

# WELCOME



## Welcome to our pre-submission public consultation

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

In February 2017, during a meeting of the Great & Little Kimble-cum-Marsh Parish Council, representatives of Wycombe District Council explained the requirement for 160 new homes to be built within Great & Little Kimble-cum-Marsh parish area over the 20 years to 2033. This requirement was proposed within a draft policy RUR6 of the emerging local plan.

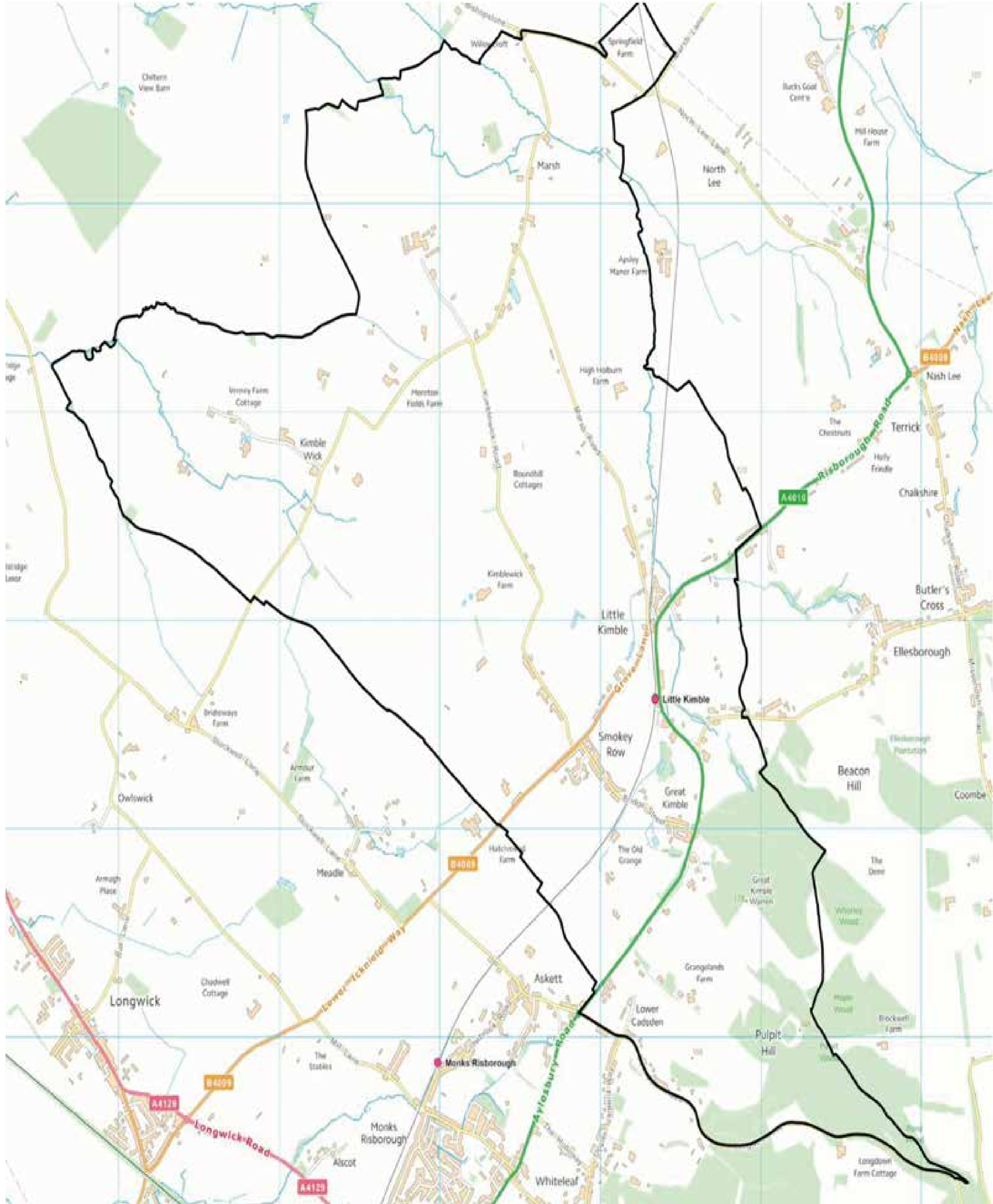
The community has the right to have some say as to how the community should grow and with an overwhelming majority, agreed to develop a Neighbourhood Plan to cover the whole Parish within the black outlined area, as detailed in the map right.

In January 2018, as part of the process of preparing the Neighbourhood Plan, 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 qualify, a site had to be capable of delivering 5 or more dwellings.

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, the working group aimed to:

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



Parish boundary plan

# 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. 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).

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.



