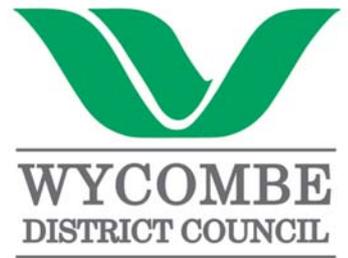


# Longwick-cum-Ilmer Neighbourhood Plan Publication Stage Consultation Comment Form

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- Part A personal/agent contact details (personal details will not be published except your name and organisation if applicable).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/>





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?

L1-6 for Longwick housing site allocations for development.

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

the achievement of sustainable development

**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.**

This comment requests consideration of Vine Cottage, Thame Road, Longwick as an additional allocated development site within the adopted Neighbourhood Plan.

The Vine Cottage site would form part of a related group at the north end of Longwick with adjacent site allocations to the north for Policies 5 & 6. The 1,330 sq. metre triangular site on the east side of the village street is bounded by Thame Road to the west and a drainage brook to the east. The two proposed development sites in Policies 5 & 6 were not put forward in the last draft of the Neighbourhood Plan and it was not until the present draft was released that it was evident that they were under consideration.

The site is suitable as an additional sustainable development site for more than the present single small dwelling and the house is unlikely to not be retained should the opportunity occurs to replace it. It is physically closely related to the proposed sites in Policies 5 and 6, and strongly rooted within the main village settlement boundary and connected with the historic farmsteads. It would provide the isolated pockets proposed in Policies 5 and 6 with greater context and connection with the body of the village and its developing character in this area of the village. It forms an ideal development site which will contribute to the mix of housing units reflecting the needs of the village.

The site enjoys direct access off the Thame Road along a 75m long frontage and is flexible enough to accommodate one of a variety of schemes that may be considered suitable. Schemes might include a single building or several buildings either of which could provide several residences if creatively designed. New buildings could run along the roadside or be grouped at the broad south end of the site.

The design of new buildings would be constrained by the character and materials of nearby Listed farmsteads, but many of these have been considerably altered by conversion, and the setting accommodates a plethora of new buildings, especially in Anderdons Farm. Vine Cottage has no such building constraints. The design of new structures can be adapted to fit sensitively with the setting and character of surrounding historic buildings or to the stipulations of a style guide should one be adopted for new buildings in the village.

Sensitive design of new buildings would minimise long distant visibility and respect the amenity and privacy of existing adjacent residential areas, particularly given the detachment from nearby

residences. The roadside strip is on high ground above the flood plain and not liable to flood, draining straight into the brook adjacent to the east. Landscape features including boundaries and hedgerows can be retained to characterise the site.

In conclusion there is a strong case for allocation of this site for sensitive re-development to provide sustainable housing reflecting the needs of the village.

## 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)

