

WELCOME



Welcome to our public consultation event.

Great and Little Kimble cum Marsh Parish Council is co-ordinating a public consultation process on its Neighbourhood Plan proposals.

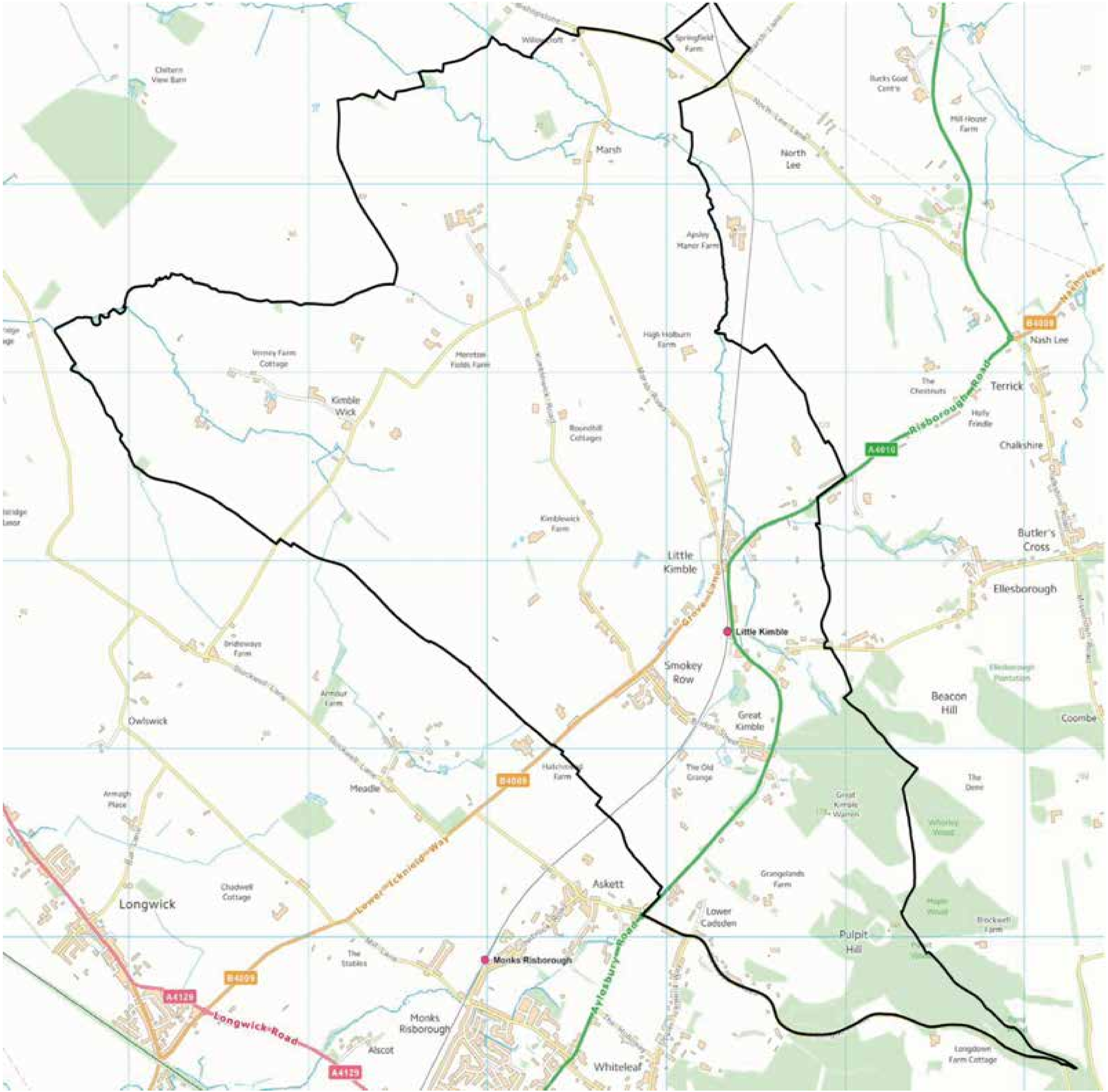
This event is being organised to provide residents with an update on the background to the Plan and explain the future process. Residents are also urged to give feedback on future local residential development, and how that development should be structured and managed. For example, as a number of small clusters of new homes or as a single large development.

Wycombe District Council seeks to authorise the building of 160 new homes in the Great and Little Kimble cum Marsh Parish area over the 20 years to 2033. In February 2017 the Parish Council arranged a parish meeting where representatives of Wycombe District Council explained the requirement for the new homes to the local community, under policy RUR6, which requires up to a maximum of 160 homes on a range of small sites within or adjacent to the villages of Smokey Row (Great Kimble) and Little Kimble, including a small allowance for windfall sites in villages such as Marsh and Kimblewick.

Following this consultation event the feedback comments received will be reviewed by the Parish Council in preparation for the next stage of the Neighbourhood Plan process.



BACKGROUND



Parish boundary plan

The community has the right to develop its own Neighbourhood Plan in order to have some say as to how the community should grow. At the February 2017 meeting, which was very well attended, a vote was held as to whether the Parish Council should develop a neighbourhood plan. The vote was overwhelmingly in favour.

In January 2018, as part of the process of preparing the Neighbourhood Plan, which would cover the whole Parish as detailed in the map above, The Great and Little Kimble cum Marsh Parish Council was keen to identify possible suitable and deliverable local sites for new housing. Developers, landowners, agents, individuals and other interested parties, were asked to submit details of any sites they wished to be considered for future housing in the Parish.

To be considered within the assessment, the sites submitted for potential housing development had to be capable of delivering 5 or more dwellings.

In February 2018, 29 sites in total were submitted. These sites were assessed by the Parish Council and their planning advisor for their development potential in accordance with Local Plan Policy RUR6.

A Neighbourhood Plan Working Group made up of unpaid parish councillors members of the community, was established and is working with Wycombe District Council to move the Neighbourhood Plan forward. During the summer and autumn of 2017, the Parish Council has:-

- ✓ **appointed consultants Oneill Homer and Local Dialogue to assist;**
- ✓ **secured funding for the Neighbourhood Plan;**
- ✓ **undertaken a survey of all dwellings in the parish;**
- ✓ **undertaken a parish review of landscape sensitivity;**
- ✓ **undertaken an individual site inspection on foot and a site review from the Chiltern Hills;**
- ✓ **prepared an overall description of the parish;**
- ✓ **undertaken a residents' survey;**
- ✓ **held a drop-in event in February 2018 to update residents.**

Q&A

During the course of the Neighbourhood Plan process, the Parish Council have been asked a number of questions. We therefore thought it would be useful to include these for information.

Q. Who decided on the number of new houses?

A. Wycombe District Council's (WDC) Local Plan dictates how many houses we have to build. Our Neighbourhood Plan has to meet the requirements of the WDC Local Plan otherwise we will fail the first test of our Neighbourhood Plan. If parishioners wished to object to the number of houses proposed by WDC there was an opportunity to lodge objections with WDC last year. We believe the deadline for lodging fresh objections to the Local Plan has now passed.

Q. Who drew up the indicated housing locations shown on the WDC website (Landscape Sensitivity & Capacity Study).

A. We understand that WDC did this to establish that the Kimbles could take 160 new houses but it was done without consulting the Parish Council, neither were landowners necessarily consulted as to whether their sites were available for development. We expect to get a better picture of which sites are being put forward once the current call for sites is complete. The figure of 160 came from 2014 and 23 properties have already be built or consented.

