

GREAT & LITTLE KIMBLE-CUM-MARSH NEIGHBOURHOOD PLAN

PRE-SUBMISSION PLAN 2013-2033

***Sustaining the special rural character of our
countryside parish***



APRIL 2019

Published by Great and Little Kimble-cum- Marsh Parish Council for
Pre-Submission consultation under the Neighbourhood Planning
(General) Regulations 2012.

KIMBLE NEIGHBOURHOOD PLAN 2013-2033

PRE-SUBMISSION PLAN APRIL 2019

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FOREWORD

Great and Little Kimble-cum-Marsh is a rural parish set partly in the Greenbelt and Area of Outstanding Natural Beauty of the Chiltern Hills and lying between Aylesbury and Princes Risborough in the county of Buckinghamshire.

The main parish settlements are Great Kimble and Little Kimble with outlying hamlets of Marsh and Kimblewick. The Parish supports a primary school, two churches, a popular public house and a thriving village hall with associated clubs and activities. The Parish is served by the principal A4010 and B4009 roads with a regular bus route and Little Kimble railway station which all run north-south through the Parish.

Residents and visitors appreciate and enjoy the rural and peaceful nature of the Parish and this is a key objective for the Parish Council to help support and maintain.

As part of the emerging Wycombe District Local Plan, the Parish was asked to accept a provision of 160 new dwellings. A public meeting held at the Stewart Kimble hall in February 2017 was well attended and the concept introduced to the community. The Parish Council presented a recommendation to the community, that if the new housing were accepted, the best method to manage the proposed housing expansion would be to prepare and adopt a Neighbourhood Plan. There was strong support for this approach and a working group of Parish Councillors and members of the community subsequently formed to progress the Neighbourhood Plan.

The Parish Council want to ensure that all housing growth is sympathetic to the character of the Parish. Through this Neighbourhood Plan we have the opportunity to influence how the Parish will develop up to 2033. Once approved, it will become part of Wycombe District Council's Development Plan and will help direct future development.

This document benefits from the input of residents, local businesses, members of the community, the technical expertise of Wycombe District Council and Neil Homer, the Parish Council's planning consultant, who have all contributed to its production. We wish to thank everyone who has contributed including the local residents who have sometimes passionately shared their views.

We are now submitting the Plan to Wycombe District Council. This will be followed by a further public consultation before the Plan is sent to an independent Examiner for review. When the Plan passes this review it will finally be subject to a local referendum.

Cllr John Austin, Chairman, Great and Little Kimble-cum-Marsh Parish Council,

and

Cllr James Good, Chairman of the Neighbourhood Plan Working Group

LIST OF POLICIES

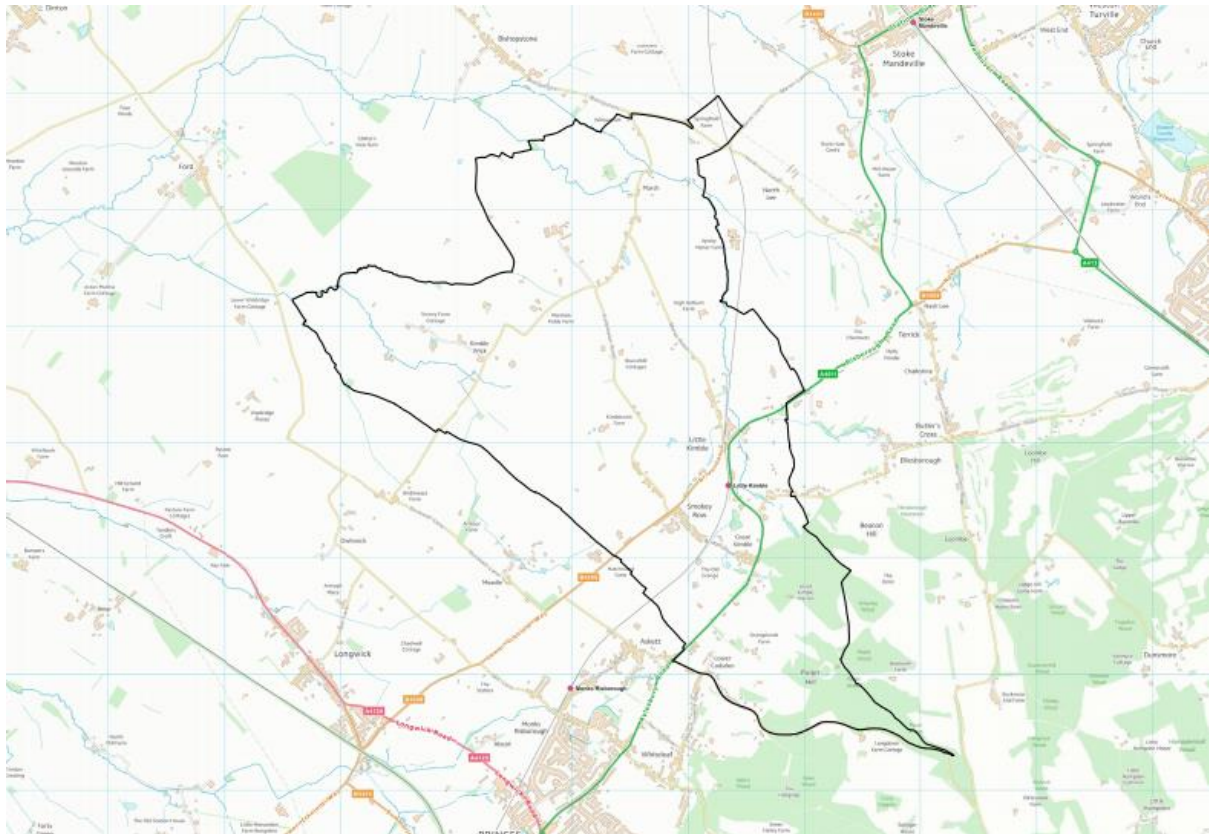
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1. INTRODUCTION & BACKGROUND

1.1 Great and Little Kimble-cum-Marsh Parish Council is preparing a Neighbourhood Plan for the Parish, whose area was designated as the Plan area by the local planning authority, Wycombe District Council, on 13 November 2017 (see Plan A below). The Plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The Parish and Neighbourhood Plan area is centred on the main settlements of Great Kimble (incorporating Smokey Row) and Little Kimble (incorporating Clanking). Marsh and Kimblewick are also hamlets within the Parish. The town of Princes Risborough lies to the south west, and the Parishes and villages/hamlets of Longwick-cum-Ilmer to the west, Dinton-with-Ford and Upton to the north west, Stone with Bishopstone and Hartwell to the north, Stoke Mandeville to the north east and Ellesborough to the east. The Parish is on the northern edge of the Wycombe District adjoining the Aylesbury Vale District.

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will assist and guide the determination of planning applications in the Parish in the period to 2033. The Plan will form part of the Local Development Plan for the Parish, alongside the new Wycombe District Local Plan 2013-2033, which will be adopted shortly and the remaining policies of the Wycombe District Delivery and Site Allocations Plan adopted in 2013.



Plan A: Designated Neighbourhood Area

1.4 Neighbourhood Plans provide local communities with the chance to assist management of the quality of development in their areas and planning for development in appropriate places.

