

Longwick-cum-Ilmer Neighbourhood Plan Publication Stage Consultation Comment Form

25 August – 9 October 2017



Longwick-cum-Ilmer Neighbourhood Plan

We have published the final version of the Longwick-cum-Ilmer Neighbourhood Plan. The Longwick-cum-Ilmer Neighbourhood Plan and supporting documents are available to view at www.wycombe.gov.uk/consultations

Paper copies are available for view at the following addresses:

- Wycombe District Council offices in Queen Victoria Road, High Wycombe,
- Princes Risborough Town Council offices, the Princes Centre, Clifford Road, Princes Risborough, Bucks HP27 0DP
- High Wycombe library, and
- Princes Risborough library.

This consultation seeks your views on the Longwick-cum-Ilmer Neighbourhood Plan and whether it meets the Basic Conditions¹. All comments will be sent to an independent examiner who will examine the plan. If the examiner determines that the plan meets the basic conditions then a referendum shall be held on whether to 'make' the Neighbourhood Plan.

All comments should be received **by midnight on Monday 9 October 2017**.

How to submit your comments?

You can send your representations to us by:

- Email: neighbourhood.planning@wycombe.gov.uk
- Post: Planning Policy Team, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB.

Completing the comments form

There are two parts to this comment form:

- Part A personal/agent contact details (personal details will not be published except your name and organisation if applicable).
- Part B Your comments (this will be made publically available).

Please do not send multiple copies of the same comment (either electronically or in writing). Where groups share a common view you may submit one comment representing the group.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>



Comments form: Longwick-cum-Ilmer Neighbourhood Plan publication stage

Part A: Contact Details

In this section, we would like some information about you. We will need your contact details in order to take your comments into account. Personal details will not be published by us, other than your name and organisation.

1. Your details

Name	Deborah Cadwallader
Job title (where relevant)	
Organisation (where relevant)	
Address	████████████████████ ██████████ ████████████████████ ████████
Postcode	HP27 9ST
Email	
Phone number	

2. Agent details (if you are responding on someone's behalf)

Name	
Job title (where relevant)	
Organisation (where relevant)	
Address	
Postcode	



Email	
Phone number	

3. Which of the following do you consider yourself (please tick only one):

	Adjoining Local Authority
	Other Local Authority
Y	Local resident
	Parish or town councillor
	Developer / housebuilder
	Community group
	Environmental organisation
	Other (please specify)

4. Keeping in touch – please tick if you wish to be kept updated on any of the following:

	Please inform me of Wycombe District Council's decision to 'make' the Neighbourhood Plan.
	Please notify me of future Local Plan consultations.
	Please add me to the mailing list for the Weekly Planning Bulletin, for planning news and information of wider interest.

End of part A



Part B: Comments on the Neighbourhood Plan

Please note all comments will be made publically available. Please continue on a separate sheet if necessary.

Which part of the Longwick-cum-Ilmer Neighbourhood Plan does your comment relate to?

para 5.1; para 4.5; Policy A1: Policy A2.

What part of the Basic Conditions does your comment relate to? (please tick all that apply)

the achievement of sustainable development, general conformity with the strategic policies contained in the development plan area

Please make your comments here. Please be as clear as possible and ensure any relevant supporting information is included, and continue on additional sheets if necessary. There will not normally be a subsequent opportunity to make further comments.

Longwick Neighbourhood Plan Sept 2017

Longwick currently has 430 homes. The original plan allowed for 129 homes but the proposed plan now is to allow for up to 300 ie, a 70% increase in the number of houses. (LWNP para 4.5) An increase of this magnitude would significantly affect the character of the village.

The new plan shows that this would indeed be the case: it states that:

‘The village’s rural setting in open countryside with views to and from the Chilterns Area of Outstanding Natural Beauty (AONB) is very popular with the local community, who see its setting as a key reason to live there, and in many cases work locally’. It goes on to describe the rural nature of the parish and how much the open views and habitats for wildlife are valued.

However, in para 5.1 of the plan the aspirations for the village in 2033 begin:

- Continue to be a village and a collection of hamlets with a cherished history, each of which has retained its own unique independent and distinctive character, scale and atmosphere.
- Be a parish where most of our everyday essential needs are met without the need to travel elsewhere.
- Have a key rural centre in Longwick village, providing some employment, essential services, and social and leisure opportunities for the local population.

We have 2 points to make on this. Firstly, a 70% increase in housing will mean significant change to the ‘distinctive character, scale and atmosphere’ of Longwick, especially to the rural nature of the village. Secondly, the aspiration to provide ‘employment, essential services, and social and leisure opportunities for the local population’ in itself implies considerable change to the character of the village. At the moment very little of this is provided in Longwick itself, but people do not have far to go to find them. With a considerable increase in population that situation will not continue to be sustainable but it is not within the remit of the Neighbourhood Plan to make firm commitments on provision of the infrastructure that would be needed. The Plan can only point out the need for improving roads, cycle-paths etc, and public transport, and hope that developers will pay for these. However, the nature of the proposed developments, with small infill plots to fit in with the nature of the existing settlement surely means that not enough money will be raised to provide the necessary infrastructure. This is admitted by the following para in the plan:

‘it is recognised that the scale of these housing allocations at Longwick may not on their own deliver viable sustainable travel improvements given the lack of funding available from BCC.

However Wycombe District Council is also preparing for major growth at Princes Risborough. The sustainable travel infrastructure required for this urban expansion may well assist in delivering sustainable travel measures across a wider area, including to Longwick.' (LWNP policy A2)

The plan therefore has inherently contradictory aims: to preserve the distinctive character of Longwick as a rural village and to allow for almost doubling the size of the village and providing services for a much larger population but with no guarantees that the infrastructure will be provided.

Finally, the Plan acknowledges the problems with flooding in the village but again the recommendations for attenuation measures are piecemeal and dependent on the developers, rather than a coherent plan for addressing the fact that the village has many water courses through it and a problem with surface water flooding, eg.

'Housing layouts that allow for on-site flood mitigation measures and on-plot sustainable urban drainage solutions are encouraged'. (LWNP Policy A1) This is an aspiration, not a robust requirement.

End of part B

Thank you for completing the comment form.

Contact Details

If you have any questions, comments or queries please contact us on the details below:

Forward Plans - Telephone: 01494 421158

Email: neighbourhood.planning@wycombe.gov.uk

Address: Planning Policy Team, Wycombe District Council, Council Offices, Queen Victoria Road,
High Wycombe, Bucks HP11 1BB

Website: www.wycombe.gov.uk/council-services/planning-and-buildings/planning-policy