# CALL FOR SITES AND STAGE 1 SITES

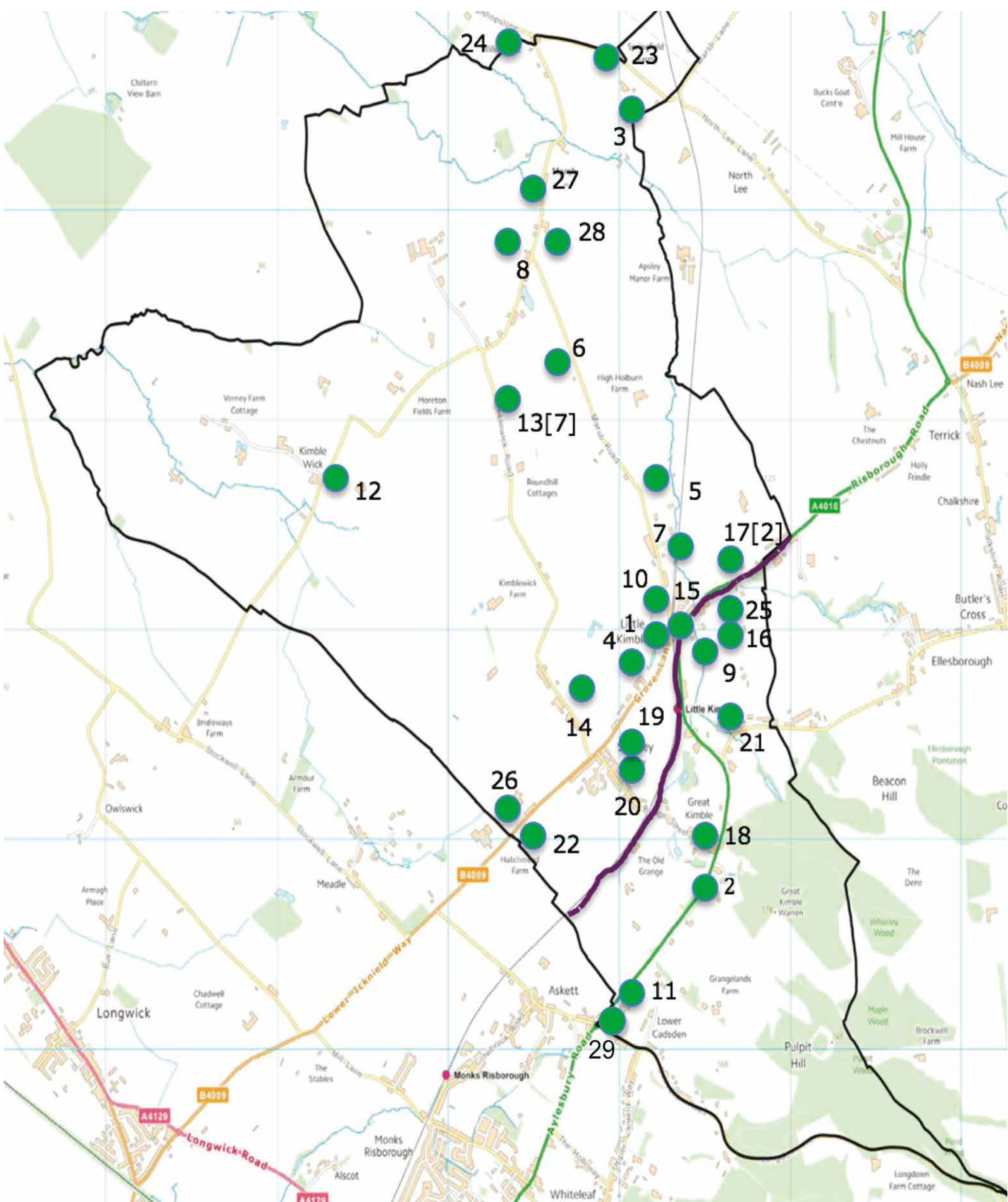
In February 2018, 29 sites in total were submitted in the call for sites process, which are indicated with green circles in the map right. These sites were assessed by the Parish Council and their planning advisor for their development potential in accordance with planning policies as part of the Neighbourhood Plan.

The initial 29 sites, shown right, were reduced to a short list of 10 possible sites as shown on the plan bottom right, as they were considered to meet policy RUR6 on the basis they:

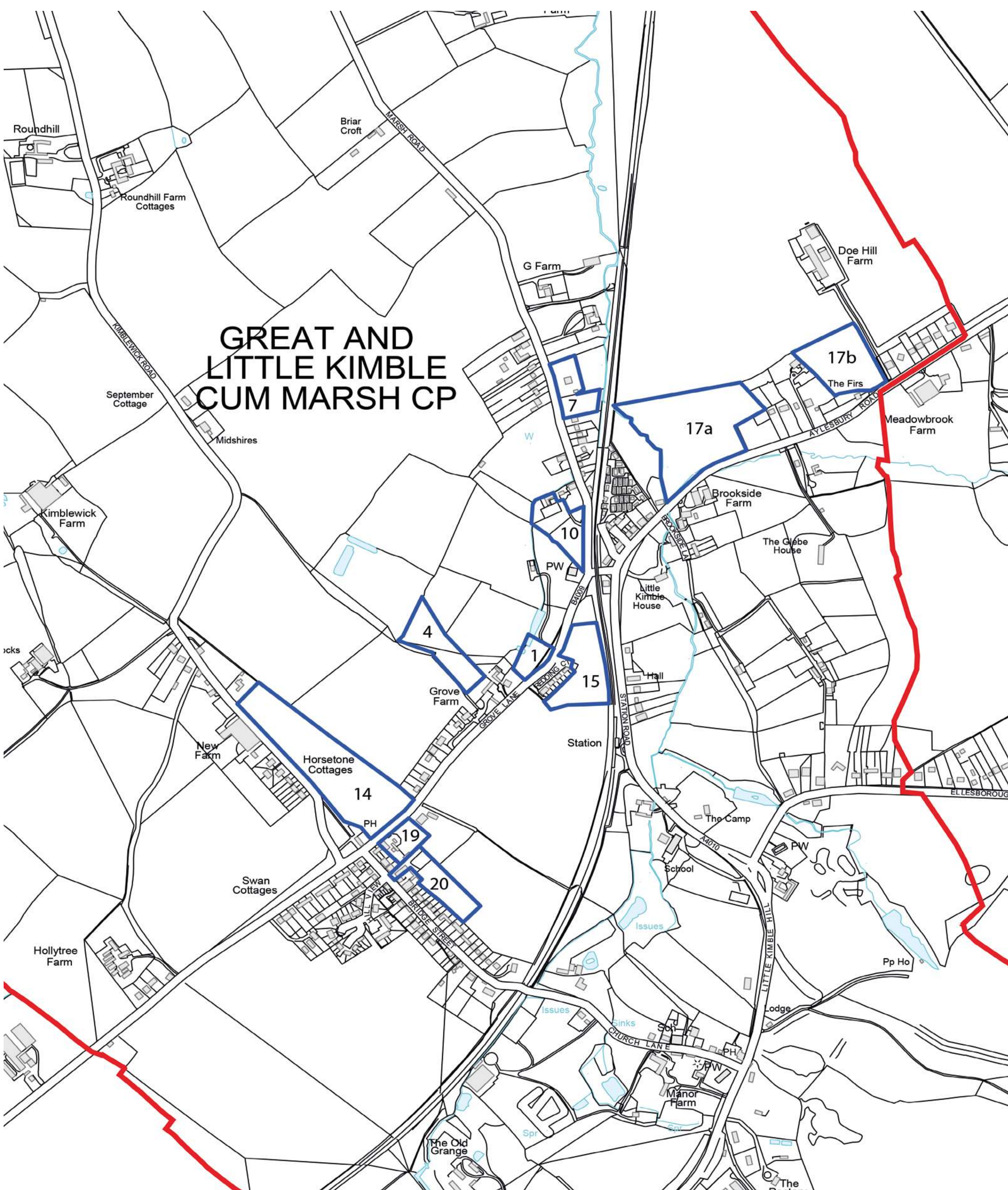
- 1. are outside greenbelt/AONB areas;
- 2. are sustainable by being located within or adjacent to the “village centres”, namely Great Kimble and Little Kimble.

A consultation and information event was organised in June to provide residents with an update on the background to the Plan and explain the future process.

Each of the 10 shortlisted sites were presented and residents were asked to rank the top three and the bottom three sites and reasons why, when considering the appropriateness of the site for sustainable residential development.