1.5 Although there is scope for the local community to decide on local planning policies, Neighbourhood Plans must meet certain specified 'basic conditions'. In essence, this requires that:

- the Plan is consistent with the national planning policy;
- the Plan is consistent with local planning policy;
- the Plan promotes the principles of sustainable development;
- the process of making the Plan complies with current legislation

1.6 The Parish Council must also demonstrate to an independent examiner that the Council has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied and considers the Plan meets the basic conditions, the Plan will be the subject of a referendum of the Council electorate. If a simple majority of votes cast are in favour, the Plan becomes formally adopted as planning policy for the Parish.

The Pre-Submission Plan

1.7 The Pre-Submission Plan is the opportunity for the Parish Council to consult on the proposed vision, objectives and policies of the Plan. The Council has reviewed the relevant national and local planning policies and assessed their effect on the Parish. The Council has also gathered evidence on matters relevant to the Parish including social infrastructure, rural businesses, types of homes and the historic and natural environment. These reports are published separately on the Kimble Plan Website (www.Kimbleplan.org)

Sustainability Appraisal & the Habitats Regulations

1.8 The District Council's Screening Opinion of April 2018 required that the Parish Council undertake a Strategic Environment Assessment (SEA) of the Neighbourhood Plan in line with the Environmental Assessment of Plans and Programmes Regulations 2004. The Parish Council has chosen to do so by incorporating the assessment into a wider Sustainability Appraisal (SA/SEA) of the Plan. A Draft SA/SEA report has been prepared to act as an adjunct to the Pre-Submission Plan during the Plan's public consultation. This involved consultation with the relevant statutory bodies that resulted in an agreed framework of sustainability objectives against which to measure the attributes of the Plan and any reasonable alternatives to the preferred policies. The final version of the SA/SEA report will be published with the Submission Plan.

1.9 The Habitats Regulations Assessment (HRA) of the new Local Plan of September 2017 screened out any likely significant effects of Policy RUR6 on the Chilterns Beechwood Special Area of Conservation (SAC), subject to this Neighbourhood Plan considering any effects arising from its detailed proposals. In line with the Conservation of Habitats & Species Regulations 2017, the Parish Council has commissioned the provision of technical information, which has informed the

proposals and will also inform the assessment by the District Council (in agreement with Natural England) of the final proposals at the submission stage.

Next Steps

1.10 Once the consultation exercise is complete, the Parish Council will prepare a final version of the Plan taking into account the results of the consultation. This will be submitted to the Local Planning Authority to arrange for its independent examination and, after reflecting the recommendations of the examiner, a final version will be prepared for submission for approval by local referendum.

Consultation

1.11 If you have comments to make on this Plan, please do so by 19th June 2019 at the latest by sending your comments to either of the addresses below:

Julie Bunker, Parish Clerk, 20, Kimble Park, Little Kimble, Aylesbury HP17 0UG

consultation@kimbleplan.org or clerk@kimblecouncil.org

1.12 Further information on the Plan and its evidence base can be found on the project website at:

<http://www.kimbleplan.org/>

2. THE NEIGHBOURHOOD AREA

Introduction

2.1 The Parish is 7.1 kilometres from southeast to northwest and 3.7 kilometres from northeast to southwest and bordered to the north by the parishes of Ellesborough, Stoke Mandeville and Stone (all in Aylesbury Vale District), to the south by the parish of Monks Risborough Parish and to the west by the parishes of Ilmer/Longwick and Upton/Dinton. The main settlements are the villages of Great Kimble and Little Kimble and there also two hamlets, Marsh and Kimblewick. The Parish covers 1212 Hectares and had a population of 1026 according to the 2011 census [1.18 persons per hectare].

Land Use

2.2 The majority of land used is for agriculture – grazing and arable. The 2017 survey indicated approximately 130 Hectares used for arable and the remainder for grazing. There are also significant areas of paddocks for horses. The south-eastern section of the Parish includes an area of greenbelt land on the scarp slope of the Chilterns, including a nature reserve and a Site of Special Scientific Interest. Both are within the Chilterns Area of Outstanding Natural Beauty, which covers approximately 25% of the Parish. There are 105 Hectares of woodland.

Amenities

2.3 Facilities generally available to the public include two Church of England churches, a Free Church, a village hall, a public house serving food, a village green with children's play area, a sports field and a cricket field, two allotment sites, a Church of England Primary School with outdoor the classroom facilities, now designated a denominational junior school [KS1/KS2] and an independent private junior school with nursery provision [Nursery/ KS1/2]. Many Secondary School students travel by private car, bus or taxi to school in Princes Risborough with a minority at school or college in Aylesbury, or educated outside the Parish.

2.4 The Kimble village hall (Stewart Hall) has a stage and capacity for a seated audience of 80 plus a separate small meeting room, full toilet facilities, a recently refurbished kitchen and off-road parking for 40 vehicles. There is an annual point to point I meeting held on Easter Saturday on private land. There is one public house in the Parish, The Swan in Great Kimble.

Roads

2.5 There are two main roads in the Parish, the A4010 from Aylesbury to High Wycombe and the B4009 from Kimble to Watlington. The Arriva 330/30X bus route from Aylesbury to High Wycombe follows the A4010 and buses run at 15-minute intervals during the working day. There is a second bus service which runs four times from and to Aylesbury and to and from High Wycombe, via Saunderton, at peak

times, and a community bus from The Swan to Princes Risborough on Mondays and Thursdays at 9.15am and 12noon (other stops can be pre-arranged)

2.6 The majority of Parish residents live more than 200 metres from a bus route. The 2011 census indicated only 17 residents travelling to work by bus, with 357 travelling to work by car or van, the majority [344] as driver. A further 72 people are recorded as employed and working mainly from home. The proposed reclassification of the B4009 as an 'A' road and the consequent alterations to the railway bridge (PRA9) and junctions with the A4010 and Marsh Road are still subject to final ratification but it is envisaged will improve the current pinch point which is too narrow for two-way traffic, provide a footway (for pedestrian, cycle and equestrian access) and remove the current height restriction for traffic of 3.886 metres.

2.7 The general standard of the road surfaces in the Parish, excluding the A4010, varies from poor to very poor. Cyclists, horse riders and residents use the roads extensively as there are few footways. The 2011 census indicated 801 vehicles owned by 433 households, with a further 22 households having no car. There is a significant flow of school pupils travelling in and out of the Parish at peak traffic times by car.

Pedestrian Amenities

2.8 The parish is skirted to the north by the Ridgeway, a National Long-Distance Footpath. Other long distance footpaths traversing the Parish include the North Bucks Way, the Aylesbury Ring and Swan's Way. There are also rights of way GLK37, GLK41 and GLK62. In addition, GLK40A was converted to a Byway Open to All Traffic ('BOAT') in around 2011 and runs mainly through the Chequers Estate.

2.9 There are four pedestrian crossings of the railway, one of which is used to access the outdoor classroom of Great Kimble School, and pedestrian footways along the A4010 and B4009. However, in 19 kilometres of public road in the Parish there is only 4 kilometres of footway, the overwhelming majority on the A4010. There are also no facilities specifically for cyclists. There are approximately 33 kilometres of public rights of way of which two kilometres are BOAT and five kilometres bridleway.

Railway

2.10 There is an unmanned railway station with no facilities at Little Kimble, which is on the branch-line Princes Risborough to Aylesbury, with infrequent services to London and a shuttle running between Princes Risborough and Aylesbury. The station has 4 parking spaces. The passenger numbers were 4,918 journeys starting or terminating at Little Kimble station in the year 2015/2016. The majority of rail commuters travel from Princes Risborough, Stoke Mandeville or Wendover. There are also more frequent trains carrying rubbish or spoil. There is an unmanned 'continental' barrier crossing at the northern end of the Parish. The line is scheduled to be closed to allow HS2 construction for approximately 12–18 months at which time no trains will travel between Little Kimble Station and Aylesbury. This closure will contribute further to the increase in traffic on the A4010/B4009, in particular under the bridge PRA9, as referred to in Para 2.6 above.

