

**Longwick-cum-Ilmer Parish  
Neighbourhood Plan  
2017-2033**

**BASIC CONDITIONS STATEMENT**

**August 2017**

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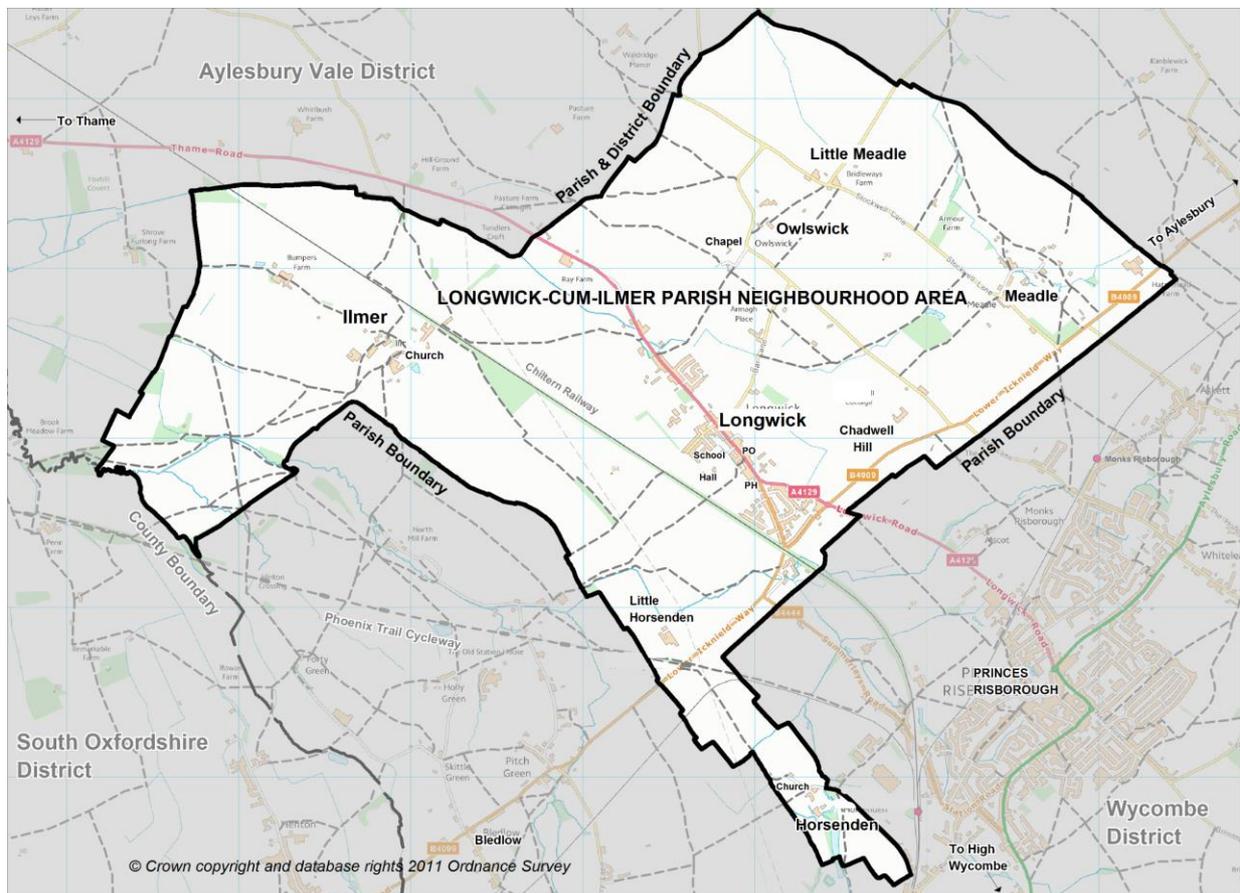
# Longwick-cum-Ilmer Neighbourhood Plan

## Basic Conditions Statement

### 1 Legal Requirements

This Submission Neighbourhood Plan is submitted by Longwick-cum-Ilmer Parish Council, which as the qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Submission Neighbourhood Plan has been prepared by the Neighbourhood Development Steering Group and its consultants TDRCLtd, and overseen by Longwick-cum-Ilmer Parish Council.

