Great and Little Kimble cum Marsh Parish Council Neighbourhood Plan

Consultation Statement

Appendix

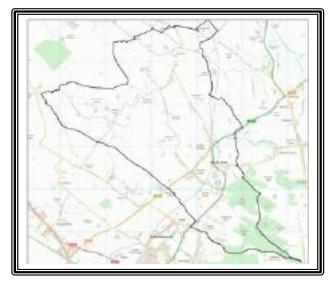
November 2019

Produced by



Neighbourhood Plan

If you live in Great and Little Kimble cum Marsh Parish or own property/land in the parish this could be very important to you.





A few months ago, Wycombe District Council told the parish that we must accommodate development of at least 160 new dwellings in addition to the existing 468 dwellings over 20 years in order to meet national housing needs.

For you to have a say in future housing developments the Parish Council is preparing a 'Neighbourhood Plan'. This gives us a legal right to have our views represented. For this to be completed all residents must be consulted.

So far:

- ✓ A public Parish meeting has taken place
- ✓ Support for the Neighbourhood Plan was established by vote
- ✓ Funding for the Neighbourhood Plan has been approved
- ✓ A survey of all dwellings in the parish has taken place
- ✓ A land use survey has been done
- ✓ Road safety and flood points maps have been prepared
- ✓ An overall description of the parish has been prepared
- ✓ Consultants have been appointed to help us with the plan

What's next?

Please fill in this questionnaire **by October 14th** to have your say in how you would like the parish to develop for the better. Then return it to:

- 1. The mailbox at the Stewart Hall, Station Rd, or ...
- 2. The box in the Swan Pub, or
- 3. The mailbox at "Meadowbrook", Marsh Rd, Marsh

Parish Neighbourhood Plan Survey

Your Post Code:	: House number/name				
For each question, please circle the options that best match your opinion					
1.] New housing should be built					
a.] in small clusters	b.] in one main location	n c.] individually			
2.] The housing should be built					
a.] all at once b.] o	a.] all at once b.] over 5 years c.] over 10 years d.] over 20 years				
3.] The housing should be	built				
a.] By the B 4009	b.] In Marsh c.] Al	long the A 4010			
d.] In Kimblewick	ewick e.] Along Marsh Road f.] In several locations				
g.] Another location/s	[please specify]				
4.] The housing should be					
a.] Family homes	b.] Starter homes	c.] Social housing			
d.] Mixed housing with	d.] Mixed housing with some starter homes e.] I don't have a preference				
f.] Whatever is most viable g.] Include a preference for village families					
5.] Housing should be designed in keeping with nearby housing					
a.] Agree b.] [Disagree c.] No p	preference			
6.] The housing should be					
a.] High density	b.] Ribbon development c.] Clusters				
d.] Low density	e.] No preference				
7.] The suggested total of 160 additional houses in 20 years is					
a.] Too many	b.] Too few	c.] About right			
Any further comments					

e.g. views, quiet, community spirit, footpaths, countryside, heritage, environment, family links, traditions
a.]
b.]
c.]
9.] Which 3 things don't you like about the Parish? e.g. traffic, noise, lack of facilities, badly maintained roads, lack of employment, no shop, limited public transport
a.]
b.]
c.]

8.] Which 3 things do you most **like** about the Parish?

10.] What 3 main improvements would you hope to see from a well-planned increase in housing and population in the Parish? e.g. more amenities/ increase in school places/commercial opportunities/ lower cost housing/improved transport links/walkways/traffic management/ more young people
a.]
b.]
c.]
11.] What 3 main safety and/or conservation factors should be taken into account? road safety inadequate speed limits/traffic calming/conservation of a specific view [please specify] /preservation of specific spaces [please specify] a.]
b.]
c.]
For any other comments / questions – please continue on another sheet if you attach a sheet please tick the box \Box
If you need assistance in completing this questionnaire please leave contact details in one of the mailboxes indicated on the first page.
If you have any questions or concerns about the Neighbourhood Plan, please attend

If you have any questions or concerns about the Neighbourhood Plan, please attend one of the monthly Parish Council meeting and raise the issues with your elected councillors.

Your house name/number and postcode are included to prevent fraudulent returns, returns are analysed statistically and then they are destroyed.

Appendix 2

Summary of pertinent comments

(including background information)

GENERAL COMMENTS ON LOCATION

Some respondents wanted to clarify their choices in the first seven questions, such as

- "In small clusters if along B road, one location if along A road, individually if in rural areas"
- "Areas listed were not properly defined... e.g. B4009 is nearly 2km long... so circled several \$ locations" \$
- "Ticking low density and clusters we mean groups of dwellings with some space for gardens" and
- "...if question had asked 'would you like to see new housing developed in a way that compliments the rural character of the Parish with appropriate use of traditional materials whilst still allowing scope for innovation and individuality' our response would have been a resounding 'yes'"

Others made comments on the general location, such as:

- being along main roads,
- reusing existing brownfield land and redundant farm buildings,
- integrating housing into the community whilst preserving identity and having a blended approach with small groups and individual sites throughout the Parish.

One respondent suggested that new housing should be built back from main roads due to recent research on air pollution causing health issues for those living near main roads.

SUGGESTIONS FOR SPECIFIC LOCATIONS

One respondent commented:

• "Priority should be to avoid impacting outlook of existing residents so, in order, 1. Option "c" between Kimble Station and Bernard Arms. 2. Option "f" along roads without going in front or behind other."

Another suggested that careful planning would allow most existing residents to keep at least an open country view – probably not important for new build (as they would not be losing amenity).

Others suggested specific parcels of land, although it should be recognised that there was some self-interest in the responses. Suggestions included:

- Along the main roads (in order to ensure no traffic issues and to keep our countryside safe)
- Marsh Lane
- Between Redding Court and the railway bridge
- On the fields between Griffin School and the Bernard Arms
- The Bernard Arms site
- Holly Tree farm. Off Grove Lane
- Opposite Horstone Cottages
- Land NW side of Moat Cottage
- Between main road and houses along Kimblewick Road (across road from Swan)
- Between garden of Swan and Smokey Row
- Corner of B4009 and Wendover turning by All Saints Church
- Land opposite Little Kimble Station
- Around Kimble mainly, Clanking and limited infills in Marsh/Kimblewick

COMMENTS ON SIZE OF INCREASE IN HOUSING NUMBERS AND ON KEEPING THE AREA RURAL

Several respondents had calculated the percentage increase in housing to be 34%, which they thought was disproportionate and would change the character of the area. One commented "Doubling size of the village will make it suburban not country village".

Others accepted that the country needs extra housing and that the Parish should play its part. One suggested the number would be fine if spread over the 20 years, so about 8 a year; others commented that large developments would urbanise the village and that the housing should be spread across the entire area of the Parish. Several commented that high quality housing in keeping with a rural environment was important.

One respondent asked for more housing and over a shorter time span [possibly a potential developer?]. Several others commented that it was too many for a rural Parish and would spoil the area. Comments were made that destroying rural areas is wrong and new housing should be built around major existing settlements, one pointing out "People it seems wish to live in a small village (otherwise why do they come?)".

There were several comments about the fact that our rural roads cannot support the extra traffic, being too narrow and already having heavy through traffic. The issue of traffic was returned to by many in later questions in the survey.

COMMENTS ON INFRASTRUCTURE

One respondent commented "Our infrastructure won't take this amount of development." Others were concerned that extra infrastructure would be needed to provide more school places, deal with sewage and cope with the extra traffic and also that amenities would need to be improved. One commented "As long as school expanded, station upgraded, also bus service & improve roads".

COMMENTS ON LOCAL FACILITIES

One respondent commented "We cannot see what 160 houses would add in facilities to this village", and there were several other similarly negative comments. Most mentioned improvements they would like to see as the housing increased. More investment in infrastructure, better broadband and more resilient utilities were commented on. There was particular concern about the risk of flooding that might occur with more housing.

Shop

Over 40% of respondents of the October survey mentioned the lack of a shop among things they did not like about the Parish. The village shop in Great Kimble closed more than 20 years ago, and there are now no shops within the Parish. At a meeting with two representatives of the planning office at the end of October, it was made clear that the Neighbourhood Plan would need to demonstrate that a village shop was viable to be acceptable. It is believed there are currently 171 houses in Great Kimble and around 300 elsewhere in the Parish. Even with a further 160 houses, would this raise sufficient footfall in a small village store to be viable?

However, Wycombe District Local Plan – Regulation 19 Version October 2017 states on page 172 (Policy PR3) that they will require "A local centre with 300-400 sqm retail space" for the main Princes Risborough expansion area along the relief road. Given the plan also draws up provision for a joint footpath and cycleway alongside the upgraded B4009 to Great and Little Kimble, this may be a good compromise for Parishioners looking to pop out to small shops on foot or on cycle.

Pub/restaurant

The Swan pub was mentioned by several as being important to them, but there was concern that we now only have one eating place in the Parish (The Swan). Some suggested a café (possibly community run) or a take-away.

School

The local Church of England School in Great Kimble is an important part of the community. It is highly regarded, drawing pupils from beyond the Parish, and was rated as outstanding in the last Ofsted report. It currently only takes ages 4-7, but plans are in progress to expand it to take children up to age 11, with numbers increasing from 67 to 105 pupils. These plans will use the property next to the school to create new classroom facilities, but expansion may mean there is less room for children from outside the Parish. The school also has an Outside Classroom at 'Smokey Row', a 15 minute walk from the school that pupils visit weekly and it is hoped the reordering work at St Nicholas' will provide a suitable floor space for drama, PE etc.

Only 4% of respondents to the survey mentioned the village school as being something they liked about the Parish in question 8, but 28% wanted to see an increase in school places in question 10, which asked about improvements people would like. This might suggest a low percentage of respondents currently have children using the school, but that Parishioners would like to see a younger demographic in the village – this ties in with question 4 where nearly 85% thought the housing should be 'mixed housing with some starter homes', 'include a preference for village families' or be 'family homes'.

There were numerous comments suggesting the school was improved, enlarged, or even relocated to accommodate the likely influx of children from the additional housing. However, there were also a significant number of comments relating to the lack of parking at the school and the congestion problems in Church Lane at certain times of the day, e.g.

• Church Lane is very congested at certain times of the day and will only worsen if the school is enlarged as proposed. Parking must be taken into consideration.

There is also a private preparatory school in Little Kimble, Griffin House, which takes around 150 pupils between the ages of 3 and 11.

COMMENTS ON COMMUNITY SPIRIT

There were lots of comments about how important the community spirit is in the villages, and the fact that we live in a friendly neighbourhood where "everyone knows everyone else". Facilities such as the village hall, the school, local churches, the pub and the playground were mentioned in connection with facilitating community spirit. The allotments and cricket pitch were also valued. However, facilities for people to come together are currently very limited – there is just the one village hall in Little Kimble, and one pub in Great Kimble, (plus one in Marsh which is currently up for sale) and access on foot is not easy for many. There were also a couple of comments about the need to improve safety for the children's playground.

Four respondents specifically mentioned there was no centre in Great Kimble, and several suggested some building around the village green/playground/pub. Conversely, another respondent wrote: "Parish lacks centre - not all residents live by the Swan." Another commented that the village hall was not in the main area.

COMMENTS ON UTILITIES

At present, a considerable number of houses in the Parish are not connected to the foul water drainage system and outlying areas have no gas supply. In addition, power and telephony supplies are often via overhead cables, and several commented that more needed to be done to prevent outages. There were also several comments about the poor provision of high-speed broadband.

With respect to water, there were concerns about flooding due to additional housing run off, with one respondent including comments and photos showing their property being flooded in 2015.

COMMENTS ON LACK OF OTHER FACILITIES

Some residents complained about the lack of street lights, others valued the dark skies, but the number of comments was low in each case. There was also the odd comment about the lack of a doctor's surgery, lack of police presence, poor accessibility for the disabled, the need for more amenities for young people, and poorly provisioned and maintained litter bins.

One respondent mentioned "lack of housing for the young wanting to continue living in the village".

COMMENTS ON LACK OF EMPLOYMENT OPPORTUNITIES

Being a large Parish of some 557 hectares, dwellings are much spread around apart from in the main villages. There are thought to be a considerable number of small businesses running in the area, either from home or in commercial units, such as re-purposed farm outbuildings. There were a few comments in the survey about current lack of employment opportunities within the Parish.

However, the Wycombe Local Plan only asks for residential housing to be built in our Parish. (It should be noted that 500 sqm space for business start-ups is planned for the main expansion area for Princes Risborough).

COMMENTS ON PUBLIC TRANSPORT

There were several comments about the good proximity to local towns and to cities further afield, with both bus and railway connections. However, there were more comments about the lack of convenient public transport for those who do not live on the main bus route or by the station. Pertinent comments include

- "Bus service is quite good and reliable, but still need a car if working farther out. Sadly no work as such in the villages. Trains are very frequent also, but not always convenient, so having a car is essential for some residents"
- "Public transport regular services limited to one or two roads, i.e., not using Grove Lane/Lower Icknield Way"
- "Poor transport links by train, poor quality roads, use of Parish as high speed rat run"

Under the section asking what improvements respondents would most like to see, improved bus/train links to local towns were mentioned, with a specific call for a regular bus service on the B4009. Improved access to the station for pedestrians from the south and west was also mentioned.

COMMENTS ON FOOTPATHS AND CYCLE WAYS

There is a good network of footpaths in the Parish, including part of the Aylesbury Ring, and a large number of respondents mentioned how important being close to the countryside and having good footpaths was. It should be pointed out that the footpaths are generally unmade paths crossing the countryside rather than being convenient for accessing facilities. There are some paths along road verges, but there were a large number of comments about the lack of provision for pedestrians/cyclists along roads. Specific areas of concern included:

- "The railway bridge in Grove Lane, where there is no footpath. This makes it difficult to access things like bus services, the train station and village hall for those living in Clanking and the west side of Great Kimble"
- "No road-side pavements for those accessing the school in Church Lane"
- "The need for a wider footpath along the B4009"
- "The need for dramatic improvements to the pathway along the A4010"
- "Lack of safe footpaths and cycle tracks through Great Kimble and the A and B roads that serve it
- Pedestrian connectivity to the station through providing an all year round surface was suggested by one respondent, and others suggested similar improvements.

It was also suggested that more footpaths and cycleways would reduce the carbon footprint and that footpaths should be dual use – walk and cycleway. There were also a few comments about the need for better bridleways. One respondent suggested:

• "Interconnect villages and hamlets with horse-riding and cycle paths/footways separate from \$ roads/cars".

COMMENTS ON COUNTRYSIDE, VIEWS, QUIET AND ENVIRONMENT

There were many comments about how much respondents liked the views to the countryside, the peace and quiet, the easy access to country walks and the environment in general. The following comments are a small sample but give an idea of the range of opinions.

- "The fact we are a small countryside rural area with green spaces and country views and lots of lovely country walks and wildlife"
- "We have the perfect balance of rural quiet living whilst having nice small towns close by"
- "Countryside; quiet, green natural space and therefore a healthy environment"
- "...we moved to Kimble to get away from the noise and stress of town life"
- "Beautiful views and many lovely walks, and footpaths all over to see our beautiful countryside"
- "Open green spaces with mixed agriculture and sustainable hedgerows and woodland for wildlife"
- "Views with low density development not obstructing views over local countryside and Chiltern Hills"
- "Views outlook to lose any view is loss of value + quality of life"
- "Countryside; quiet, green natural space and therefore a healthy environment"
- "Clean air!"

Other comments about the environment and heritage include:

- "Lack of street lighting so night sky visible"
- "Village traditions must be maintained. Once they're gone, they never return, more the pity"
- "Chiltern heritage"

COMMENTS ON SPECIFIC VIEWS AND SPACES

There were numerous comments about specific views and spaces respondents thought important to be retained. A sample follows:

- "Maintaining rural nature of the Parish"
- "The character of the surrounding natural environment should, where possible, be preserved and/or enhanced"
- "As much open space as possible retained, whether agricultural, grassland or woodland as befits this rural Parish"
- "Conservation of ALL areas of natural beauty in the Parish"
- "Respect for areas of outstanding natural beauty and the green belt"
- "Conserve hayfields and meadows which are the main habitat and food source for wildlife in the area, including hedgerows"
- "Preserve fields, including those between Great & Little Kimble and the footpaths that cross them"
- "We have some beautiful views and historic churches and buildings in the villages"
- "Allotments, village hall and Cricket club should be preserved"
- "Pub/village green/play area: preserve"
- "Preserve view, field outlooks of existing properties, .e.g. new Redding Close ideal without impacting others, but NOT bulk between Kimble Station and B4009 NOR bulk along B4009 from Bridge Street towards Askett"
- "Conservation of views both of the hills from the village and the views from the hills on the Ridgeway"\$
- "View towards AONB protected and more species-rich hedges"
- "Specifically, Beacon Hill and Monument Hill and woodland"
- "View of Coombe Hill/Ellesborough Church/Chequers Hill"

COMMENTS ON RECREATIONAL ASPECTS

Comments that respondents made about recreational activities include:

- "Rural environment to pursue Horse Riding activities"
- "Country lanes for cycling with beautiful views"
- "Good footpath links giving good access to facilities and amenities across the Parish as well as "valued recreational walking routes"
- "Play facilities for children"

"Keeping dog walking field near train station"

COMMENTS ON ROAD MATTERS

Badly maintained roads

There was considerable concern amongst respondents about the poor state of our local roads and verges. Comments such as:

- "Church Lane is so badly maintained. Lots of potholes and over hanging trees and hedges"
- "Badly maintained roads, lack of foot paths, nightmare walking under the bridge for the bus & train"
- "Badly maintained roads and paths and overgrown hedges need to be cut back"
- "The state of the roads on the B4009, potholes and in Marsh is very poor, not being maintained!"

Traffic/Speeding/Noise

Many respondents were concerned about the volume and speed of traffic using our roads, along with the number of lorries, judging by the considerable number of comments. Particular concerns were:

The volume, speed and size of traffic on both the A4010 and B4009 e.g.

- •! "B4009 is used as a 'rat run' for speeding cars making it unsafe for crossing the speed limit of "40 is totally inadequate"
- •! "Amount and size of traffic e.g. HGVs on B4009"
- •! "Narrow bridge and traffic conditions at a 4010/B4009 junction"
- •! "40mph maximum speed limit on all main roads. 20/30 on all side roads"
- •! "Speed limit 30mph, not 40mph for built up areas like our section of the A4010"

The traffic speed in Marsh and along Marsh Road and the number of commercial vehicles using the minor roads e.g.

- •! "Traffic the lane through Marsh is far too busy with HGVs etc"
- •! "Many heavy HGV/lorries carrying large loads of soil and subsoil (too fast also) using Marsh Rd"
- •! "Lower speed limits, enforced, e.g. Marsh Rd"

Narrow lanes being unsafe e.g.

- •! "Narrow lanes used by HGV's and large agricultural vehicles also used by pedestrians, cyclists and horse riders"
- •! "Traffic speed and volume on small roads, especially near school / play areas"
- •! "Road safety and safe routes to the school 20mph limit for Church Lane/Bridge Street"
- •! Some wanted restrictions on access as well as speed e.g. "Ban any lorries through Bridge Street/Church Lane as it is too narrow".

Noise from traffic and trains e.g.

- •! "Increase of traffic, noisy and never seems to stop. It's 24 hours now"
- •! "Noise of heavy vehicles on B4009 and A4010"
- •! "Noise from trains hooting too loudly. Would prefer automatic warning to footpath users by an 'electric' signal device" Vibration from trains was also mentioned.

Road safety/traffic management

There were numerous comments on this topic, probably more than on any other, particularly calls to reduce speeds on both the main roads and the minor ones. There were some calls for traffic calming, but in the main respondents wanted better traffic management, particularly along the A4010 by the derelict Bernard Arms (to allow pedestrians to cross safely), along the B4009 through the village, along Marsh Lane to Marsh, and along Bridge Street/Church Lane. There were also several comments about making junctions safer. A selection of comments follows:

- •! "Road safety, particularly meaningful speed limits and routes for pedestrians and cyclists"
- •! "Safety of pedestrians (paths can be uneven), traffic does not always observe speed limits"
- •! "Road safety along Bridge St/Church Lane, especially during school pickup/drop off time \$ (reducing speed limit at all times)" \$
- •! "Traffic and no speed enforcement and dangerous roads for pedestrians and vehicle users"

- •! "Unpoliced road speed limits: on B4009 traffic is often travelling at 50/60mph in a 40mph limit"
- •! "Much larger 40 mph signs please"
- •! "Improved parking and signage & maintenance of roads. Roundabout at Bridge / Marsh Rd/ B4009"
- •! "Road planning to alleviate rat run in Marsh"
- •! "Better traffic management putting people (not cars) first... for footpaths/cycle ways connecting communities safely"
- ! "Better management of hedgerows to improve road safety/visibility on rural roads"
- •! "Poor traffic calming in residential areas"
- •! "Pelican/Pegasus crossing by The Swan"
- •! "Parking for the school"

COMMENTS ON LOOKING TO THE FUTURE

Concerns (particularly about increased traffic due to various reasons) led to comments such as:

- "Need to think about how the construction traffic gets to the building sites"
- "Junctions on B4009 should have mini-roundabouts to help access and egress when traffic increases. Princes Risborough local plan would divert traffic onto B4009 from A4010 on top of local traffic from new housing"
- "B4009 has too much traffic this will increase with building in P. Risborough"
- "The increase in traffic, especially as 3K houses are planned for P.R. means our village will be ruined. Please note: A4010 is already too busy at peak periods"
- "With B4009 to be main road, keep numbers of houses lower, to reduce vehicles entering"
- "Most of the roads in the Parish, except the main roads, are narrow. Having a new housing estate with a large number of houses adjoining a country lane would be dangerous / ruins the environment. Thus the need for a few new houses to be scattered throughout the area, not all in just one or 2 developments"
- "HS2, EW Rail and the Princes Risborough plan which will all have huge impact on our Parish"
- "Traffic management especially considering effects of HS2 road closures nearby"
- "Parish used as a shortcut to avoid main road"
- "Build houses where possible to walk to school, station village hall with adequate lighting"

COMMENTS ON HOUSING MIX / DENSITY / LOOK

There were numerous comments on this topic, predominantly supporting the view that the look and feel of the Parish should be retained as far as possible.

- Several Parishioners commented in detail on the fact that they wanted quiet, low density housing to keep the rural atmosphere.
 - "Most properties look out onto open countryside, front or back"
 - o "Gentle evolution of quality architecturally pleasing 'in keeping' homes"
 - "Protect what old buildings/cottages are left to keep the Kimble 'feel'"
- As for the look of the housing, there were comments such as:
 - "Housing to be in keeping with local country placement and Chilterns vernacular"
 - o "Maintain the essential character of English villages having small clusters of houses interspersed with open spaces avoid large blocks of housing"
 - "New housing developed in a way that compliments the rural character of the Parish with appropriate use of traditional materials whilst still allowing scope for innovation and individuality"
 - "Brick and flint"
- One respondent commented at length about the number of new houses that had to be ! accommodated in the Parish:
 - "If we are compelled to accept this level of development, then it should be implemented over as long a time frame as possible, and over a number of sites, possibly three, to minimise the urbanisation of the Parish. The aim of the development we are required to accommodate

should be to minimise the visual and environmental impact for the majority of Parish residents."

- Others made comments that reinforced the view of over half of respondents to question 4 that the housing should be 'mixed':
 - o "A considered balance of housing stock"
 - o "Mix of houses ensures a good demographic profile"
 - "A good mix of properties to encourage integration"
 - "New development should be in smaller clusters of large and smaller houses with a proportion of affordable homes to allow younger families and residents to have the opportunity to live in the Parish."
- One respondent mentioned "unaffordable house prices" amongst the things not liked about the Parish. Indeed, there were a considerable number of comments supporting lower cost housing for young families and individuals to stay/live in the village.
- There were comments about retaining views for existing residents, such as:
 - o "Ensure building lines do not spoil views of Chilterns and Ridges"
 - "Not blocking countryside views from other houses"
 - o "As we are lucky enough to live in a pleasant area, it would be good if any development makes as little impact as possible on residents"
- Several also mentioned use of infill plots and small clusters of houses, rather than ending up with estates. e.g.
 - "As much as possible keep all development small scale so as not to destroy the nature of current villages feel"
 - "A sympathetic and not overwhelming set of small developments that meet the needs of local people"
 - o "Preserving open spaces by building houses in lots of small clusters"
- Green spaces and planting of trees were also mentioned, with one asking for "integration of wildlife areas within 'cluster' developments".

MISCELLANEOUS CONCERNS

There were some miscellaneous comments that probably fall outside the scope of the Neighbourhood Plan, such as "Illegal development: lack of Council enforcement", "Lack of progress with former Bernard Arms PH" and "Rubbish on verge".

Dear Parishioner

The Neighbourhood Planning Group for Great and Little Kimble cum Marsh

invite you to a drop in session

on

Saturday, 10th February

10am -1pm

in

The Stewart Hall, Station Road, Little Kimble

This is an opportunity

to view the detailed results of the Neighbourhood Plan Survey

meet members of the Neighbourhood Planning Group

browse some detail about our Parish and its history

refreshments will be available Do join us

The Neighbourhood Planning Group would like to take this opportunity to thank parishioners for their interest in this important matter and for all the returned surveys. We look forward to seeing you on 10th February

Do visit the website for further information www.kimbleplan.org

Appendix 4

Great and Little Kimble cum Marsh Parish Council

NEIGHBOURHOOD PLAN CONSULTATION



Great and Little Kimble cum Marsh Parish Council is co-ordinating a public consultation process on its Neighbourhood Plan proposals, under Regulation 14 of the Neighbourhood Planning (General) Regulations.

An event is being organised which will update everybody on the background to date and the future process. The event will also invite residents to give feedback on where future residential development should take place locally.

THE CONSULTATION EVENT

Sunday June 24th 2018

11.00 - 17.00

The Kimble Stewart Hall Station Road Little Kimble Bucks HP17 OXN

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

The consultation materials will be available to view on the website www.kimbleplan.org from 10am on Monday June 25th 2018.

The deadline for the receipt of consultation feedback will be **9am on Monday 9th July 2018**.

If you have any questions, please call Local Dialogue our consultation team on Freephone: **0800 319 6187** or email: **consultation@kimbleplan.org**

Appendix 5



Welcome to our public consultation event.

Sepail and Little Market can March Parch East with a constructing a guiltic baroutlation growing on to Neopolise Proof Day (sepaints)

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Image 1 of 15!

BACKGROUND



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

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Image 2 of 15!

Q&A

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

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Image 3 of 15!

CONSULTATION

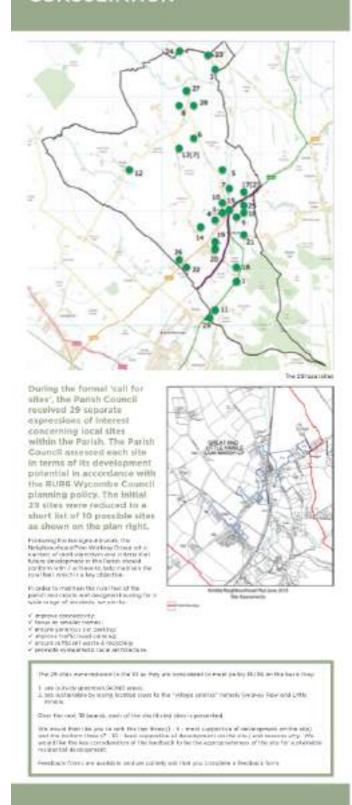


Image 4 of 15!

SITE 1 - LAND AT GROVE LANE (LEFT OF THE FREE CHURCH)







Image 5 of 15!

SITE 4 - LAND REAR OF GROVE BARN







Image 6 of 15 !

SITE 7 - LAND AT BIRDBROOK, MARSH ROAD









Image 7 of 15!

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







Image 8 of 15!

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







Image 9 of 15!

SITE 15 - LAND AT GROVE LANE (BEHIND REDDING COURT)







Image 10 of 15!

SITE 17A - DOE HILL FARM (LOWER PLOT BY BROOK COTTAGE)









Image 11 of 15!

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







Image 12 of 15!

SITE 19 - LAND AT THE ORCHARDS







Image 13 of 15!

SITE 20 - THE CHEQUERS AND LAND AT THE REAR









FEEDBACK AND NEXT STEPS



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

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0800 319 6187

Appendix 6

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope. **Full Name** Address: Postoccie. Email: Contact no. Do you support the intention of Great and Little Kimble cum Marsh Parish Council to develop a Neighbourhood Plan Storrgly support Tend to support Neither support nor oppose Tend to oppose Storrgly oppose Don't know Diversall, would you prefer to see a more concentrated level of development brought forward in a fewer number of sites? Strongly support Tend to support Neither support nor oppose Tend to oppose Strongly oppose District know 2b Overall, would you prefer to see a less concentrated level of development brought forward in a higher number sites? Strongly support Tend to support Tend to support Tend to oppose Strongly oppose Department Rease list your preferred three sites, please include supporting information why you feel these sites are suitable? tot preferred site Additional comments and preferred site. Additional comments 3rd preferred site Additional comments

CONTINUES ON REVERSE

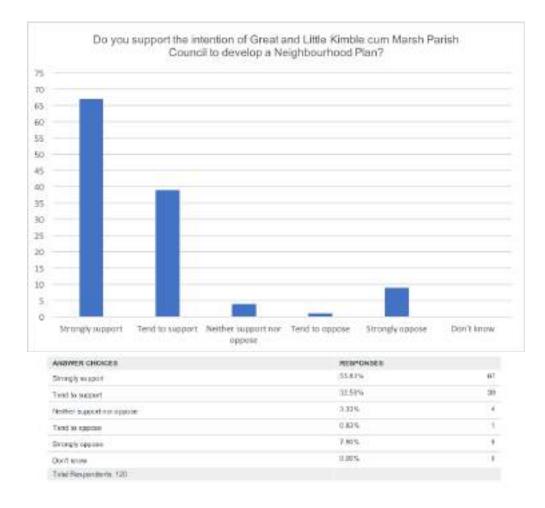
Image 1 of 2!

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Additional comments				
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Additional comments				
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Image 2 of 2!

Appendix 7

Question 1

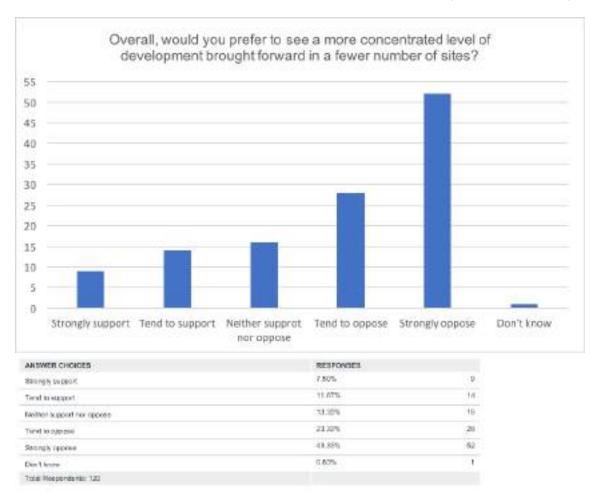


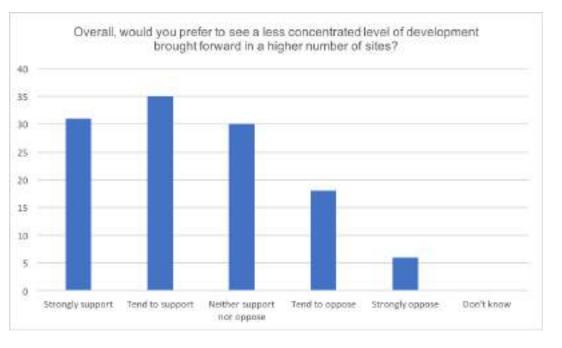
88.3% of responses indicated that residents and stakeholders had some level of support for the intention of the Parish council to develop a Neighbourhood Plan. This level of support provides the strength of mandate that the Parish Council needed to justify the production of a Neighbourhood Plan. Only 8.3% of residents opposed the production of a Neighbourhood Plan.

Questions 2 and 3

It was important for the Parish Council to get an understanding of the general nature of development that residents would like to see in the area. There were broadly two options and the support for each was sought in each following question:

- Question 2 A more concentrated level of development brought forward in a fewer number of sites?
- Question 3 A less concentrated level of development brought forward in a higher number sites?





ANSWER CHOICES	RESPONSES	
Strongly support	25.83%	
Tend to support	29.17%	35
Neither support nor oppose	25.00%	30
Tend to oppose	15.00%	18
Strongly oppose	5.00%	6
Don't know	0.00%	0
Total Respondents: 120		

Question 2 and Question 3 sought to better understand what residents preferred.

For Question 2, 66.7% of responses were opposed to a more concentrated level of development brought forward in a fewer number of sites, whilst 19.2% supported this option. For Question 3, 55% of responses would prefer to see a less concentrated level of development brought forward in a higher number of sites, whilst 20% of responses did not support this approach. Clearly a 'less concentrated level of development brought forward in a higher number of sites' received a greater level of support and was the preferred option.

Questions 4 and 5

Residents were then asked to list their preferred three sites of the 10 shortlisted sites and why their three sites were preferred. The table below indicates which sites were most supported and the specific level of support for each of the 10 sites.

No analysis has been undertaken in compiling this report or separate weighting given to whether any respondents specifically objected to a site adjoining or close to their own property and instead 'preferred' others some distance away. The majority of responses were from properties near or adjoining the various sites and relatively few responses were received from areas such as Marsh and Kimblewick.