Listed Buildings & Historic sites

2.11 Historic buildings in the Parish include two Grade 1 listed medieval churches and a historic listed brick building – Dodds Charity at Kimblewick. There are in addition a further 10 listed buildings as well as a wide variety of historic remains, some dating from the Iron Age.

Employment

2.12 There are approximately 25 small non-farming businesses operating from premises in the Parish and a single public house. Much of the farming is arable, conducted by proprietors or contractors. The 2011 census indicates that most persons in employment living in the Parish were employed outside, with the majority of the remainder working from home. Out of 514 persons in employment only nine travelled less than 2 kilometres to work and the average distance travelled was 26 kilometres.

Population

2.13 As mentioned in paragraph 2.1, the 2011 census indicated a Parish population of 1260 which seems likely to have increased. The census also indicated a higher proportion of older people (i.e. above 65) than the national average, although the proportion of the population over 84 is below the national average, probably because the lack of local facilities mean that older residents move to urban accommodation as their needs for assistance increase. [The 2011 Census also indicated there to be 171 dwellings in Great Kimble, 128 in Little Kimble, 100 in Marsh and Kimblewick and 69 elsewhere.

Housing Stock

2.14 The housing stock in the Parish varies widely in age and scope. There are two recent small-scale developments including low cost housing with preferences for local families and two similar earlier developments. There are also several amalgamations, radical extensions, total rebuilds and barn conversions.

2.15 The survey in 2017 indicated a majority of the dwellings in the Parish are in ribbon development along roads, with over two-thirds having no dwellings to the immediate front or rear and only approximately 5% with dwellings immediately to front and rear. The plot size for the majority of dwellings is large and the wide variety makes averages less relevant, but the median price is likely to exceed materially the national average. Out of 421 properties recorded in the 2011 census, over 75% were owner occupied and the balance rented, mainly privately but with some social housing.

Drainage

2.16 Land drainage in the Parish is mainly through four streams and there are five sites where road flooding occurs periodically. The main villages have been on mains drainage since the 1930's and Clanking since 1962. There is a pumping station near Brookside Farm which directs sewage to Princes Risborough. North of the station most dwellings are still not on mains drainage, with some still using cess pits and wells, although we are not aware of any dwellings that are not on mains water. The plastic main at Clanking failed shortly after installation and has since failed twice. There have also been regular issues with water mains and main drainage facilities since the main connections were made in the 1930's. Issues with land drainage are thus common and extensive in the Parish and building developments have frequently had significant problems. There have also been issues with clay shrinkage in long, dry spells, in particular in 2018.

Communications/Services

2.17 There are six post boxes in the Parish and two public telephone boxes. There is a daily delivery and a daily collection Monday to Saturday. There are differentiated weekly rubbish collections for the entire Parish. There are a number of petrol stations and Post Offices in neighbouring parishes, but none in the Parish. Most other facilities are available in Princes Risborough, Wendover or Aylesbury. Internet connections vary considerably in terms of speed and consistency within the Parish, although residents can now access acceptable broadband through wireless connection from Aylesbury and mobile telephone connections.

2.18 The Parish is in the most deprived category [category 1 on a scale of 1 – 10] in the section "Geographic Barriers to Services". In the "Barrier to Housing and Services Deprivation" section the north of the Parish is in Category 2 [very deprived], and the south in category 1. Much of the northern part of the Parish which is not on mains drainage is also not on mains gas. In view of the high proportion of those working outside the Parish and the lack of facilities and amenities within the Parish, road access is a serious issue and it is difficult to see how the upgrading of the B4009 can be achieved in a manner that wouldn't worsen this.

Recent Planning Issues

2.19 A total of 29 new housing units have been built or have been granted planning permission in the Parish since April 2013.

3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the Wycombe District Council area in the county of Buckinghamshire.

National Planning Policy

3.2 The new National Planning Policy Framework (NPPF) published by the Government in July 2018, and updated in February 2019, is an important guide for the preparation of neighbourhood plans. The following paragraphs of the NPPF are considered especially relevant to this Neighbourhood Plan:

- The Role of Neighbourhood Plans (§13)
- Neighbourhood Planning (§28 - §30)
- Housing and Design (§61)
- Sustainable development in Rural Areas (§78)
- Rural Economy (§83)
- Community Facilities (§92)
- Good Design (§127)
- Green Belt (§133 - §145)
- Flood Risk (§155)
- Natural Environment (§170)
- Historic Environment (§184 - §185)

Strategic Planning Policy

3.3 The Wycombe District Development Plan currently comprises the:

- i. Wycombe District Local Plan (2007)
- ii. Wycombe Core Strategy (2008)
- iii. Wycombe Delivery and Site Allocations Plan for Town Centres and Managing Development (2013)
- iv. Buckinghamshire Minerals and Waste Core Strategy 2012
- v. Buckinghamshire Minerals and Waste Local Plan (2004-2016 - part retained).

3.4 However the new District Local Plan will replace the Wycombe District Local Plan 2007 and Wycombe Core Strategy 2008 and parts of the Wycombe District Delivery and Site Allocations Plan 2013. As the Neighbourhood Plan will be examined after the adoption of the new Local Plan, it must be in general conformity with its strategic policies.

3.5 The new Local Plan sets out strategic policies for the District, individual site proposals for local areas and detailed policies to manage development. It does not define strategic policies relevant to Neighbourhood Planning but considers Policies CP1-CP10 to be strategic.

3.6 The most relevant policies to the Parish are:

- Policy CP2 Overall Spatial Strategy – directs broadly 15% of housing requirement to villages
- Policy CP3 Settlement Strategy – identifies the Parish as a Tier 4 settlement (other service villages) in the settlement hierarchy
- Policy CP4 Delivering Homes – requires 160 homes to be provided in the Parish
- Policy CP8 Protecting the Green Belt – protects the Green Belt, removing limited areas of land from it, none within the Parish
- Policy CP9 Sense of Place – seeks the conservation of the natural and historic environment and high quality design, while optimising development
- Policy CP10 Green Infrastructure and the Natural Environment – seeks to conserve and to enhance the natural environment and green infrastructure through a landscape character-based approach
- Policy CP11 Historic Environment – promotes the conservation and enhancement of the Historic Environment
- Policy RUR6 Great and Little Kimble -cum -Marsh Parish – setting out criteria for the allocation of the required 160 homes
- Policy PR3 Princes Risborough Area of Comprehensive Development including Relief Road – defines an expansion area for Princes Risborough that includes a relief road which would impact on the B4009 in the Parish
- Policy PR5 Settlement Boundary and Strategic Buffer – defines the strategic buffer to protect the physical separation with the Parish and its neighbours
- Policy PR8 Provision and Safeguarding of Transport Infrastructure – defines the connecting road to the B4009 in the Parish
- Policy PR17 Princes Risborough Delivery of Infrastructure – requires early delivery of the relief road to avoid severe impacts on the transport network