The whole parish of Longwick-cum-Ilmer has been formally designated as a Neighbourhood Area through an application made under the Neighbourhood Planning (General) Regulations 2012 (part 2 S6), and approved by Wycombe District Council on 2 March 2015. The Neighbourhood Area is shown below.



The Submission Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood area. The proposals relate to planning matters (the use and development of land) and have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012.

The Submission Neighbourhood Plan identifies the period to which it relates as 2017 to 2033. The period has been chosen to align with the dates of the Wycombe District Local Plan. The Submission

Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in section 61K of the Town and Country Planning Act 1990.

The Submission Neighbourhood Plan proposal relates to the Longwick-cum-Ilmer Neighbourhood Area and to no other area. The Submission Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area.

## **2 Basic Conditions**

Paragraph 16 of the National Planning Policy Framework (2012) (NPPF) is clear that those producing neighbourhood plans or orders should support the strategic development needs set out in Local Plans, including policies for housing and economic development. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. More specifically paragraph 184 of the National Planning Policy Framework states that neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

This statement demonstrates how the Longwick-sum-Ilmer Neighbourhood Plan meets all of the basic conditions.

The Submission Neighbourhood Plan sets out policies for Longwick village and the surrounding Neighbourhood Plan area, which aim to deliver sustainable growth, and are consistent with the NPPF. These are:

- A1 Development at Longwick village
- A2 New Housing Allocations
- A3 Retaining Longwick Village's Distinct Rural Identity
- A4 Local Green Space Designations
- A5 Small Scale Business Space
- A6 Shoulder of Mutton Public House, Owlswick
- L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick
- L2 Site allocation of land at Boxer Road/ Barn Road, Longwick
- L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick
- L4 Site allocations of land at Rose Farm, Longwick
- L5 Site allocation of land adjacent to Red House Farm, Longwick
- L6 Site allocation of land adjacent to Anderdons Farm, Longwick

### **3 Appropriate Regard to National Policy**

In this section, each policy of the Submission Neighbourhood Plan will be discussed in relation to the National Planning Policy Framework (NPPF) and how it meets those aims.

#### ***3.1 NPPF chapter 1: Building a strong, competitive economy***

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policy that aims to build a strong competitive economy:

*A5 Small Scale Business Space*

*L4 Site allocations of land at Rose Farm, Longwick*

These policies meet the NPPF's aims by supporting local business development and seeking to facilitate flexible working practices in the area.

#### ***3.2 NPPF chapter 3: Supporting a prosperous rural economy***

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to support a prosperous rural economy:

*A1 Development at Longwick village*

*A5 Small Scale Business Space*

*A6 Shoulder of Mutton public house, Owlswick*

*L4a Site allocations of land at Rose Farm, Longwick*

These policies meet the NPPF's aims by supporting economic growth in rural areas for business and enterprise through conversions and well-designed new buildings; and promoting the retention and development of local services and community facilities.

#### ***3.3 NPPF chapter 4: Promoting sustainable transport***

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to promote sustainable transport:

*A1 Development at Longwick village*

*A2 New Housing Allocations*

*A3 Retaining Longwick Village's Distinct Rural Identity*

*A5 Small Scale Business Space*

*A6 Shoulder of Mutton Public House, Owlswick*

*L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick*

*L2 Site allocation of land at Boxer Road/ Barn Road, Longwick*

*L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies meet the NPPF's aims by promoting sustainable transport through:

- giving people a real choice about how they travel;
- reducing the need to travel by supporting local facilities and promoting the use of technology for the community;
- supporting patterns of development which facilitate the use of sustainable modes of transport;
- recognising the role of local authorities to work with transport providers to develop strategies for the provision of viable sustainable transport infrastructure;

- directing development to locations which offer safe and suitable access for all people and offer potential future high quality public transport facilities;
- giving priority to pedestrian and cycle movements through better local road safety; and
- requiring Travel Plans to be provided for new local developments.

