

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Alan Turner: As I have some concerns with this application, given its location within the Green Belt, AONB, and Conservation Area, with regards to potential overdevelopment, impact on both the Conservation Area and the adjacent SSI, if Officers are minded to approve the application I would request it comes to Planning Committee for determination.

Parish/Town Council Comments/Internal and External Consultees

Princes Risborough Town Council: The Princes Risborough Town Council objects to this application as it consider it to be an overdevelopment of the site and area.

County Highway Authority: Upper Icknield Way is an unclassified residential road with a 30mph speed limit with no parking or waiting restrictions. Within the vicinity of the site there are no pedestrian walkways and no street lighting. The current site is withdrawn from the road and gain access to Upper Icknield Way through two long accessed around a neighbouring property which fronts the street.

The proposed development will not create a material increase in usage of these accesses which are proposed to serve one property each. Both properties also provide optimal parking requirement and manoeuvring within the site curtilage. As such the development will not have a detrimental impact upon highway safety and convenience.

No objection, subject to condition.

County Archaeological Service: We conclude that the proposed development is likely to affect a heritage asset of archaeological interest because it lies adjacent to a quarry pit where a Saxon cemetery was discovered in the mid-19th century. Historic records states than in c.1830 around 30 Saxon burials were discovered during the excavation of the quarry pit known as 'Rag Pit'. The burials were recorded as being individual, shallow graves aligned east-west. Given the age of the discovery we do not know if further burials extended outside the quarry area. It is possible that further inhumations could survive on the site of The Spinney, Whiteleaf. However, given the relatively small-scale of the proposed development, and the re-use of existing buildings footprint, it is our view that the potential harm to the heritage asset could be mitigated through an appropriately worded planning condition.

If planning permission is granted for this development then it is likely to harm a heritage asset's significance so a condition should be applied to require the developer to secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141.

Control of Pollution Environmental Health: No objection

Representations

Three letters of representation objecting to the scheme have been received. A summary of their comments are as follows:

- Detrimental to viability of Whiteleaf Golf Club due to potential injury to future occupants and the cost of insurance to Golf Club, or cost of course redesign/erection of further netting;
- Question over whether site is brownfield land;
- Issues over two separate driveways;
- Impact on privacy;

- Proximity to golf course;
- Could set a precedent for redevelopment on neighbouring site's;
- Potential for plot 2 to be sold off – what guarantee is there that the planned house will be built on site?
- Impact on Green Belt – contrary to policy;
- Only a single dwelling currently exists – has not been subdivided;
- Potential impact on trees within the site.