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**From:** Peter Frampton [REDACTED]  
**Sent:** 04 October 2017 14:22  
**To:** Neighbourhood Planning  
**Subject:** Longwick-cum-Illmer Neighbourhood Plan consultation  
**Attachments:** 0310 9463 Comment Form Longwick-cum-Illmer Neighbourhood Plan - Walker Family FINAL.pdf

Our ref: PJF/gp/PF/9463

Dear Sirs

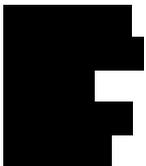
**Town and country Planning Act 1990**  
**Longwick-cum-Illmer Neighbourhood Plan consultation**

Please find attach Representations to the above consultation made on behalf of J Walker and Sons (Farm) Ltd. I would be grateful if you could acknowledge safe receipt thereof.

Kind regards

Peter J Frampton

Attach: 0310 9463 Comment Form Longwick-cum-Illmer Neighbourhood Plan – Walker Family FINAL



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# 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](http://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 Conditions<sup>1</sup>. 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](mailto: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.

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<sup>1</sup> <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

<b>Name</b>	
<b>Job title (where relevant)</b>	
<b>Organisation (where relevant)</b>	J Walker and Sons (Farm) Ltd
<b>Address</b>	c/o Framptons
<b>Postcode</b>	
<b>Email</b>	
<b>Phone number</b>	

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

<b>Name</b>	Peter J Frampton
<b>Job title (where relevant)</b>	Director
<b>Organisation (where relevant)</b>	Frampton Town Planning Ltd
<b>Address</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Email</b>	[REDACTED]
<b>Phone number</b>	[REDACTED]



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

	Adjoining Local Authority
	Other Local Authority
	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?

Policies L4A and L4B: Allocation of land at Rose Farm, Longwick

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

<input checked="" type="checkbox"/>	having regard to national policies
<input type="checkbox"/>	the achievement of sustainable development
<input type="checkbox"/>	general conformity with the strategic policies contained in the development plan area
<input type="checkbox"/>	compatibility with EU obligations

**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.**

These submissions are made in respect of the criteria attached to Policy L4A and L4B. The principle of residential development at Rose Farm is fully supported – as is evident from the submission of planning application for residential development (Ref: 16/06673/OUT), for which the District Council has made a resolution to grant planning permission. The Planning Obligations are being finalised so that planning permission may be granted.

It is a Basic Condition that a Neighbourhood Plan should have regard to national planning policies and advice. *'Having regard to'* does not mean strict compliance. However, where a Neighbourhood Plan departs from national planning policies, the Neighbourhood Plan should justify the special local circumstances for departing from national planning policy. A neighbourhood Plan should not be used as a mechanism to extract extraneous benefits from land allocations. It is in the context of these principles that the following comments are made:

#### 1) Access

Criterion 2 states:

*'Provide vehicle and pedestrian access, which respects existing residential amenity, from Thame Road via L1 Open Space.'*

The existing vehicular access point serves Rose Farm and three other dwellings. The release of the allocated land '4B' requires an improvement to the existing farm access from Thame Road, as illustrated in the Neighbourhood Plan. It is in the interest of future planning to ensure that the layout of development has regard to a potential future planning situation, and hence safeguards as appropriate the ability to provide access to adjoining parcels of land.

There is considered to be no planning justification whatsoever for the neighbourhood plan to seek to preclude the potential of an access to '*provide a link to the west*'. This approach in the Neighbourhood Plan is the antithesis of good design and good planning.

4)

The position of a new pedestrian crossing over Thame Road is not a matter controlled by the land use planning process. The criterion should more appropriately – and maintaining consistency with the national planning policy – read:

'Create pedestrian and cycle access from Thame Road, and positioned to relate well with a potential new pedestrian crossing over Thame Road.'

### **Community Space**

With respect, there is no evidence base, supported by the Sustainability Appraisal, to justify the policy requirement for a site for '*a community IT café, facility or hub for small businesses and residents*'. No policy base is sourced from the Local Plan. Development Plans may be aspirational, but are required to be realistic. Viability (Framework 173) is a matter that exercises the plan making and decision taking processes. No evidence has been provided that such a facility would be a viable form of development, or reasonably relates to the development.

It is submitted that this criterion seeks an extraneous benefit – and is not justified by a robust evidence base.

### **Landscape and boundaries**

10/11 There is considered no justifiable reasoning for this criterion which seeks to impose provision of a 5m planting buffer on the '*north-western sides*'. Development plans should not be used as a mechanism to frustrate good planning, which includes the possibility that additional development may be required to be accommodation in future.

### **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](mailto: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](http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-policy)