### **3.4 NPPF chapter 6: Delivering a wide choice of high quality homes**

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to deliver a wide choice of high quality homes:

*A1 Development at Longwick village*

*A2 New Housing Allocations*

*A6 Shoulder of Mutton public house, Owlswick*

*L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick*

*L2 Site allocation of land at Boxer Road/ Barn Road, Longwick*

*L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies meet the NPPF's aims of delivering a wide choice of high quality homes by:

- boosting the supply of housing in this location to greater than previous levels;
- identifying sites for housing growth;
- delivering a wide choice of high quality homes through planning for a mix of housing for different needs in the community;
- including affordable housing and options for elderly housing;
- planning for development within an existing village to achieve more sustainable development;
- locating housing where it will enhance and maintain the vitality of rural communities;
- supporting services in a village; and
- avoiding isolated homes in the countryside with the exceptions as outlined in paragraph 55.

### **3.5 NPPF chapter 7: Requiring good design**

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to require good design:

*A1 Development at Longwick village*

*A3 Retaining Longwick Village's Distinct Rural Identity*

*A6 Shoulder of Mutton Public House, Owlswick*

*L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick*

*L2 Site allocation of land at Boxer Road/ Barn Road, Longwick*

*L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies meet the NPPF's aims of requiring good design by:

- setting out the quality of development required;
- identifying locations for new green public spaces;
- supporting local facilities and transport networks;
- responding to local character and historical patterns of development;

- promoting layouts that will create safe and accessible environments;
- indicating how to make development visually attractive in architectural and landscape terms and to suit the local area;
- promoting sustainable housing design;
- encouraging design that enhances the local setting; and
- taking into account the views of the local community and those affected by new development.

### **3.6 NPPF chapter 8: Promoting healthy communities**

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to promote healthy communities:

*A1 Development at Longwick village*

*A2 New Housing Allocations*

*A4 Local Green Space Designations*

*A5 Small Scale Business Space*

*A6 Shoulder of Mutton Public House, Owlswick*

*L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick*

*L2 Site allocation of land at Boxer Road/ Barn Road, Longwick*

*L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies meet the NPPF's aims of promoting healthy communities by:

- outlining policies for safe and accessible developments, with clear and legible routes;
- planning for the expansion of community facilities, and supporting local services to enhance the sustainability of communities;
- guarding against the loss of valued facilities and services which help to meet day-to-day needs;
- ensuring that sufficient school places are available;
- planning for high quality open spaces for sport and recreation;
- protecting public rights of way and access; and,
- designating land as Local Green Space to rule out development on green areas of particular local significance.

### **3.7 NPPF chapter 10: Meeting the challenge of climate change, flooding and coastal change**

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to meet the challenge of climate change, flooding and coastal change:

*A1 Development at Longwick village*

*A2 New Housing Allocations*

*L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick*

*L2 Site allocation of land at Boxer Road/ Barn Road, Longwick*

*L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies address the NPPF's aims of meeting the challenge of climate change, flooding and coastal change by:

- setting policies that take account of flood risk;
- planning for development in locations and ways to reduce greenhouse gas emissions;
- managing risks through adaptation and mitigation measures, and planning green and blue infrastructure; and
- planning to ensure that flood risk is not increased elsewhere.

### ***3.8 NPPF chapter 11: Conserving and enhancing the natural environment***

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to require good design:

*A1 Development at Longwick village*

*A3 Retaining Longwick Village's Distinct Rural Identity*

*A4 Local Green Space Designations*

*L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick*

*L2 Site allocation of land at Boxer Road/ Barn Road, Longwick*

*L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies meet the NPPF's aims of conserving and enhancing the natural environment by:

- considering the impact of development allocations on the wider landscape such as the Area of Outstanding Natural Beauty and local wildlife designated areas;
- identifying opportunities for maintaining or enhancing biodiversity in and around developments;
- not placing unreasonable restrictions on existing businesses because of changes in nearby land uses since they were established;
- identifying areas with amenity value due to their tranquillity; and,
- avoiding the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.

