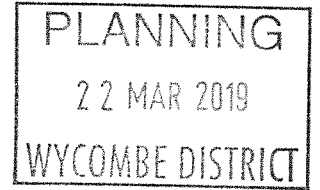
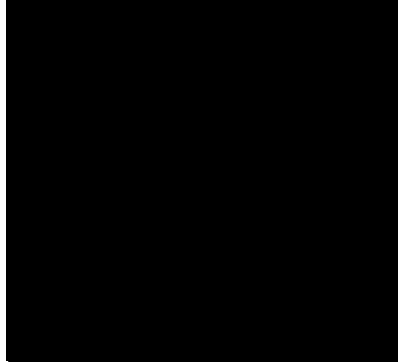


**Wycombe District Local Plan Proposed Main Modifications
[February – March 2019]**

Ms. Carole Lawther



I would like to be notified of future stages of Wycombe District Local Plan

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Carole Lawther

Proposed Main Modification number PMM5

Paragraph 4.22

“ensure that development is not proposed in areas where development should be restricted such as Areas of National Beauty [AONB], Green Belt and areas at risk of flooding, or in places without facilities and services to support it.

This is just not reflective in the substance of the proposal to restrict development in AONB and Green Belt.

Stand alone this modification is inadequate.

Carole Lawther

Proposed Main Modification number PMM6

“To provide clarity on the 2016 based Household Projections for England and their effect on the plan”

- **September 2018 projected lower household growth figures acknowledged but then ignored and show the intent of Wycombe District Council to continue to base the local plan on out of date estimates of house requirements.**
- **Controversial proposals to build on green belt and Areas of Outstanding Beauty will not be needed if it turns out that housing needs are lower than expected. The ‘exceptional circumstances’ said to justify the inclusion of such sites as mentioned above are void, yet Wycombe District Council still have them included.**
- **Many places in the plan [September 2018] projects lower household growth but modifications don’t seem to be implemented by Wycombe District Council.**
- **The plan includes controversial proposals to build on green belt and AONB status. If the housing need is proven lower than estimated then the ‘exceptional circumstances’ will not come into play thus saving the green belt field. Once we lose the field to 64 houses we will have lost it forever.**
- **The 2016 based figures around the justification to remove greenbelt sites to extend housing needs should be amended to recognise the uncertainty of need for extra housing thus removal of green belt.**

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Carole Lawther

Proposed Main Modification number PMM63

Paragraph 6. 101 is a positive note saying that development should conserve the natural beauty of the Chiltern AONB.

It also says that the Council realises that development can't always achieve this and permission may be refused if these opportunities are not taken.

It seems that the Council plans containing proposals to replace open fields with housing cannot by any means be said to conserve natural beauty.

I feel that PMM63 should ensure that the character of our site within the AONB should be kept as a site of natural beauty for the use flora and fauna not human habitation.

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Carole Lawther

Proposed Main Modification number PMM73

The reason given for the modifications made at PMM73 is “to more accurately reflect the requirement of the NPPF”.

The NPPF in all the [2012 / 2018 and 2019] versions lists five purposes of the green belt, these are clear national policy priorities that are in place.

It is important that the local plan adheres to the development proposals so they do not defeat the purpose of the policy.

It would be ideal if PMM73 went further than the current draft thus evaluating proposals for development in the green belt, impacting on those stated purposes that need to be thoroughly examined.

It states that green belt boundaries should only be altered in exceptional circumstances.

In Conclusion

In conclusion:

Exceptional circumstances can only be proven where a reliable assessment of housing needed cannot be met by development options elsewhere and given the current uncertainty about the scale of the housing need.

In my opinion a further modification is needed in order to reflect the requirements of the NPPF to remove from the planned proposal to develop a 5.5 acre of green belt and AONB into a 64 housing estate.