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**From:** Rosemary Hewitt [REDACTED]  
**Sent:** 27 March 2019 10:49  
**To:** NewLocalPlan  
**Subject:** Fw: Wycombe District New Local Plan - Proposed Main Modifications to the Wycombe District Local Plan  
**Attachments:** Letter to WDC - PMMs - Glynswood 27.3.19.pdf

To the Planning Policy Team,

As there was an error in my attachment with my previous email regarding the above, I am now attaching an amended copy which is for the attention of Ms Gulley.

With apologies

Kind regards

Rosemary Hewitt

----- Forwarded message -----

**From:** Rosemary Hewitt [REDACTED]  
**To:** newlocalplan@wycombe.gov.uk <newlocalplan@wycombe.gov.uk>  
**Cc:** Angus and Janet Idle [REDACTED]  
**Sent:** Wednesday, 27 March 2019 10:38:03 GMT  
**Subject:** Wycombe District New Local Plan - Proposed Main Modifications to the Wycombe District Local Plan

To the Planning Policy Team,

I am attaching the Hughenden Valley Residents Association's submission regarding the Proposed Main Modifications to the Wycombe District Local Plan that is for the attention of Ms Nicola Gulley.

The HVRA also wishes to fully support the recent submission by Dr Richard H Atkinson, Chairman of the Brands Hill Residents Association.

With many thanks

Kind regards

Rosemary Hewitt  
HVRA Planning Sub-Committee

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**HUGHENDEN VALLEY RESIDENTS ASSOCIATION  
PLANNING SUB-COMMITTEE**

c/o Planning Policy Team  
Wycombe District Council  
Queen Victoria Road  
High Wycombe  
Bucks HP11 1BB

27<sup>th</sup> March 2019

For the attention of Ms Nicola Gulley

Dear Ms Gulley,

Ref: **Wycombe District New Local Plan  
Proposed Main Modifications to the Wycombe District Local Plan**

I wish to comment on your **PMMs 2, 5, 6, 9, 10, 11 and 17** in particular as they relate to Green Farm, Glynswood that lies in the Chilterns Area of Outstanding Natural Beauty and is protected by **Green Belt Policy GB2** which states:

***Development in the Green Belt***

*Within the Green Belt development will not be permitted unless there are very special circumstances for any purpose other than:*

- (i) Development essential for agriculture or forestry;*
- (ii) Development for outdoor sport and countryside recreation and for buildings which are essential to support those uses;*
- (iii) Institutions standing in extensive grounds*
- (iv) Cemeteries; and*
- (v) Development consistent with Policies GB4 – GB15*

*There is a general presumption against inappropriate development in the Green Belt: development which would harm the open character and rural amenities will not be permitted. There is little scope for new building and, as a rule, any new building or use will need justification.*

I would respectfully ask what is the justification for removing the Green Belt status from this land? There are no “*very special circumstances*” and I support the statement in **PMM 5** below:

**PMM 5**

**4.22** ..... that development is not proposed in areas where development should be restricted such as AONB, Green Belt.....”

Furthermore, WDC now has an over-supply of planned housing, going from 10,927 to 11,659 – 11,899 that would cause significant and demonstrable harm as verified in **PMM 6 Table 4, and 4.40** below:

**PMM 6**

**4.40** Having considered and tested all the reasonable options a housing capacity of 10,925 was identified within the plan period to 2033. Development above this level would cause significant and demonstrable harm or be contrary to specific national policies that restrict development. Up to date monitoring of commitments to March 2018 has identified a greater supply of housing than the plan target. Table 4 shows the main sources of the housing supply identified.

I wholeheartedly support the following statement:

**PMM 2**

**2.1 ..... and ensure the District retains and enhances both its historic environment and its strong green infrastructure, particularly the Chilterns Area of Outstanding Natural Beauty, for future generations.....**

I believe that the proposal to build houses on Green Farm, Glynswood that lies in the Chilterns AONB now with a higher indicative number from 34 to 50 as detailed in **PMM 11, Table 11** does not conserve or enhance the natural environment and is therefore contrary to that set out in **PMM 9, Policy CP10** below:

**PMM 9 Page 75 - 76**

**POLICY CP10 – GREEN INFRASTRUCTURE AND THE NATURAL ENVIRONMENT**

**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: a) Protecting them from harmful development**

The National Trust's submission dated 23<sup>rd</sup> January 2019 challenges the appropriateness of the Glynswood site for a new housing development as, in the Trust's view, the principle of developing this site is contrary to local and national planning policy. In particular, the Trust remains concerned that developing this land is harmful to the setting of the designated heritage assets (namely the Disraeli Monument and the Hughenden Registered Park and Garden) and fails to conserve and enhance the special qualities of the Chilterns AONB.

In summary, the Trust considers that the harm to heritage significance and the special qualities of the surrounding landscape is sufficient reason to object to this scheme if the land remains allocated for housing. I believe **PMM 10, POLICY CP11 and PMM**

**PMM 10 Page 79 - 80**

**POLICY CP11 – HISTORIC ENVIRONMENT 1. Conserving, and where possible enhancing, the significance, special interest, character and appearance of designated and non-designated heritage assets and historic landscapes; and taking opportunities to reinforce the positive contribution to local character and distinctiveness by sustaining the historic environment.**

**4.118 Any development proposal that affects the significance or special interest of heritage assets, including by being within their setting, needs to consider the protection, conservation, and enhancement of the asset that significance or special interest. Heritage assets are not limited to the specific building or site, and may include the setting of the asset or form a part of a wider local grouping**

**PMM 17 5.1.71 Page 123**

**5.1.71** The site is also within the Chilterns Area of Outstanding Natural Beauty. The Council's initial analysis suggests that there is scope for some residential development on the part of the site without significant visual harm. The topography steeply rises giving long distance views towards the Chilterns Area of Outstanding Natural Beauty and Hughenden Park and Manor. A more detailed assessment is required by the developer in the form of a landscape and visual impact assessment to determine the impact, particularly in relation to longer distance views, including those from Hughenden Park and Manor. **This includes views both from the Registered Historic Landscape and other views associated with the wider historic landscape, and in particular, views from the Disraeli monument.**

In conclusion, all the **PMMs** that I have highlighted above, including **Policy CP11 – Historic Environment**, strengthen the requirement to protect the Chilterns AONB and Historic Environment and the fact that there is a greater supply of housing over target, as well as **Green Belt Policy GB2** requiring “*very special circumstances*” for housing development, adds further weight to removing the Glynswood site from the final version of the Plan. The land should retain its Green Belt status because otherwise, I believe, it will set an undesirable precedent and undermine the integrity of all Green Belt and AONB land that surrounds the National Trust land as well as our villages, supposedly being protected by Green Belt Policy.

I trust that you will give consideration to this submission.

Yours sincerely,

*R. Hewitt*

Rosemary Hewitt (Mrs)  
Hughenden Valley Residents Association  
Planning Sub-Committee