	TOTAL MOST	TOTAL LEAST	ACCRECATE
SITE	SCORE	SCORE	AGGREGATE SCORE
17a	167	-44	123
17b	140	-42	98
15	124	-40	84
1	60	-29	31
14	107	-106	1
19	23	-25	-2
7	81	-88	-7
10	62	-84	-22
4	35	-67	-32
20	14	-224	-210

Residents gave their three most and three least preferred sites. The preferred sites were given 3, 2 and 1 points in order of preference (most preferred site got 3 points). The least preferred sites were given -3, -2 and -1 in order of preference (least preferred site got -3 points). The overall aggregate score was then calculated.

The top three preferred sites based on their aggregate score, were 17a, 17b and 15.

Questions 6 and 7

Residents were then asked to list their least preferred three sites of the 10 shortlisted sites at the event and why these three sites were the least preferred. The table below indicates which sites received least supported and the specific level of opposition for each of the 10 sites.

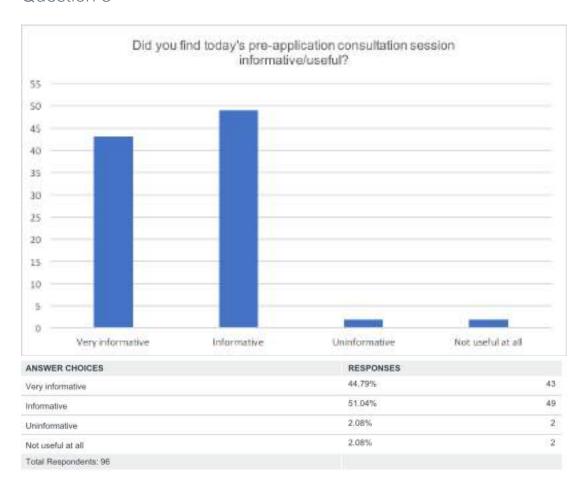
No analysis has been undertaken in compiling this report or separate weighting given to whether any respondents specifically objected to a site adjoining or close to their own property and instead 'preferred' others some distance away. The majority of responses were from properties near or adjoining the various sites and relatively few responses were received from areas such as Marsh and Kimblewick.

SITE	TOTAL MOST PREFERRED SCORE	TOTAL LEAST PREFERRED SCORE	AGGREGATE SCORE
17a	167	-44	123
17b	140	-42	98
15	124	-40	84
1	60	-29	31
14	107	-106	1
19	23	-25	-2
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Residents gave their three most and three least preferred sites. The preferred sites were given 3, 2 and 1 points in order of preference (most preferred site got 3 points). The least preferred sites were given -3, -2 and -1 in order of preference (least preferred site got -3 points). The overall aggregate score was then calculated.

The least preferred three sites based on an aggregate score were 20, 4 and 10.

Question 8



Residents were then asked to rate if they found the consultation session informative/useful. To achieve a score of 95.8% of attendees to the consultation who found it to be informative or very informative, provides the justification that the consultation undertaken achieved the desired outcome of the Parish Council in terms of informing residents.

Question 9

Finally, residents were then asked what other non-housing benefits they would they like to see come forward as part of this process, e.g. shop, larger playing field/park, improved or new footpath/cycleways or bridleways etc. A shop was by far the most supported item, however, there was also strong support for highway/footpath related items. A selection of 10 responses, selected at random, are detailed below:

- •! Local shop, improved footpaths along road, reduction in speed limits and introduction of more road crossing.
- •! Lower speed limits, better crossings and pathways and local shop.
- •! Footpaths need upgrading and a fence around the existing playing fields.
- •! Pavement/cycle way from The Swan to the junction of B4009, bus service and village shop.
- •! A shop and better bridleways.
- •! Village shop, better link between Great and Little Kimble.
- •! There is a flaw in the overall development plan. The proposed housing is fine and local main roads could handle the extra traffic. However, the plan also proposed to make the B009 an A road to carry the bulk of traffic between High Wycombe and Aylesbury. This is incompatible with the proposals for increased housing density.
- •! Shop, retention of hedgerows, fair vote on plans for low populated areas of the Parish.
- ! Small Tesco's or village shop. Reduction of speed limits across all roads in to Parish. Better maintenance of footpaths.

APPENDIX 8

Actual feedback

3 1 JUL 2018

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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	(possibly runby community) open spaces (existing and proposed) must be retained.

Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-SSXA Local Dialogue 77a Tradescent Road London, SW8 1XJ

The information supplied on this form will be retained by Local Dialogue on a database and will be used to compile a report for Great and Little Kienble cum Marsh Parish Council. All data will be stored securely, will not be passed to other third parties and will be confidentially destroyed at the end of the Neighbourhood Plan process.

The information may also be used to keep you informed about the progress of the Neighbourhood Plan and you could be contacted by letter, telephone or email. If you do not wish to receive such further information places tick this box.

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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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PLEASE PUT COMPLETED FORMS IN THE BALLOT BOX AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRXX-SSXA

Local Dialogue 77a Tradescant Road London, SWB 1XJ

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	ravision of housing for people with disabilities.

Telephone: 0800 319 6187

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Return address: Freepost Plus RTLA-GHRX-SSXA Local Diviogue 77a Tradescant Road London, SW8 1X)

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	Telephone: 080	00 319 6187	Return address:	Freepost Plus RTLA-GHRX-SSXA Local Dialogue 77a Tradescant Road London, SW6 1XI	
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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope. Strongly support Tend to support I seether support nor appeare Tend to appeare Strongly appeare Don't know Strongly support Tend to support Switcher support nor oppose Tend to appose Strongly oppose Dun't know Strongly support. Trend to support. It heither support nor appear. Tend to appear 17 A+B 1st preferred sitte These site are on a public bus raite Additional comments Additional comments This site is on a public bus prette 10 15 and the trees station + church

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Telephone: 0800 319 6187

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Return address:

Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SWII 1XI

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA

Local Dialogue 77a Tradescant Road London, SW0 1XJ

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0 9 JUL 2018



NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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Telephone: 0800 319 6187

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2nd least preferred site SITE 20 - THE CHEQUERS

CSMOKEY ROW) ACCESS WILL BE FIDDLY/AWKUARD AND FEELS TOO SUBURBAN FOR VILLAGE CHARACTER.

Additional comments ACCESS BY RAIL BRIDGE WOULD BE MADE WORSE. DON'T LIKE THE SENSE OF 'IN-FILL' ALL ALONG THE ROAD/LOSING COUNTRY FEEL.

5 Tild you find today's pre-application consultation sension informative / purfull

Very informative I Informative Uninformative I Not useful at all

What other non-housing benefits would you till to see come ferward as part of this process, e.g. shop, larger playing fleid/park, improved or new foutpath/cysleways or bridleways etc?

AFFORD TO LIVE THERE SO AM AWAY FROM MY MUM AND NEIGHBOURS. MORE HOUSING IS NEEDED BUT NOT ONLY "AFFORDAGIC"/PARTOLINED TYPE. NEED A MIX AND TO INCLUDE SOME I AND 2-BED PROPERTIES - TOO MANY 3+4 LISTED. NEED YOUNGER ISTARTER HOMES TO HELP MIX OF AGES IN THE VILLAGE.

OTHER: BETTER SURFACE TO BRIDGE ST. RD; SHOP WOULD BE NICE; A VILLAGE HALL CLOSER TO BRIDGE ST. SMOKEY ROW - THE STEWART HALL IS A BIT FAR TO WALK TO.

PLEASE PUT COMPLETED FORMS IN THE BALLOT BOX AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-55XA

Local Dialogue 77a Tradescant Road London, SWB 1XJ

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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77a Tradescant Road London, SWB 1XJ

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0 6 AUG 2018

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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shop		

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Local Dialogue 77a Tradescent Road Condon, SW8 1XJ

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The information may also be used to keep you informed about the progress of the Neighbourhood Plan and you could be contacted by letter, telephone or email. If you do not wish to receive such further information please tick this box.

27 JUL 2018

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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London, SW8 1XJ

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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Local Dialogue 77a Tradescant Road London, SW8 1X1

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The information may also be used to keep you informed about the progress of the Neighbourhood Plan and you could be contacted by letter, telephone or email. If you do not wish to receive such further information please tick this box.

PLEASE CONFIRM WHAT NUMBER OUR PLANNING FOR THE SIZER NUGGET IS KIND REGARDS MARGARET RAND

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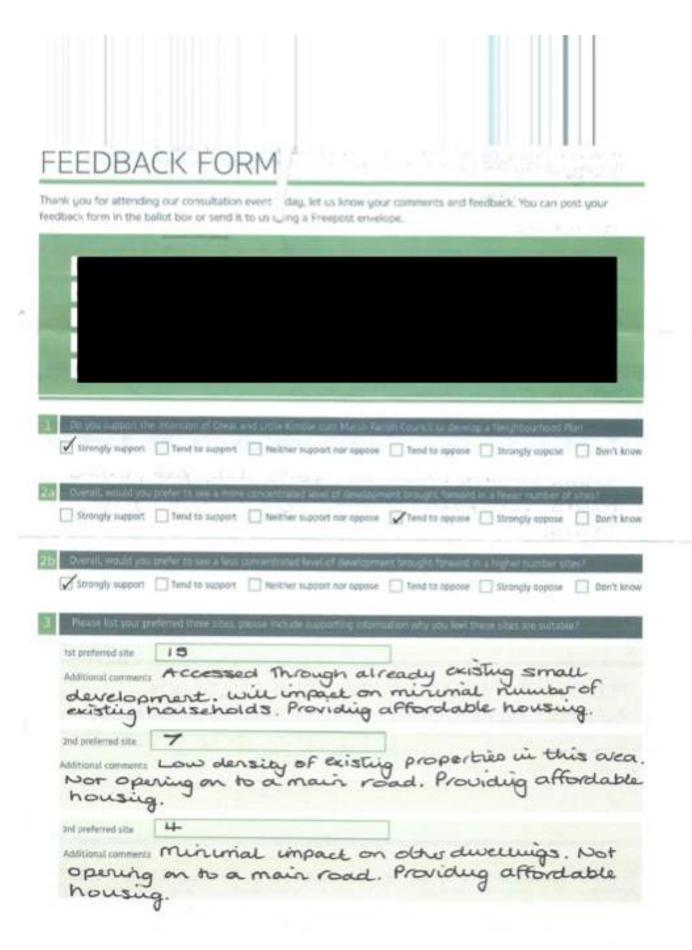
Proper access for pedestrians under Marsh Bridge

Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SWII 1XJ

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Telephone: 0800.319 6187

Return address:

Freepost Plus RTLA-GHRX-55XA Local Dialogue 77a Tradescant Road London, SWII 1XU

The information supplied on this form will be extained by Local Dialogue on a database and will be used to complex a report for Great and Little Northle curn March Parish Council. All data will be stored securely, will not be passed to other third parties and will be confidentially destroyed at the send of the Neighbourhood Plan process.

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SW8 1XJ

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA Local Dialogue 77a Tradescant Food London, SAB 1XJ

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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1~1	one facilities, Slos a footpollers.

Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-SSXA

Local Dialogue 77a Yradescant Road London, SW8 1XJ

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Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-55XA

Local Dialogue 77a Tradescant Road London, SW8 1XJ

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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Telephone: 0800 319 6187

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18 JUL 2018

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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Telephone: 0800 319 6187

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Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SW8 1XJ

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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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reedback form in the ballot box or send it to us using a Freepost of	mvelope.
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Telephone: 0800 319 6187

Return address: Freepost Plus RfLA-GHRX-SSXA

Local Dialogue 77a Tradescant Road

London, SWB 1XJ

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Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-SSXA Local Dialogue 77a Tradescant Road London, SW8 1X1

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25 JUL 2018

NEIGHBOURHOOD PLAN CONSULTATION

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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5 Did y	d you Drid today's pre-application consultation session informative / useful? Fory informative Uninformative Not useful at all	
the same of the sa	uat other non-housing beneOts would you like to see come forward as part of this process, e.g. shop, larger pla proved or new footpathysysleways or bridleways etc?	rying Deld/park
1	Too many houses on grovelane How about the rest of the parish?	
off u	I know we need howing most of the Sites a figure lane. We also desperately need foot paths advanage and to feel safe as we walk on the road and inder the Bridge, More houses more people want was saftly.	e E

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feedback form in the ball	ot box or send it to us using a Freepost envelope.
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09 JUL 2010

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INTELED FORMS IN THE BALLOT BOX AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

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edback form in the ballo	ot bax or send it to us using a Freepost envelope.
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Additional comments	Near to station a central is too high age. I don't think it in too much from the Chillern Hill.
	9. the Orchards A small development, not impacting on current dwelling on either side, have space - 1 I would like to see a native country hedge replace, the leylandii,

Additional comments Impa	CHEQUERS RO icts hugely on the existing dwellings on Smobey R against this proposal. It would also beg detrimo on the Chiltern Hills as mentioned in the Q & A SI
2nd trast preferred site 14 Additional comments TDO Shop con my	East of Kimble wick Rd big a development unless the proposed village (reluded to reduce the number of dwellings satisfients should be reduced to a maximum of 35
and least preferred site 1. (Additional comments Althor be an infilling	
	Ation consultation session informative / inserted
	tive Uninformative Not useful at all
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Shop - a go which was put Plagground no limiting for be welcome.	reat idea, especially the 'rustic' type it forward. eeded as the 'Swan' area is perhaps too budding footballers. A tennis court would the 'Swan' grounds could become woodland.
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Shop - a gi Which was pull Playground no Limiting for be welcome. No footpaths of Children have say Such as myself PLEASE PUT COM AVAILABLE OR RE	reat idea, especially the 'rustic' type of forward. eeded as the 'Swan' area is perhaps too budding footballers. A tennis court would the 'Swan' grounds could become woodland. Down country lanes or from church to Swan fely walked and learnt to be aware by parents over the last 50 years that I've lived here. IPLETED FORMS IN THE BALLOT BOX

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Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SW8 1XI

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29 JUN 2018

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1st least preferred site	20
Additional comments	Bad access - narrow road. House has to appects villagers be knowled down no facilities for villagers for access.
2nd least preferred site	\9
Additional comments	3 access on to main road for only 6 houses no facilities and affects villagers.
	1,000
3rd least preferred site	4
Additional comments	Access unclear
	snall area for number of louses
Did you find today's p	rik application contaitation sinsson informative / useful /
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1	1st least preferred site REPOING COURT, GROVE ROPO, (15)
	Additional comments Too WANY HOUSES, ENCHOUNG REDOING COORT ON TWO SIDES. PRIVACY AND PORIAL OUTLOOK WILL BE COMPROMISED.
	2nd least preferred site UP 2D, BENGE STREET.
	Additional comments TRAPAC ON TO SWALL CONTROL VANE!
	and least preferred site Nº 10, MARCH ROWN
	Additional comments
d	Out you find today's pre-application consultation passion informative Justility
	□ Very informative □ Uninformative □ Not useful at all.
3	What other non-nousing benefits would you hav to see come forward as part of this process, e.g. should get traying field park improved or new too to artify cycleways, or bridienly significant.
	VILLAGE SHOP.

Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SWB 1XJ

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0 9 JUL 2010

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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-	and the same	No. Division in	Section 1		
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1st preferred site	Sit 10 -	Thelaurels			
Additional comments	Lotal prov	sitis, close to	train shall marsh Rd	non & bus	top
2nd preferred site	S16 17A	- Doe Hill Farm	n		
Additional comments	Commun				
3rd preferred site	Site 1 -	Covoye Lane			
Additional comments	Canhal	Site of train shot	non 8 bus	stop.	
	CLARCH	Trees year		-	

1st least pr	Herred site Situ 20
Additional	comments. No info
2nd least pr	eferred site Site 7
Additional	onments Away from road would be better with hedges to stay in keeping with other hearby houses.
3rd least pro	ferred site Site 4
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	Account to the second s
Did you fi	
	nd to Stay 5 (fig. acquired ion consultations set sum informative assetus? rmative
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2nd preferred site [Additional comments	Side 17 A Commun					
3rd preferred site	Site 1	· .				
Additional comments	Close to	Side Transport				

1st least preferred site	t preferred thinle sites, please include supporting information why you feel those sites are not suits. S1400
Additional comments	No information on type Smixed houses
2nd least preferred site	Sele 7
Additional comments	Not set back enough. Needs healgn to fit
3rd least preferred site	Sele 4
Additional comments	Visible from the popular hills
	Informative Uninformative Not useful at all
What other normbous interested or new foot	ing benefits would you like to see come forward as part of this process, e.g. shop, larger playing field participationals of bridgeways etc?
Footpath	
Footpath Shop.	

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	Site ID = Laurels
Application Commence	Contral Ste to Little & Great Limble roadsafety with a Close to transport, * Will improve roadsafety with Not visible from hills footpath & treffic calming.
2nd preferred site	Ste 17A - Doe Hill Farm
Additional comments	· Central Site. · Offers Community Shop.
	· Set back from road.
and preferred site	Site 1 - Grove Lane
Additional comment	· Central Site to Little & Great Kimble . Close to transport .
	· Close to wender

Please District Ha	rit ornforms there sites, please include comporting information why you feel these sites are not contable
1st least preferred site	Site 20 - Rear of Chequers
Additional comments	No information provided an number styres of units.
2nd least preferred site	Site 7 - Birdbrook
Additional comments	Less central. Uninginative design - Not sure if it should have too so many access points to the no Marsh Rd.
3rd least preferred site	Site 4- Rear of Grove Barn.
Additional comments	Some of the site it visible from the Chiltern Hills.
Did you find today's a	re-application consultation session informative superfix s
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Very informative	Informative Uninformative Not useful at all
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2o Silverali, would you p	offer to see a more uncontricted level of de	veidoment proport Torward	tirs a heaver number of	11017
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1st preferred site	SITE 10 - LAUREUS			
Additional comments	. NEAR TRANSPORT . WILL PROVIDE FOOT		RAIL	
	· NOT VISIBLE FROM		HILLS	
2nd preferred site	SITE 17A - DOE HILL FA	HRM		
Additional comments	* CENTRAL LOCATION			
	· SET BACK FROM	POAD		
3rd preferred site	SITE I - GROVE LAN			
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	· CLOSE TO TRANS			

Pinasa fot your least pre	derred these sites, please include supporting information why you feel these sites are opt so table?
_	THE ZO - REAROF CHEQUERS
Additional comments	THE TO BIRDBROOK. TO CLOSE TO THE ROAD WITH TOO MANY DRIVEWAYS
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6 What other non-housing improved by new footput	penefits would you like to see come forward as part of this process, e.g. shop, larger playing field/parts. Proyclawing of bridleways arch
Shop Footpaths More tr	ains

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dback form in the ball	ot box or send it to us using a Prespost envelope.
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	Committee of the Commit
Co you support the	intension of Classe and Listle Ginesia com March Paristi Council to develop a Neighbourhood Plan
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	N. L. C. Parker and G. Brand and K. C. Sterrich
Overall, would you p	outer to see a more concentrated sevel of development brought forward in a fewer number of sizes?
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August lawyer love to	writer to see a laws concentrated level of geneticipine's prought forward in a higher number sites."
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strongly support	X less margher. There are address as address.
Heave list your pro	dering these sites, please include successing edomation way you feel these sites are suitable?
The same of the same of	
1st preferred site	site 10
Additional comments	· Central site (to Little Kimble + Great Kimble)
	· Close to transport
	· Close to transport . · Low visual impact from and to hills . · Will improve local footpath along road and traffic calmin on marsh Rd
2nd preferred site	Site 17A - Doe Hill farm
Additional comments	· Central site, close to transport
Page Control of Control	· Offers a community Shop
	· Central site, close to transport · Offers a community Shop · Set back from (an already busy) road
variation services (1)	Site 1 - Grove Lane
3rd preferred site	SITE I GIOVE DANCE
Additional comments	· Central site linking Little & Gt. Kimble
	· Close to transport

Please list your lea	at preferred three sites, parasa include supporting information why you feel these sites are not suitable.
tst least preferred site	Site 20 - rear of Cheques
Additional comments	No information provided - viable?
2nd least preferred site	Site 7 - Birdbrook
Additional comments	· Less contral · unimaginative design & too many access points
3rd least preferred site	Site 4 - rean of Grovebarn (near part of site)
Additional comments but we of Si	- Notobjecting to front part of site (nearest road) ander on the visual impact from hills of rear part
Did you find today's p	of empotication consultation sension electronalise is scientif
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What after non-hous unproved of new foor	ing benufits would you like to see come forward as part of this process, e.g. shop, targer praying historian path/cycleways or bridgeways etc?
- Developmen	nt encouraging improvements in public transports walkways/cycleways . raffic Falming where possible omnomity Shop

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2nd preferred site	SITE T RIPDRONING MADELLEN					
Additional comments	PLUS BINTS, EASE OF PEDESTRIAN ACCESS TO PARLIAM STATION VILLAGE IN AND ALLOTMENTS, & ERICHET GROWNS & CLUB HOUSE. DOES NOT MALL IMPINGE ON OTHER PROPERTIES (I. R. NOT BEHAND THEM), VEHICULAR ACCESS TO ROAD IS ON A STRAIGHT SECTION (NOT ON A BENT)					
3rd preferred site	SITE 10 LAND AT THE LAURELS					
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PROPER WALKING OF BRIDGE ST TO GET THEIR BUSEF/CONCHES OF PROPERLY WOULD EFFECTIVELY MAKE A CROSS ROAD IN WHAT IS A 2nd least preferred site 15 GROVE LANE BEHIND REDDING COURT	LORRIES EL FURINHICA JUNE 100 "CHECUMA"
CHELDREN WALKING OF BRIDGE ST TO GET THEIR BUSES/CONCHES OF PROPERLY WOULD EFFECTIVELY MAKE A CROSS ROAD IN WHIT IS A 2nd least preferred site 15 GROVE LAWE, BEHIND REDDING COURT Additional comments, IBUILDING ON THE SITE IS PREPARED ON TO EXISTING BUILDINGS, BACKING ONTO THEM. EXTRA TRAPPIC ON TO GROVE LAWE TUST WHEEE VEHICLES ARE SLOWING DOWN/SPEEDING OF FOR LITTLE KIMBLE, BRIDGE. 2nd least preferred site 1 LAND AT GROVE LANG LEFT OF FREE CHURCH Additional comments EXTSTING VIEW FROM KOAD IS PRETORAL, BUILDING WITH THE EFFECT OF GIVING A RIBBON DEVELOPMENT, BREAM HELP KEEP THE RUBAL PERL TO THE VILLAGE, ALSO CONCERN NEW VEHICULAR ACCESS POINTS ON A ROAD DESTINED TO CARRY MU	THE HAZARD OF GOING TO SCHOOL. THIS Y NARROW STREET WITH LORDING ERE FURINING SHE THE DEV MENT BACKS ONTO EXISTING
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LSHOP 2. DEDESTRIAN CROSSING NEAR TO SWAND PUR	, ON GROVE LANE,
SCHOOL BUSES DROP OFF/COTLECT SCHOOLCHILDREN	

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SWII 1XJ

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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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77a Tradescant Road London, SW8 1XJ

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Telephone: 0800 319 6187

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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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Local Dialogue 77a Tradescant Road London, SWB 1XJ

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-CHRX-SSXA Local Dialogue 77a Tradescant Fload

77a Tradescant Road London, SW8 1XJ

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AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

Telephone: 0000 319 5187

Return address: Freepon: Five PTLA GHID-55XA LOCK DIMOGUA. 27s Tradestant Road London SWB EXI

The intermental supplied on that form will be received by Local Dialogue on a certabuse and will be used to compile a report for Great and Little Kindshir sum Marsh Parkh Council. All state will be secred securely, will not be present to either third parties and will be confidentially destroyed at the and of the Neighbourhood Plan process.

The information may also be used to sate you informed about the progress of the feelphocumood from and you yould be consected by tener. feliphone or email. If you do not wish to receive such further information please sick this zon.



NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope. Strongly support Tend to support Meither support nor appear Tend to appear Strongly appear Don't know Strongly support Fend to support her support support or oppose Tend to appose Strongly appose Don't know Strongly support Tend to support Neither support nor oppose I find to oppose Strongly oppose Don't know THESWAN 1st preferred site ASSITIONAL COMMONITY BENEFITS CALL LESULT AND I PARTICULARLY SUPPORT THE PROPOSED OPEN SPACE THAT COMES WITH THIS DOVELD PMENT, HOWEVER IT IS TOO DENSE PER + GCTARE and preferred site 176 DOE HILL UPPER Additional comments GOOD ROAD ACCESS AND LOW DENSITY. ACCESS TO PUBLIC TRANSPORT IS ALREADY GOOD. 3rd preferred site 17A. NOE HILL LOWER'

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PLEASE PUT COMPLETED FORMS IN THE BALLOT BOX AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

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Return address:

Freepost Plus RTLA-GRRX-SSXA Local Dialogue 77a Tradescant Road London, SW8 1XI

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D 3 AUG 2018

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back form in the ba	lot box or send it to us using a Preepost envelope.	
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77a Tradescant Fload London, SWB 1XJ

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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4	Sease list your least preferred mires sites, please include supporting information why you feel these sites are not suitable?
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2.3 JUL 2016

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A SMALL NUMBER OF LOCAL ALLTHORITY HOUSING SHOULD BE INCUMED

PLEASE PUT COMPLETED FORMS IN THE BALLOT BOX AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

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London, SWB 1XJ

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA Local Dialogue

77a Tradescant Road London, SWB 1XJ

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Additional comments Building on/near grass readour fields would retione the habitat for wild animals, especially those releast on the pone in these fields. The site would not fit in yell with exprinant hand fear with a cases approve on other sites are ruch now fearible.

**YIGHTS preferred site 14

Additional comments They development is so large that it would alter the appear of kindle as a small village and it would obscure the views of the Chiltern Hills from many angles.

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PLEASE PUT COMPLETED FORMS IN THE BALLOT BOX AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

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A village shop/convenience store

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Telephone: 0800 319 6187

Return address: Freepost Plus FITLA-CHEN-SSXA Local Dialogue 77a Tradescant Fload London, SWB 1XJ

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Telephone: 0800 319 6187

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Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-GHRX-SSXA

Local Dialogue 77a Tradescant Road London, SWB 1XJ

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NEIGHBOURHOOD PLAN CONSULTATION

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Telephone: 0800 319 6187

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Freepost Plus HTLA-CHIFO/-SSD/A Local Dialogue 77a Tradescant Fload

London, SWB 1XJ

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Return address: Freepost Plus FITLA-GHFK-SSXA

Local Dialogue 77a Tradescant Food London, SWB 1XJ

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77a Tradescant Road London, SW8 1XJ

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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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AVAILABLE OR RETURN TO ARRIVE BY 9AM ON 6TH AUGUST

Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-CHFX-SSXA Local Dialogue 77a Tradescant Foad London, SWB 1XJ

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope. Strongly support Tend to support heither support nor oppose Tend to oppose Strongly oppose Don't know X Strongly support Tend to support Strongly oppose Tend to oppose Strongly oppose Tend to support Strongly support 1st preferred site Additional comments 2nd preferred site Additional comments

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Pivase list your least	preferring these sites, please include supporting information why you feel these sites are not suitable?
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2nd least preferred site	4
Additional comments	Access seems restricted
3rd least preferred site	15
Out you find coday's p	Encroaches on a beautiful field and riem.
	- 3 3 1 1 C S C C C C C C C C C C C C C C C C
Improved of new foot	ing benefits would you like to see come forward as part of this process, will shool birger playing field/pa- path/cycleways or bridleways etc?
more c	yok paths

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	wantering containing.	using the regimeny to the rai	may susual and our i	nups.	
2nd preferred sits 4	19. The Orchards	, Grove lane			
Additional comments 46	ppearance. I wou	uded from view site. The vi id prefer that the larger hou better use of the land.	getation must be mail ses were smaller allow	ntained to keep its si ving for 8 houses inst	scluded ead of 6
3rd preferred site 1	17b. Doe Hill Farr	n (upper)			
Additional comments &	Although this is a vimpact compared to	very big site it is surrounded to other sites. It is immediat y station.	by other properties as ely off the main road v	nd therefore will have with access to bus row	less of an ates and not too

1st least preferred site	20. Rear of Chequers, Bridge Street	
Additional comments	This site is TOO big. This site is the feeding ground for wildlife including reptiles (protect voles and the endangered Barn Owl. Building on pasture land is bad for the environment would impact dramatically on the views from the Chiltern Hills overlooking Great Kimble vitum the appearance of Great Kimble vitage into a town.	t. This site
2nd least preferred site	14, Kimblewick Road	
Additional comments	This site is HUGE and will turn our village into an unwanted town. This is not a small clus that was wanted by the parish. Views from the Chiltern Hills will be ruined with a view of a	ster of houses a sea of brick.
3rd Seast preferred site	17a. Doe Hill Farm (lower)	
Additional comments	This site is FAR TOO BIG and some of the properties suggested are far too big. These houses should be either bungatows creating low height impact or smaller houses reducineed number of houses elsewhere in the parish villages. The only positive is the intende for wildlife.	ing the building
Did you find today's	pre-approxition constitutation session informative / vsieful?	100
Very informative	Conformative Uninformative hot useful at all	
What other non-bour improved or non-bour	sing benefits would you like to see come forward as part of this process, e.g. shop, target pla spath/cycleways or bridleways etc?	ying field/park
safely to school (pa	Ferrick to Princes Risborough, using the existing wide path alongside the 84010 to allow curticularly to the catchment secondary school in Princes Risborough). This cycle path will become healthier and reduce the use of cars.	hildren to cycl also encourag
Large trees need to	be planted where ever possible as too many have already been destroyed due to building	g in the parish
The current school	is too small and over subscribed, even with the planned future build for Key Stage 2 child made to accept any additional children caused by the new 160 houses that will be built in	ron. Other

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Shoch	with eace of access to transport in frastructure.
2nd preferred site	SITE 19
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	M low density development (6 units).
1-4	it is a desiry surespect to
3rd preferred site	SITE 7
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	but olivered for scale down keeping with one a.

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and the second	informative M Informative Uninformative M Not useful at all
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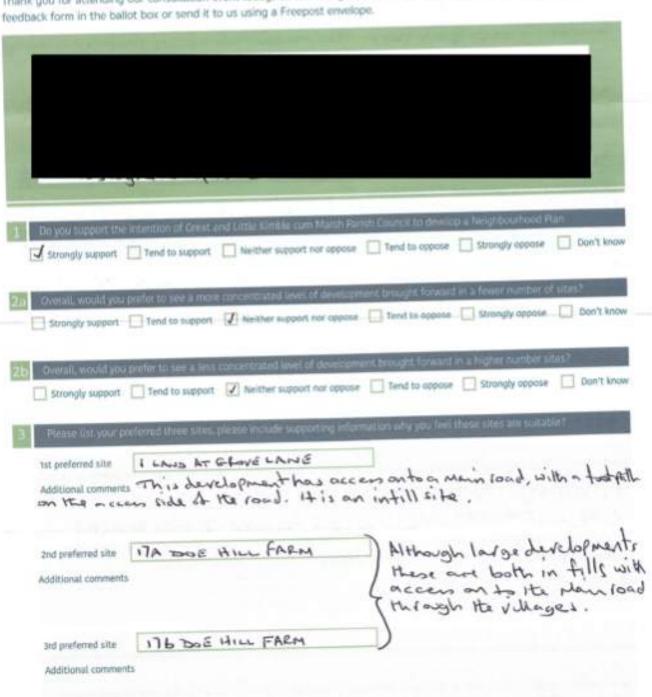
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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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		N THE BALLOT BOX E BY 9AM ON 6TH AUGUST
	Return address:	Freepost Plus RTLA-GHRX-SSXA Local Dialogue

BIRD BROOK

I feel a development in this area where it is situated would be inappropriate certainly 15! I feel there are many factors to take into consideration. It would have been nice if the developer or property owner selling the land was present on the day and could have answered questions i.e. how affordable is this housing, who owns these houses for sale and the picture just looked like boxes it would have been nice to know how they would look to be in keeping with the village feel.

This is a busy road at the best of times although it be narrow.

Many vehicles and foot fool use this walkers with dogs, and young children being taken to school, farm vehicles, horse riders and school bus. Also early mornings the hunt travel along this round with the hounds. A point to bear in mind that there is no lighting down this road or pavements and added traffic could cause accidents to walkers etc. So a need for this area outside these houses being built are going to have to be widened for pavement and street lighting and possible need to some form of road markings. It will also cause problems for neighbouring properties adjacent with vehicles coming in and out of driveways. There is no real outside parking and this causes obstructions

Heavy traffic with very large machinery use this road when farmers are harvesting at times when tractors, plough come along there is no space or just about for any one vehicle to pass. Also on bin collections day you cannot get by the truck only at certain points if they pull over. 15 houses would mean on a waste collection day a total of 60 bins to be collected in this one area alone meaning that waste truck could be stuck for an age collecting unless they have access to pull into this housing estate and where are they going to locate these bins on collection day (we are instructed to put at end of driveways) on collection days. This would certainly cause an obstruction and possible accident. Also we have the chapel of rest, the funeral undertakers who use this road a lot and could cause problems for them and it gets also busier when we have cricket matches at the cricket club located further along. At the very end of Marsh road it narrows even further and there is flooding in this area.

This kind of development along this road would certainly saturate the area and would not be in keeping with a village feel far too many, noise, pollution traffic flow totally look out of place. Laurels

A development here proposes problems.

Key factors would be to widen the road, the need for road markings and street lighting also to consider this is on a flood plain. This end of the road floods when excessive rain. The traffic flow to this road would be considerable.

Lots of walkers with dogs, children use this road going to school and the school bus stops at the narrow part of this road in the mornings with no access for other vehicles to pass until it passes as the road narrows here. This is most dangerous and wide open to accidents.

The same problem arises on bin collection day as you cannot pass the vehicle because of the narrowing of the road at this proposed site.

