



# Great & Little Kimble-Cum-Marsh Neighbourhood Plan

Sustainability Appraisal to accompany the submission version of the Neighbourhood Plan

Great & Little Kimble-cum-Marsh Parish Council

April 2019

## Quality information

Prepared by	Checked by	Verified by	Approved by
Rosie Cox Environmental Planner	Nick Chisholm-Batten Associate Director	Alastair Peattie Associate Director	Steven Smith Technical Director

## Revision History

Revision	Revision date	Details	Authorized	Name	Position
V7.0	19 <sup>th</sup> March 2019	Updated initial draft	19 <sup>th</sup> March 2019	Nick Chisholm-Batten	Associate
V8.0	11 <sup>th</sup> April 2019	Final draft for client comment	11 <sup>th</sup> April 2019	Alastair Peattie	Associate
V9.0	15 <sup>th</sup> April 2019	Final version	15 <sup>th</sup> April 2019	Alastair Peattie	Associate

### Prepared for:

Great & Little Kimble-cum-Marsh Parish Council

### Prepared by:

AECOM  
Portwall Place  
Portwall Lane  
Bristol, BS1 6NA  
United Kingdom

[aecom.com](http://aecom.com)

© 2019 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for use of Locality (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

## Table of Contents

<b>Non-Technical Summary .....</b>	<b>.....</b>
<b>1. Introduction .....</b>	<b>1</b>
Background .....	1
SA explained .....	2
Structure of this SA Environmental Report .....	2
<b>2. Local Plan context and vision for the Kimble Neighbourhood Plan .....</b>	<b>4</b>
Local Plan context for the Neighbourhood Plan .....	4
Vision, aims and objectives of the Kimble Neighbourhood Plan .....	6
<b>3. What is the scope of the SA? .....</b>	<b>7</b>
SA Scoping Report .....	7
Key sustainability issues .....	9
SA Framework .....	12
<b>4. What has plan making / SA involved up to this point? .....</b>	<b>15</b>
Introduction .....	15
Assessment of reasonable alternatives for the Neighbourhood Plan .....	15
SA site appraisal findings .....	16
Summary of SA site appraisal findings .....	19
Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies ..	20
<b>5. What are the appraisal findings at this current stage? .....</b>	<b>21</b>
Introduction .....	21
Approach to the appraisal .....	21
Air Quality .....	21
Biodiversity and Geodiversity .....	21
Climate Change .....	21
Landscape and Historic Environment .....	24
Land, Soil and Water Resources .....	26
Community .....	26
Health and Wellbeing .....	27
Transportation .....	27
Conclusions at this current stage .....	29
<b>6. What are the next steps? .....</b>	<b>31</b>
<b>Appendix A Context Review and Baseline .....</b>	<b>32</b>

# Non-Technical Summary

## What is a Sustainability Appraisal?

A Sustainability Appraisal (SA) has been undertaken to inform the Great and Little Kimble-cum- Marsh Neighbourhood Plan (hereafter referred to as the Kimble Neighbourhood Plan). This process is required by the SEA Regulations.

Neighbourhood Plan groups use SA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

## What is the Kimble Neighbourhood Plan?

The Kimble Neighbourhood Plan presents a plan for the administrative area of Great and Little Kimble-cum-Marsh for the period to 2033. Prepared to be in conformity with the Wycombe new Local Plan, it sets out a vision and a range of policies for the Neighbourhood Plan area. These relate to a range of topics, including, but not limited to, landscape and villagescape character, the quality of life of residents, tourism and the protection and enhancement of the environment.

It is currently anticipated that the Kimble Neighbourhood Plan will be submitted to Wycombe District Council later in 2019.

## Purpose of this SA Report

This SA Report, which accompanies the Regulation 14 version of the DCNP, is the latest document to be produced as part of the SA process. The first document was the SA Scoping Report (October 2017), which includes information about the DCNP area's environment and community.

The purpose of this SA Report is to:

- Identify, describe and evaluate the likely significant effects of the Kimble Neighbourhood Plan and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SA process which has been carried out to date.

The SA Report contains:

- An outline of the contents and main objectives of the Kimble Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SA Framework of objectives against which the Kimble Neighbourhood Plan has been assessed;
- The appraisal of alternative approaches for the Kimble Neighbourhood Plan;
- The likely significant environmental effects of the Kimble Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Kimble Neighbourhood Plan; and
- The next steps for the Kimble Neighbourhood Plan and accompanying SA process.

## Assessment of reasonable alternatives

A key element of the SEA process is the appraisal of 'reasonable alternatives' for the Neighbourhood Plan. The SEA Regulations are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

Alternative approaches have been considered in relation to the location of housing to be delivered.

## Assessment of housing sites for allocation through the Neighbourhood Plan

The Kimble Neighbourhood Plan is being prepared in the context of the Wycombe District Council new Local Plan<sup>1</sup>. The key policy for the Kimble Neighbourhood Plan area is RUR6. It provides up to maximum of 160 homes on a range of small sites within or adjacent to Great Kimble including the part known as Smokey Row and Little Kimble, including a small allowance for windfall sites in villages such as Marsh and Kimbleswick.

As Policy RUR6 establishes the broad location of housing at the strategic level, alternative locations in terms of where broadly in the parish new housing growth should go have not been considered through the SA process. Instead a more detailed consideration of the sites available for housing allocations in the Neighbourhood Plan area has been undertaken, focusing on the parts of the parish which align with the broad spatial strategy determined through the new Local Plan.

In January 2018, a Call for Sites was published for the Kimble Neighbourhood Plan. As a result, 29 possible sites were put forward by the community for consideration. These were then assessed against the requirements of Policy RUR6, notably their location outside of the AONB and Green Belt, and their proximity to the village centres of Little Kimble and Smokey Row.

From this process, ten sites were shortlisted. One site was subsequently withdrawn from consideration for the Neighbourhood Plan due to gaining planning permission. The locations of the remaining nine sites are presented in Figure 4.1.

To support the consideration of the suitability of these nine sites for allocation in the Neighbourhood Plan, the SA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of development. The findings of the appraisal are presented in Chapter 4 of this SA Report.

A summary of the appraisal findings is presented overleaf:

---

<sup>1</sup> Wycombe District Council (2017) Local Plan Regulation 19 publication version [online] available at: <https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf> last accessed [24/07/18]

Table NTS1 Summary of SA site appraisal

Site	Biodiversity	Climate change	Landscape and Historic Environment	Land, soil and water resources	Community	Health and wellbeing	Transport
Site 1							
Site 4							
Site 7							
Site 10							
Site 14							
Site 15							
Site 17A							
Site 17B							
Site 20							
<b>Key</b>							
Likely adverse effect (without mitigation measures)			Likely positive effect		Neutral/uncertain effects		

## Choice of sites taken forward for the Neighbourhood Plan

The following text has been provided by the Great and Little Kimble-cum-Marsh Parish Council regarding the choice of sites taken forward as a proposed allocation within the Kimble Neighbourhood Plan.

In total, the nine assessed sites have the potential capacity to deliver 217 homes. This total far exceeds the residual total of 131 homes required to meet the provisions of Policy RUR6, as 29 homes have already been built or are committed. Although Policy RUR6 does not explicitly state that its provisions set a maximum limit to the number of new homes to be allocated, in practice this is its effect, given the environmental and infrastructure constraints of the Parish.

To reduce the total number of homes so that it meets these provisions, three types of assessment have been undertaken. This Sustainability Appraisal has been the primary assessment, with those sites with no or one adverse effect being allocated. However, this led to too few homes being allocated. In which case, the sites with two adverse effects were considered further in respect of their land promoters' offers to deliver an on-site community benefit, i.e. a local shop and children's playing field. Neither of these offers could normally be required by development plan policy of such schemes, given their relatively small scale. As a result, two sites have been added for allocation, bringing the total number of homes allocated to 130, which meets the Policy RUR6 provisions.

The third assessment comprised a community survey of the nine sites to ascertain its preferences for selecting sites to allocate for housing. As the first two assessments had resulted in an appropriate number of sites and homes to meet the provisions of Policy RUR6, this assessment was not required to add or subtract from those sites. However, it was noted that there is a reasonable strong correlation between the five sites selected - sites 1, 10, 14, 15 and 17A - and local preferences, with four of the sites in the top five of those preferences.

## Assessment of the current version of the Kimble Neighbourhood Plan

The current consultation version of the Kimble Neighbourhood Plan presents eight planning policies for guiding development in the Neighbourhood Plan area.

Utilising the SA Framework of objectives and assessment questions developed during the earlier scoping stage of the SA, the SA process has assessed the policies put forward through the current version of the Neighbourhood Plan. The SA Report has presented the findings of the assessment under the following SA themes:

- Biodiversity and geodiversity;
- Climate change;
- Landscape and historic environment;
- Land, soil and water resources;
- Community;
- Health and wellbeing; and
- Transportation

The assessment has concluded that the Kimble Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Community' and 'Health and Wellbeing' SA themes. The Neighbourhood Plan will benefit the local community through; the delivery of new housing to meet local needs; support for and delivery of new and improved service and facility provisions to meet local needs in an accessible location; protection of the surrounding countryside (with focus placed on the Chilterns AONB); improvements to open space provision; and protection of international habitats (specifically Chiltern Beechwood SAC).

It is recognised that the Neighbourhood Plan is relatively limited in the potential to improve local transport infrastructure through new development; however, it nonetheless capitalises on

opportunities to connect the existing pedestrian and cycle network with new development, which will serve a large number of the residents. This is considered likely to lead to positive effects for 'Transportation', 'Community' and 'Health and Wellbeing' SA themes.

Residual neutral effects have been identified in relation to the 'Biodiversity' and 'Landscape and Historic Environment' SA themes given the small scale of development proposed through the Neighbourhood Plan, and the sensitivity of the European and Nationally designated sites present within the Neighbourhood Plan area. However, it is nonetheless recognised that the Kimble Neighbourhood Plan, in accordance with the higher level policies of the new Local Plan (2017), the NPPF (2019), and the objectives of the AONB Management Plan provide a proactive approach to the protection and enhancement of existing environmental assets in the area.

In terms of negative effects, these have been identified in relation to the 'Land, Soil and Water' SA theme given the anticipated loss of best and most versatile land.

To improve the sustainability performance of the Kimble Neighbourhood Plan the following recommendation has been made:

- It is recommended that the Kimble Neighbourhood Plan policies include specific reference to the heritage features present, supporting the protection and enhancement of both their intrinsic qualities and setting. This would reinforce new Local Plan policies (CP9 (Sense of Place) and CP11 (Historic Environment)) and contribute positively towards delivering the Neighbourhood Plan objectives; notably *"To maintain the essential rural character and appearance of the Parish"*.
- It is recognised that the Neighbourhood Plan could be improved through encouraging better sustainable transport links to Princes Risborough. This is given the major expansion proposed through the new Local Plan (Policy PR3 (Princes Risborough Area of Comprehensive Development)) and the new services/facilities to be delivered. Specifically, Policy KIM3 could be strengthened through providing specific support for improved links to the nearby town, utilising developer contributions to capitalise upon the strategic growth proposed.

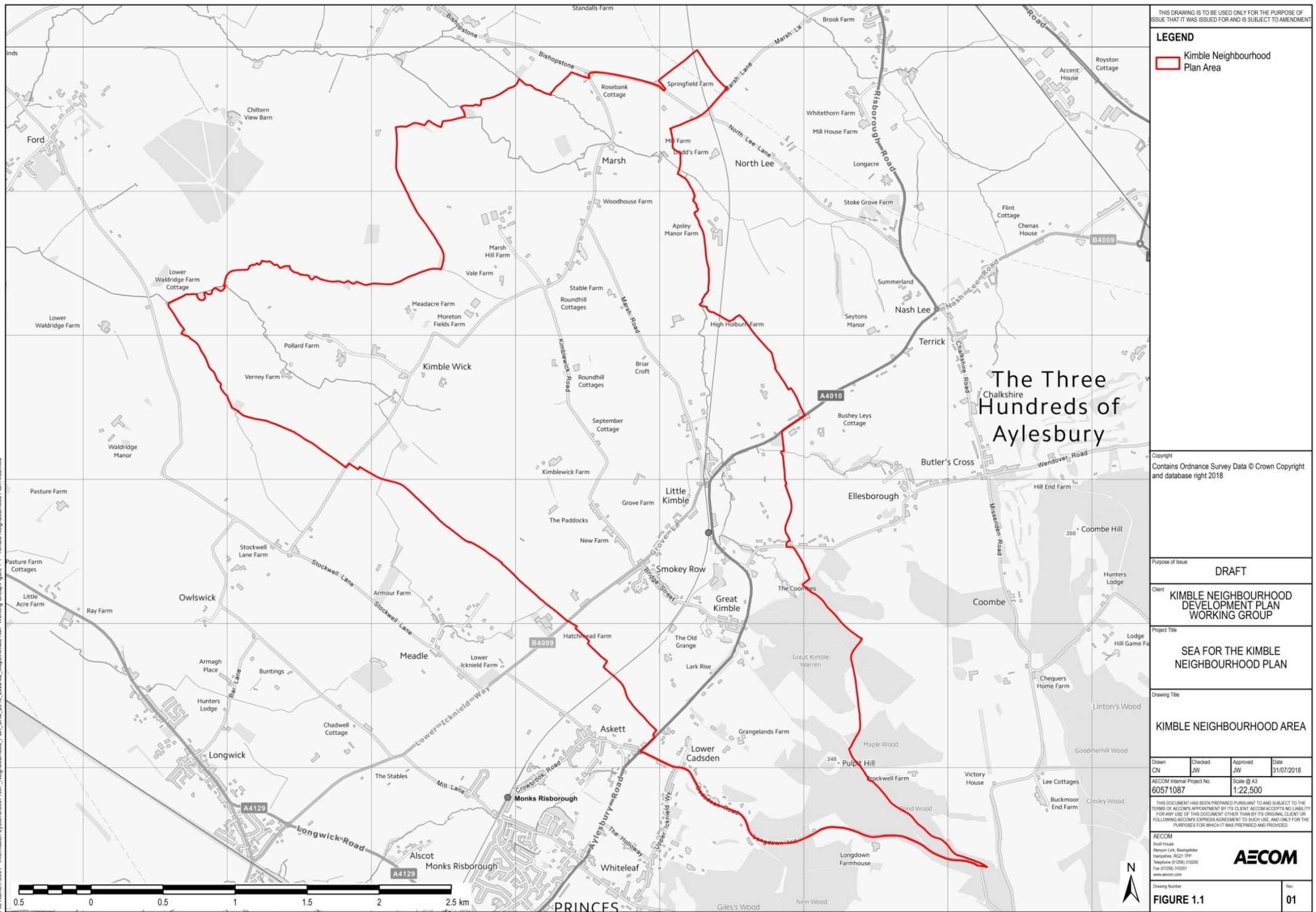
## Next steps

Subsequent to the current consultation on the Kimble Neighbourhood Plan, the plan will be updated by the Great & Little Kimble-cum-Marsh Parish Council to reflect comments received. This SA Report will be updated to reflect the changes made to the plan.

The Kimble Neighbourhood Plan and SA Report will then be submitted to Wycombe District Council for their consideration. Wycombe District Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the Neighbourhood Plan meeting legal requirements and its compatibility with the new Local Plan.

If the subsequent Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Wycombe District Council. If more than 50% of those who vote agree with the Kimble Neighbourhood Plan then the Neighbourhood Plan will be 'made'. Once made, the Kimble Neighbourhood Plan will become part of the Development Plan for Great & Little Kimble-cum-Marsh.





# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Sustainability Appraisal (incorporating a Strategic Environmental Assessment) in support of Great and Little Kimble-cum-Marsh's emerging Neighbourhood Plan (hereafter referred to as the Kimble Neighbourhood Plan).
- 1.2 The Kimble Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of Wycombe District Council's new Local Plan.
- 1.3 It is currently anticipated that the Neighbourhood Plan will be submitted to Wycombe District Council in 2019.
- 1.4 Key information relating to the Kimble Neighbourhood Plan is presented in Table 1.1.

**Table 1.1: Key facts relating to the Kimble Neighbourhood Plan**

<b>Name of Qualifying Body</b>	Great and Little Kimble-cum-Marsh Parish Council
<b>Title of Plan</b>	Kimble Neighbourhood Plan
<b>Subject</b>	Neighbourhood planning
<b>Purpose</b>	<p>The Kimble Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with Wycombe District Council's new Local Plan.</p> <p>The Kimble Neighbourhood Plan will be used to guide and shape development within the Kimble Neighbourhood Plan area.</p>
<b>Timescale</b>	To 2033
<b>Area covered by the plan</b>	The Neighbourhood Plan area covers the parish of Great and Little Kimble-cum-Marsh in the district of Wycombe, Buckinghamshire (Figure 1.1)
<b>Summary of content</b>	The Kimble Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
<b>Plan contact point</b>	<p>Delia Burton, Great &amp; Little Kimble-cum-Marsh Parish Council</p> <p>Email address: <a href="mailto:datcaradoc@aol.com">datcaradoc@aol.com</a></p>

## SA explained

- 1.5 SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA for the Kimble Neighbourhood Plan seeks to maximise the developing plan's contribution to sustainable development.
- 1.6 SA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive<sup>2</sup>. It also widens the scope of the assessment from focussing on environmental issues to further consider social and economic issues. SA is a legal requirement for Local Plans; however a Neighbourhood Plan is not a Local Plan and SA is not therefore legally required.
- 1.7 However the Kimble Neighbourhood Plan has been screened in by Wycombe District Council as requiring a Strategic Environmental Assessment (SEA). To meet this requirement, the Neighbourhood Plan is undergoing an SA process which incorporates the requirements of the SEA Directive. This mirrors the approach currently being taken for the Wycombe new Local Plan.
- 1.8 The SA will be undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.9 Two key procedural requirements of the SEA Regulations are that:
  1. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  2. A report (the 'Environmental Report') is published for consultation alongside the Draft Plan (i.e. the draft Kimble Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

## Structure of this SA Report

- 1.10 This document is the SA Report for the Kimble Neighbourhood Plan and hence needs to answer all four of the questions listed above with a view to providing the information required by the SEA Regulations.
- 1.11 Each of the four questions is answered in turn within this report, as follows:

---

<sup>2</sup> Directive 2001/42/EC

Table 1.2: Questions that must be answered by the SA Environmental Report in order to meet the regulatory<sup>3</sup> requirements

Environmental Report question	In line with the SEA Regulations, the report must include... <sup>4</sup>
What is the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes</li> </ul>
What is the sustainability 'context'?	<ul style="list-style-type: none"> <li>The relevant environmental protection <b>objectives</b>, established at international or national level</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
What's the scope of the SA?	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</li> <li>The environmental characteristics of areas likely to be significantly affected</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
What is the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
What are the key issues & objectives?	<ul style="list-style-type: none"> <li>Key <b>problems/issues</b> and <b>objectives</b> that should be a focus of (i.e. provide a 'framework' for) assessment</li> </ul>
What has plan-making/SA involved up to this point?	<ul style="list-style-type: none"> <li>Outline reasons for selecting the <b>alternatives</b> dealt with (and thus an explanation of the 'reasonableness' of the approach)</li> <li>The likely significant effects associated with <b>alternatives</b></li> <li>Outline reasons for selecting the preferred approach in-light of <b>alternatives</b> appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.</li> </ul>
What are the assessment findings at this stage?	<ul style="list-style-type: none"> <li>The likely significant effects associated with <b>the Submission version of the plan</b></li> <li>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing <b>the Submission version of the plan</b></li> </ul>
What happens next?	<ul style="list-style-type: none"> <li>The next steps for plan making/SA process.</li> </ul>

<sup>3</sup> Environmental Assessment of Plans and Programmes Regulations 2004<sup>4</sup> NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

## 2. Local Plan context and vision for the Kimble Neighbourhood Plan

### Local Plan context for the Neighbourhood Plan

- 2.1 The Kimble Neighbourhood Plan is being prepared in the context of the Wycombe new Local Plan which will cover the time period up until the year 2033.<sup>5</sup>
- 2.2 Following the Local Plan examination hearings in summer 2018, the Local Plan inspector has identified various changes that need to be made to the Local Plan (known as "Proposed Main Modifications") to make the Wycombe District Local Plan a "sound" plan.
- 2.3 These were published for public consultation between Wednesday 13 February 2019 and Wednesday 27 March 2019. Consultation has now closed.
- 2.4 Following the close of the consultation all representations received have been passed to the independent Local Plan Inspector for consideration. Once the Inspector has reviewed the representations she will advise about how she wishes to proceed with the Examination. Should the Inspector decide that no additional Hearing Sessions are necessary then she will advise the Council of the likely date of submission of her report of findings.
- 2.5 Copies of all representations received as a part of the Local Plan Main Modifications consultation can be viewed at:  
  
<https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan/Local-Plan-Proposed-Main-Modifications-Responses.aspx>
- 2.6 The new Local Plan outlines the long term vision for the district and identifies the location of new development including homes, and infrastructure. It also contains policies which focus on conserving and enhancing the landscape character and biodiversity of the district, mitigating climate change, and also fostering sense of place.
- 2.7 With regards to the delivery of homes, through Policy CP4 (Delivering Homes), the submission version of the new Local Plan sets a target for a total number of 10,925 homes across the district between 2013 and 2033. Of this total number, 160 homes are allocated for the Kimble Neighbourhood Plan area.
- 2.8 The Local Plan acknowledges that the Kimble Neighbourhood Plan is currently under development. In this context it aims to work proactively with the Great & Little Kimble-cum-Marsh Parish Council by providing a housing target for the Neighbourhood Plan area but leaving the site selection process to the Neighbourhood Plan development process.
- 2.9 Policy RUR6: (Great and Little Kimble-Cum-Marsh Parish) reaffirms Policy CP4. However it also sets out provisions to be in effect in the absence of a Neighbourhood Plan being in place for the Kimble Neighbourhood Plan area. This includes that development will be required to:
  - provide up to maximum of 160 homes on a range of small sites within or adjacent to Great Kimble including the part known as Smokey Row and Little Kimble, including a small allowance for windfall sites in villages such as Marsh and Kimbleswick; and
  - be delivered over the lifetime of the local plan.

