

Response ID ANON-QXPV-8THK-E

Submitted to Local Plan for Buckinghamshire sites survey
Submitted on 2026-03-16 17:53:23

About you

In what capacity are you responding to this survey?

On behalf of a town council, parish council or town committee

Other respondent capacity:

Town or parish council

Please select the town council, parish council, parish meeting or town committee you represent from the drop-down list.

Drop-down list of parish and town councils:

Longwick cum Ilmer Parish Council

Please give your role/position and contact email address.

Your role or position:

Chair

Your council, meeting or town committee email address:

k.smith@longwickcumilmer.org.uk

Site response 1

Please give the site reference number:

Site reference number:

3157, 409, 464, 431, 584

Please give the site address (including postcode):

Site address:

All of Longwick Village & surrounds hamlets

HP27

What is your connection with the site? (e.g. local resident, local councillor)

Connection to site:

Councillor

Is the site suitable in principle for the proposed use?

No

Please give the reasons for your answer:

The proposition that Longwick should be the location for further housing development at this time or in the immediate future is completely untenable. Reasons have been advanced in earlier consultation correspondence and will be repeated and extended in further communications attached to this survey response. We have many issues to do with previous unreasonable expansion, disregard of an established Neighbourhood Plan, plus infrastructure and service deficiencies.

The NESS report and documents show a number of factual errors and it is disturbing and wrong that it gives little or no recognition of Longwick as an individual and independent established rural community with its own character and heritage. We are not a "sub urban" offshoot of Princes Risborough. This was clearly the position underlined by our original, and adopted, Neighbourhood Plan. This position MUST be recognised and our residents rightfully expect us to maintain that situation.

The way that the report has been presented, it would seem that no representative of AECOM ever came to Longwick so as to better inform their token comments regarding Longwick Cum Ilmer. They also suggest that there is outstanding development due in our planned commitment to housing - we've been forced to take this full commitment of 300, in the first 5 years of a plan designed to take us to 2033. This has been very detrimental in many, many ways, and significant changes are needed to ensure sensible and sensitive developments in future, giving the appropriate and promised support in infrastructure, social and environmental facility, and mitigation of the massive impacts of developments from which we get untenable levels of heavy vehicular movement along our only through road the A4129.

Further development would also bring our school into difficulty as not only would pupil numbers increase but space comes under even more pressure

than now, due to major growth in SENDS needs.

What opportunities and advantages could development of the site bring?

Opportunities and advantages of development:

NONE IN THE CURRENT SITUATION - Relief in many areas is essential before any further incursion is considered.

The housing needs report we received in the first quarter of 2025 suggested that there was virtually no identifiable need for housing expansion at this point.

There has been no growth in employment opportunity locally. Commuting or driving are potentially unattractive options, but some of our new residents find themselves exactly in that situation.

Are there infrastructure issues that would have to be addressed in the development of this site?

Yes

If you answered 'yes', please provide further details:

There are issues with electricity supply - Frequent interruptions happen. All cabling is overhead.

Water and sewage problems continue to exist - Thames Water tankers have to regularly take away sewage - NESS makes assumptions here, but entirely in the stated absence of an up to date report from Thames Water - they know that the system is under stress, and the sewage works in Princes Risborough are potentially at break point.

See also :

Water and wastewater – The Longwick Sewage Treatment infrastructure is broken. To prevent flooding, Thames Water are regularly having to provide additional sewage offtake capacity using tankers. These are often positioned in Longwick or at the Longwick pumping station 24*7 for weeks at a time. This causes issues for residents and flooding when the tankers don't turn up in time. This issue was flagged by residents prior to the developments that have taken place since 2017. The sewage system needs to be upgraded prior to any new development being approved. The situation on the ground is much more serious than indicated in the NESS Study page 131 which states "Princes Risborough Sewage Treatment Works (Thames Water) which was assigned an orange 'limited capacity for growth' RAG rating".

Water Supply: The Parish is in Wycombe District, which falls under the Thames and South Chilterns Catchment Abstraction Management Strategy. Under this strategy, the area around Wycombe is deemed to be "Over Licenced". Any licence granted within this area would be subject to restrictions at low flows, calling for a reduction in, or cessation of, abstraction during such times. Therefore, water will only be available during times of high flow. To make supply more reliable, winter storage reservoirs could be built. Thames Water has prepared options for increasing water storage in the area, one of which is very near to the Village of Ilmer (see section on 'Major greenfield options and proposals nearby'). Source: Longwick Neighbourhood Plan 2017-2033. NOTE: Ilmer is in a conservation area.