Farm machinery, horse riders frequently use this road also. This would need to be in keeping with the village feel. Also it would spoil the tranquillity of the church unless it is carefully planned out and possible not the quantity of properties proposed. This would saturate the area as seem on he plans a village shop and some kind of café the need to think carefully of the development here needs to be given more thought.

Overall feel to all of this is a main consideration do we have the infrastructure to support all this new development Stoke Manderville hospital is full to capacity most of the time and cannot cope, plus waiting lists for Doctors etc.

Overall the job situation is not good – Aylesbury town centre is bleak with more and more shops closing and moving out.

27 JUL 2018

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Flease list your least preferred three sites, please include supporting information why you feel these sites are not suitable?
Additional comments See attached page GOOHHUOEHDEM
2nd least preferred site 7
Comments from attached page apply
Additional contributes from fair wire green fields and away from main road.
Did you Did today's pre-application consultation session informative / useful?
What other non-housing beneCts would you like to see come forward as part of this process, e.g. shop, larger playing Dold/park, improved or now footpath/cycleways or bridleways etc?
A playing field would be very important. There is nowhere for children to play safely, away from buzy roads, at the moment.
CALLY ON THE DAY! THEY ALVALLY DITTE OF TWIND COME ON THE BETTER

Telephone: 0800 319 6187

Return address:

Freepost Plus RTLA-CHFX-SSXA Local Dialogue 77a Tradescent Road

77a Tradescant Fload London, SWB 1XJ

The information supplied on this form will be retained by Local Dialogue on a database and will be used to compile a report for Creat and Little Kimble ours Marsh Parish Council. All data will be stored securely, will not be passed to other third parties and will be confused setroyed at the end of the Neighbourhood Plan process.

The information may also be used to keep you informed about the progress of the Neighbourhood Plan and you could be contacted by letter, telephone or amail. If you do not wish to receive such further information please tick this box.

ADDITIONAL COMMENTS

On so many levels the Sites at 10 and 7 would have an enormous impact on the residents of Marsh Road. To put it into perspective, we currently have approximately thirty households on this road. If these two developments go ahead that would more than DOUBLE this number. There are three important points to consider.

1. ROAD TRAFFIC

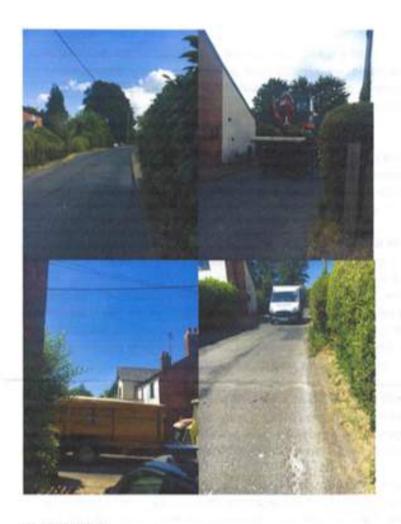
Marsh Road is an extremely busy 'rat run' and due to the single lane road outside The Laurels and Providence Cottages it cannot cope with the number of vehicles that use it and the speed of them. I have lived on this road for sixteen years and have witnessed cars driving into the hedges on the bend, resulting in the police having to be called.

If Site 10 were to go ahead with twenty houses positioned on the bend outside 1, Providence Cottages it would create a very dangerous situation. At the moment, cars fly around that bend putting pedestrians lives at risk as they attempt to navigate through the single track area. There is no pavement or footpath here. Children, the elderly and mothers with pushchairs regularly have to run the gauntlet. As a parent with school age children this terrifies me. Every time they leave the house my last words to them are "watch the road!". They lean out and dash towards the verge outside the Laurels. Any increase in traffic would add to this already treacherous situation. It is an absolute miracle that we have not had a fatality.

If twenty houses were built on Site 10 you would have to be prepared for three or four cars per household. The driveways drawn on the plans could not cope with this or indeed any guests visiting. They would have to park on the bend of the road, possibly using the verge as the road is so narrow, forcing pedestrians to walk around them on a blind bend into traffic.

Please see attached photographs illustrating the danger faced daily by the residents of Marsh Road. Traffic calming measures rarely solve these problems. Bishopstone is still a terrible rat run of speeding cars and lorries. Farm vehicles with trailers and the many larger vehicles that we see daily would cause unbearable noise over the speed bumps.

In short, I am terrified that the extra traffic caused by doubling the number of houses in the road will endanger the lives of my children and my neighbours. This is a very REAL concern that to fully understand you must spend time on Marsh Road. PLEASE TAKE THIS SERIOUSLY.



2. DRAINAGE

For several years the road outside Flint Cottage has flooded during heavy rain. Memories of desperately carrying sandbags to help protect an elderly resident's property are very raw. The water regularly runs down Marsh Road and forces pedestrians to jump out of the way of traffic in order not to get drenched. Housing sites 10 and 7 would severely add to these drainage issues. This is not a small problem that can be ignored.

3. VISUAL

The green fields surrounding Marsh Road properties will no longer be green. We currently look across fields towards The Swan. If many if the developments go ahead ALL of the fields in our line of site will be covered in houses. Kimble and Marsh is a large Parish. Why should all of the houses be condensed into this small area? I have heard people talking about needing to be near transport links. It will be far too dangerous for residents to walk along Marsh Road to reach

the bus and train and they will be even more likely to use their cars. You cannot expect people to walk along a busy road with no footpath. Therefore, why are we not focusing on smaller areas of housing dotted around the whole Parish and not just Kimble? It is simply not fair to let Marsh Road and Grove Lane shoulder the majority of housing. If all of these sites are chosen Kimble will become another Fairford Leys.

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form in the ballot box or send it to us using a Freepost envelope.

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Feedback and comments on plans for all developments in kimble and with regard to plans proposed to Little Kimble, to be read in conjuction with kimble consultation feedback for from Victur Dear, wicky idear 20 mail. con., 01296 612748

I would like to make several points & observations regarding the patential housing and proposed housing sites, in Great & Little Kimble which I hope will be considered as part of the consultation. They are as follows—

160 houses are a large number of units to be absorbed into a relatively small village. Small groups / developments of houses would maintain the character of the village and be in keeping with its size. Many of the proposed sites contain a relatively high number of units of which many are larger houses not within the price range of many. Those are a significant number of houses, already, in the village. Smaller units would therefore appear to be more appropriate.

Site I Grave Lane

This iseems to be a good iste for the proposed hairs. It is in a good position as it accesses onto a main road which is presumably be upgraded as a result of all the building work in and arand Risboraugh and Longwide. Being one of the smaller sites it would be a development more in beging with the current layout i size of the building and would also, therefore not result in the much traffice additional traffic onto Grove Lane.

Ste 4 Land Dreard Grove Barn

This productes in the middle of fletches of fam land and could therefore encavage further building on the surranding fletche at a later date. It cannot be described as in fulling. This wald tested in a regularge development detrimental to another dikeeping with the ullage



Site 7 Birdbrody.

Although thus votte might be deemed a suitable site of development marsh Rd is a small carning road and is, there fore not suitable for increased traffic. The road is narrow in places and has no bat path. It is used frequently by large tractors of other fam machinery as walled be expected of a causing road. The many exits lentrances from the road vide houses increase the now of accidents. Furthermore the roads at the junction at marsh both to left of night, are also nown country roads. Flatitional traffic would put pressure not only or marsh Rd but also on these roads and their road dhrough Biships lone which already has traffic problems.

most, if not all, the se haves will have two cars and it is very likely that the larger haveholds cald have 3-4 cars. This walk result in a significant increase in traffic up + dain marsh Rd, it walled therefore also increase the tikelihood of pedesmans, how now and other houses, and boke notes being injured or possibly hilled when using the road. Cars already speed along the road despite the speed limit and increased traffic along with regular, he cessar use by farm wehicles walld increase the note of accidents.

Site 10 The Lawels

This, again, is a large development for a small find therefore the arguments arguments arguments such a development are the same as above. If this is the and site 7 were both developed the volume of draffic would inde use enormalisty as the number of houses in the road would be olabled. The number of units proposed on site 10 are not proportional to the road of should therefore be reduced significently. If both sites were to be developed the total number of units combined should be significantly reduced to somewhere in the region of 12, are the 2 sites.

from the free Church as far as the austmonts are poordrawing and become waterlagged a baggy in writer of pringhone and flooding has

3

has occurred an across the road between the first allatment gate. Flush Cattage with the cattage being Blooded & sand bags required 'Ruther development cauld increase this problem.

Ste 14. Kumbbanck Rd

This would seem to be a practical site for a larger number of have and would weem more practical than other sites in respect of accessive a wider road. However, I believe that 40 units to be excessive and unappropriate for the size of the village, particularly when compared to to the hairing on the apposite side of the road.

Sete 15 Land or Grave Lane bound Reading Court

A practical proposal in shat it opens onto a mainroad therefore concerns regarding traffic issues would not be such a problem as in sites 7 + 10.

Site Ma + Mb Doe Hull Parm.

Again, these vites have practical benefits as they access the main road. If the number of units remain as proposed, however, there could be problems with many cars needing to join what is already a busy roa The disadvantage of these sites is that they encroach on a therefore clestral agricultural land.

19 The Ochards

This neems to be acceptable as the site consists of a law rumber of have then many of the prepased sites otherefore a more natural development of the village Access would be not the main road thus remaining the troffic Centerns of sites 7+10.

5the 20 The Chequers + to Ear.

Development of this soute could patentially have significant impact on the existing home assers along Bridge Stas at would radically alber the cuttock from the trust have. These would also be the question of where access to these new houses would be positioned as if it opened onto Bridge St at would

impact greatly on the traffic using this small road which, as with sites 7 , 10 do not have pavements of along the majordi of its length.

0 4 JUL 2018

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it would not have too much of an impact on other properties
and preferred site 5 to 17 B band at Obe Hill from
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infraethruitie of the Kublewick Road.

Please list your least or	referred three sites, please include suppor	arting information why you feel thirse s	des are not suitable?
Additional comments Fural View	Suta 15, Village fords how will be a sig Also the density of along with drawing	diens Grove have (b nificat loss of housing Planned for	Redding (art) Such a
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Telephone: 0800 319 6187

Return address: Freepost Plus RTLA-GHRX-SSXA Local Distogue

77a Tradescant Road London, SW8 1XJ

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0 4 JUL 2018

28/6/18

Dear sics

I would be grateful if you could clarify so to why there are 204 proposed homes to be built when the requirement is 160 homes.

Also on site I the no of properties (5) differs to the plass we have seen. Finally plane explain why 50% of the development for the whole village is at the land and of Grove has of why the villages of Marsh/Kuthewish true brief of proposed sites.

I look forward to bearing from you.

You's Sincely

1 2 JUL 2010

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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1 2 JUL 2018

Firstly, I would like to say I understand the need for development in the Parish and welcome the creation of a neighbourhood plan to ensure the wishes of current residents are considered. As a resident in of Redding Court, I understand the need for houses for those who have been forced to move away as a result of lack of development in previous years.

Looking through the plans however I feel that the selection of sites and volume of properties in each needs to be addressed. Though the parish is quite large the majority of sites seem to located close together and have the feel of trying to fit as many homes in each small parcel of land. This I feel is not in keeping with the village feel. There is a particular high concentration of sites around the lower end of Grove Lane with 50% of development sited here.

It was my understanding that the new houses were to be delivered over 20 years but developers were quoting 5 years for completion, which I feel will raise many issues with infrastructure in the village. Currently I feel the roads and in particular pathways around the village would struggle to cope with the increased use. Without the focus on reducing the speed along the Lower Icknield road/ Grove Lane and introduction of proper crossings, the increase in houses in close vicinity is going to make crossing the road near impossible. So, if the development here is to happen I would like this to be in conjunction with plans to introduce a suitable crossing points.

With the school set to reduce its admission number to 15 and surrounding schools already at capacity I also struggle to see how the addition children living in these new areas will have access to a suitable school place. All issues which would need addressing before introducing further development to the village.

Additional comments for question 4

Site 15: Any building on this plot will result in a loss of rural view which is currently enjoyed by all the current residences.

Having had a look at the plans the introduction of 20 houses in this plot, increasing the total number of properties to 29 seems unfeasible. This plot has the highest proposed property density of all the sites and it seems that the houses have been packed in rather than considering the needs of potential and existing residents. The proximity of the station to the site here is sited as a plus in terms of sustainability but doesn't take into account the fact that there is no safe/easy access to the station as currently you would be faced with walking under the railway bridge which is very dangerous. This would make sites along the Risborough road preferable.

The row of houses along the back of Redding Court will also cause privacy and light issues. The gardens here currently have a low 4ft fence which backs on a gravel strip and a mesh fence around the field, as seen in the photo. This makes the gardens quite exposed to the field.

The first property in particular will be adjacent to this fence and will block the light into the first gardens. Due to the low fence and the layout of my house it also means that from the proposed



building you would be able to see straight into our garden and living room removing our privacy. This is the case with all the residents to some degree as the currents plans have this row of houses backing on to our gardens. No other proposed sites in the neighbourhood plan have this issue and intrusion on to current households.

If this site is to be considered I would like the number of properties reduced with the proposed layout altered to minimise the impact on the current residents of Redding Court. This should include setting the houses significantly

back from the boundary or having a green space/park in the land immediately behind to act as a buffer zone. Site 20: Although there are no plans currently proposed for this site, I would be concerned for the households that live adjacent to these plans as fitting 15 homes into this plot would sure cause privacy issues for current residents. The current proposed entrance opposite Hill View will potentially cause issues as currently there is a significant number of cars that park on the road here due to lack of car parking spaces.

Site 14: I agree with the placement of the site here but the property density seems quite high. I understand that this is an ideal location for housing with the pub and park making a village centre. However, I don't feel that such a large estate is in keeping with the village feel and goes against the general consensus that smaller sites would better suit the village. Also from here access to public transport and in particular the station would be a good 15 minute walk so the large housing density here may not be appropriate.

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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CONTINUES ON REVERSE

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What other non-housing benefits would you like to see come for	ward as part of this process, e.g. shop, larger playing field/
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PLEASE PUT COMPLETED FORMS	IN THE BALLOT BOX
AVAILABLE OR RETURN TO ARRIV	E BY 9AM ON 6TH AUGUST
Telephone: 0800 319 6187 Return address	Freepost Plus RTLA-GHRX-SSXA
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	77a Tradescant Road

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14. KIMBLENICK ROAD - PROPOSED HOUSES 45

The houses will over LOOK My property, This.
WILL LEAD TO LOSS OF PRIVACY AND WILL CERTAINLY
IMPACT ON THE PEACE-FOL ENJOYHENT OF OUR
HOME, GARDEN AND WELLBEING.

THE HOUSES WILL BE VISUALLY OVERBEARING AND THE DEVELOPMENT OF 45 HOUSES IS MUCH MORE AND NOT IN KEEPING WITH THE EXISTING NEIGHBOURING PROPERTIES.

ALSO THE ARCHITECTURAL STYLE DOES NOT FIT IN WITH THE EXISTING CHARACTER OF THE AREA.

THERES NO PROPOSES SINCHE STOREY
BUNGALOWS.

PARKING WIII BE ADJACENT TO OUR GARRING WINE CAUSING NOISE,
POLLUTION AND GUST AT ALL TIMES
OF THE DAY AND NIGHT.

THIS ROAD IS ALREADY A BUST ROAD AND THIS AMOUNT CONCENTRATION OF TRAFFIC AND PARKING WILL CAUSE TRAFFIC PROBLETS AND CREATE A SAFETY HAZZARD FOR OTHER MOTORISTS AND PEDESTRIANS.

(2)

THER VEHICLES THAT USE THIS ROAD ALREADY CONSIST OF FARM VEHICLES, HORSE BOXES, COMMERCIAL AND RECYCLE/BIN COLLECTION VEHICLES. ON BIN COLLECTION MAY THE ROAD WILL BE CHAOS - I SEE NO PROVISION OR PROPOSALL FOR THIS ON THEIR PLANS.

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FOR OTHER MOTORISTS AND PEDESTRIANS.

FINALLY THEIR PROPOSED ILLUSTRATIVE DRAWING, OF POTENTIAL NEW SHOP LOOKS MORE LIKE A DILAPIDATED SHED.

IF THIS PROPOSAL GOES THROUGH -STREET LIGHTING NEEDS TO BE SERIOUSLY CONSIDERED.

7. BIRD BROOK - PROPOSIED IS HOUSES.

THE DEVELOPMENT OF THESE HOUSES PROPOSED ON THIS SITE DOES NOT FIT IN NITH THE CHARACTER AND APPEARANCE OF THE EXISTING NEIGHBOURING HOUSES. THIS DEVELOPMENT WOULD LOOK OUT OF PLACE. TOO MANY PROPOSED FOR THIS SITE AND WILL STAND OUT IN THIS SETTING . THE DEVELOPMENT WILL RESOLT IN UNSAFE CONDITIONS ON THE ROAD . NEW ACCESS CREATED ONTO THIS ROAD WOULD BE DANGEROUS. THIS IS A NARROW AND BUSY ROAD. WHEN THESE PEOPLE HAVE VISITORS WHERE ARE THEY GOING TO PARK ? CAR PARKING ALONG THE ROADSIDE WOULD CAUSE TRAFFIC CONGESTION AND BE DANGEROUS TO OTHER MOTORISTS AND PEDESTRIANS. WHERE ARE THESE PEOPLE GOING TO PUT THER BINS ON RECYCLE/BIN COLLECTION DAY? ALONG THE ROADSIDE - WHICH WOULD BE DANGEROUS TO MOTORISTS. THESE HOUSES WILL ALSO BE OVERLOOKING NEIGHBOURING PROPERTIES, Causing ADDITIONAL HOISE, DISTORBANCE AND POLLUTION. THEREFORE THEY WILL NOT BEASLE TO ENJOY THER PROPERTY IN THE SAME WAY THEY DID BEFORE. ALSO STREET LIGHTING WOULD SERIOUSLY NEED CONSIDERATION.

ADDITIONAL INFORMATION

10. THE LAURELS

THE PEVELOPMENT OF THESE HOUSES WILL IMPACT ON THE PEACEFUL ENJOYMENT OF THE CHURCH WHERE PEOPLE 90 TO WORSHIP AND QUIETRY REFLECT.

THE DEVELOPMENT WILL ALSO RESOLT IN UNSAFE CONDITIONS ON THE ROAD. THE PROPOSED NEW ACCESS WILL BE CREATED IN A DANGEROUS POSITION AND CREATE A SAFETY HAZZARD FOR OTHER MOTORISTS AND PEDESTRIANS.

THIS IS A BUSY ROAD, FARM VEHICLES, SCHOOL BUS, COMMERCIAL VEHICLES AND HUISTS GO UP AND DOWN THIS ROAD.

ALSO THE RECYCLE/BIN COLLECTION VEHICLES
ALREADY CAUSE PROBLEMS ON COLLECTION DAY
AND WITH MORE TO COLLECT WILL Take
LONGER AND CAUSE EVEN MORE CHAOS.

THIS ROAD IS ALSO USED AS A DIVERSION ROUTE AT TIMES AND CAUSES TRAFFIC PROBLEMS.

THERE IS KLSO LOCKLISED FLOODINGS

OTHER THINGS TO CONSIDER

- (1) AT EQUACY OF INFRASTRUCTORE—

 ELECTRICITY, WATER, SEWER SYSTEMS,

 EXISTING ROADS, PARKING ETC.

 WILL THEY BEATSLE TO COPE?
- (2) LOCAL SERVICES _ WILL THEY BE OVER LOADES
- (3) 29 SITES PROPOSED ONLY 10 CHOOSEN -MAY BE THE OTHER 19 SHOULD BE RE-CONSIDERS FOR DEVELOPMENT.

YES, WE NEED MORE HOUSING BUT WETS NOT SATURATE THIS SING OF LITTLE KIMBLE/GREAT KIMBLE AND BOILS IT WHERE IT'S NEEDED. MAY BE THE COUNCIL SHOULD LOOK TO BOILD ON BROWN FIELD SITES BEFORE CONCRETING OVER ANY MORE OF OUR PRECIOUS COUNTRYSIDE. SURENY IT IS THE DOTY OF OOR GENERATION TO PRESERVE OUR ITTEPLYCENSIE COONTRYSINE A MATIONAL ASSET ENJOYED AND TREASURED BY YOUNG AND OLD IF WE SONT IT WILL SOON BE THE CONCRETE AND TYRES AND THAT WILL bE ENGLAND GONE!!! OUR GREEN AND PLEASANT LAND !!!

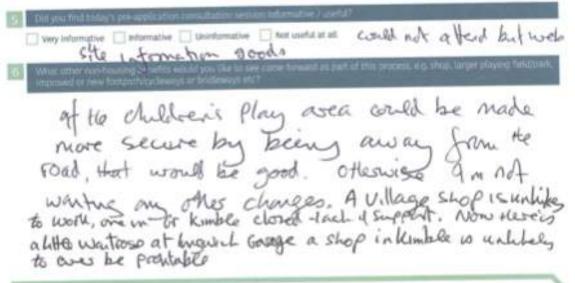
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Return address: Freepost Plus RTLA-GHRX-55XA Local Dislogue 77a Tradescart Road London, SW8 1XX

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FEEDBACK AND COMMENTS ON THE PROPOSED KIMBLE PLAN AND DEVELOPMENTS IN AND AROUND LITTLE KIMBLE.

Im afraid I was unable to attend the June consultation event but I set out my comments below on the proposed developments, which I hope are helpful and will be taken into consideration when further refining the plan. Note that even though I have made comment that certain developments seem suitable that does not mean that I have specifically approved the number of properties being proposed on each site or the design of the developments as shown in the proposal. Further detailed review would be needed as and when formal planning permission is sort.

Also similar to my comments earlier in the year, I understand that this is meant to be a 20 year plan. As such I would urge that nothing is rushed into. There are significant developments already in hand around Princes Risborough; Monks Risborough, Stoke Mandeville and most probably elsewhere locally that I don't know of. To me it would make perfect sense to let these developments be completed and fully sold before any work starts in Kimble. Also the whole area is facing additional upheaval due to HS2 and the as yet unknown impact on transport systems of road closures, heavy lorries and earth work machinery, and of people trying to find roads which avoid the hassle. All of this will inevitably have an adverse impact on people in Little Kimble and the neighbourhood.

It seems to me therefore that it is logical and makes perfect sense for no developments to start under the Little Kimble Plan until 2026 at the earliest (which is when I understand most of the HS2 work should be completed.)

LAND AT GROVE LANE SITE 1

This would appear to be good site for the proposed 5 houses as it would in effect mirror the development on the other side of the road and the access would be onto the main (semi main) road, and this number of units would not greatly add to the traffic in the village.

SITE 4 LAND AT REAR OF GROVE BARN 2

This site does not feel a suitable location to me. It is a long narrow strip in the middle of fields and farm land. I believe that developing this site would potentially create a bad precedent for developing into open country and farm land, where there are no other buildings near, and as such the Site cannot be deemed to be "in filling" between other buildings; ie this is not the same situation as site 17 which it could be argued is "in filling" between existing dwellings. If this site goes ahead it would and increase the risk that pressure would be applied later to develop, and what could then be deemed in fill the land to the right of the plot ie behind Grove Farm, which could end up as a very large development that would not be good for the village, in my opinion.

SITE 7 LAND AT BIRDBROOK MARSH ROAD. 3

Currently this site is not used as agricultural land or as a private garden, so would appear to be a suitable location for development. However Marsh Road is a "lane" with no foot path it is not even a "B" road and is thus not suitable for large volumes of traffic. There has over the last few years been increased volumes of traffic, especially in the morning and evenings, presumably using the road as a "cut through" to/from Aylesbury or to avoid going through Aylesbury/ stoke Mandeville. This volume of traffic is likely to increase dramatically over the next few years when further developments on the edge of Princess Risborough are built, not to mention the other developments in Little Kimble that at proposed; Also the impact of the massive disruption to the whole area with HS2, is likely to result in numerous drivers trying to find ways to avoid traffic and construction chaos – Marsh Road will I think will be high on the list of peoples attempts!!

A development of the size proposed would add a considerable, and I believe unacceptable and potentially dangerous, amount of extra traffic on the road. Little Kimble is a fairly rural area and although there is the train and bus links I think it is a reasonable assumption that there will be at least 2 cars at each house. With current house prices most young people will need 2 incomes to pay the mortgages and are therefore highly likely to need 2 cars to so they can both get to work. The larger homes which might involve older families are likely to have older children who will also have cars. So I think a reasonable estimate would be at least 40 -45 more cars involved on a daily basis, and that would not include visitors, delivery trucks etc.

If this site has to be included then the number of houses proposed should be significantly reduced.

4 SITE 10 LAND AT THE LAURELS

The comments made above in respect of Site 7 and the unsuitable nature of Marsh Road for large numbers of vehicles and the increased risk to children and older residents walking on the road apply equally to this development, in fact more so due to the increased numbers of houses proposed and the size of the properties which is likely to lead to more of the residents of these properties owning cars. 50 cars being involved would not be an unreasonable estimate., plus visitors, delivery vans etc

If both this development and the one at site 7 went ahead there could potentially be at least 100 extra cars a day passing twice, up and down, along Marsh Road, and again this number ignores the increased traffic that will inevitable come down Marsh Road from the other potential sites and developments in Princess Risborough.

The number of dwellings proposed for this site should be significantly reduced.

If this Site 10 is developed then Site 7 should not be, and if Site 7 is developed then Site 10 should not be. If both sites are developed then the number of properties involved in the combined Sites should be significantly reduced to say around 12 in total.

5 SITE 14 LAND BEHIND KIMBLEWICK ROAD

This would appear to be a good site for the proposed 40 houses. There would be enough space for the Kimblewick Road adjacent to the development to be widened on the development side of the existing road, to take the extra traffic leading from the Site to the main road, which is then very close to the Site –so the traffic concerns re sites 7

and 10 are not present for this site. Moving the play area from its current location which is near to 2 roads to the back of the new development away from traffic would be a bonus.

6 SITE 15 LAND AT GROVE LANE BEHIND REDDING COURT

This would appear a logical area for development as it would just be small expansion of the existing Redding Court, which appears to have been planned with an expectation of further development behind it. The traffic concerns of Site 7 and 10 do not apply here as there should be good access from the development direct onto the main road.

7 SITE 17A AND 17B DOE HILL FARM

These sites would appear to have merit. The access is from the main road so the concerns re traffic of site 7 and 10 so not apply, although there may need to be some traffic calming measures/lower speed restrictions near the junction of the Sites and the main road. Also the development to a great extent is in filling between existing properties at Kimble Park and houses along the main road.

As a consequence this would appear a better location than Site 4 which just juts out into agricultural land with no other houses near. The development should though seek to keep the contour of the land in this area, and not be levelled as seem to happen with many new developments. The disadvantage with these sites is that they will destroy good agricultural land, which most of the other sites do not.

8 SITE 19 LAND AT THE ORCHARDS.

This would appear to be a reasonable site. It would not destroy good agricultural land and would be a fill in between existing properties. The access would be direct onto a main road so the traffic concerns of sites 7 and 10 would not apply.

9 SITE 20 THE CHEQUERS AND LAND AT THE REAR.

Unlike most of the other proposals, development here would potentially have significant adverse impact on existing homeowners. Several houses on Bridge Street could have their views of open countryside blocked. If a development were to go ahead here then it should be few in number and all be detached houses with reasonably large gardens to be in keeping with the properties on Bridge Street . This should then also assist with the design of the development such that the new buildings are spaced out in such a way that there was minimum adverse impact on the views from the existing houses, and the privacy of their back gardens.



23/07/2018

STATEMENT

Via to the new houses proposed adjacent to my bungalow, the main sewer stops at the ex council houses quarter of a way down from the top road. As it is downhill everybody else is on the tank. One offs. This means at least three quarters of the site will need to be on bi disc tanks. These would need a long run of area, Kimble clay does not absorb water when wet. As I had fifty years sighting these discs and putting people on the main sewers and many tanks in outlying districts elbows in old tanks but need a long run off area unrestricted. Most modern houses statistics are 100 hundred gallons per unit per day. It is obvious to me after the other experience my bungalow was kept down very low for my privacy and my neighbours and I will get continuous seepage round my bungalow.

As I am still trying to get over the two thousand tons of sewer waste e.g. London sewerage waste dumped twenty five meters in the field from my bungalow. It was raked out on the top and left! When it snowed and rained continuously after Christmas it washed through the hedge round my low bungalow yellow water stuck to the sides ran down my drive, down the side of my bungalow out on the road picked up the ditches on the way round the corner, filled them up with yellow slime and ended up at the crossroads, Kimblewick Road. After fifty phone calls to the department of the Environment of Health nobody would come to my property and look as they did when my tank spilled in to Robarts field thi9rty years ago, threatening me with summonses. I wanted Robarts summonsed! This has left me a cracked face wall and raised areas inside the bungalow; this is what micro organisms can do. E.G. they was injected under the leaning tower Pisa they straightened it up approximately six inches, this is not a joke, this is what they can do. I had a massive cleanup; I'm now estimating the bill to put all right at £20,000 insurance I hope. As you know now the damage that sewerage can do, if houses are sited in that field there is no doubt to me the seepage from the tanks will seep downhill to my bungalow. As it will be a permanent fixture. So as you all know from

this statement I will have no option but to sue anybody responsible for this action on the planning! As Wycombe run and hid.

I do need approximately ten meters on the outside of my hedge to cut twice a year with a powered tractor hedge cutter for health and safety reasons.

As the main hedge that runs up on the road side which did belong to the bungalow I did trade with Mr Robart senior because he wanted to get the hay from the field to the barn. This hedge is approximately fifteen meters wide and is approximately seventy years old. And is protected under the Countryside Act 1981 it is an offence under the act to cut down to intentionally kill or injure the existing wild life. The farmers, Robarts do get paid to protect the strip.

The road up past my bungalow past the said site entrance is one car can only drive up with cars having to stop in waiting areas.

Yours sincerely

Neighbourhood Plan Consultation Feedback.



Introductory Comments

1. We were unable to attend the Consultation Event on the 24th June so, for information on what has been proposed, we have been reliant on what has been available on the website and talking to friends and neighbours who did attend. We recently learned that additional information, beyond that which has made available on the kimbleplan.org website, was presented on the 24th. Leo had flagged this via a comment on the website but has heard nothing. The fact remains that the additional information has not been made available to those of us who could not attend on the 24th and consequently we have very little data on which to go, being limited to a few plans and pictures and minimal information on the proposed developments. At this stage we would have expected some analysis from the NP team as to the likely impact of these developments on the shape and feel of the village, particularly regarding aspects such as road traffic management and safety — some of the main areas of concern fed back by villagers in last year's parish survey. We note the NP team's response to Leo's comment made via the website (though not published on the website for others to see)

"In relation to the 84009, Bucks County Council will be a consultee on the draft plan in due course and will advise. To the best of our knowledge, the potential sites all respect the known highway improvements."

but believe this is inadequate. Site selection is a vital part of the Plan but we had hoped and expected that the NT Team would put more effort into the broader aspects of development in the village, rather than just passing the responsibility to Bucks CC.

- Perhaps better versions of the Consultation documents were available on the 24th June but for those of us dependent on the website it is a shame that more care was not put into the format of the material provided as this has created needless barriers to commenting. We refer to:
 - consultation documentation that was only just legible when printed on A3 (which most folks don't have access to) and hopeless on A4. What are villagers without access to any printer supposed to do?
 - a downloadable feedback form with no sections for electronic comments, requiring us to print then fill in longhand and possibly scan to send back by email. Not very smart and not acceptable hence why we've sent in our own form.

These aren't trivial things and they show a lack of care which does not inspire confidence. It would help if there was a more human face to the agency rather than Freephone numbers, Freepost mailing addresses and generic contact email addresses – after all, it is supposed to be a local plan. We hope that the NP Team will be publishing the results of feedback given, along with an indication of the scale of response.

 We understand that four members of the Neighbourhood Plan Steering Group have put their own land forward for development, including two Parish Councillors, one of whom has proposed two sites. We make no comment regarding the probity of this but we do believe that villagers have a right to know of this situation. Once possible development sites were published there was no reason not to publish the conflict of interest register in full – it is not acceptable to have to trawl through meeting minutes to work out which of the team have interests in particular sites. We also note that the Conflict of Interest <u>Policy</u> has not been published and see no reason why it is has not been. This was something Leo hoped to do before he left the team but he was unable to do this prior to the website responsibility being handed over to others but why has it still not been done, all these months later?

- 4. We have been informed by one member of the NP Team that there is to be another consultation once the overall plan for the village becomes clearer yet we can find no reference to this in any of the NP Team's communications. A further round of consultation, once the NP Team has a preferred overall picture would be right and proper. Can the NP Team confirm that this is indeed the case please? It cannot be right that the next and only chance to comment on the plan would be a Yes/No" at the ballot box.
- 5. We note that the Consultation documentation references to the Parish Council deciding most of the next steps. Is the Neighbourhood Plan team being disbanded? If not, could the Parish Council explain what purpose the Neighbourhood Plan Team now serves as now its seems to have little authority?

Response to Feedback Form Sections.

- Do you support the intention of Great and Little Kimble cum Marsh Parish Council to develop a Neighbourhood Plan?
 - We neither support nor oppose. Note: this is a change from our previous position of being strong supporters, the change being mainly due to what we see as the NP Team's inadequate engagement with villagers see points 1 to 3 above, for example.
- 2a Overall, would you prefer to see a more concentrated level of development brought forward in a fewer number of sites?
 - We neither support nor oppose. Note: All we have on offer at present is a loose collection of sites, spread around the village and it's hard to take a holistic view of what's on offer. Some villagers would like to see an option of the development being more focussed in one area, if possible meeting villagers' expressed desire for clusters and preserving open space and views but giving the village more of a "heart". We haven't seen anything that looks like this, however, so it's hard to answer this question other than the way we have.
- Overall, would you prefer to see a less concentrated level of development brought forward in a higher number (of) sites?
 We neither support nor oppose. Note: Please see the answer to "2a" above.
- 3 & 4 Please list your preferred three sites, please include supporting information why you feel these sites are suitable?
 - We won't rank these sites because we don't feel we've been given enough information to assess their impact on the village. For example, sites 7, 10 and 15 don't look too bad

(notwithstanding previous comments about isolated developments) but their relationship to the proposed 84009 improvements could make or break them. We believe that the ranking of sites in this exercise should only be one input to the process of site selection — the final selection must be based on the overall combination of sites that can be seen to offer the best for the village.