---

<sup>5</sup> Wycombe District Council (2017) Local Plan Regulation 19 publication version [online] available at: <https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf> last accessed [24/07/18]

- 2.10 The selection of sites should be based on an appraisal of local issues, including an assessment of the capacity of the landscape to:
- Accommodate development without having a major impact of the setting of Chilterns Area of Outstanding Natural Beauty (AONB)
  - Contribute to the provision of sustainable transport schemes
- 2.11 Proposals for large scale developments will not be permitted. Development proposals or allocations will also not be permitted which would prejudice the delivery of infrastructure improvements required for the expansion of Princes Risborough
- 2.12 Policy RUR6 highlights that part of the Kimble Neighbourhood Plan area is within the Chilterns AONB and also the Metropolitan Green Belt. The Local Plan also states that no evidence produced in support of its development has identified any exceptional circumstances to support the removal of any of the land in the parish from the Green Belt.
- 2.13 Following examination hearings on the Local Plan, a number of Main Modifications were proposed for the plan in February 2019. These were consulted on from 13<sup>th</sup> February 2019 to 27<sup>th</sup> March 2019. In terms of RUR6 the proposed updates include relating to the phasing of housing, the size of sites, landscape character and transport and accessibility.
- 2.14 In the context of the above, the Kimble Neighbourhood Plan will form a key part of the development plan for Great and Little Kimble-cum-Marsh Parish alongside, but not as a replacement for the new Local Plan. The new Local Plan seeks to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward.
- 2.15 Neighbourhood plans are required to be in general conformity with the strategic policies of the new Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the new Local Plan to provide a clear overall strategic direction for development in Wycombe, whilst enabling finer detail in the Kimble Neighbourhood Plan area to be determined through the neighbourhood planning process where appropriate.



## Vision, aims and objectives of the Kimble Neighbourhood Plan

- 2.16 The vision for the Kimble Neighbourhood Plan, which was developed during earlier stages of plan development, is as follows:

“

*“The villages of Great Kimble and Little Kimble have changed over the period since 2019, with new homes and new facilities for residents introduced in phases across a number of sites. The location, size and design of the new entrants has allowed them to blend into the villages without significant damage to the rural character of the parish or harm to the character of the Chiltern AONB.*

*The hamlets of Marsh and Kimblewick have remained largely unchanged, with a small number of high quality new homes within the existing boundaries and the rural countryside unchanged.*

*The growth of Princes Risborough has been substantial and the B4009 (possibly recategorised) along Grove Lane is now the main arterial road, with new junctions with Aylesbury Road and Marsh Road and a new railway bridge over the road. Although Great and Little Kimble are busier, these improvements and traffic management schemes have to some extent reduced the effects of significantly increased local road congestion and consequent safety issues, while there has been some increase in the use of local bus and railway services. The gap between the new edge of Princes Risborough and Great Kimble has been protected from development and there continues to be a clear separation between the town and village.*

*The local schools are thriving and the number of businesses operating from premises within the parish has increased through the extension of established sites and the change of use of redundant farm buildings. Agriculture and increasingly the environment are important characteristics of the landscape”.*

Vision Statement for the Kimble Neighbourhood Plan

”

- 2.17 The vision will be achieved through a number of key objectives set out within the Plan:

- To maintain the essential rural character and appearance of the Parish
- To plan for the delivery of 160 homes in the parish over the full plan period
- To secure appropriate and viable new community benefits alongside new housing development
- To protect and conserve the Chilterns AONB and its setting
- To maintain an effective open gap between Great Kimble and Princes Risborough
- To encourage the success of the schools, local farms and businesses in the Parish

- 2.18 Underpinning the objectives are the eight Neighbourhood Plan policies, related to the development and use of land in the Parish. Of Great and Little Kimble-cum-Marsh. The latest iteration of these policies has been appraised in **Chapter 5**.

## 3. What is the scope of the SA?

### SA Scoping Report

- 3.1 This chapter introduces the reader to the scope of the SA, i.e. the issues / objectives that should be a focus of (and provide a broad methodological framework for) the SA. Developing the draft scope for the SA as presented in this report has involved the following steps:
- Defining the broader context for the Kimble Neighbourhood Plan and associated SA (i.e. EU, UK Government and local policy and commitments), to summarise the regulatory and legislative landscape;
  - Establishing the baseline for the SA, (i.e. the current and future situation in the area in the absence of the Kimble Neighbourhood Plan), in order to help identify the plan's likely significant effects;
  - Identifying particular problems or opportunities ('issues') that should be a particular focus of the SA; and
  - Developing a SA Framework comprising objectives and appraisal questions on the basis of these issues which can then be used to appraise the draft plan.
- 3.2 Baseline information (including the context review and baseline data) is presented in **Appendix A**. The key sustainability issues and SA Framework are presented below.

**Table 3.1: Consultation responses received on the SA Scoping Report**

Consultation response	How the response was considered and addressed
<b>Historic England</b>	
Robert Lloyd-Sweet: Historic Places Adviser, South East England (comments received via email on Tuesday 11 <sup>th</sup> September 2018)	
Thank you for consulting Historic England on the Scoping Report for SEA of the Great and Little Kimble cum Marsh Neighbourhood Plan. Historic England's remit is for the historic environment and, as such our comments are limited to these areas of the report. Silence on other areas should not be taken as consent, whilst our comments are without prejudice to comments we may wish to make on the plan itself or individual development proposals within or adjacent to the plan area.	Comment noted
At 5.11 it would help to identify the important role that planning decision makers play in conserving the historic environment (in addition to the role of developers) including the responsibilities that are set out in legislation and policy. We recommend amending the second sentence of this paragraph to read "...The historic environment is protected through the planning system, through requirements to consider the need to conserve heritage assets in manner appropriate to their significance when making plans and determining applications and subsequently via conditions imposed on developers and other mechanisms.	Second sentence of the paragraph has been updated accordingly.



Consultation response	How the response was considered and addressed
<p>At 5.13 we feel the review of the Chequers Registered Park and Garden is unnecessarily brief and could helpfully be expanded using some excerpts from the register entry that would help to identify its significance and sensitivities to change. For example the register entry states "...Chequers is set in agricultural and wooded countryside which rises around it on three sides, with a gently sloping valley running south. Very few C20 developments are visible in its setting." It also seems remiss not to note that it has formed an official residence for every British Prime Minister since 1921 and has and continues to host numerous official visits for foreign statesmen and women and, as such provides an important impression of Britain as a nation through its carefully conserved landscape and scenic beauty. The full register entry can be reviewed at: <a href="https://www.historicengland.org.uk/listing/the-list/list-entry/1000595">https://www.historicengland.org.uk/listing/the-list/list-entry/1000595</a>.</p>	<p>The review of the Chequers Registered Park and Garden has been expanded to include these excerpts from the register.</p>
<p>At 5.17 we would expect the County (in this case Buckinghamshire) Historic Environment Record to be referred to as a repository of data on the locations of non-designated heritage assets that should be consulted as well as providing information that may be of value in identifying the potential for presence of previously unidentified heritage assets including archaeological sites. We feel the final sentence of this paragraph should be expanded to include other forms of heritage interest (the NPPF lists Historic, architectural, archaeological and artistic whilst others have been used in statutory and non-statutory instruments.</p>	<p>Comment noted. The final sentence of the paragraph has been updated to refer to the Buckinghamshire Historic Environment Record.</p>
<p>We would like to see the third bullet in the first assessment question in the SA objectives and assessment questions for Landscape and historic environment changed to:          "Conserve and enhance local diversity distinctiveness, identity and character?          and an additional bullet point added for:          "Conserve sites or landscapes of archaeological or artistic interest in a manner appropriate to their significance"          For the second question we would like to see an additional bullet added:          "Conserve landscape of historic interest, including the Chequers Historic Park.</p>	<p>The SA Framework has been updated accordingly.</p>

Consultation response	How the response was considered and addressed
In general we feel that the summary of the baseline has not explored how the parish's heritage assets may contribute value to the lives of residents or prosperity of businesses. The Registered Park and Garden of Chequers for example, provides various forms of employment as the official retreat of the Prime Minister and, through its use for official government business contributes to the nation as a whole, not least by hosting visits from foreign dignitaries. The Parish's churches provide important symbols of the community's communal heritage, as well as serving the spiritual needs of their congregations, whilst an non-designated historic building such as a Victorian village pub or a country house in parkland used to house a preparatory school may also gain a great deal of its attractive quality and economic viability from its historic character and sense of place. As part of the plan making process we would encourage communities to consider the many ways the historic environment contributes to their sense of wellbeing and the places where the places they socialise and get exercise, as well as the economic value that is added by features of great age or beauty that cannot be replaced. Understanding the many ways the historic environment adds value should help the community to devise policies that respond to the specific needs of their local environment.	Comments noted. The SA for the Neighbourhood Plan will consider the many ways in which the historic environment can be preserved and enhanced in order to positively contribute to the local distinctiveness and sense of place / wellbeing of the Neighbourhood Plan area.
<b>Natural England</b>	
No comments received.	N/A
<b>Environment Agency</b>	
No comments received.	N/A

## Key sustainability issues

- 3.3 Drawing on the review of the sustainability context and baseline, the scoping process identified a range of sustainability issues that should be a particular focus of SA. These issues are as follows, presented by seven environmental themes:

### Air Quality

- Air quality in the Neighbourhood Plan area is good, with no significant issues identified.
- There are no Air Quality Management Areas (AQMAS) within the Neighbourhood Plan area.
- The closest AQMAS are located approximately 6km to the north of the Neighbourhood Plan area in Aylesbury.
- Housing and employment growth have the potential to increase emissions and reduce air quality in the area. However given existing low baseline levels of pollutants, potential impacts are unlikely to be significant.

- Due to the absence of any significant air quality issues within the Neighbourhood Plan area, **air quality has been scoped out for the purposes of the SA process.**

### Biodiversity and Geodiversity

- The Chilterns Beechwood Special Area of conservation (SAC) is located in the south east of the Neighbourhood Plan area.
- There are two Sites of Special Scientific Interest (SSSI) within the Neighbourhood Plan area: Ellesborough and Kimble Warrens SSSI and Grangelands and Pulpit Hill SSSI. Both SSSIs have significant areas which have been classified as 'unfavourable' through Natural England's condition assessment. The south of the Neighbourhood Plan area falls within residential, rural residential or rural non-residential SSSI Impact Risk Zones for these SSSIs.
- Grangelands and The Rifle Range Nature Reserve is located in the south of the Neighbourhood Plan area.
- A variety of Biodiversity Action Plan Priority Habitats are present in the Neighbourhood Plan area, including Lowland Calcareous Grassland, Lowland Fern, Deciduous Woodland, Traditional Orchards, Woodpasture and Parkland, Ancient and Semi-Natural Woodland, and Ancient Replanted Woodland.

### Climate Change

- Any increases in the built footprint of the Kimble Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions in the parish.
- The total CO<sub>2</sub> emissions per capita within Wycombe District are broadly similar to the regional totals, but consistently lower than national totals.
- There are areas of land surrounding the watercourses of Scotsgrove Brook, which are located within Flood Risk Zone 3, and as such, have a >1% chance of being flooded each year.
- The land surrounding Scotsgrove Brook watercourses in the north and east of the Neighbourhood Plan area is at risk from surface water flooding.
- Wycombe Critical Drainage Areas are located around the main watercourses in the northern section of the Neighbourhood Plan area, as well as in the built up areas situated in the south of the Neighbourhood Plan area.
- The Kimble Neighbourhood Plan should seek to increase the resilience of the Neighbourhood Plan area to the effects of climate change by supporting and encouraging adaptation strategies.

### Landscape and Historic Environment

- The south of the Neighbourhood Plan area is located within the boundary of the Chilterns Area of Outstanding Natural Beauty (AONB).
- The Neighbourhood Plan area falls within two National Character Area (NCA) profiles: Thames Clay Vales NCA and Chilterns NCA.
- Approximately 1/3 of the Neighbourhood Plan area falls within the Metropolitan Green Belt.
- The Neighbourhood Plan area has two Grade I listed buildings, eleven Grade II listed buildings, seven scheduled monuments and one Historic Park and Garden.

### Land, Soil and Water Resources

- Small patches of land classified as the Best and Most Versatile Agricultural Land are located in the east and west of the Neighbourhood Plan area.
- The main watercourse flowing through the Neighbourhood Plan area is Scotsgrove Brook, which is a tributary of the River Thames.

- As of July 2018, there are no Groundwater Source Protection Zones (SPZs) within the Neighbourhood Plan area.
- The entire Neighbourhood Plan area is situated within the Thame (Scotsgrove Brook to Thames) Nitrate vulnerable Zone (NVZ) for surface water.

### Community

- The population of Great and Little Kimble cum Marsh increased by 6.9% between 2001 and 2011.
- There is a larger proportion of residents within the 60+ age category within the Neighbourhood Plan area (26.7%) in comparison to the totals for Wycombe (21.6%), the South East (23.3%) and England (22.3%).
- A lower proportion of households are deprived in one or more dimensions within the Neighbourhood Plan area (44.7%) in comparison to Wycombe (48.2%), the South East of England (52.3%) and England (57.4%).
- The two Lower Super Output Areas (LSOAs) within the Neighbourhood Plan area are within the top 30% least deprived in England for the Overall Index of Multiple Deprivation (IMD) category.
- Within the Neighbourhood Plan area, 76.4% of residents either own their home outright or with a mortgage, higher than the totals for Wycombe (69.7%), the South East of England (67.6%) or England (63.3%).
- A higher proportion of Great and Little Kimble cum Marsh residents have a Level 4 qualification or above, compared to district, regional and national averages.

### Health and Wellbeing

- Over 86% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', which broadly aligns to the totals for Wycombe (85.8%), and is higher than the totals for the South East of England (83.7), and England (81.4%).
- A lower proportion of residents within the Neighbourhood Plan area report that their activities are limited 'a lot', compared to regional and national averages.

### Transportation

- Little Kimble railway station is located within the Neighbourhood Plan area, providing direct services to Aylesbury, Princes Risborough and London.
- There is only one regular bus service along the A4010 (Aylesbury – High Wycombe). The timings of these services are however frequently not suitable for those looking to commute to work via public transport.
- The Neighbourhood Plan area is well connected to the national road network, with access to the A4010, A413, M40, B4009, and a network of country roads.
- Some pedestrian linkages in the Neighbourhood Plan area are poor, and provide a barrier to pedestrian use and access to public transport links.
- While there are no National cycle Routes within the Neighbourhood Plan area, National Cycle Route 57 runs through Princes Risborough, which is in close proximity to the parish.
- The Ridgeway National Trail passes through the south of the Neighbourhood Plan area.
- Over 94% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the district, regional and national averages.
- The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van.
- Road network enhancements (including the upgrading of the B4009 and a new rail underpass at the junction of B4009 & A4010) and east-west rail enhancements between Aylesbury and Princes Risborough have the potential to increase traffic flows in the area.

- Traffic associated with the construction of High Speed 2 in the Neighbourhood Plan area may have some impacts on congestion.

## SA Framework

- 3.4 The SA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the emerging Kimble Neighbourhood Plan will be assessed consistently using the framework.

Table 3.2: SA Framework for the Kimble Neighbourhood Plan

SA Objective	Assessment questions
<b>Biodiversity and Geodiversity</b>	
Protect and enhance all biodiversity and geological features.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Protect and enhance semi-natural habitats?</li> <li>• Protect and enhance priority habitats, and the habitat of priority species?</li> <li>• Achieve a net gain in biodiversity?</li> <li>• Support enhancements to multifunctional green infrastructure networks?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> </ul>
<b>Climatic factors</b>	
Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Reduce the number of journeys made?</li> <li>• Reduce the need to travel?</li> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>• Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce energy consumption from non-renewable resources?</li> </ul>
Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Ensure that inappropriate development does not takes place in areas at higher risk of flooding, taking into account the likely future effects of climate change?</li> <li>• Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?</li> <li>• Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?</li> <li>• Ensure the potential risks associated with climate change are considered through new development in the Neighbourhood Plan area?</li> </ul>

SA Objective	Assessment questions
<b>Landscape and Historic Environment</b>	
Protect, maintain and enhance the cultural heritage resource within the Neighbourhood Plan area, including the historic environment and archaeological assets.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Conserve and enhance buildings and structures of architectural or historic interest?</li> <li>• Support the integrity of the historic setting of key buildings and features of cultural heritage interest?</li> <li>• Conserve and enhance local diversity distinctiveness, identity and character?</li> <li>• Conserve sites or landscapes of archaeological or artistic interest in a manner appropriate to their significance?</li> </ul>
Protect and enhance the character and quality of landscapes and townscapes.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support landscape character reflecting the sensitivities of the two local character areas covering the Neighbourhood Plan area (NCA Profile 108: Upper Thames Clay Vales (NE570) and NCA Profile 110: Chilterns (NE406))?</li> <li>• Conserve and enhance landscape and townscape features?</li> <li>• Conserve landscapes of historic interest, including the Chequers Historic Park?</li> </ul>
<b>Land, Soil and Water Resources</b>	
Ensure the efficient and effective use of land.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 2 and 3a agricultural land?</li> </ul>
Use and manage water resources in a sustainable manner.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support improvements to water quality?</li> <li>• Minimise water consumption?</li> <li>• Protect groundwater resources</li> </ul>
<b>Community</b>	
Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Maintain or enhance the quality of life of existing local residents?</li> <li>• Promote the development of a range of high quality, accessible community facilities?</li> </ul>
Reduce deprivation and promote a more inclusive and self-contained community.	

SA Objective	Assessment questions
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support the provision of a range of house types and sizes?</li> <li>• Meet the needs of all sectors of the community?</li> </ul>
<b>Health and Wellbeing</b>	
Improve the health and wellbeing residents within the Neighbourhood Plan area.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?</li> <li>• Reduce noise pollution?</li> <li>• Improve access to the countryside for recreational use?</li> </ul>
<b>Transportation</b>	
Promote sustainable transport use and reduce the need to travel.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Encourage modal shift to more sustainable forms of travel?</li> <li>• Enable sustainable transport infrastructure enhancements?</li> <li>• Facilitate working from home and remote working?</li> <li>• Improve road safety?</li> <li>• Reduce the impact on residents from the road network?</li> </ul>

## 4. What has plan making / SA involved up to this point?

### Introduction

- 4.1 In accordance with the SEA Regulations the SA Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SA up to this point is told within this part of the Environmental Report. Specifically, this chapter explains how the Kimble Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of new housing allocations in the Neighbourhood Plan area.