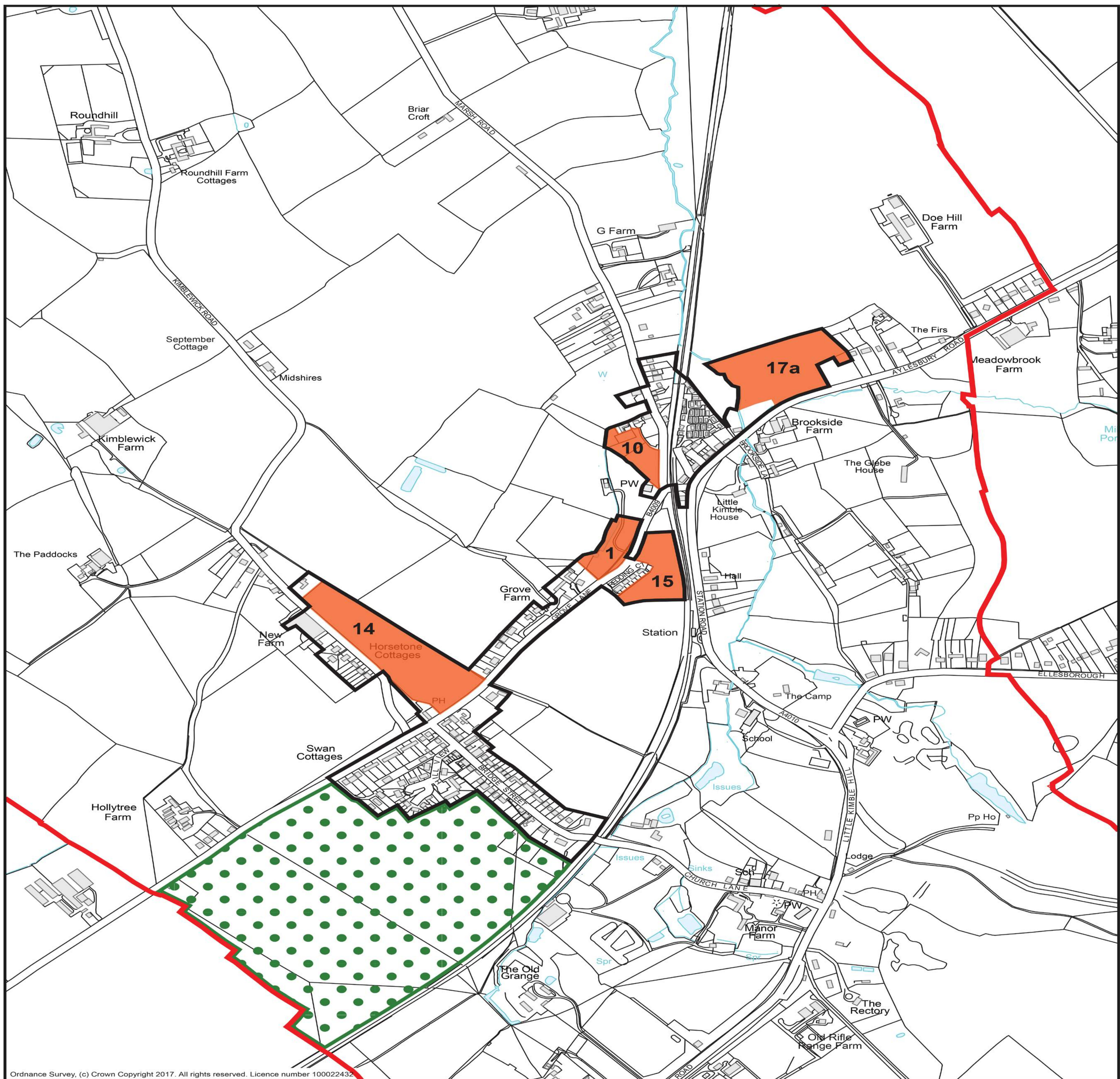


The 29 local sites



Kimble Neighbourhood Plan June 2018 site Assessments

# STAGE 2 REVIEW



There were actually nine sites that qualified for the Stage 2 assessment process, as one (Site 19, The Orchards) received planning consent. These sites have the potential capacity to deliver a total of 218 homes over the plan period, which far exceeds the total of 160 homes required in Policy RUR6, less the 29 homes consented since 2013, i.e. 131 homes.

A Sustainability Appraisal was carried out by AECOM for the Parish Council between September 2018 to March 2019, using the site information provided by the land owners during the call for sites (see separate report). This report supports the fundamental basis of site selection based on key sustainable planning criteria.

A review of the community benefit associated with each of the sites was also undertaken to provide further support for site selection. Copies of the Site Assessment Report prepared

by O'Neill Homer, Planning Consultant on behalf of the Parish Council, are available at this event or on-line.

The community feedback from the June 2018 Stage 1 assessment was also considered in the site selection and was broadly supportive.

The conclusion of these assessments is that sites 1, 10, 14, 15 and 17A should be selected, as highlighted in orange on the plan above. They will deliver a total of 130 homes, a new playing field area (on Site 14) and a new village shop (on either Site 1 or Site 17A). The remaining homes required by Policy RUR6 may come forward as windfall schemes at Marsh or Kimblewick over the plan period.

The selected 5 sites are detailed over the next 5 boards.