### ***3.9 NPPF chapter 12: Conserving and enhancing the historic environment***

The Longwick-cum-Ilmer Neighbourhood Plan sets out the following policies that aim to conserve and enhance the historic environment:

*A4 Local Green Space Designations*

*B2 Shoulder of Mutton public house, Owlswick*

*L4 Site allocations of land at Rose Farm, Longwick*

*L5 Site allocation of land adjacent to Red House Farm, Longwick*

*L6 Site allocation of land adjacent to Anderdons Farm, Longwick*

These policies meet the NPPF's aims of conserving and enhancing the historic environment by:

- seeking to sustain and enhance heritage assets and the contribution that they make to local economic vitality;
- taking into account the desirability of new development in making a positive contribution to local character and distinctiveness; and
- requiring development to enhance or better reveal the significance of Conservation Areas.

## 4 The Achievement of Sustainable Development

The NPPF states a presumption in favour of sustainable development, whereby ‘sustainable’ means ensuring that better lives for ourselves do not mean worse lives for future generations, and ‘development’ means growth. Therefore sustainable development is positive growth – making economic, environmental and social progress for the current and future generations.

The Submission Neighbourhood Plan is based upon an overarching vision and 10 objectives that specifically aim to achieve sustainable development. It has been prepared alongside a Sustainability Appraisal, and the policies that follow contribute explicitly to that aim. The scoring system here assesses the policies on their contribution to the three strands of sustainability: social, economic and environmental.

The symbols denote: + positive contribution, 0 neutral, – negative contribution

SUBMISSION NEIGHBOURHOOD PLAN POLICY	ENV	SOCIAL	ECON	COMMENTARY
A1 Development at Longwick village	+	+	0	This policy supports housing growth in the most sustainable location for social, economic and environmental sustainability reasons.
A2 New Housing Allocations	0	+	0	This policy has a fundamental sustainability objective to ensure that development is accessible to all and establishes sustainable travel choices.
A3 Retaining Longwick Village’s Distinct Rural Identity	+	0	0	This policy supports the important social dimension of sustaining community cohesiveness, and the rural character of its identity.
A4 Local Green Space Designations	0	0/+	0	This policy seeks to maintain local community spaces for leisure and cultural uses.
A5 Small Scale Business Space	0	+	+	This policy supports the economic development of rural businesses and communities, by concentrating new space in easy to access areas.
A6 Shoulder of Mutton public house, Owlswick	0	0/+	0	This policy has a fundamental social sustainability objective, to ensure that a community asset is not lost, and that development is accessible to all, whilst respecting an historical asset. It seeks to maintain a local community and economic asset, unless its use is deemed unviable.
L1 Site allocation of land on the eastern side of Thame Road, leading around to Bar Lane, Longwick	0	+	0	This policy contributes to the provision of housing growth, supports local community life and amenities, more sustainable travel patterns, and adaption and mitigation measures for the impacts of climate change. It also seeks to protect a local business from unreasonable restrictions due to a future change of land uses nearby.
L2 Site allocation of land at Boxer Road/ Barn Road, Longwick	0	+	0	This policy contributes to the provision of housing growth, supports local community life and amenities, more sustainable travel patterns, and adaption and mitigation measures for the impacts

