

From: David Wilson [REDACTED]
Sent: 06 October 2017 15:25
To: Neighbourhood Planning
Cc: 'Bellwood Homes'
Subject: LONGWICK-CUM-ILMER PARISH NEIGHBOURHOOD PLAN 2017-2033 SUBMISSION VERSION - Comments on behalf of Bellwood Homes
Attachments: 17.10 .06L DW Response to Submission NP issued.pdf; 17.10.06 P DW Lower Icknield Way Site Plan.pdf
Importance: High

Dear Sir/Madam,
Please find attached a response to the above on behalf of Bellwood Homes.
I would be grateful if you could acknowledge receipt.

Regards

David

David Wilson
Associate Director
Planning



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6th October 2017



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Dear Sir/Madam

**LONGWICK-CUM-ILMER PARISH NEIGHBOURHOOD PLAN 2017-2033 SUBMISSION VERSION -
LAND OPPOSITE PETROL STATION, ON EASTERN SIDE OF THAME ROAD AND WESTERN SIDE
LOWER ICKNIELD WAY, HP27 9RZ**

Savills has been instructed by Bellwood Homes to submit representations on the submission version of the Longwick-cum-Ilmer Parish Neighbourhood Plan (LcIPNP). Bellwood Homes are working with the landowners of the site opposite the petrol station, on the eastern side of Thame Road and western side of Lower Icknield Way, Longwick, as identified on the enclosed plan.

Bellwood Homes are a local house builder based in Monks Risborough (previously in Princes Risborough), who build quality, individual homes in villages throughout Buckinghamshire, Berkshire and Oxfordshire. Bellwood Homes have experience of building successful residential development in Longwick Village having previously built 7 new dwellings on the site of the former White Horse Public House in Thame Road (known as Innkeepers Court), Longwick. Bellwood Homes also obtained outline planning permission for up to 43 dwellings on the Neighbourhood Plan site opposite Rose Farm (Site L1), but have since sold this site to Croudace Homes who have submitted a reserved matters planning application.

Policies of the Neighbourhood Plan

Policy A1: Development at Longwick Village & Policy Maps 1 & 2

Given that Wycombe District Council are still unable to demonstrate a 5 year housing supply (as supported by the appeal decision dated 23 August 2017 relating to land at Ivy Farm, Lower Icknield Way, Longwick, Application Ref: 15/07209/OUT) and that Longwick has been demonstrated to be a sustainable location which is not constrained by the Green Belt or AONB, additional land should be identified in the Neighbourhood Plan to help meet the urgent need for housing in the District.

The Wycombe District Council Housing requirement would also increase significantly under the new Government Housing OAN Standardised Calculation.

Bellwood Homes consider that the land on the eastern side of Thame Road and western side of Lower Icknield Way as identified on the enclosed plan is wholly suitable for residential development and should be allocated in the Neighbourhood Plan (the site adjoins proposed housing site L3 to the east).

Bellwood Homes therefore consider that the settlement boundary for Longwick should be amended accordingly.



Proposed Change: Amend the settlement boundary to incorporate the land on the eastern side of Thame Road and western side of Lower Icknield Way as identified on the enclosed plan.

Policy A2: New Housing Allocations

Bellwood Homes consider that land on the eastern side of Thame Road and western side of Lower Icknield Way (as identified on the enclosed plan) should be allocated for housing development.

As part of the background evidence for the Neighbourhood Plan, the Council commissioned the Longwick Village Capacity Study which was published in February 2015.

