

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- Part A personal/agent contact details (personal details will not be published except your name and organisation if applicable).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 Personal details will not be published by us, other than your name and organisation.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	
Job title (where relevant)	
Organisation (where relevant)	Bloor Homes and Princes Risborough Consortium
Address	C/O Agent
Postcode	
Email	
Phone number	

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

Name	Mr James Yeoman
Job title (where relevant)	Associate Director
Organisation (where relevant)	Savills
Address	██████████ ██████████ ██████████
Postcode	██████████
Email	████████████████████
Phone number	██████████



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
X	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:

X	Please inform me of Wycombe District Council’s decision to ‘make’ the Neighbourhood Plan.
X	Please notify me of future Local Plan consultations.
X	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?

Policy A3: Retaining Longwick Village's Distinct Rural Identity

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

	having regard to national policies
	the achievement of sustainable development
X	general conformity with the strategic policies contained in the development plan area
	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.

Savills is appointed by Bloor Homes and the 'Princes Risborough Consortium' (PRC) in respect of its significant land interest to the west of Princes Risborough. This interest comprises a number of individual land owners whose ownership extends to approximately 51 hectares. This land interest is focussed between Longwick Road and Mill Lane. A further parcel sits to the north of Mill Lane.

These representations provide comment on whether the Longwick-cum-Ilmer Parish Neighbourhood Plan (LCIPNP, Submission Version) meets the Basic Conditions set out in the Regulations. The following comments are set out in a positive manner intended to aid the clarity and implementation of the Plan.

The Basic Conditions that a Neighbourhood Plan must meet are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These conditions include that:

- The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
- The Plan contributes to the achievement of sustainable development; and
- The Plan is in general conformity with the strategic policies contained in the development plan for the area.

Wycombe District Council (WDC) is advancing its new Local Plan, to guide development in the District to 2033. The Regulation 19 Publication Version of the Wycombe District Local Plan (WDLP) was considered and approved by WDC Cabinet on 18th September 2017. The document is to now go forward for consideration by Full Council on 9th October, with a view to the Council undertaking a public consultation exercise in October / November 2017.

In light of the above progression of the new WDLP, it is important that the LCIPNP has due regard to the emerging strategic policy context set out by the WDLP. In this regard it is noted that reference is duly made within the LCIPNP to the emerging WDLP. This is particular relevant in the context of proposed strategic growth at Princes Risborough and the relationship of the proposed expansion area, which will extend the town towards the settlement of Longwick.

Policy A3: Retaining Longwick Village's Distinct Rural Identity

The supporting 'justification' text to Policy A3 refers to the emerging 'Princes Risborough Town Plan' (PRTP, Draft Plan Consultation Document, February 2016). WDC has announced its intention that the PRTP now forms part of the WDLP. Indeed, the Regulation 19 Publication of the WDLP includes section 5.3 which specifically relates to proposed growth at Princes Risborough.

The emerging policy position in respect of Princes Risborough has therefore advanced since publication of the PRTP and it is important that the LCIPNP reflects this latest emerging policy framework.

The following references of the WDLP are particularly relevant to Policy A3 of the LCIPNP and we comment accordingly:

1. WDLP Policy PR4: Comprehensive Approach to the Expansion Area & WDLP Figure 26: Concept Plan

Bullet 5 of PR4 refers to the location of the green gap between development and Longwick. Figure 26: Concept Plan identifies a proposed Lower Icknield Green Buffer. The boundaries of 'PARISH Policy Map 1' of the LCIPNP are not consistent with those set out by Figure 26: Concept Plan of the WDLP. This discrepancy provides for potential conflict between 2 emerging policy documents.

2. WDLP Policy PR5: Settlement Boundary and Strategic Buffer & WDLP Figure 28: Princes Risborough Strategic Buffer

PR5 seeks to establish a settlement boundary and strategic buffer for Princes Risborough, which includes a function to protect the physical separation between the expanded town and Longwick. Again there is inconsistency between the boundaries of 'PARISH Policy Map 1' of the LCIPNP and Figure 28: Princes Risborough Strategic Buffer of the WDLP. The inconsistency provides for potential conflict between 2 emerging policy documents.

Bullet 2 of PR5 goes on to report that 'Open space uses' and 'essential infrastructure' required to support the expansion of Princes Risborough will be permitted outside the settlement boundary. Policy A3 of the LCIPNP is considered to be worded such that there is flexibility in respect of future land use of the proposed 'Longwick Gap'. However, the 'Justification' text associated Policy A3 reports the position set out by the 'PRTP' and that 'no further development occurs on the south side of Lower Icknield Way'. This 'justification' should be updated to reflect the latest WDLP position and thereby acknowledge that a form of development to support community and/or infrastructure provision may be brought forward within the protected buffer. With recreation needs to be established and the expansion area masterplan to be advanced it is important that Policy A3 incorporates sufficient flexibility to allow for supporting uses associated with the expansion area to be delivered. This may include a form of built development / structures to come forward.

3. WDLP Paragraph 5.3.52

With reference to bullet 2 (above), Paragraph 5.3.52 of the WDLP proposes that sports pitches are located on Strategic Open Spaces SOS1 and SOS2 (as identified by Figure 26: Concept Plan). The specific use of SOS1 remains to be established and, if deemed appropriate for open space uses through the WDLP and masterplanning processes, then supporting built form may be required to enable delivery of such uses. By way of example, this could include clubhouse type facilities or floodlighting structures.

Again Policy A3 of the LCIPNP should have regard to potential delivery of such development within the 'Longwick Gap' with the 'justification' text updated accordingly.

4. WDLP Policy RUR5: Longwick-cum-Ilmer Parish & WDLP Paragraph 5.5.38

The above policy and text of the WDLP identifies specific requirements for the LCIPNP, in so far as not preventing delivery of development associated with the expansion of Princes Risborough. Owing to the timings of the LCIPNP and WDLP publications, it is understood as to why specific reference is not made with the LCIPNP to the WDLP. Nevertheless it is important that the Neighbourhood Plan has due regard

to the emerging WDLP position and should be updated accordingly.

The above comments are intended in a positive manner, though without prejudice to any future representations that our client may wish to make in response to the WDLP.

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

