Greater Saunderton

- This WDC initiative is intended to create a sustainable development at Saunderton using the perceived positives of railway access at Saunderton Station, road access via the A4010 and the existence of some currently unused brownfield land (the Molins site).
- The WDC Local Development Scheme (March 2015) proposes the use of over 100 acres of Green Belt & AONB to extend the existing 150 houses by 500 to 1,000 new houses.
- WDC currently proposes an Area Action Plan to fast-track proposals for Greater Saunderton to achieve an adopted plan by late 2016.
- Bledlow-cum-Saunderton Parish Council wishes to create a Neighbourhood Plan to demonstrate a more sustainable development of housing and employment in the area.
- The WDC proposals represent an extraordinary invasion of the AONB with an irreversible loss of Green Belt and AONB land to urban-style housing development.

1. **WDC Cabinet has not recommended “endorsement” of the Chilterns AONB Management Plan, nor will it recommend that the Plan be “materially relevant”.** This will be voted on at a Council meeting on 27th July 2015. This would be a missed opportunity to protect AONB, and we object to the Cabinet’s recommendation.
2. From documents available on WDC website, we know that the **West Wycombe Estate has offered its farmland at Saunderton for development.**
3. Bledlow-Cum-Saunderton Parish Council has notified WDC that it wishes to develop a **Neighbourhood Plan**, identifying a sustainable way of achieving both housing and employment growth.

MAG continues to work with local Councillors (Parish, District and County), our local MPs, the National Trust, the Campaign to Protect Rural England, the Chiltern Society, The Chilterns Conservation Board and other local and national organisations.

There’s lots more news at savesaundertonaonb.com.



Checklist

- 1. Send a letter or email of objection** regarding the St Congar Land application to build 212 houses on the Molins site before the end of July 2015, if you have not already done so. You can send further letters if you have new reasons for objection. Full details on how to do this at savesaundertonaonb.com.
- 2. Be ready to participate in local consultations** as WDC updates the timescale for the Area Action Plan which will look at the wider Greater Saunderton plan. We will share details.
- 3. Share the information with neighbours and friends in the local area.** We believe that not everyone realises the scale of development being planned. Action now by all of us can prevent this plan from ruining the beauty of our rural environment forever.
- 4. Help the MAG team** with photos, leaflet delivery, fundraising, and lobbying (contact us for more details).
- 5. Make a donation** to support our Action Group's activities (contact us or check savesaundertonaonb.com for details).



Contact details



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Save Saunderton AONB Action Group is managed by a group of concerned local residents from the Parish.

We strive to keep this information up-to-date and accurate. Please do let us know if there are inaccuracies or if any new and relevant information comes to light.

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