### Assessment of reasonable alternatives for the Neighbourhood Plan

- 4.3 A key element of the SA process is the appraisal of 'reasonable alternatives' for the Kimble Neighbourhood Plan. The SEA Regulations<sup>6</sup> are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.
- 4.4 As discussed in Chapter 2, the Kimble Neighbourhood Plan is being prepared in the context of the Wycombe new Local Plan which will cover the time period up until the year 2033.<sup>7</sup>
- 4.5 The key policy for the Kimble Neighbourhood Plan area is RUR6 (Great and Little Kimble-cum-Marsh Parish). It provides up to maximum of 160 homes on a range of small sites within or adjacent to Great Kimble including the part known as Smokey Row and Little Kimble, including a small allowance for windfall sites in villages such as Marsh and Kimbleswick. As highlighted by the policy, these are to be delivered through the Neighbourhood Plan.
- 4.6 Policy RUR6 states that the selection of sites for the Neighbourhood Plan should be based on an appraisal of local issues, including an assessment of the capacity of the landscape to:
- Accommodate development without having a major impact of the setting of Chilterns Area of Outstanding Natural Beauty (AONB)
  - Contribute to the provision of sustainable transport schemes
- 4.7 Proposals for large scale developments will not be permitted. Development proposals or allocations will also not be permitted which would prejudice the delivery of infrastructure improvements required for the expansion of Princes Risborough.
- 4.8 Policy RUR6 highlights that part of the Kimble Neighbourhood Plan area is within the Chilterns AONB and also the Metropolitan Green Belt. The new Local Plan also states that no evidence produced in support of its development has identified any exceptional circumstances to support the removal of any of the land in the parish from the Green Belt.

<sup>6</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>7</sup> Wycombe District Council (2017) Local Plan Regulation 19 publication version [online] available at: <https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/Reg-19-Publication-Local-Plan/Wycombe-District-Local-Plan-Publication-Version.pdf> last accessed [24/07/18]



- 4.9 As the broad location of housing has been established at the strategic Local Plan level through Policy RUR6, alternative locations in terms of where broadly in the parish new housing growth should go have not been considered through the SA process. Instead a more detailed consideration of the sites available for housing allocations in the Neighbourhood Plan area has been undertaken, focusing on the parts of the parish which align with the broad spatial strategy determined through the new Local Plan.
- 4.10 In January 2018, a Call for Sites was published for the Kimble Neighbourhood Plan. As a result, 29 possible sites were put forward by the community for consideration. These were then assessed against the requirements of Policy RUR6, notably their location outside of the AONB and Green Belt, and their proximity to the village centres of Little Kimble and Smokey Row.
- 4.11 From this process, ten sites were shortlisted, as follows.
- Site 1: Land at Grove Lane
  - Site 4: Land to the Rear of Grove Barn
  - Site 7: Land at Birdbrook, Marsh Road
  - Site 10: Land at the Laurels
  - Site 14: Land to the East of Kimbleswick Road
  - Site 15: Land at Grove Lane
  - Site 17a: Land at Doe Hill Farm (Lower Plot)
  - Site 17b: Land at Doe Hill Farm (Upper Plot)
  - Site 19: Land at the Orchards
  - Site 20: The Chequers and Land at the Rear
- 4.12 Site 19 was subsequently withdrawn from consideration for the Neighbourhood Plan due to gaining planning permission.
- 4.13 The locations of the remaining nine sites are presented in Figure 4.1 below.
- 4.14 To support the consideration of the suitability of these nine sites for allocation in the Neighbourhood Plan, the SA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of development. In this context the sites have been considered in relation to the SA Framework of objectives and decision making questions developed during SA scoping (**Section 3.4**) and the baseline information.
- 4.15 Note that the site assessments consider the sites at face value, and do not take into consideration any mitigation which may be provided through development proposals at a later stage.

## SA site appraisal findings

- 4.16 The tables below present a summary of this appraisal, and provide an indication of each site's sustainability performance in relation to the seven SA Themes.

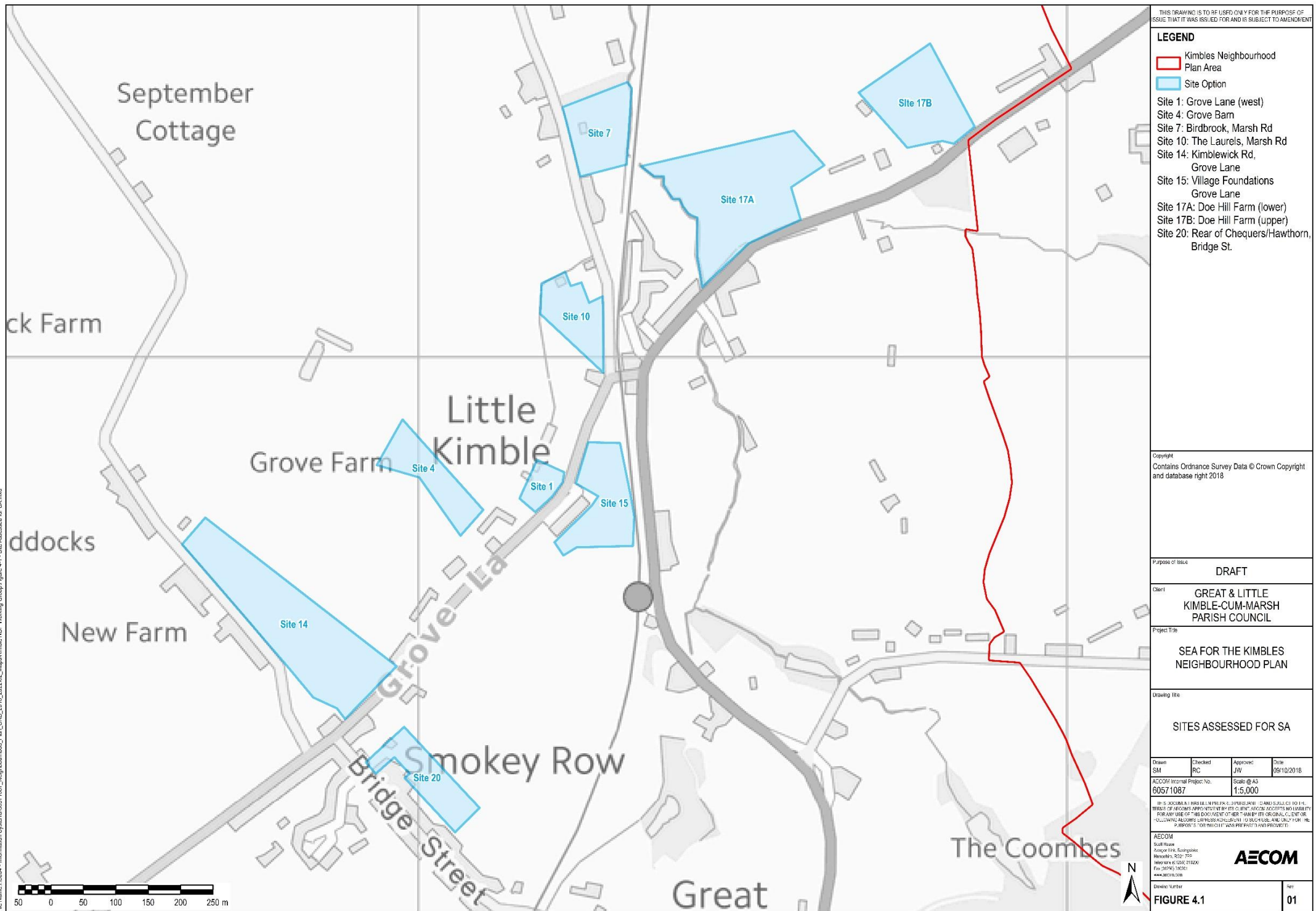


Table 4.1: Site 1, Land at Grove Lane

Commentary, Site 1, Land at Grove Lane	
Biodiversity	<p>The site does not contain, and is not adjacent to any locally or nationally designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. With the exception of a limited number of relatively mature trees and hedgerows along the site boundary, the site does not hold significant biodiversity interest. Neutral effects are anticipated.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). There are some areas of 'low' surface flood risk suggesting that each year this area has a chance of flooding of between 0.1% and 1%. This is not however deemed to be a significant constraint to development. Neutral effects are anticipated.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>In relation to landscape character, the site is not within the direct setting of the Chilterns AONB, which is located c.175m east of the site. This is given the flat topography of the site and the site being screened by existing development and the route of the railway line.</p> <p>The site is outside of the area considered by the Landscape Sensitivity &amp; Capacity Study. However development at this location is likely to contribute to the coalescence between Great Kimble including the part known as Smokey Row and Little Kimble, and impact on the open perspective of this part of Grove Lane. This has the potential to have significant effects on villagescape character at this location.</p>
Land, soil and water resources	<p>Data from Natural England identifies that the site is located within Grade 4 Agricultural Land. This is not identified as best and most versatile and development is therefore not expected to lead to loss of this resource.</p> <p>There is capacity in the existing foul sewerage network. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p> <p>Neutral effects are anticipated.</p>
Community	<p>With an approximate capacity of 11 dwellings, development of the site will contribute positively towards the local housing needs of the area. However, while the site is adjacent to some existing development, the site is not within or on the edge of the main existing built up areas of Smokey Row and Little Kimble. This may do less to support integration with the existing community. Development at the site could also contribute to the coalescence of these two settlements, extending the ribbon development currently seen along Grove Lane. However, it should be noted that Little Kimble and Great Kimble have recently been classified together as a single Tier 4 settlement rather than two separate Tier 5 settlements.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough among other locations. Little Kimble railway station is also within 600m of the site, however access on foot, for both bus and train, is arguably restricted due to the lack of footway under the railway bridge.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would continue to commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p> <p>Potential effects are currently uncertain.</p>

Health and wellbeing	<p>The site has limited access to health services, being approximately 3km from the nearest GP surgery, Cross Keys Practice in Princes Risborough. The site also has limited access to recreational, cultural and community facilities, however it is noted that the Neighbourhood Plan area itself is deficient in this provision.</p> <p>The site is located in good proximity to public transport; however, access by foot is restricted by the lack of footway under the railway bridge.</p> <p>Neutral effects are anticipated.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 350m from the nearest bus stop on the A4010 and 600m from Little Kimble railway station. However, access by foot, for both bus and train, is restricted by the lack of footway under the railway bridge.</p> <p>The main A4010 road is within 200m of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is highly utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development is likely to continue a reliance on the private vehicle as the primary mode of transport.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects

Table 4.2: Site 4, Land Rear of Grove Barn

Commentary, Site 4, Land Rear of Grove Barn	
Biodiversity	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. The site does not hold significant biodiversity interest.</p> <p>Neutral effects are anticipated.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). There are some areas of 'low' surface flood risk suggesting that each year this area has a chance of flooding of between 0.1% and 1%. This is not however deemed to be a significant constraint to development.</p> <p>Neutral effects are anticipated.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. The site is located adjacent to an Archaeological Notification Site, highlighting that features listed on the Buckinghamshire Historic Environment Record are present. However no landtake would take place within this area.</p> <p>In relation to landscape character, the site is not within the direct setting of the Chilterns AONB, which is located c.129m east of the site. This is given the relatively flat topography of the site and the site being screened by existing development and the route of the railway line.</p> <p>According to the Landscape Sensitivity &amp; Capacity Study, the site has medium landscape sensitivity, medium landscape value and medium landscape capacity. It also states that "<i>The area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing development and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore key landscape and visual characteristics must be retained and enhanced.</i>"</p> <p>The site itself is greenfield and it is considered that new development may encroach upon the open countryside. Development may also impact upon views from the public footpath which crosses the site, and also views from the Chilterns AONB.</p>
Land, soil and water resources	<p>Data from Natural England identifies that the site is located within Grade 3 Agricultural Land. It is not possible to determine whether this is Grade 3a agricultural land (i.e. the best and most versatile agricultural land) or Grade 3b agricultural land (i.e. land not classified as such) as recent agricultural land classification has not been undertaken at this location. If found to be Grade 3a, development of the site would likely lead to the loss of this valuable resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

Community	<p>With an approximate capacity of 23 dwellings, development of the site will contribute positively towards the local housing needs of the area. However, while the site is close to some existing development, the site is not within or on the edge of the main existing built up areas of Great Kimble including the part known as Smokey Row and Little Kimble. This may limit integration with the existing community. Development at the site could also contribute to the coalescence of these two settlements, extending development to the west into the open landscape. However, it should be noted that Little Kimble and Great Kimble have recently been classified together as a single Tier 4 settlement rather than two separate Tier 5 settlements.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough among other locations. Little Kimble railway station is also within 800m of the site, however access on foot, for both bus and train, is arguably restricted due to the lack of footway under the railway bridge.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would continue to commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p> <p>Potential effects are currently uncertain.</p>	
Health and wellbeing	<p>The site has limited access to health services, being approximately 3km from the nearest GP surgery, Cross Keys Practice in Princes Risborough. The site also has limited access to open green space, cultural and community facilities, however it is noted that the Neighbourhood Plan area itself is deficient in this provision.</p> <p>A PRoW passes through the site connecting with the wider PRoW network. However, development of this site would likely divert the public footpath, which BCC identify as requiring neighbouring, possibly 3rd party, landowner permission as the route leading up to the development will also need diverting.</p> <p>The site is located in proximity to public transport networks; however, access by foot is restricted by the lack of footway under the railway bridge.</p> <p>Potential effects are currently uncertain.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 550m from the nearest bus stop on the A4010 and 800m from Little Kimble railway station. However, access by foot, for both bus and train, is restricted by the lack of footway under the railway bridge.</p> <p>There is a PRoW passing through the site connecting with the wider PRoW network. However, as discussed above, development of this site seeks to divert the public footpath.</p> <p>The main A4010 road is within 300m of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is highly utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping.</p> <p>Development may exacerbate traffic and congestion issues on existing road network.</p> <p>Potential effects are currently uncertain.</p>	
Key		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects



Table 4.3: Site 7, Land at Bird Brook, Marsh Road

Commentary, Site 7, Land at Bird Brook, Marsh Road	
<b>Biodiversity</b>	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of, the site. However, vegetation including hedgerows and trees are present within the site and along the site boundary which may be adversely impacted by development through fragmentation, disturbance, and/or loss.</p> <p>Potential effects are currently uncertain.</p>
<b>Climate change</b>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the majority of the site is located within Flood Zone 1, which is of low risk of flooding (land assessed as having a less than 1 in 1,000 annual probability of river flooding). However, the eastern part of the site is within an area at 'medium' risk of flooding (denoting land assessed as having a chance of flooding of between 1% and 3.3% each year), with a smaller area within an area at 'high' risk of flooding (denoting land assessed as having a chance of flooding greater than 3.3% each year). A similar section of the site is also within a 'medium' and 'low' risk of surface water flooding.</p>
<b>Landscape and historic environment</b>	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. Whilst the site is within 120m of the Grade II listed Flint Cottage (which is located to the south of the site), development would not be within its setting or affect views to and from this building of historic environment interest. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>In relation to landscape character, the site is not within the direct setting of the Chilterns AONB, which is located c.270m south east of the site. This is given the flat topography of the site and the site being screened by the route of the railway line. The site is also relatively enclosed, and impacts on longer distance views would be limited. There would be impacts on short views into the site from surrounding properties however. The site is outside of the area considered by the Landscape Sensitivity &amp; Capacity Study.</p> <p>Potential effects are currently uncertain.</p>
<b>Land, soil and water resources</b>	<p>Data from Natural England identifies that the site is located within Grade 4 Agricultural Land. This is land not identified as best and most versatile, and development is therefore not expected to lead to loss of this resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>Thames Water and Buckinghamshire County Council have highlighted that there are sewerage back-up and surface water flooding issues as a result of infrastructure inadequacy in Clanking. This has the potential to affect development at this site.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p> <p>Neutral effects are anticipated.</p>

Community	<p>With an approximate capacity of 15 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is located within the village of Little Kimble, infilling existing development along Marsh Road and is therefore expected to positively integrate with the community.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough among other locations. Little Kimble railway station is also within 750m of the site, however access on foot, for both bus and train, is arguably restricted due to the lack of footway under the railway bridge.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would continue to commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p>	
Health and wellbeing	<p>The site has limited access to health services, being approximately 4km from the nearest GP surgery, Cross Keys Practice in Princes Risborough.</p> <p>The site is within 400m of Kimble Cricket Club, providing access to outdoor sports facilities. However, it is noted that other than this, the site has limited access to recreational opportunities (including open green space), cultural and community provision. This deficiency extends throughout the Neighbourhood Plan area.</p> <p>The site is located in close proximity to public transport networks; however, access by foot is restricted by the lack of footway under the railway bridge.</p> <p>Potential effects are currently uncertain.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 600m from the nearest bus stop on the A4010 and 750m from Little Kimble railway station. However, access by foot, for both bus and train, is restricted by the lack of footway under the railway bridge as well as a lack of a footpath between the site and the section of Marsh Road some 200 metres to the south.</p> <p>BCC have highlighted that access from the site on to Marsh Road is limited; visibility is poor and footpaths are also lacking. Marsh Road varies in width within the vicinity, at points falling below the 4.8 metre width required for a personal vehicle and a goods vehicle to pass each other safely.</p> <p>The main A4010 road is within 300m of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping.</p> <p>Development may exacerbate traffic and congestion issues on existing road network.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects



Table 4.4: Site 10, Land at the Laurels

Commentary, Site 10, Land at the Laurels	
Biodiversity	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. However, there are trees and two ancient hedgerows adjacent to the site (one of which is the old parish boundary between Great and Little Kimble as on (IR91B enclosure map of 1812)), along the site boundaries which may be adversely impacted by development through fragmentation, disturbance, and/or loss.</p> <p>A Preliminary Ecological Assessment carried out for the site identifies that the presence of nearby ponds requires further Great Crested Newt surveys to establish whether mitigation measures will be necessary.</p> <p>Potential effects are currently uncertain.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). There are some areas of 'low' surface flood risk suggesting that each year this area has a chance of flooding of between 0.1% and 1%. Thames Water and Buckinghamshire County Council have highlighted that there are sewerage back-up and surface water flooding issues as a result of infrastructure inadequacy in Clanking. This has the potential to affect development at this site.</p> <p>Neutral effects are anticipated.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. Whilst the site is within 110m of the Grade II listed Flint Cottage (which is located to the north east of the site), development would not be within its setting or affect views to and from this building of historic environment interest. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>In relation to landscape character, the site is not within the direct setting of the Chilterns AONB, which is located c.185m south east of the site. This is given the flat topography of the site and the site being screened by existing development and the route of the railway line. The site is outside of the area considered by the Landscape Sensitivity &amp; Capacity Study. However development at this location would lead to impacts on the open perspective of this part of Little Kimble to the west of Marsh Road. Ancient hedgerows adjacent to the site (one of which is the old parish boundary between Great and Little Kimble) may provide some screening. Nonetheless development has the potential to have significant effects on villagescape character at this location.</p>
Land, soil and water resources	<p>Data from Natural England identifies that the site is located within Grade 4 Agricultural Land. This is land not identified as best and most versatile, and development is therefore not expected to lead to loss of this resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required. Thames Water and Buckinghamshire County Council have highlighted that there are sewerage back-up and surface water flooding issues as a result of infrastructure inadequacy in Clanking. This has the potential to affect development at this site.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p> <p>Neutral effects are anticipated.</p>

Community	<p>With an approximate capacity of 14 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is located on the edge of the village core of Little Kimble and is therefore expected to positively integrate with the community.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough among other locations. Little Kimble railway station is also within 500m of the site, however access on foot is arguably restricted due to the lack of footway under the railway bridge.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p>
Health and wellbeing	<p>The site has limited access to health services, being approximately 3.7km from the nearest GP surgery, Cross Keys Practice in Princes Risborough.</p> <p>The site is within 700m of Kimble Cricket Club providing access to outdoor sports facilities. However, other than this, the site has limited access to recreational (including open green space), cultural and community provision. This deficiency extends throughout the Neighbourhood Plan area.</p> <p>There are no PROWs within or adjacent to the site.</p> <p>The site is located in close proximity to public transport; however, access by foot is restricted by the lack of footway under the railway bridge.</p>
Transportation	<p>In terms of access to sustainable transport, the site is approximately 280m from the nearest bus stop on the A4010 and 500m from Little Kimble railway station. However, access by foot, for both bus and train, is restricted by the lack of footway under the railway bridge.</p> <p>The main A4010 road is adjacent to the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development may exacerbate traffic and congestion issues on existing road network.</p>