3.7 The most important new policy is RUR6, which is specific to this Parish and the latest version is as follows:

RUR6 – Great and Little Kimble-cum-Marsh Parish

- *The Council requires 160 homes to be developed in the Parish of Great and Little Kimble-cum-Marsh over the Plan period.*
- *A Neighbourhood Plan will determine the distribution of development across the Parish and allocate specific sites for housing and other uses as appropriate. The Neighbourhood Plan should have regards to the following principles:*
- *Development should be phased to be delivered over the lifetime of the local plan;*
- *The required housing should be provided;*
 - i) On a range of small sites within or adjacent to the existing villages of Great Kimble (including Smokey Row), Little Kimble and*
 - ii) Through including a small allowance for windfall sites in the hamlets of Marsh and Kimblewick;*
- *Development sites should be selected based on an appraisal of local sustainability issues, including an assessment of:*

- *The capacity of the landscape to accommodate development without having a major impact on the setting of the Chilterns Area of Outstanding Natural Beauty:*
- *The location of the proposed development sites in relation to public transport services, and/or their capacity to support improvements.*
- *In the absence of a Neighbourhood Plan, development will be required to meet the principles set out in 1 to 3 above.*
- *Development proposals or allocations will not be permitted which would prejudice the delivery of infrastructure improvements required for the expansion of Princes Risborough*

3.8 Although not the only strategic policy of relevance to the Neighbourhood Plan, RUR6 has been the most important driver of the work undertaken. The policy was a late addition to the Local Plan and is not without its challenges in technical and community acceptance terms. However, rather than object, the Parish Council decided to bring forward a Neighbourhood Plan to seek to minimise the damage to the Parish and its rural nature from what is proportionally a significant increase in the number of houses in the parish.

3.9 RUR6 comprises two main elements: a requirement for housing site allocations to deliver 160 homes in the period, less the 29 houses built or committed since April 2013; and the criteria for the Neighbourhood Plan to adopt in so doing. It also distinguishes between the main areas for development of the villages of Great and Little Kimble and the wider Parish, including the hamlets of Marsh and Kimblewick, with a proportion of the housing requirement to be met from windfall schemes in those hamlets.

3.10 Policy CP8 does not make provision for the Neighbourhood Plan to remove land from the Green Belt to meet the requirements of Policy RUR6. Policy CP10 restates the statutory responsibility of conserving, protecting and enhancing the Chilterns Area of Outstanding Natural Beauty. It follows that the Neighbourhood Plan is required to allocate sites outside the Green Belt and AONB areas of the Parish of Great Kimble and Little Kimble. Sites have been made available and the Parish Council has sought to minimise any damage to the Green Belt and AONB.

3.11 Of the remaining policies of the Delivery & Site Allocations Plan, Policy DM13 is especially relevant to the Parish, given its southern half lies within the Chiltern Beechwoods Special Area of Conservation. Its Policy DM5 covers 'scattered business sites', of which there are some in this Parish, and its policies DM2, DM11, DM12 and DM14-19 cover a wide range of non-strategic transport, green space, biodiversity, flood risk and infrastructure matters, with which all the development proposals supported by the Neighbourhood Plan will also have to comply.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Local Dialogue were engaged by the Working Group to undertake a survey of all residents in the Parish. Forms were posted out to all residents ahead of the June 2018 public exhibition and were available for completion at the exhibition or by post afterwards.

4.2 Residents were asked to give their preferred sites and least favourite sites and to make other comments about the process and a response rate of about 10% was received. The results were collated into a report ranking the sites by preferences from the responses received. A copy of the report is available on the Neighbourhood Plan website (www.Kimbleplan.org).

4.3 These site preferences have helped inform the basis of the final choice of site allocations in the Neighbourhood Plan. The responses to the survey provided a sample of community opinion which assisted discussions relating to closely matched sites. Further information on how the survey results were used is in the Sites Assessment Report.

5. VISION, OBJECTIVES & LAND USE POLICIES

Vision

5.1 The vision for the Parish and Neighbourhood Plan area in 2033 is:

"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".

Objectives

5.2 The vision will be achieved through a number of key objectives:

- 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

Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of the Parish of Great and Little Kimble -cum - Marsh. They focus on specific planning matters that are of particular interest to the local community in the context of planning for housing growth in appropriate places.

5.4 There are other policy matters included in the Local Plan which are not repeated here to avoid unnecessary repetition. However, these policies supplement the policies in the Local Plan and should be implemented in a manner consistent with the Plan.

5.5 Each policy is numbered, titled, and in bold italics. Where appropriate, the area to which a policy applies is shown on the Policies Map attached to this document. Each policy is supported in the text that follows which explains the purpose of the policy, how it is to be implemented and, where relevant, how it relates to other development plan policies.

KIM1 SETTLEMENT BOUNDARIES

The Neighbourhood Plan defines Settlement Boundaries at Great Kimble (including that part known as Smokey Row) and Little Kimble, as shown on the Policies Map.

In addition to the land allocated for development in the Neighbourhood Plan, proposals for small scale, infill development within a settlement boundary will be supported, provided the proposal accords with the design and development policies of the local development plan and the policies of the Neighbourhood Plan.

Proposals for development outside a Settlement Boundary will only be supported if the proposal is appropriate to a countryside location and consistent with local development plan policies.

5.6 This policy defines the boundaries of Great Kimble and Little Kimble on the Policies Map for the purpose of implementing policies CP3 and DM21 of the new Local Plan. Those policies direct housing development in 'Tier 4 Other Service Villages' to land within the defined Settlement Boundaries, which are shown on the Policies Map. The boundaries are drawn to incorporate the site allocations of Policy KIM3.

5.7 The new Local Plan has raised the status of the combined villages to Tier 4 within the District Settlement Hierarchy but relies upon the Neighbourhood Plan to define the boundaries and to make provision for new housing development required by its Policy RUR6. The boundaries are also helpful in addressing the ambiguity of place names in this Parish – Great Kimble, Little Kimble, Smokey Row, Bridge Street and

Clanking. The boundaries have been drawn using the conventions for doing so, essentially by following the observable settlement edge of buildings and plots, but excluding large garden plots that visually blend into the open countryside.

5.8 For further clarity, Policy KIM1 implements Policy RUR6 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, in the absence of the Neighbourhood Plan.

KIM2 DESIGN PRINCIPLES

Development proposals should have regard to Chilterns Conservation Board Design Guidelines and the Wycombe Residential Design Guidance as appropriate.

Proposals should also have regard to the following specific design principles which reflect the character of the Parish:

- ***Where relevant because of its location, new development must protect and enhance heritage assets and their settings***
- ***Any new development will only utilise the existing access points to roadways, using on-site service roads where required, and no new access points to public highways are envisaged to maintain the character, integrating with the existing vegetation***
- ***Proposals will retain the existing roadside and boundary hedges where present and will incorporate a high quality landscaping scheme to enhance the rural appearance of greenfield sites to maintain the existing character of the Parish***
- ***Where appropriate, proposals will incorporate landscaping buffers, designed to avoid overlooking between houses and will normally be expected to maintain views to the open countryside***
- ***Where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of 15 metres between them***
- ***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***
- ***Setbacks from the highway will normally be similar but certainly not closer to the road than nearby properties***
- ***Ridge heights and roof designs are expected to be similar to adjoining properties to maintain and enhance the vernacular of the area***
- ***Where practical, proposals should make a positive contribution by improving the provision of walking, cycling and horse access in the Parish, preferably on site or in the immediate vicinity***
- ***Because the provision of public transport is more limited than urban environments and most occupants will be car owners new dwellings should have a minimum of two car parking spaces per one bedroom unit, with an additional space for each bedroom thereafter, with these car spaces provided on driveways adjoining the property rather than separate car park***

areas, except for terraced or flat/maisonette developments and to be of a permeable surface finish to mitigate run off of surface water. Garages will be included as a car parking space

- adequate access should be provided to each property to allow secure cycle parking**
- each new dwelling should have a designated purpose designed and enclosed/screened bin storage area capable of taking three conventional wheelie bins plus recycling boxes adjoining the property**
- new buildings should be designed to enhance the surroundings and utilize high quality materials in keeping with, responding to and integrating well with the surrounding buildings**
- All new houses should benefit from private garden space**
- All new houses should have the provision to charge electric cars.**
- All developments should be 'tenure blind', whereby the quality of external materials and design does not differentiate between private ownership and other forms of tenure, to maintain the quality of the built environment.**

5.9 This policy sets out a series of design principles that reflect the views of the local community on the importance of specific design matters that should be addressed in all new development proposals within the Parish. The policy complements a number of retained policies in the Delivery & Site Allocations Plan and refines policies CP9 Sense of Place and CP10 Green Infrastructure of the new Local Plan.

