
From: Alex [REDACTED]
Sent: 26 March 2019 13:06
To: NewLocalPlan
Subject: Land & Partners Ltd Representation to Main Modifications Consultation
Attachments: WDLP-Main-Mods-Response-Form-2019-01-22 Land and Partners PMM77 and PMM45.pdf

Dear Sir/Madam,

Please find attached Land & Partners Limited's representations to the Consultation on the Proposed Main Modifications to the Wycombe District Local Plan.

Please could you confirm receipt?

Kind regards,

Alex Dalton

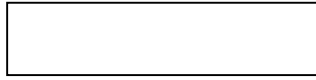
Alex Dalton MPlan LRTPI

Project Planner

for and on behalf of
Land & Partners Limited



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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 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	Mr	
First Name	Tom	
Last Name	Hutchinson	
Job Title (where relevant)		
Organisation (where relevant)	Land & Partners Limited	
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:

Land & Partners Limited

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

Proposed Main Modification number

PMM77

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.

Land & Partners supports the allocation of Land at Finings Road, Lane End. We must however make an objection to the inclusion of a net developable area for residential specified within the table.

The net developable area in PMM77 (0.34ha) appears to be derived from the proposed residential area shown in Figure 41 Land south of Finings Road – illustrative layout. This is an illustrative sketch and precise areas should be finalised at the detailed stage rather than through illustrative plans. Therefore the net developable area should be removed from the Allocations Table or at least should be clarified as being an indicative net developable area.

The illustrative layout Figure 41 itself provides adequate guidance on the developable area of the site in combination with the policy criteria. The specification of a developable area is not necessary and the specific criteria in the policy are more effective controls on the design of the development.

Despite this objection to the fixing of a net developable area at this early stage, we wish to reiterate our support for this deliverable site:

- The site is within walking distance of Lane End and its range of services and facilities, making this a sustainable location for development which reduces the need to travel by car.
- The site is visually enclosed by woodland and existing development, and the allocation criteria allows for an appropriate density of development which will incorporate landscape planting to minimise the visual impact of the development.
- The development will incorporate significant buffers to both the listed building to the east and the Conservation Area. These buffers will allow vegetation along the site boundaries to be retained and enhanced.
- Biodiversity will be protected and enhanced. A range of habitat surveys have already been undertaken to ascertain the baseline ecology of the site. The features of interest can be retained and the significant buffer/open areas can be landscaped, planted and managed specifically to create a net gain for biodiversity.

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

Name or Organisation:

Land & Partners Limited

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

Proposed Main Modification number

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.

Land & Partners supports this modification to include the criteria no. 4: *"Provide a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty."* This makes the allocation criteria consistent with all the site allocations within the AONB.

We consider that this additional criteria, along with the existing criteria requiring a buffer to the ancient woodland, a robust landscape edge, and preservation of the setting of heritage assets, together create a comprehensive design framework for the development. The net developable area specified in PMM77 is therefore considered unnecessary.

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

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(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.