Part of the proposed housing land on the eastern side of Thame Road and western side of Lower Icknield Way formed part of site L that was assessed in the Capacity Study (along with the site allocation L3 in the Neighbourhood Plan). Refer to diagram below from the Longwick Capacity Study:

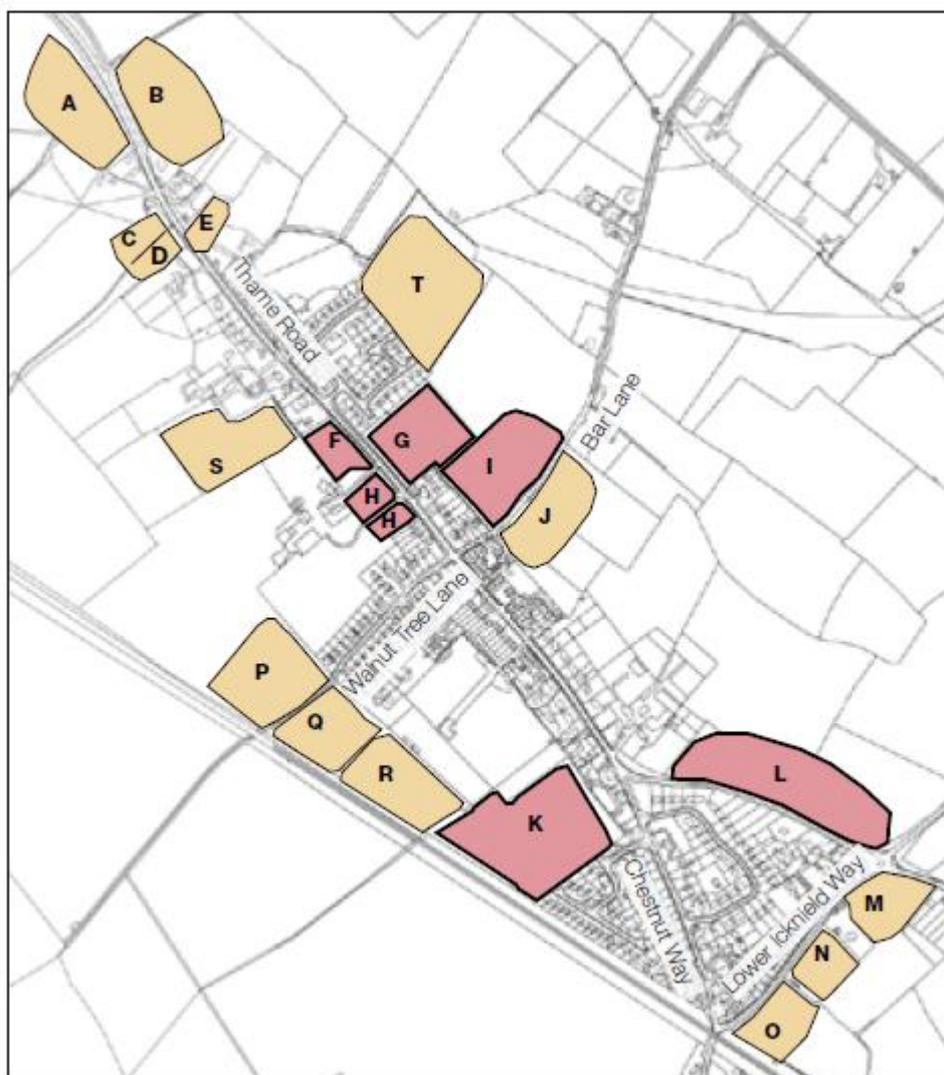


Figure 4.2.2: Key to areas in table

In relation to site L the urban capacity study stated: *“In close proximity to the central area of the village provided footways along Thame Road can be improved Also has potential to contribute to dedicated cycleway between Longwick and Princes Risborough Would maintain linear character In part, potentially screened by mature boundary planting In part, an Archaeological Priority Area.”* Part of Site L was recommended for development and this led to the current allocation site L3 in the Neighbourhood Plan.

L	Direct access from Thame Rd	Surface water - constrained but possible Possible	In close proximity to the central area of the village provided footways along Thame Road can be improved Also has potential to contribute to dedicated cycleway between Longwick and Princes Risborough Would maintain linear character In part, potentially screened by mature boundary planting In part, an Archaeological Priority Area	Developing the western part of this location could support the village and its existing character Any site layout should include flooding mitigation measures, improvements to the B4009 junction, speed reduction measures and footway/cycleway improvements
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It is considered that the remainder of Site L is equally suitable for housing development and should therefore be allocated to meet the urgent housing need in the District. The whole of the site identified on the attached plan is available which is larger than the area within Site L, but this additional area allows space for any necessary mitigation such as landscape buffer planting and sustainable drainage.