We have doubts that the option of a village shop is practicable, especially if it's somewhere one would likely drive to (e.g., 17a) or have to cross a busy road to get to (Site 1 – ok at present but once upgraded to an A road with no pelican crossing?). Without a credible plan for running a village shop it's a nice idea that might fail because, even with 160 new houses, the Kimbles probably lack the critical mass that, say, Longwick has. Certainly, the Kimble Village shop on Bridge Street closed over 20 years ago.

- 5 Did you find today's pre-application consultation session informative / useful? We cannot comment as we were not present at the Consultation Event. The material provided on the website was limited, however.
- 6. What other non-housing benefits would you like to see come forward as part of this process, e.g. shop, larger playing field/park, improved or new footpath/cycleways or bridleways etc? New footpaths (e.g., a footpath down Bridge Street where practicable to make it safer, especially for young children) and making well-used villages footpaths suitable for all-year use without wellies.

Julie Bunker Clerk to Kimble Parish Council

copy to Wycombe District Council Planning Department

10th July 2018

Dear Parish Council.

- 1. The residents of Redding Court strongly and unanimously, object to the proposal to develop land to the <u>rear</u> of the properties at Redding Court. Our privacy and outlook will be compromised with the building of houses overlooking our gardens. At the initial meeting last year to discuss a Parish neighbourhood plan, the general feeling was for small developments of ten or twelve houses spread over the whole Parish. What is proposed is a few large sites in the village, with a <u>concentration</u> of sites at the lower end of Grove Lane surrounding Redding Court, which under the proposed plan will surround Redding Court on three sides. No other existing dwellings in this cluster of proposed sites will be affected in this way by any of the other proposals put forward at the consultation meeting.
- 2. We find it hard to believe that 19 sites away from the village in the rest of the Parish have been dismissed as unsuitable for development. Many have houses close by with services in place. Anyone buying a property in these areas will have a car so lack of transport is an irrelevant argument. Sites 2, 11,18 and 29 on the main road are all suitable, being close to Princes Risborough and would not impact on existing dwellings and two are brown field sites. Also sites 8,27 and 28 in Marsh would take some development away from the village centre. Not everyone wants to live in the heart of the village, just as we enjoy living in an unspoilt rural area. Site 15 has the highest density of housing of all the sites and we believe it should have fewer houses than currently proposed.
- We have heard that a landowner in the Parish offered to build some starter homes on his land but we believe this was rejected? We believe 137 is the maximum number that should be planned for as there are already 27 consented or built homes.
- We were told houses would be built over the next twenty years, but the developers at the consultation were saying they wanted all development finished within five years.
- There is no safe or easy access to the Train Station, therefore the sites on the Risborough Road would be better suited for access. The sites in Great Kimble have better access to the school, park and pub.



Julie Bunker Clerk to Kimble Parish Council

22nd July 2018

Dear Parish Council,

With reference to our previous letter dated 10th July 2018, the Redding Court residents would like to add the following information. We feel it is important as we are a rural village with many footpaths for people to enjoy the countryside.

The land behind Redding Court is used as a corridor for wild life and residents have seen fallow deer, muntjac deer, foxes and badgers. We see many kites, buzzards, and also herons use the field when it is flooded in the winter.

Regards

The residents of Redding Court, Great Kimble.

Great and Little Kimble cum Marsh Parish Council

NEIGHBOURHOOD PLAN CONSULTATION - UPDATE



The local Community has the right to develop its own Neighbourhood Plan in order to have some say as to how the community should grow. Residents will recall the public Consultation event in June 2018 in the Village Hall, where feedback was sought on the possible location of future residential development locally.

A further period of consultation is being launched at the Annual Parish Meeting on **8th May 2019**, which will seek the views of residents on the pre-submission draft of the Neighbourhood Plan. This period of Consultation will run for **6 weeks** ending on the **11pm on 20th June 2019**.

THE ANNUAL PARISH MEETING

Wednesday 8th May 2019

8pm - 10pm

The Kimble Stewart Hall Station Road Little Kimble Bucks HP17 OXN

The consultation materials will be available to view on the website **www.kimbleplan.org** from **9th May 2019.**

The deadline for the receipt of consultation feedback will be 11pm on 20th June 2019

If you have any questions, please call Local Dialogue our consultation team, on Freephone: 0800 319 6187 or email: consultation@kimbleplan.org

Great and Little Kimble cum Marsh Parish Council

NEIGHBOURHOOD PLAN CONSULTATION - UPDATE

A further period of consultation is being launched at the Annual Parish Meeting on **8th May 2019** which will seek the views of residents on the pre-submission draft Neighbourhood Plan. This period of consultation will run for **6 weeks** ending on the **11pm on 20th June 2019**.

THE PARISH MEETING AT THE KIMBLE STEWART HALL STARTS AT 8PM AND DOORS OPEN UNTIL 10PM

The consultation materials will be available to view on the website www.kimbleplan.org from 9th May 2019 and available at the annual parish meeting.

The deadline for the receipt of consultation feedback will be 11pm on 20th June 2019.

If you have any questions, please call Local Dialogue our consultation team, on Freephone: **0800 319 6187** or email: **consultation@kimbleplan.org**

ANNUAL PARISH % MEETING AND % NEIGHBOURHOOD % PLAN CONSULTATION % LAUNCH %

Wednesday 8th May 2019 8pm \$

The Kimble Stewart Hall \$
Station Road
Little Kimble \$
Bucks \$
HP17 OXN \$

www.kimbleplan.org 3

Appendix 10



Welcome to our pre-submission public consultation

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Image 1 of 10 !

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

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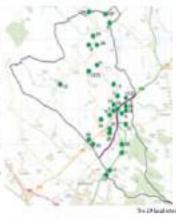
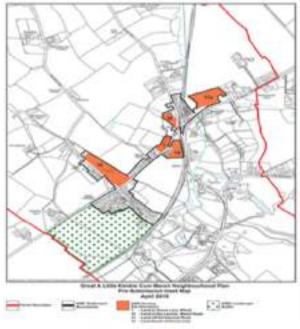




Image 3 of 10 !

STAGE 2 REVIEW



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Image 4 of 10!

SITE 1 - LAND AT GROVE LANE

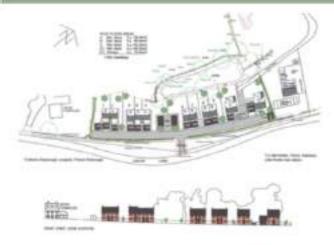






Image 5 of 10 !

SITE 10 - LAND AT THE LAURELS







Image 6 of 10 !

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







Image 7 of 10 !

SITE 15 - LAND AT GROVE LANE (BEHIND REDDING COURT)







Image 8 of 10 !

SITE 17A - DOE HILL FARM (LOWER PLOT BY BROOK COTTAGE)









Image 9 of 10 !

FEEDBACK AND NEXT STEPS



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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet. Full Name: Address Postcode: Contact no Email: The following policies relate to the development and use of land in the designated Neighbourhood Area of the Parish. 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. Please indicate if you support each policy? Unsule Оррове Support 074 1 - Settlement boundaries If oppose, please explain why? If appose, please explain why? RM.2 - Design principles If appose, please explain why? OM 3 - Housing site allocations If appose, please explain why? KIM A Schools If appase, please explain why? KIM 5 - Landscape buffer If popose, piease explain why? iont a - Employment 6M 7 - Commoulty & telsure uses If appose, please explain why? tf oppose, please explain why? BM 8 - Protecting International nabitats.

Image 1 of 2!

CONTINUES ON SEVERSE

Site 1 - Land at Grove Lane	Support	Unsure	Dopose	
(Left of the Free Church)	П			If you oppose the inclusion of this site please say why?
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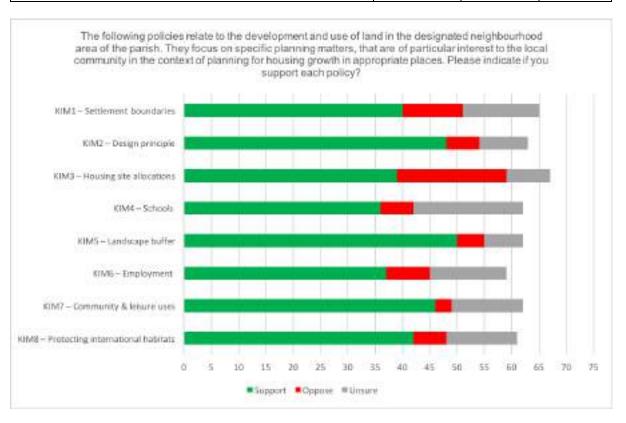
Appendix 12

Question 1

Feedback was given by attendees of the event in answer to whether they supported eight different policies in the context of planning for housing growth.

If they were in opposition, they could also attach comments with these answers.

The following policies relate to the development and use of land in the designated neighbourhood area of the Parish. 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. Please indicate if you support each policy.	Support % no. of responses	Oppose	Unsure
KIM1 – Settlement boundaries	61.5%	16.9%	21.6%
	40	11	14
KIM2 – Design principle	76.2%	9.5%	14.3%
	48	6	9
KIM3 – Housing site allocations	58.2%	29.9%	11.9%
	39	20	8
KIM4 – Schools	58.1%	9.7%	32.3%
	36	6	20
KIM5 – Landscape buffer	80.7%	8.1%	11.3%
	50	5	7
KIM6 – Employment	62.7%	13.6%	23.7%
	37	8	14
KIM7 – Community and leisure uses	74.2%	4.8%	21%
	46	3	13
KIM8 – Protecting international habitats	68.9%	9.8%	21.3%
	42	6	13



Overall, in response to the development criteria, each one had more support than it had opposition.

KIM5 'Landscape buffer' had the most support with 80.7% (50 people) supporting and only 8.1%, five people, opposing.

KIM3 'Housing site allocations' had the least support, with 29.9% of respondents (20 people) in opposition. However, there were still more, 58.2% (39 people) in support.

As to those who left opposition comments, these are summarised below:

KIM1 - SETTLEMENT BOUNDARIES

Negative

- Five were unhappy that sites in other areas of the village were not included;
- Three felt that the definition of the village boundary was inappropriate;
- Three asked if sites could be included outside of the designated boundary as these would impact the village too;
- Two said that the development does not create an appropriate core and is too spread out;
- Two commented that the proposed calculations for infill/windfall were not appropriate;
- One mentioned that the plans were damaging to the countryside.

KIM2 - DESIGN PRINCIPLES

Negative

- Five commented that not enough parking spaces had been allocated;
- Two commented that more sites are needed in order to decrease the density of the current! developments;!
- Two felt that more wildlife protection is needed and more hedges needed to be preserved;
- Two highlighted that more work needs to be done to preserve views;
- One was concerned that there was no reference to affordable or specialist housing.

Positive

- One felt that too much parking had been allocated;
- One felt the landscaping was good;
- One felt that the developments were respectful of views;
- One said that they were pleased there was provision for solar panels.

KIM3 - HOUSING SITE ALLOCATIONS

Negative

- Six felt that the proposed developments are too high density;
- Five felt that not enough sites had been chosen;
- Four felt there was an unfair spread of sites around the village;
- Two felt that there were not enough small properties or affordable houses included;
- One felt that there was not enough pedestrian/cyclist/horse rider provision;
- One felt that the proposed allocation for windfall was too low;
- One felt that the developments were too visually intrusive;
- One highlighted a flood risk.

KIM4 - SCHOOLS

Negative

Nine felt that there were not enough school places to meet the increase in demand;

Four felt that the road near the school was too dangerous.

Positive

One said that the school provision was adequate.

KIM5 - LANDSCAPE BUFFER

Negative

- Five felt that the definition of 'small scale' was too vague;
- Two mentioned that the buffer should be expanded to both sides of Smokey Row;
- One felt that the allocation was not comprehensive enough;
- One felt that the development would have an adverse impact on the countryside and green spaces.

KIM6 - EMPLOYMENT

Negative

- Two commented that there are already too many commuters;
- Two claimed there would be no increased employment;
- Two were worried that limiting developments would be damaging to farmers as this would limit their ability to add more farm buildings.

KIM7 - DESIGN PRINCIPLES COMMUNITY AND LEISURE USES

Negative

- Two wanted reassurance that additional facilities must not be a burden to the Parish;
- One was concerned as to who would be responsible for maintaining the open spaces:
- One felt that the shop is not viable;
- One commented that more facilities are needed for the elderly and disabled;
- One commented that more pedestrian/cyclist provisions are needed.

KIM8 - PROTECTING INTERNATIONAL HABITATS

Negative

- Six felt that more needs to be done to protect wildlife and biodiversity;
- Six were concerned that the ancient hedgerows would not be adequately protected;
- One was concerned about pollution in ponds;
- One felt that any development on green space is harmful.

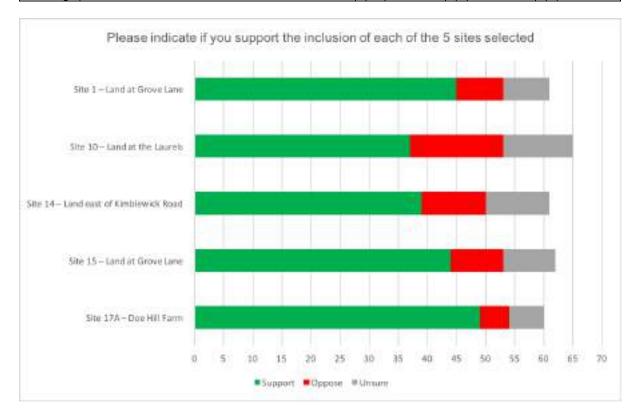
Positive

One felt that the mitigation measures were appropriate.

Question 2

Feedback was given by attendees of the event in answer to whether they supported, opposed or were unsure about the inclusion of the five selected sites. They could also attach comments with these answers.

Please indicate if you support the inclusion of each of the 5 sites selected?	Support %	Oppose	Unsure
each of the 3 sites selected?	(number)		
Site 1 – Land at Grove Lane (Left of the Free	73.8%	13.1%	13.1%
Church)	(45)	(8)	(8)
Site 10 – Land at the Laurels	56.9%	24.6%	18.5%
	(37)	(16)	(12)
Site 14 – Land east of Kimblewick Road (Behind	63.9%	18%	18%
the Swan PH)	(39)	(11)	(11)
Site 15 – Land at Grove Lane (Behind Redding	71%	14.5%	14.5%
Court)	(44)	(9)	(9)
Site 17A – Doe Hill Farm (Lower plot by Brook	81.7%	8.3%	10%
Cottage)	(49)	(5)	(6)



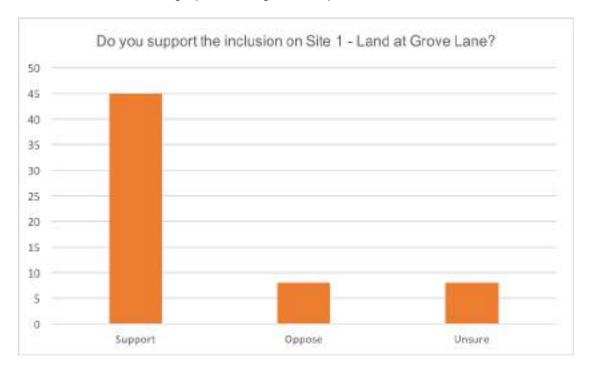
Overall, each site had more support than it had opposition.

The site with the most support and the least opposition was Site – 17A Doe Hill Farm. 81.7% of respondents supported the inclusion of this site, compared to just 8.3% opposed.

The site with the least support was Site 10 - Land at the Laurels with 56.9% of respondents in support. However, this is still far greater than the 24.6% in opposition.

SITE 1 – LAND AT GROVE LANE (LEFT OF FREE CHURCH)

Feedback was given by respondents in answer to whether they supported the inclusion of Site 1 – Land at Grove Lane. Below is a graph detailing their responses.



45 respondents were supportive of the inclusion of Site 1 – Land at Grove Lane. Eight attendees were unsure and eight attendees were not supportive. This means that, overall, 73.8% of attendees were supportive of the proposed scheme.

Comments:

Negative

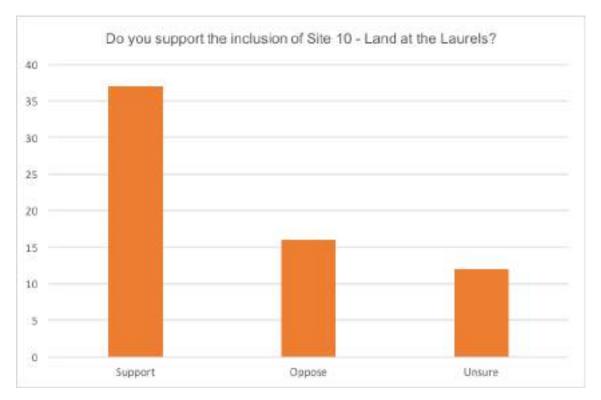
- Seven felt that the road is too dangerous for the proposed development;
- Three felt that parking provision is inadequate;
- Three felt that the proposal was too high density/too many units:
- Two mentioned a flood risk on the site:
- Two were in opposition to the shop;
- Two were concerned about maintaining hedgerows and wildlife in watercourses;
- One felt that not enough affordable housing is included;
- One felt that the development was not considerate of views or the setting of the Area of Outstanding Natural Beauty (AONB).

Positive

- Five were in support of the shop;
- Two felt that that the number of units was appropriate:
- Two mentioned they were in support of development on the site;
- One is pleased that the development will not overlook the existing homes.

SITE 10 - LAND AT THE LAURELS

Feedback was given by respondents in answer to whether they supported the inclusion of Site 10 – Land at the Laurels. Below is a graph detailing their responses.



37 respondents were supportive of the inclusion of Site 10 – Land at The Laurels. 12 attendees were unsure and 16 attendees were not supportive. This means that, overall, 56.9% of attendees were supportive of the proposed scheme.

Comments:

Negative

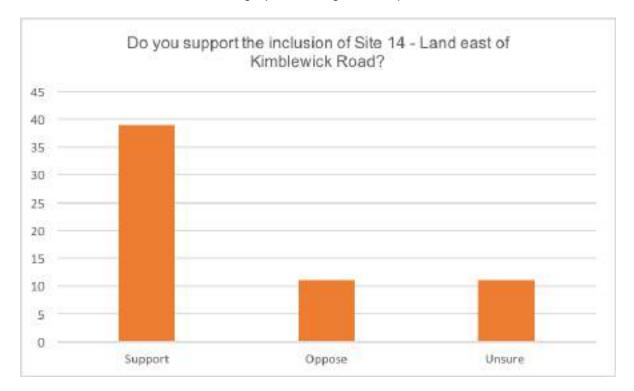
- 17 mentioned that the road is too dangerous or there is already too much traffic to accommodate the proposed development;
- Five were concerned by the lack of footpath;
- Five felt that parking provision is inadequate;
- Five thought the proposal was too high density/too many units;
- One thought the gardens were too small:
- Seven were concerned about a flood risk on site;
- One was concerned about sewage issues.

Positive

One commented that the rating for transport should be changed to 'lively positive effect' due to rail
and bus links.

SITE 14 – LAND EAST OF KIMBLEWICK RD (BEHIND THE SWAN PH)

Feedback was given by respondents in answer to whether they supported the inclusion of Site 14 – Land east of Kimblewick Rd. Below is a graph detailing their responses.



39 respondents were supportive of the inclusion of Site 14 – Land East of Kimblewick Rd. 11 attendees were unsure and 11 attendees were not supportive. This means that, overall, 63.9% of attendees were supportive of the proposed scheme.

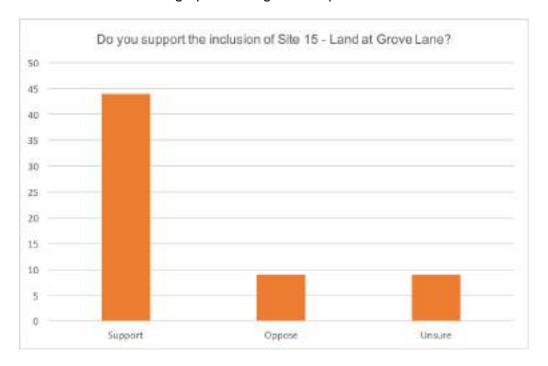
Comments:

Negative

- Eight thought the proposal was too high density/too many units;
- Six commented that the site is too large;
- Six felt that the road is inappropriate for development as there is already too much traffic;
- Four thought that there needs to be a footpath/cycle/horse rider provision included;
- Two felt that parking provision is inadequate;
- Four were opposed to development as it is Grade II agricultural land:
- Two felt that the development would impact the rural character of the village;
- One felt the proposals are not considerate of views or setting in the AONB;
- One had concerns over destruction to wildlife and hedgerows;
- One had concerns about lighting and fencing;
- One had concerns about pollution (traffic, light, noise).

SITE 15 – LAND AT GROVE LANE (BEHIND REDDING COURT)

Feedback was given by respondents in answer to whether they supported the inclusion of Site 15 – Land at Grove Lane. Below is a graph detailing their responses.



44 respondents were supportive of the inclusion of Site 15 – Land at Grove Lane. Nine attendees were unsure and nine attendees were not supportive. This means that, overall, 71% of attendees were supportive of the proposed scheme.

Comments:

Negative

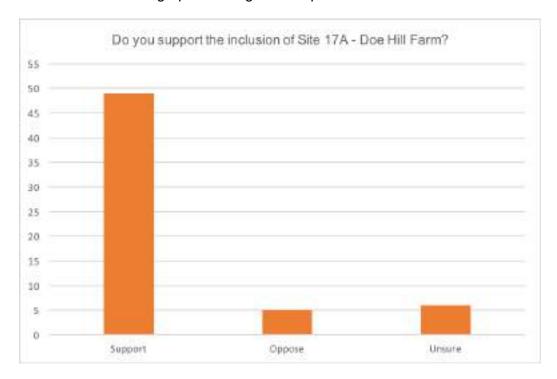
- Seven thought the proposal was too high density/too many units;
- Five were unhappy the development will overlook existing properties;
- Four felt the proposed houses are too high and will ruin the view and the AONB setting;
- Four thought that the road is dangerous and there is already too much traffic to accommodate the proposed development;
- Two felt that parking provision is inadequate;
- Two felt that a footpath/ footway is needed;
- Two were concerned by the flood risk on the site;
- One had concerns that there would not be room to upgrade the railway;
- One had concerns over destruction to habitats.

Positive

- Two mentioned that the site was sensible for development;
- Two felt that improvements to the bridge and roads should be made before the work on the development begins.

SITE 17A – DOE HILL FARM (LOWER PLOT BY BROOK COTTAGE)

Feedback was given by respondents in answer to whether they supported the inclusion of Site 17A – Doe Hill Farm. Below is a graph detailing their responses.



49 respondents were supportive of the inclusion of Site 17A – Doe Hill Farm. Six attendees were unsure and five attendees were not supportive. This means that, overall, 81.7% of attendees were supportive of the proposed scheme.

Comments:

Negative

- Six thought the proposal was too high density/too many units;
- One thought that the site is too large;
- Three felt that the road is too dangerous to accommodate the proposed development;
- One felt the footpath needs to be improved;
- One felt that parking provision is inadequate;
- Two felt that views and the AONB setting had not been considered;
- Three were concerned by the flood risk on the site;
- One was opposed to development on green spaces;
- One was opposed to the development as it is on Grade II agricultural land.

Positive

- Three mentioned that the site was sensible for development;
- One felt that unit numbers could be increased on this site;
- One commented that this development was low density.

Question 3

All respondents were asked whether they had any additional comments on the proposals. ! 42 attendees left comments in this section. These have been categorised into positive comments, negative ! comments and suggestions. The negative comments have been further categorised for ease of reading. !

POSITIVE

- Four respondents felt that residents' voices have been listened to and the consultation had been thorough;
- Four mentioned that they agreed to the five sites;
- Two felt the shop was a good addition;
- Two said that they were happy that the developments were evenly spread around the village;
- One mentioned that the density of the developments was appropriate;
- One felt that the number of proposed homes could increase as policy has changed;
- One mentioned that they were glad to see the hedgerows being protected.

NEGATIVE

Size and density of the sites

- Seven felt that the proposals are too high density/too many units;
- Five felt that the sites are too big;
- Three felt that future windfall has not been appropriately considered;
- Three mentioned that there needs to be more affordable housing;
- One commented that 160 new homes in an unnecessarily large figure;
- One commented that the area does not need more development and it can go elsewhere.

Infrastructure

- · Seven felt that more infrastructure improvements were needed;
- Two felt that improvements to public transport are needed;
- One commented that the railway service report was inaccurate;
- One commented that there should be more solar and water storage;
- One felt that a shop/café would not be viable;
- Traffic
 - o Four were concerned by an increase in traffic;
 - Three commented that any traffic calming measures need to be agreed with residents;
 - o Five felt that there needs to be more pedestrian/cyclist/horse rider provisions;
 - One commented that too much parking has been included and people should be encouraged to use public transport;
 - o One commented that there needs to be more cycle parking and car charging stations at each site.

Ecology/ Green space

- Four felt that there needs to be more adequate protections for wildlife;
- Two commented that hedgerows will need to be replaced if they are lost;
- Two felt that the AONB has not been adequately protected.

Planning approach

- Six commented that the phased approach was not correct;
- Five felt unhappy that the Community Survey had been 'ignored';
- Two thought the proposals were not in accordance with the Wycombe Local Plan;
- One thought that the Neighbourhood Plan Working Group was not credible as the majority are Parish councillors and it contains four people applying for sites and three councillors from Marsh where no development is proposed;
- Two mentioned that archaeological protections need to be included;
- One thought there would be no community benefits to the sites.

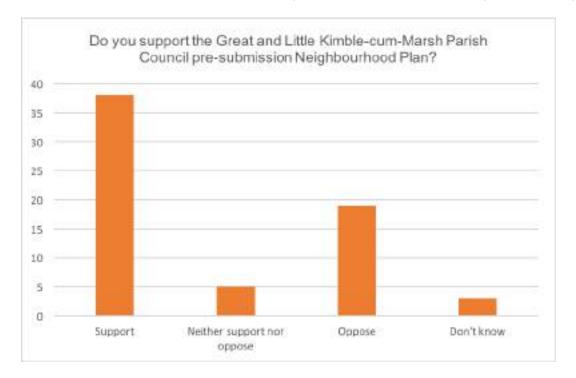
SUGGESTIONS

- Six people felt that other sites should be considered (in general);
- Eight people wanted Site 17B reconsidered;
- Two people wanted Site 19 reconsidered;
- One person wanted Site 7 reconsidered;
- One person wanted Site 5 reconsidered;
- One person wanted Site 20 reconsidered;
- Two people felt the shop should be on Site 14;
- Two people felt the shop should be on Site 1;
- One person felt the shop should be on Site 17.

It should be expected to see a disproportionate number of negative comments to positive as those who are most aggrieved are most motivated to comment.

Question 4

Feedback was given by respondents in answer to whether they supported the Great and Little Kimble cum Marsh Parish Council pre-submission Neighbourhood Plan. Below is a graph detailing their responses.



38 respondents, 58.5%, supported the Great and Little Kimble cum Marsh Parish Council pre-submission Neighbourhood Plan. 19 respondents, 29.2%, were unsupportive.

This shows an overwhelming level of support in the local community for the Great and Little Kimble cum Marsh Parish Council pre-submission Neighbourhood Plan.

APPFNDIX 13

Actual feedback

Transport • Economy • Environment

Buckinghamshire County Council

County Hall, Walton Street Aylesbury, Buckinghamshire HP20 1UA

Director Growth, Strategy & Highway

Julie Bunker 20 Kimble Park. Little Kimble, Aylesbury, Bucks, HP17 OUG

Telephone 01296 385000 Submitted by email: www.buckscc.gov.uk

20th June 2019

clerk@kimblecouncil.org

Dear Julie Bunker,

Kimble Neighbourhood Plan - Pre-Submission Consultation

Thank you for consulting Buckinghamshire County Council (BCC). BCC welcomes the opportunity to comment on the Kimble Neighbourhood Plan (NP) consultation.

Our comments are set out below:

Education

Great Kimble CE School is an infant school which has three feeder schools to accommodate its children at Key Stage 2. Part of our plans to accommodate increased housing across the area is to extend the age range of Great Kimble CE School to include Key Stage 2 (which will free up capacity reserved in its feeder schools). The proposal will also reduce the anxiety for Great Kimble parents when transferring to a new school at the end of Key Stage 1 and increase the sustainability of the school. The proposal will also reduce the need to transport siblings to a junior school outside the area and ensure more effective travel planning.

There are a few omissions with respect to biodiversity. The primary concern is the lack of a policy specifically relating to biodiversity. It is recommended that a biodiversity policy is added to the Plan for the following reasons:

1. The Parish of Kimble encompasses several statutory sites of nature conservation importance, including Chiltern Beechwoods Special Area of Conservation (SAC), and significant sections of Grangelands and Pulpit Hill Site of Special Scientific Interest (SSSI) and Ellesborough and Kimble Warrens SSSI. The Parish also encompasses and borders numerous non-statutory sites of nature conservation importance. It is recommended that a map of existing biodiversity assets within and adjacent to the Parish is incorporated into the Neighbourhood Plan using records from BMERC (Buckinghamshire and Milton Keynes Environmental Records Centre). The proposed biodiversity policy should clarify that development on or adjacent to statutory and non-statutory sites must be avoided, and any development application within the Parish should include an assessment of potential impacts on statutory and nonstatutory sites of nature conservation interest.



- There are areas of Priority Habitat within the Parish (NERC Act 2016) including
 ancient woodland and fen, both of which are considered 'irreplaceable'. Priority
 Habitats are a material consideration in the planning process and development on or
 adjacent to them must be avoided. The biodiversity policy should ensure the
 protection of biodiversity assets from development proposals. BMERC should be
 contacted for a detailed list of Priority Habitats within the Parish.
- 3. BMERC also holds a number of records of legally protected and notable species within and adjacent to the Parish, including great crested newt, bats, badger, protected and notable birds, notable invertebrates and plants. Again, the biodiversity policy should clarify that protected and notable species are material considerations in planning applications, and potential impacts on features of biodiversity interest should be fully assessed and mitigated for as part of any development application.
- 4. It is recommended that text from the NPPF1¹ is incorporated into the proposed biodiversity policy, specifically (Paragraph 170) "Planning policies and decisions should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..." and that a mandatory requirement is included for demonstrating long-term and measurable biodiversity net gain as part of any development application.
- The southern part of the Parish is located within the Chiltern Escarpment Biodiversity
 Opportunity Area (BOA). BOAs are the most important areas for biodiversity in the
 county and represent the regional priority areas of opportunity for restoration and
 creation of Priority Habitats. This information should be included within the
 Neighbourhood Plan.

Please see detailed comments below

Section 2.2 of the Plan should state that there is a site of European importance within the Parish (Chiltern Beechwoods SAC) and two SSSIs, in addition to numerous Local Wildlife Sites.

- KIM2 (page 18) should include the following text, or similar, below the first bullet;
 "New development must protect and enhance existing biodiversity assets, and demonstrate a long-term and measurable net gain in biodiversity".
- KIM2 should also state that "public open space and landscaping buffers should contribute to the local green infrastructure network".
- KIM8 should require the protection of sites of National as well and International importance, and the two SSSIs within the Parish should be included in this policy.
- The role that biodiversity and green space plays in promoting human health and wellbeing should be promoted within the Plan.
- The NERC Act (2006) states that with regard to Section 40 "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes restoring and enhancing species populations and habitats as well as protecting them." This responsibility extends to town and parish councils.

National Planning Policy Framework (2019) - https://www.gov.uk/government/publications/national-planning-policy-framework--2



Archaeology

The parish has seven scheduled monuments which have the highest level of protection for historic/archaeological sites and/or buildings. Section 2.11 Listed Buildings & Historic Sites, could be expanded to at least include these sites. BCC would also have liked to have seen a policy for the protection of the historic environment including the built, upstanding and buried sites.

In the Site Assessment Report each of the proposed development sites has the potential for buried archaeological remains, including Site 7 and Site 15.

Transport Strategy

The plan indicates to very little in transport recommendations. BCC commend the policy of ensuring electric car charging points and cycle parking in each property.

Highways

KIM3 Housing Site Allocations sets out that the sites "must make appropriate financial contribution towards a package of public transport service, footpath and highway improvements to be agreed with the Highway Authority."

The Highway Authority has previously provided comments upon the sustainability of the Great and Little Kimble Parish from a highways perspective. These were in the form of high level comments upon the ten sites selected for sustainability comments. To surmise, it was identified that the A4010 corridor benefits from significant sustainable transport links, but that the sites severed from the A4010 by the two bottlenecks were restricted in their access to sustainable transport. An additional issue was raised regarding the proposed means of access for Site 20.

Regarding the five sites currently recommended for allocation, it is noted that four sites are restricted in their access to sustainable transport links. The Highway Authority therefore considers the sites numbered 1, 10, 14 and 15 to need to demonstrate sufficient betterment in their access to sustainable forms of transport by demonstrating safe access between the sites and the sustainable forms of transport.