Water Quality: The aquifer underlying Wycombe is the South-West Chilterns Chalk. This groundwater body currently has Good Chemical Status. This status needs to be maintained by protecting the aquifer from any development that might impact on the water quality. This protection includes recommendation of planning conditions for development of brownfield sites (site investigations and remediation of contamination) through to pollution prevention and control measures through environmental permitting legislation. Source: Longwick Neighbourhood Plan 2017-2033

We also have flooding issues in the west of the village on the land on northern side of the A4019 .

Flooding: The scale of the proposed development area is likely to increase flood risk for both current and new homes. The land includes areas that flood regularly each winter.

Longwick and the surrounding area is an area with significant surface water and ground water flooding due to the geology and land form of the Upper Greensand formation of the higher level Chiltern Hills overlying the gault clays. Drainage in the area is poor and consists of a network of drains and ditches. The WDC Level 1 Strategic Flood Risk Assessment Update (2014) shows that Longwick is at the centre of a network of potential overland flow paths. It records the winter 2013-4 floods (on Bar Lane, Chestnut Way, and Lower Icknield Way and Chestnut Way; Flooding has also happened in Walnut Tree Lane, on occasion, since the Wickfields estate was built on it's SE side (this was not experienced in the previous 40 years of local knowledge). Some of the paths and areas of the village are at 'medium risk' of surface water flooding; the risk of ground water flooding; and, the Wycombe Critical Drainage Area (WCDA) where the risk of flooding from surface water, groundwater and ordinary watercourses mean that sustainable drainage solutions should be a priority. Source: Longwick Neighbourhood Plan 2017 – 2033.

Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

Barriers and challenges:

Movement

DfT overall connectivity score is 39.74. This represents a low-medium level of connectivity - connectivity must be improved before we can consider any additions. We are already significantly below where we should be. New highway access junctions will be required on surrounding roads especially on the A4129 Thame Road and B4009 Lower Icknield Way.

WRT public transport, the northern, north-eastern and western parts of the area are poorly served by existing bus services, this must be improved or taken account of. Additional bus services would be required to facilitate access to nearby centres Thame, PR , Railway station etc.

Road Traffic: there is No Mention of a Longwick relief road/ bypass. This was previously considered but appears to have been dropped. Traffic volumes through the village are becoming intolerable and consideration must be given to any developer funding such an adventure. It makes complete sense to join a Longwick relief road to a Princes Risborough relief road should one or other be built. Traffic calming must be built into future plans also the main road through Longwick is no longer suitable for the speeds and volumes of traffic currently using it.

Longwick is not within walking distance to either station and cycling options are currently very poorly served. It is unlikely improvements to rail services would be secured as a result of development in this area, therefore why develop at all. The National Cycle Network runs through the western part of the area, but this lacks significant connectors to allow residents of Longwick or Ilmer easy and safe access to these routes. For example Cycling to the Phoenix

trail along the B4009 entails cycling along a stretch of road where road users significantly and regularly exceed the national speed limit it is dead straight for over 1 mile. Buckinghamshire's Local Cycling and Walking Infrastructure Plan (LCWIP) further plans to improve cycle infrastructure in the area by providing routes to Aylesbury, High Wycombe, and Chinnor, however these must be approved and funded in line with any development. Otherwise development may happen with no improvement in Cycling / walking infrastructure

The area is outside of walking distance to the services and facilities within the established Princes Risborough Town Centre, it can take close to 30 mins to walk from one end of Longwick to the Centre of PR For people with mobility needs this is a non-starter. Although the plan states "Most of the facilities in Princes Risborough are within walking and cycling distance" this may be the case within PR but it is not the case when Longwick is included. Clear investment is needed in infrastructure BEFORE development should be allowed as it is currently unsafe or unrealistic at best.

The report states that development in the area would put significant strain on existing services here (healthcare and education capacity) and would require significant expansion of existing facilities or new facilities within the wider area.

- Longwick is said to have medium/low road connectivity and for rail "the northern part of the area is not with walking (or safe cycling) distance to either railway station (Monks and Risborough). Yet the Movement capacity of the area is assessed as High, which would suggest that Longwick is being ignored. We all know that transport connectivity is a key factor to be considered in planning but it appears to be disregarded for our village.