				of climate change.
L3 Site allocation of land on Thame Road east of Chestnut Way junction, Longwick	0	+	0	This policy contributes to the provision of housing growth, supports local community life and amenities, and more sustainable travel patterns.
L4 Site allocations of land at Rose Farm, Longwick	0/-	+	0	This policy contributes to the provision of housing growth, supports local community life and amenities, more sustainable travel patterns, and adaption and mitigation measures for the impacts of climate change. It may have an impact on the historic pattern of development.
L5 Site allocation of land adjacent to Red House Farm, Longwick	0/-	+	0	This policy contributes to the provision of housing growth, supports local community life and amenities, more sustainable travel patterns, and adaption and mitigation measures for the impacts of climate change. It may have an impact on local listed buildings.
L6 Site allocation of land adjacent to Anderdons Farm, Longwick	0/-	+	0	This policy contributes to the provision of housing growth, supports local community life and amenities, more sustainable travel patterns, and adaption and mitigation measures for the impacts of climate change. It may have an impact on local listed buildings.
	<b>ENV</b>	<b>SOCIAL</b>	<b>ECON</b>	

## 5 General Conformity with Strategic Local Policy

Longwick-cum-Ilmer Parish (LcIP) is in Wycombe District and Buckinghamshire County. Wycombe District Development Plan documents comprise:

- Wycombe District Local Plan Saved Policies (WDLP) (2004)
- Adopted Core Strategy (2008)
- Adopted Delivery and Site Allocations Plan (2013)
- Buckinghamshire Minerals and Waste Local Plan (2004-16) and Core Strategy (2012).

The LcIP Neighbourhood Plan is in general conformity with the strategic policies of the Wycombe District Development Plan. The emerging Wycombe District Local Plan is scheduled for adoption in 2017-8 for the period until 2033. The LcIP Neighbourhood Plan is being prepared in anticipation of the reasoning and evidence of the emerging Local Plan, but focuses on being in conformity with the relevant saved and current policies in the Wycombe District Development Plan documents. In March 2017, WDC set out at a stakeholder update meeting that Longwick village should be allocated 300 homes, which further confirms the emerging Local Plan policy context.

The following section shows the conformity of the Submission Neighbourhood Plan policies with Wycombe District Development Plan policies by referring to the relevant strategic WDLP policies that each Submission Neighbourhood Plan policy complies with, followed by a commentary on the main issues to note:

<b>Title:</b>	<b>Policy A1: Development at Longwick village</b>
<b>Where:</b>	<b>Longwick village</b>
<b>What and why:</b>	<b>To define a new settlement boundary at Longwick village where sustainable development will be acceptable.</b>
<b>Compliance with WDLP policies:</b>	<ul style="list-style-type: none"> <li>• Adopted Delivery and Site Allocations Plan policies: DM1, DM5, DM6, DM11, DM12, DM13, DM14, DM15, DM16, DM17, DM18, DM19.</li> <li>• Core Strategy Policies: CS1, CS2, CS10, CS11, CS12, CS13, CS15, CS16, CS17, CS18, CS19, CS20, CS21.</li> <li>• Saved Local Plan Policies: G3, G7, G8, G10, G11, G12, G16, G19, G26, H9, H10, H11, H17, H18, H19, S6, S7, T2, T4, T5, T6, T8, T13, L1, L4, HE3, HE19, RT3, RT7, RT9, RT10, RT16, RT17, RT18, CF3, CF7.</li> </ul>
<b>Main policy conformity:</b>	The proposed new settlement boundary for Longwick village is extended to include new development site allocations and land for open space, in order to ensure that sustainable development is promoted by adding new housing to an existing settlement (DM1, CS1, CS2, CS20). The policy includes a range of measures for the quality of development and how it relates to its surroundings - a mix of housing and local public spaces (DM16, H9), affordable housing provision (CS13), good design (CS19), and environmentally efficient homes (DM18). Importance is placed upon maintaining and improving the natural environment (DM11, DM12, CS17, G10) including flooding issues (DM15, DM17), dark skies at night (CS18, G16).