The current version of the Wycombe District Local Plan proposes the rerouting of the A4010 through the creation of a relief road. Within the vicinity of Great and Little Kimble Parish this currently includes the upgrading of the B4009. Also proposed are works to upgrade the existing junction of the B4009 and the A4010, including the railway bridge. Therefore a combined contribution from each of the four restricted sites to the provision of pedestrian facilities in tandem with this scheme would address the current lack of sustainability at the referenced sites. This would be subject to coordination with and approval from the Local Planning Authority.

A final proposal for the junction improvements has yet to be determined. It is therefore considered that the sites numbered: 1, 10, 14, and 15 should enter discussions with the Local Planning Authority to determine the extent of the required pedestrian facilities and an appropriate contribution from these sites.

Given that site 17A currently benefits from pedestrian access to both regular bus services and train services, contributions to upgrade the section of the existing pedestrian footway between the site and the train station to be required due to the current condition and width of the highway footway. Such proposals could be secured by way of a Section 278 combined with access works.



The Highway Authority notes the proposal for a village shop to be proposed within one of the sites. This would be considered to benefit the sustainability of the locality in providing an additional amenity within the parish. Mindful that the sites numbered 1, 14, and 17A of those proposed for allocation have proposed such a facility, sites 1 and 14 are, in the view of the Highway Authority, situated in more central locations within the parish given the existing and proposed residential areas.

Inspector's Decisions

Recent decisions of the Planning Inspectorate have included refusals of planning applications within the Great and Little Kimble Parish as a result of a lack of safe access to sustainable forms of transport, such as bus routes and train services. In light of these decisions, the Highway Authority considers above identified bottlenecks to result in the sites numbered 1, 10, 14, and 15 being considered unsustainable in the current situation.

The Inspector's decision on application reference: 17/06745/FUL, dated 15th October 2018 identifies that Little Kimble cannot provide for day to day needs due to the lack of all required day to day amenities. The Inspector has referenced the proximity to a bus stop; the bus stops on the B4009 do not benefit from a regular bus service, and therefore cannot provide a sustainable form of transport.

An additional decision of the Planning Inspectorate for planning application reference: 17/07500/FUL at Clematis Cottage, Lower Icknield Way, Great Kimble also identified the lack of amenities within Little Kimble and provided one reason for refusal of the application due to the lack of access to sustainable forms of transport and the lack of sufficient day to day amenities within Great Kimble.

For further reference, an appeal in Frieth, for planning reference: 17/08111/FUL was also refused by the Planning Inspectorate on 16th January 2019. The refusal included the lack of sustainability of the site location. This site is located within Wycombe District, and it should be noted that Frieth also benefits from: a church, village hall, primary school, and two public houses. The reasoning for refusal references the lack of a safe pedestrian access to sustainable transport and amenities.

The Highway Authority therefore considers precedent to have been set by the Planning Inspectorate with regards to required sustainability both within the parish of Great and Little Kimble Cum Marsh, and within similar parishes and settlements within Wycombe District on local policies. It is considered that safe access to sustainable forms of transport is required for a development sites to be considered sustainable.

Local Infrastructure Improvements

The Parish Council has identified local infrastructure issues of local concern, with three identified infrastructure issues relating to the public highway listed. These include: two traffic calming schemes on Bridge Street / Church Lane and Marsh Lane; pedestrian, cycle and equestrian access provision between the villages of the parish, including under the railway line at the B4009 and A4010 junction; and the provision of a pedestrian crossing on the B4009 within the vicinity of The Swan public house, as close as possible to the public house.

The Highway Authority considers that each would be of benefit to the local community through increased permeability of the village for non-motorised transport, therefore promoting the use of sustainable forms of transport such as walking and cycling.

With regards to the specific issue of safe pedestrian and cycling access under the railway line between the B4009 and the A4010 the Highway Authority would seek Section 106 contributions from the sites numbered 1, 10, 14, and 15.



For your reference please see the appendix below for previous Highway Authority comments of the individual sites currently proposed for allocation.

Appendix

Site 1 - Land At Grove Lane

This site access is approximately 350m from the nearest bus stop on the A4010 and 600m to the station. Both class as an acceptable walkable distance but are restricted by the lack of footway under the railway bridge.

The demonstrated visibility splays are in excess of those required for an area of highway subject to a 30mph speed restriction. It should be ensured that the visibility splays contain no obstruction between 0.6 and 2 metres in height.

Site 10 - Land At The Laureis

This site is approximately 280m from the nearest bus stop on the A4010 and 500m from the station. Both class as an acceptable walkable distance but are restricted by the lack of a footway under the railway bridge.

The site proposes to use an existing site access which will be improved, there is sufficient land within the control of the landowner and the Highway Authority to provide the requisite visibility splays for vehicle speeds of 30mph.

The pedestrian footway appears to have been proposed across the site frontage along Marsh Road providing a link to the pedestrian footway along Grove Lane. In the view of the Highway Authority this would benefit the sustainability of the site and the locality further along Marsh Road.

Site 14 - Land East of Kimblewick Road

The closest pedestrian site access is approximately 750m from the nearest bus stop on the A4010 and 1km from the station. Both of which would be considered a walkable distance but are restricted by the lack of footway under the railway bridge.

The site proposes to use two new and one existing vehicular site accesses and multiple frontage accesses for individual properties onto Kimblewick Road. Having assessed the current preliminary plan there appears to be sufficient land within the control of the landowner and the Highway Authority to provide the requisite visibility splays for vehicle speeds of 30mph at the proposed junctions. Providing these visibility splays may require amendment of the plans at application stage.

Site 15 - Land At Grove Lane

This site access is approximately 350m from the nearest bus stop on the A4010 and 600m from the station. Both of which would be considered a walkable distance but are restricted by the lack of footway under the railway bridge.

Access is proposed off of an existing private access road. Where the private road accesses the publically maintained highway the requisite visibility splays for vehicle speeds of 30mph are required.

Site 17 A - Doe Hill Farm - Lower Plot

This site access is approximately 120m from the nearest bus stop on the A4010 and 600m from the station. Both of which are considered to be a walkable distance as the site gains access onto the A4010 and is not restricted by the lack of footway links outlined in the initial sustainability section above due to the location of the site adjacent to the A4010 being served by existing pedestrian footways. The footways serving this site are in poor condition within the vicinity, 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 to mitigate for the proposed development.

It is noted the site proposes to use an existing site access which will be improved, there is sufficient land within the control of the landowner and the Highway Authority to provide the requisite visibility splays for vehicle speeds of 30mph.

Buckinghamshire County Council has recently adopted the Highways Development Management Guidance policy document to help developers create great places and thriving communities and to set out many of the principles and standards that The Highway Authority applies when assessing new developments. It is advised that any site that reaches application stage reviews and takes into account these standards when designing the sites.

The document is available at https://www.buckscc.gov.uk/services/transport-and-roads/transport-plans-and-policies/highways-development-management-guidance/

Yours Sincerely

Assistant Strategic Planning Policy Officer



Wycombe - Great and Little Kimble Neighbourhood Plan

FAO Julie Bunker

Wycombe - Great and Little Kimber cum Marsh Neighbourhood Plan

Thank you for consulting Network Rail on the Great and Little Kimber cum Marsh Neighbourhood Plan, we have the following comments to make.

Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order.

(1) Level Crossings

Within the NP area are several Network Rail level crossings:

Great & Little Kimble No.27

Great & Little Kimble No.2C

North Bucks FP 2B

Great & Little Kimble No.3B

Great & Little Kimble No.29B

The NPPF states:

Pg31. Considering Development Proposals

108. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 110. Within this context, applications for development should:
- c) create places that are safe, secure...which minimise the scope of conflicts between pedestrians, cyclists and vehicles...
- *182.Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use), in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

In order to comply with the NPPF, developments within the Neighbourhood Area should include assessment of the impact of development proposals upon the level crossings.

The council, developer(s) and the neighbourhood forum are advised that assessments should include consideration of:

- The individual and cumulative impacts of proposals.
- Increase in the volume and a change in the character of users, including vulnerable users (definition in Appendix 1).

Assessments should be undertaken with Network Rail.

As a publicly funded organisation, Network Rail is not funded to mitigate the impact of new development proposals on its infrastructure. Therefore, mitigation measures to prevent an increase in risk at the level crossings should be fully funded by the developer(s), including, where applicable, closure and diversion.

(2) Drainage

The NPPF states:

"178. Planning policies and decisions should ensure that:

a. A site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability."

And

"163. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere."

Drainage proposals within the Neighbourhood Plan area must not increase Network Rail's liability, or cause flooding, pollution or soil slippage, vegetation or boundary issues on railway land.

Network Rail would be concerned by the use of infiltration within 30m of its boundary as infiltration structures direct large volumes of runoff into a concentrated area which may increase pore water pressure in the surrounding soils, leading to a loss of shear strength. This may have negative effects on our track, cuttings, embankments and other lineside structures that may become liable to settlement or failure.

Our standards are in excess of those typically specified by Building Regulations or British Standards due to the high consequence of failure and to reflect that our largely historical assets are often more sensitive to changes in design forces.

Network Rail is concerned that the use of infiltration adjacent to our infrastructure could lead to soil erosion caused by the seepage of water or a reduction in bearing capacity beneath the track. This may result in settlement within the track support zone or within the support zone of our associated earthworks and structures.

In the event that a soakaway causes a detrimental impact on the railway it will be difficult for Network Rail to take corrective action due to complex ownership arrangements and required disruption to private residential areas. In this respect Network Rail believes it would be beneficial that the drainage for properties in the vicinity of the railway are discharged to a system that is owned and operated by an accountable party and situated in a location where maintenance and operation can be undertaken without access to private land within the development.

All surface waters are to drain from site in a direction away from the railway boundary. Surface water drainage within 30m of the railway boundary to be removed from site via a closed sealed pipe system.

Network Rail agreement to drainage proposals is recommended.

(3) Railway Stations

Little Kimble Railway Station is within the Neighbourhood Plan area.

Transport Assessments (TA) should still consider the potential for increased footfall from developments to impact stations, as well as vehicle parking / cycle storage at stations. Any

enhancements required to cater for passenger demand should be funded through developer contributions.

Please do not hesitate to contact me if you wish to discuss the comments above.

From

Town Planning Technician LNW Network Rail





20th June 2019

To Great and Little Kimble-cum-Marsh Parish Council

By email to consultation@kimbleplan.org and consultation@localdialogue.com
Cc Julie Bunker, Parish Clerk, clerk@kimblecouncil.org

My Ref.: F:\Planning\Development Plans\Wycombe\Kimble Neighbourhood Plan

Dear Parish Council,

Consultation response – Great and Little Kimble-cum-Marsh Neighbourhood Plan Consultation, June 2019

The Chilterns AONB is nationally protected as one of the finest areas of countryside in the UK, with equal planning status to National Parks (National Planning Policy Framework para 172). Public bodies including Parish Councils have a statutory duty of regard to the purpose of conserving and enhancing the natural beauty of the AONB (Section 85 of Countryside and Rights of Way Act 2000). The Chilterns Conservation Board wishes to make the comments detailed in the attached Appendix 1 by way of response to the draft neighbourhood plan.

The Chilterns Conservation Board is a body that represents the interests of all those people that live in and enjoy the Chilterns AONB. It is made up of representatives nominated by the organisations listed in Appendix 2.

The attached response has been prepared under delegated powers and will be presented for approval at the next Chilterns Conservation Board Planning Committee. Should you require any further information do not hesitate to contact me.



Planning Officer

For and on behalf of the Chilterns Conservation Board

Appendix 1: Our Response

- Section 2. Neighbourhood plans are a chance to recognise and protect features
 that are important or distinctive in a parish. Your neighbourhood area contains
 natural and historic environment assets which are rare, nationally and even
 internationally important, but this does not come through clearly in your plan. This is
 no ordinary parish and the plan should explain this.
- The description of the neighbourhood area currently has no section on landscape, only land use. We suggest the following addition before the land use section:

"Landscape

The south eastern third of the neighbourhood area falls within the Chilterns Area of Outstanding Natural Beauty (AONB), nationally designated as one of the country's finest landscapes, and much of the area that is not designated AONB forms part of the setting of the Chilterns AONB. The panoramic views over the parish from the top of the escarpment (especially from Beacon Hill, Coombe Hill and Whiteleaf) and the views to the dramatic iconic chalk landform of Beacon Hill from the villages makes this a special and remarkable area of which the parish is justly proud. Beacon Hill is one of the most dramatic and easily recognisable landmarks in the Chilterns."



Beacon Hill from Coombe Hill

Photo: Richard Gillin

 Para 2.2 mentions nature reserves but this could be expanded into a separate section on biodiversity. We suggest:

"Biodiversity

The parish is rich in biodiversity and contains habitats identified as of international

value (Special Area of Conservation) and national value (SSSIs and ancient woodland), local wildlife sites and biodiversity opportunity areas. The parish contains the largest native box woodland in the country. The southern area of the Parish falls within the Chiltern Beechwoods Special Area of Conservation, an internationally important biodiversity designation. Any developments that could have an adverse effect on a Special Area of Conservation will require a Habitat Regulations Assessment. An initial screening stage would be required, followed by an Appropriate Assessment."

- Para 2.8 describes the Ridgeway as skirting the north of the parish, this should be corrected to the south of the parish. It could be referred to as a National Trail, rather than a national long-distance path. It is one of only 15 national trails in England and Wales. A map of Public Rights of Way would be a good addition to the plan.
- 3. Para 2.11 is too brief on the historic assets of the Parish. It should list the Scheduled Ancient Monuments in the parish, including Cymbeline's Castle, and refer to the Chequer's Registered Park and Garden. More description could be added on the parish, for example that it is a long, narrow strip parish so classic of the northern scarp of the Chilterns. That Pulpit Hill has a prehistoric hillfort at its summit, that there was a Roman villa at Little Kimble, and a Norman motte and bailey castle at Little Kimble which later became a moated medieval house. That an act of rebellion in the parish in the seventeenth century was one of the incidents that sparked the English Civil War. And that Chequers has been the official country residence for every British Prime Minister since 1921.
- Section 3 of the neighbourhood plan addresses Planning Policy Context for the neighbourhood plan. Para 3.2 should refer to the section of the NPPF on Areas of Outstanding Natural Beauty (para 172). Para 3.6 should refer to local plan policy DM30 The Chilterns Area of Outstanding Natural Beauty.
- Para 5.1 Vision please correct Chiltern AONB to Chilterns AONB. Why only refer to harm to the character of the Chilterns AONB? This could also say harm to the wildlife, habitats, tranquillity, dark skies and recreational enjoyment of the Chilterns AONB. Or character and local distinctiveness of the Chilterns AONB. Or character and special qualities of the Chilterns AONB.
- Para 5.8 starts but does not finish a sentence: 'the principle that development proposals adjoining as well as inside the existing villages..." (Will what?)
- KIM2 please correct the name from 'Chilterns Conservation Board Design Guidelines' to 'Chilterns Buildings Design Guide'.
- KIM3. The Chilterns Conservation Board objects to all sites proposed for allocation
 which have not been assessed for their landscape and visual impact. You are
 lacking landscape sensitivity evidence for most of the shortlisted sites. This is a key
 part of the evidence base you will need for your plan at examination.
- All five allocations are greenfield sites around the villages. They are all in the setting
 of the Chilterns AONB.
- The scale of development proposed at 160 homes would be disproportionate to the small size of Little Kimble and Smokey Row.
- 11. KIM 3 allocations show a worrying lack of understanding about what the setting of the Chilterns AONB is. For example, page 20 reads "This site fronting on to Grove Lane lies outside the setting of the AONB". The setting of the AONB is not a narrow geographic zone directly adjoining the AONB. Developments several miles from the AONB can affect the Chilterns AONB and be in its setting. The plan fails to

understand that all the Kimble sites are in the setting of the Chilterns AONB. The degree of harm and acceptability will depend on multiple factors that need assessing, both visual and non-visual. Please see the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB. It explains how developments outside the AONB but in its setting can affect the AONB.

 The new Chilterns AONB Management Plan 2019-2024 contains the following policy DP4 and supporting text on the setting of the AONB:

"Policy DP4

In the setting of the AONB, take full account of whether proposals harm the AONB. For example, development of land visible in panoramic views from the Chilterns escarpment, or which generates traffic in or travelling across the AONB, or which increases water abstraction from the chalk aquifer, thereby reducing flow in chalk streams.

A development outside the AONB boundary can cause harm to the AONB, even if it is some distance away. The local authority's legal duty towards the AONB applies when a proposal affects land in the AONB, regardless of where that effect originates (inside or outside the AONB). We have produced special advice in a Position Statement on Development Affecting the Setting of the AONB. The setting of the AONB is not a geographic zone that can be mapped, nor does it cover a set distance from the AONB boundary. Tall structures like chimneys that break the skyline or large growth proposals even far away can have an impact on the AONB, and so fall within the setting. Adverse impacts are not only visual, a noisy development may impact adversely on the tranquillity of the AONB even if not visible from the AONB. We consider that the setting of the Chilterns AONB is the area within which development and land management proposals (by virtue of their nature, size, scale, siting, materials or design) may have an impact, either positive or negative, on the natural beauty and special qualities of the area."

- The sites in KIM3 are all likely to be visible from the escarpment, generate traffic travelling across the AONB and increase water abstraction from the chalk aquifer.
- AONB Management Plan policies should be taken into account in Local Plans and any neighbourhood plans in these areas, as instructed by the NPPG https://www.gov.uk/guidance/natural-environment see Paragraph: 004 Reference ID: 8-004-20140306.
- 15. The site that the Kimble Area Landscape Sensitivity & Capacity Study (WDC Sept 2017) identified as having the highest capacity for development in landscape terms (site 5 in that study), and the only one with high capacity, is not allocated. The only ones in both the WDC study and the consultation are site 17a and 14 (which were scored as medium capacity for development in landscape terms). Three of the sites have no landscape evidence base: sites 1, 15 and 10. They have not been tested so do not comply with the RUR6 requirement to accommodate development without having a major impact on the setting of the Chilterns AONB. Sites should only be taken forward where Landscape Capacity Assessment finds the sites acceptable. Landscape capacity assessment is likely to mean that some of your consultation sites are unacceptable, others could only accommodate development on part of the site and a reduced development area should be identified.
- By way of example, Dacorum Borough Council proposed an allocation in the AONB west of Tring, to which Chilterns Conservation Board objected at Examination. The

Planning Inspector concluded 1: "I have reflected on what I heard at the hearing sessions where this site was discussed, as well as the submitted written evidence. On the basis of this verbal and written evidence I have serious concerns that the gypsy and traveller site element of site LA5 is unsound. This is because of the lack of a formal assessment by the Council to assess its likely impact on the Chilterns Area of Outstanding Natural Beauty (AONB) and in particular whether it would conserve and enhance the natural beauty of the AONB... In conclusion, for the Plan to be found sound the Council will need to, as a minimum, advance main modifications to remove reference to the provision of a gypsy and traveller site as part of LA5". The proposed allocation in the AONB was subsequently deleted from the plan.

- 17. Where there are strong views from the AONB towards sites which are currently open and developed, particularly where these views are from popular panoramic public viewpoints on the Chilterns escarpment e.g. Beacon Hill, Coombe Hill, Whiteleaf, or on the Ridgeway National Trail, these sites should not be taken forward for development. Sites 1, 14, 15 and 17a have characteristics that raise concerns about views from the AONB and need further detailed landscape assessment.
- Equally where development would damage <u>views to</u> the AONB, particularly views from public footpaths (like the Aylesbury Ring) towards the Chilterns escarpment, by blocking or interfering with open views to the hills, sites should be discounted.
- 19. For example, the photo below shows how development on the north side of Chinnor has damaged the setting of the AONB because it has harmed the view towards the escarpment. The edge of Chinnor is now very visible from the Thame Road and the Emmington Road and the public footpaths in between. The development is particularly visible because of the alignment of the houses tightly packed in a row parallel to the escarpment, and the lack of screening planting. Sites 1, 15 and 17a in the Kimble plan in particular have some characteristics in common with this landscape mistake.

https://democracy.dacorum.gov.uk/ieDecisionDetails.aspx?Alid=4447 See Local Planning Framework site allocations Annex A – Inspector's Post Hearing Note



- Site 10 appears to be the least harmful to the AONB, but this needs proper landscape assessment by a qualified landscape practitioner as part of your evidence base.
- 21. The proposed MUGA on site 14 raises concerns about flood lighting and high fencing, neither of which would be acceptable in day and night-time views from the AONB. The policy should specify no floodlighting to protect the dark skies of the Chilterns AONB, an intrinsically dark zone. We would welcome other policies in the neighbourhood plan about preventing and reducing light pollution from households, businesses, street lights, community facilities and the railway. This could be included within Policies KIM6 and KIM7.
- 22. The suggested layouts on pages 31 to 35 do not appear to have been rooted in a landscape-led approach, and instead appear to be about filling up the shape of the plots. This results in some poor planning e.g. backland development and ribbon development, breaching principles of good planning and unacceptable in terms of conserving and enhancing the Chilterns AONB.
- 23. KIM5 landscape buffer is supported. This will help protect part of the setting of the Chilterns AONB from urban encroachment. We suggest that the arable land between Grove Lane and the Station should also be designated as a landscape buffer as this land is outside the AONB and very sensitive in views to and from the AONB. This would help ensure that Smokey Row and Little Kimble retain their separation.
- 24. KIM8 protecting international habitats is supported in principle, but it is deferring consideration of the effects of development proposals until the planning application stage. This is undesirable because it is harder to assess cumulative effects at that stage, it should be addressed at plan-making stage.
- There is no standalone policy on the Chilterns AONB. Suggest adding a Policy KIM9 and using the Chilterns AONB model planning policy (see box overleaf, plus advice on our neighbourhood planning webpage).

Policy KIM9 The Chilterns Area of Outstanding Natural Beauty

Permission for major developments in the Chilterns Area of Outstanding Natural Beauty will be refused unless exceptional circumstances prevail as defined by national planning policy. Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted when it:

- a. conserves and enhances the Chilterns AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;
- is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment;
- meets the aims of the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate;
- d. complies with the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and
- avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.
- Some of the maps and plans in the neighbourhood plan are not orientated north, which is confusing (e.g. pages 29, 31, 32, 33, 34 and 35). Suggest orient all maps and plans north and add a north arrow.

Comments on the Sustainability Appraisal

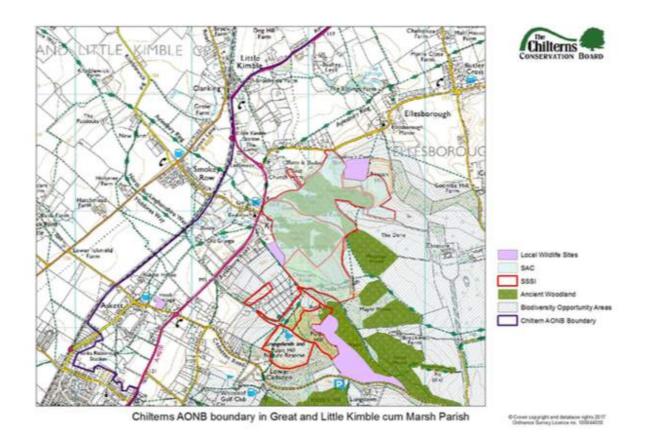
- The SA does not correctly address or assess the setting of the Chilterns AONB.
- The SA Objective on Landscape and the Historic Environment (page 13) should refer to the Chilterns AONB and the setting of the setting of the AONB

Amend by adding text in bold:

"Protect and enhance the character and quality of landscapes and townscapes."—
this seems quite generic and not strong enough for a landscape of this status (the
nationally protected landscape of the Chilterns AONB)
Will the option/proposal help to:

- Conserve and enhance the nationally protected of the Chilterns AONB and its setting?
- 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))?
- The SA is not therefore meeting the Parish Council's statutory duty of regard to the

- purpose of conserving and enhancing the natural beauty of the AONB (Section 85 of Countryside and Rights of Way Act 2000). The SA fails to be shaped by the WDC RUR6 policy "Accommodate development without having a major impact of the setting of Chilterns Area of Outstanding Natural Beauty (AONB)". The emerging plan, particularly the KIM3 allocations, should be tested in the SA against whether it has a major impact on the setting of the Chilterns AONB.
- 30. For example, Site 1 is described in the SA in relation to landscape character as follows "the site is not within the direct setting of the Chilterns AONB, which is located c.175m east of the site." This shows a misunderstanding of AONB setting. It is not a narrow geographic zone that can be mapped. Ditto other sites which repeat the same statement e.g. site 15 "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." The SA appears to be describing whether the site is in the AONB, and failing to understand that all the Kimble sites are in the setting of the Chilterns AONB. The degree of harm will depend on factors including visual intervisibility with the AONB, whether it blocks views to the AONB, or views from the AONB, breaks wildlife corridors, causes light pollution, harms tranquillity etc. Impacts that affect the AONB can be visual or nonvisual. Please see the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB. It explains what the setting is and what to look for in assessing whether development in the setting of the AONB will adversely affect the AONB.
- 31. Given the flawed approach to the setting of the AONB in the SA, the Chilterns Conservation Board disagrees strongly with the conclusions in the SA's Landscape and Historic Environment section (page 51) about the effects of the neighbourhood plan. We do not agree that "Residual neutral effects are predicted overall against this SA theme."
- 32. The SA fails to cover cumulative effects, for example looking at the allocated sites together rather than individually. The total could be different from the sum of its parts. For example the view from Whiteleaf, Beacon Hill or Coombe Hill could be harmed by experiencing views of development on multiple sites across the parish, changing its overall loose knit character and its appearance of small places set in open green fields. The SA also fails to consider cumulative effects on the Chilterns AONB of the Kimbles' growth plus other nearby planned development such as the expansion of Princes Risborough and Aylesbury, and the construction of HS2. The Chilterns Conservation Board has advice in our Position statement on Cumulative Impacts of Development on the Chilterns AONB.
- 33. Please engage further with the Chilterns Conservation Board as we are the statutory body for the Chilterns AONB. We wish to stay involved and assist in the future with plan proposals as they develop, to ensure that full and proper account is taken of conserving and enhancing the natural beauty of the Chilterns AONB. Please contact the Chilterns Conservation Board's planning officer at planning@chilternsaonb.org.



NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

Address:				
				Postcode:
Email:	_			Contact no.
The following policies relate to	the develop	oment and use of	land in the d	esignated Neighbourhood Area of the Parish. They
in appropriate places. Please	indicate if yo	erticular interest ou support each p	to the local co odicy?	mmunity in the context of planning for housing g
	Support	Unsure	Oppose	
KIM 1 - Settlement boundaries	<u> </u>			If oppose, please explain why?
CIM 2 - Design principles	/			If oppose, please explain why?
CIM 3 - Housing site allocations	/			If appose, please explain why?
(IM 4 - Schools	✓	0		If oppose, please explain why?
IIM 5 - Landscape buffer	/			If oppose, please explain why?
(IM 6 - Employment	/			if oppose, please explain why?
	,			
OM 7 - Commoulty & leisure uses				If opoose, please explain why?
SM 8 - Protecting international habitats	1	123		If oppose, please explain why?

(Left of the Free Church)				If you appose the inclusion of this site please say why:
Site 10 - Land at the Laureis	0			If you appose the inclusion of this site please say why?
Site 14 - Land east of Kimblewick Rd (Behind the Swan Pri)	√			If you oppose the inclusion of this site please say why?
Site 15 - Land at Grove Lane (Behind Redding Court)	d			If you oppose the inclusion of this site please say why?
Site 17A - Doe Hill Farm (Lower plot by Brook Cottage)				If you appose the inclusion of this site please say why?
tion the pharacter of the steel, the respect to the carriery managers on KIMS, the received a deliberation proposed a such as some force demands provided theory to annula three by public training that their most actions agreed that the command their steels and ar- lated that the command their steels also as a place that that is been pushabled model to as	expensed Plants in a rate met these consistency put the put th	ere higher than the Bucks of a formation in the second state of th	nonamenties Coun- helice that of urb ones C. I are passed has the potential heria they are some entire, of the estal lasted in drope to conserv, to retain	to council places decelerated and the relection of enables bettermen to be Council Persons Guidence (2015). The County persons attracted time area on even. They provide these cores to account to the socialize in settlement (alone). Bright he secretic read in the socialize in settlement (alone). Bright he secretic read in the secretic part of the secretic read in t
Support Neither support		ST ENVE	BY 11/ ress: Free Local	OR RETURN YOUR AM ON 20TH JUNE 2019 post Plus RTLA-GHRX-55XA i Dialogue Tradescant Road



Great & Little Kimble-cum-Marsh Council Pre-Submission Neighbourhood Plan

Land & Partners additional comments (question 3 of the feedback form)

Land and Partners strongly supports the Neighbourhood Plan's intention to ensure parking issues do not arise as part of new development and the retention of existing hedgerows to retain the character of the area.

With regard to the parking standards in KIM2, we note that these are higher than the Buckinghamshire County Council Parking Guidance (2015). The County parking standards have already taken account of village environments such as Kimble where public transport is inevitably below that of urban areas. They provide three zones to account for the variation in settlement types, from densely populated towns to small rural communities and the Icknield ward is Zone C (Low population). Kimble benefits from a bus service and a railway station so is better served by public transport than most settlements within Zone C. Overprovision of parking has the potential to erode the character of settlements due to excessive hardstanding so we suggest that the proposed higher standards are discussed with the County Highways to check they are appropriate and some flexibility allowed, if appropriate.

We also think that 'where possible' could be added to the bullet point in KIM2 requiring retention of the existing roadside and boundary hedges and the words added that "Where proposals will result in a loss of an existing roadside and boundary hedge, new sections should be planted in order to replace those lost." Our experience is that sometimes hedgerows need to be replanted behind new visibility splays so the policy should require new hedgerow where necessary, to retain the character of the area.

Additional comments on Pre Submission Neighbourhood Plan To be read with feedback form

Representations to Great and Little Kimble-Cum-Marsh Neighbourhood Plan Consultation Land at Doe Hill Farm, Little Kimble

June 2019



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Client Turley Our reference RAIS3002

20 Jun 2019

1. Introduction

- 1.1 This response to the Great and Little Kimble-Cum-Marsh Neighbourhood Plan consultation is submitted by Turley on behalf of Rainier Developments Limited.
- 1.2 Rainier welcomes the opportunity to be involved in the preparation of the Neighbourhood Plan and supports the Parish Council's pro-active approach to addressing the requirements of Policy RUR6 of the emerging Wycombe Local Plan. This response is intended to provide constructive feedback to the Parish Council in order to support a shared objective of taking forward a robust Neighbourhood Plan.
- 1.3 Our clients control both Land at Doe Hill Farm Lower (Site 17a) and Land at Doe Hill Farm Upper (Site 17b), which have both been promoted through the Neighbourhood Plan process. Land at Doe Hill Farm Lower is proposed to be allocated for 40 homes; whereas, Land at Doe Hill Farm Upper has not been included as an allocation following consideration at the preparation stage of the Neighbourhood Plan.
- 1.4 We note that the Neighbourhood Plan has been drafted in order to accord with emerging Policy CP4 'Delivering Homes' of Wycombe District Council's Submission Local Plan. Although the Inspector's Report has yet to be issued, this sets out a spatial distribution of housing over the plan period, with a broad target of 160 homes to be delivered at Great and Little Kimble-cum-Marsh Parish Council.
- 1.5 We support the proposed allocation of Land at Doe Hill Farm Lower and consider that this is supported by the evidence base including the Vision Document previously submitted to the Parish Council and included at Appendix 1. We also consider that Land at Doe Hill Farm Upper has development potential and the evidence base supports this conclusion. Accordingly, this consultation response focuses on the site assessments and conclusions thereafter, as well as draft policies relevant to Land at Doe Hill Farm and the local context.

2. Preparation of the Neighbourhood Plan

- 2.1 We support the allocations made by the Parish Council, including Site 17a which is under Rainier Developments Limited's control. Notwithstanding this, we consider that reserve sites should be identified and have a number of comments in relation to the site assessment of omission site 17b and the conclusions thereafter.
- 2.2 We note that the Parish Council's selection of sites was informed by the requirement to deliver a maximum of 160 homes as set out in the wording of Policy RUR6 Great and Little Kimble-Cum-Marsh Parish in the submission version of the Wycombe Local Plan.
- 2.3 The Parish Council will be aware however that the wording of this policy is proposed to be amended through the Main Modifications and the cap of 160 homes has now been removed. The proposed revision was made following the relevant Examination hearings as it was concluded that the policy (in its previous form) was neither positive nor effective.
- 2.4 The policy, as proposed to be amended by the District Council, is now as follows:

"Policy 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 In the absence of a Neighbourhood Plan should have regard to the following principles: development will be required to:
 - a) Development should be phased to be 8e delivered over the lifetime of the Local Plan;
 - b) The required housing should be provided:
 - i. up to a maximum of 160 homes On a range of small sites within or adjacent to the existing villages of Great Kimble (including Smokey Row), Little Kimble and
 - <u>Through</u> including a small allowance for windfall sites in <u>the hamlets of</u> villages such as Marsh and Kimblewick".
- 2.5 The Parish Council will be aware that, as proposed to be amended, emerging Local Plan Policy DM24 Affordable Housing currently states:

"Policy DM24 - Affordable Housing

 The Council will require all development for 10 or more dwellings or more than 1000sqm of residential floorspace to provide on-site affordable housing of at least:

- 48% of the total number of units on sites that are greenfield or were last used for Class 8 business use or a similar sul generis employment-generating use, or;
- (b) 35% of the total number of units on all other sites".
- 2.6 It is important to consider the potential impact this will have on smaller proposed allocations in the Neighbourhood Plan, namely sites 1, 10 and 15 which have been allocated for 11, 14 and 20 dwellings respectively. In our view there is the potential that these sites will not deliver the full allocation in order to avoid the need to provide affordable housing.
- 2.7 In light of the proposed revisions to Policy RUR6 and the potential for a number of the proposed allocated sites to deliver fewer units than anticipated, we consider that there is merit in proposing additional allocations or reserve sites which could come forward in the event that either the number of new homes delivered in the Parish falls short of the requirements of emerging Policy RUR6 or housing land supply in the wider District falls below the required level.
- 2.8 This would give longevity to the Neighbourhood Plan and render it more robust to fluctuations in the levels of housing land supply across the wider District. We consider that the evidence base identifies additional sites which are suitable for development and these should be considered by the Parish Council as potential additional allocations or reserve sites.
- 2.9 Land at Doe Hill Farm Upper (17b) is one such site and we consider that this site is also suitable to deliver development within the plan period.