# SITE 1 - LAND AT GROVE LANE

## (LEFT OF THE FREE CHURCH)



### Site address

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

### Adjoining land uses:

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

### Site Area:

0.2 Hectare / 0.49 Acre

### Number of units proposed:

11

### Unit Mix:

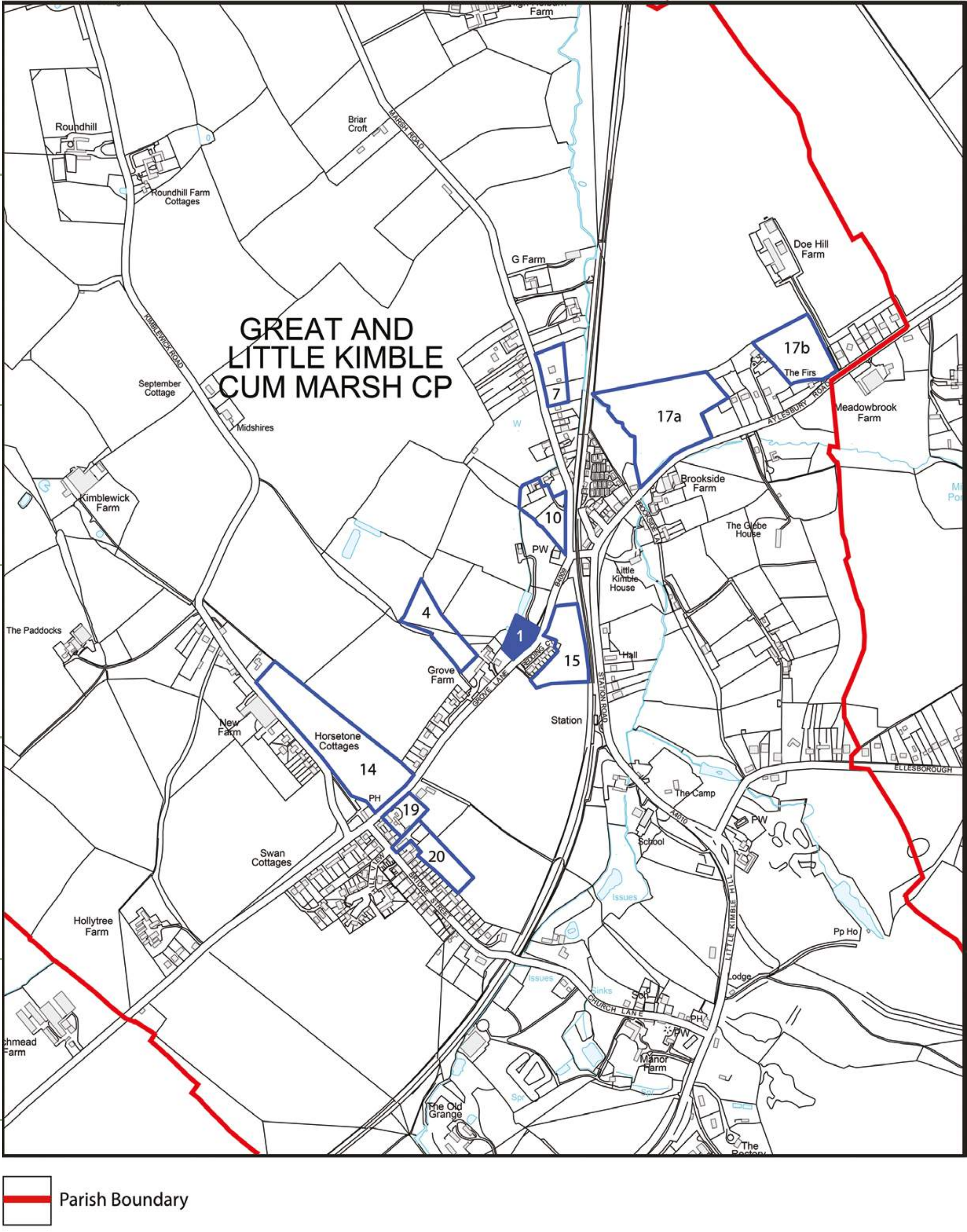
4 x 2 bedroom semi-detached, 5 x 3 bedroom semi-detached, 2 x 4 bedroom detached