<b>Title:</b>	<b>Policy A2: New Housing Allocations</b>
<b>Where:</b>	<b>Longwick village</b>
<b>What and why:</b>	<b>To identify the overall approach to new housing allocations and the delivery of infrastructure.</b>
<b>Compliance</b>	<ul style="list-style-type: none"> <li>• Adopted Delivery and Site Allocations Plan policies: DM1, DM2, DM19.</li> </ul>

<b>with WDLP policies:</b>	<ul style="list-style-type: none"> <li>Core Strategy Policies: CS10, CS12, CS13, CS15, CS16, CS21.</li> <li>Saved Local Plan Policies: T2, T4, T5, T8, T13.</li> </ul>
<b>Main policy conformity:</b>	<p>This policy is important to ensure that housing growth is focused at Longwick village, where there are small scale employment, retail and community facilities (CS10), and will become sustainable by contributing towards long-term sustainable travel choices for all (DM2, DM19, CS16, CS20, C21, T5, T8, T13). A comprehensive approach is taken to financial contributions to infrastructure improvements (DM2, CS21).</p>

<b>Title:</b>	<b>A3 Retaining Longwick Village's Distinct Rural Identity</b>
<b>Where:</b>	<b>Longwick village and land towards Princes Risborough</b>
<b>What and why:</b>	<b>To prevent the coalescence of Longwick with Princes Risborough with future growth.</b>
<b>Compliance with WDLP policies:</b>	<ul style="list-style-type: none"> <li>Adopted Core Strategy Policies: CS7, CS14, CS15, CS16, CS17, CS19, CS20.</li> <li>Adopted Delivery and Site Allocations Plan policies: DM11, DM13, DM15, DM17.</li> <li>Saved Local Plan Policies: G3, L1, L2, L6, HE19.</li> </ul>
<b>Main policy conformity:</b>	<p>This policy seeks to protect both the identity of Longwick village as well as the rural nature of its setting (CS15, CS17). The village and the neighbouring town of Princes Risborough have distinctive and differing identities in urban and landscape terms, and their coalescence would have an adverse effect on the character of the rural areas in-between as well as on the settlements themselves. This policy intends that development respects the particular characteristics and sense of place of villages and hamlets, by "strictly controlling development in the open countryside" (CS7). The area between the main part of Longwick village and Princes Risborough nearby includes a Local Wildlife Site at Longwick Bog (DM13) as well as areas important for flood risk management (DM17), and an archaeological notification site (HE19).</p>
<b>Note:</b>	<p>There is land occupied by travelling showpeople on Lower Icknield Way, within the rural setting between the two settlements. This policy does not seek to change this, and therefore WDLP Policy CS14 Gypsies, Travellers and Travelling Showpeople is not affected.</p>

<b>Title:</b>	<b>Policy A4: Local Green Space Designations</b>
<b>Where:</b>	<b>Longwick and Owlswick</b>
<b>What and why:</b>	<b>To protect valuable existing green spaces in Longwick and Owlswick from future growth.</b>
<b>Compliance with WDLP policies:</b>	<ul style="list-style-type: none"> <li>Core Strategy Policies: CS15, CS17, CS19.</li> </ul>
<b>Main policy conformity:</b>	<p>This policy aims to protect existing green spaces which have significant value to the local communities for recreation, cultural and heritage reasons (NPPF, paragraph 77).</p>

<b>Title:</b>	<b>Policy A5: Small Scale Business Space</b>
<b>Where:</b>	<b>Throughout the Neighbourhood Plan area</b>
<b>What and why:</b>	<b>To encourage small scale business space development.</b>
<b>Compliance with WDLP policies:</b>	<ul style="list-style-type: none"> <li>Adopted Delivery and Site Allocations Plan policies: DM5, DM6</li> <li>Core Strategy Policies: CS10, CS11, CS19, CS20.</li> <li>Saved Local Plan Policies: G3, G7, G8, G10, G12, G15, G16, G25, G26, H10,</li> </ul>

	H11, S6, S7, S8, T2, T4, T5, T6, T8, T13, RT7, RT8, RT9, RT10, RT16, RT17.
<b>Main policy conformity:</b>	This policy is to support the small businesses in the area enabling them to expand locally, and provide work space which can also be of benefit to the local community (DM5, CS11, CS10, CS20, T4, T13).