Site Assessments

- 2.10 The Parish Council's site assessment process incorporated the following:
 - A Call for Sites exercise
 - An initial appraisal
 - A Sustainability Appraisal undertaken by AECOM
 - Community Benefit: an assessment of the suitability of the site to deliver a non-housing use that will benefit the local community and the willingness of the land owner to commit to the Neighbourhood Plan making such a provision
 - A community survey
- 2.11 Land at Doe Hill Farm Upper was submitted during the Call for Sites stage and passed the initial appraisal and as such, was included in the Sustainability Appraisal.

Sustainability Appraisal

2.12 Draft Policy RUR6 Great and Little Kimble-Cum-Marsh Parish of the emerging Local Plan sets out that: "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
- The location of proposed development sites in relation to public transport services, and/ or their capacity to support improvements"
- 2.13 We support the Parish Council's use of a Sustainability Appraisal as it is an effective tool to select sites based on the criteria set above by the District Council; as well as this, it effectively helps to secure sustainable development. Therefore, this meets two of the basic conditions set out in paragraph 2 of Schedule 4B of the Town and Country Planning Act 1990.
- 2.14 The findings of AECOM's Sustainability Appraisal are shown below:



2.15 The table above demonstrates that development at Doe Hill Farm Upper (site 17b) would have a likely positive effect on Transport and there would only be two potential adverse effects on the Landscape and Historic Environment and Land, Soil and Water (without mitigation measures). Our assessment of these matters are set out below:

Transport

- 2.16 The SA concluded that the site is located approximately 170 from the nearest bus stop and 1km from Little Kimble railway station. Furthermore, the main A4010 road is located along the southern boundary of the site: this is a key route for access to larger centres such as High Wycombe and Aylesbury.
- 2.17 The Vision Document included at Appendix 1 of these submissions echoes these findings setting out that the site is well located to existing facilities and services in Little Kimble and Great Kimble, whilst a wider range of offerings lie within cycling distance. As well as this, this site is located within walking distance of bus stops and Little Kimble Railway Station.

2.18 Our proposals demonstrate that the site can be developed with safe and efficient links to the existing network of footpaths in the vicinity of the site and in a way which provides access to alternative modes of transport other than the private car.

Landscape and Historic Environment

- 2.19 In terms of the Landscape and Historic Environment, the SA identifies that "development at this location is likely to affect the setting of the AONB." Furthermore, it sets out that "according to the Landscape Sensitivity and Capacity Study, the site has medium landscape sensitivity, medium landscape value and medium landscape capacity".
- 2.20 We have undertaken extensive technical work to inform the masterplan for the site which responds to its setting. This is demonstrated in the Vision Document included at Appendix 1 which sets out a number of landscape recommendations and concludes that if consideration is given to these, there is an opportunity for a sensitive development of 22 new homes on this site.

Land, Soil and Water Resources

- 2.21 The SA identifies that the site is entirely covered by Grade 2 agricultural land and as such, development would lead to the loss of this valuable resource. We have undertaken an Agricultural Land Classification report which classifies the site as falling predominantly within sub-grade 3a and partially within sub-grade 3b. This report is included at Appendix 2.
- 2.22 This report concludes that the site is partly classified as Best and Most Versatile (BMV) agricultural land. Notwithstanding this however, Paragraph 53 of the NPPF requires poorer quality agricultural land to be used in preference only when significant areas of agricultural land need to be developed. As such, in the context of this site which amounts to some 2.5ha, this is not considered 'significant' development of agricultural land and we note that other proposed allocations have at least the same classification as this omission site.
- 2.23 We therefore consider that the SA should be revised in order to reflect the findings of this report.

Community Benefit

- 2.24 The NPPF sets out that in order to achieve sustainable development, there are three overarching objectives: an economic objective, a social objective and an environmental objective.
- 2.25 We support the use of this criterion which we consider allows a greater understanding of the social benefits which will arise as a result of development on each site a key strand of sustainable development. As such, it meets the basic conditions of paragraph 2d of Schedule 4B of the Town and Country Planning Act 1990 by contributing to the achievement of sustainable development.

Community Survey

- 2.26 The NPPF sets out that community engagement is essential to the planning system. As such, we support the use of the community survey as it meets the basic conditions set out in paragraph 2a of Schedule 4B of the Town and Country Planning Act 1990 by having regard to national policies. However, we do consider that it is essential that this is used in conjunction with other site assessment methods in order to ensure that development achieved is truly sustainable.
- 2.27 The results of the community survey are set out below:

Site No./Name & Survey Top 3/Bottom 3 Net Scores	Community Ranking
17A. Doe Hill Farm (lower) +167 - 44 = +123	1
178. Doe Hill Farm (upper) +140 - 42 = +98	- 2
15. Village Foundations Grove Lane +124 - 40 = +84	3
1. Grove Lane (west) +60 - 29 = +31	-4
14. Kimblewick Rd, Grove Lane +107 – 106 × +1	5
7. Birdbrook, Marsh Rd +81 - 88 = -7	- 6
20. The Laurels, Marsh Rd +62 - 84 = -22	7
4. Grove Barn +35 - 67 = -32	- 8
20. Rear of Chequers/Hawthorn, Bridge St +14 - 224 = -210	9

2.28 As such, when considering this alongside the findings of the SA, the site meets much of the Parish Council's own suitability criteria.

Summary

- 2.29 We support the Parish Council's methodology for assessing sites and the allocated sites, including Site 17a. However, in light of the emerging Local Plan policy context and the potential challenges to delivering a number of the smaller proposed allocations, we consider that the evidence base would support further allocations / the identification of reserve sites across the Parish which would, in turn, give the Neighbourhood Plan longevity and render it more robust.
- 2.30 The evidence we have examined demonstrates:
 - Development at Site 17b the site would only result in potentially two adverse effects which our technical work has demonstrated can be mitigated
 - The site is ranked second in terms of community preference

2.31 Therefore, we consider that the evidence demonstrates that the site is capable of delivering sustainable development and that it should be identified as a proposed allocation / reserve site for 22 new homes.

3. Response to Policy KIM3 Housing Site Allocations

- 3.1 This Section will set out our response to Policy KIM3, specifically focusing on Land at Doe Hill Farm (Lower) (Ref: No.17A) which has been allocated for 40 homes.
- 3.2 We have prepared a Vision Document included in Appendix 1 which reinforces that Land at Doe Hill Farm (Lower) presents an opportunity for sensitive residential development.
- 3.3 We support this allocation in principle, however there are a few elements of the policy which we consider the Parish Council should revise in order to ensure this policy allows the development potential at this site to be realised.
- 3.4 We have set the proposed policy requirements below, together with our observations and recommendations which have been informed by the consultant team who have undertaken the preliminary technical work for the site:

Policy KIM3 Land at Doe Hill Farm (Lower)	Rainier Developments Limited Assessment		
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.	A small area of fluvial and surface water flood risk has been identified within the western region of the site. However, it is considered that the development proposals, in combination with the consideration of appropriate mitigation measures will not give rise to any major adverse effects to the proposed site or the surrounding area.		
	Our assessment has set out that 40 homes could be delivered sensitively on the site.		
The building types, layout and landscape scheme allow for glimpse views through the site from Aylesbury Road to the countryside beyond.	This is demonstrated in the Illustrative Masterplan and can be considered in more detail as part of any future application.		
The layout and landscape scheme deliver a defensible northern boundary to the site to prevent any future encroachment of development into the countryside.	The northern boundary of the site borders arable farmland. New hedgerow and scattered native trees along the northern boundary would contain the development from the open countryside beyond.		
The scheme layout retains the existing mature trees and hedgerow along the front of the site and minimises the loss to	Existing vegetation of merit is recommended to be retained and enhanced within the proposals.		

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 new development will be a low density development and as such, will be in keeping with the character of the local area in terms of scale.

The proposals demonstrate that the scheme can successfully avoid or mitigate any adverse flooding or biodiversity effects on both the site and adjoining land.

The development proposals can be progressed taking into account the existing flood zones, with no proposed residential dwellings located within areas of flood risk. No flood risk issues have been identified for the proposed site that would prevent the development from coming forward.

The scheme is accessed from a single point. It is proposed that vehicular access to the onto Aylesbury Road. site would be provided by way of a

It is proposed that vehicular access to the site would be provided by way of a priority 'give-way' junction taken from the Risborough 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 \$106 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 \$106 agreement.

The masterplan in the Vision Document shows the potential location for a new village shop; however, whilst we are happy secure the delivery of a shop on site we consider that it would be more appropriately located on Site 1 where it would better serve a larger proportion of the existing residents of the village. In addition, we consider that further thought needs to be given to the delivery of the shop and in particular the responsibility for its long term operation, be this by the Parish Council or by a private operator.

In this respect, we do not consider that it is reasonable to require all of this is to be implemented prior to the occupation of any new homes on the site, and would expect that, as a minimum, any private operator would require all or the majority of the new homes to occupied before they started trading.

We would welcome the opportunity to

we would welcome the opportunity to discuss the specific wording of this element of the policy in greater detail.

Phasing

- 3.5 The current proposed wording of this policy reads:
 - "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; 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".
- 3.6 We consider that the current wording may impinge on housing delivery across the District in the event that sites which have previously proposed to deliver community benefits do not come forward as expected. Furthermore, we question whether this policy is effective as it could result in a scenario where less sustainable sites are favoured because of the community benefits they offer. We would recommend that this policy is removed from the Neighbourhood Plan.

Proposed policy

- 3.7 To aid matters, please see below our proposed revised policy relating to this site (additions in **bold** and deletion struck through):
 - 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 approximately
 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 the site and adjoining land
 - The scheme is accessed from a single vehicular access 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 \$106 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 \$106 agreement.

4. CONCLUSIONS

4.1 We trust that the Parish Council find these comments constructive and we look forward to continuing to work together to deliver a robust neighbourhood plan for the Parish and thereafter new homes on land at Doe Hill Farm.

Appendix 1: Vision Document

Turley

Appendix 2: Agricultural Land Classification Report



Turley Office The Pinnacle 20 Tudor Road Reading RG1 1NH

T 0118 902 2830



Stuart Oldroyd MRICS Consultant Chartered Surveyor

19th June 2019

Great Kimble Neighbourhood Plan Team Freepost Plus RTLA-GHRX-SSXA Local Dialogue 77a Tradescant Road London SW8 1XJ

Dear Sirs.

Re: Great Kimble Neighbourhood Plan - Submission on behalf of Whiteacre Ltd

I write to submit formal representations to the above neighbourhood plan consultation on behalf of my clients Whiteacre Limited, who are the promoters of land at The Orchards and The Chequers, Bridge Street, Great Kimble (site 20).

Our submission includes the following documents:

- Completed questionnaire form
- · Additional further comments relating to that questionnaire
- Separate representations relating to the NP preparation and site selection process (with appendices)

We would be grateful to receive the council's acknowledgement of receipt of this submission.

My clients would be willing to attend a meeting with the neighbourhood plan team, or its consultants, to discuss the representations, and to explore ways in which the shortcomings in the site selection process might be addressed, in order to produce a sound draft neighbourhood plan.



NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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The following policies relate to on specific planning matters to	or When the other			
	that are of pa	PERSONAL PROPERTY OF THE PERSONAL PROPERTY OF	land in the local of	designated heighbourhood Aira of the Parish. They for community in the context of planning for housing grow
	Support	Unsure	Oppose	
IOM 1 - Settlement boundaries			Z	If appose, please explain why?
				If oppose, please explain why? If oppose, please explain why?
(IM 3 - Design principles		18		If oppose, please explain why?
				NOW.
IM 3 - Housing site allocations			W	If oppose, please explain why?
				HED.
IM 4 - Schools		12		If oppose, please explain v
				2
3M 5 - Landscape buffer			V	If oppose, please ev
				SER
IM 6 - Employment		- 17		¥
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IM 7 - Commoulty & leisure uses		80		If oppos A dain why?
GM 8 - Protecting international habitats		8		If 4 se explain why?

CONTINUES ON REVERSE

	Support	Unsure	Oppos	
Site 1 - Land at Grove Lane (Left of the Free Church)		ш	M	If you oppose the inclusion of this site please s
Site 10 - Land at the Laurels		W.		If you oppose the inclusion of this site please say why If you oppose the inclusion of this site please say why If you oppose '
Site 14 - Land east of Kimblewick Rd (Behind the Swan Pri)			N	If you oppose the inclusir site please say why
Site 15 - Land at Grove Lane (Behind Redding Court)		Ø	0	If you oppose. Sion of this site please say why
Site 17A - Doe Hill Farm (Lower plot by Brook Cottage)	0	\$		If y Sae the inclusion of this site please say why
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PLEASE USE A F	RM TO	ARRIVE E	BY 11A ess: Free Local 77a 1	ost Plus RTLA-GHRX-SSXA Dialogue radescant Road on, SW8 1XJ

Neighbourhood Plan Consultation Feedback Form

Further Comments - in accordance with questions as set out in Feedback Form.

Submitted on Behalf of Whiteacre (Promoters of The Orchards and The Chequers Sites)

Working Group (WG) Reference Documents:

200

- 1) Neighbourhood Plan Consultation 2018 (feedback from public consultation)
- 2) Site Assessment Report (comments on sites put forward)
- 3) Sustainability Appraisal (contextual summary)
- Pre-Submission Plan 2013 2033 (Working Group's recommendations KIM 1 8)

KIM 1 Settlement Boundaries : Oppose

The recommended Site Allocations would create a fragmented pattern of development, and in turn an incoherent Settlement Boundary. This would lead to undesirable coalescence of the separate and distinct areas which have comprised the settlement pattern of the parish for decades.

The main Settlement Boundary should more logically preserve the existing gaps which characterise the separate development areas comprising the established character of the parish.

Some selected sites intrude into the open countryside and few make any tangible contribution to reinforcing the village core.

Neither do the selected sites provide the desired Community benefits (i.e. recreation and retail.) in a coherent or well-planned strategy, or where they would be accessible to most existing residents.

It would be logical to include all land subject of planning approval Ref No. 10/0692. This was recommended by WDC Landscape Sensitivity & Capacity Study for the Kimble Area Dated Sept 2017. That recommendation appears to have been ignored in the draft NP without adequate explanation or justification.

Furthermore, the linear development which the site allocations would lead to, will inevitably lead to further poorly spatially planned development in future years, owing to the lack of clear physical boundaries, and the encroachment into open countryside which is unrelated to the current pattern of the settlement.

KIM 2 Design Principles: Unsure

The Pre Submission NP makes no reference to the provision of affordable or more specialised housing types such as bungalows, special needs housing, key worker homes or housing for the elderly.

KIM 2 prefers that new development will only utilise the existing access points, with no new access to public highways. However the masterplans contained in the draft NP show that a number of the selected sites would require new accesses to be formed onto the highway, breaching that important design principle.

By contrast, site No 20 has the benefit of an existing access onto Grove Lane which has planning permission and full technical approval, thus meeting this criteria. Yet the site was rejected, without due reference to that important design aspect.

KIM 3 Housing Site Allocations : Oppose.

Please see attached further representations, specific to the shortcomings we have identified in the process undertaken in producing the draft NP, submitted with this document.

KIM 4 Schools: Unsure

The Great Kimble Church of England School is accessed via Bridge Street. It is therefore logical to seek to identify new housing in close proximity to that access, but the draft NP proposes to locate new housing where it cannot provide a safe access to the school.

Any intensification of development to the west of Grove Lane will increase pedestrian movement across the increasingly busy main road.

KIM 5 Landscape Buffer : Oppose

The masterplans contained within the draft NP show that most of the chosen sites are open green fields located in prominent positions, where they will have an adverse impact on open countryside and the ALV. For that reason they require extensive buffer planting, to ameliorate their visual impact. That planting will take decades to establish a full visual buffer, and the selected sites are not found in the least sensitive locations identified in the WDC Landscape Sensitivity & Capacity Study of Sept 2017.

Inadequate explanation has been given for the departure from the findings of that report, which should have been the starting point for evaluating selected sites against arguably the most important criteria for this Parish, being impact on open countryside.

The requirement for individual buffer areas to the selected sites only serves to highlight their incorrect site selection, having insufficient regard to the Landscape Sensitivity & Capacity Study.

By contrast Site 20 (rejected) and land between the main bridle path and the rear of Bridge Street does not require a (Strategic) Landscape buffer. This assertion is supported by the WDC Landscape Sensitivity & Capacity Study.

Furthermore planning approval Ref No 17/07378 (6 homes on land called The Orchards.) included a full landscape assessment which found no requirement to provide landscape buffers. That conclusion was supported by Wycombe DC's planners, in the grant of planning consent for that development, as they recognised that this part of the parish has an inherently low visual impact on the ALV and open countryside.

Little or no weight appears to have been given to that decision in the draft site allocations, or to the Landscape Sensitivity & Capacity Study, which is a fundamental flaw in the draft NP.

KIM 6 Employment : Support.

No additional comment.

140

Kim 7 Community & Leisure Uses: Unsure

No explanation has been given as to why the community land which already has planning consent under reference 10/06921/FUL has been ignored in the draft NP.

Not only is that consented new facility overlooked, its location in the least sensitive part of the parish would mean that other recreational land proposed in the draft NP would not need to be taken out of open countryside and used for potentially visually prominent recreational uses, where it will be visually prominent.

The NP has therefore taken as its baseline assumption a position of allocating a new visually sensitive recreational site, rather than seeking ways to unlock the one which already has planning consent, in the least sensitive location in the parish.

Our representations have clearly shown that the development of The Chequers site would unlock the long-standing access problems with the community land which already has planning consent under reference 10/06921/FUL. The masterplan which we have submitted shows how a new access and community car parking could be provided, to deliver the full use of that site to the community, crucially avoiding the need to release a new site from open countryside, to meet a need which is already met, but which will be unlocked by development of site 20.

KIM 8 Protecting International Habitats : Unsure

No comment, as this is not relevant to the land which we are promoting.

Site 1 Land at Grove Lane: Oppose

This is a linear form of ribbon development on the NW of Grove Lane, which will become more isolated following the proposed highway improvements and resultant increased traffic flows.

This is not the best location for a new shop, and is not accessible to non-car modes of transport, being beyond walking distance from the main concentration of existing dwellings in the settlement.

The proposals are not consistent with principles of KIM2 as they require a new development access onto the highway.

This site does not lie in the least sensitive location for visual impact upon open countryside, as identified in the WDC Landscape Sensitivity & Capacity Study of Sept 2017.

Site 10 Land at the Laurels; Unsure

No additional comment

Site 14 Land east of Kimblewick Road : Oppose

With reference to KIM 1 (Settlement Boundaries), it is impossible to reconcile how development on land protruding into the open countryside may be regarded as 'infill development within the settlement boundary'.

The site description in the draft NP is wholly inaccurate in saying that it will prevent encroachment into the countryside. In fact this development is itself an undesirable and unnecessary encroachment into open countryside on a massive scale.

This site does not lie in the least sensitive location for visual impact on open countryside, as identified in the WDC Landscape Sensitivity & Capacity Study of Sept 2017. Its development would have a huge and detrimental impact on views from open countryside and its allocation is wholly inconsistent with the landscape study which ought to have formed the most important criteria against which all draft allocations should have been assessed.

Also, with the future improvements and increasing traffic flows to Grove Lane, new housing development sites should be more strategically selected, to avoid increased pedestrian movements across this important strategic road.

Furthermore, this site is Grade 2 agricultural land, which has been used as a reason to reject other sites. That inconsistency has not been justified.

Site 15 Land at Grove Lane: Unsure

No additional comment

Site 17A Doe Hill Farm: Unsure

This site would appear to lie at least partly in the flood plain. Please see attached plan showing the masterplan for site 17a overlaid with the Environment Agency's Flood Risk map. Future revisions to the flood risk map are only likely to expand the extent of the flood plain, as climate change factors unfold. That issue alone could render development in this part of the parish unwise. It certainly may have implications for the amount / capacity of development which this site could accommodate.

The site is also remote from the main Bridge Street settlement area and disconnected from the established areas of housing. It is not accessible by non-car modes of transport to existing residents. As such, it is unsuitable as an alternative location for a new shop. By contrast site 20 (in combination with the Orchards) has none of those disadvantages, yet it has been rejected.

That decision serves to underline the inconsistent and illogical approach with appears to have been undertaken in the site selection process and renders the draft LP unsound.

Site 17a represents further ribbon development and an unwelcome intrusion into open countryside, in an area of the parish which has not been found by WDC's report to be the least sensitive to visual impact.

The site description in the draft NP suggests that the land can provide a level grassed area of open space, but the masterplan shows only small pockets of open land, which are irregular in shape and largely planted with trees. They do not appear to be useable areas of open space.

Furthermore the attached flood plain overlay plan shows that the open spaces lie within the functional flood plain, and thus may be unusable when recent rainfall has occurred.

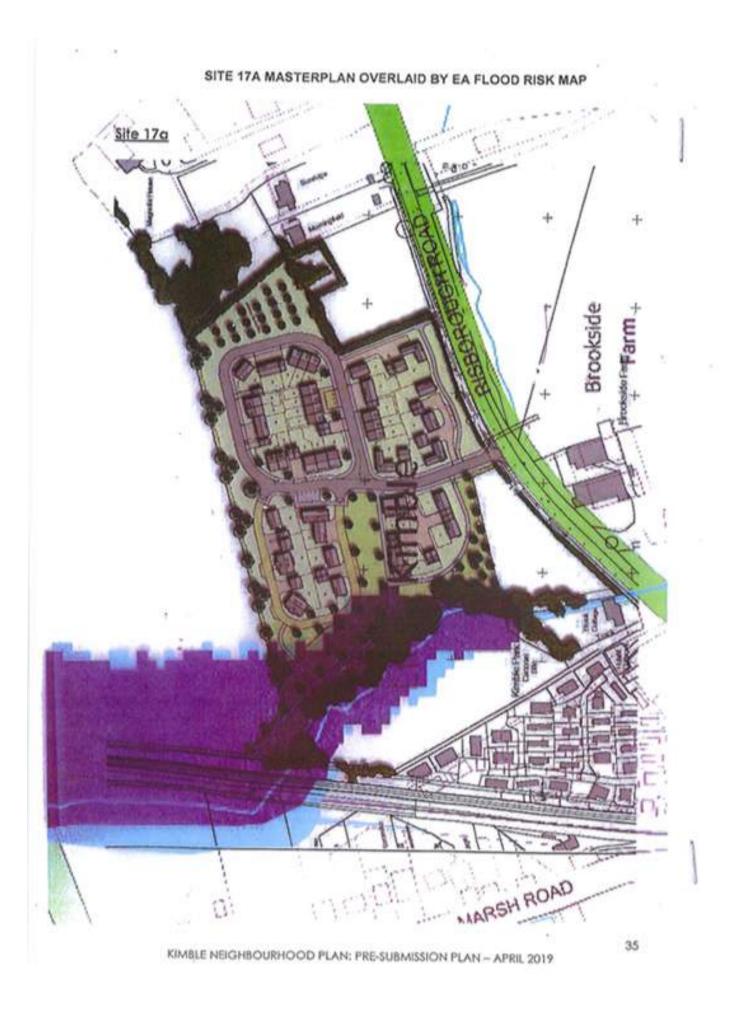
Do You Have Any Other Comments? Yes

As outlined above, Site 20 (rejected) has several merits that have been overlooked. Those attributes would have led to the allocation of site 20, had a more sound assessment of the sites been undertaken.

The inconsistencies which have been outlined in this document serve to show that the site selection process has been insufficiently robust, and has not led to a sound draft neighbourhood plan.

Furthermore, the NP team's attention is drawn to the separate document submitted with these comments, setting out nine serious reservations relating to the NP preparation and site selection process, which go to the heart of the soundness of the draft NP, in its current form.

Do You Support the Pre-Submission Neighbourhood Plan?: No



Great and Little Kimble cum Marsh Parish Council Neighbourhood Plan Consultation

REPRESENTATIONS ON BEHALF OF WHITEACRE LTD

June 2019

Introduction and Purpose

This document makes representations to the Parish Council's draft Neighbourhood Plan consultation, in respect of land at The Chequers, Bridge Street, Great Kimble (site 20).

This site is able to make an important contribution to the housing needs of the settlement. Together with consented land at the Orchards, it can comfortably provide 22 new homes including affordable housing; as well as improving access to public open space and providing a potential new village shop.

Representations were made to the earlier stages of the Neighbourhood Plan (NP) consultation. However the land has not been allocated as a draft housing site, which we believe signifies an error on the part of the NP team. This document sets out the apparent process errors which appear to have been made by the Parish Council in reaching that decision.

The purpose of this paper is to supplement the replies which Whiteacre has given to the questions raised in the Feedback Form, by looking beyond those questions to the more fundamental issue of the process which has been undertaken. It outlines the implications which the shortcomings identified in this document have for the soundness of the draft NP, in its current form.

The following serious shortcomings have been identified, to which the Parish Council's NP team's attention is drawn:

1 - Exaggerated Weight Given to Outdated Initial Feedback Forms

It is accepted that the Chequers site fared the worst in the community vote, but that took place at a very early stage, when planning consent had not yet been granted for the development of the Orchards site, or its new access.

Having reviewed the responses in the Neighbourhood Consultation Report 2018 by Local Dialogue, it is apparent that the 2 main objections to the Chequers site were the poor access (onto Bridge Street) and the impact of views/proximity to existing dwellings.

Even though the Site Selection report makes reference to later submissions for both the Chequers land and Kimble Pastures land made by Whiteacre Limited, there is no acknowledgement that updated proposals had overcome those objections, especially for the Chequers land, due to the revised access. The only reference we could find to that submission is in appendix B of the Site selection report where it states that the revised plans for site 20 were considered as Part of the Sustainability Appraisal. No further detail of justification has been given.

This is very significant, as site 20 was rejected partly on the basis that it had attracted a high degree of objection at the earliest stage of plan making, before the new access was available. In fact, of the 53 objections, 31 cite access from Bridge Street as their main or only reason. Yet that objection was later resolved, meaning that site 20 would no longer have attracted the same level of objection, as almost two thirds of the objections had been overcome. The consequence was that the site no longer attracted a high number of objections, when compared with selected sites; but it was still discounted at an early stage, as if those objections had not been fully resolved by planning approval 17/07378.

2 - Inaccurate Objector Assessment of Land to be Within a Conservation Area

In addition, 4 further objections contained in the responses in the Neighbourhood Consultation Report 2018 by Local Dialogue cited the site's Conservation Area status as the main reason for objection. But the land comprising site 20 does not lie within a designated Conservation Area, rendering those objections factually inaccurate and thus invalid in the site selection process.

This has the effect of reducing the number of valid objections even further from 53 reported at the early stages of plan making to just 18. Had the site been assessed by this more accurate measure, it would not have been rejected at the early stages for the number of objections it attracted. It would have been considered amongst the selected sites at the next stage of site allocations on equal terms with other suitable sites, and which had attracted a similar or lower level of objection.

3 - Illogical Consideration of Location of New Shop

1.4

Site 20 was rejected partly on the grounds that it did not have a road frontage onto Grove Lane and thus would be unsuitable as a location to provide a new shop. This ignores the fact that site 20 has consistently been promoted as an extension to the Orchards site, through which its new access would be taken. That site does have a frontage onto Grove Lane.

The NP should therefore have recognised that a simple re-planning of the joint development would have enabled a shop site to be delivered within the land promoted by Whiteacre which has the same road frontage location as site 1 (the preferred location in the NP for the new shop) and patently superior to site 17a, (which is the NP fall-back site for a new shop).

The rejection of site 20 on that criteria is therefore flawed, and inconsistent with the assessment of other sites which were selected for development.

Secondly, siting the new shop on either site 1 or site 17a is not the best location in terms of sustainability. The criteria against which its suitability is measured is that of accessibility from the main road, implying that car trips will be necessary to visit the shop. It would be more logical and more sustainable to locate the new shop closest to the majority of the houses which it will serve. In that way it would be accessible to a greater number of residents, both with or without the use of a car.

Site 20 is much more accessible to the largest concentration of existing houses in the parish, than either of the NP sites for a new shop, as can be seen in the attached plan (appendix 1). It shows that Site 20 is within easy walking or cycling distance of many more existing homes than either sites 1 or 17a, and would not involve those residents having to make a long walk beside the busy main road to reach the remote shop.

This shortcoming in site assessment throws into sharp focus a failure to consider the sites which Whiteacre have been promoting together. It ignores the current planning consent for the Orchards (which was grated prior to the publication of the draft NP), and the obvious alternative ways in which the land could easily be re-planned comprehensively, to provide the shop which the village needs, in the most sustainable location, which would best serve the village better than either of the 2 NP preferred locations.

4 - Illogical Allocation of a Further Recreational Site in Open Countryside

A second area in which the NP team have failed to properly consider the overall benefits of the sites promoted by Whiteacre, is in the failure to recognise site 20's key role in unlocking the access and availability to the community of the recreation land which already has a planning consent.

Instead the NP team has chosen to ignore the existing planning consent and allocate new greenfield open land for recreation, with a high potential detrimental impact on the ALV and open countryside.

The draft NP neither acknowledges nor includes the outstanding requirement of planning permission Ref No. 10/0692/FUL to deliver 2.5 acres. Community Land, including Wildlife & Woodland and School nature area on land to the rear of Smokey Row. The land immediately abuts Site 20, the development of which is shown in the submitted plans to deliver a new road link to connect the community land with the wider settlement.

This low impact solution to overcoming a current access problem to the community land has been overlooked in the draft NP in favour of using new higher quality agricultural land in a visually sensitive location to provide a recreational use for which planning consent has already been granted on a less sensitive site.

That approach is not logical, and the decision to ignore the role which site 20 could play in that solution, without justification or explanation, is inherently unsound.

5 - Insufficient Weight Given to Landscape Impact Assessment

When assessing potential development sites in a rural area, adjacent to ALV and open countryside, the visual impact of development on that land should be of paramount weight in the site selection process.

Wycombe DC published a Landscape Sensitivity & Capacity Study in Sept 2017 precisely to inform its emerging local plan. However the site selection process undertaken by the NP team has not paid sufficient weight to the findings of that important assessment.

The NP proposes development on sites which are more visually sensitive than other sites which have been rejected for development by the NP team. That inconsistency with the Landscape Sensitivity & Capacity Study has not been adequately justified, and has patently

led to the selection of sites for development which have a disproportionate impact on the open countryside, when compared with other sites which have been rejected.

Inconsistency of that magnitude, and a failure to attach sufficient weight to visual impact of development land, must surely go to the heart of the soundness of the process by which sites have been selected for development in the draft NP.

6 - Failure to Account for Impact of Known Infrastructure Proposals

A number of the sites which are selected for development in the draft NP will be impacted by planned infrastructure works on adjacent tand. The proposed main road realignment and improvements to the railway bridge will both have a significant impact on selected sites in the early years of the plan.

The NP does not appear to have considered the impact on the developable site areas and thus capacity which will arise, nor the phasing and deliverability of selected sites which are affected by those major infrastructure works.

That important criteria does not appear to have been given proper consideration in the selection of sites for development in the draft NP.

By contrast, site 20 is unaffected by those works, both in terms of its developable site area and its potential phasing, yet it was rejected.

7 - Incorrect Agricultural Land Quality Classification

Another reason for the rejection of site 20 was contained in the SA's 'land, soil and water' resources category table. It states that that the land at Chequers is Grade 2 Agricultural land which appears to be the only reason it fails in this category. Inexplicably allocated sites 14 and 17a are also agricultural land class 2 but were nonetheless selected as suitable for development.

That inconsistency is staggering, and patently not indicative of a sound and fair assessment of sites.

Furthermore, recent tests commissioned by Whiteacre confirm that Site 20 (rejected) is in fact 3A agricultural grade, and not 2. A copy of that scientific assessment report is submitted with these representations (please see appendix 2). It shows that the NP's assumptions as to this important section criteria were incorrect. It follows that the rejection of site 20 is flawed and that the site selection process itself is unsound.

Applying the site selection criteria consistently in relation to agricultural land quality, selected sites 14 and 17a should both be rejected on the grounds of their agricultural quality and site 20 should be selected.

8 - Incorrect Assumption on Land Availability

The site selection report states that sites which were not perceived by the NP team to be available (for unspecified landownership reasons) were not considered for selection, even though they may have been promoted by a third party.

At that stage the shareholders (landowners) of the Kimble Pastures Company had not yet voted to decide if their land would be made available for development, so there was no sound evidence to demonstrate that site was not available, yet it was still rejected.

In the last few weeks that vote has now taken place, and the decision has been made not to release the Kimble Pastures site for development. That was not known when the NP team rejected the land, but its incorrect decision may have had a material bearing on the landowners' vote.

Nonetheless, Whiteacre's representations to the NP made it clear that the availability of site 20 was not linked to the availability of the Kimble Pastures site, yet site 20 was rejected together with the Kimble Pastures land; even though site was 20 was being actively marketed as available for development by its owner, at the time it was rejected for being unavailable by the NP team.

