

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- Part A personal/agent contact details (personal details will not be published except your name and organisation if applicable).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 Personal details will not be published by us, other than your name and organisation.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	Tim Northey
Job title (where relevant)	Planning Manager
Organisation (where relevant)	Rectory Homes Limited
Address	██
Postcode	████████
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	
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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 A1, A2, A3 and Policy Maps 1 and 2	
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 checked="" 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.	
<p>The draft Longwick-cum-Ilmer Neighbourhood Plan follows a previous version that was subject to an independent examination but did not proceed to referendum on the advice of Wycombe District Council and was withdrawn in February 2016. It is stated that this amended plan has been prepared to address these previous concerns although our review of the document suggests that the concerns raised by the previous examiner remain.</p> <p>The draft plan proposes a settlement boundary for the village under Policy A1 (Development at Longwick Village) which includes a number of sites which allows for housing delivery of circa 300 new homes over the plan period to 2033. Policy A2 then specifically allocates 6 sites under Policies L1 – L6 to deliver this housing requirement and setting out guiding principles for their future development. However, both Policies A1 and A2 fail to recognise the recent approval on appeal (Ref: APP/K0425/W/17/3166948) of 9 units at Ivy Farm, Longwick, which infills the existing developed frontage that exists between Ivy Farmhouse on Lower Icknield Way, through to the properties on the Longwick Road. In light of this, Policy Map 1 and 2 needs amending to include the consented Ivy Farm land and adjoining properties as clearly the settlement boundary for the village extends to include these areas. Further, for consistency purposes a new Policy L7 needs including to set out the principles to guide development of this land area.</p> <p>Draft Policy A3 (Retaining Longwick Village’s Distinct Rural Identity) seeks to identify a rural green gap to prevent future development within so as to maintain the separation of Longwick with the future expansion of Princes Risborough. We wish to raise a fundamental objection to this proposed policy as its continued inclusion within the plan goes against the recommendation</p>	



of the Independent Examiner into the previous version of the Neighbourhood Plan. In his report dated February 2016, the Examiner stated (page 23) in his assessment of Policy A3 that:

“There is no evidence to demonstrate that the “gap” identified is necessary to achieve the aims of Policy A3 nor that it would not be possible for development within this gap to be sustainable”.

Further, the Examiner went on to state that:

“Whilst I acknowledge that the Longwick Capacity Study suggests that development should not occur to the south of Ickniel Way, land to the south of Ickniel Way within the Neighbourhood Area has already been developed. As above, there is nothing to demonstrate that sustainable development could not take place on land to the south of Ickniel Way”.

The Examiner considered that the drafted policy would potentially prevent sustainable development and recommended the deletion of the “gap” annotation so as to ensure the policy met the basic conditions. However, the continued inclusion of this policy within the plan goes against the Examiner’s previous recommendations and therefore in its current form cannot be considered to have met the basic conditions, and in particular that the plan contributes to the achievement of sustainable development.

Since the Examiner’s report was published, outline planning permission has been granted on appeal for 9 dwellings on land at Ivy Farm. This serves to reinforce both the Examiner’s and our view that given existing and future development within this area, it cannot perform the key function of the policy in preventing coalescence. Any buffer should therefore be to the south of this land area (outside of the designated Neighbourhood Plan area) where the land is free from development and makes a significant contribution towards the setting of Longwick. In this respect, Policy A3 should be deleted and the settlement boundary requires revising to include the existing and proposed development to the south of Lower Ickniel Way.

In summary, this draft plan needs to be revised to recognise the recent grant of planning permission at Ivy Farm, Longwick. This decision also further challenges the planned inclusion of a green gap to the south of Lower Ickniel Way as with extensive development within this land area it cannot perform the policy function of preventing coalescence between Longwick and the potential future expansion of Princes Risborough. This policy approach was not considered to meet the basic conditions of a Neighbourhood Plan by the Examiner with the previous version of the plan, and therefore it’s continued inclusion within the plan renders it not to have fulfilled the basic conditions.

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