<b>Title:</b>	<b>Policy A6: Shoulder of Mutton public house</b>
<b>Where:</b>	<b>Owlswick</b>
<b>What and why:</b>	<b>To set out acceptable development at the Shoulder of Mutton public house, Owlswick.</b>
<b>Compliance with WDLP policies:</b>	<ul style="list-style-type: none"> <li>Adopted Delivery and Site Allocations Plan policies: DM1, DM5, DM6, DM12, DM19.</li> <li>Core Strategy Policies: CS1, CS2, CS10, CS11, CS12, CS13, CS15, CS16, CS17, CS18, CS19, CS20, CS21.</li> <li>Saved Local Plan Policies: G3, G7, G8, G10, G11, G12, G16, G26, H9, H17, H18, H19, S6, S7, T2, T4, T5, T6, T8, T13, L1, L2, L4, L6, HE3, HE19, RT3, RT7, RT17, RT18, CF3.</li> </ul>
<b>Main policy conformity:</b>	As the Shoulder of Mutton public house is a community facility, this policy seeks to ensure that it is not converted to residential or other uses without its viability being investigated (DM5, DM6, CS15). If it is to be converted to residential use, the policy aims to ensure that it is not out of scale with the hamlet's size and accessibility (DM2, CS17, CS19, G7, G8) and does not have adverse impacts on its setting including the Conservation Area and listed buildings (HE3).
<b>Policy conflict:</b>	WDLP Policy H8 Appropriate Development Densities sets density criteria for new development in order to make efficient use of land, requiring a minimum of 30 dw/ha. However if this site is converted to residential use, it would need to be of a scale that is in keeping with the existing area, and therefore below this.

<b>Title:</b>	<b>Policies L1, L2, L3, L4, L5, L6: Site allocations for development</b>
<b>Where:</b>	<b>Longwick Village</b>
<b>What and why:</b>	<b>To set out acceptable development on Sites L1-L6.</b>
<b>Compliance with WDLP policies:</b>	<ul style="list-style-type: none"> <li>Adopted Delivery and Site Allocations Plan policies: DM1, DM2, DM5, DM6, DM11, DM12, DM13, DM14, DM15, DM16, DM17, DM18, DM19.</li> <li>Core Strategy Policies: CS1, CS2, CS10, CS11, CS12, CS13, CS15, CS16, CS17, CS18, CS19, CS20, CS21.</li> <li>Saved Local Plan Policies: G3, G7, G8, G10, G11, G12, G16, G19, G26, H9, H10, H11, H17, H18, H19, S6, S7, T2, T4, T5, T6, T8, T13, L1, L4, HE3, HE19, RT3, RT7, RT9, RT10, RT16, RT17, RT18, CF3, CF7.</li> </ul>
<b>Main policy conformity:</b>	<p>The four allocated development sites in Longwick (L1-L6) have been identified as suitable locations for future growth, subject to Submission Neighbourhood Plan Policies A1 and A2, on their use, design and sustainable infrastructure provision. They therefore are in conformity with the policies that relate to those Submission Neighbourhood Plan policies. All of the allocated sites for development will be required to make a contribution to its provision and future management (DW19, CS21).</p> <p>Two of these policies allocate land for open space to meet the needs of new residents in Longwick village (DM16). One (Site L1) seeks to retain the green gap in the centre of the village, with provision for flood risk management (DM17, CS18), maintaining existing landscape features (DM13), and protecting the amenity of adjacent properties (CS15, CS19). It will incorporate access to an</p>

