
From: Caroline O'Connor [REDACTED]
Sent: 05 March 2019 18:07
To: NewLocalPlan
Subject: Fwd: Golden Guff Response
Attachments: WDLP-Main-Mods-Response-Form-2019-01-22.doc

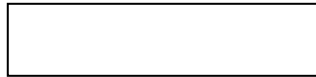
Sent from my iPad

Begin forwarded message:

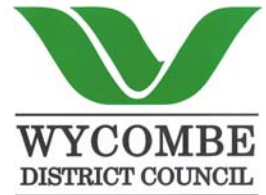
Please find attached my response to the latest amendment to the Local Plan.

Regards
Caroline O'Connor

Click [here](#) to report this email as spam.



For official use only



Wycombe District Local Plan Proposed Main Modifications (February - March 2019) Representation Form

The Wycombe District Local Plan was submitted for examination in public in March 2018. Hearings were held over the summer of 2018.

The independent Local Plan inspector has identified various changes that she considers may need to be made to the Plan (known as “Proposed Main Modifications”) to make the Wycombe District Local Plan a “sound” plan.

We invite your comments, also known as representations, on these Proposed Main Modifications.

- Please quote the Proposed Main Modification you are commenting on (question 1 in part B).
- Please give your comments on the Proposed Main Modification and indicate any further changes to the Proposed Main Modifications that you feel are necessary (question 2 in part B).
- **Comments will only be accepted for the Proposed Main Modifications. General comments about the content of the Local Plan not related to a Proposed Main Modification will not be accepted.**

The deadline for responses to be received by the Council is **11:59 pm on Wednesday 27 March 2019**.

Responses can be submitted:

- online at www.wycombe.gov.uk/local-plan-modifications
- by email to newlocalplan@wycombe.gov.uk (an automatic email response will confirm receipt)
- or sent by post to:
Planning Policy Team,
Wycombe District Council,
Queen Victoria Road,
High Wycombe,
Bucks,
HP11 1BB

You can submit as many comments as you would like. Please complete a separate part B for each part of the plan on which you want to comment.

This form has two parts:

- Part A – Your Details
- Part B – Your comment(s). Please expand the comments table as appropriate

All comments received will be passed to the independent Local Plan Inspector for consideration.

PART A

1. Personal Details

2. Agent's Details (if applicable)

** If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	Mrs	
First Name	Caroline	
Last Name	O'Connor	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Postcode		
Telephone		
Email Address		

3. Client Details

If you are an agent representing a specific site interest, please fill in the details below.

Site Interest	
Client's Name	

4. Please tick this box if you wish to be notified of future stages of the Wycombe District Local Plan

5. Please tick this box if you wish to receive our electronic Weekly Planning Bulletin which gives you updates on local and national Planning matters (you will need to supply an email address to receive this)

PART B – Comments on the Proposed Main Modifications– Please copy and use a separate sheet for each representation

Name or Organisation:

Caroline O'Connor

1. Which of the inspector's Proposed Main Modifications does this response relate to?

Proposed Main Modification number

PMM44 and PMM45

2. Please use this box to set out your comments on the Proposed Main Modification, setting out clearly if you support or object to the Proposed Main Modification and the reasons supporting your position.

If appropriate, please set out what further change(s) to the Proposed Main Modification you consider necessary. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

- The Sustainability Assessment (revised December 2018) lists as objectives: "1: To conserve and enhance biodiversity. 2: To conserve and enhance the District's landscape and those areas designated for their landscape value. 3: To conserve and enhance the District's townscapes and historic environment, and, in particular, those areas designated for their heritage importance". **THE DEVELOPMENT PROPOSED IN MODIFICATION PMM44 and PMM45 CONTRADICTS ALL THE ABOVE POINTS AND IS THEREFORE UNSOUND. IN PARTICULAR, BIODIVERSITY CANNOT BE PROTECTED AND ENHANCED IF AN OPEN FIELD BORDERING ANCIENT WOODLAND IS TO BE BUILT ON AND NEITHER CAN THE LANDSCAPE DESIGNATION OF AONB BE SUSTAINED AS PMM45 DOES NOT STIPULATE THAT THE UNDEVELOPED PORTION OF THE FIELD BE USED FOR AGRICULTURE OR BE SUBJECT TO STEWARDSHIP TO MAINTAIN ITS BEAUTY AND IMPORTANT NATURAL FUNCTION AS AN AQUIFER.**