5.10 It is expected that every proposal will adhere to these principles as appropriate to their nature and location. It is expected that applications will only be supported if they set out in their Design & Access Statement how these principles have been taken into account and if applicable, provide a reasonable justification if the proposals do not intend to comply with any principle.

KIM3 HOUSING SITE ALLOCATIONS

The Neighbourhood Plan allocates sites for housing development at Great Kimble and Little Kimble, as shown on the Policies Map.

Proposals will be supported at each site, provided they accord with the following 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 and must make an appropriate financial contribution towards a package of public transport service, footpath and highway improvements to be agreed with the Highway Authority.

Land at Grove Lane (West) (Ref: No.1)

- The scheme the Parish Council have allocated is contained within a developable area of 0.4 Ha and the proposal is to deliver 11 homes as per the drawings attached.**
- The building types, layout and landscape scheme allow for glimpse views through the site from Grove Lane to the countryside beyond**

- ***The layout and landscape scheme deliver a defensible northern-west boundary to the site to prevent any future encroachment of development into the countryside***
- ***The scheme is accessed from a single point onto Grove Lane that accords with the proposed realignment of Grove Lane***
- ***The proposal sets out the means by which the scheme will deliver a small A1 shop unit and necessary car parking spaces/delivery arrangements and the arrangements through which the unit will be transferred to an appropriate operator with a reasonable financial contribution to its set up and operating costs, with the requirement that such means and arrangements form part of the planning permission and S106 agreement and they are implemented prior to the occupation of any dwellings. 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 site fronting on to Grove Lane (Ref: Site 1) lies outside the setting of the AONB and is conveniently located for walking trips to the school, public transport services and the Swan P.H. These requirements seek to ensure that the potential for adverse landscape effects are successfully mitigated. As the landowner has committed to providing a small shop unit (defined as less than 250 sq. m. gross floor space) as part of the scheme, the requirements set out how this will be delivered.

Land at The Laurels, Marsh Road (Ref: No.10)

- ***The scheme the Parish Council have allocated is contained within a developable area of 0.6 Ha and the proposal is to deliver 14 homes as per the drawings attached.***
- ***The building types, layout and landscape scheme allow for glimpse views through the site from Marsh Road to the countryside beyond***
- ***The layout and landscape scheme deliver a defensible western boundary to the site to prevent any future encroachment of development into the countryside***
- ***The layout ensures that buildings are set back from and front on to Marsh Road and are of a form and scale that reflect the rural village character of the local area***
- ***The scheme is accessed from a single point onto Marsh Road that accords with the proposed realignment of Grove Lane***
- ***The scheme provides a new footpath along its frontage with Marsh Road***
- ***The detailed scheme will need to demonstrate mitigation of surface water run off and address foul water drainage issues in the area.***

This site fronting on to Marsh Road (Ref: Site 10) lies outside the setting of the AONB and is conveniently located for walking trips to the school, public transport services and the Swan P.H. These requirements seek to ensure that the potential for adverse landscape effects are successfully mitigated. They also recognise that it is especially important that the scheme presents a positive and respectful frontage to Marsh Road to maintain its rural character.

Land off Kimblewick Road (Ref: No.14)

- **The scheme the Parish Council have allocated is contained within a developable area of 1.7Ha and the proposal is to deliver 45 homes as per the drawings attached.**
- **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.**
- **The scheme lays out a public open space on the non-developable part of the site with open links through the development parcels to enable access to the space from existing properties on Kimblewick Road and to connect with the adjoining Aylesbury Ring public right of way**
- **The layout ensures that buildings front on to Kimblewick Road and Grove Road and on to the public open space and green links, and are of a form and scale that reflect the rural village character of the local area**
- **The layout and landscape scheme deliver a defensible northern boundary to the site to prevent any future encroachment of development into the countryside**
- **The scheme is accessed from Kimblewick Road using the existing field access points only**
- **The public open space includes a new multi-use games area (level grassed area of circa 0.5 acres min) with a utilities service point to support events on the space**

This site fronting on to Kimblewick Road (Ref: Site 14) lies outside the setting of the AONB but is visible within the open landscape from within it. It is conveniently located for walking trips to the school, public transport services and the Swan P.H. and will form an extension to Great Kimble along the road opposite the existing buildings. These requirements seek to ensure that the potential for adverse landscape effects is successfully mitigated. As the landowner has indicated an intention to provide a large public open space as part of the planning proposal. The requirements set out how this should be delivered.

Land South of Grove Lane (Ref: No.15)

- **The scheme the Parish Council have allocated is contained within a developable area of 0.7 Ha and the proposal is to deliver 20 homes as per the drawings attached.**
- **The building types, layout and landscape scheme relate well to the adjoining Redding Court development in terms of scale and proximity**
- **The layout and landscape scheme deliver a defensible southern boundary to the site to prevent any future encroachment of development into the countryside**
- **The layout safeguards land that may be required for the widening of the operational railway land and the proposals have regard to the potential additional noise pollution from the railway and the realigned Grove Lane**

- ***The layout safeguards land that will be required for the realignment of Grove Lane***
- ***The scheme is accessed only from Redding Court provided this will not hinder delivery of the Grove Lane realignment.***

This site fronting on to Grove Lane (Ref: Site 15) lies outside the setting of the AONB and is conveniently located for walking trips to the school, public transport services and the Swan P.H. These requirements seek to ensure that the potential for adverse landscape effects or amenity effects on the adjoining Redding Court are successfully mitigated. They also ensure that the scheme does not compromise the proposals to upgrade and realign Grove Lane and the possible widening of the railway line corridor.

Land at Doe Hill Farm (Lower) (Ref: No.17A)

- ***The scheme the Parish Council have allocated is contained within a developable area of 1.6 Ha outside the identified Flood Zone and the proposal is to deliver 40 homes as per the drawings attached.***
- ***The building types, layout and landscape scheme allow for glimpse views through the site from Aylesbury Road to the countryside beyond***
- ***The layout and landscape scheme deliver a defensible northern boundary to the site to prevent any future encroachment of development into the countryside***
- ***The scheme layout retains the existing mature trees and hedgerow along the front of the site and minimises the loss to create the road access***
- ***The building types, layout and landscape scheme relate well to the adjoining properties on Aylesbury Road in terms of scale and proximity***
- ***The proposals demonstrate that the scheme can successfully avoid or mitigate any adverse flooding or biodiversity effects on both this site and adjoining land***
- ***The scheme is accessed from a single point onto Aylesbury Road***
- ***The proposal sets out the means by which the scheme will deliver a small A1 shop unit and necessary car parking spaces/delivery arrangements and the arrangements through which the unit will be transferred to an appropriate operator with a reasonable financial contribution to its set up and operating costs, with the requirement that such means and arrangements form part of the planning permission and S106 agreement and they are implemented prior to the occupation of any dwellings. The public open space includes a level grassed area for the enjoyment of residents. 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 site fronting on to Aylesbury Road (Ref: Site 17A) lies within the setting of the AONB and is conveniently located for walking trips to the school and public transport services. These requirements seek to ensure that the potential for adverse landscape, flooding and biodiversity effects on adjoining land are successfully mitigated. As the landowner has committed to providing a small

shop unit (defined as less than 250 sq. m. gross floor space) as part of the scheme, the requirements set out how this will be delivered.