	<p>allocated development site for vehicles, cycles and pedestrians (CS20, G26).</p> <p>The other (Site L2) allocates land for open space to meet the needs of new residents in Longwick village (DM16). It seeks to maintain existing landscape features (DM13), and protect the amenity of adjacent properties (CS15, CS19). It will incorporate pedestrian and cycle access to existing rights of way (CS20).</p>
<p><b><i>Policy conflict with Submission Plan Policy L2:</i></b></p>	<p>WDLP Policy G26 Designing for Safer Communities and G3 General Design Policy (and Appendix 1 Residential Design Guidance) require that new development should not create 'exposed backs' to properties, to ensure that there is: natural surveillance of all public areas; greater activity to the front of properties; a clear distinction between public and private areas; and maximum rear setback distances.</p> <p>Submission Plan Policy L2 land at Boxer Road/ Barn Road aims to provide a public area between the fronts of new development within development site L2 and the rear of properties on Thame Road/ Chestnut Way. This is welcomed by existing residents as there is an open strip of land to the rear of their properties which is not within the settlement boundary – but owned by these residents - and which creates an open aspect to this area. There are clear boundaries between private gardens, the strip of open land, and the allocated development site, and so adding a frontage in this location will enhance a locally valued green space, rather than creating a strip of land at the rear properties.</p> <p>As the Residential Design Guidance states, where it can be demonstrated that departing from its criteria causes no harm and enhances the setting, proposals may depart from the recommendations.</p>

## 6 Compatibility with EU Obligations

The Submission Neighbourhood Plan is compatible with European Union obligations on human rights, habitat protection and environmental impacts. There are four directives of particular relevance:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds; and
- Other European directives: Waste Framework Directive 2008/98/EC, Air Quality Directive 2008/50/EC or the Water Framework Directive 2000/60/EC.

A screening opinion undertaken by Wycombe District Council confirms that the Submission Neighbourhood Plan required a Strategic Environmental Assessment. WDC proposed that this should become a Sustainability Appraisal instead, in order that the economic and social sustainability aspects of the Plan could also be considered. This has been undertaken and accompanies the Submission Neighbourhood Plan.

An Equalities Impact Assessment has not been carried out, as this has been addressed by an Equalities Impact Assessment for the emerging new Wycombe District Local Plan evidence base. The Submission Neighbourhood Plan is therefore in conformity with the other policies that are currently in place.

As there are no European sites within or close to the Neighbourhood area, Natural England has confirmed that a Habitat Regulations screening assessment is not required.

## 7 Compliance with Equality Act

The Equality Act 2010 (the Act) places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

The Neighbourhood Plan has been prepared with the benefit of the local community in mind and applies equally to all residents in the Neighbourhood Area, irrespective of any protected characteristic. From an equality perspective, the vision, objectives and policies in the Plan are overall “neutral” and none would have a negative impact on any group with protected characteristics. The Neighbourhood Plan and all communication related to it have been written or orally communicated in English. It has not been considered necessary to translate any communication into any other language due to the demographics of the parish (see Longwick-cum-Ilmer Parish in 2011 Census data). Longwick-cum-Ilmer is a large rural parish, with the main village of Longwick as its focal point. The geographic structure of the parish has been taken into account when selecting the initiatives and means of communication and consultation.

## 8 Meeting Prescribed Conditions

As Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out, the Submission Neighbourhood Plan meets two basic conditions in addition to those set out in the primary legislation. These are:

- The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects); and
- Having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is EIA development.

## 9 Conclusions

This Basic Conditions Statement aims to demonstrate that, as set out in Schedule 4B of the Town and Country Planning Act (1990), these basic conditions are considered to have been met by the Longwick-cum-Ilmer Submission Neighbourhood Plan and its policies.

The Neighbourhood Plan has undergone significant revisions since the Consultation Draft Plan was consulted upon in June - July 2015, and a previous Submission Neighbourhood Plan was passed at examination but withdrawn in 2016. These changes were made in order to marry the community and others' views with the formal policy context, and so that the Neighbourhood Plan could also address the increased housing needs identified in the emerging Local Plan, which was consulted upon in the summer of 2016.

Representing this range of views, whilst aiming to meet the legal tests, has been a valuable and positive process of verifying how both the NPPF and Wycombe District Council's strategic policies can help to make the kind of place that the people of Longwick-cum-Ilmer Parish envisage for the future, and the role of the Submission Neighbourhood Plan in that context.