

Mr Ian Kemp  
Programme Officer

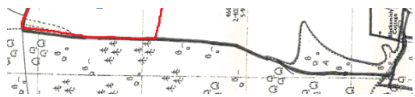
Dear Mr Ian Kemp

Regarding the Wycombe District Local Plan.

Policy: "RUR1 – LAND SOUTH OF FININGS ROAD, LANE END" is not soundly-based as it is not consistent with national policy or law. Its size of development, namely 23-32 dwellings means it is a Major Development as specified in the definition of "Major Development" in "The Town and Country Planning (Development Management Procedure) (England) Order 2015", or the definition of "Major Development" in Annex 2 of "National Planning Policy Framework Draft text for consultation". As such, the development should only be allowed if there are exceptional circumstances. However, the Wycombe District Local Plan includes no evidence of any such exceptional circumstances.

Additionally, policy: "RUR1 – LAND SOUTH OF FININGS ROAD, LANE END" is not viable as the policy does not provide any evidence that the removal of the substantial area covered by RUR1 from the field locally known as Golden Guff will not jeopardize its use for agriculture. After only a few years of not being used for agriculture it will turn to waste land and the views it offers to the community will be lost, leading to the temptation to extend the development to all Golden Guff in the future.

See Fig 1 for the relative sizes of RUR1 (outlined in red) and Golden Guff (outlined in black). A site visit by the inspector will confirm the above. And the Planning Inspector and team are most welcome to visit my property Little Acorns to confirm the detrimental impact of this development.



*Figure 1 - Golden Guff*

Accordingly, Policy "RUR1 – LAND SOUTH OF FININGS ROAD, LANE END" should be removed from the Wycombe District Local Plan.

Sincerely,

Vincent Moynihan