

From: Andrew & Pauline MacTavish [REDACTED]
Sent: 11 March 2019 17:16
To: NewLocalPlan
Subject: New Local Plan PMM44 & PMM45
Attachments: 2019 GOLDEN GUFF.docx

Comments on New Local Plan attached

Andrew MacTavish

Sent from [Mail](#) for Windows 10

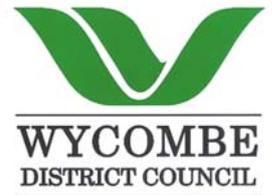


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Wycombe District Local Plan Proposed Main Modifications (February - March 2019) Representation Form

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 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	Mr	
First Name	Andrew	
Last Name	MacTavish	
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	N/A
Client's Name	

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

X

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:

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

Proposed Main Modification number PMM44 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 proposed 10 dwellings would occupy precisely a raised spur of hill as indicated by the contour lines on Ordnance Survey maps. This is the highest point in any direction 450 yards from the central crossroads of the village. The proposed dwellings would dominate existing lower buildings close by, including a listed cottage, and would be seen from a considerable distance.

Golden Guff is a long narrow field, drawing a clear boundary line for the village. It is a long narrow pasture of considerable ecological diversity, protected in itself by the grazing of livestock. This narrow green belt marks the boundary of core village development on its east side, and it protects the ancient woodland on the west. The village is fortunate in having such a neat 'townscape'. Opening it up would be a loss in many ways.

As has been explained at a public meeting, development of the site would necessitate the partial clearing of some 900 square metres of ancient woodland being common land. This would allow for a visibility splay for traffic entering and exiting the site at the bend in the B482. Extensive hazel and goat willow would be cleared. This would destroy the view of the woodland from the centre of the village up the straight road.

There is no pedestrian exit from the site. There is no footpath towards the village centre on the site side of the B482 for c.80 yards. The boundary hedges of properties abut the road. Some significant form of pedestrian crossing of this very busy and fast road would be needed, to the detriment of the edge of the village.

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