Q. Are any of the sites certain to be used?

A. No decisions have yet been taken regarding which sites are to be put forward in the plan other than some sites which already have planning permission and may count towards the target of 160 homes.

Q. Have the owners of the sites been approached by WDC?

A. Though owners/developers of particular sites may have approached WDC we believe that WDC's planners did not generally approach landowners prior to including their sites in the WDC Landscape Sensitivity & Capacity Study. In fact, some landowners did not become aware that their sites had been put forward until the Neighbourhood Plan process had started. A site appearing in WDC's high level study does not necessarily mean that it is available or that it will gain planning permission for development.

Q. Why were these sites thought to be suitable?

A. The Wycombe Landscape Sensitivity and Capacity Study was a high-level document that was conducted to highlight landscape sensitivities, e.g., the view from the Chiltern Hills, within the field parcels and to inform potential (not final) capacities for development.

Q. Will other sites be considered?

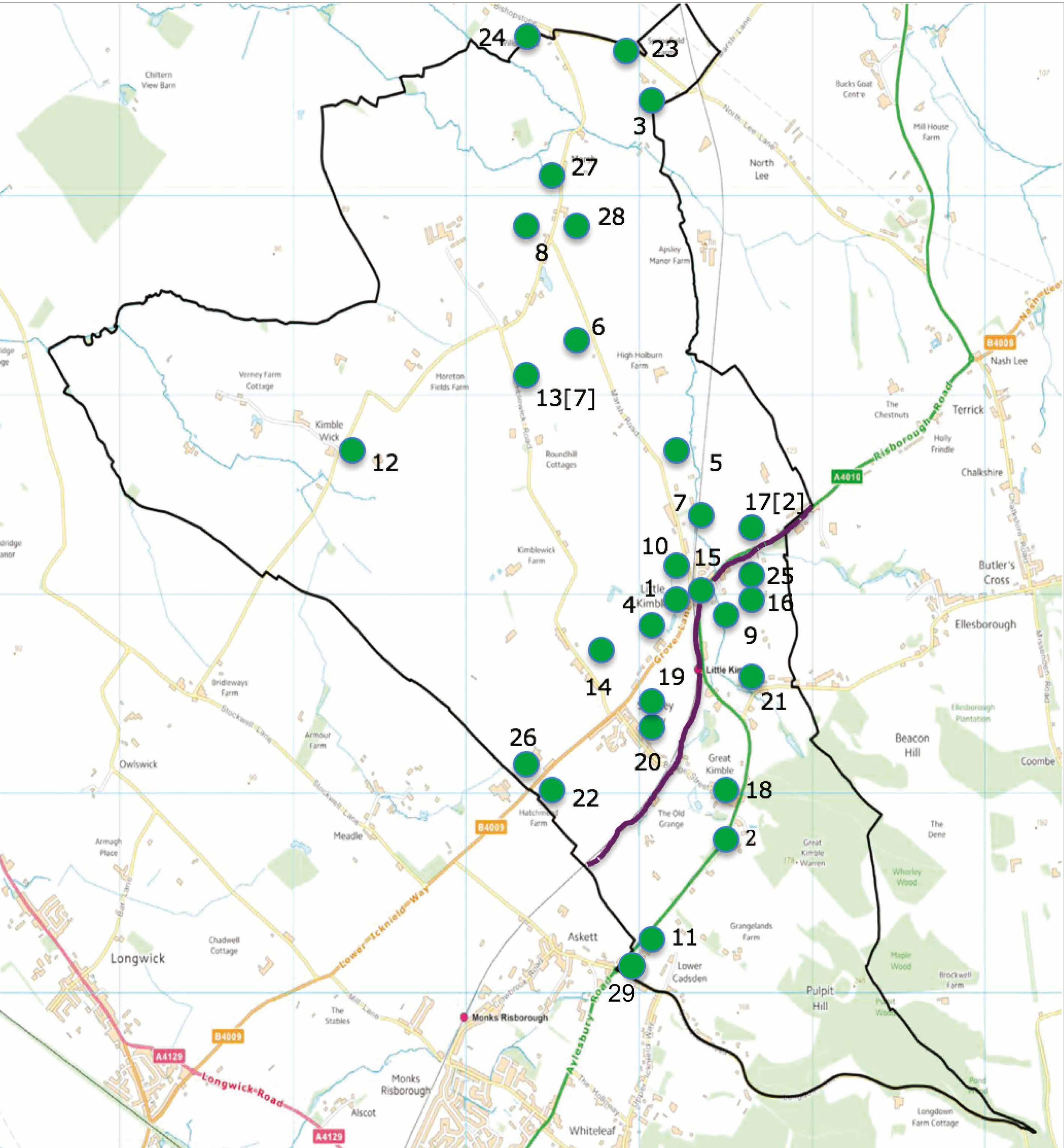
A. Almost certainly but only sites that are promoted for development can be considered for allocation in the NP and each site must be assessed regarding local and national planning policies using established guidelines.

Q. What decides the suitability of plots for development?

A. There is a comprehensive process for assessing a site's suitability for development laid down in planning policy. The main criteria is Suitability (for example, would a proposed development be sustainable?), Availability and Achievability (including viability).