Key			
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects	

Table 4.5: Site 14, Land east of Kimbleswick Road

Commentary, Site 14, Land east of Kimbleswick Road	
Biodiversity	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. With the exception of a limited number of relatively mature trees and hedgerows along the site boundary, the site does not hold significant biodiversity interest.</p> <p>Neutral effects are anticipated.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). The site is not within an area with significant surface water flood risk, however very small sections of the southern part of Kimbleswick Road are at 'medium' risk of surface water flooding. This is not considered a significant constraint to development.</p> <p>Neutral effects are anticipated.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>In relation to landscape character, the site is not within the immediate setting of the Chilterns AONB, which is located c.375m east of the site. This is given the flat topography of the site and the site being screened by existing development and the route of the railway line. However, given the large size of the site, the site may have impacts on views from elevated parts of the AONB close to Great Kimble and from the B4009.</p> <p>According to the Landscape Sensitivity &amp; Capacity Study, the site has medium landscape sensitivity, medium landscape value and medium landscape capacity. It also states that "<i>The area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing development and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore key landscape and visual characteristics must be retained and enhanced.</i>"</p>
Land, soil and water resources	<p>Information from Natural England identifies that the site is entirely covered by Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is therefore likely to lead to the loss of this valuable resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>
Community	<p>With an approximate capacity of 45 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is located adjacent to the village core of Smoky Row, extending the existing ribbon development along Kimbleswick Road and Grove Lane. As such, development at this site has the potential to positively integrate with the community.</p> <p>The site has reasonable access to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough among other locations. Little Kimble railway station is 1km from the site, however access is restricted by the lack of footway under the railway bridge.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p>

Health and wellbeing	<p>The site has limited access to health services, being approximately 3km from the nearest GP surgery, Cross Keys Practice in Princes Risborough.</p> <p>The Aylesbury Ring runs along the northern boundary of the site. This is a 31-mile-long circular route that circumnavigates Aylesbury, providing residents with recreational opportunities and taking in rivers, canals, woods, pastures and arable fields. There are also PRoWs located along the northern and eastern site boundaries, which connects to the wider PRoW network. Ready access to these routes is expected to lead to support physical and mental health and wellbeing.</p> <p>However, other than access to footpaths, the site has limited access to recreational (including open green space), cultural and community provision. This deficiency extends throughout the Neighbourhood Plan area.</p> <p>Potential effects are currently uncertain.</p>		
	<p><b>Transportation</b></p> <p>In terms of access to sustainable transport, the site is approximately 750m from the nearest bus stop on the A4010 and 1km from Little Kimble railway station. However, access by foot to the railway station is restricted by the lack of footway under the railway bridge.</p> <p>The main A4010 road is within 450m of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development may exacerbate traffic and congestion issues on existing road network.</p> <p>Access to the B4009 from the site is only feasible via the existing junction to the west of the Swan public house.</p> <p>Potential effects are currently uncertain.</p>		
	<p><b>Key</b></p> <table><tr><td>Likely adverse effect (without mitigation measures)</td><td>Likely positive effect</td><td>Neutral/uncertain effects</td></tr></table>	Likely adverse effect (without mitigation measures)	Likely positive effect
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects	

Table 4.6: Site 15, Land at Grove Lane

Commentary, Site 15, Land at Grove Lane	
<b>Biodiversity</b>	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. However, the site is bound by hedgerows and tree lines to the south, and the eastern boundary is defined by the vegetated embankment to the railway line. Development therefore has potential to adversely impact these habitats and any associated species through fragmentation, disturbance, and/or loss.</p> <p>Potential effects are currently uncertain.</p>
<b>Climate change</b>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). There are some areas of 'low' surface flood risk suggesting that each year these areas have a chance of flooding of between 0.1% and 1%. This is not however deemed to be a significant constraint to development.</p> <p>Neutral effects are anticipated.</p>
<b>Landscape and historic environment</b>	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>In relation to landscape character, the site is not within the direct setting of the Chilterns AONB, which, whilst less than 50m east of the site, is screened by the railway corridor and road.</p> <p>The site is outside of the area considered by the Landscape Sensitivity &amp; Capacity Study. However development at this location would lead to an expansion of recent development on the east side of Grove Lane at Redding Court. Whilst the area is relatively screened through existing vegetation, including hedgerows, and would lead to limited impacts on longer distance views, there is the potential for some inevitable impacts on shorter distance views from surrounding properties.</p>
<b>Land, soil and water resources</b>	<p>Data from Natural England identifies that the site is located within Grade 4 Agricultural Land. This is not identified as the best and most versatile agricultural land and development is therefore not expected to lead to loss of this resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p> <p>Neutral effects are anticipated.</p>

Community	<p>With an approximate capacity of 20 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is adjacent to existing residential units, and is located between Smokey Row and Little Kimble. However it is not located within either Smokey Row or Little Kimble. This may limit integration with the existing community. Development at the site could also contribute to the coalescence of these two settlements, extending development south between Grove Lane and Station Road. However, it should be noted that Little Kimble and Great Kimble have recently been classified together as a single Tier 4 settlement rather than two separate Tier 5 settlements.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough among other locations. Little Kimble railway station is also within 600m of the site, however access on foot, for both bus and train, is arguably restricted due to the lack of footway under the railway bridge. It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would continue to commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p> <p>Potential effects are currently uncertain.</p>	
Health and wellbeing	<p>The site has limited access to health services, being approximately 3.5km from the nearest GP surgery, Cross Keys Practice in Princes Risborough. The site also has limited access to recreational (including green space), cultural and community facilities, however it is noted that the Neighbourhood Plan area itself is deficient in this provision.</p> <p>The site currently has limited public access and there are no PRoWs located across or adjacent to its boundaries.</p> <p>The site is located in close proximity to public transport; however, as discussed, access by foot is restricted by the lack of footway under the railway bridge.</p> <p>Potential effects are currently uncertain.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 350m from the nearest bus stop on the A4010 and 600m from Little Kimble railway station. However, access by foot, for both bus and train, is restricted by the lack of footway under the railway bridge.</p> <p>The B4009 is adjacent to the site, and the main A4010 road is in close proximity. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development may exacerbate traffic and congestion issues on existing road network.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects

Table 4.7: Site 17A, Land at Doe Hill Farm, Lower Plot

Commentary, Site 17A, Land at Doe Hill Farm, Lower Plot	
Biodiversity	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. However, there is significant area of mature trees which run in a linear arrangement along the western site boundary. Development has the potential to adversely impact upon this valued habitat.</p> <p>Potential effects are currently uncertain.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, there is an area of 'medium' flood risk located in the western and northwest parts of the site. This denotes an annual chance of flooding of between 1% and 3.3%. There are also very small areas at 'high' risk of flooding associated with the brook present at this location. An area of surface water flood risk also covers a similar part of the site.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>The site is located directly across the road from the Chilterns AONB. Whilst there is some screening from the wider landscape to the south from the site by existing vegetation, development at this location is likely to affect the setting of the AONB, including views in and out. This is given its proximity and the gently sloping topography of the site.</p> <p>According to the Landscape Sensitivity &amp; Capacity Study, the site has medium landscape sensitivity, medium landscape value and medium landscape capacity. It also states that "<i>The area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing development and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore key landscape and visual characteristics must be retained and enhanced.</i>"</p>
Land, soil and water resources	<p>Data from Natural England identifies that an area of the site to the north east is covered by Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site may lead to the loss of this valuable resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>
Community	<p>With an approximate capacity of 40 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is located within the village core of Little Kimble, maintaining the existing ribbon development along Aylesbury Road and is therefore expected to positively integrate with the community.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough and other locations. Little Kimble railway station is also within 600m of the site which is considered to be within walking distance as the section of the A4010 accessed from the site is served by existing pedestrian footways. However, BCC highlight that the footways serving this site are in poor condition. BCC have therefore recommended that applications at this site should survey the local highway footway network and propose repair or upgrade of footways to provide for an attractive pedestrian area in order to promote sustainable travel.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities.</p>

Health and wellbeing	<p>The site has limited access to health services, being approximately 4km from the nearest GP surgery, Cross Keys Practice in Princes Risborough.</p> <p>The site is within 500m of Kimble Cricket Club providing access to outdoor sports facilities. However, it is noted that other than this, the Neighbourhood Plan area is deficient in recreational (including open green space), cultural and community provision.</p> <p>A PRoW passes through the site connecting to the wider PRoW network.</p> <p>The site is located in close proximity to public transport, with good pedestrian access. However, it is noted that BCC highlight that the footways serving this site are in poor condition.</p> <p>Potential effects are currently uncertain.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 120m from the nearest bus stop on the A4010 and 600m from Little Kimble railway station. Both of which are considered to be accessible by the existing pedestrian footways serving the A4010 in this location. However, it is noted that BCC highlight that the footways serving this site are in poor condition.</p> <p>The main A4010 road is located along the southern boundary of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development may exacerbate traffic and congestion issues on existing road network.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects



Table 4.8: Site 17B, Land at Doe Hill Farm – Upper Plot

Commentary, Site 17B, Land at Doe Hill Farm – Upper Plot	
Biodiversity	<p>The site does not contain, and is not adjacent to, any designated sites for biodiversity. The site is also not within a SSSI IRZ for residential development.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. With the exception of a limited number of relatively mature trees and hedgerows along the site boundary, the site does not hold significant biodiversity interest. Neutral effects are anticipated.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). No significant parts of the site are also at risk of surface water flooding. Neutral effects are anticipated.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. The site is located within an Archaeological Notification Site, highlighting that features listed on the Buckinghamshire Historic Environment Record are present.</p> <p>The site is located directly across the road from the Chilterns AONB. Whilst there is some screening from the wider landscape to the south from the site by existing vegetation, development at this location is likely to affect the setting of the AONB, including views in and out. This is given its proximity and the gently sloping topography of the site.</p> <p>According to the Landscape Sensitivity &amp; Capacity Study, the site has medium landscape sensitivity, medium landscape value and medium landscape capacity. It also states that “<i>The area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing development and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore key landscape and visual characteristics must be retained and enhanced.</i>”</p>
Land, soil and water resources	<p>Data from Natural England identifies that the site is entirely covered by Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site would therefore lead to the loss of this valuable resource.</p> <p>There is capacity in the existing foul sewerage system. However any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>
Community	<p>With an approximate capacity of 35 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is located within the village core of Little Kimble, maintaining the existing ribbon development along Aylesbury Road. Development at this location therefore has the potential to positively integrate with the community.</p> <p>The site is located close to public transport links in the form of bus routes along the A4010 which run to Aylesbury and Princes Risborough and other locations. Little Kimble railway station is 1km of the site. However, BCC highlight that the footways serving this site are in poor condition, recommending that applications at this site should survey the local highway footway network and propose repair or upgrade of footways.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities using public transport and primarily the private vehicle via the A4010.</p>

Health and wellbeing	<p>The site has limited access to health services, being approximately 4km from the nearest GP surgery, Wendover Health Centre in Wendover. The site also has limited access to recreational (including open green space), cultural and community facilities, however it is noted that the Neighbourhood Plan area itself is deficient in this provision.</p> <p>The site is located in close proximity to public transport links, with good pedestrian access. However, it is noted that BCC highlight that the footways serving this site are in poor condition.</p> <p>Potential effects are currently uncertain.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 170m from the nearest bus stop on the A4010 and 1km from Little Kimble railway station, both of which are considered to be accessible by the existing pedestrian footways serving the A4010 in this location. However, it is noted that BCC highlight that the footways serving this site are in poor condition.</p> <p>The main A4010 road is located along the southern boundary of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development may exacerbate traffic and congestion issues on existing road network.</p>	
Key		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects

Table 4.9: Site 20, The Chequers and Land at the Rear

Commentary, Site 20, The Chequers and Land at the Rear	
Biodiversity	<p>Ellesborough and Kimble Warrens SSSI is located 450m south east of the site, which is also internationally designated as the part of the Chilterns Beechwoods SAC. 89.25% of the site is within an 'unfavourable recovering' condition, with the remainder in a 'favourable' condition. Whilst the potential development site is relatively close to the SAC/SSSI, it is not within an SSSI IRZ for residential development. As such no significant impacts are anticipated on the SSSI/SAC as a result of a residential allocation at this location. The site is also located 200m and 300m north west of Great Kimble Pond Biological Notification Site (BNS), and Tumulus Field BNS, respectively.</p> <p>In terms of habitats, there is an area of Traditional Orchard Priority Habitat located adjacent to the site, to the west, along Grove Lane. There are also a number of mature trees and hedgerows present along the site boundary. This includes the ancient pre-enclosure hedgerow boundary located along the footpath present. Adverse effects on these habitats and any associated species may result from disturbance, fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>Potential effects are currently uncertain.</p>
Climate change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village. However this will take place within the context of the new Local Plan requirement for growth in the Neighbourhood Plan area. No additional effects are anticipated therefore.</p> <p>In relation to adapting to the effects of climate change, the site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river flooding (&lt;0.1%). No significant parts of the site are also at risk of surface water flooding.</p> <p>Neutral effects are anticipated.</p> <p>Potential effects are currently uncertain.</p>
Landscape and historic environment	<p>In terms of historic environment constraints, the site is not within the setting of a conservation area or listed buildings. No features listed on the Historic Environment Record, including archaeological sites, are present in the immediate vicinity of the site.</p> <p>In relation to landscape character, the site is located on the opposite site of the railway corridor from the Chilterns AONB and adjacent to existing residential development. Whilst the flat topography of the site and screening provided by the railway line limits some impacts, given the size of the site and its open nature, the site may have impacts on views from some elevated parts of the AONB close to Great Kimble.</p> <p>According to the Landscape Sensitivity &amp; Capacity Study, the site has medium/low landscape sensitivity, medium/low landscape value and high landscape capacity. It also states that "<i>There is potential to accommodate development over much of the site, with new development being seen against the backdrop of the existing settlement in views from the AONB. By incorporating new, structural planting through the site and using lower development densities on the more sensitive, north-eastern side, impacts on views from the AONB and the adjacent PRow could be mitigated to an acceptable degree.</i>" The ancient pre-enclosure hedgerow boundary along the footpath will also provide some level of screening.</p>
Land, soil and water resources	<p>Data from Natural England identifies that the site is entirely covered by Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site would therefore lead to the loss of this valuable resource.</p> <p>There is capacity in the existing foul sewerage system. However, any detailed development proposal will need to define levels to establish if on-site pumping is required.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

Community	<p>With an approximate capacity of 15 dwellings, development of the site will contribute positively towards the local housing needs of the area. The site is located adjacent to the village core of Great Kimble including the part known as Smokey Row, maintaining the existing settlement pattern. Development of the site would be an extension of the built up area, and is therefore expected to positively integrate with the community.</p> <p>The site has relatively poor access to public transport links, being approximately 900m from the nearest bus stop on the A4010 and 1.2km from Little Kimble railway station. Accessibility is further restricted by the lack of a footway along Bridge Street / Church Lane and by the lack of a footway under the railway bridge.</p> <p>It is assumed that any proposal for development at this site could contribute to the improvement of existing or provision of new services/facilities. At this stage the level of improvements or provision that could be delivered is not known.</p> <p>The site is not within walking distance to any existing areas of significant employment. Residents would commute to larger centres, such as Aylesbury, High Wycombe and Oxford for employment opportunities using public transport and primarily the private vehicle via the A4010.</p> <p>Potential effects are currently uncertain.</p>	
Health and wellbeing	<p>The site has limited access to health services, being approximately 2.5km from the nearest GP surgery, Cross Keys Medical Centre in Princes Risborough.</p> <p>The Aylesbury Ring runs along the northern boundary of the site. This is a 31-mile-long circular route that circumnavigates Aylesbury, providing residents with recreational opportunities. The route passes through varied countryside taking in rivers, canals, woods, pastures and arable fields. Access to the route is expected to lead to positive effects on physical and mental health and wellbeing.</p> <p>However, other than this, the site has limited access to recreational (including open green space), cultural and community provision. This deficiency extends throughout the Neighbourhood Plan area.</p> <p>Potential effects are currently uncertain.</p>	
Transportation	<p>In terms of access to sustainable transport, the site is approximately 550m from the nearest bus stop on the A4010 and 500m from Little Kimble railway station. Access by foot is further restricted by the lack of footway under the railway bridge.</p> <p>The Aylesbury Ring promoted route runs along the northern boundary of the site. BCC have highlighted that access from the site on to Bridge Street is limited, with footpaths lacking and high levels of congestion at times. To address this, alternative access has been identified via The Orchards (to the north), overcoming concerns related to Bridge Street.</p> <p>The main A4010 road is within 250m of the site. The A4010 is the key radial route extending through the Neighbourhood Plan area, and is utilised for access to larger centres such as Aylesbury and High Wycombe for employment and shopping. Development may exacerbate traffic and congestion issues on existing road network.</p>	
Key		
Likely adverse effect (without mitigation measures)	Likely positive effect	Neutral/uncertain effects

## Summary of SA site appraisal findings

4.17 The following table presents a summary of the findings of the site appraisal undertaken through the SA process.

Table 4.10: Summary of SA site appraisal

	Biodiversity	Climate change	Landscape and Historic Environment	Land, soil and water resources	Community	Health and wellbeing	Transport
Site							
Site 1							
Site 4							
Site 7							
Site 10							
Site 14							
Site 15							
Site 17A							
Site 17B							
Site 20							
<b>Key</b>							
Likely adverse effect (without mitigation measures)			Likely positive effect		Neutral/uncertain effects		

## Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies

### Choice of sites taken forward for the purposes of the Neighbourhood Plan

- 4.18 The following text has been provided by the Great and Little Kimble-cum-Marsh Parish Council regarding the choice of sites taken forward as a proposed allocation within the Kimble Neighbourhood Plan.
- 4.19 In total, the nine assessed sites have the potential capacity to deliver 217 homes. This total far exceeds the residual total of 131 homes required to meet the provisions of Policy RUR6, as 29 homes have already been built or are committed. Although Policy RUR6 does not explicitly state that its provisions set a maximum limit to the number of new homes to be allocated, in practice this is its effect, given the environmental and infrastructure constraints of the Parish.
- 4.20 To reduce the total number of homes so that it meets these provisions, three types of assessment have been undertaken. This Sustainability Appraisal has been the primary assessment, with those sites with no or one adverse effect being allocated. However, this led to too few homes being allocated. In which case, the sites with two adverse effects were considered further in respect of their land promoters' offers to deliver an on-site community benefit, i.e. a local shop and children's playing field. Neither of these offers could normally be required by development plan policy of such schemes, given their relatively small scale. As a result, two sites have been added for allocation, bringing the total number of homes allocated to 130, which meets the Policy RUR6 provisions.
- 4.21 The third assessment comprised a community survey of the nine sites to ascertain its preferences for selecting sites to allocate for housing. As the first two assessments had resulted in an appropriate number of sites and homes to meet the provisions of Policy RUR6, this assessment was not required to add or subtract from those sites. However, it was noted that there is a reasonable strong correlation between the five sites selected - sites 1, 10, 14, 15 and 17A - and local preferences, with four of the sites in the top five of those preferences.

### Neighbourhood Plan policies

- 4.22 To support the implementation of the vision for the Kimble Neighbourhood Plan, discussed in **Section 2.12**, the current version of the Plan puts forward eight policies to guide development in the Neighbourhood Plan area.
- 4.23 The policies, which were developed following extensive community consultation and evidence gathering, are set out in **Table 4.11** below.

**Table 4.11: Kimble Neighbourhood Plan policies**

Policy No.	Title
KIM1	Settlement Boundaries
KIM2	Design Principles
KIM3	Housing Site Allocations
KIM4	Schools
KIM5	Landscape Buffer
KIM6	Employment
KIM7	Community & Leisure Uses
KIM8	Protecting International Habitats

## 5. What are the appraisal findings at this current stage?

### Introduction

- 5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the current version of the Neighbourhood Plan. This chapter presents:
- An appraisal of the current version of the Neighbourhood Plan under the eight SA theme headings; and
  - The overall conclusions at this current stage and recommendations for the next stage of plan-making.