The key constraints identified for site L in the Capacity Study are surface water flood risk and Archaeological Priority area, but it is considered that these could be readily overcome. There is ample space on the proposed site (as identified on the enclosed plan) to allow for open space and a sustainable drainage system to overcome the surface water flooding issue as on other allocations in the Neighbourhood Plan. It is also considered that the archaeology issue can be overcome by appropriate assessments and watching briefs.

The appeal decision dated 23 August 2017 which allowed development on land at Ivy Farm, Lower Icknield Way, confirmed that the Council cannot demonstrate deliverable five-year supply of housing. The appeal site is located on the opposite side of the roundabout to the site now being promoted by Bellwood Homes. The appeal site is shown to be located in the green gap between Longwick and Princes Risborough as identified in the Neighbourhood Plan under Policy . However, the appeal decision sets out at paragraph 89 that: *“It is not in dispute between the parties that the appeal site is located in open countryside outside of the designated settlement boundary for Longwick, which lies to the north-west. The B4009, Lower Icknield Way, forms a physical and visual boundary between the appeal site and the main built development of Longwick. However, this is tempered by the presence of some built development on the southern side of the road, particularly the small cluster of dwellings close to the village signpost. Also, the petrol station and the surrounding road network give rise to significant urbanising features within the immediate landscape.”*

The site allowed at appeal was also assessed in the Capacity Study (site M – see map above). The Capacity Study assessed the site to be unsuitable as set out below:

M	Access from Lower Icknield Way On heavily trafficked B4009 and close to Longwick Road roundabout	Risk of groundwater emergence Possible	Area Would affect key views of Chilterns from B4009 In area required to maintain gap between settlements and avoid coalescence with Princes Risborough	Not recommended for development for urban design reasons - views and settlement gap
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The land now being promoted by Bellwood Homes on the eastern side of Thame Road and western side of Lower Icknield Way is not located within the rural green gap as identified under Policy A3 of the Neighbourhood Plan. The site is located to the west of Lower Icknield Way with the green gap being located to the east. It is therefore considered that the development of the site will not detrimentally affect coalescence, similar to the appeal approval, and will have a defensible eastern boundary formed by Lower Icknield Way. It is therefore considered that the site is better related to the built form of Longwick than the site at Ivy Farm allowed at appeal.

As set out above, the site promoted by Bellwood Homes is larger than Site L in the Capacity Study. The larger site is based on the field boundaries and enables the linear form of development at Longwick to be continued whilst also providing space for any necessary sustainable drainage scheme, open space and landscape buffer planting. A quality development could be designed on this site providing an attractive gateway to Longwick when travelling from Princes Risborough.

The site being promoted by Bellwood Homes is also in a more sustainable location being on the eastern side of Longwick village which is closest to Princes Risborough and is therefore more likely to encourage sustainable transport compared to sites in the Neighbourhood Plan on the western side of the village.

Proposed Change: Amend the Policy A2 by allocating land on the eastern side of Thame Road and western side of Lower Icknield Way (as identified on the enclosed plan) for housing development.

I trust the above is self explanatory, but please do not hesitate to contact me if you have any queries.

Finally, I would be grateful if you can keep me updated on subsequent stages of the Neighbourhood Plan's progress including the decision on whether to 'make' the Neighbourhood Plan.

