**The Beaconsfield Society Response to Green Belt Preferred Options Consultation December 2016**

**Option 9: Beaconsfield**

1. **and (b) : Suitability**

Having studied the SBDC Evidence Base for release of Green Belt east of Beaconsfield, Preferred Option 9, we The Beaconsfield Society as an accredited Stakeholder in this process conclude that **no proven case has been made for release of Green Belt in this location** for an assured and sustainable provision of any level of housing need within the Council’s areas. Therefore Preferred Option 9 is unsuitable for development beyond the existing developed area of Wilton Park (approx.22ha).

Option 9 is not suitable for release from Green Belt and development because:

* No defined housing need that can viably and sustainably be met in these particular areas of land has been proven. See Appendix 1.
* No employment need has been proven that can only be provided by commercial activity on these areas of land. See Appendix 2.
* The release of this Green Belt land would not be sustainable. See Appendix 3.
* The sustainable prerequisite infrastructure and facilities needs have not been defined let alone shown to be financially viable and deliverable. See Appendix 4.
* The SBDC Green Belt assessment and Evidence Base have failed to demonstrate (as required) that this Green Belt land does not serve all the 5 declared purposes of the Green Belt. See Appendix 5.
* The HEDNA categorically does NOT specify 1700 homes in Preferred Option Area 9.

1. **Evidence Base**

* The SBDC Stage 2 Consultation and its justification for release of Green Belt is unsound because it is based on incomplete, inadequate and improper disclosure of “evidence”; that “evidence” is seriously and fundamentally flawed and lacking in fact. The “evidence” is instead based on assumptions and uncertainty. See following Appendices.

1. **Alternative Options**

* Preferred Option 9 is unsuitable for release from Green Belt and development. Release from Green Belt and development should be limited to the existing developed area of Wilton Park only (approx.22ha) and which should remain extremely well screened so as to protect: the Historic Core of Beaconsfield Old Town; the oldest Conservation Area in the district; Listed Buildings in the vicinity and their amenity; the prevailing rural scene; and nearby Area of Natural Beauty.
* Local knowledge confirms that any extra commercial or industrial activity would only be viably located in adjacent towns already equipped with appropriate infrastructure and workforce (e.g. Wycombe, Loudwater, Chesham), not in a green field.

Therefore, in conclusion, no exceptional circumstances (as required by the NPPF) have been evidenced to justify the release of this Green Belt land; need alone is not sufficient and is not proven in any event. This Green Belt land continues to serve the 5 declared purposes of the Green Belt. **In consequence, this Green Belt land should remain as protected Green Belt land and is unsuitable for development.**