### Approach to the appraisal

- 5.2 The appraisal is structured under the eight SA themes taken forward for the purposes of the SA and that are linked to the SA objectives, see **Table 3.2**.
- 5.3 For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.
- 5.4 Every effort is made to identify/ evaluate effects accurately; however, this is inherently challenging given the high-level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

### Biodiversity and Geodiversity

- 5.5 In terms of sites of European significance, the Chilterns Beechwoods Special Area of Conservation (SAC) is partially located Neighbourhood Plan area, to the south east. Chilterns Beechwoods is 1,286 ha of broadleaved deciduous woodland with smaller areas of dry grassland and heath. The site is comprised of several separate Sites of Special Scientific Interest (SSSIs), which include Ellesborough and Kimble Warrens SSSI as well as Windsor Hill SSSI. These SSSIs are located within the Neighbourhood Plan area.
- 5.6 To accompany the preparation of the Kimble Neighbourhood Plan, a Habitats Regulation Assessment (HRA) was undertaken by AECOM (2019) in order to consider the potential impacts of the Neighbourhood Plan on European designated sites.<sup>8</sup> The HRA identifies recreational pressure and urbanisation as threats to the Chilterns Beechwoods SAC. This is reiterated through the Chilterns Beechwoods SAC Site Improvement Plan (SIP), which highlights 'public access and disturbance' as a priority issue. The HRA (2019) states that *"all sites allocated through the Neighbourhood Plan are located within 5km of the European Site and therefore could not be screened out during the test of likely significant effects"*. It goes on to state that *"these policies and housing sites have the potential to result in likely significant effects on two*

---

<sup>8</sup> AECOM (2019) Great & Little Kimble-cum-Marsh Neighbourhood Plan HRA



*SSSI within Chilterns Beechwoods SAC through increased recreational pressure. It is therefore necessary to undertake an Appropriate Assessment (AA) of these policies and housing sites."*

- 5.7 In terms of recreational pressure (alone) the AA concluded that *"Considering the sizes and locations of the housing sites detailed in the Neighbourhood Plan, it is deemed that these will not have adverse effects on Chilterns Beechwoods SAC through increased recreational pressure."* However, in combination with other plans and projects, while *"no adverse effect on the integrity of the European Site"* is concluded, the HRA highlights that *"according to Local Plan policy DM16 (Open Space in New Development), the Neighbourhood Plan housing sites would need to provide alternative space as follows:*
- *Site 1 Grove Lane (west) – 11 dwellings: off-site strategic and local open space through CIL contributions;*
  - *Site 10 The Laurels, Marsh Rd – 14 dwellings: off-site strategic and local open space through CIL contributions;*
  - *Site 14 Kimblewick Rd, Grove Lane – 45 dwellings: off-site strategic open space and on-site local open space;*
  - *Site 15 Village Foundations, Grove Lane – 20 dwellings: off-site strategic and local open space through CIL contributions; and*
  - *Site 17A Doe Hill Farm (lower) – 40 dwellings: off-site strategic open space and on-site local open space;"*
- 5.8 To reinforce the conclusion of no adverse effect on integrity, the HRA recommends that *"the requirement of Local Plan policy DM16 is reflected in the Neighbourhood Plan policy. It is also recommended that, for completeness, the Neighbourhood Plan should include a policy that explicitly states, 'new development will only be supported if it will not have an adverse effect on the integrity of the Chiltern Beechwoods SAC or other European sites'."*
- 5.9 The current version of the Kimble Neighbourhood Plan has adopted the above recommendations, with alternative space provision reinforced through Policy KIM3 (Housing Site Allocations). Additionally, Policy KIM8 (Protecting International Habitats) states that *"development proposals will only be supported if it can be demonstrated that they will not have an adverse effect on the integrity of the Chiltern Beechwoods Special Area of Conservation or other European sites."* This meets the recommendations set out through the HRA, providing an additional level of protection to the SAC (in addition to that provided by the new Local Plan and NPPF (2019)). As such, it is considered that the housing site allocations within the Neighbourhood Plan will not cause any adverse impacts to the Chilterns Beechwood SAC.
- 5.10 In terms of other designated sites within the Neighbourhood Plan area, it is recognised that Grangelands and Pulpit Hill SSSI is located within the Neighbourhood Plan area to the south. Consequently, the south of the Neighbourhood Plan area falls within residential, rural residential or rural non-residential SSSI Impact Risk Zones (IRZs).<sup>9</sup> This does not, however, include any of the Neighbourhood Plan site allocations. Nonetheless, in accordance with Policy KIM2 (Design Principles) *"proposals will retain the existing roadside and boundary hedges where present and will incorporate a high quality landscaping scheme"*. This will ensure that development maintain and enhance the biodiversity of the local area; notably BAP priority habitats present. The wider biodiversity resource will also be addressed to some extent through the requirements for off-site strategic and local open space through CIL to address impacts on the SAC.
- 5.11 Other policies put forward in the Neighbourhood Plan are anticipated to indirectly impact upon biodiversity and geodiversity. For example, Policy KIM5 (Landscape Buffer) outlines an intent to *"protect the rural character of the land"* between Great Kimble and the Parish boundary with

---

<sup>9</sup> IRZs are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location.

Monks Risborough. This will positively manage new development so that it conserves and enhances existing biodiversity within the buffer, supporting wider ecological connectivity.

- 5.12 Overall, given the findings of the HRA (2019) and the relevant new Local Plan policies, it is considered that the Kimble Neighbourhood Plan provides a suitable level of protection for the Chilterns Beechwoods SAC, with any adverse effects resulting from site allocations appropriately mitigated against. Further to this, the Neighbourhood Plan promotes local biodiversity protection and enhancement, delivering net gain alongside development where possible. **Residual neutral effects** are predicted in relation to this SA theme.

## Climate Change

- 5.13 Housing and employment growth supported through the Kimble Neighbourhood Plan and facilitated through the Neighbourhood Plan allocations will lead to increases in the built footprint of the Neighbourhood Plan area and likely stimulate additional traffic flows; albeit these are unlikely to be significant.
- 5.14 The quantum of development proposed through the Neighbourhood Plan is unlikely to deliver significant improvements in terms of public transport provisions within the Plan area; however, in line with Policy KIM3 (Housing Site Allocations) proposals *“must make an appropriate financial contribution towards a package of footpath and highway improvements to be agreed with the Highway Authority.”* Nonetheless, it is considered likely that residents will continue to travel outside of the Plan area to access a wider range of services and facilities and employment. Therefore, the delivery of 130 new homes through the Kimble Neighbourhood Plan is considered likely to lead to minor negative effects in this respect.
- 5.15 The Kimble Neighbourhood Plan will support climate change mitigation through encouraging energy efficient design principles. In this context, Policy KIM2 (Design Principles) requires that *“development proposals have regard to Chilterns Conservation Board Design Guidelines and the Wycombe Residential Design Guidance as appropriate.”* Specifically, Policy KIM2 (Design Principles) necessitates that *“all new houses should have the provision to charge electric cars.”* Supporting renewable energy design features that improve energy efficiency and reduces carbon dioxide emissions mirrors the higher-level policy provisions of the NPPF (2019) paragraph 151, and new Local Plan Strategic Policy CP12 (Climate Change). Long-term minor positive effects are anticipated in this respect.
- 5.16 In terms of climate change adaptation, the majority of sites are located within Flood Zone 1, which is at low risk of flooding. Site 17A (Land at Doe Hill Farm (Lower)) however is the exception to this, with an area of ‘medium’ flood risk located in the western and northwest parts of the site. There are also very small areas at ‘high’ risk of flooding associated with the brook present at this location. An area of surface water flood risk also covers a similar part of the site. Policy KIM3 (Housing Site Allocations) therefore highlights that *“the scheme the Parish Council have allocated is contained within a developable area of 1.6 Ha outside the identified Flood Zone”*. Additionally, all proposals must *“demonstrate that the scheme can successfully avoid or mitigate any adverse flooding effects on both the site and adjoining land”*. Risk will be further minimised by the provisions of the NPPF (2019) and the requirements of new Local Plan Strategic Policy CP12 (Climate Change) and Development Management Policy DM39 (Managing Flood Risk and Sustainable Drainage Systems).
- 5.17 Climate change adaptation is also addressed in the Kimble Neighbourhood Plan through the protection and enhancement of green infrastructure. Notably, Policy KIM5 (Landscape Buffer) seeks to *“protect the open and undeveloped character of the buffer”*, which will maintain the green spaces between settlements and the open countryside. Green Infrastructure provision is also included in a number of housing site allocations, improving the offer of the Neighbourhood Plan area. Notably, the scheme for Site 14 (Land off Kimblewick Road) *“lays out a public open space on the non-developable part of the site”* and the scheme for Site 17A (Land at Doe Hill Farm (Lower)) comprises *“public open space including a level grassed area for the enjoyment of*

*residents*". Enhancing the green infrastructure network will be a key means of helping the Neighbourhood Plan area adapt to the effects of climate change, leading to long-term minor positive effects. This includes through helping to regulate extreme temperatures, regulating surface water run-off and supporting the ability of biodiversity species to adapt to the effects of climate change.

- 5.18 Overall, while positive and negative effects have been identified in relation to climate change mitigation and adaptation, these are not seen to be significant in the context of the SA process. This is given the small scale of development proposed through the Neighbourhood Plan.
- 5.19 Whilst Site 17A (Land at Doe Hill Farm (Lower) is partially located within an area of flood risk, the significance of impacts will be limited by the provisions of the NPPF, the new Local Plan, and the specific policy requirements of KIM3 (Housing Site Allocations). **Residual neutral effects** are therefore predicted.

## Landscape and Historic Environment

- 5.20 The Neighbourhood Plan area is rural in character and appearance. This is reflected by the fact the south of the Neighbourhood Plan area is located within the boundary of the Chilterns Area of Outstanding Natural Beauty (AONB). The Chilterns AONB Draft Management Plan (2018) provides *"guidance and policies for everyone with an interest in, or responsibility for, the AONB"*, recognising its significance nationally and internationally. A further level of protection for the sensitive landscape will therefore be provided through the Kimble Neighbourhood Plan. In this context, Policy KIM1 (Settlement Boundary) seeks to manage the scale and location of development in the Neighbourhood Plan area, supporting proposals outside of the Settlement Boundary only if *"appropriate to a countryside location and consistent with local development plan policies."* Policy KIM1 implements Policy RUR6 (Great and Little Kimble-cum-Marsh Parish) of the new Local Plan and the principle that development proposals adjoining as well as inside the existing villages, i.e. the observed village edges rather than the defined settlement boundaries, will be supported in the absence of the Neighbourhood Plan.
- 5.21 The valued landscape is further protected through Policy KIM5 (Landscape Buffer), which extends the Strategic Buffer designated by new Local Plan Policy PR5 (Settlement Boundary and Strategic Buffer) from the Parish boundary with Monks Risborough to the Settlement Boundary of Great Kimble (Smoky Row). The proposal recognises that *"once the town has expanded, future gaps will become critical to the protection of the countryside and surrounding settlements"*. In this context Policy KIM5 will *"protect the open and undeveloped character of the buffer"*. While this policy does not completely preclude development, it is nonetheless considered that this will conserve and enhance the local character and quality of the area, leading to long term positive effects in relation to the historic environment and landscape SA theme.
- 5.22 The site allocations proposed through Policy KIM3 (Housing Site Allocations) seek to deliver a total of 130 new homes in the Neighbourhood Plan area. Given the sensitivity of the surrounding landscape, a Landscape Sensitivity & Capacity Study (2017) has been carried out for the Kimble area.<sup>10</sup> Of the sites allocated through the Neighbourhood Plan, only sites 14 and 17A were considered through the Study. Both sites were found to have medium landscape sensitivity, value and capacity. For both sites the Study concludes *"there are landscape constraints and therefore key landscape and visual characteristics must be retained and enhanced."* Notably, Site 14 is the largest proposed through the Neighbourhood Plan, delivering 45 new homes. Given its size, there is potential for development at this location to have impacts on views from elevated parts of the AONB close to Great Kimble and from the B4009. The recommendations of the Landscape Study are translated through Policy KIM3 (Housing Site Allocations) which sets out a number of site specific criteria to ensure adverse effects in relation to landscape are mitigated against where possible. In line with Policy KIM3 it is required (for Site

---

<sup>10</sup> Wycombe District Council (2017) Landscape Sensitivity & Capacity Study

- 14) "that the layout and landscape scheme deliver a defensible northern boundary to the site to prevent any future encroachment of development into the countryside". Additionally, "The building types, layout and landscape scheme are designed to minimise the prominence of the scheme in the wider landscape when viewed from within the AONB." This is anticipated to contribute positively towards reducing potential adverse effects on the characteristics of the AONB and its setting.
- 5.23 Given the presence of the AONB, all sites have the potential for some inevitable impacts on longer and shorter distance views from surrounding properties, roads, viewpoints, etc. Site 1, for example is likely to contribute to the coalescence between Great Kimble (including the part known as Smokey Row) and Little Kimble, and impact on the open perspective of this part of Grove Lane. Policy KIM3 (Housing Site Allocations) addresses this as far as possible, requiring that, "The building types, layout and landscape scheme allow for glimpse views through the site from Grove Lane to the countryside beyond". Further to this "The layout and landscape scheme [will] deliver a defensible northern-west boundary to the site to prevent any future encroachment of development into the countryside." This will contribute positively towards reducing effects on villagescape character at this location, restricting future development that is not in-keeping with the existing settlement pattern.
- 5.24 Outside of KIM3 (Housing Site Allocations), KIM2 (Design Principles) states that "development proposals should have regard to Chilterns Conservation Board Design Guidelines as appropriate". The guidelines set out practical advice to ensure properties are in keeping with the special qualities of the Chilterns AONB providing an additional level of protection for the area's sensitive landscape.<sup>11</sup>
- 5.25 In terms of the local historic environment, there is a variety of historical features within the Neighbourhood Plan area, including Grade I and Grade II listed buildings, scheduled monuments and one Historic Park and Garden. As discussed above, the policies of the Kimble Neighbourhood Plan seek to protect and enhance the quality of the public realm, supporting local distinctiveness and protecting townscape character. However, it is considered that there is little support through the Neighbourhood Plan for the conservation of the historic environment. Policy KIM2 (Design Principles) states that "new buildings should be designed to enhance the surroundings and utilise high quality materials in keeping with, responding to and integrating well with the surrounding buildings"; however, there is no direct reference to the area's heritage assets, nor the contribution they make to the character of the Parish and the wider environment. It is therefore recommended that Neighbourhood Plan policy include specific reference to the heritage features present, supporting the protection and enhancement of their intrinsic qualities and setting. This would reinforce new Local Plan policies (CP9 (Sense of Place) and CP11 (Historic Environment)) and contribute positively towards delivering the Neighbourhood Plan objectives; notably "To maintain the essential rural character and appearance of the Parish".
- 5.26 Looking specifically at the housing site allocations (Policy KIM3) no sites are located in close proximity to designated or non-designated heritage assets. As such, adverse effects on the historic environments are not anticipated.
- 5.27 Overall, in light of the criteria set out in Policy KIM2 (Design Principles) and KIM3 (Housing Site Allocations), and the higher level policy provisions (Wycombe new Local Plan (2017) and NPPF (2019), in addition to the requirements set out in the Chilterns AONB Management Plan (2018) and Building Design Guide (2010); it is considered that development proposed through the Neighbourhood Plan will not significantly impact upon the landscape. Further to this, it is considered that the Kimble Neighbourhood Plan provides a robust basis for the conservation and enhancement of landscape and villagescape character through the delivery of a landscape buffer and identification of settlement boundaries; in accordance with the policies of the new Local Plan. It is also considered that once the above recommendation is adopted, an adequate

<sup>11</sup> The Chilterns Conservation Board (2010) Chilterns Building Design Guide [online] available at: <https://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html> accessed 08/04/19

level of protection will be provided for the local historic environment, assets and their settings. **Residual neutral effects** are predicted overall against this SA theme.

## Land, Soil and Water Resources

- 5.28 In relation to the five site allocations proposed through the Kimble Neighbourhood Plan Policy KIM3 (Housing Site Allocations), information from Natural England identifies that the entirety of Site 14, and an area to the north east of Site 17A is covered by Grade 2 agricultural land. This is land classified as best and most versatile, and as such development at these sites has the potential to lead to the permanent loss of this valuable resource. It is however recognised that in line with the criteria set out in Policy KIM3, both sites include open space provision, which may reduce the overall loss of high quality agricultural land.
- 5.29 The protection and enhancement of natural resources is further seen through Policy KIM2 (Design Principles), which sets out specific design matters that should be addressed in all new development proposals within the Parish. Specifically, in accordance with Policy KIM2 *“detailed schemes will need to address foul water drainage issues in the area.”* This supports numerous new Local Plan policies (notably CP9 (Sense of Place) and CP10 (Green Infrastructure)).
- 5.30 Indirectly, Green Infrastructure is provided a level of protection through numerous other Neighbourhood Plan policies. This includes KIM1 (Settlement Boundaries) and KIM5 (Landscape Buffer). Whilst these policies do not specifically relate to land, soil and water resources, the policies will help promote and protect these resources, including through the promotion of high quality green networks in the Neighbourhood Plan area and the protection and enhancement of key landscape features.
- 5.31 Overall, uncertain **long term negative effects** are predicted in relation to the land, soil and water resources SEA theme given the anticipated loss of best and most versatile land at sites 14 and 17A (Policy KIM3 (Housing Land Allocations)). While criteria set out in Policy KIM3 (Housing Site Allocations) may reduce the amount of best and most versatile land lost to development, considering the entirety of site 14 is Grade 2 land, it is reasonable to assume loss cannot be completely avoided.

## Community

- 5.32 In relation to housing provision in the Neighbourhood Plan area, Policy KIM3 (Housing Site Allocations) allocates five sites for housing development at the settlements of Great Kimble and Little Kimble-cum- Marsh. This is in accordance with the requirement set out in new Local Plan Policy CP4 (Housing Delivery) and Policy RUR6 (Great and Little Kimble-Cum-Marsh Parish), which require 160 homes to be provided after taking into account the close proximity of the Chiltern Beechwoods SAC and the Chilterns AONB. The allocations provide for 130 new homes, taking into account that 29 homes have already been built or committed in the plan period. Given this is anticipated to meet locally objectively assessed housing needs, it is assumed that this growth quantum will meet the housing needs arising locally.
- 5.33 Policy KIM3 states that *“proposals will be supported at each site, provided they accord with the site-specific requirements and with other relevant policies in the development plan. Specifically, each scheme must deliver affordable housing of the required number, type and form.”* Providing a mix of housing size, type and tenure will further contribute towards meeting housing needs locally, specifically addressing the need for affordable housing.
- 5.34 The meeting of local housing needs will also be supported by Policy KIM1 (Settlement Boundaries); which, in addition to the land allocated for development in Policy KIM3 (Housing Site Allocations) supports proposals for *“small scale, infill development within a settlement boundary, provided the proposal accords with the design and development policies of the local development plan and the policies of the Neighbourhood Plan.”* This encourages the development of housing in accessible locations, reinforcing new Local Plan Policy RUR6 and the



principle that development proposals adjoining as well as inside the existing villages will be prioritised.

- 5.35 The economic vitality of the Neighbourhood Plan area will be supported by a number of the Kimble Neighbourhood Plan policies. A key policy in this regard is Policy KIM6 (Employment), which supports *"proposals to extend or intensify an established employment use"*, where certain criteria is met. This complements Policy DM5 (Scattered Business Sites) of the adopted Delivery & Site Allocations Plan (2013) by encouraging well designed and appropriate proposals to extend or intensify established employment sites in the Parish. This will have a positive effect on the local economy by improving the local employment offer and improving levels of self-containment.
- 5.36 Self-containment will be further promoted through Policy KIM4 (Schools) which supports *"proposals which encourage and support innovative improvements to schools in the Parish"*. This will lead to positive effects in terms of providing high quality education to improve the skillset of the population, and also (dependant on the extent of improvements to the schools) may provide a small level of local employment).
- 5.37 The importance of local facilities and amenities and their contribution to the quality of life of residents in the Neighbourhood Plan area is recognised through Policy KIM7 (Community and Leisure Uses). Policy KIM7 states that *"proposals to improve or create new community or leisure facilities will be supported, provided they are of a scale and type that is compatible to the rural location of the Parish in the District"*. This is further supported through Policy KIM2 (Design Principles) which requires development to have regard to Wycombe Residential Design Guidance. These policies complement a number of new Local Plan policies, reflecting the views of the local community. In this context, new/ improved facilities are required to be *"self-supporting, so as not to be a burden to the Parish Council or wider community."*
- 5.38 Provision for community facilities is established through Policy KIM3 (Housing Site Allocations) using Section 106 agreements. Notably, at Site 1 and Site 17A, the landowners have committed to providing *"a small shop unit and necessary car parking spaces/delivery arrangements"* as part of the scheme. The requirements of KIM3 set out how this will be delivered, with a caveat on Site 1 included to state that *"if a shop has been delivered elsewhere in the parish and not needed on this site then an appropriate comparable financial contribution to fund improvements in the parish will be sought as part of a S106 agreement"*. This is likely to lead to long term positive effects through improving both the accessibility and quality and function of key services and facilities. Additionally, a level of flexibility will be provided to ensure facilities delivered meet local needs.
- 5.39 Overall, the Kimble Neighbourhood Plan is predicted to lead to **significant long-term positive effects** in relation to the community SA theme. This reflects the Neighbourhood Plan's close focus on delivering housing for local needs, protecting, enhancing, and where possible delivering new community facilities, supporting accessibility and promoting the quality of life of residents. It also seeks to improve economic vitality in the Neighbourhood Plan area.