- Social Infrastructure Facilities - the plan states that 'Most of the facilities in Princes Risborough are within walking and cycling distance. A wider range of strategic social infrastructure (health, education, cultural and recreational) are located in Princes Risborough and alternatively in (Buckingham ?????(8km away) and High Wycombe (9km away). The combination of Princes Risborough and Longwick have the following services: 9 food shops, 6 public houses, 2 post office, 2 GP surgeries, 6 community hall, 4 primary school, 1 secondary school, 7 faith buildings 2 pharmacy, 1 library, 4 dentist, 16 sports facilities "

Again this implies that these facilities are available to residents of Longwick, even those who do not have access to a car but they are not. It is wrong to state that they are within walking and cycling distance for many people. Longwick has 1 Pub, 1 Post Office, 1 Primary School -non of the others !

Implications and Mitigation for this section states that "The capacity of existing healthcare and education capacity in the wider surrounding area is unknown, however it is likely that development of a significant scale here would put strain on existing services and require expansion of existing facilities or new facilities within the wider surrounding area". Surely the fact that capacity is unknown indicates a lack of basic research and could prove a significant obstacle to development.

Please provide details of any important environmental features on or near the site:

Important environmental features:

Regarding the history the area around Longwick , there are a number of listed agricultural buildings, where the surrounding agricultural land forms an important part of their setting and significant contribution. Good quality farm land is in use and important. Changes to land use in this area could adversely affect this contribution and therefore require careful consideration. The settlements of Meadle and Owlswick are both designated Conservation Areas.

The area is extremely popular with walking groups and horse riders, and the rural and natural amenity of our surroundings, footpaths and ROW's needs to be fully respected.

Environmental considerations:

Around Longwick, the site includes streams and ponds alongside a relatively dense network of hedgerows, which are important for wildlife and for maintaining ecological connectivity. Several hedgerows contain black poplar trees, a notable and locally uncommon species.

The rural nature of Longwick, because of it's setting at the foot of the Chiltern Hills, is important and due consideration of that, means that visible urban sprawl from Princes Risborough westwards has the potential to destroy the character and attractiveness of the area which brings many tourists who enjoy views across the Aylesbury Vale from Whiteleaf Hill, and Kop Hill , as well as the many country walks in and around the Parish and it's immediate area.

Any future development must consider this in it's placement as well as including suitable natural screening by plantation.

Environment: As indicated in the NESS Study Page 129 Environment Section, the countryside features in and around Longwick need preserving and protecting including hedgerows, trees, streams and nature corridors, all of which promote and support biodiversity in Longwick

Are there any important community assets near the site?

Yes

If you answered 'yes', please provide details:

Local Pub Restaurant
Village Green & Playing Field

Are you aware of any previous promotion of this site for development?

Yes

If you answered 'yes', please provide details:

Longwick continues to be a target for speculative and opportunistic development, much of which has been carried out without appropriate facility and infrastructure requirement, despite planning conditions being in place.

Have any issues been raised by local residents or businesses in relation to development of the site?

Yes

If you answered 'yes', please provide details:

We are constantly having input from residents and businesses where the excessive developments in the village have degraded community life in general ,whilst not offering any improvements to day to day living with connectivity or more localised key facilities. Traffic volumes and speed are big issues and this will only get worse with people needing to travel out for work opportunity.

Economy;

There is not enough in the report to support new jobs in the area. Developments like this need NEW jobs to support the new developments - simply constructing new houses will only add to existing shortcomings. The plan states there are 2 small areas locally for jobs - there has been no recent history of employers looking to locate facilities locally and the report goes on to confirm that Aylesbury and High Wycombe are priority towns for economic growth. Shouldn't the developments be situated closer to the economic growth areas and thus reducing potential transport and traffic issues ?

Transportation – being on the main road between Princes Risborough in Buckinghamshire and Thame in Oxfordshire (A4019), Longwick has no public transport options that connect with the transport hubs in Princes Risborough or Thame. There is no way for residents to get to and from work / healthcare appointments etc. using public transport. This also needs resolving as part of any future Local Plan. This aligns with the NESS Study Page 133 “Additional bus services would be required to facilitate access to nearby centres”. Consideration for students to commute to both Thame and Princes Risborough schools needs to be given.

Please provide any further local information or context that you think is relevant to the development of this site:

Local information:

There is significant response to the prospect of further development in Longwick, from it's residents. This highlights the disappointment experienced with the excessive and rapid growth imposed in the last few years and to the detriment of the settlement, it's community, and its's quality of day today life. Houses can be built quickly but communities cannot - previous growth in the village was generic and small, making it manageable and complementary to all that existed before.

Thinking along those lines may well show how growth could still be accommodated at some stage over the period of the new Local Plan for Bucks. Longwick Cum Ilmer Parish Council is planning a review of it's own NHP. in a constructive way and to support it's residents appropriately.

Would you like to respond on a further site?

No