That assessment was illogical, made without any evidence or consultation with the landowners who had made representations, and was therefore flawed. It has implications for the soundness of the site selection process which was undertaken.

9 - No Weight was Attached to the Positive Pre-application Consultation with WDC

Whiteacre undertook a pre-application consultation with Wycombe DC for site 20, as an extension to the newly consented Orchards site, while the NP was under preparation. That application, together with WDC's written response, were both copied to the NP team.

It contained a favorable assessment of the site's development potential against many of the criteria which the NP team purported to be assessing sites for selection in the NP. Yet the NP makes no reference to that evidence and reaches markedly different conclusions from the planning authority as to the suitability of site 20 to provide new housing.

That omission is a shortcoming in the draft NP which appears to highlight a failure to properly consider all relevant material submitted to the NP process.

Conclusion and Remedy

This document has highlighted no less than nine separate areas in which the site selection process undertaken in the preparation of the draft NP was flawed.

Inconsistencies and omissions of that magnitude must surely render the draft NP and its site selections fundamentally unsound, to the extent that its adoption without modification would be open to legal challenge, as well as giving rise to a lengthy and contested formal examination.

Following the current Regulation 14 consultation, and taking into account the responses and representations which the NP team will now be receiving, the Parish can however modify the plan; taking account those representations and correcting the nine flaws to which their attention has now been brought.

We urge the Parish Council to do exactly that, taking this opportunity to remedy the shortcomings and modify the draft NP in order to make it sound.

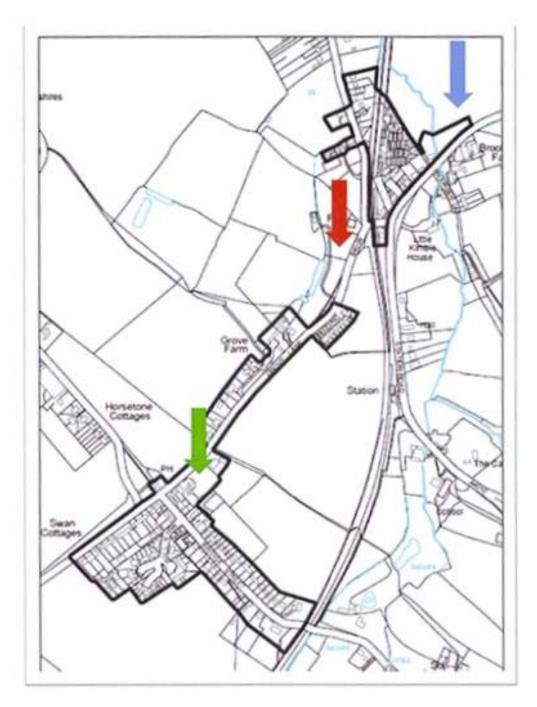
Appendices:

- 1. Plan showing draft NP shop locations and The Orchards alternative
- 2. Agricultural Land Classification Report

APPENDIX ONE

Plan showing draft NP shop locations and The Orchards alternative

PLAN SHOWING SELECTED SITE FOR NEW SHOP, THE ALTERNATIVE SITE AND THE ORCHARDS SITE



RED = NP PREFERRED SITE

BLUE = NP ALTERNATIVE SITE

GREEN = THE ORCHARDS SITE

APPENDIX TWO

Agricultural Land Classification Report

Soil Environment Services Ltd

AGRICULTURAL LAND CLASSIFICATION

Whiteacre Ltd

The Chequers Bridge Street, Great Kimble



Soil Environment Services Ltd May 2019 Our Ref: SES/WL/TCBS/#1

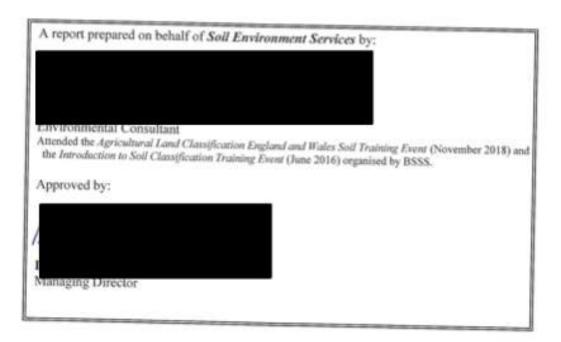
Date: 24th May 2019

Client:

Whiteacre Ltd

AGRICULTURAL LAND CLASSIFICATION

The Chequers Bridge Street, Great Kimble



This report has been prepared by Soil Environment Services with all reasonable shill, care and diligence, within the terms of The Countries with The Close. The report is the property of The Close who can assign this report to any third party who will then be offered the same assurances as detailed within the terms of the original Contract with The Close.

Soil Environment Services

Agricultural Land Classification, Confaminated Land Risk Assessment, Mineral Extraction Sol Planning Ont 6, Sucasties Hist Stocksfeld, Northurshelland, NRM 170, Tel. Siest 84 ET, East, edjacinetrospessorous on all years solienterorments envices co.uk

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DRAWINGS

ALC/1 ALC Grade

APPENDIX A Climatological data for agricultural land classification

APPENDIX B Survey profile data sheet

INFORMATION SOURCES

1. INTRODUCTION

An Agricultural Land Classification (ALC)¹ has been carried out on 0.8 ha of land located at The Chequers, Bridge Street, Great Kimble (Drawing ALC/1). The site is centred on OS Grid Ref. 482021, 206344.

Agricultural land is classified into the following grades according to the 1988 guidelines1,

Grade	Description
1	Excellent quality agricultural land with no or very minor limitations to agricultural use.
2	Very good quality agricultural land with minor limitations which affect crop yield, cultivation or harvesting.
3a 3b	Good quality agricultural land capable of producing moderate to high yields of a narrow range of arable crops or moderate yields of a wider range of crops. Moderate quality agricultural land capable of producing moderate yields of a
	narrow range of crops or lower yields of a wider range of crops.
4	Poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields.
5	Very poor quality agricultural land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

The survey was conducted on the 16th May 2019 and classifies the land into one or more of the above grades.

On the survey date the site was in grassland.

Statement of competence

The survey was undertaken by Rebecca Jordan BSc MSc, an Environmental Consultant who is a member of BSSS with 3 years ALC survey experience and has attended the Agricultural Land Classification: England and Wales Training Event (November 2018) and the Introduction to Soil Classification Training Event (June 2016) organised by BSSS. The report was checked by Dr Robin Davies who has been a member of the BSSS for over 30 years, the IPSS since it was formed in 1991 and has been undertaking ALC surveys for 25 years.

2. METHODOLOGY

The classification includes an initial desktop investigation to examine previously mapped soil types and to note the drift and solid geology. This included consultation from:

Soil Survey of England and Wales 1:250 000^s British Geological Survey 1:50 000 solid and drift map⁸

The field survey consisted of hand auger borings to a depth of 1.2 m (where possible) to examine soil profiles on a 100 m grid (1 boring per hectare) using standard soil survey methods². Pit excavations were conducted to determine sub soil structure where necessary. This data was used to map the principal soil types for determining the ALC. The soil removed during augering and pit excavations was examined in accordance with:

Soil Survey Field Handbook² Describing and Sampling Soil Profiles Soil Survey of England and Wales, Technical Monograph No. 5, 1976

Soil Classification for Soil Survey

Monographs on Soil Survey

Butler, B E (1980) Clarendon Press, Oxford

Climatological data³ was used to determine the overriding site limitation and for interaction with soil parameters (Appendix A). The above information was cross referenced with geological surveys⁸, previous soil surveys¹⁰ and the national 1:250 000 series ALC survey⁴ relevant for this site to substantiate the findings. The ALC grade was then determined for this site and for the current survey and is detailed in Drawing ALC/1.

3. BASELINE CONDITIONS

3.1. Climate and flooding

The climatological data (Table 1) indicates average temperature, average rainfall and an average number of field capacity days for the region.

Table 1 Climatological information ³			
Factor	Units	Value	
Altitude AOD	m	110	
Accumulated temperature	day°C (Jan-June)	1380,7	
Average Annual Rainfall	mm	675.0	
Field Capacity Days	days	149.3	
Mointure Deficit Wheat	mm	105.2	
Moisture Deficit Potatoes	mm	95.9	

The site is not mapped within a flood risk area7.

3.2. Soils, geology and topography

3.2.1. Soils

The site has previously been mapped as having soils of the Bignor Association 45,

One general soil type was noted for the purposes of ALC grading.

This study has identified the soils to be calcareous heavy silty clay loams over silty clay to depth.

3.2.2. Geology^a

Superficial Geology

None recorded

Bedrock Geology

1:50 000 scale bedrock geology description: Upper Greensand Formation - Siltstone And Sandstone. Sedimentary Bedrock formed approximately 94 to 113 million years ago in the Cretaceous Period. Local environment previously dominated by shallow seas.

3.2.3. Topography

The slope measured on site was a maximum of 1° and hence gradient will not limit the ALC Grade for the site.

No significant variation in microrelief was noted on the site.

4. FIELDWORK RESULTS

4.1. Descriptions of soil types

The soils across the site were noted as calcareous heavy silty clay loams over silty clay to depth. Full profile data is listed in Appendix B.

A summary of the features of the soil type/s are listed in Table 2 and locations are shown within Drawing ALC/L.

Profile	Soil ty	ypes
Description	Type 1	
Horizon I (topsoil)	0-20 cm Dark grey (2.5Y 4/2) stoneless calcareous heavy silty clay loam, no mottles; friable moderate fine subangular blocky structure.	
Horizon 2 (subsoil 1)	20-35 cm Greyish brown (2.5Y 5/2) stoneless silty clay, no mottles; firm weak medium angular blocky structure.	
Horizon 3 (subsoil 2)	35-120 cm Light brownish grey (2.5Y 6/2) stoneless silty clay, few fine ochreous mottles from 50 cm; firm moderate coarse angular blocky structure. Drawing ALC/1) and soil types:	

Type I soil = 1-3

Notes:

4.2. Field study photographs

Photo 1. Boring location 2 - Profile of Soil Type 1



NB Photographs of auger borings are included for an illustration of horizons, to verify profile depth and provide an indication of colour but are not intended to verify any structure.

4.3. In-field wetness class assessment

An in-field wetness assessment was conducted for the soil types (Table 3).

Soil Type	Feature	In-field Wetness Class Assessment Parameters Findings		we	
	eta a sur	Undisturbed/ disturbed	Undisturbed	- "	
	Site conditions	FCD	149,3		
		Horizon depth (cm)	35-120		
	Potential Slowly Permeable Layer (SPL)	Texture	ZC		
		Structure	FMCAB		
1		Biopores > 0.5 mm (%)	< 0.5		
		Evidence of wetness	Mottles		
	Potential Gleyed Horizon	Matrix colour	Greyish - 2.5Y 6/2		
		Ped faces colour	Greyish - 2,5Y 6/2		
		Mottles	Ochreous - 10YR 5/6		
		50			
Cey	Figu	re reference in ALC guidelin	es - 8		
	apacity Days	WC – Wetness Clas FMCAB – Firm Mc	s derate Coarse Angular Blocky		

5. AGRICULTURAL LAND CLASSIFICATION

5.1. National 1:250 000 map grading

Grading on the MAFF (1983) 1: 250 000 map⁷ indicated the site was mapped as ALC Grade 2 with ALC Grade 3 mapped nearby. Two previous ALC surveys^{10, 11} have been undertaken to the south west of the site classifying the soils as ALC Grades 2, 3a and 3b. The soils classified as Grade 3a in these surveys were the same as on the site at The Chequers.

5.2. Current grading

This survey has resulted in an Agricultural Land Classification of the following grades (Drawing ALC/1):

T	able 4.	ALC gradi	ngs and limitations
Grade	Are	ra .	Limitation
1			
2			
3a	0.8 ha	100%	Type 1 Soils - Wetness
3b			
4			
5			
Non-agricultural land			
Total	0.8 ha	100%	

Type I Soils - Wetness Limitation

The combination of the topsoil texture (calcareous heavy silty clay loam), Wetness Class (III) and the number of Field Capacity Days (149.3) results in ALC Grade 3a for Type 1 soils.

DRAWING ALC/1

ALC Grade



APPENDIX A

Climatological data for

Agricultural Land Classification

Agricultural Land Classification

- Met. Information & droughtiness

Data and adjustment calculations from The Met. Office, Climatological Data for Agricultural Land Classification. 1989. Input data in box cells only, results in shaded cells.

> Site name Site altitude = Site GR

The Chequers Bridge Street
Great Kimble
110 m
4820 2063

Meteorological information for surrounding national grid reference points

moreon	Easting	Northing	ALT	AAR	LR AAR	ATO	MOMMAT	MOMPOT
NW	4800	2100	83	640	1	1410	110	102
NE	4850	2100	106	668	0.7	1383	106	98
sw	4800	2050	102	664	0.7	1391	106	97
SE	4850	2050	219	779	8.0	1256	88	73

Altitude adjustment of surrounding meteorological information with respect to site.

Adjusted surrounding points

	AAR	ATO	FCD
NW	667.0	1379.2	141.9
NE	670.8	1378.4	147.4
SW	669.6	1381.9	146.8
SE	691.8	1380.3	159.4

Site adjusted meteorological information 1 Dsg 2 Wg Wp

NW NE SW SE	Sum	47.63402 23.65372 32.69557	0.000441 0.001757 0.000935	0.152825 0.119149 0.475128 0.252898
	(22320	27.00		500

Site	AAR	ATO	FCD	
	675 (1380		149.3

ALC according to climate

3rade	13463

Soil wetness class (drained)

Type 1	111
Type 2	
Type 3	

ALC according to wetness/climate texture

ype 1	3a
ype 2	
	359595969

Soil moisture deficit of surrounding points

	Cw	Ср	Adjusted	
NW	-1.2128	-1.5984	104.7872	95.40
NE	-0.606	-0.7992	105.3938	97.20
SW	-4.660	-6.124	105.3398	95.88
SE	17.2874	22.7592	105.2874	95.76

Site results for soil moisture deficit

105.2 95.9

Adjustment data for stone type and content

% volume	
TAy for alone type	٠
EAx for stone type	0

EAv for stone type

Soil Type	1		Soil Typ	e 2		Soil Ty			
Top	Sub1	Sub2	Top	Sub1	Sub2	Top	Sub1	Sub2	
0	0	0	na	na	na	na	na	na	
1	1	1	na	na	na	na	na	na	
0.5	0.5	0.5	na	na	na	na	na	na	
Sub 3	Sub4	* HAVE TO SEE	Sub 3		1	Sub 3			
na	na	na	na	na	na	na	na	na	
na	na	na	na	na	na	na	na	na	
na	na .	na.	na	na	na	na	na	na	

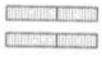
Moisture availability data for each texture from MAFF ALC Guidelines 1969

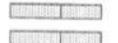
Moisture Balance (MB) = AP - MD for wheat and potatoes (adjusted for stones)

Horizon	Type 1 texture	water	Type 2 texture	w atter	Type 3 texture	water	
TAVI - Topsol water available (mm)		19.00	0	0.00	0	0.00	
J.Tt - Yopsol thickness (cm)	0	20.00	0	0.00	0	0.00	
TAvs - Subsol total evaluate 1	ZC	12.00	0	0.00	0	0.00	
2	20	12.00	0	0.00	. 0	0.00	
3	0	0.00	0	0.00	0	0.00	
4	0	0.00	0	0.00	0	0.00	
fAvs - 1	20	7.00	0	0.00	0	0.00	
Bubsnit (SS) easily available 2	ZC	7.00	0	0.00	0	0.00	
3	0	0.00	0	0.00	0	0.00	
4	0	0.00	0	0,00	0	0.00	
LT50 - 1	ZC	15.00	0	0.00	0	0.00	
Thickness ss layers to 50cm 2	20	15.00	0	0.00	0	0.00	
3	0	0.00	0	0.00	0	0.00	
4	0	0.00	0	0.00	0	0.00	
LT120 - 1	20	0.00	0	0.00	0	0.00	
Thickness as layers 50 to 120cm 2	20	70.00	0	0.00	0	0.00	
3	0	0.00	0	0.00	0	0.00	
4	. 0	0.00	0	0.00	0	0.00	
LT0 - 1	20	15.00	0	0.00	0	0.00	_
Thickness sa layers to 70cm 2	20	35.00	0	0.00	0	0.00	
3	0	0.00	0	0.00	0	0.00	
4	0	0.00	0	0.00	0	0.00	
Total profile thickness for soil type cm	0	120		0	0	0	

SOIL Droughtiness (moisture balance) results

Type 1





ALC	Moistur	e Belance Li	mits
Grade	wheat	potatoes	
1	30	10	
2	5	-10	
3a	-20	-30	
3b	-50	-55	
4	<-50	<-55	

APPENDIX B

Site Survey Field Notes

Soil Environment Services Ltd

Tel 01661 844 527

ALC Survey Profile Data Sheet

Site: The Chequers, Bridge Street

	Topsoil						Subsoil 1		10000				Subsoit 2					
Goring re.	Depth (unit	Teamer	(Moneyl)	Statement Call	Motter	Structure	Daythorn	Tenture	Cotour	Shiriness (N)	Mother	Stream	Depth (see).	Tener	Color (Messell)	Electricas (%)	Mother	Strong
	9.50	480	2.59 4/3		No.	heeste	38.90	76	33453		Ac.	rates	39-126	PC	21162		MORTON	15638
2	3.30	100	2,9143		20	NAMES AND THE PERSON NAMES AND	20.00	- 10	tiest		80	resums	8.58	ж	2,940		ATT & STORY	ness
	4.0	460	2395		No.	AMENA.	HK.	ж	3957		No.	THISNE	818	- 16	21167		TO # 76m	1909

INFORMATION SOURCES

- Agricultural Land Classification of England and Wales. Guidance and criteria for grading the quality of agricultural land. MAFF. 1988.
- Soil Survey Field Handbook. Technical Monograph No.5. Soil Survey of England and Wales. 1976.
- 3. Climatological Data for Agricultural Land Classification, The Met. Office 1989
- Soil Map of England and Wales: 1:250 000. Soil Survey of England and Wales, Harpenden.
- Soils and Their Use in South East England. Soil Survey of England and Wales, Harpenden.
- Agricultural Land Classification Map 1:250 000. MAFF 1983.
- 7. Risk of Flooding from Rivers and Sea: 1:15 000. Environment Agency
- Geology of Britain Viewer. Reproduced with the permission of the British Geological Survey @NERC. All rights Reserved
- Butler, B E. Soil Classification for Soil Survey Monographs on Soil Survey (1980) Clarendon Press, Oxford
- Semi-detailed Survey WYCOMBE DISTRICT LOCAL PLAN Land West of Princes Risborough, Buckinghamshire April 1999 FRCA Reading Job Number: 0305/032/99 (Available at: http://publications.naturalengland.org.uk/publication/627225885566564)
- 11. ALC Report and Map WYCOMBE DISTRICT LOCAL PLAN Land West of Princes Risborough Revised May 1999 (Supersedes May 1997, August 1997, & January 1998) FRCA Reading Job Number: 0305/045/97 (Available at: http://publications.naturalengland.org.uk/publication/6320759455088640)

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

	-			
The following policies relation specific planning matter	e to the develop s that are of ge	pment and use of inticatal interest t	land in the o	Sesignated Neighbourhood Area of the Parish. They to ommunity in the context of planning for housing gro
in appropriate places. Plear				
	Support	Unsure	Oppose	
KIM 1 - Settlement boundaries Roys ded Greek	V	1 10 10	1 will	If oppose, please explain why?
populary oney	are cree	ne g actions	ge mot	,,
IOM 2 - Design principles	0	,O	प्र	if oppose, please explain why?
Too Many house:	on each	sile will	not en	of oppose, phase explain why? I rayle previous Spircos .
KIM 3 - Housing site allocation		п	W	If oppose, please explain why?
March and kanliles	with show	W hoer the	er where	glacures on the rest of us, or
leduce the number				
KIM 4 - Schools			E.	If oppose, please explain why?
The project sch	cels Nell I	not be able	accon	to oppose, please explain why? of children of
KIM 5 - Landscape buffer	IO!	П	П	If oppose, please explain why?
KIM 5 - EMILOSCAÇÃO DOMINIS			500	
KIM 6 - Employment		2	P. F.	t coppose, please explain why? I could be sold sold to be
	succession of	to ruck-	rear no	to execute Jana , page 1455 etc. 100 p
number of was I	1			The state of the s
THE COMMENTS OF LINES	nes 🗆	E.		If oppose, please explain why?
morning was t	nes [howes ho	4 cits	If oppose, please explain why?

Site 1 - Land at Grove Lane (Left of the Free Church)		0	Oppose	If you oppose the inclusion of this site please say why?
Too Mang hower, 60 CHE BLOOD.	o per pa	thing spice	s and	you nove cars gong to we
lite 10 - Land at the Laurets				If you oppose the inclusion of this site please say why?
Tee mang houer, to dangerous for cors This site could be	lowery s	te and rul and sleet	list el cur keep	of Hooders, Largerer for pedesti for look of our village. He 150 have
Site 14 - Land east of Kimblewick Rd (Behind the Swan PH		12		If you oppose the inclusion of this site please say why?
Not enouge pouls		and more	teap	itraBroad.
lite 15 - Land at Grove Lane (Behind Redding Court)	Œ	0		If you oppose the inclusion of this site please say why?
TO THE TOTAL PROPERTY OF THE PARTY OF THE PA				
plot by Brook Cottage)	100			
plot by Brook Cottage) All-brugh cyclic chack when we asked to per vote, plot to hore hower here it hose well be add hot done it sol in	to site on vale on less fulls	siles you person on our person our person our person our person to the land our person o	one hi to de portea	es been given be go afead me yet is on the 5 sites ! County to have an me tought. Get The Meighbourheet plan has tone what they want b
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Date 11th June 2019

The Kimble Neighbourhood Plan Team And Kimble Parish Council c/o Julie Bunker Clerk of the Parish Council 20 Kimble Park Little Kimble Aylesbury HP17 0UG

Dear Members of The Kimble Neighbourhood Plan Team and Parish Council, Buckingham Planning department, Department of Environment (Michael Gove)

It has become clear to me and many others that the wishes of the residents of the Kimble's and surrounding areas are not being listened to, we feel that you are putting forward your own agenda. This is clearly going to ruin our Villages while "The Hamlets are protected"! With all that said we are will continue to fight the building of 160 houses in our villages, as it we will argue its an unjustified amount that far exceeds the percentage of the existing properties set out in previous documents by the government.

We wish to point out just a few of the many things that are is wrong and unjust with the following.

The Pre-Submission plan is not in accordance with RUR6 and the Wycombe Plan, or the wishes of the majority responses of the June 2018 Parish Consultation, also it is not compliant with the requirements of KIM2.

KIM1 settlement boundaries should be amended.

We note that some of the proposed sites in the Pre-Submission plan are not in accordance with KIM2, one of them being plot 10, which we will set out in more detail later in the letter.

The Pre-Submission plan is not in accordance with RUR6 and para 5.5.40-48 of the Wycombe local plan.

This point is alluded to at the beginning of the letter, it is clear from reading the document a portion of the 160 houses should come from windfall sites, we are sure that didn't mean JUST ONE IN MARSH AND PERHAPS ONE IN KIMBLEWICK.

To quote RUR6- 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 WINDFALL SITES IN THE HAMLETS OF MARSH AND KIMBLEWICK.

We feel that if we are to accept this madness of 160 Houses, then we should all share it out together and better still using the 10% rule. To expect to escape this whole process with only ONE windfall property which smacks of "Not in my backyard" and going back to the document clearly states "Windfall sites" which normally means more than ONE. Note para 5.5.43 of the Wycombe Local Plan referring to The Kimble's states "The Council accepts that a proportion of the new homes could be provided on windfall sites, as per 2b. ii. Of the Policy, to offer a degree of flexibility in terms of where new homes are built"

We would argue that just as happened in Haddenham, other houses will no doubt be built in these areas during the time from now to 2033 and just like Haddenham, we will also lose our villages, while the Hamlets stay protected, this need to be investigated now. RUR6 requires sites to be developed to be SMALL and para 5.5.44 states "Whether sites are "small" or not they will be assessed against how much they expand the village to which they are adjacent, and the extent to which they are compatible with he existing structure of the landscape".

As I'm sure you are aware the level of expansion to any Village, Town or even Hamlet should be in the region of 10%, which using the figures we have that would mean 20 houses in Great Kimble and 13 in Little Kimble, it could be the same number in Marsh. This is not the first time we have quoted these figures to you, yet you continue to ignore them and plough on, which is basically telling us that our views are not wanted or listened to.

With Parliament ignoring the wishes of 52% of the population on Brexit, it's should be no surprise that local Councillors are doing the same, whatever happened democracy? You have chosen 5 sites to achieve the number of houses you want to build, with little or no regard for Public Opinion or RUR6 5,5.44.

There needs to be more small sites of less than 20 houses spread across the whole of the Kimble's and Marsh, sticking to the 10% rule as closely as possible without ruining the harmony of both Villages and Hamlets.

What we have at present is not compliant with hardly any of the rules and principles of the RUR6 Document.

There are very few affordable properties on any of the 5 sites, which is another worrying aspect of the proposal, this will leave our siblings with no option but to leave the area or stay at home, how is that keeping the harmony and sustainability of the Villages. The present 5 sites are too large and not what we voted for and will not get through the referendum with any kind of majority, so instead of going blindly on now just stop now and start listening. To continue with these 5 sites is madness and I expect very costly, it would be great to know how costly, and how much money has been spent to date.

We now come to KIM2 as mentioned before, the Pre-Submission Plan dose not appear to be in accordance with the said KIM2

3

KIM2 sets out.

"Proposals should also have regard to the following specific design principles which reflect the character of the Parish:......Because the provision of the public transport is more limited than urban environments and most occupants will be a car owner, new dwellings should have a minimum of two parking spaces per bedroom unit, with an additional space for each bedroom thereafter, with these spaces provided on driveways adjoining the property rather than sperate car park.....Garages will be included as a car parking space.

It is very clear that none of the sites will comply with KIM2 regarding car parking space, PLOT 10 is a very good example of the total disregard to the above, as it is 32 parking spaces short of those needed!

As the larger sites at present don't show any real detail at present it not possible to give a number, but if they show the same disregard for parking, we are looking at over a hundred cars with no parking space, how can that get past the planner we wonder?

This furthers our case that this process needs to stop now and go back and comply with the plans as set out in RUR6 and KIM2 and not what you have decided you want!

We feel there are so many reasons against all of the site's being considered, they have too many houses on each plot, dangerous for pedestrians, air pollution, public transport not fit for commuters (as stated in the Sustainability Appraisable), gridlocked roads, not enough parking spaces, ruining our Country side and Villages, flooding and adding to the overcrowding on the railway.

With the expansion of Princess Risborough, Haddenham and the Kimble's, because we will have many people who have moved here from London and surrounding areas, they will now need to travel back to London and surrounding areas on the train or even Oxford for work.

This will be a big problem for Princess Risborough and Haddenham railway stations, as anyone who travels on the trains will be aware of, there are no more parking spaces at these stations and very little room on the trains. Yet there is no mention we have seen so far, how this is going to be addressed.

There is talk of job creation with the building of more houses, apart from construction jobs we can't see where they will come from, there a few jobs here at present. My wife has

travelled to Slough, Maidenhead and Marlow in the past 10 years, because of the job shortage here.

This brings us onto the weather extremes, which are becoming more the norm now, with the last snow we had my wife took 5 hours to get home from Marlow, add another couple of thousand cars to the roads and that could become 6 to 7 hours, with the daily journey extended too, is that what the residents are going to have to put up with in the future?

This madness needs to stop now, just listen to us and not a government that has housing figures that are wildly out of date, we don't need that many houses now. Stand up for your constituents or you will be responsible for the death of The Kimble's and Princess Risborough, a fate that has already happened to Haddenham.

WAKE UP BEFORE IT'S TOO LATE.



Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

Full Name: Village Foundations

	Support	Unque	Oppose	
KIM 1 - Settlement boundaries	/			If oppose, please explain why?
KIM 2 - Design principles	1		0	if oppose, please explain why?
KIM 3 - Prousing site allocations	1			if oppose, please explain why?
KIM 4 - Schools	1		D	If oppose, please explain why?
KIM 5 - Landscape buffer	/			If oppose, please explain why?
KIM 6 - Employment	1		0	If oppose, please explain why?
KISH 7 - Community & Seisure use				If oppose, please explain why?
KIM 8 - Protecting international habitats	1			If oppose, please explain why?

CONTINUES ON REVERSE

	Support.	Unsure	Оррози	1
(Left of the Free Church)	to J		ш	If you oppose the inclusion of this site please say why?
Site 10 - Land at the Laurels				If you oppose the inclusion of this site please say why?
Site 14 - Land east of Ximblewick Rd (Behind the Swan PH)	J	0	0	If you oppose the inclusion of this site please say why?
Site 15 - Land at Grove Lane (Behind Redding Court)	J			If you oppose the inclusion of this site please say why?
Site TTA - Doe Hill Farm (Lower plot by Brock Cottage)				If you oppose the inclusion of this site please say why?
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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Site 1 - Land at Grove Lane	Support	Unsure	Oppose	If you oppose the inclusion of this site please say why?
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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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KIM 3 - Housing site allocations	V			If oppose, please explain why?
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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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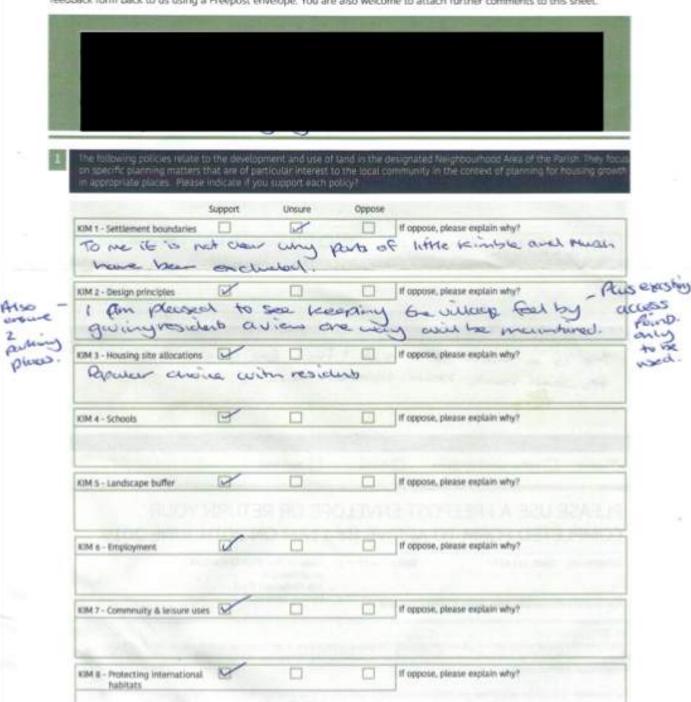
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The following policies relate to on specific planning matters to in appropriate places. Please	hat are of po	inticular interest	to the local to	esignated Neighbourhood Area of the Parish. They ommunity in the context of planning for housing gr
	Support	Unsure	Oppose	
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IOM 4 - Schools			0	If oppose, please explain why?
KIM 5 - Landscape buffer	0			If oppose, please explain why?
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Site 1 - Land at Grove Lane	Support	Unsure	Oppose	If you oppose the inclusion of this site please say why?
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The following policies relate to	o the develop	ment and use of	land in the c	tesignated Neighbourhood Area of the Parish They
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	Support	Unsure	Oppose	
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	Support	Unsure	Oppose	
GM 1 - Settlement boundaries				If oppose, please explain why?
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				and will be used to compile a report for Great & Little Kimb third parties and will be confidentially destroyed at the end

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Site 1 - Land at Grove Lane	П.	Unsuje	Oppose	
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KIM 4 - Schools	V			If oppose, please explain why?
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Site 1 - Land at Grove Lane (Left of the Free Church)			Oppos	If you oppose the inclusion of this site please say why
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Rd (Behind the Swan PH)			2000	Sanda Gallingh and
	1			If you oppose the inclusion of this site please say why
Site 15 - Land at Grove Lane (Behind Redding Court)	M	-		

A very thorough exercise - cannot please all the people all the time-but this does well. Should be a little more provision for natural growth of families in the hamlets, Kindlewick, & March.

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	at are of pa	rticular interest	to the local o	designated Neighbourhood Area of the Parish. The community in the context of planning for housing
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Site 1 - Land at Grove Lane	Support	Unsure	Oppos	ie .
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Site 1 - Land at Grove Lane (Left of the Free Chuxth)		Unsure	Oppos	1 2022
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Site 1 - Land at Grove Lane (Left of the Free Church)	'n	105 14		If you oppose the inclusion of this site please say why?
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elephone: 0800 319 6187		Return addr	1,007 77a	post Plus RTLA-GHRX-SSXA Il Dialogue Tradescant Road
or more infomation, see:	www.Kimb	leplan.org	Lone	don, SWB 1XJ
				e and will be used to compile a report for Great & Little Kimb third parties and will be confidentially destroyed at the end

The following policies relate	e to the develop	oment and use of	land in the o	designated Neighbourhood Area of the Parish. They focus
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ite 1 - Land at Grove Lane		54		If you oppose the inclusion of this site please say why?
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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

The following policies relate to	the develop	oment and use of	fland in the d	Intigrated Neighbourhood Ama of the Parish They
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OM 8 - Protecting international		W		If oppose, please explain why?

