

By email only to : planning.comments@chilternandsouthbucks.gov.uk

PL/19/2417/PNO - prior notification of change of use from offices (B1(a)) to residential (C3) under Class O, GPDO; The Hermitage, Bath Road, Taplow, Bucks, SL6 0AR

Taplow Parish Council raises objections to this notification.

Flood Risk

The property in question is sited in Flood Plain 3, no Flood Risk Assessment statement is attached and **the Environment Agency has not been consulted as required** in these circumstances. We note that the Environment Agency has requested rejection, which we support.

Irrelevance of earlier applications cited

The 2015 Prior Notification is of no relevance – it is time expired and no residential work was initiated within the authorised period.

Traffic

With the 2015 PN being irrelevant and with no factual information on traffic levels being submitted there is no established baseline for traffic movements. Current observations indicate that traffic levels are in fact considerably lower than those claimed. It is also noted that the claimed traffic movements relate only to the ground and first floor occupancy without consideration of future traffic being generated by any subsequent use of the second floor.

Significant changes have been made to layout and restrictions on the A4 Bath Road immediately adjacent to the exit from The Hermitage that will require careful assessment by the Highway Authority to determine their impact on safe access to / from the site.

Therefore the proposed residential development of this site "is likely to result in a material increase [and] a material change in the character of the traffic in the vicinity of the site" which according to Paragraph W(5), Part 3, Schedule 2, GPDO triggers the **requirement for the Council to consult with the Highway Authority** over the Prior Notification. The Council is then further required to take account of any Highway Authority representations.

Exact status of the planning unit

The removal of the second floor from B1(a) use in 2016 renders questionable the legal basis for the current notification.

Taplow Parish Council also strongly supports the very detailed objections submitted by the Ellington and District Residents Association.

This Prior Notification application must be rejected.