### Liabe for affordable housing:

No

### Additional comments:

Village shop proposed



# 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:

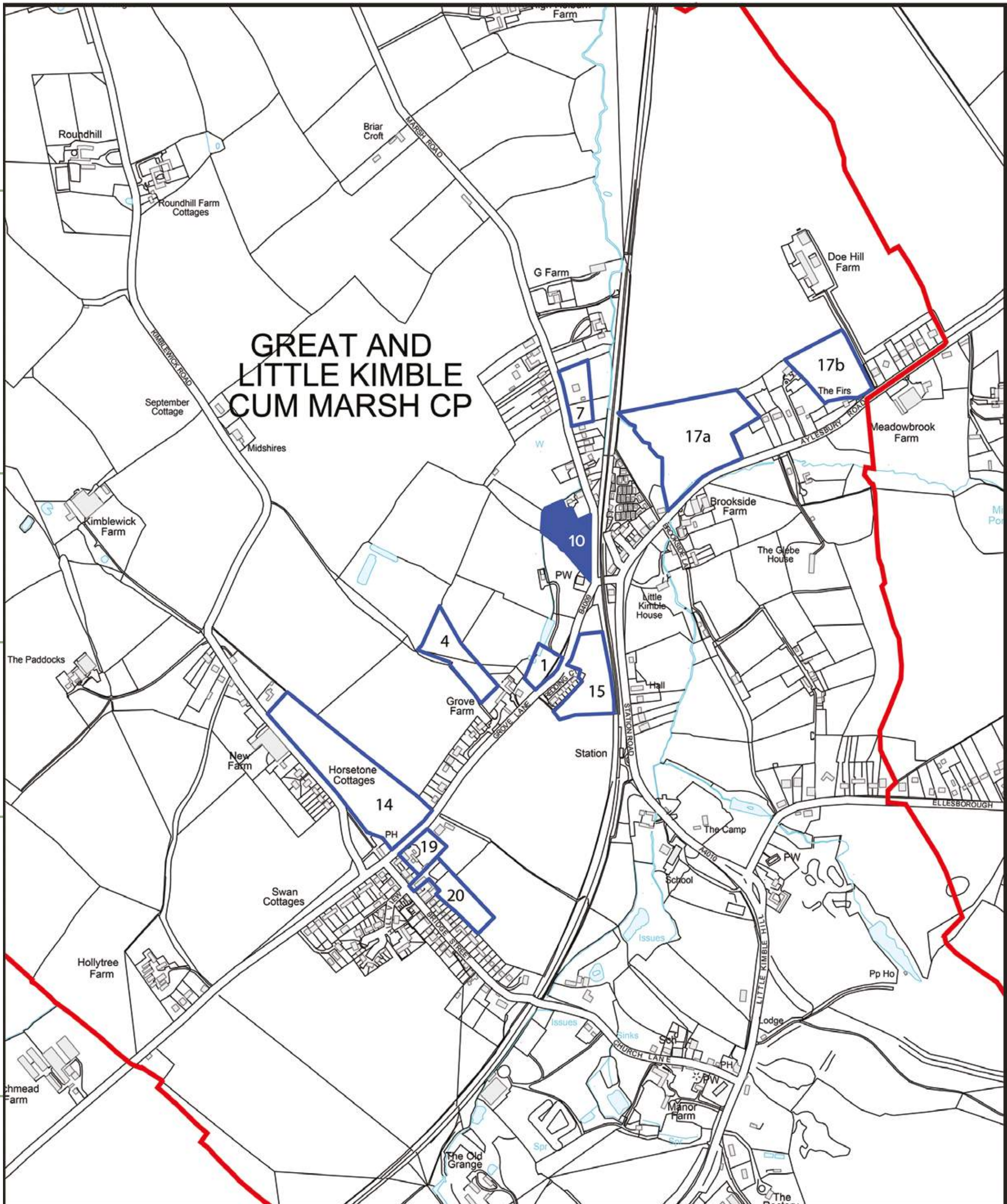
14 units

### Unit Mix:

6 detached x 4 bed, 2 detached x 3 bed, 6 semi –detached x 3 bed

### Liable for affordable housing:

No



# 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:**

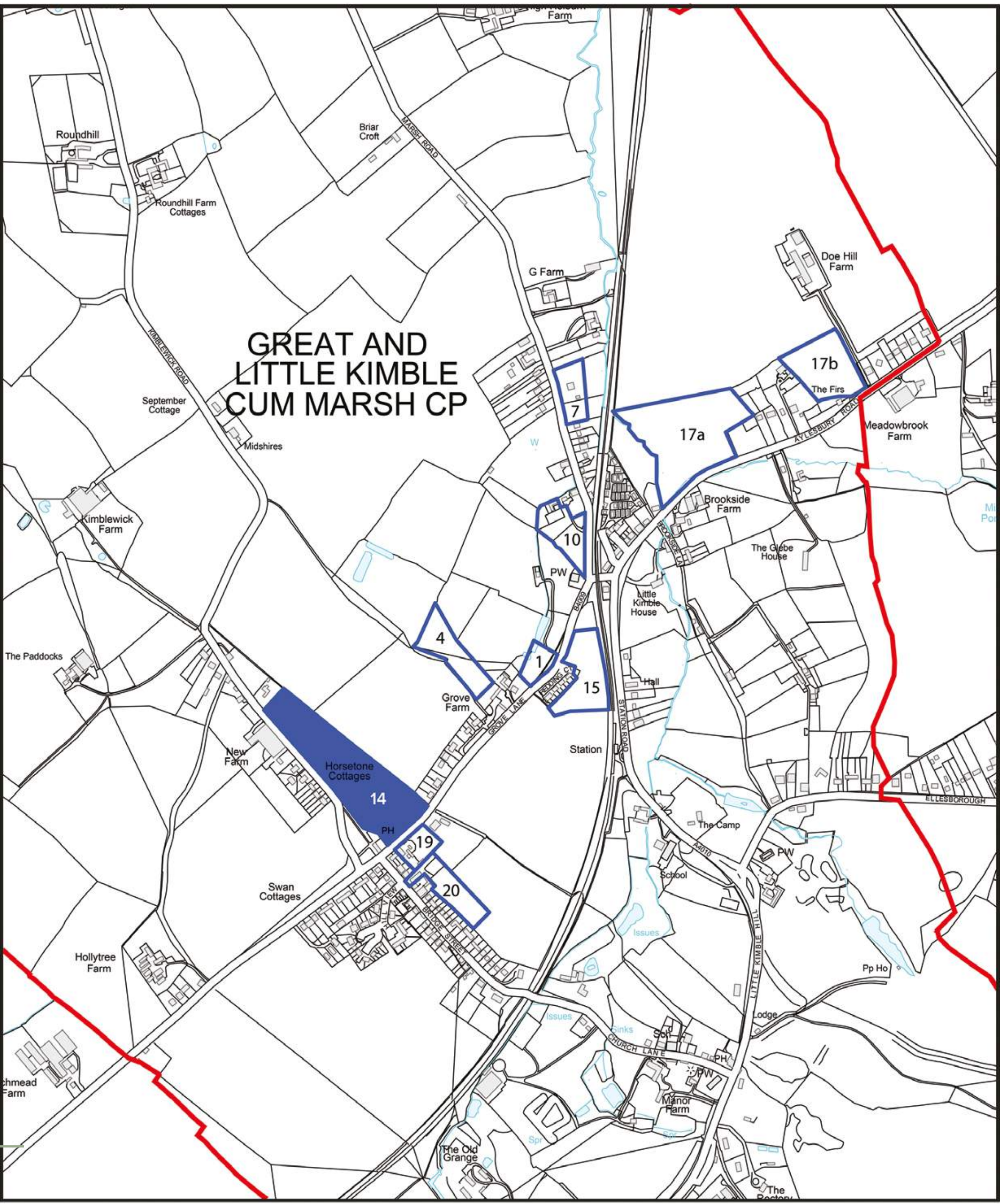
Mixed

**Liabie for affordable housing:**

Yes

**Additional comments:**

New playing field with services for events proposed



# SITE 15 - LAND AT GROVE LANE

(BEHIND REDDING COURT)



