

To: Planning Policy Team, Wycombe District Council , Council Offices,
Queen Victoria Road, High Wycombe, Bucks HP11 1BB
Email : neighbourhood.planning@wycombe.gov.uk

Dear Sir / Madam,

[REDACTED]

I wish to express my concern on the draft Neighbourhood Plan. The draft makes no reference to outstanding planning commitments, limitations of current infrastructure (mainly existing railway bridge) or WDC landscape advice. The process during the last 2 years appears overly influenced by local land interests rather than logical and sustainable planning. To explain:

I reside at the above address and had the opportunity in 2010 to purchase 1.8 acres of land to the rear as edged orange on the attached plan (Site 20). At the same time land referred to as Kimble Pasture, along with the land which now accommodates the new property called Smokey Row, also became available. A number of local residents purchased this land. Whilst the land mainly abutted the rear of properties in Bridge Street, it all fell outside the village envelope.

Following the purchases local residents agreed to support planning application No 10/06921 (extracts attached) for a large, single family home on the basis that c2.4 acres of land would be secured for community use. This is best explained by the WDC Planning officer's report prior to approval being granted in July 2011:

*Para 4.18 In conclusion, it is considered that the land being offered for community use is reasonable and proportionate in terms of the enabling development proposed **and notwithstanding reservations about access arrangements** it is considered that the proposal will provide a valuable and much needed local community facility. Subject to completion of the legal agreement it is considered that the applicant has demonstrated special circumstances to justify this development as an acceptable departure from the adopted Local Plan, with the benefits of the provision of the community land outweighing the intrusion into the open countryside arising from the proposed residential development. The proposal is considered to be acceptable in terms of its detail, impact on neighbouring properties and highway arrangements.*

A site visit will show the restricted access effectively precludes the land being actively used as envisaged. A fully functional and permanent access can now be provided (as detailed below). Notwithstanding representations to the WG over the last 18 months there is **not** a single reference in the Draft Neighbourhood Plan to this existing commitment. Most of the preferred sites show 'token' community land in less appropriate locations.

When WDC in 2017 sought the allocation of 130 new homes in the Parish they also conducted a report titled Landscape Sensitivity & Capacity Study Sept 2017 (extracts attached). Of the land assessed, Area No 5, land to the rear of Bridge Street, was the only land regarded as having high capacity. Whilst having least impact on the local landscape it is 'not out of sight' of the Bridge Street residents. Notwithstanding representations to the WG over the last 18 months, there is **not** one single reference to WDC 2017 Landscape Sensitivity & Capacity Study.

A public meeting took place in June 2018. Individual landowners revealed detailed schemes. The main objective was to seek those who attended to rank the sites but issues of suitability and sustainability of the locations appeared less relevant. I presented a draft scheme for 15 homes on my land (Ref Site 20). Access was proposed from Bridge Street. As my land backs onto existing homes and concern was expressed regarding increased traffic on Bridge Street, inevitably my site scored poorly. There was a clear preference for any development being located somewhere else.

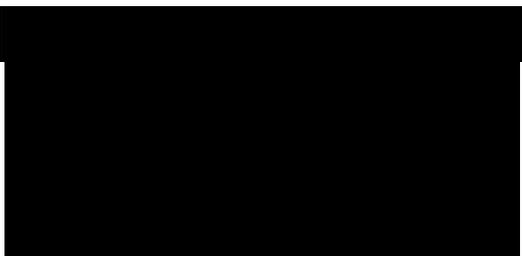
In July 2018 the adjacent land called The Orchards was granted detailed residential planning permission with access direct to the main road, Grove Lane. (Planning Ref No 17/07378). I swiftly agreed terms for an access to my land via The Orchards. This would both overcome objections related to an access from Bridge Street and provide access to the Community Land approved under permission 10/06921. The Orchards site has full technical approval for the road and all services. Housebuilding has been postponed awaiting the outcome of the NP process and the possible need to increase the capacity of services for a larger site. The WG were not interested in discussing or updating their reports accordingly.

At a public meeting in Spring 2019 the WG announced their favoured sites for the 130 dwellings without any reference to material matters that have subsequently arisen following the Public Meeting in June 2018.

I am surprised and dismayed that the latest NP documents still assess my land as if it is being accessed from Bridge Street which reduced its suitability score accordingly. The agreed access via the Orchards overcomes almost all of the objections expressed by the residents in the early stages of the NP consultations but has been totally ignored by the NP team, without any explanation.

It appears 'job done' on the due process which swiftly resulted in 2 pre-emptive planning applications (Ref No 18/07975 & 19/08073) for 14 + 40 dwellings being 40% of the allocation. Both have a volume of supporting data on the planning portal that indicates the extent of the infrastructure constraints and demands.

In conclusion, the inconsistencies and omissions are of such magnitude they must surely render the draft Neighbourhood Plan and its site selections fundamentally unsound. I would welcome Wycombe District Council and the Planning Inspector to consider the benefits of the inclusion of my Chequers land (Site 20) as it can effectively be swiftly 'plugged' into the existing infrastructure, has least effect on local landscape issues (as confirmed by WDC's 2017 study), can facilitate a future access to land south towards the railway (which may come forward in a future plan period) and, perhaps most importantly, can provide in a matter of months a fully functional access to the Community Land as promised in 2011.



D Yarroll

The Chequers, Bridge Street.