## Health and Wellbeing

- 5.40 All housing site allocations within Policy KIM3 (Housing Site Allocations) have limited access to health services, being at least 3km from the nearest GP surgery, Cross Keys Practice in Princes Risborough. All sites also have limited access to recreational (including open green space), cultural and community provision. The Neighbourhood Plan area is underprovided for in this respect, and therefore a key focus of the Kimble Neighbourhood Plan is improving the existing offer. In this context, Policy KIM7 (Community Infrastructure) states that *"proposals to improve or create new community or leisure facilities will be supported, provided they are of a scale and type that is compatible to the rural location of the Parish in the District."* This is particularly important from a health and wellbeing perspective, contributing positively towards satisfying a clearly identified local need.

- 5.41 Policy KIM3 (Housing Site Allocations) outlines where community infrastructure provision will be delivered alongside housing development through Section 106 agreements. For example, as discussed above under the 'Community' SA theme, Sites 1 and 17A, will deliver *"a small shop unit and necessary car parking spaces/delivery arrangements"* as part of the scheme. This will enhance the available, accessible provisions within the Neighbourhood Plan area with the potential for long term positive effects for health and wellbeing.
- 5.42 Looking specifically at green infrastructure provision, in accordance with Local Plan Policy DM16 (Open Space in New Development) and the recommendations of the HRA (2019) open space will be delivered in each development proposal. Policy KIM3 (Housing Site Allocations) sets this out through site specific criteria, which is further supported through KIM2 (Design Principles). In this context, Policy KIM2 states that *"Where public open space is provided by new residential development, it should provide both amenity and maintain the open nature of the settlements and will be subject to restrictions to maintain the land for the benefit of the Parish (and its successors) in perpetuity"*. Improving green space provision in the Neighbourhood Plan area through policies KIM2 and KIM3, alongside Green Infrastructure policies within the higher level plan is considered likely to support health and wellbeing in the long term, by providing residents with access to natural spaces.
- 5.43 The Neighbourhood Plan further seeks to protect natural spaces and maintain the Parish's identity through Policy KIM5 (Landscape Buffer). The Landscape Buffer will protect the rural character of the land, reducing the potential for coalescence between Great Kimble (including Smoky Row) and the Parish boundary with Monks Risborough. This is further seen through Policy KIM1 (Settlement Boundaries), which directs housing development to land within the defined Settlement Boundaries at Great Kimble and Little Kimble, conserving the countryside surrounding the settlement. This will positively address the ambiguity of place names in the Parish – Great Kimble, Little Kimble, Smokey Row, Bridge Street and Clanking – delivering long term support for village identity. This will improve the satisfaction of residents with the Parish as a place to live; delivering indirect positive effects in terms of health and wellbeing.
- 5.44 Overall, the Kimble Neighbourhood Plan is considered likely to lead to **significant long term positive effects** for this SA theme, mainly through the delivery of community infrastructure alongside housing allocations, but also as a result of providing a range of new homes to meet local needs (including affordable homes) and through Green Infrastructure enhancements and protection of the countryside.

## Transportation

- 5.45 High car reliance is likely to continue within the Neighbourhood Plan area, given its rural nature and good connection to the national road network. Additionally, while sustainable transport connections are available (Little Kimble railway station and numerous bus services), it is recognised that many of these services are however limited for those seeking to commute to work by public transport.
- 5.46 The development proposed through the Kimble Neighbourhood Plan is unlikely to lead to any significant improvements to transport infrastructure given the relatively small scale of the proposed schemes; however, in line with Policy KIM3 (Housing Site Allocations) proposals *"must make an appropriate financial contribution towards a package of footpath and highway improvements to be agreed with the Highway Authority."* Notably, Site 10 will *"provide a new footpath along its frontage with Marsh Road"*. This will improve accessibility for residents throughout the Parish, encouraging the use of sustainable transport and reducing reliance on the car for shorter journeys. Site 10 in particular will provide pedestrian access to the school, public transport services and the Swan public house.
- 5.47 It is however recognised that the Neighbourhood Plan could be improved through encouraging better sustainable transport links to Princes Risborough. This is given the major expansion proposed through the new Local Plan (Policy PR3 (Princes Risborough Area of Comprehensive



Development)) and the new services/facilities to be delivered. Specifically, Policy KIM3 could be strengthened through providing specific support for improved links to the nearby town, utilising developer contributions to capitalise upon the strategic growth proposed.

- 5.48 Policy KIM1 (Settlement Boundaries) supports new dwellings within the defined settlement boundaries of Great Kimble and Little Kimble, restricting development in the open countryside with poor accessibility to the Parish's local amenities. Policy KIM1 will therefore lead to a minor positive effect in relation to this SA objective by supporting development in areas with good accessibility to local services/ facilities and discouraging the use of the private vehicle.
- 5.49 Accessibility is a key consideration for the housing site allocations, with specific criteria set out within Policy KIM3 for all sites to ensure safe and suitable access to sites. Access is also a focus of Policy KIM2 (Design Principles) which states that *"adequate access should be provided to each property to allow secure cycle parking"*. In addition to promoting road safety, this is likely to further encourage the uptake of sustainable travel.
- 5.50 Overall, it is considered likely that high car reliance will continue throughout the Neighbourhood Plan during the Plan period. However, it is recognised that the proposals within the Kimble Neighbourhood Plan seek to deliver improvements in this respect, maximising the potential to connect development with existing pedestrian and cycle paths to promote these modes of travel where possible and convenient. Additionally, establishing a suite of design principles and defining settlement boundaries is considered likely to lead to long term improvements in accessibility for the majority of residents. **Minor long term positive effects** are therefore anticipated in relation to the transportation SA theme.

## Conclusions at this current stage

- 5.51 The assessment has concluded that the Kimble Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Community' and 'Health and Wellbeing' SA themes. The Neighbourhood Plan will benefit the local community through; the delivery of new housing to meet local needs; support for and delivery of new and improved service and facility provisions to meet local needs in an accessible location; protection of the surrounding countryside (with focus placed on the Chilterns AONB); improvements to open space provision; and protection of international habitats (specifically Chiltern Beechwood SAC).
- 5.52 It is recognised that the Neighbourhood Plan is relatively limited in the potential to improve local transport infrastructure through new development; however, it nonetheless capitalises on opportunities to connect the existing pedestrian and cycle network with new development, which will serve a large number of the residents. This is considered likely to lead to positive effects for 'Transportation', 'Community' and 'Health and Wellbeing' SA themes.
- 5.53 Residual neutral effects have been identified in relation to the 'Biodiversity' and 'Landscape and Historic Environment' SA themes given the small scale of development proposed through the Neighbourhood Plan, and the sensitivity of the European and Nationally designated sites present within the Neighbourhood Plan area. However, it is nonetheless recognised that the Kimble Neighbourhood Plan, in accordance with the higher level policies of the new Local Plan (2017), the NPPF (2019), and the objectives of the AONB Management Plan provide a proactive approach to the protection and enhancement of existing environmental assets in the area.
- 5.54 In terms of negative effects, these have been identified in relation to the 'Land, Soil and Water' SA theme given the anticipated loss of best and most versatile land.

## Recommendations at this current stage

5.55 To improve the sustainability performance of the Kimble Neighbourhood Plan the following recommendation has been made:

- It is recommended that the Kimble Neighbourhood Plan policies include specific reference to the heritage features present, supporting the protection and enhancement of both their intrinsic qualities and setting. This would reinforce new Local Plan policies (CP9 (Sense of Place) and CP11 (Historic Environment)) and contribute positively towards delivering the Neighbourhood Plan objectives; notably *"To maintain the essential rural character and appearance of the Parish"*.
- It is recognised that the Neighbourhood Plan could be improved through encouraging better sustainable transport links to Princes Risborough. This is given the major expansion proposed through the new Local Plan (Policy PR3 (Princes Risborough Area of Comprehensive Development)) and the new services/facilities to be delivered. Specifically, Policy KIM3 could be strengthened through providing specific support for improved links to the nearby town, utilising developer contributions to capitalise upon the strategic growth proposed.

## 6. What are the next steps?

- 6.1 This SA Report accompanies the Regulation 14 version of the Kimble Neighbourhood Plan for consultation.
- 6.2 Following consultation, any representations made will be considered by the Great & Little Kimble-cum-Marsh Parish Council, and the Neighbourhood Plan and accompanying SA Report will be updated as necessary. The updated SA Report will then accompany the Neighbourhood Plan for submission to the Local Planning Authority, Wycombe District Council, for subsequent Independent Examination.
- 6.3 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Wycombe new Local Plan.
- 6.4 If the subsequent Independent Examination is favourable, the Kimble Neighbourhood Plan will be subject to a referendum, organised by Wycombe District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Kimble Neighbourhood Plan will become part of the development plan for Great and Little Kimble cum Marsh Parish.

# Appendix A Context Review and Baseline

## Air Quality

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- 'Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan'.
- New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.

In relation to the local context, Wycombe District Council is required to monitor air quality across the county under Section 82 of the Environment Act (1995), report regularly to Defra and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide (NO<sub>2</sub>), sulphur dioxide, ozone, benzene and particulates. Where exceedances exist, areas are declared as Air Quality Management Areas (AQMA) and local authorities are required to produce an Air Quality Action Plan (AQAP) to improve air quality in the area.

At the local level, Policy CP12 'Climate Change' and Policy DM33 'Managing carbon emissions: Transport and Energy Generation' within the Wycombe District new Local Plan, relate to the Air Quality sustainability theme.

### Summary of Current Baseline

There are no Air Quality Management Areas (AQMA) within the Neighbourhood Plan area. There are three AQMA in Wycombe district, however the closest AQMA to Great and Little Kimble-Cum-Marsh Parish are all located in Aylesbury, approximately 6km to the north of the Neighbourhood Plan area. These are Stoke road AQMA, Tring road AQMA, and Friarage Road AQMA, which were declared in 2008, 2007 and 2004 respectively for exceedances in nitrogen dioxide (NO<sub>2</sub>).

### Summary of Future Baseline

Whilst no significant air quality issues currently exist within the Kimble Neighbourhood Plan area, new housing and employment provision within the parish and the wider area, including through the Wycombe new Local Plan, has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO<sub>2</sub>. Similarly future upgrades of the B4009 may lead to increases in traffic flows. However, given baseline levels of air pollutants are low within the Neighbourhood Plan area; significant issues are not currently anticipated.

## Biodiversity and Geodiversity

### Context Review

At the European level, the EU Biodiversity Strategy<sup>12</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

Key messages from the National Planning Policy Framework (NPPF) include:

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.
- Promote the 'preservation, restoration and re-creation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.
- Set criteria based policies for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.
- Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').
- Plan positively for 'green infrastructure' as part of planning for 'ecological networks'.
- High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

The Natural Environment White Paper (NEWP)<sup>13</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' aims to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'.<sup>14</sup>

<sup>12</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <[http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP\\_resolution\\_april2012.pdf](http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf)> last accessed [18/07/18]

<sup>13</sup> Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>> last accessed [18/07/18]

<sup>14</sup> DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> last accessed [18/07/18]

At the local level, the following policies within the Wycombe District new Local Plan directly relate to the Biodiversity SA theme:

- Policy CP8 – Protecting the Green Belt;
- Policy CP10 – Green Infrastructure and the Natural Environment; and
- Policy DM34 – Delivering Green Infrastructure and Biodiversity in Development.

### Summary of Current Baseline

#### European Designated Sites

##### Chilterns Beechwood SAC

The Chilterns Beechwood SAC is 11285.86 ha in size and is located near Great Kimble in the South East of the Neighbourhood Plan area. The SAC was selected for its extensive coverage of Beech forests (*Asperulo-Fagetum*), an Annex 1 habitat which is an important part of the grassland-scrub-woodland mosaic.<sup>15</sup>

#### Nationally Designated Sites

##### Ellesborough and Kimble Warrens SSSI

Ellesborough and Kimble Warrens SSSI, approximately 69 ha in size, overlaps with the Chilterns Beechwood SAC in the south east of the Neighbourhood Plan area. It was notified in 1984 under Section 28 of the Wildlife and Countryside Act 1981. The citation statement for the SSSI states the following<sup>16</sup>:

*'The vegetation comprises deciduous woodland, of which some is developing, but most is overmature; dense scrub, including abundant box Buxus sempervirens, here thought to be native; and both grazed and ungrazed chalk grasslands, of which some are species-rich and contain both local and national rarities. Mixed scrub is invading some of these grasslands. One of the valleys harbours an unusual sedge-fen community. The site contains one of the richest assemblages of calcicolous bryophytes in the Chilterns, and is notable for its range of invertebrates as well as its overwintering and breeding bird populations.'*

Based on the most recent condition assessments, 89.25% of the SSSI is classified as 'Unfavourable – Recovering' and 10.75% is classified as 'Favourable'.

##### Grangelands and Pulpit Hill SSSI

Notified in 1985 under Section 28 of the Wildlife and Countryside Act 1981, the Grangelands and Pulpit Hill SSSI is located in the south of the Neighbourhood Plan area and expands approximately 25 ha. The citation statement for the SSSI states the following<sup>17</sup>:

*'An extensive area of grassland, scrub and beech woodland on a variety of chalk substrates ranging from undisturbed rendzinas over Upper and Middle Chalk on the extremely steep slopes of the Chiltern escarpment, to soils of varying depth derived from chalky drift deposited at the foot of the scarp during periglacial phases of the Pleistocene period, this is a classic site for studies of ecological succession: some of the woods are shown as sheepwalk on an 1847 map, while the lower slopes were ploughed as recently as 1941 for arable crops and then abandoned. The grassland contains many*

<sup>15</sup> Joint Nature Conservation Committee (No date): 'Chilterns Beechwoods SAC' [online] available to access via: <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012724> last accessed [17/07/2018]

<sup>16</sup> Natural England (no date): 'Ellesborough and Kimble Warrens SSSI', [online] available to access via: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000639&SiteName=&countyCode=3&responsiblePerson=&SeaArea=&FCAArea=> last accessed [17/07/18]

<sup>17</sup> Natural England (no date): 'Grangelands and Pulpit Hill SSSI', [online] available to access via: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001320&SiteName=grangelands&countyCode=&responsiblePerson=> last accessed [17/07/18]

*local species, the scrub includes relict junipers, and both grassland and scrub support interesting invertebrate and breeding bird populations.'*

The most recent condition assessments considered 53.42% of the SSSI to be in a 'Favourable' condition, 40.21% to be 'Unfavourable – Recovering', and 6.37% to be 'unfavourable – Declining'.

### SSSI Impact Risk Zones (IRZs)

IRZs are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs. In this context, only the southern section of the Neighbourhood Plan area is located within an IRZ for residential and/or rural-residential developments.

### Locally Designated Sites

Grangelands and The Rifle Range Nature Reserve is located in the south of the Neighbourhood Plan area. The site encompasses 18 ha of flower-rich chalk grasslands, in which inhabit a great diversity of invertebrates, including many rare butterflies.<sup>18</sup>

The Biodiversity Action Plan (BAP)<sup>19</sup> habitats within the Neighbourhood Plan area include:

- Lowland Calcareous Grassland: There are sections of this habitat present in the South of the Neighbourhood Plan area, around the SSSIs.
- Lowland Fern: There are two very small patches of this habitat, located west of Great Kimble.
- Deciduous Woodland: Areas of this habitat are present along the south eastern boundary of the Neighbourhood Plan area.
- Traditional Orchards: Two small patches of this habitat can be found to the west of Little Kimble, and an additional patch is located in the north west of the Neighbourhood Plan area, west of Kimble Wick.
- Woodpasture and Parkland: An area of this habitat is located adjacent to the eastern boundary of the Neighbourhood Plan area, north of Great Kimble.
- Ancient and Semi-Natural Woodland: Patches of this habitat are found along the south eastern boundary of the Neighbourhood Plan area.
- Ancient Replanted Woodland: A section of this habitat can be found adjacent to the south east boundary of the Neighbourhood Plan, in Pulpit wood.

Figure 3.1 (overleaf) shows the designated biodiversity sites and BAP priority habitats located within the Neighbourhood Plan area.

### Summary of Future Baseline

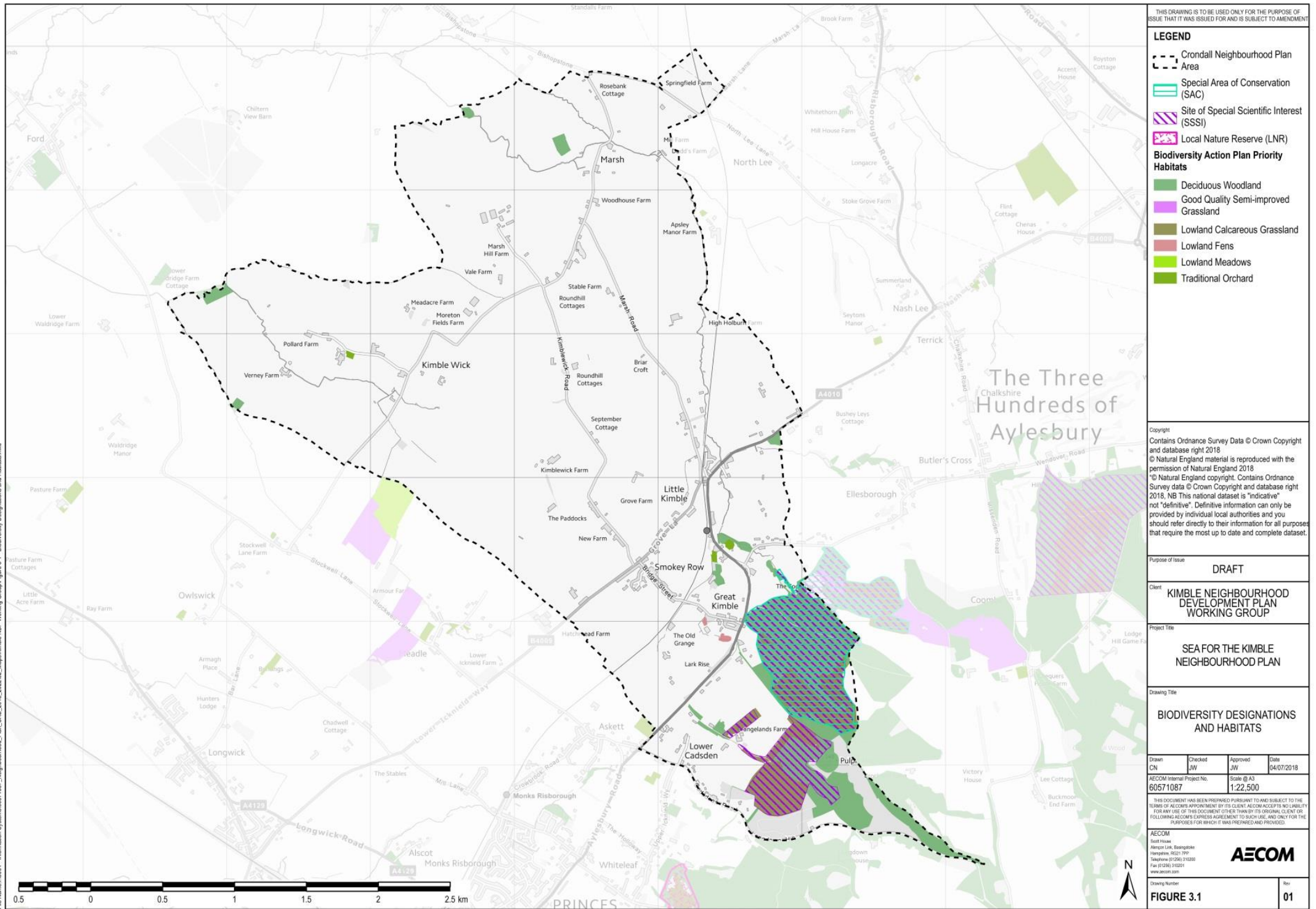
Habitats and species will potentially face increasing pressures from future development within the Neighbourhood Plan area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

Benefits for biodiversity have the potential to arise from the increasing integration of biodiversity considerations within decision making through policies within the new Local Plan and local initiatives for biodiversity enhancements.