CONSULTATION



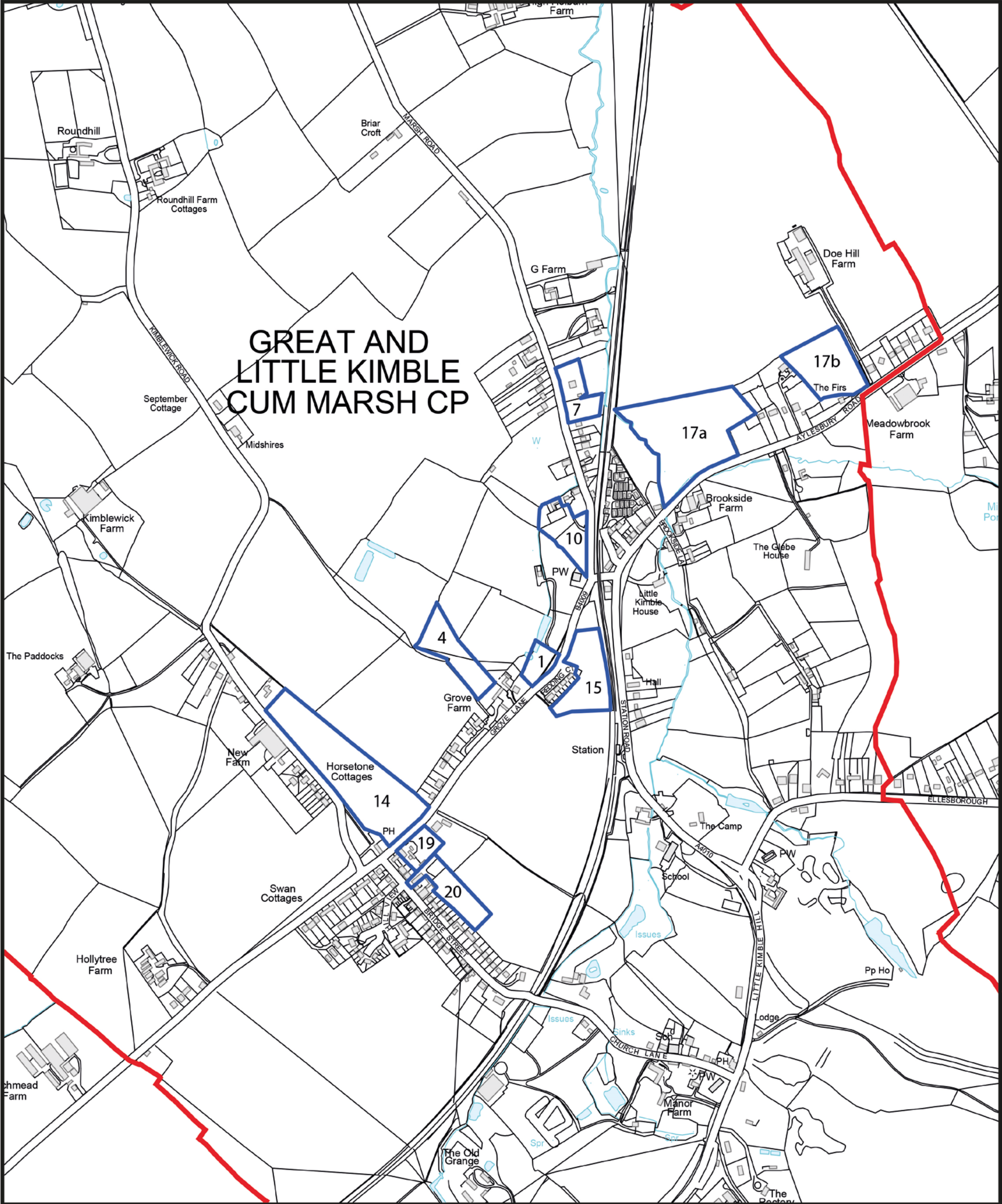
The 29 local sites

During the formal ‘call for sites’, the Parish Council received 29 separate expressions of interest concerning local sites within the Parish. The Parish Council assessed each site in terms of its development potential in accordance with the RUR6 Wycombe Council planning policy. The initial 29 sites were reduced to a short list of 10 possible sites as shown on the plan right.

Following the background work, the Neighbourhood Plan Working Group set a number of draft objectives and criteria that future development in the Parish should conform with / achieve to help maintain the rural feel, which is a key objective.

In order to maintain the rural feel of the parish and create well designed housing for a wide range of residents, we aim to:

- ✓ improve connectivity;
- ✓ focus on smaller homes;
- ✓ ensure generous car parking;
- ✓ improve traffic/road calming;
- ✓ ensure sufficient waste & recycling;
- ✓ promote sympathetic local architecture.



Kimble Neighbourhood Plan June 2018
Site Assessments

Parish Boundary

The 29 sites were reduced to the 10 as they are considered to meet policy RUR6 on the basis they:

1. are outside greenbelt/AONB areas;
2. are sustainable by being located close to the “village centres” namely Smokey Row and Little Kimble.

Over the next 10 boards, each of the shortlisted sites is presented.

We would then like you to rank the top three (1 - 3 – most supportive of development on the site) and the bottom three (7 - 10 – least supportive of development on the site.) and reasons why. We would like the key consideration of the feedback to be the appropriateness of the site for sustainable residential development.

Feedback forms are available, and we politely ask that you complete a feedback form.

The site plan shows the layout of the development along Grove Lane. The existing Grove Farmhouse is on the left. The new development consists of five plots (1-5) with various building footprints, including garages, parking, and turning areas. Plot 1 has two units (A and A), Plot 2 has two units (B and B), Plot 3 has two units (B and B), Plot 4 has one unit (C), and Plot 5 has one unit (C). The plan also shows an access drive, an access gate to the Grove Farmhouse, an access road, and an existing timber post & rail fence with planting. A vision display of 2.4 x 120 metres is indicated. The plan also shows the existing brickwork boundary wall, an infill hedge, and an existing vehicle access. The plan also shows the existing vehicle access, an existing vehicle access, and an existing vehicle access.

PLOT FLOOR AREAS.
 A fl.a 89.54m²
 B fl.a 96.46m²
 C fl.a 190.30m²

STREET SCENE

INNER FRONT PRIVATE ELEVATION

METRIC SCALE BAR
 0 5 10

Grove Farm, Grove Lane, Great Kimble,
Aylesbury, Bucks, HP17 9TR

Open fields to rear. Chapel field to the north and Grove Farm to the south.

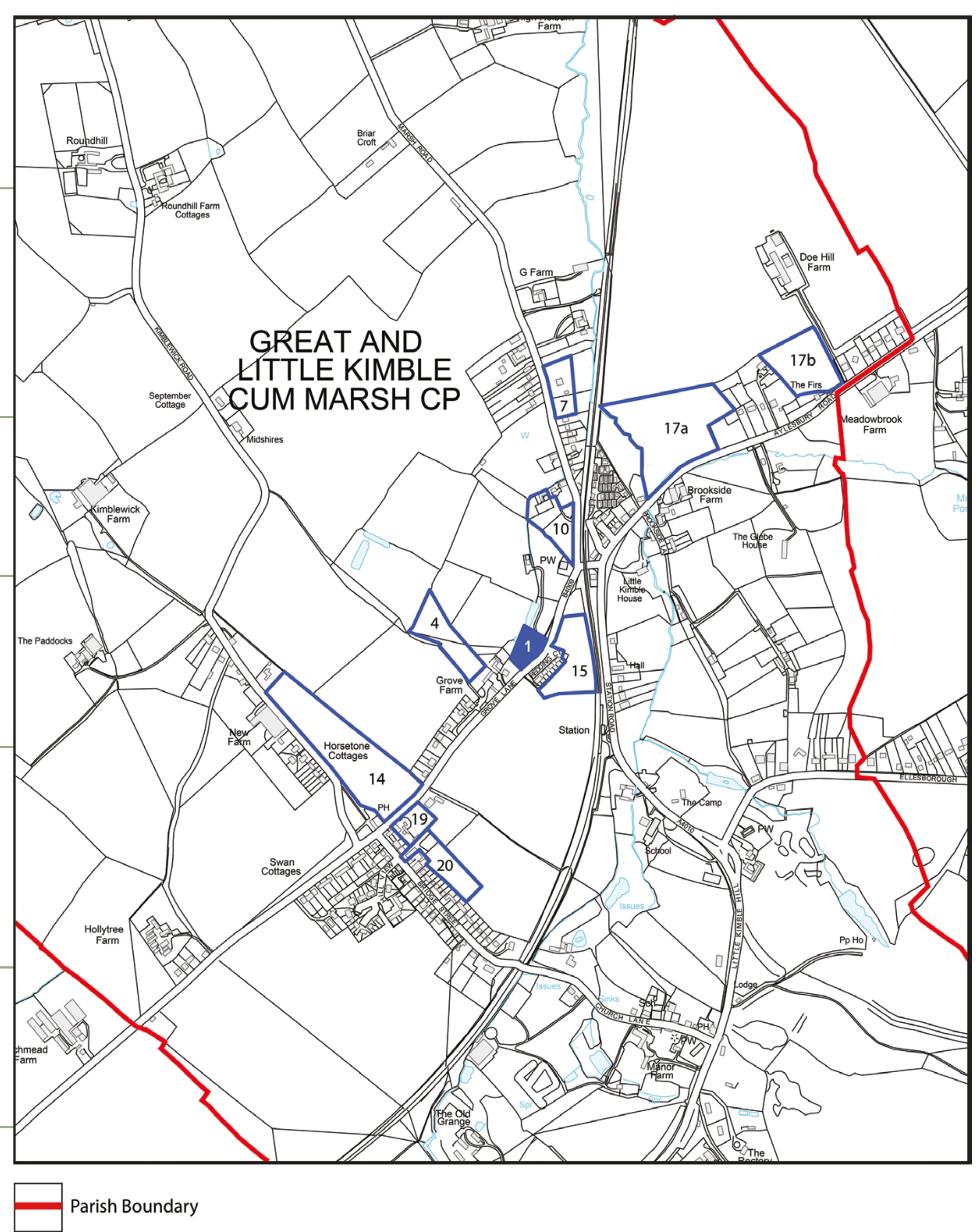
0.2 Hectare / 0.49 Acre

5

2 x 2 bedroom semi-detached, 2 x 3 bedroom semi detached, 1 x 4 bedroom detached

No

Site may be suitable for village shop



SITE 4 - LAND REAR OF GROVE BARN



Site address

Grove Barn, Grove Lane, Great Kimble
Aylesbury, Bucks, HP17 9TR

Adjoining land uses:

Open fields to rear. Grove Farm buildings to the south

Site Area:

0.9 Hectare / 2.22 Acre

Number of units proposed:

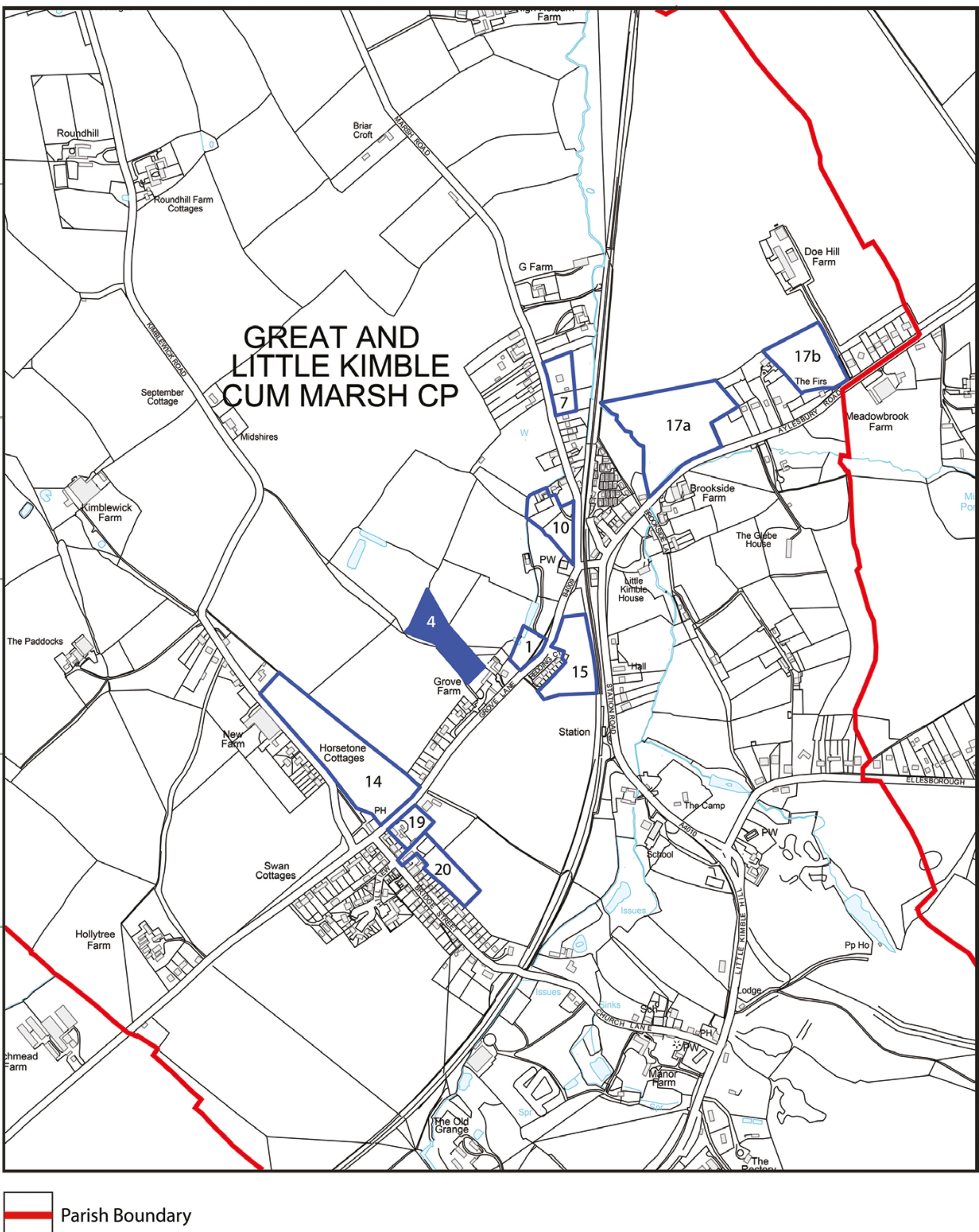
17

Unit Mix:

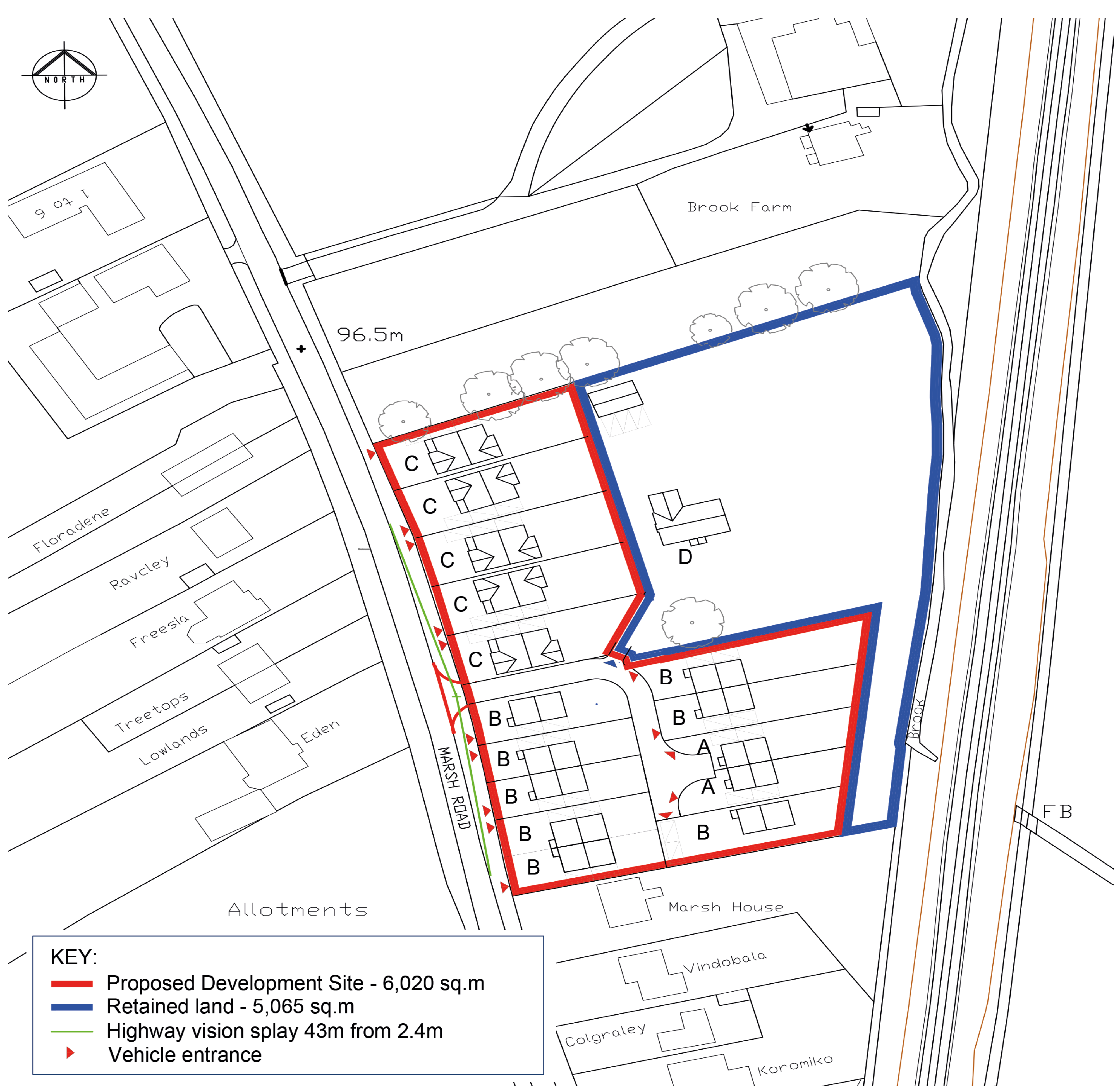
Unknown

Liable for affordable housing:

Yes



SITE 7 - LAND AT BIRDBROOK, MARSH ROAD



Site address

Birdbrook, Marsh Road, Little Kimble, Aylesbury, Bucks, HP22 5XS

Adjoining land uses:

Residential to the north-west and south.
Bonnybrook and railway embankment to the east

Site Area:

0.62 Hectare / 1.53 Acres

Number of units proposed:

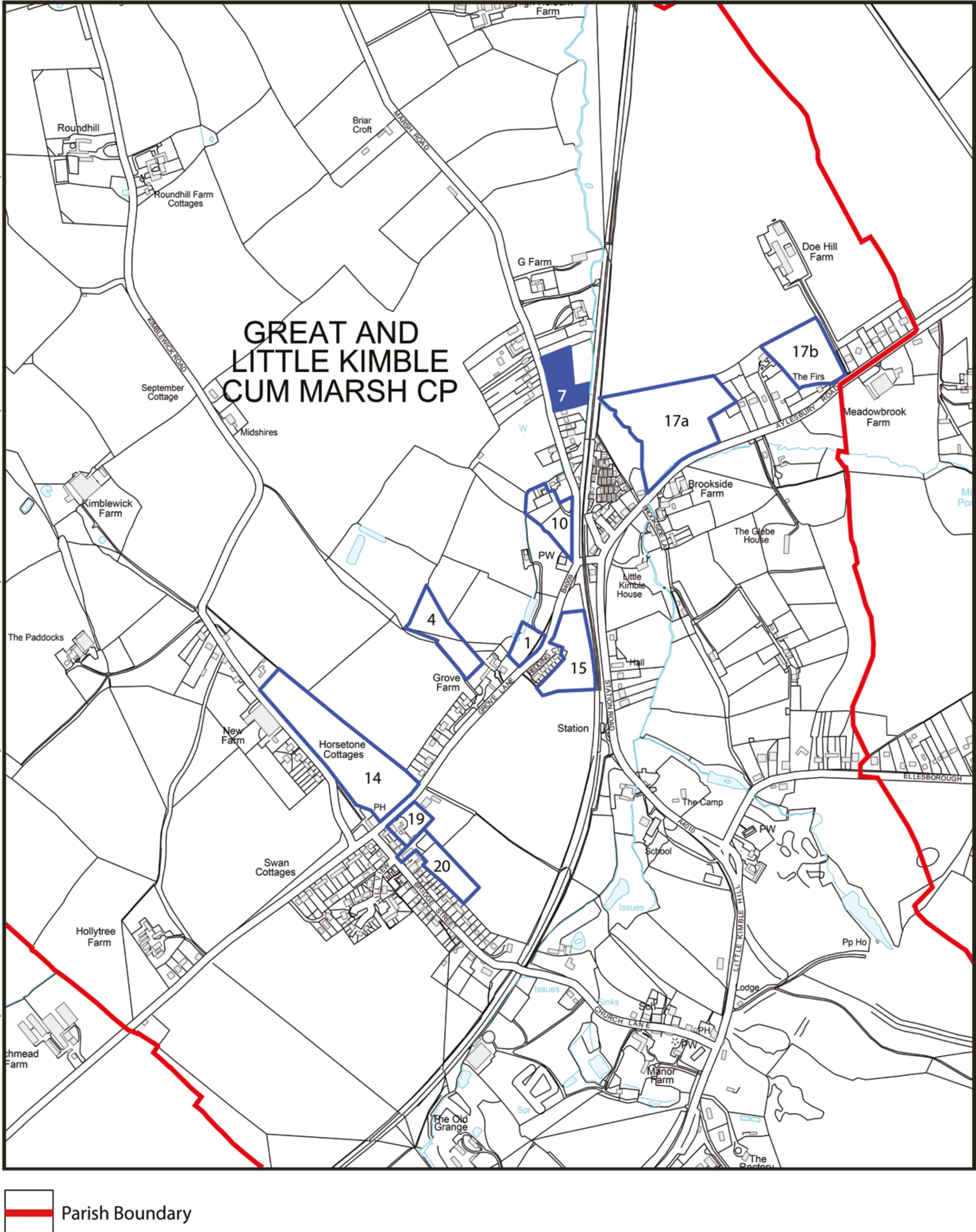
15

Unit Mix:

2 semi-detached x 2 bed, 6 semi-detached x 3 bed, 2 detached x 3 bed, 5 detached x 4 bed and x 1 six bed

Liabile for affordable housing:

Yes



SITE 10 - LAND AT THE LAURELS (RIGHT SIDE OF THE FREE CHURCH)



Site address

The Laurels, Marsh Road, Little Kimble, Bucks, HP22 5XS

Adjoining land uses:

Site south of the allotments, to the west are open fields and to the east the site is bordered with Marsh Road

Site Area:

0.84 Hectare / 2.07 Acres

Number of units proposed:

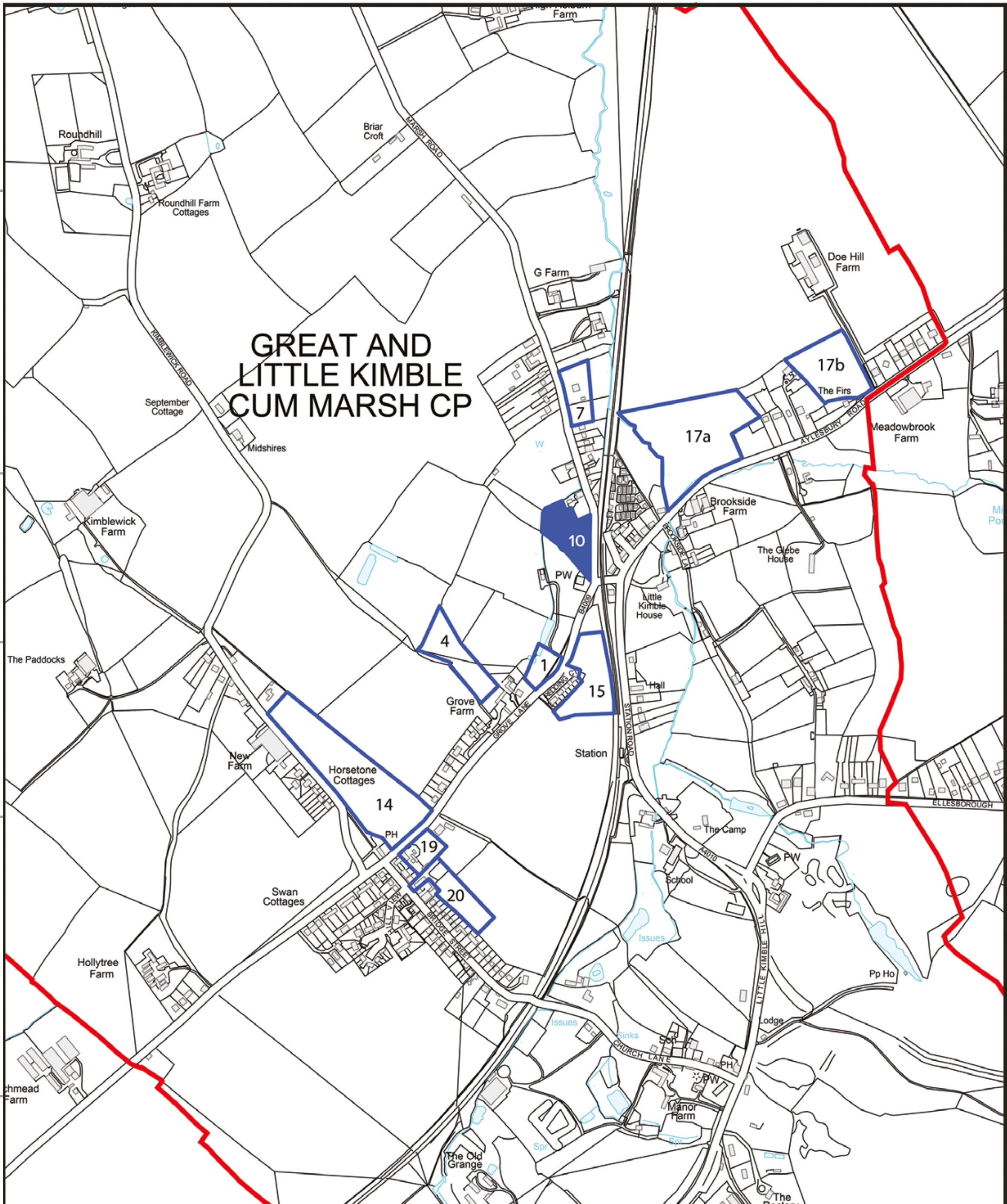
20

Unit Mix:

8 detached x 4 bed, 2 detached x 3 bed, 4 semi-detached x 3 bed, 1 x 3 bed terrace, 4 x 2 bed terrace and 1 other

Liabie for affordable housing:

Yes



SITE 14 - LAND EAST OF KIMBLEWICK ROAD (BEHIND THE SWAN PH)



Site address

Grove Lane / Kimblewick Road, Great Kimble,
Aylesbury, Bucks, HP17 9TX

Adjoining land uses:

Surrounded by open fields with Grove Lane South East. The Swan pub and play area are to the south with residential to the west.

Site Area:

1.8 Hectare / 4.44 Acres

Number of units proposed:

45

Unit Mix:

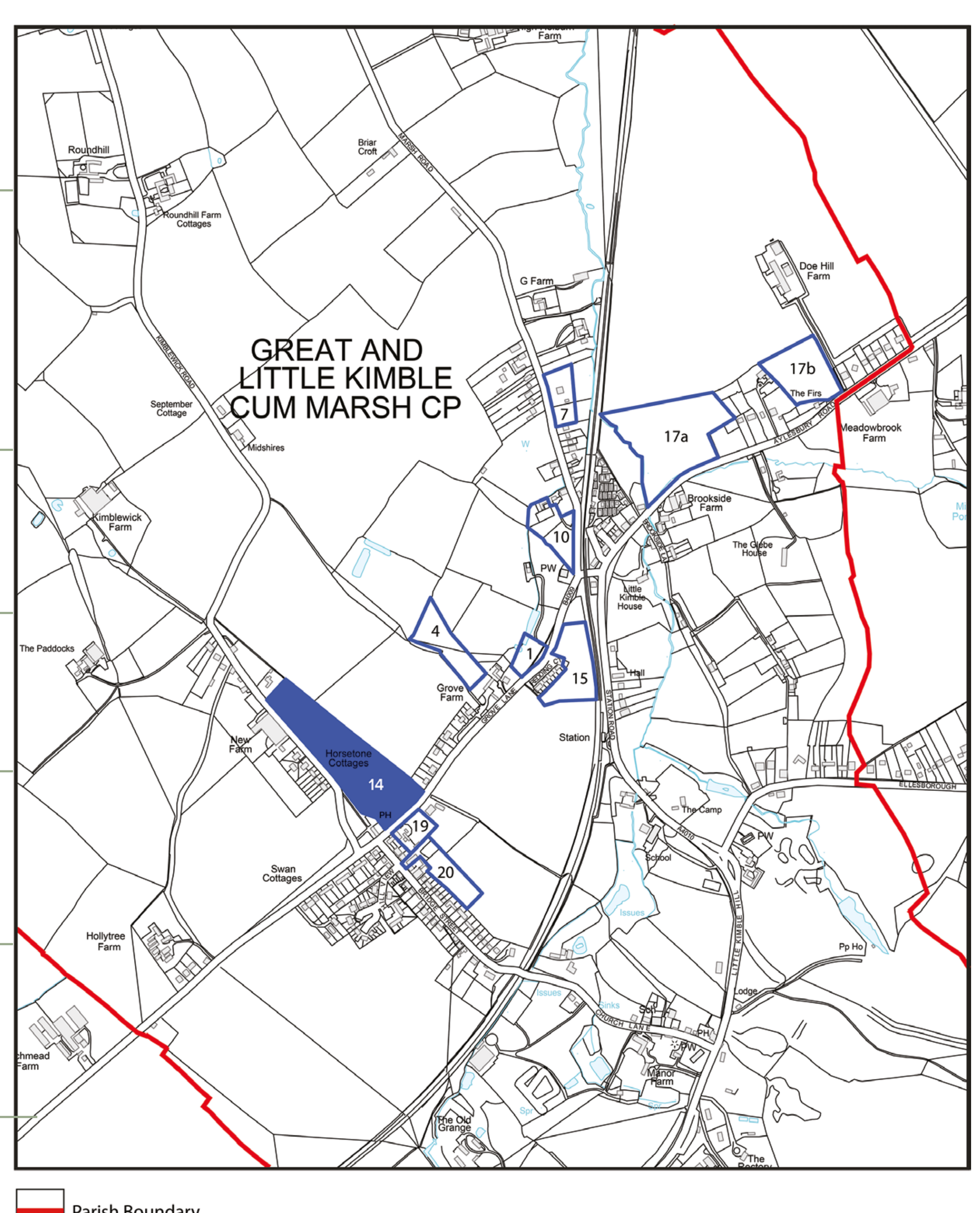
Mixed

Liabe for affordable housing:

Yes

Additional comments:

Site may be suitable for village shop



SITE 17A - DOE HILL FARM

(LOWER PLOT BY BROOK COTTAGE)