- The Sustainability Assessment Para 3.1.1 states the need "To conserve and enhance biodiversity" whilst Para 3.1.6 states the aim to "reduce the need for travel by car and reduce the negative impact of transport on the environment". **MODIFICATIONS PMM44 & PMM45 DO NEITHER, THEREFORE THEY AND THE CONCEPT OF DEVELOPMENT RUR1 ARE NOT SOUND.**

- Appendix III Page 37 concludes: "Sites SLE0017 (Land south of Finings road (whole site)), Part of SLE0017 (Land south of Finings road (reduced)) and SLE0030 (Lane to the South of Clinkard Place) are all situated adjacent to the conservation area. Development at these sites has the potential for negative effects on the historic environment by affecting the setting of the conservation area. Development on northern section of site SLE0017 (Land south of Finings road (whole site)) as well as on the separate option, Part of SLE0017 (Land south of Finings road (reduced)), could also affect the setting of Grade II listed building. If development were avoided in the north and south of site SLE0017 (Land south of Finings road (whole site)) and vegetation retained along the boundary of the site and conservation area it may be possible to reduce the significance of negative effects. However, at this stage this is uncertain. All three sites have the potential for a residual long-term negative effect on the historic environment by affecting the landscape and therefore setting of the conservation

area". MODIFICATIONS PMM44 & PMM45 ARE THEREFORE UNSOUND.

- PMM5 Policy CP3 Page 35 POLICY CP3 – SETTLEMENT STRATEGY, Para 4.22 states it: "ensures that development is not proposed in areas where development should be restricted such as AONB". **AS MODIFICATIONS PMM44 & PMM45 RELATE TO THE DEVELOPMENT OF RUR1 IN AONB, THE PROPOSAL TO DEVELOP HOUSES THERE IS THEREFORE UNSOUND.**

- PMM9 Policy CP10 Page 75 - 76 POLICY CP10 – GREEN INFRASTRUCTURE AND THE NATURAL ENVIRONMENT states: The Council will promote the conservation and enhancement of the natural environment and green infrastructure of the District through: 1. Conserving, protecting and enhancing the Chilterns Area of Outstanding Natural Beauty and other natural environmental assets of local, national and international importance by: Protecting them from harmful development through development management policies in this Plan and the Delivery and Site Allocations Plan including the protection of biodiversity and landscape designations and landscape character based approach to considering proposals; Protecting designated sites and through management plans ensuring their biodiversity value will be enhanced. **THE DEVELOPMENT PROPOSED IN MODIFICATION PMM44 and PMM45 CONTRADICTS ALL THE ABOVE POINTS AND IS THEREFORE UNSOUND. IN PARTICULAR, BIODIVERSITY CANNOT BE PROTECTED AND ENHANCED IF AN OPEN FIELD BORDERING ANCIENT WOODLAND IS TO BE BUILT ON AND NEITHER CAN THE LANDSCAPE DESIGNATION OF AONB BE SUSTAINED AS PMM45 DOES NOT STIPULATE THAT THE UNDEVELOPED PORTION OF THE FIELD BE USED FOR AGRICULTURE OR BE SUBJECT TO STEWARDSHIP TO MAINTAIN ITS BEAUTY AND IMPORTANT NATURAL FUNCTION AS AN AQUIFER.**

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(Please continue on a separate sheet/expand box if necessary)

Empty box for continuation of text.

(Please continue on a separate sheet/expand box if necessary)

Privacy notice

Wycombe District Council Planning Policy Service collects, uses and is responsible for certain personal information about you.

This response form collects the following personal information from you:

- your name
- your phone numbers
- your email address
- your home address

This information is being collected to allow us to fulfil our statutory function of producing a Local Plan covering the Wycombe District.

Your submissions, including personal data, may be shared with the Local Plan Programme Officer and the Local Plan Inspector. We may also share your submissions with other government partners and agencies such as Buckinghamshire County Council, the Environment Agency, Historic England and Natural England, or other service departments within Wycombe District Council.

Your submissions will be published on our website. These will be redacted (“blacked out”) to remove personal information including:

- personal contact details - Telephone numbers, email addresses, postal addresses
- signatures
- information about health conditions or ethnic origin
- information agreed to be confidential

If you are submitting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please let us know as soon as you can.

Your submissions and personal information will be kept until the Local Plan is superseded.

If you have questions about data or privacy, please see our full privacy policy on our website: <https://www.wycombe.gov.uk/pages/About-the-council/Privacy/Our-privacy-policy.aspx>

Alternatively you may contact our Data Protection Officer at **Wycombe District Council, Queen Victoria Road, High Wycombe, HP11 1BB** or at access2information@wycombe.gov.uk.