Yours faithfully

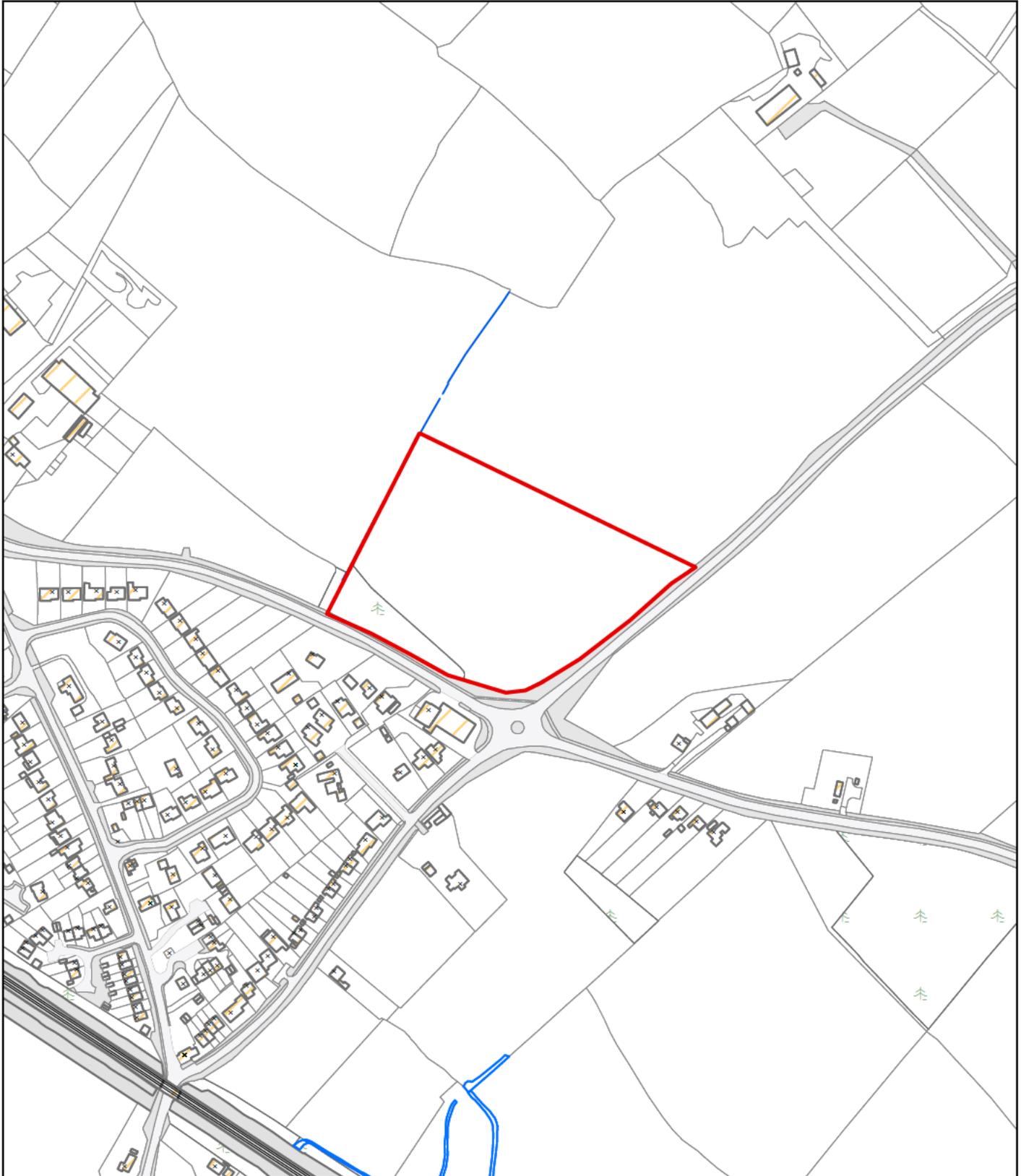


David Wilson BA (Hons), BTP, MRTPI
Associate Director Planning

cc: Bellwood Homes

Encs – Site Location Plan

Bellwood Homes - Proposed Housing Site at Lower Icknield Way, Longwick



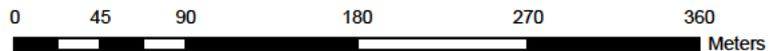
Thames Water
Map

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Comments:

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Current Scale : 1:4,000

Disclaimer Based on the Ordnance Survey Map with the Sanction of the Controller of H.M Stationery Office License Number- 100019345

The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed.

Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

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