<sup>18</sup> BBOWT (no date): 'Grangelands and The Rifle Range', [online] available to access via: <http://www.bbowt.org.uk/reserves/grangelands> last accessed [23/07/18]

<sup>19</sup> MAGIC (2018): 'Interactive Map – Habitats and Species' [online database] available to access via: <http://www.magic.gov.uk/MagicMap.aspx> last accessed [17/07/18]





# Climate Change

## Context Review

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below <sup>20</sup>:

1. Flooding and coastal change risks to communities, businesses and infrastructure;
2. Risks to health, well-being and productivity from high temperatures;
3. Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
4. Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
5. Risks to domestic and international food production and trade; and
6. New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

The UK Climate Change Act<sup>21</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement. The Climate Change Act includes the following:

- 2050 Target. The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.
- The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same. For more detail, visit the UK adaptation policy page.<sup>22</sup>

Key messages from the National Planning Policy Framework (NPPF) include:

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.

---

<sup>20</sup> GOV.UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>> last accessed [18/07/18]

<sup>21</sup> GOV.UK (2008): 'Climate Change Act 2008', [online] accessible via <<http://www.legislation.gov.uk/ukpga/2008/27/contents>> last accessed [18/07/18]

<sup>22</sup> Committee on Climate Change (2017): 'UK Adaptation Policy' [online] accessible via <<https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-adaptation-policy/>> last accessed [18/07/18]

- There is a key role for planning in securing radical reductions in greenhouse gas (GHG) emissions, including in terms of meeting the targets set out in the Climate Change Act 2008.<sup>23</sup> Specifically, planning policy should support the move to a low carbon future through:
  - Planning for new development in locations and ways which reduce GHG emissions;
  - Actively supporting energy efficiency improvements to existing buildings;
  - Setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
  - Positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
  - Encouraging those transport solutions that support reductions in GHG emissions and reduce congestion.
- Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.
- Take account of the effects of climate change in the long term, taking into account a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Flood and Water Management Act<sup>24</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS)<sup>25</sup>

Further guidance is provided in the document 'Planning for SuDS'.<sup>26</sup> This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

At the local level, the following policies within Wycombe Local Plan: Strategy and Sites 2016 directly relate to the Climate Change sustainability theme:

- Policy CP12 - Climate Change;
- Policy DM33 - Managing carbon emissions: Transport and Energy Generation; and
- Policy DM39 - Managing Flood Risk and Sustainable Drainage Systems.

---

<sup>23</sup> The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO<sub>2</sub> emissions of at least 26% by 2020, against a 1990 baseline.

<sup>24</sup> Flood and Water Management Act (2010) [online] available at: <<http://www.legislation.gov.uk/ukpga/2010/29/contents>> last accessed [18/07/18]

<sup>25</sup> N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs.

<sup>26</sup> CIRIA (2010) 'Planning for SuDs – making it happen' [online] available to access via <[http://www.ciria.org/Resources/Free\\_publications/Planning\\_for\\_SuDS\\_ma.aspx](http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx)> last accessed [18/07/18]

## Summary of Current Baseline

### Contribution to climate change

In relation to GhG emissions, source data from the Department of Energy and Climate Change suggests that the district of Wycombe has had broadly similar per capita emissions to the South East of England, but consistently lower per capita emissions than that of England as a whole since 2005 (see Table 4.1). The district of Wycombe has also seen a 31.5% reduction in the percentage of total emissions per capita between 2005 and 2016, lower than the reductions for the South East (36.7%) and England (37.6%).

### Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team.<sup>27</sup> UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change for the South East of England by 2050 for a medium emissions scenario<sup>28</sup> are likely to be as follows:

- The central estimate of increase in winter mean temperature is 2.2°C and an increase in summer mean temperature of 2.8°C; and
- The central estimate of change in winter mean precipitation is 16% and summer mean precipitation is –19%.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area. These include:

- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100 year floods;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

### Flood Risk

In terms of surface water flood risk, the land surrounding watercourses associated with the Bonnybrook in the north and east of the Neighbourhood Plan area are at risk.

---

<sup>27</sup> The data was released on 18th June 2009: See: <<http://ukclimateprojections.metoffice.gov.uk/>> last accessed [18/07/18]

<sup>28</sup> UK Climate Projections (2014) South East 2050s Medium Emissions Scenario [online] available at: <<http://ukclimateprojections.metoffice.gov.uk/23907?emission=medium>> last accessed [18/07/18]

The majority of the Neighbourhood Plan area is located within the lowest risk Flood Zone 1 where there is a >0.1% chance (1 in 1000) of fluvial flooding in any given year.

However, there are some areas in the Neighbourhood Plan area which are located within Flood Zone 2 and Flood Zone 3, which have a 0.1%-1% chance of flooding and a >1% chance of flooding each year respectively. These areas are predominantly found in the north and east of the Neighbourhood Plan area, surrounding the watercourses of Scotsgrove Brook.

A Critical Drainage Area (CDA) is a discrete geographic area where multiple and interlinked sources of flood risk causes flooding in one or more Local Flood Risk Zones (LFRZ) during severe weather, impacting people, property and/or local infrastructure. Although not identified by the Environmental Agency, Wycombe District Council have designated their own CDAs within the Neighbourhood Plan area.<sup>29</sup> The Wycombe CDAs are located around the main watercourses in the northern section of the Neighbourhood Plan area, as well as in the built up areas situated in the south of the Neighbourhood Plan area.

### Summary of Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change, with an increased need for resilience and adaptation.

In terms of climate change contribution, per capita GhG emissions generated in the Neighbourhood Plan area may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of GhG emissions.

## Landscape and Historic Environment

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.
- Develop 'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.

---

<sup>29</sup> Wycombe District Council, 2014: 'Strategic Flood risk assessment (SFRA) Level 1 Update' [online] available at: <<https://www.wycombe.gov.uk/uploads/public/documents/Wycombe-DC-Level-1-SFRA-Update-v03-FINAL.pdd>> last accessed [23/07/18]



The Government's Statement on the Historic Environment for England <sup>30</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

At the local level, the following policies within the Wycombe District new Local Plan directly relate to the Landscape and Historic Environment sustainability theme:

- CP8 – Protecting the Green Belt;
- CP9 – Sense of Place;
- CP10 - Green Infrastructure and the Natural Environment;
- CP11 – Historic Environment;
- DM30 – The Chilterns Area of Outstanding Natural Beauty;
- DM31 – Development Affecting the Historic Environment; and
- DM32 – Landscape Character and Settlement Patterns.

### Summary of Current Baseline

#### Landscape

##### Chilterns Area of Outstanding Natural Beauty

The south of the Neighbourhood Plan area is located within the boundary of the Chilterns Area of Outstanding Natural Beauty (AONB). Designated in 1965, the AONB covers approximately 324 square miles stretching through Oxfordshire, Buckinghamshire, Bedfordshire and Hertfordshire, and contains some of the most extensive areas of beech woodland in the country. The Chilterns AONB Management Plan 2014 – 2019<sup>31</sup> states that '*The Chilterns AONB was designated for the natural beauty of its landscape and its natural and cultural heritage. In particular, it was designated to protect its special qualities which include the steep chalk escarpment with areas of flower rich downland, woodlands, commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures*'.

##### National Character Areas

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to its character. The Neighbourhood Plan area falls within two NCA profiles:

- NCA Profile 108: The majority of the Neighbourhood plan area is located within the Upper Thames Clay Vales NCA.<sup>32</sup> This NCA is described as a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. Blenheim Palace World Heritage Site falls within the NCA, along with around 5,000 ha of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and smaller areas of the Chilterns AONB and the Cotswolds AONB. There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places.

<sup>30</sup> HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: <[http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx)> last accessed [19/07/18]

<sup>31</sup> The Chilterns Conservation Board (2014): 'Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019' [online] available to access at: <[https://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Management%20Plan%202014-19/chilterns\\_management\\_plan\\_2014-19\\_final.pdf](https://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Management%20Plan%202014-19/chilterns_management_plan_2014-19_final.pdf)> last accessed [23/07/18]

<sup>32</sup> Natural England (2014): 'NCA Profile 108: Upper Thames Clay Vales (NE570)', [online] available to download via: <<http://publications.naturalengland.org.uk/publication/5865554770395136>> last accessed [23/07/18]

- NCA Profile 110: The south east of the Neighbourhood Plan area is situated within the Chilterns NCA.<sup>33</sup> This NCA is described as an extensively wooded and farmed landscape, which is underlain by chalk bedrock that rises up from the London Basin to form a north-west-facing escarpment offering long views over the adjacent vales. The Chilterns AONB and a small area of the North Wessex Downs AONB fall within the NCA, as well as major settlements including Luton, Hemel Hempstead, and High Wycombe.

### Green Belt

Approximately 13% of the land area of England was designated as part of the Green Belt as of March 2013.<sup>34</sup> Green Belt land is distributed around 15 urban cores, with the main aim of preventing urban sprawl by keeping land permanently open. Approximately 1/3 of the Neighbourhood Plan area, located in the south, falls within the Metropolitan Green Belt (London area). Whilst not specifically a landscape designation, substantial weight should be given to any potential harm of future development on the Green Belt.

### Wycombe District Landscape Character Assessment

At the local level, the Wycombe District Landscape Character Assessment was completed in 2016.<sup>35</sup> The report describes the variations in character within the Wycombe landscape through the following classifications:

- Landscape Character Types (LCT): These are genetic and share common combinations of geology, topography, vegetation and human influences; and
- Landscape Character Areas (LCA): These are single, unique and discrete geographical areas of the landscape types.

There are three LCAs within the Neighbourhood Plan area, which are detailed below:

- The Longwick LCA, which is a component of the Vale LCT, covers the northern section of the Neighbourhood Plan area. The landscape is dominated by agriculture and is described as a low lying, gently undulating area, which provides a distinctive contrast to the elevated chalk hills of the Chiltern Escarpment.
- The Risborough Scarp Foothills LCA, which is a component of the Chalk Foothills LCT, is located across the central section of the Neighbourhood Plan area. This is a transitional landscape between the low lying flat vale and the Chiltern scarp, where arable farmland dominates.
- The Combe Hill and Whiteleaf LCA, which is a component of the Chalk Escarpment, encompasses the southern part of the Neighbourhood Plan area. This landscape character has steep, north west facing chalk escarpment, with open farmland dominating the lower slopes, and densely wooded scarp on the top.

### Historic Environment

There is a rich variety of historical features located within the Neighbourhood Plan area, including Grade I and Grade II listed buildings, scheduled monuments and one Historic Park and Garden.

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, through requirements to consider the need to conserve heritage assets in manner appropriate to their significance when making plans and determining applications and subsequently

<sup>33</sup> Natural England (2014): 'NCA Profile 110: Chilterns (NE406)', [online] available to download via: <http://publications.naturalengland.org.uk/publication/4977697> last accessed [23/07/18]

<sup>34</sup> Department for Communities and Local Government (2017): 'Local Planning Authority Green Belt: England 2016/17' [online] available to access via: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/642684/Green\\_Belt\\_Statistics\\_England\\_2016-17.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/642684/Green_Belt_Statistics_England_2016-17.pdf) last accessed [23/07/18]

<sup>35</sup> Wycombe District Council (2011): 'Wycombe District Landscape Character Assessment' [online] available to access via: <https://www.bucksc.gov.uk/services/environment/landscape/landscape-character-assessments/wycombe-district/> last accessed [23/07/18]



via conditions imposed on developers and other mechanisms. The Neighbourhood Plan area contains two Grade I, no Grade II\* and eleven Grade II listed buildings. The Grade I listed buildings are 'Church of All Saints', located on Ellenborough Road and 'Church of St Nicholas', located on Risborough Road.

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England<sup>36</sup>, there are seven scheduled monuments located within the Neighbourhood Plan area, listed below:

- Cross dyke 480m east of St Nicholas' church (located in the south east of the Neighbourhood Plan area)
- Cross dyke on Ragpit Hill, 230m ENE of St Nicholas' church (located in the south east of the Neighbourhood Plan area)
- Moated site and medieval settlement remains 200m south west of Manor Farm (located in the south east of the Neighbourhood Plan area)
- Dial Hill Roman barrow, 50m north west of St. Nicholas's Church (located in the south east of the Neighbourhood Plan area)
- Motte and bailey castle, moated site and Pre-Roman villa immediately east of St Nicholas' Church (located in the south east of the Neighbourhood Plan area)
- Moated site 250m north west of Elmbrook Farm (located in the north of the Neighbourhood Plan area)
- Small multivallate hillfort on Pulpit Hill (located in the South of the Neighbourhood Plan area)

The Register of Historic Parks and Gardens of Special Historic Interest in England provides a listing and classification system for historic parks and gardens similar to that used for listed buildings, also managed by Historic England. 'Chequers'<sup>37</sup> is the only Grade II historic park and garden in the Neighbourhood Plan area, located across the south east boundary. As stated within Historic England's register for this heritage asset, Chequers is set in agricultural and wooded countryside which rises around it on three sides, with a gently sloping valley running south. Very few C20 developments are visible in its setting." It also seems remiss not to note that it has formed an official residence for every British Prime Minister since 1921 and has and continues to host numerous official visits for foreign statesmen and women and, as such provides an important impression of Britain as a nation through its carefully conserved landscape and scenic beauty.

Conservation areas are designated because of their special architectural and historic interest.<sup>38</sup> Conservation area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England.<sup>39</sup> Ideally, appraisals should be regularly reviewed as part of the management of the conservation area, and can be developed into a management plan. As of July 2018, there are no conservation areas located within the Neighbourhood Plan area.

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I, Grade II and Grade II\* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck sites and conservation areas deemed to be 'at risk'.

<sup>36</sup> Historic England: National Heritage List for England: <<http://list.historicengland.org.uk>> last accessed [23/07/2018]

<sup>37</sup> Historic England (2018): 'Chequers', [online] available to access via: <<https://historicengland.org.uk/listing/the-list/list-entry/1000595>> last accessed [01/10/18]

<sup>38</sup> Historic England (2017): 'Conservation Areas', [online] available to access via: <<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>> last accessed [27/07/18]

<sup>39</sup> Historic England (2016): 'Conservation Area Designation, Appraisal and Management Advice Note 1', [online] available to download from: <<https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> last accessed [27/07/18]

According to the 2017 Heritage at Risk Register<sup>40</sup>, the following heritage asset in the Neighbourhood Plan is at risk:

- Motte and bailey castle, moated site and Roman villa immediately east of All Saint's church;  
Condition: generally unsatisfactory with major localised problems ; Principle vulnerability: stock erosion (extensive).

However, it is important to recognise that the Heritage at Risk Registers for areas outside of London do not contain information about the status of Grade II listed buildings. Due to this gap in the baseline, it is currently not possible to determine whether any Grade II listed buildings within the Neighbourhood Plan area are at risk.

It should be noted that not all of the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by local communities. In this context, the Buckinghamshire Historic Environment Record<sup>41</sup> provides a valuable repository of data on the locations of non-designated heritage assets that should be consulted as well as providing information that may be of value in identifying the potential for presence of previously unidentified heritage assets including archaeological sites and architectural features of interest.

Figure 5.1 (overleaf) shows the designated landscapes and designated historic environment assets located within the Neighbourhood Plan area.

### Summary of Future Baseline

New development areas in the Neighbourhood Plan area have the potential to impact on the fabric and setting of cultural heritage assets; for example through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to cultural heritage assets and their settings.

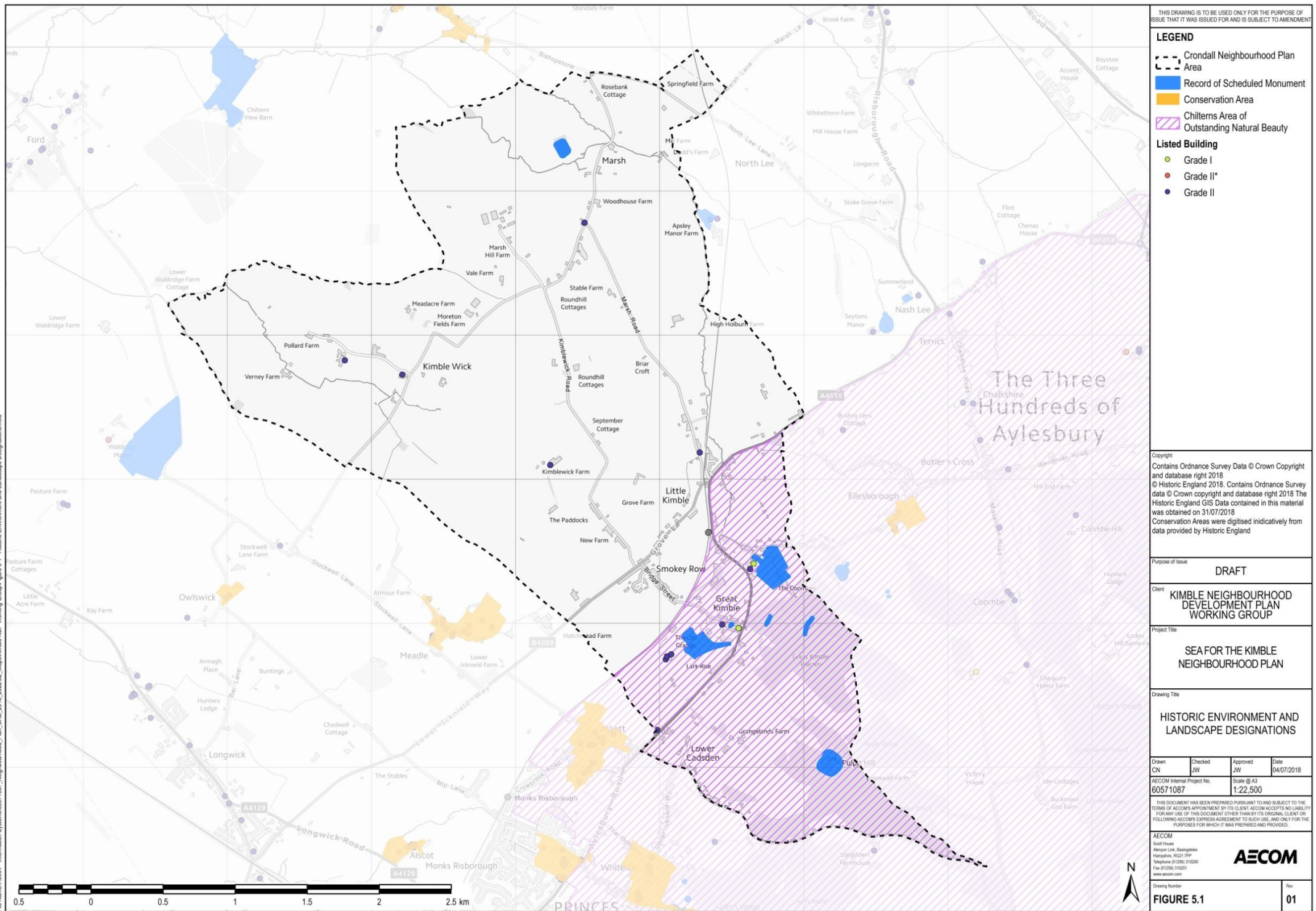
Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the village and better reveal assets' cultural heritage significance.

New development has the potential to lead to incremental but small changes in landscape and townscape character and quality in and around the Neighbourhood Plan area. This includes from the loss of landscape features and areas with an important visual amenity value.

---

<sup>40</sup> Historic England (2017): 'Heritage at Risk Record', [online] available at: <<https://historicengland.org.uk/images-books/publications/har-2017-registers/>> last accessed 23/07/18

<sup>41</sup> Buckinghamshire County Council (2018): 'Buckinghamshire Historic Environment Record: Unlocking Buckinghamshire's Past', [online database] available to access via: <<https://ubp.buckscc.gov.uk/>> last accessed [01/10/18]



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- Crondall Neighbourhood Plan Area
  - Record of Scheduled Monument
  - Conservation Area
  - Chilterns Area of Outstanding Natural Beauty
  - Listed Building**
    - Grade I
    - Grade II\*
    - Grade II

Copyright  
Contains Ordnance Survey Data © Crown Copyright and database right 2018  
© Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018 The Historic England GIS Data contained in this material was obtained on 31/07/2018  
Conservation Areas were digitised indicatively from data provided by Historic England

Purpose of Issue  
**DRAFT**

Client  
**KIMBLE NEIGHBOURHOOD DEVELOPMENT PLAN WORKING GROUP**

Project Title  
**SEA FOR THE KIMBLE NEIGHBOURHOOD PLAN**

Drawing Title  
**HISTORIC ENVIRONMENT AND LANDSCAPE DESIGNATIONS**

Drawn CN	Checked JW	Approved JW	Date 04/07/2018
AECOM Internal Project No. 60571087		Scale @ A3 1:22,500	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM  
Scott House  
Aldershot Lane, Basingstoke  
Hampshire, RG21 7PP  
Telephone 01256 315200  
Fax 01256 315201  
www.aecom.com

Drawing Number  
**FIGURE 5.1**

**AECOM**

Rev  
**01**



## Land, Soil and Water Resources

### Context Review

The EU's Soil Thematic Strategy<sup>42</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

The EU Water Framework Directive (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention is to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
- Ensure the progressive reduction of groundwater pollution.