For the purposes of phasing the delivery of housing over the full plan period, no more than a total of approx. 50 dwellings will be granted consent from one or more site allocation schemes in each of the periods 2019/20 – 2022/23; 2023/24 – 2027/28; and 2028/29 – 2032/33. Priority will be given to considering proposals from those sites that will deliver a necessary community benefit.

5.11 The first part of the policy allocates five sites to implement the provisions of Policy RUR6 of the Local Plan. That policy requires 160 homes to be provided after taking into account the close proximity of the Chiltern Beechwoods Special Area of Conservation 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. In addition, the residue of one new 'windfall' homes may be delivered in the hamlets of Marsh or Kimblewick as described in para 2bii of policy RUR6. It is envisaged these will come from either conversions or development of brownfield sites rather than greenfield sites.

5.12 For each allocation, the policy defines the net developable area within the site boundary (as shown on the Policies Map) and sets out the approximate number of homes, taking into account the density of adjoining residential development. It also identifies key development principles to mitigate the potential for harmful environmental effects and, in some cases, to deliver a community benefit as a contribution to the overall package of housing development. Planning applications will be required to address satisfactorily all of the specific principles and take account of all other relevant policies of the Neighbourhood Plan and Local Plan; the policy does not seek to identify all of the potential policy matters that may be relevant to each site.

5.13 In every case, the policy requirements reflect the outline scheme proposals submitted by land interests in response to the 'call for sites'. In submitting proposals, the land interests will have been aware of the adopted and emerging Wycombe development plan policies (on affordable housing for example) and especially of Policy RUR6. It is therefore assumed that the requirement of the respective development principles will not undermine deliverability of the Plan. For the submission of the plan each land interest will be required to confirm the viability of the policies (as per NPPF paragraph 57 and 67).

5.14 The second part of the policy responds to part 2 of Policy RUR6, which states that, "Development should be phased to be delivered over the lifetime of the Local Plan". In its supporting text it states that, "In allocating specific sites, a Neighbourhood Plan will take this policy as the starting point but will review the ... phasing of development".

5.15 All of the proposed sites are available now, as the landowners have confirmed there are no known legal or other encumbrances to prevent planning applications being submitted. In which case, the policy seeks to manage the release of the allocated land for housing development by dividing the Plan period into three periods and setting a cap on the total number of homes delivered in any one

period. However, it gives priority to the sites that have a requirement to deliver a community benefit so that the local community sees these benefits early in the Plan period.

KIM4: SCHOOLS

Proposals which encourage and support innovative improvements to schools in the Parish will be encouraged, provided they accord with national and development plan policies.

5.16 This policy recognises the social value of the schools within the Parish and supports proposals to ensure their short, medium and long term success.

5.17 However, given their location any changes will require careful planning and design to ensure their openness and scenic beauty respectively are not compromised.

KIM5: LANDSCAPE BUFFER

The Neighbourhood Plan designates land between Great Kimble (Smoky Row) and the Parish boundary with Monks Risborough, as shown on the Policies Map, as a landscape buffer.

Development proposals within the buffer will only be supported if they are of a small scale and will protect the rural character of the land.

5.18 This policy extends the Strategic Buffer designated by Policy PR5 of the new Local Plan from the Parish boundary with Monks Risborough to the Settlement Boundary of Great Kimble (Smoky Row) as defined by Policy KIM1. The buffer is also defined by the railway line to the south east and by the main road to the north west.

5.19 As well as its provisions for the Neighbourhood Plan (Policy RUR6), the new Local Plan proposes a major expansion of the nearby town of Princes Risborough. The proposal recognises that “once the town has expanded, future gaps will become critical to the protection of the countryside and surrounding settlements” (§5.3.55). The District Council intends the policy to “protect the open and undeveloped character” of the buffer, it acknowledges that this should not preclude any development at all in that area. In which case, the policy wording of PR5 and its supporting text are replicated in Policy KIM5.

KIM6: EMPLOYMENT

Proposals to extend or intensify an established employment use will be supported, provided:

- ***If they are located in the Green Belt and in the Area of Outstanding Natural Beauty, the proposal accords with the relevant national and development plan policies;***
- ***Where relevant because of their location, they protect and enhance heritage assets and their settings***

- **any new buildings are of a similar scale and height to the existing buildings on the relevant site;**
- **the existing vehicular access is capable of accommodating additional traffic movements without causing harm to local residential amenity;**
- **additional car parking spaces are provided on the relevant site in accordance with adopted standards;**
- **the operation hours of the occupiers will be no longer than those of the established users;**
- **there will be no significant increase in light or noise pollution arising from any new buildings or operations; and**
- **the landscape scheme makes provision for a habitat corridor along the site boundaries to deliver a net biodiversity gain and planting to screen the site from the countryside.**

Proposals for the development of new employment uses will only be supported if they are located within a Settlement Boundary or if they will reuse redundant brownfield land that is suited to an employment use.

5.20 This policy seeks to complement Policy DM5 of the adopted Delivery & Site Allocations Plan on 'Scattered Business Sites' by encouraging well designed and appropriate proposals to extend or intensify established employment sites in the Parish. It also provides for new employment uses, provided they are located within a Settlement Boundary defined by Policy KIM1 or will reuse redundant brownfield land. For the purpose of this policy, employment uses include any office or industrial use falling within Class B of the Use Classes Order 1987 (as amended).

5.21 The Parish benefits from a small number of established business sites that are home to successful small businesses. The employment these provide are important in rural areas, especially if they create opportunities for local people to find work without having to make long commuting journeys.

KIM7: COMMUNITY AND LEISURE USES

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 and they accord with national and development plan policies.

5.22 The increase in the population of the villages in the coming years may require the existing community facilities to be improved or facilities to be provided. The policy is supportive of such proposals, provided they are sympathetic to the appearance and setting of the local landscape. As with Policy KIM4, much of the Parish lies within the Green Belt and Chilterns AONB and so any proposals will need to take this and the resulting restrictions into account. Outside of those areas, the proposals must still be of a scale and type that are suited to this rural location with fewer other facilities and limited public transport services. In addition, any new or improved facilities will need to be self-supporting and not be a burden to the Parish Council or wider community.

KIM8: PROTECTING INTERNATIONAL HABITATS

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.

5.23 This policy reinforces the importance of managing the effects of new development on internationally-designated habitats in proximity to the Parish, most notably the Chiltern Beechwoods Special Area of Conservation (SAC), which covers much of its southern half.

5.24 Although these matters are addressed by Policy DM13 of the Delivery & Site Allocations Plan and by Policy CP10 of the new Local Plan, the appropriate assessment of the effects of the Plan (undertaken as part of the Conservation of Habitats & Species Regulations 2017) on those habitats has recommended that this specific policy be included in the Plan. This will ensure that all development proposals in the Parish, not just those within the SAC, have the proper regard to the potential for effects on the SAC and contain satisfactory mitigation measures to avoid any harmful effects.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through Wycombe District Council considering and determining planning applications for development in the Parish.

