

Matter 1 Written Statement – Susan Jamson (789)

2. Wycombe District Council have confirmed that Chiltern District Council Plan was not available when they drew up their plan. At a meeting at the Town Hall, Wycombe said that the first phase was to develop HW8 – which is in Wycombe's area. However, they didn't take into account that the only access point would be in Chiltern District Council – thus joining two very separate settlements and opening the door to further development as Holmer Green will not be a village.

5. The Local Plan has not been prepared in accordance with WDLP12 section 4.3. The Localism Act (2011) imposes a duty on neighbouring councils to cooperate. WDC has failed to cooperate effectively with Chiltern District Council. This was admitted by the Council Planners in a consultation Meeting held at WDC. WDC confessed their Local Plan had been prepared unilaterally. Their excuse was that they *HAD* to get their plan in if not a person from the Government might come along and impose their views of the plan which could result in Wycombe District Council being instructed to build even more new homes – and take even more land from Green Belt.

It also fails sect 4.4.

- Under separate cover, I am forwarding an email from Simon Barlow, who is the Planning Policy Officer at Wycombe District Council. I was querying the boundary as Inland Homes stated that HW8 would be 'Holmer Green' and not Hazlemere. As you can see from his reply, he too isn't sure of Chiltern District Council's Plans – showing that Wycombe and Chiltern haven't cooperated and continue to not cooperate. The questions of a village becoming a town hasn't been addressed – and the already severely lacking infrastructure – roads, schools, doctors surgeries have not been taken into account. Simon's email will follow this email.

From: Simon Barlow [mailto:Simon.Barlow@wycombe.gov.uk]
Subject: RE: Wycombe District Local Plan

Dear Susan,

Thank you for understanding. Yes, it is quite a busy period for us here as we move toward the examination in public.

I can confirm that Tralee Farm is in our local authority area, but only just – the eastern edge of the proposed allocation is also the boundary between Wycombe and Chiltern district. You are correct, were the land in Chiltern district then it would be for them to decide on. My understanding was they were considering allocating the field on their side of the boundary (Skimmers Orchard) but as they are on a slightly later timetable than us I'm uncertain of their current position.

With Ian Kemp's email you should have had the draft timetable for the examination hearings – I've attached it again to this email. The hearings are set for the last two weeks of July (week commencing 16 July and week commencing 23 July) then resuming in the first two weeks of September. Key dates for your diary are going to be 27 July (Green Belt), and 4 September

(High Wycombe site allocations, which includes Hazlemere due to the way we set it out in the plan), but some of the other dates might be of interest.

I've also attached the Inspector's matters, issues and questions as well as her guidance notes, should you wish to submit a statement to one of the matters to go with your earlier representation. Given the points you are raising in your email, that might be the best option going forward. If you've got any queries with that side of the process, you'd be best served having a word with Ian Kemp, as he's acting as our Programme Officer for the examination.

Kind regards

Simon Barlow
Planning Policy Officer
Planning & Sustainability

Wycombe District Council

From: Susan Jamson
Sent: 04 June 2018 13:20
To: Simon Barlow <Simon.Barlow@wycombe.gov.uk>
Subject: RE: Wycombe District Local Plan

Hi Simon

Thank you for coming back to me and please don't worry about the long delay. I realise that there must be so much happening with all the development and building that is going on around Wycombe, that it must be very difficult to keep on top of things.

I realise that it isn't a 'done deal' now – although at the time and the way Inland Homes were speaking – it would seem like a 'done deal' and I felt so sorry for many of the residents of Holmer Green who were at the meeting – as they obviously had no knowledge of this proposed build, which will, in effect be in Chiltern. Chiltern have said that they won't be taking any land from Green Belt – so it is all very confusing – is Tralee Farm Chiltern or Wycombe? No one seems to know and it is a very blurred line between the two. This shows even more that this piece of Green Belt needs to be preserved – or two villages will become one and that will then be 'Urban Sprawl' which was the purpose of Green Belt in the first place. Without this we could just become huge towns.

As you so rightly say below "before the site can come forward for planning permission, it needs to be removed from the Green Belt, which can only be done through a Local Plan" However, if this land is going to be Chiltern, surely it would be Chiltern's Local Plan that it would need to be removed from, not Wycombes. Which is what the CPRE has also said.

I am hoping that I will be able to meet the Planning Inspector when they come to agree the Local Plan. I understood that this was to be in June – but I haven't heard anything yet. I have had an email from Ian Kemp, and I am on the list – so I am hoping to hear any time now.

I am away on holiday for a short time in July and again in August – I am praying that this won't coincide with the planning meeting. I am hoping that the Planning Inspector will be taking into consideration all of the problems regarding taking this beautiful piece of Green Belt - this isn't just my opinion, but also Steve Baker's and Ron Gaffney – who have been to my house and seen this area.

*I am heartened that you say that you will instruct any developer to respect the local character and that the Planning Inspector will take into consideration of the environment, landscape, biodiversity, and other material considerations. This may lead to the scheme being amended. Arup who did the original report said that this area of Green Belt wasn't beautiful or fit for purpose! However, they are **builders** – so of course they look at a piece of land and see it through a 'developers' eyes rather than through a 'countryside' perspective.*

I am sure that the Planning Inspector will take account of all of this when they are making their decisions.

Again, thank you for coming back to me – if you should hear when the Planning Inspector will be holding their meetings please would you let me know.

Thank you Simon.

Susan

Arup (whose business is based on building) wrote this report without any balancing input from, say, Natural England. The report was not capable of being unbiased and therefore it was not a "robust" assessment.

Arup further said that HW8 was not fit for purpose – saying that the land could only be seen from the houses that backed onto this land. This is not a sufficient reason for Green Belt not being fit for purpose. Green Belt is to separate settlements and so stop urban sprawl.

Both Steve Baker, MP, and Councillor Ron Gaffney have been to HW8 and identified this to be very adequate and fit for purpose.

7) The Sustainability Appraisal (WDLP2) sets out its objectives in 1.4.2. The Local Plan fails on objectives 1 and 2.

By taking land out of Green Belt we lose forever part of our countryside. The development HW8 (Tralee Farm) will merge Hazlemere and Holmer Green thus destroying their individual sense of place and eliminates the separation of the settlements. This again was endorsed by Steve Baker MP and Councillor Ron Gaffney.