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance soils. The value of best and most versatile agricultural land should also be taken into account.
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- Encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'.
- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.
- With regards to waste, the NPPF does not contain any specific waste policies as waste planning policy will be published as part of the National Waste Management Plan.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>43</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>44</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England<sup>45</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

<sup>42</sup> European Commission (2006) Soil Thematic Policy [online] available at: <[http://ec.europa.eu/environment/soil/index\\_en.htm](http://ec.europa.eu/environment/soil/index_en.htm)> last accessed [19/07/18]

<sup>43</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from: <<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> last accessed [19/07/18]

<sup>44</sup> Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> last accessed [19/07/18]

<sup>45</sup> Defra (2011) Government Review of Waste Policy in England [online] available at: <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> last accessed [19/07/18]

At the local level, Policy CP10 'Green Infrastructure and the Natural Environment' and Policy DM38 'Water Quality and Supply' within the Wycombe District Local Plan directly relate to the Land, Soil and Water Resources sustainability theme.

## Summary of Current Baseline

### Land quality

The Neighbourhood Plan area does not have a history of heavy industrial land use. However, this does not preclude the potential for localised soil or groundwater contamination to be present, particularly on land surrounding the built up parts of the Neighbourhood Plan area.

### Quality of agricultural land

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 are of poorer quality. In this context there is a need to avoid loss of higher quality ('best and most versatile') agricultural land. In terms of the location of the best and most versatile agricultural land, a detailed classification has not been undertaken within the Neighbourhood Plan area. As such, there is a need to rely on the nationally available 'Provisional Agricultural Land Quality' national dataset.<sup>46</sup>

The provisional Agricultural Land Quality dataset shows that Grade 2 agricultural land, which is seen to be the best and most versatile, is present in the west of the Neighbourhood Plan area, with a small patch adjacent to the eastern boundary. The north of the Neighbourhood Plan area is predominately covered by Grade 4 agricultural land, with some small areas of Grade 3 agricultural land. The south of the Neighbourhood Plan area is made up of non-agricultural land, with some areas of Grade 3 agricultural land. The data does not differentiate as to whether this is Grade 3a (e.g. the best and most versatile) or lower quality 3b land. It is important to note, that the national dataset is of very low resolution, and it is not always an accurate reflection of the agricultural land quality within the Neighbourhood Plan area.

### Watercourses

The main watercourse flowing through the Neighbourhood Plan area is Scotsgrove Brook, which is a tributary of the River Thames. The Scotsgrove Brook begins in Little Kimble and flows through the northern boundary of the Neighbourhood Plan area. The river then flows past Bishopstone, Ford and Haddenham, before joining the Kingsey Cuttle Brook.<sup>47</sup>

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. As of July 2018, there are no SPZs within the Neighbourhood Plan area.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater has nitrate concentrations of more than 50 mg/l nitrate or is thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs), and as such, they are recognised as being at risk from agricultural nitrate pollution. Member States are required to establish Action Programmes in order to reduce and prevent further nitrate contamination.

---

<sup>46</sup> Natural England (2011) Agricultural Land Classification map London South East Region [online] available at: <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736> last accessed [19/07/2018]

<sup>47</sup> River Thames Conservation Trust (2018): 'Scotsgrove Brook' [online] available to access via: <https://riverthame.org/scotsgrove-brook/> last accessed [24/07/18]

The entire Neighbourhood Plan area is situated within the Thame (Scotsgrove Brook to Thames) NVZ for surface water.<sup>48</sup>

---

<sup>48</sup> Environment Agency (2018): '2017 (Pre Appeals) Nitrate Vulnerable Zones' [online] available at: <<http://maps.environment-agency.gov.uk/wiyby/wiybyController?latest=true&topic=nvz&ep=query&lang=en&x=459416.3750000002&y=205537.0000000001&scale=9&layerGroups=1&queryWindowWidth=25&queryWindowHeight=25>> last accessed [23/07/18]

## Summary of Future Baseline

- 6.5 Due to increasing legislative and regulatory requirements, there are increasing pressures to improving recycling and composting rates.
- 6.6 In terms of water quality, the requirements of the Water Framework Directive (and its replacement) are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality has the potential to be affected by pollution incidents in the area, the presence of non-native species and future physical modifications to water bodies.

## Community

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- To 'boost significantly the supply of housing', local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- The NPPF attaches great importance to the design of the built environment. It explains how good design is a key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.
- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a 'sufficient choice of school places' is of 'great importance' and there is a need to take a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change<sup>49</sup> warns that society is underprepared for an ageing population. The report

---

<sup>49</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> last accessed [03/07/18]



states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

At the local level, the following policies within the Wycombe new Local Plan directly relate to the Population and Community sustainability theme:

- CP2 – Overall Spatial Strategy;
- CP3 – Settlement Strategy;
- CP4 – Delivering Homes;
- CP6 – Securing Vibrant and high Quality Town Centres;
- CD9 – Sense of Place;
- RUR6 – Great and Little Kimble-cum-Marsh Parish;
- DM21 – The Location of New Housing;
- DM22 – Housing Mix;
- DM23 – Other Residential Uses;
- DM24 – Affordable Housing;
- DM25 – Rural Exceptions Affordable Housing;
- DM26 – Criteria for Traveller Sites;
- DM26 – Housing for Rural Workers;
- DM28 – Employment Areas; and
- DM29 – Community Facilities.

## Summary of Current Baseline

### Population

The population of Great and Little Kimble cum Marsh increased between 2001 and 2011, by 6.9%. This is higher than the population increase for Wycombe (5.9%), but lower than the population increase for the South East of England (7.9%) and England (7.9%) during the same period.

### Age Structure

There are a larger proportion of residents within the 60+ age category within the Neighbourhood Plan area (26.7%) in comparison to the totals for Wycombe (21.6%), the South East (23.3%) and England (22.3%). Additionally, 27.3% of residents within the Neighbourhood Plan area are within the younger age categories (0-15 and 16-24), which is less than the totals for Wycombe (31.4%), the South East of England (30.2%) and England (30.8%). In contrast, Great and Little Kimble cum Marsh has a similar proportion of residents (46.0%) within the working age categories (25-44 and 45-59) as Wycombe (47.0%), the South East of England (46.4%) and England (46.9%).

### Household deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation as summarised below:

- Employment: Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- Education: No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.

- Health and Disability: Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
- Housing: The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

A lower proportion of households are deprived in 1 or more dimensions within the Neighbourhood Plan area (44.7%) in comparison to Wycombe (48.2%), the South East of England (52.3%) and England (57.4%). Out of the 44.7% of households which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national averages.

### Index of Multiple Deprivation

The Index of Multiple Deprivation 2015 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- Income: The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- Employment: The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- Education, Skills and Training: The lack of attainment and skills in the local population.
- Health Deprivation and Disability: The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- Crime: The risk of personal and material victimisation at local level.
- Barriers to Housing and Services: The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
  1. 'Geographical Barriers': relating to the physical proximity of local services
  2. 'Wider Barriers': relating to access to housing, such as affordability.
- Living Environment: The quality of the local environment, with indicators falling categorised in two sub-domains.
  1. 'Indoors Living Environment' measures the quality of housing.
  2. 'Outdoors Living Environment' measures air quality and road traffic accidents.

Two supplementary indices (subsets of the Income deprivation domains), are also included:

- Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
- Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales. There are two LSOAs that are either fully or partially in the Neighbourhood Plan area

### General Trends

- E01017885: Wycombe 002A covers approximately 40% of the Neighbourhood Plan area and is located in the western and central sections. The LSOA is predominantly rural in character. This LSOA is within the 30% least deprived deciles for all of the IMD categories, apart from the Barriers to Housing and Services domain and the Geographical Barriers Sub-domain. Overall, this LSOA is within the 10% least deprived areas in England.
- E01017886: Wycombe 002B covers approximately 60% of the Neighbourhood Plan area, spanning the northern, eastern and southern regions. The LSOA is predominantly built up in character, and includes most of the residential properties within the Neighbourhood Plan area, as well as Little Kimble train station. Other than the barriers to housing and services domain, the geographical barriers sub-domain and the indoors sub-domain, this LSOA is within the 50% least deprived deciles for all IMD categories. Overall, this LSOA is within the top 30% least deprived areas in England.

#### *Similarities between the LSOAs:*

- Both of the LSOAs are within the top 10% least deprived decile for the Health Deprivation and Disability domain.
- For the Employment domain, Education, Skills and Training domain, Income Deprivation Affecting Older People domain and Adult Skills Sub-domain, both LSOAs are within the 20% least deprived deciles.
- Both LSOAs are among the 20% most deprived areas in England for the Geographical Barriers Sub-domain.

#### *Contrasts between the LSOAs:*

- E01017885: Wycombe 002A is within the top 10% least deprived decile for the Indoors Sub-domain, whereas E01017886: Wycombe 002B is within the 40% most deprived decile for the same IMD category.

#### *Housing Tenure*

Within the Neighbourhood Plan area, 76.4% of residents either own their home outright or with a mortgage, higher than the totals for Wycombe (69.7%), the South East of England (67.6%) or England (63.3%). There are a lower proportion of Great and Little Kimble cum Marsh residents living in private rented or social rented accommodation, in comparison to the district, regional and national trends. The percentage of residents in the Neighbourhood Plan area living rent free (1.9%) is broadly similar to that of the totals for Wycombe (1.4%) the South East of England (1.3%) and England (1.3%).

#### *Education*

Based on the 2011 census data, 16.3% of residents in the Neighbourhood Plan area have no qualifications, which is less than the totals for Wycombe (17.4%), the South East of England (19.1%) and England (20.7%). Comparatively, 39.3% of Great and Little Kimble cum Marsh residents have a Level 4 qualification or above, which is higher than the district (33.6%), regional (29.9%) and national (27.4%) totals.

#### *Employment*

In regards to employment within the Neighbourhood Plan area, the following three occupation categories support the most residents:

- Professional occupations (22.0%);
- Managers, directors and senior officials (19.3%); and
- Associate professional and technical occupations (14.0%).

Overall, 55.3% of residents within the Neighbourhood Plan area are employed in one of the above three occupations, compared with 48.8% for Wycombe, 44.8% for the South East of England, and 41.2% for England. This suggests that the Neighbourhood Plan area has a highly skilled workforce,

supported by the percentage of residents with a Level 4 qualification or above. Other than 'skilled trades occupations' (where the percentages totals are higher), fewer residents are employed within the remaining five occupation categories in comparison to the regional and national trends.

### Summary of Future Baseline

There are more residents within the 60+ age category within the Neighbourhood Plan area (26.7%) in comparison to the totals for Wycombe (21.6%), the South East (23.3%) and England (22.3%). As the population continues to age, this has the potential to place pressures on the existing services and facilities within the timeframe of the Neighbourhood Plan. This could negatively impact the future vitality of the local community and economy.

In regards to most of the IMD categories, the LSOAs within the Neighbourhood Plan area are within some of the least deprived deciles. The suitability of housing for local requirements depends in part on the successful implementation of policies outlined in the Wycombe new Local Plan.

## Health and Wellbeing

### Context Review

Key messages from the NPPF include:

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Set out the strategic policies to deliver the provision of health facilities.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives<sup>50</sup> ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

Implemented in 2017, the 'Buckinghamshire Joint Health and Wellbeing Strategy 2016-2021' aims to '*create the best conditions in Buckinghamshire for people to live healthy, happy and fulfilling lives and achieve their full potential*'.<sup>51</sup> The following key priority areas have been identified:

<sup>50</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: < <https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf> > last accessed [23/07/18]

<sup>51</sup> Buckinghamshire County Council (2017) 'Buckinghamshire Joint Health and Wellbeing Strategy 2016-2021' [online] available to access via: < <https://www.buckscc.gov.uk/media/4509402/jhws2017april.pdf> > last accessed [23/07/18]

1. Give every child the best start in life
2. Keep people healthier for longer and reduce the impact of long term conditions
3. Promote good mental health and wellbeing for everyone
4. Protect residents from harm
5. Support communities to enable people to achieve their potential and ensure Buckinghamshire is a great place to live

At the local level, the following policies within the Wycombe new Local Plan directly relate to the Health and Wellbeing sustainability theme:

- CP9 – Sense of Place;
- CP10 – Green Infrastructure and the Natural Environment;
- DM29 – Community Facilities;
- DM32 – Landscape Character and Settlement Patterns;
- DM35 – Placemaking and Design Quality;
- DM37 – Small Scale Non-Residential Development;
- DM38 – Water Quality and Supply; and
- DM40 – Internal Space Standards.

## Summary of Current Baseline

### Health indicators and deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment. 86.2% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', which broadly aligns to the totals for Wycombe (85.8%), but is higher than the totals for the South East of England (83.7), and England (81.4%). Likewise, the percentage of residents in the Neighbourhood Plan area considering themselves to have 'bad health' or 'very bad health' is 3.2%, similar to the total for Wycombe (3.5%), but lower than the totals for the South East of England (4.3%) and England (5.4%).

### Disability

There are fewer residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' (5.1%) in comparison to the South East of England (6.9%) and England (8.3%), however this is broadly in line with the total for the Wycombe (5.4%). Similarly, 86.4 % of residents in the Neighbourhood Plan area report that their activities are 'not limited', greater than the totals for the South East of England (84.3%) and England (82.4%), but broadly similar to Wycombe (86.9%).

## Summary of Future Baseline

Health and wellbeing levels within the Neighbourhood Plan area are generally good, with a high percentage of residents reporting 'good' or 'very good' health, and a low percentage of residents reporting that their activities are limited in some way.

In addition to the main challenges outlined in the Buckinghamshire Joint Health and Wellbeing Strategy 2016-2021, obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of heart disease, diabetes and some forms of cancer.

# Transportation

## Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan (LTP) through the Local Transport Act 2000, as amended by the Local Transport Act 2008. Implemented by Buckinghamshire County Council, 'Buckinghamshire's Local Transport Plan 4: 2016-2036'<sup>52</sup> aims to '*make Buckinghamshire a great place to live and work, maintaining and enhancing its special environment, helping its people and businesses thrive and grow to give us one of the strongest and most productive economies in the country*'. The LTP includes 19 key policies, which are listed below:

- Policy 1: Efficient and effective transport provision
- Policy 2: Travelling in Buckinghamshire and beyond: improvement our connectivity
- Policy 3: Managing the impact of new developments
- Policy 4 and Policy 5: Maximising our rail network
- Policy 6: Airports - Better links and mitigation
- Policy 7: Reliable road travel
- Policy 8: Maintaining our roads and other transport assets
- Policy 9: The role of freight transport
- Policy 10: Improving our environment
- Policy 11: Access to education
- Policy 12: Encouraging walking for shorter journeys
- Policy 13: Encouraging cycling
- Policy 14: Car clubs, car sharing and taxis
- Policy 15: Intelligent mobility and new technology
- Policy 16: Total transport – the bus network Buckinghamshire needs
- Policy 17: Road safety
- Policy 18: Tackling crime
- Policy 19: An effective approach to parking

At the local level, the following policies within the Wycombe new Local Plan directly relate to the Transport sustainability theme:

- CP7: Delivering the Infrastructure to Support Growth;
- CP12: Climate Change;
- DM29: Community Facilities; and
- DM33: Managing Carbon Emissions: Transport and Energy Generation.

---

<sup>52</sup> Buckinghamshire County Council (2016) 'Local Transport Plan 4' [online] available to access via: <https://www.buckscc.gov.uk/services/council-and-democracy/our-plans/local-transport-plan-4/> last accessed [23/07/18]

## Summary of Current Baseline

### Rail network

Little Kimble is the only railway station located within the Neighbourhood Plan area. This station is served by Chiltern Railways, which provides services to Aylesbury and Princes Risborough. From Princes Risborough station, residents can access train services to Birmingham, Oxford and London. Direct services to London Marylebone run from Little Kimble station during peak times, with a journey time of approximately 60 minutes. Local information suggests that on best days thirteen services run towards London and twelve run back. On some days (such as Friday) services are reduced, and it is noted that late evening trains do not run every day. A change at Princes Risborough can also be part of the journey and lengthens journey time. The frequency of services outside of key commuting times is estimated to be twice an hour.

### Bus network

In regards to the bus network, there are five local bus services in operation from the Neighbourhood Plan area providing services, as outlined below:

- Route 300,301, and X30 travel A4010 with a bus every 20mins (eastern side of the parish)
- Route 611 is school service once a day and only in term time (northern corner of parish)
- Route 647 frequency as 611, and only along A4010.

### Road network and congestion

The Neighbourhood Plan area is well connected to the national road network. Key routes are as follows:

- The A4010 runs through the Neighbourhood Plan area from the southern boundary to the eastern boundary. This road connects the parish to Stoke Mandeville, where it meets the A413 which carries on to Aylesbury, and High Wycombe, where it meets the M40 which connects London and the West Midlands.
- The B4009 runs through the centre of the Neighbourhood Plan area, from the eastern boundary to the western boundary. This road runs from the A4074 North of Wallingford to the A41 at Tring, connecting residents to Oxfordshire and Hertfordshire.
- A network of country roads are present in the parish, including Marsh Road, Kimbleswick Road, and Bridge Street.

Areas of particular sensitivity to increased traffic flows include some of the key routes through the Neighbourhood Plan area, including the A4010 and narrow routes through built up areas (such as Church Lane).

### Cycle and Footpath Network

There are no national cycle routes passing through the Neighbourhood Plan area, however National Cycle Route 57 runs through Princes Risborough (approximately 4km south west of the Neighbourhood Plan area).

The Ridgeway National Trail passes through the south of the Neighbourhood Plan area, between Pulpit Hill and Great Kimble. The trail route runs for 87 miles from Avebury to Ivinghoe Beacon, with stage 10 providing access to Princes Risborough and Wendover. Additionally, the Aylesbury Ring is a long distance path which goes through the Neighbourhood Plan area. This circular route provides access to Wendover, Dinton, Eythrope, Waddesdon, Hardwick, Long Marston and the Aylesbury Canal.

There are a number of public footpaths and Public Rights of Way (PRoW) which extend throughout parts of the Neighbourhood Plan area and connect residents with the wider countryside. However



some footpaths are poor, and provide a barrier to pedestrian use. For example the key thoroughfare of Bridge St / Church Lane is narrow, congested and has no footpath, and Marsh Road through Clanking is narrow with no footpath. A is Kimbleswick Road.

### Availability of cars and vans

Based on 2011 census data, 94.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the percentages for Wycombe (86.3%), the South East of England (81.4%), and England (74.2%). The total number of households in the Neighbourhood Plan area with access to at least two cars or vans (60.6%) is 10% higher than the district average, 20% higher than the regional average and nearly 30% higher than the national average.

### Travel to work

The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (44.9%), which is broadly similar to the totals for Wycombe (45.9%), but higher than the totals for the South East of England (41.3%) and England (36.9%). A higher percentage of residents in the Neighbourhood Plan area choose to catch a train to work (6.6%), in comparison to the district (3.5%), regional (5.0%) and national (3.0%) trends. In contrast, a lower proportion of Great and Little Kimble cum Marsh residents (3.6%) choose to cycle to work, catch a bus, minibus or coach to work, or walk to work in comparison to the totals for Wycombe (10.1%), the South East of England (12.5%) and England (14.0%). Additionally, a higher percentage of residents in the Neighbourhood Plan area work mainly at or from home (9.5%), compared to district (5.3%), regional (4.5%) and national (3.0%) averages.

### Summary of Future Baseline

New development has the potential to increase traffic and lead to additional congestion issues within the Neighbourhood Plan area, particularly at existing congestion hotspots. Whilst negative effects of new development on the transport network may be mitigated in part by the latest Buckinghamshire LTP, there will be a continuing need for development to be situated in accessible locations.

Road network enhancements (including the upgrading of the B4009 and a new rail underpass at the junction of B4009 & A4010) and east-west rail enhancements between Aylesbury and Princes Risborough have the potential to increase traffic flows in the area.

Traffic associated with the construction of High Speed 2 in the Neighbourhood Plan area may have some impacts on congestion.