Development Management

6.2 The District Council will use a combination of the Local Plan and these Neighbourhood Plan policies to inform and to determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and will be made aware of any future planning applications or alterations to those applications. The Parish Council will seek to ensure that the Neighbourhood Plan policies have been correctly identified and implemented in planning applications and by officers in their decision reports.

6.3 Where appropriate, the Parish Council will seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but to which the planning authority has decided to grant consent. The Parish Council may also seek to persuade the Secretary of State to [recover] an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will also seek to persuade the Secretary of State if the Council considers the proposal raises issues of national policy significance (for neighbourhood planning).

Local Infrastructure Improvements

6.4 There will be opportunities through S106 agreements and through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. Based on the current CIL Charging Schedule, the charge levied on the new homes allocated in the Neighbourhood Plan will total approx. £1.6m. Once the Plan is made, the District Council is obliged to pass at least 25% of the sum levied (£400,000) to the Parish Council to invest in local infrastructure improvements.

6.5 At present, given the feedback from the community on local infrastructure issues, the following is a potential list of improvement projects:

- i) Traffic calming –
Bridge St/Church Lane – entire length
Marsh Lane – from Grove lane junction to the speed limit
- ii) Footpaths (Pedestrian, Cycle and Equestrian access) – improvements to the footpaths, especially those linking Great Kimble and Little Kimble. Particularly important are the part of the Aylesbury Ring Footpath from Grove Lane to Church Lane near Great Kimble School (GLK39 and GLK38A), the footpath which links to this footpath from Little Kimble Station (GLK37) and access under the railway line at the A4010/B4009

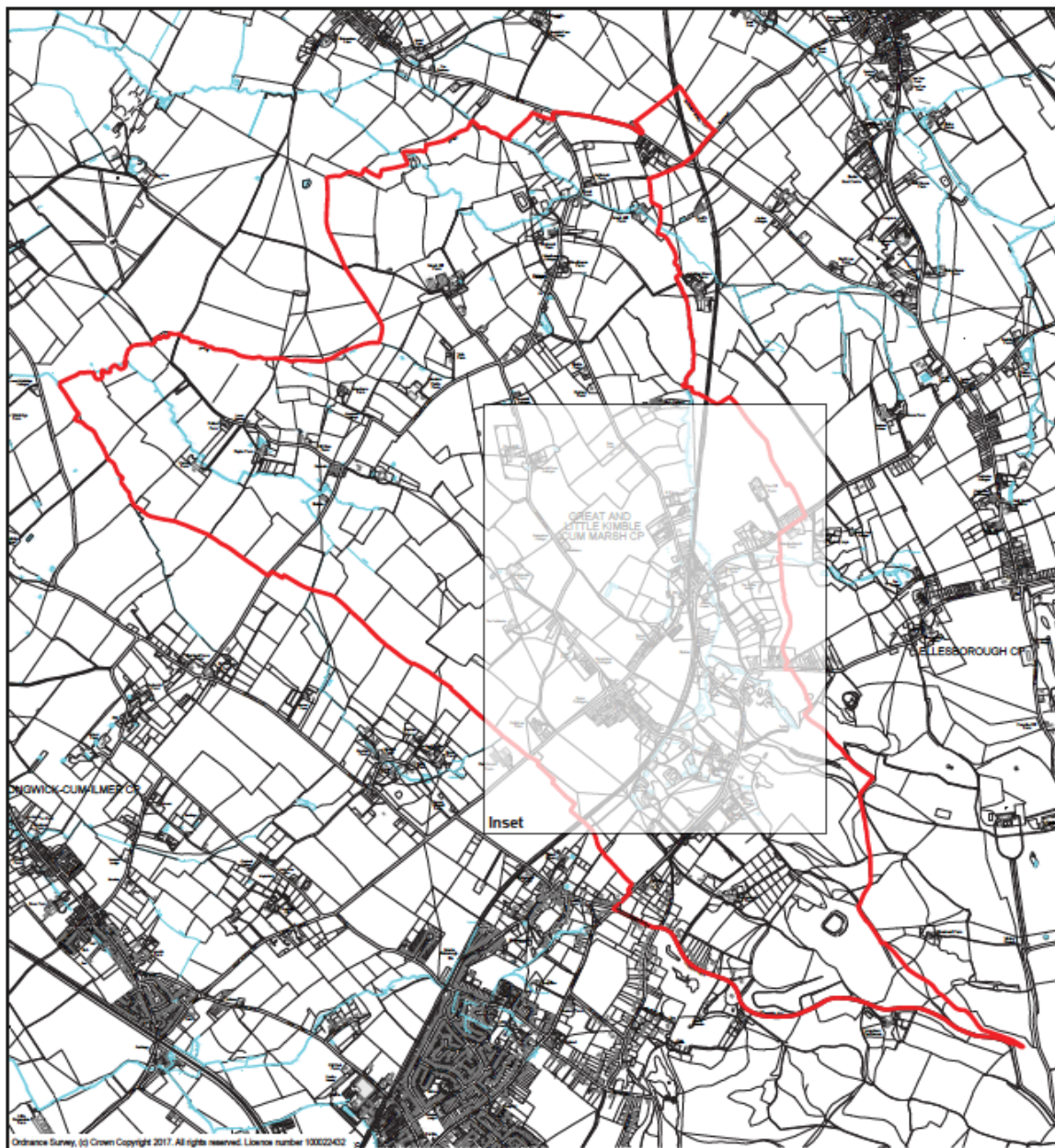
junction. The surface needs to be suitable for primarily pedestrian access but cater for cyclists and equestrian traffic whilst being sympathetic to the rural environment.

- iii) A pedestrian crossing as close as practical to the Swan on the B4009 in Great Kimble