**Site address**  
Grove Lane, Great Kimble, Aylesbury,  
Bucks, HP17 9TX

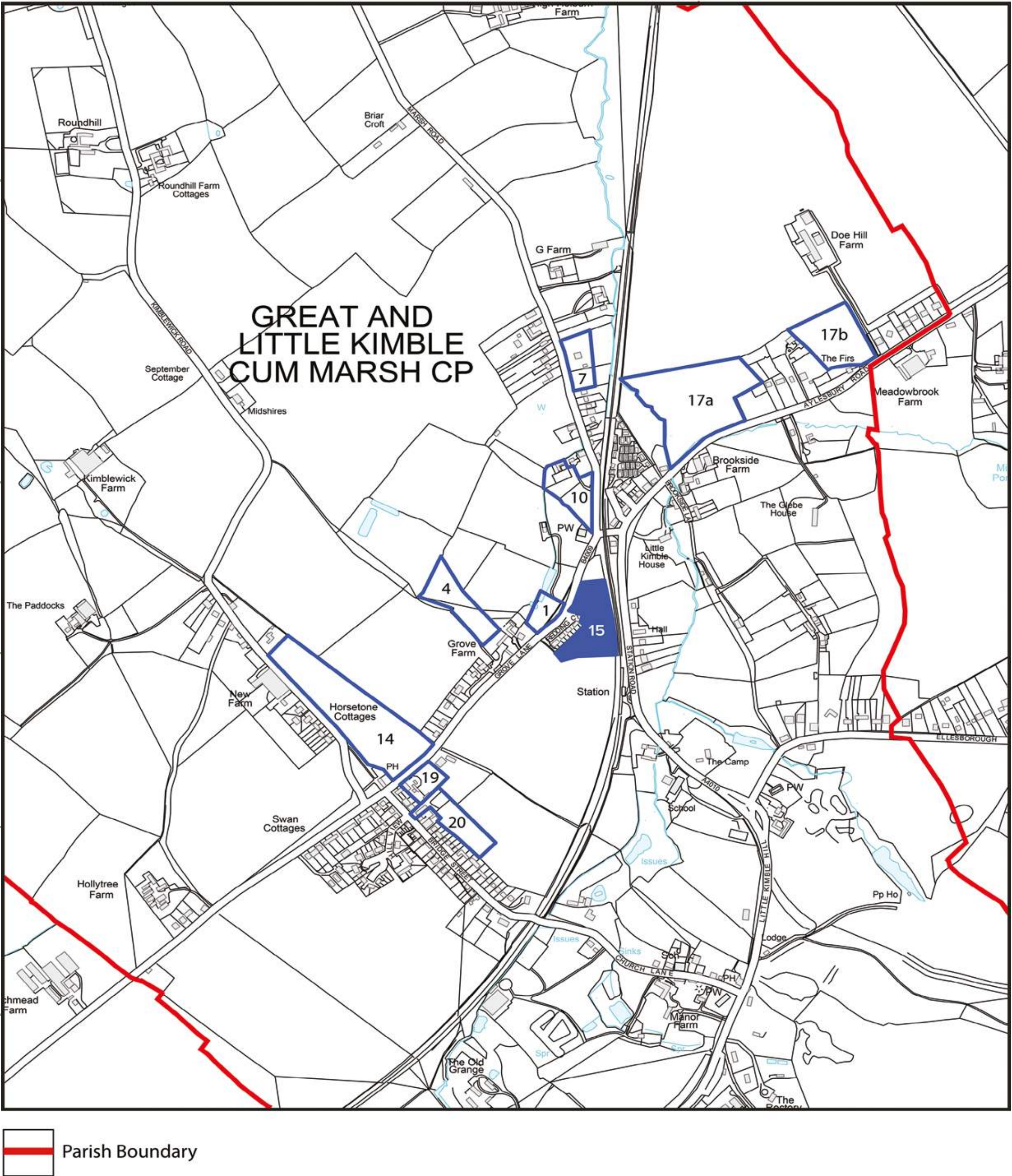
**Adjoining land uses:**  
The site sits east of Grove Lane, borders the railway and residential to the east, with open fields to the south

