

18/05323/R9FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Maz Hussain – no comment received.

Cllr K Ahmed – no comment received.

Cllr Turner – no comment received.

[Officer Note: this item has been brought to Planning Committee due to its relationship with the adjacent residential scheme].

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Control of Pollution Environmental Health – The EHO has raised concerns in respect of air quality, noise impact on adjacent occupiers, the impact of external lighting on adjacent occupiers and the potential for land contamination. However, it was considered that these issues could be overcome with the use of conditions relating to: the control of hours of use for B2 uses; sound insulation for B2 uses; control of hours for B1 and B8 uses; controls on lighting, electric vehicle charging points and a watching brief on contamination.

Ecological Officer – The site is of limited ecological value. However, the adjacent bank, which comprises a green infrastructure area is of ecological value.

The recommendations in the ecology report are positive, but they are not adequately specific. This will need to be addressed as the scheme progresses. Provision will need to be made for the removal of Himalayan Balsam. [Officer Note: due to changes in the site areas this matter is now addressed exclusively by the adjacent residential scheme].

Details of how trees will be planted in adequate soil volume to ensure the trees reach their potential. This will mean that trees will have access to approximately 30m³ each, (less might be acceptable) [Officer Note: this matter is capable of being addressed with a detailed landscaping condition].

Buckinghamshire County Council (Major SuDS) – Objection was raised in respect of the first stage submission, but later withdrawn following the submission a revised drainage strategy and improvements to the highway drainage. Conditions requested requiring the submission of a detailed surface water drainage scheme and on-going whole life maintenance and management.

Environment Agency (south-east) – The Environment Agency's initial objection was withdrawn following the submission of the Curtins Supplementary Geo-Environmental Investigation for Bellfield Road, High Wycombe dated 03 May 2019.

They advise that the pulverised fuel ash deposited on the northern and central parts of the site nor the temporary construction works compound have impacted on groundwater quality in the Principal Aquifer under this site. However, there may still be hotspots of contamination within made ground which should be dealt with in an appropriate manner during development.

Conditions have been requested relating to unforeseen contamination, piling and to prevent the infiltration of surface water.

County Highway Authority – the County Highway Authority opinions that the submitted Transport Assessment is considered to be acceptable. No objection is raised in respect of highway or junction capacity, parking provision, manoeuvring of vehicles or construction management. Conditions have been requested in respect of access delivery, parking provision and delivery of a construction traffic management plan.

Representations:

6 representations have been received, which can be summarised as follows:

Amenity

- Loss of light
- Additional impact of pollution.
- Noise impact from construction work.
- Bus drivers for the Carousel depot were able to walk to town through the site. This is no longer possible.

Highways and Parking

- Traffic issues and air pollution.
- Inadequate parking.
- Possible errors in junction modelling.