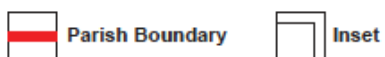
Other Non-Planning Matters

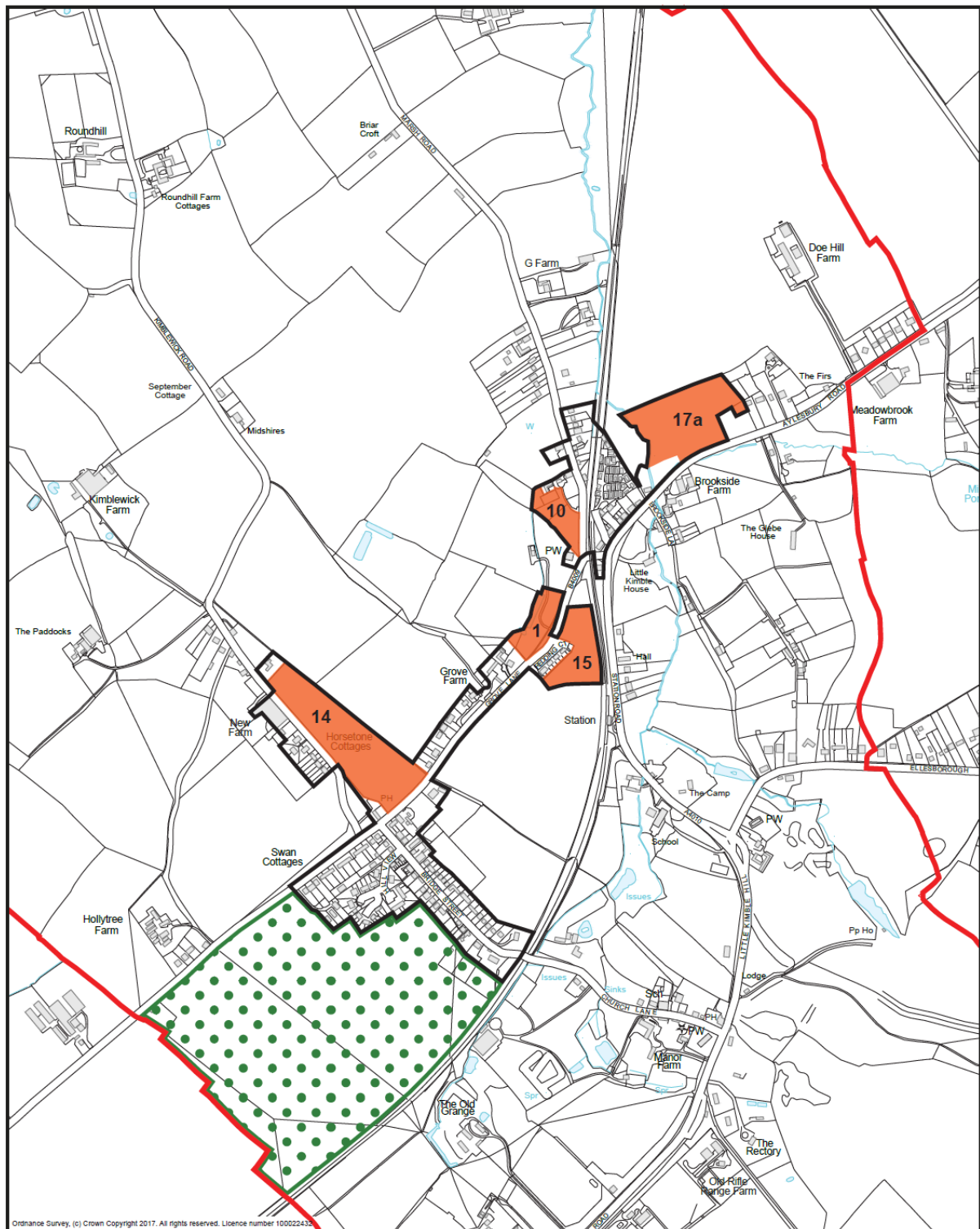
6.6 During the process of preparing the Neighbourhood Plan, many ideas for improving or addressing current problems in the Parish have been proposed that fall outside the scope of the land use planning system. Of particular concern is the junction of Church Lane and the A4010 near the school and church. The Parish Council has noted all these ideas and comments and will take them forward as appropriate in its day-to-day business and in partnership with the local community and relevant parties.

POLICIES MAP & INSET

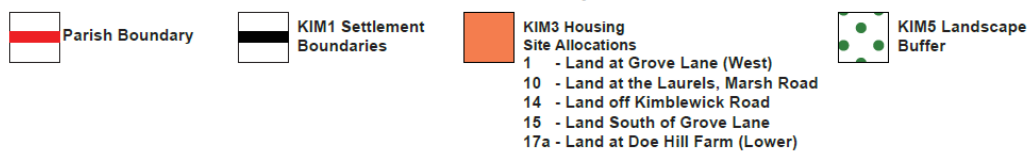


**Great & Little Kimble Cum Marsh Neighbourhood Plan
Pre-Submission Policies Map
April 2019**



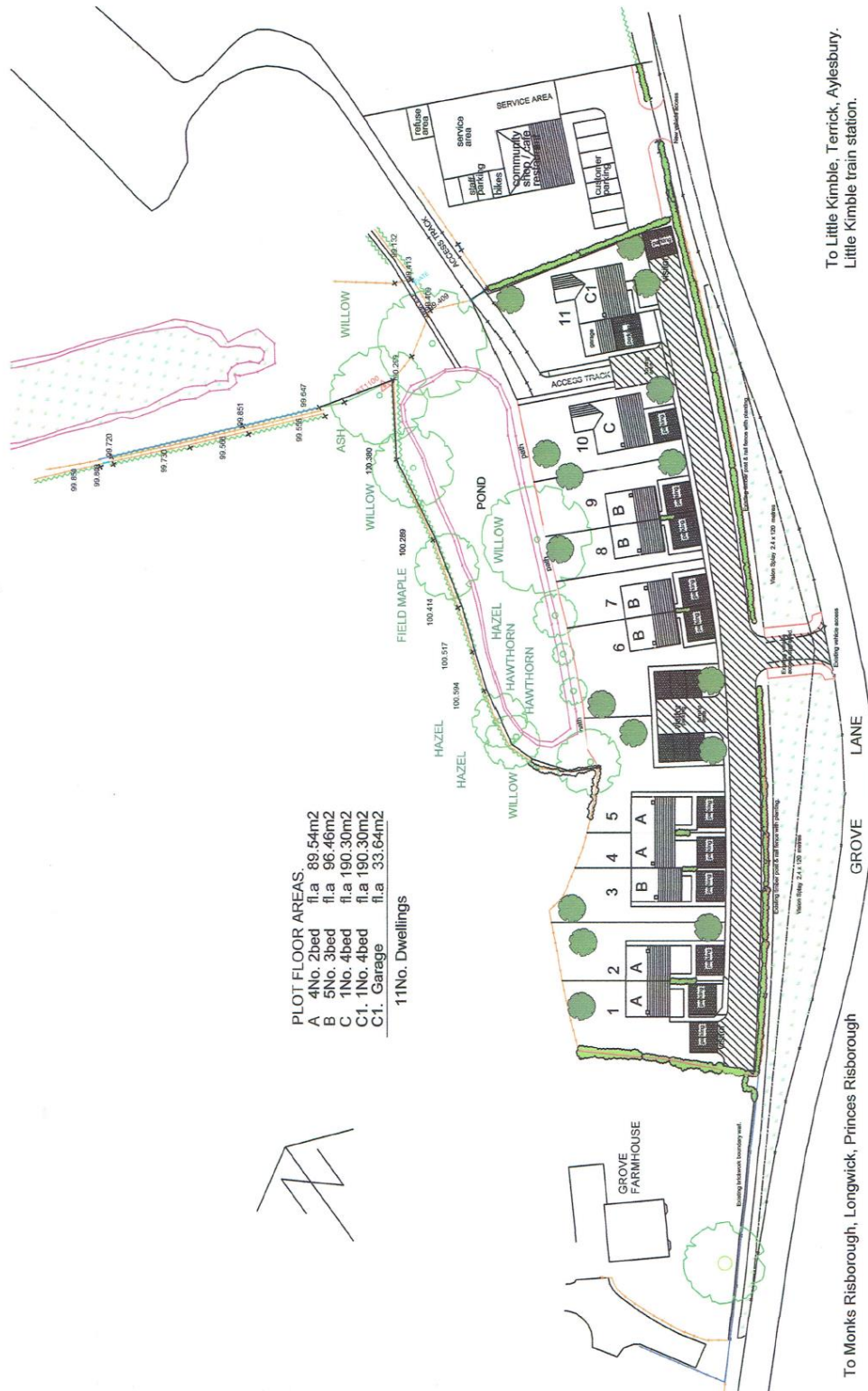


**Great & Little Kimble Cum Marsh Neighbourhood Plan
Pre-Submission Inset Map
April 2019**



Site Layout Drawings

Site 1



Site 14



Site 15



Site 17a