**Site Area:**  
0.7 Hectare / 1.7 Acres

**Number of units proposed:**  
20

**Unit Mix:**  
Mixed

**Liabie for affordable housing:**  
Yes



# 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:**

40

**Unit Mix:**

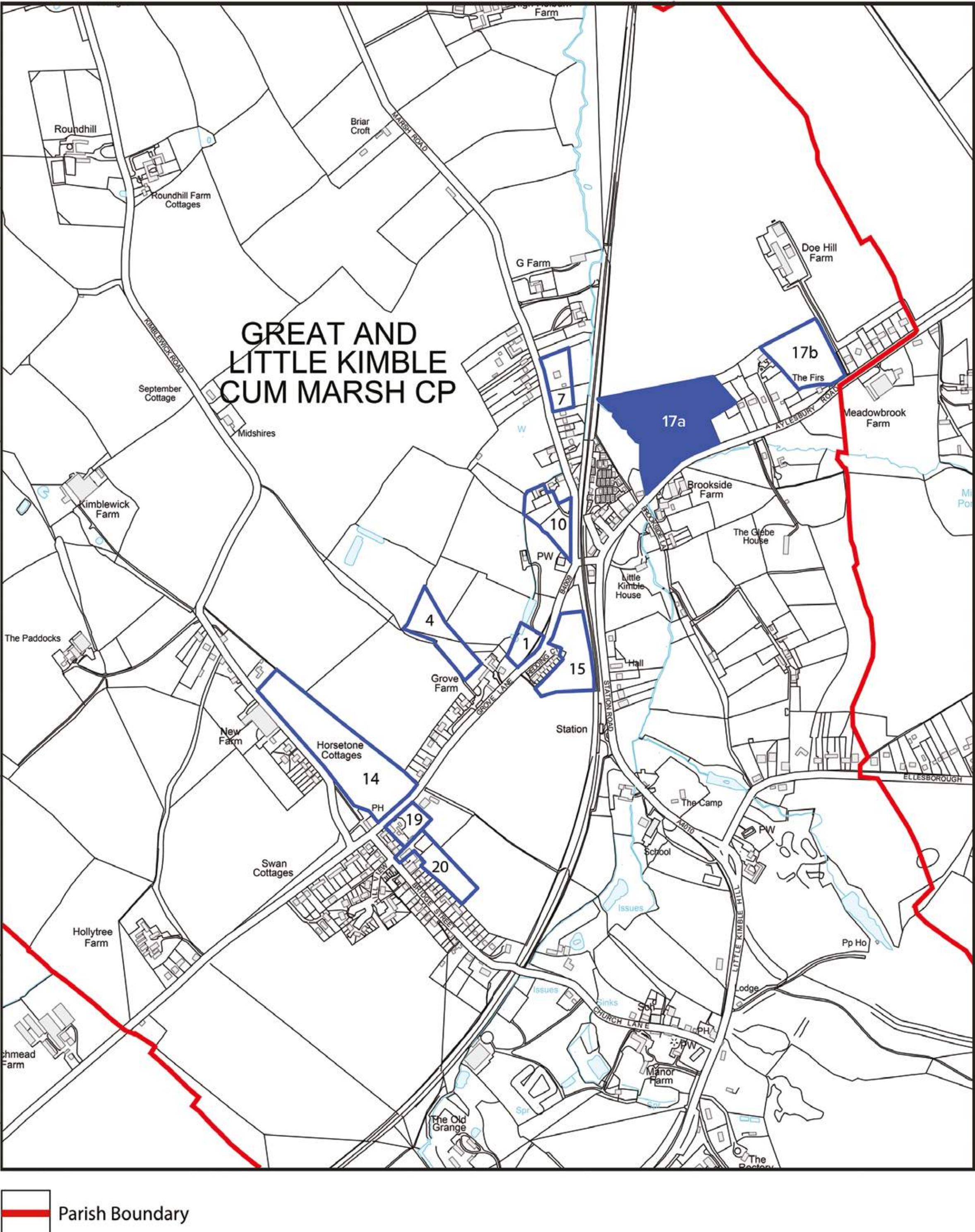
Mixed

**Liabie for affordable housing:**

Yes

**Additional comments:**

Village shop proposed



# 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.

Following today’s event, all of the feedback received on each of the sites, and the plan generally, will be reviewed.

The Parish Council will then submit a draft Neighbourhood Plan for further consultation to Wycombe District Council. This draft Neighbourhood Plan will be considered by the District Council, and an independent examiner prior to forming part of a referendum for residents.

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

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.

Great and Little Kimble-cum-Marsh Parish Council  
20 Kimble Park  
Little Kimble  
Aylesbury  
HP17 0UG

Phone: 01296 614 423  
Freephone: 0800 319 61871

Email: [clerk@kimblecouncil.org](mailto:clerk@kimblecouncil.org)

## Timeline of remaining stages in the neighbourhood planning process

- May - June 2019**  
Pre-submission consultation period (Reg 14)
- September 2019**  
Formal submission of the neighbourhood plan to Wycombe District Council (Reg 16)
- Quarter 1 2020**  
Neighbourhood Plan submitted to Independent Examiner
- Quarter 2 2020**  
Parish Referendum and bringing the Neighbourhood Plan into force

A number of supporting documents have been produced as part of this Neighbourhood Plan process, as detailed below:

- Local Dialogue Great and Little Kimble cum Marsh Parish Council Consultation Report;
- AECOM Habitats Regulations Assessment - April 2019;
- AECOM Sustainability Assessment - April 2019;
- O'Neill Homer Final site assessment report - April 2019.

All of these documents are available from the Parish Clerk or at: [www.kimbleplan.org](http://www.kimbleplan.org)