Site address

Doe Hill Farm, Risborough Road, Little Kimble, Aylesbury, Bucks, HP17 0UE

Adjoining land uses:

Agriculture to the north, Risborough Road to the south and residential to the east and the railway line and further residential to the west

Site Area:

2.46 Hectare / 6.08 Acres

Number of units proposed:

39

Unit Mix:

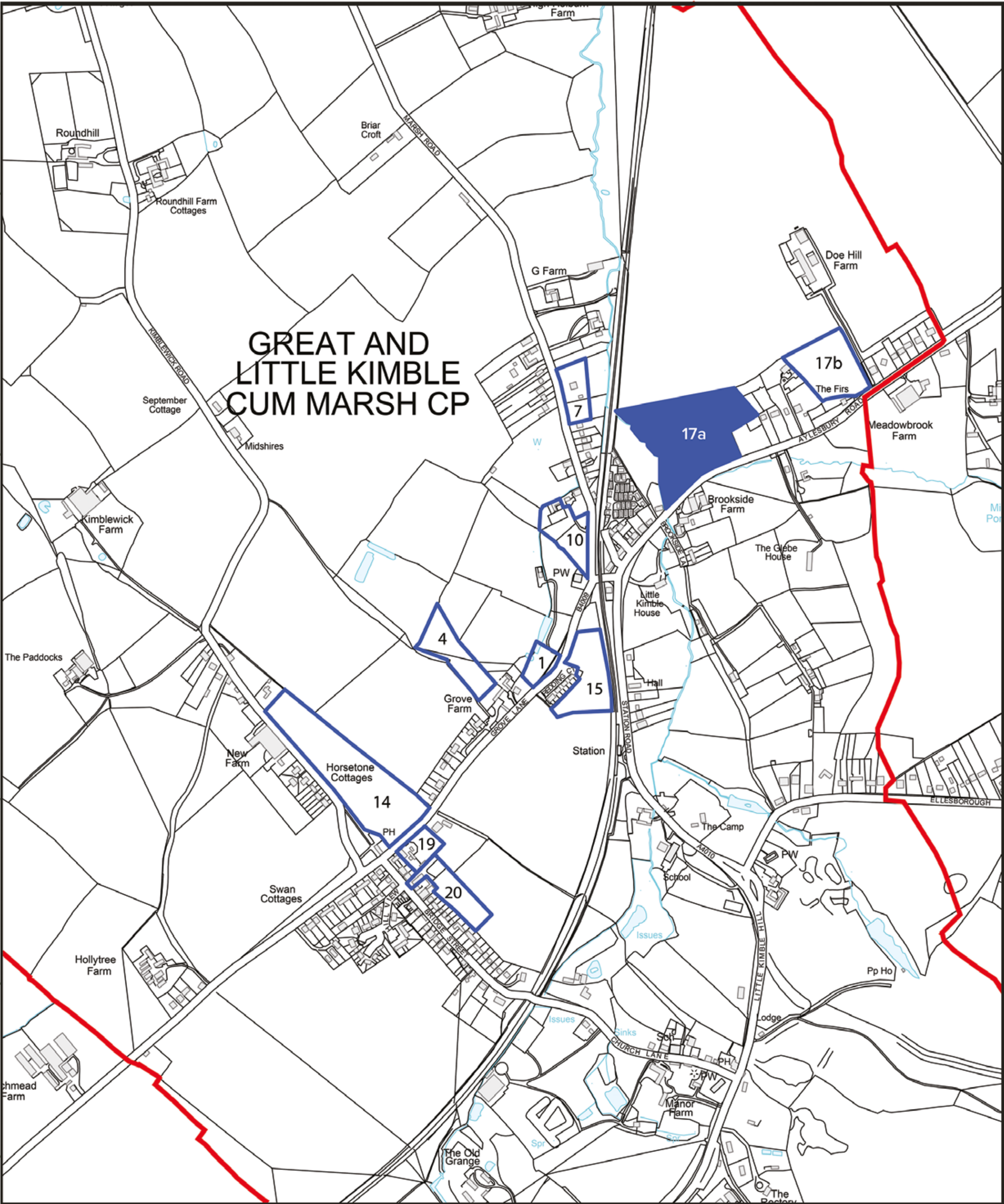
Mixed

Liabie for affordable housing:

Yes

Additional comments:

Site may be suitable for village shop



SITE 17B - LAND AT DOE HILL FARM (UPPER PLOT BY DOE HILL FARM ENTRANCE)



Site address

Doe Hill Farm, Risborough Road, Little Kimble, Aylesbury, Bucks, HP17 0UE

Adjoining land uses:

Agriculture to the north, Risborough Road to the south and residential to the east and west

Site Area:

1.34 Hectare / 3.3 Acres

Number of units proposed:

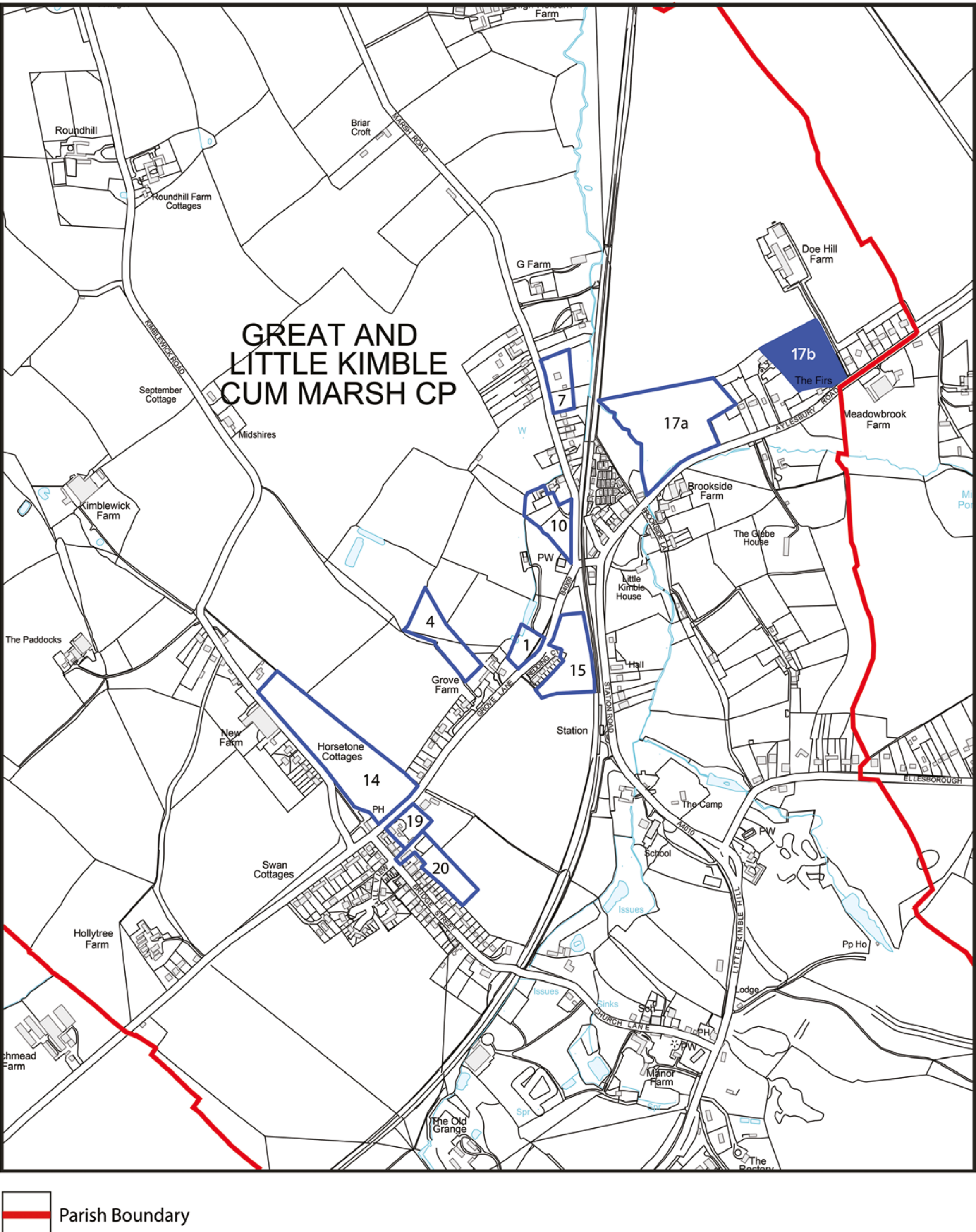
22

Unit Mix:

Mixed

Liable for affordable housing:

Yes



[illegible] Parish Boundary

SITE 20 - THE CHEQUERS AND LAND AT THE REAR



Site address

Chequers and land to the north, Bridge Street, Great Kimble, HP17 9TR (From Chequers to the Hawthornes)

Adjoining land uses:

Fields to rear. Residential to the south, north and west

Site Area:

0.76 Hectare / 1.9 Acres

Number of units proposed:

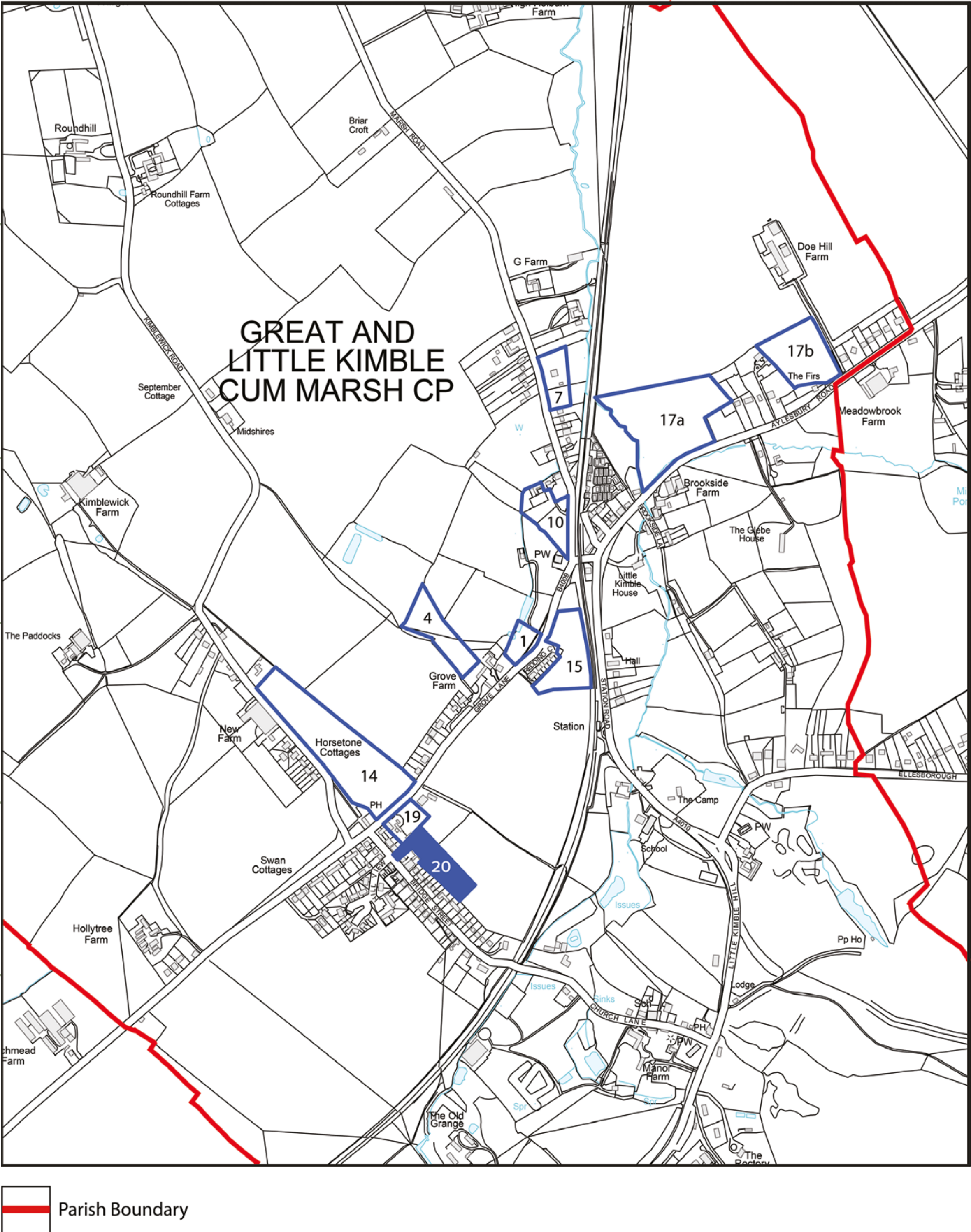
Unknown, estimated 15

Unit Mix:

Unknow

Liabile for affordable housing:

Yes



FEEDBACK AND NEXT STEPS



Thank you for taking the time to attend the Great and Little Kimble cum Marsh Parish Council Neighbourhood Plan consultation event.

We hope you found it useful and would be grateful if you would take the time to submit a feedback form and tell us what you think. The sites listed over the last 10 boards are summarised below.

To summarise:

Site Reference	Location	Net Hectare	Dwellings Per Hectare	No.
1	Grove Lane (west)	0.2	25	5
4	Grove Barn	0.9	19	17
7	Birdbrook, Marsh Rd	0.62	24	15
10	The Laurels, Marsh Rd	0.84	24	20
14	Kimblewick Rd, Grove Lane	1.8	25	45
15	Village Foundations Grove Lane	0.7	29	20
17A	Doe Hill Farm (lower)	2.46	16	39
17B	Doe Hill Farm (upper)	1.34	16	22
19	The Orchards, Grove Lane	0.27	22	6
20	Rear of Chequers/Hawthorn, Bridge St	0.76	20	15
Total homes 204				

- 10 sites offering up to 204 units
- Target is 137 units going forward based on consented/built units since 2013
- Next Stage 2 assessment will seek to reduce the number of units to 137 target

- Stage 2 assessment is focused on:
 - Full Sustainability Appraisal – technical report in conjunction with WDC and Natural England
 - Community Feedback – i.e. today’s event
 - Potential social infrastructure e.g. non-housing benefits for the village like a shop

Following today’s event, all of the feedback received on each of the sites will be combined and will form part of a report, which the Parish Council will use in considering and deciding on the suitability of each of the 10 listed sites.

NEXT STEPS

The Parish Council plan to prepare the draft Neighbourhood Plan for submission to Wycombe District Council later in 2018. This draft Neighbourhood Plan will be considered by the Council, and an independent examiner, prior to forming part of a referendum for residents.

Should you have any further questions or comments or if you would like to discuss the Plan with the team following this information event, you are welcome to contact us using the details below.

Thank you.

Freephone:
0800 319 6187