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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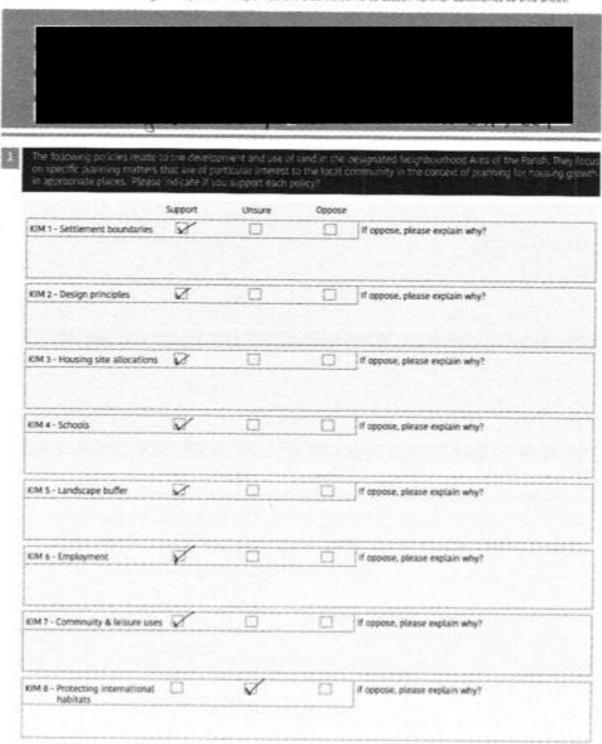
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Settlement boundaries.

The site assessment report shows the "existing" settlement boundaries as it is envisaged that they would be drawn if they existed. They exclude all of the proposed sites, all areas within the Green Belt and AONB, the Village School, all the Village Churches, the Village Hall, The Railway Station as well as the Village Green, play area, sports field, allotments and cricket club. It is **not** a village boundary as it excludes almost all the village amenities. If anything, it is a "proposed area for development".

The boundaries that have been drawn are the sort of settlement boundary that are appropriate for an urban area where this kind of exercise will include almost all the local amenities as well as possible development sites. The NPPF is very clear that rural areas should not be treated in the same way as urban areas. This is not an appropriate definition of "the village".

The proposed settlement boundary has been revised to include the proposed sites. I understand that this is an attempt to prevent other sites being considered. However Policy RUR6 requires sites to be within or adjacent to the villages so drawing a boundary does not exclude sites that are outside the boundary but adjacent to it.

All that will be achieved by setting the village boundaries as proposed will be to establish the pattern that large sites of up to 45 houses will be permitted in or adjacent to the village and make it impossible to resist predatory developers.

So the question is why is it necessary to draw a village boundary at all?

If it is felt that it is necessary to minutely define the boundaries of Great and Little Kimble then it must also be necessary to define Marsh and Kimblewick (and maybe also Smokey Row and Clanking) which are all mentioned as villages or hamlets within the Parish within which development may take place. Since windfall sites could become available anywhere in the Parish (including within the proposed settlement boundaries of Great and Little Kimble) there is no need to mention the smaller villages by name but just to say within the parish.

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Site 17A Doe Hill Farm - Consultation feedback.

Whilst I live next door to this proposed site this is not my reason for objecting to its development for housing. My objection is based on public safety or, if it were to go ahead, the lack of it. Having lived next door to suggested site 17A for 20 years I have to stress I am extremely well qualified to comment on the road - A4010 - coming down from Terrick and can firmly state it is quite simply a very dangerous section of extremely busy A road.

Having read your notes to site 17A I am taken aback at the naivety of its author, the suggestion that the site "is considered to be within walking distance to Little Kimble station" and "already has existing pedestrian footways" is inexperience, simplistic and frankly misguided.

Over the years I have lost count of the traffic incidents and accidents that this very stretch road – not more than 150 yards long – has sustained, all from traffic speeding down-hill past the very spot you are suggesting the public – including no doubt school children – are going to walk. If this is allowed to go ahead then it's an accident waiting to happen – no question. This is an extremely busy section of road. And it will not be a question of "if" but a question of "when" an accident takes place.

I note in your notes of site 17A that its states "the existing pedestrian footways are in poor condition" there is a very good reason for this fact – they (the pedestrian footways) are never regularly used. People in the area who know and understand this 150 yard stretch of the A4010 would simply not walk there if given a choice.

As a result of the above 1 implore you to reject the suggested 17A site, as 1 fear its only a matter of time before local concerns will be proven right and 1 for one would not like the responsibility of explaining publicly how oversight by all concerned allowed this to happen.

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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3 ITE 15 SOUTH OF GROVE LANE.

I DISAGREE TO THIS SITE BEING BUILT ON. IF THE RAILWAY LINE AND ROAD BRIDGE HAS NOT BEEN IMPROVED BEFORE COMMENCING BUILDING ON THIS SITE, PEOPLE MOUNT INTO HORE WILL BE SUBJECTED TO A LOT OF NOISE, POLLUTION AND INCONVENIENCE. PEOPLE MOVING INTO THIS DEVELOPEMENT WILL HAVE TO CROSS A BUSY MAIN ROAD IF THEY WANT TO WALK TO ANY OF THE AMENITIES, PROPOSED SHOP, CAFE, RESTAURANT. PLAYING AREA, PUBLIC HOUSE, ALSO SCHOOL, WHICK WOULD MEAN CROSSING THE BUSY MAIN ROAD TWICE THE GOVERNMENT IS ENCOURAGING PUPILS TO WALK TO SCHOOL.

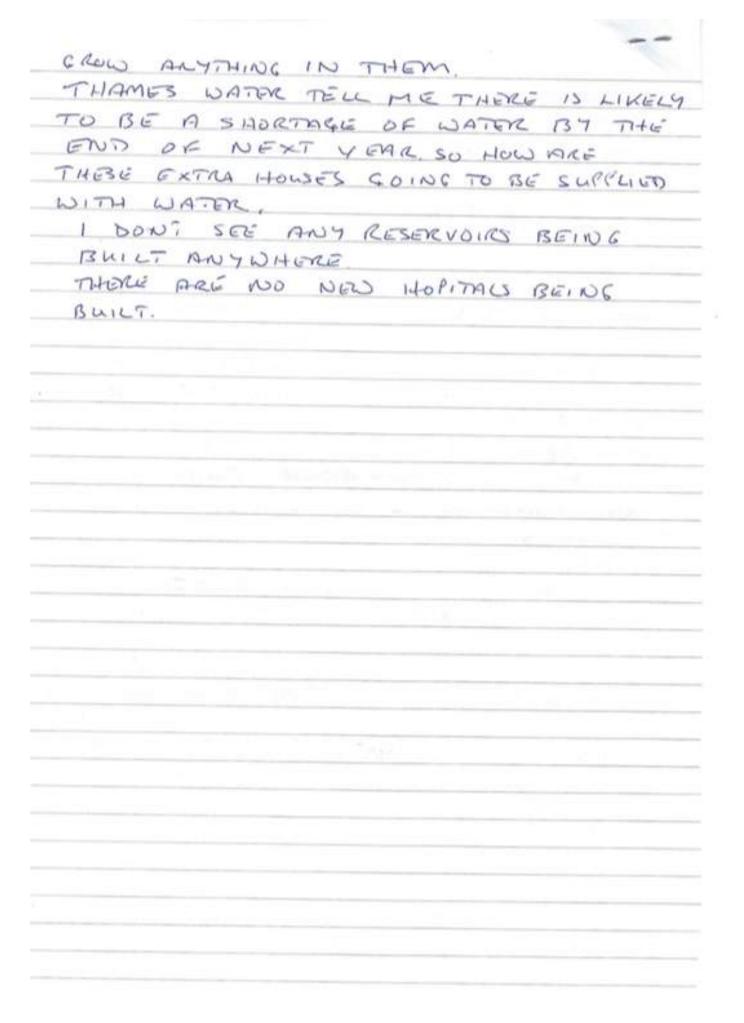
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I HOPE ALL NEW HOUSES WILL BE PROVIDED WITH SOLAR PANELS AND WATER STORAGE FACILITIES.

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Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Kimblewick Road is in effect a single-track road, with no formal passing places, from a point approx. 0.1 miles from the junction with the B4009. From The Paddocks/Kimblewick Farm onwards it is very narrow, poorly surfaced, winding, bounded by high hedges and verges with tall grasses, all of which leads to poor visibility. In winter conditions can be quite difficult.

The road is used by pedestrians of all ages with or without pushchairs/children//dogs, as well as joggers, cyclists and horse-riders. Often no courtesy is extended to these road users by fast-travelling motorists including cars, delivery vans and lorries, forcing these groups of people to have to resort to 'leaping into the hedges' to avoid being killed.

45 homes will generate, say, 90 vehicles. Access at the point opposite the barns next to New Farm, the current field entrance, has poor visibility from the field and from the road when approaching from the North in particular. The use of this point as the main access to the development is extremely badly thought out and will encourage traffic to use the road as a 'rat-run' to the North of Aylesbury. There has already been an increase in traffic at peak times over the last few years.

THIS IS OUR COMMUNITY.

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet. Para 5-7 The proposed site for the Laurelo 18 open countryside NOT garden KIM 2 - Design principles If oppose, please explain why? an Little himsae (should be called Little kimble Plant) walk to public wandport. No space hor pavelines. Should be more spread out in Parish. KIM 3 - Housing site affocations focused mainly XIM 4 - Schools KIM 5 - Landscape buffer If oppose, please explain why? If oppose, please explain why? KIM 6 - Employment X RDM 7 - Commoulty & lessure uses If oppose, please explain why? XIM & - Protecting International If oppose, please explain why? very concerned about deprection of habitate in hedgerous, theses are no noise, consmiction work, greenfuld being built on . Bats, DWIS and many benev species heard requiring on march load apposite The Laurel.

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CONTINUED FROM FEED BACK FORM Question 2 - Site 10 - The Laurels

The report mentions that 'access by foot, for both bus and brain is resmited by the lack of footway under the railway bridge for sites 7 and 10.

Site 7 has been excluded with a RED FLAG from AECOM due to truthic conferns. Cars exiting site 10 could turn left or right along Marsh Road and so why has this site not been excluded too? Marsh would still have exma mattic Tracing burnigh and smuggling over the small bridge. It would result in the dame traffic issues and darges to pedismains. You need to explain why site to has been approved and sik 7 rejected! You are convactionly jourselves. It should also have a Red Flag for bransportation.

(See Quesnon 3)

** Even carried out? This is Our community you asked our opinion but you have chosen to ignore it. It is only those people that twie in this community (especially on Marsh Road) that fully understand has serious this traffic / Road issue is. Please do not ignore our concerns. This phased approach is incredibly unsettling. If you are going to build all over Little kimble just make your records and allow us to get on with air lives. This whole process is very upsettling and will contrine to be for many years if the Neighbourhood Plan/Liftle kimble han committee get their way.

**DO NOT IGNORE THE COMMUNITY SURVEY **

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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				and will be used to compile a report for Great & Little Kinb third parties and will be confidentially destroyed at the end

18th June 2019

Dear Sirs,

RE: Great & Little Kimble-Cum-Marsh Neighbourhood Plan. Pre-Submission Plan 2013-2033

We wish to make you aware that we STRONGLY OBJECT to the development of Site 14 in the plan, the area behind the Swan Public house, stretching along Kimblewick Road.

As neighbours to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. The reasons for our objection to this application are as follows:

- 1) The impact on the local community of Kimblewick Road will be significant. The proposed plan is entitled: 'Sustaining the special rural character of our countryside parish'. This development will destroy the special rural character of our community on Kimblewick Road. The impact on our daily lives will be enormous due to the over development of the land, the unsuitability of Kimblewick road to handle the traffic volumes and the increase in pollution will be significant both from noise and vehicle pollution.
- 2) The report says in its introduction '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 support and maintain.' We would like to highlight the phrase 'key objective'. By allowing a large development (and the largest proposed) to be built on agricultural land contradicts this statement. This development will destroy the rural and peaceful nature of Kimblewick road and the immediate surrounding areas. Allowing the development will significantly damage the rural nature of the parish and of the Kimblewick Road area and it will also destroy its peaceful nature. The parish is a predominantly farming community and building on farmland is in contradiction to the statement above. We should be doing all that we can to protect farmland, not destroy it by building on it, especially when there are more suitable alternatives available.
- 3) Highway safety will be compromised:
 - Kimblewick Road is a single carriageway road allowing only a single car to drive along it at any given time. It is therefore completely unsuitable to propose a

development that utilises Kimblewick Road as its access highway. It is stated in the plan that two car parking spaces should be provided on any development of a single bedroom dwelling and an additional parking space per additional bedroom. If an average of 3 bedrooms per house is considered, that would mean potentially 4 cars per house and 180 cars in total attempting to navigate the single-track access. This is besides the regular traffic that has seen a significant increase in recent times. This makes the proposal for a development unsuitable on access grounds, and enormously damaging to the community. It is unbelievable that the assessment provided in the reports rates the traffic impact as neutral/unmeasurable. This is simply untrue as the impact will be severely detrimental. All of the other site proposals offer significantly better access than this site.

- Kimblewick Road is frequently used by pedestrians walking their dogs, cyclists and horse riders. It is a popular route for cyclists who use Kimblewick Road, Stockwell Road and the B4009 as a circuit. It is also frequently used by horse riders to access the bridleways at Pollard Farm, Kimble Wick and the bridleways in the woods at Pulpit Hill which are accessed from Kimblewick road, crossing the B4009, riding through the village of Great Kimble and crossing the A4010 to reach the safety of the bridleway (see map enclosed). The Kimblewick Hunt is a strong part of the rural character and tradition of our countryside parish and their kennels are at Kimble Wick. They frequently use Kimblewick Road to Great Kimble to exercise the hounds and horses.
- Kimblewick Road is frequently used as a cut through to Aylesbury and it does not have road capacity for the increased traffic we have seen over the last few years and certainly not the added traffic generated by the potential 180 cars plus visiting vehicles created by this proposed site, which would severely impact the safety and effects on pedestrians, cyclists and equestrian users who enjoy our rural surroundings. The current speed limit on this road is 40mph, which is ridiculous for the size of road with its narrow width and blind bends and needs to be drastically reducing with immediate effect to avoid an accident.
- The design principles in the pre-submission plan state that 'The scheme is accessed from Kimblewick Road using the existing field access points only.' I would like to point out that there is currently only one existing field access point. This gate way accesses the road where it is a single track highway (please see photographs included) it is also opposite a large barn, which currently is hired out to a film set company who regularly have large lorries and numerous cars that park in the field gate way while they load and unload. This road is simply not big enough to take this volume of traffic.

This land is identified by Natural England as entirely covered by Grade 2 agricultural land.

This land is therefore classified as the best and most versatile agricultural land and development of the site will lead to the loss of this valuable resource. It is a well-publicised fact that given population increases, the ability to produce food to feed the growing population will rapidly diminish. It is therefore to be proposing and allowing a housing development on Prime agricultural land, especially when there are other, non-agricultural sites within the existing settlement boundaries available.

The National Planning Framework advises against the development of Grade 2 Agricultural land and it should be treated as an absolute last resort which, given the number of alternative sites offered, is not the case as there are more suitable, nonagricultural, alternatives available.

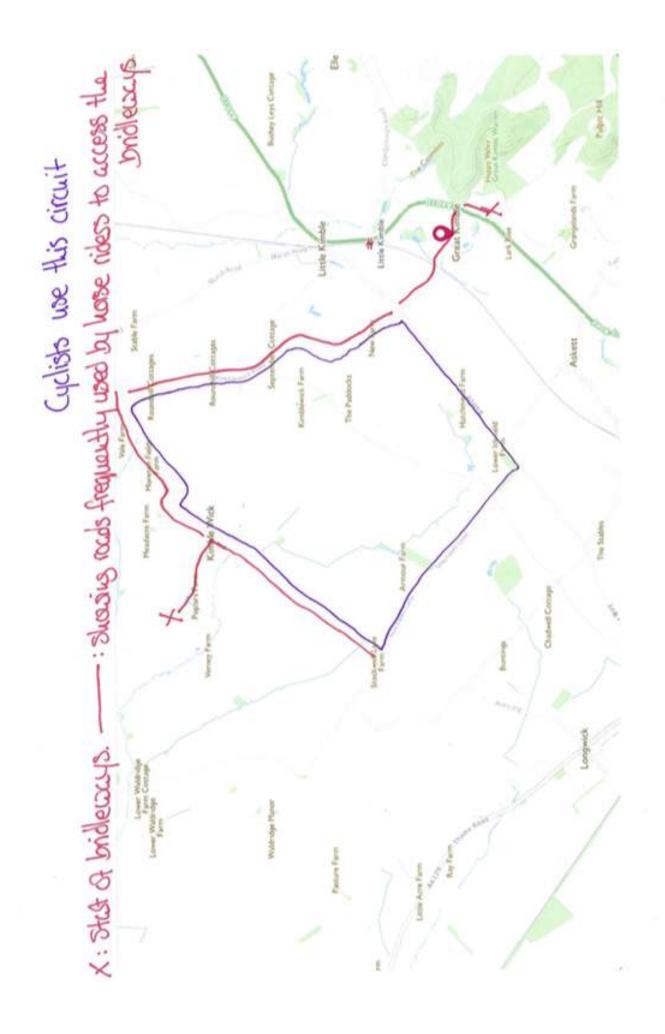
- 5) We have grave concerns about the adverse effect the proposed development would have on the ancient hedge row boundary along Kimblewick Road. We seek reassurance that, if the proposed development is approved, future occupants of the new development would not have the right to request the removal or pruning of this ancient hedge row The hedge row concerned is a wildlife haven for birds and animals and it is essential to protect these ancient wildlife habitats.
- If development is allowed on Prime agricultural land, unacceptable precedence will have been set for the further future loss of farmland to development.
- 7) The design principles in the pre-submission plan state that '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' There is no proposed car park for the visitors of the proposed multi-use games area and for any events. Currently there is inadequate parking area at the Swan public house and when the pub car park is full the cars are forced to park all over the verges which causes narrowing to the road access and highway safety is compromised. In August 2017 a two-year-old boy was hit by a car crossing the B4009 outside the Swan public house, by creating a public open space on the proposed site 14 the village will be crossing the B4009 a busy road to access it. The proposed Princes Risborough relief road will direct traffic around Princes Risborough and along the B4009. This will result in greatly increased traffic volume along the road that pedestrians will be required to cross from the proposed development site.
- 8) The design principles in the pre-submission plan state that 'any new development will only utilise the existing access points to roadways,' The plan goes on to say, 'The scheme the 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.' (there are no drawings attached as there are with the other proposed sites, just an artist's impression of an aerial view) It also goes on to say 'The scheme is accessed from Kimblewick Road using the existing field access points only' (there is only one) and ,'...buildings front onto Kimblewick Road...' There is enormous contradiction here and a significant lack of clarity in the proposal or the decisions being made. The artists impression shows multiple access points along kimblewick road which is direct contradiction to the design principles and the statements being made regarding the site in the pre-submission plan. There is one access point off Kimblewick Road to the agricultural land in question and to uphold the design principles, the proposal would have to change drastically. This development is simply not clear or justifiable and is in direct contradiction to the design principles. The Parish council cannot recommend this development as suitable when no proposer details are available and the councils' reasons for proposing this site are contradictory, unclear and do not follow their own design principles.

 There is no detail in the proposal as to whether we will be subjected to a loss of privacy and our property be overlooked. We are concerned that we cannot comment on this to date.

We believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed access to the development site is located on a single-track road so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.



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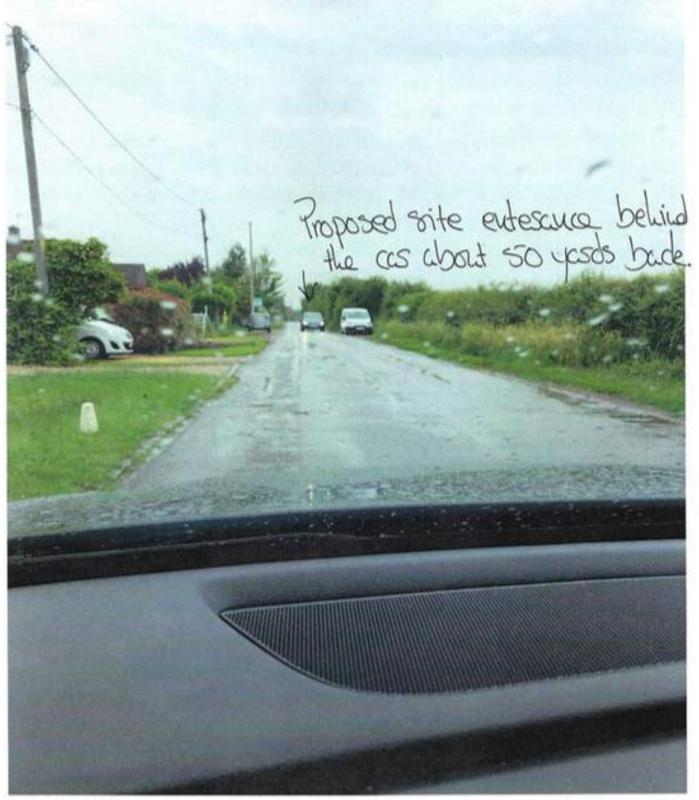
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then from the proposed entercure for the site looking towards Kimble Wick, which shows the road is too wines to take this extre volume of truffic.

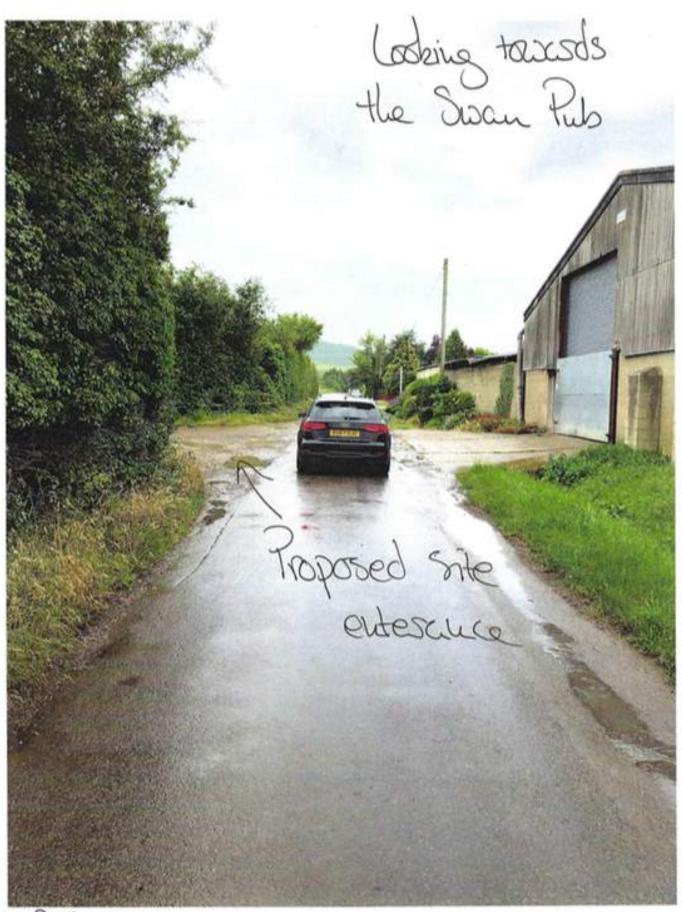


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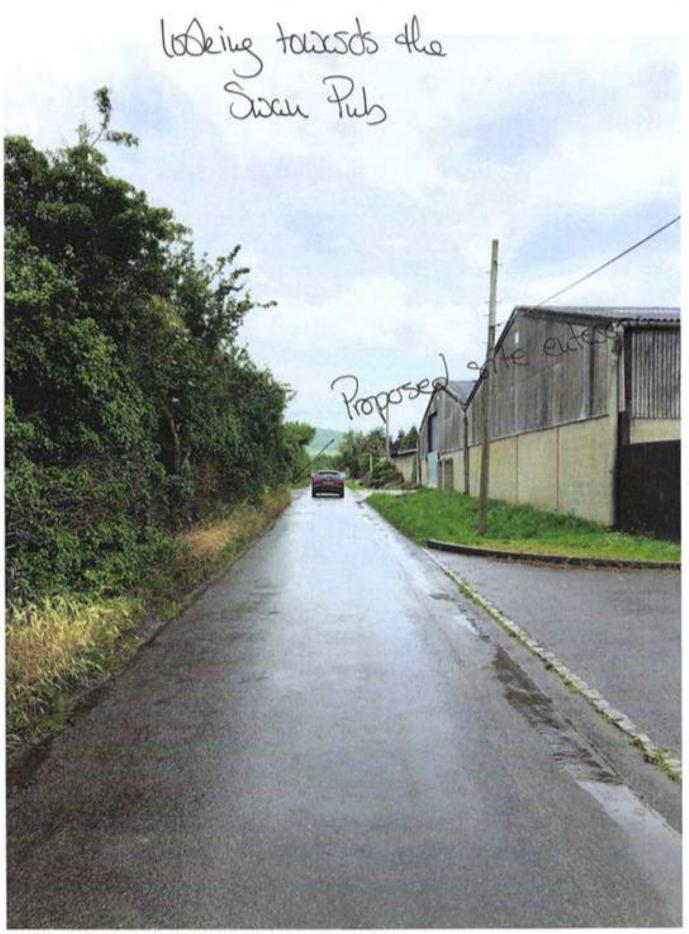
Taken from the top end of Kimblewick Road by the Swan pub looking towards Kimble Wick.



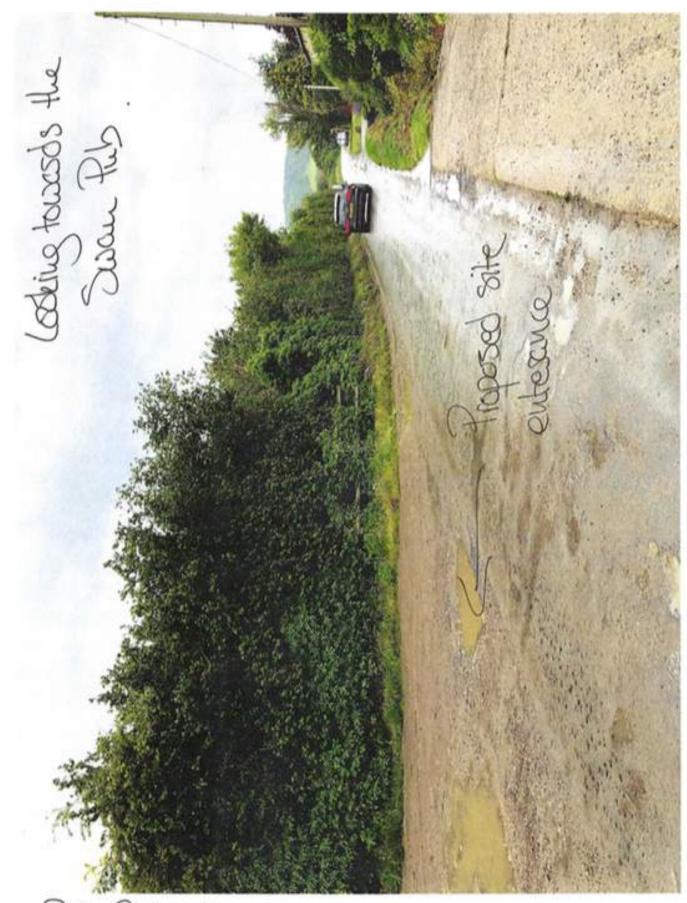
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NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Settlement boundaries.

The site assessment report shows the "existing" settlement boundaries as it is envisaged that they would be drawn if they existed. They exclude all of the proposed sites, all areas within the Green Belt and AONB, the Village School, all the Village Churches, the Village Hall, The Railway Station as well as the Village Green, play area, sports field, allotments and cricket club. It is **not** a village boundary as it excludes almost all the village amenities. If anything, it is a "proposed area for development".

The boundaries that have been drawn are the sort of settlement boundary that are appropriate for an urban area where this kind of exercise will include almost all the local amenities as well as possible development sites. The NPPF is very clear that rural areas should not be treated in the same way as urban areas. This is not an appropriate definition of "the village".

The proposed settlement boundary has been revised to include the proposed sites. I understand that this is an attempt to prevent other sites being considered. However Policy RUR6 requires sites to be within or adjacent to the villages so drawing a boundary does not exclude sites that are outside the boundary but adjacent to it.

All that will be achieved by setting the village boundaries as proposed will be to establish the pattern that large sites of up to 45 houses will be permitted in or adjacent to the village and make it impossible to resist predatory developers.

So the question is why is it necessary to draw a village boundary at all?

If it is felt that it is necessary to minutely define the boundaries of Great and Little Kimble then it must also be necessary to define Marsh and Kimblewick (and maybe also Smokey Row and Clanking) which are all mentioned as villages or hamlets within the Parish within which development may take place. Since windfall sites could become available anywhere in the Parish (including within the proposed settlement boundaries of Great and Little Kimble) there is no need to mention the smaller villages by name but just to say within the parish.

Housing Site Allocations.

Policy RUR6 states that homes will be provided on "a range of small sites" and that "proposals for large scale developments will not be permitted".

I was informed at the consultation event that Wycombe District Council consider that small sites are defined as being less than 40 dwellings. This is not a credible position and certainly not one that the neighbourhood plan needs to endorse.

The NPPF defines major developments as being 10 units or more and minor developments as being 10 units (5 in specified rural locations). Wycombe's own categories for pre-application advice are 1. Single dwellings, 2. Less than 10, 3. Less than 25, 4. Between 26 and 100 and 5. Over 100. Small would therefore appear to be less than 10, but most certainly less than 25. Even the Mayor of London's small sites policy defines small sites in London as less than 25. If 25 is small in London how can 40 be small in Kimble? It should also be noted that in giving evidence to the Inspector for the Wycombe District Local Plan Examination the District Council stated that most sites would accommodate less than 20 dwellings. This draft plan proposes 3 out of the 5 sites and over 80% of the proposed new houses on sites larger than this. Such a blatant misrepresentation must surely be challenged.

When allocating sites for 10,000 sites in the District it may be justifiable to categorise small scale development as less than 40. Within the context of this neighbourhood when allocating sites for 160 homes such a classification cannot be justified.

I am informed that the call for sites produced no small sites for consideration. This is hardly surprising as sites of less than 5 were excluded and there was no upper limit placed on the size of sites put forward. If you ask the wrong question you will get the wrong answer.

The requirement of neighbourhood planning is to identify specific immediately developable sites to satisfy the next five years and to establish parameters to define developable sites and locations for growth for the remainder of the plan period.

The past 6 years have provided 29 windfall units at a rate of 5 units a year. RUR6 and the NPPF allow for a number of windfall sites to be included in the plan. Where are these taken into account in the plan?

Even if you don't take the current rate of 5 units per annum. It would not be unreasonable to assume an allowance of 50% of this figure which would deliver 35 units over the remaining 14 years of the plan.

Taking the figure of 160 units required over the 20 year period, less the 29 units already supplied and a windfall allowance of 35 over the next 14 years reduces the requirement for sites to 96 units of which only 35 will be required in the next 5 years.

If the Plan is only required to identify immediately deliverable sites for 35 house why does the plan identify 135. An oversupply of 100 units.

The proposal to restrict the rate at which consents can be granted would not be defensible, and easily overturned at appeal.

Whilst putting forward five sites the plan does not provide definitive reasons for rejecting other sites some of which were put forward and not chosen. It is likely that many of these sites will attempt to gain planning approval and it may well prove difficult to refuse permission. The only way to limit the amount of development is to limit the size of sites in accordance with policy RUR6 which is justified by the landscape study.

The currently proposed five sites have been chosen by using a method of sequential testing which the NPPF states should not be used for small scale rural developments.

I would strongly object to all of the proposed sites on the basis that none of them are small and therefore none of them comply with policy RUR6.

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Notes to accompany feedback form. Steve & Vicky Dear

Kim1 - settlement boundaries.

Is it not possible to include sites that are slightly outside of the currently drawn boundaries such as Meadowbrook Farm on the A4010 and the Askett Nursery site that may possibly be built on during the life of the Neighbourhood Plan?

Kim 2 - design principles.

RUR6 requires that sites to be developed are small and in keeping with the rest of the village. It would seem that a larger number of sites than the 5 identified would therefore help spread the load irrespective of the need to cram as many properties into as small a space as possible.

Generally there seems to be not enough parking spaces allocated, where there would need to be 5 spaces per 4 bed detached house. There was also concern over whether there is enough turning room allowed for in the design of plans. Garages being counted as a space would necessarily mean that they would have to be large enough to actually accommodate a modern vehicle rather than being used simply for storage.

As some of the required 160 houses have already been built or have permission granted these should be discounted from the figures. Allowances do not seem to have been made for further windfall properties over the course of the next 14 years. This will mean more houses have been allocated to the sites than needs be and therefore against the wishes of the majority of respondents to the original consultation.

Kim 3 – A wider spread of houses over more than the currently selected 5 sites would be preferable (although maybe not for the developers) as it would allow for a greater spread of properties and therefore retain the 'ribbon' nature of the villages. How have the identified sites been chosen. He who shouts loudest or puts in for permission or the best options for the village as a whole? It seems that 'over the next 20 years' has largely been ignored and changed to now...

Kim 5 - requires clarification to define small scale.

Kim 6 – requires clarification to define the differences between agricultural employment and any other.

Kim 7—there needs to be clarification as to who is responsible for the maintaining of public and open spaces 'In perpetuity'. The parish council, county council or property owners or as covenants for individual properties. How will this be policed in the coming years?

Kim 8 – generally support BUT this should include protection of any and all Ancient Hedgerows within the parish. These should be clearly identified and protected before planning is granted and any works commence.

Site 1 - Land at Grove Farm

This site seems to follow the ribbon nature of the village and also includes community based objectives such as a shop which would be accessible to the majority of the residents of both Great and Little Kimble due to its central positioning unlike the Doe Hill site.

Site 2 - Land at The Laurels

As previously mentioned we have concerns over the number of parking spaces per property and availability of turning room within the development as identified in the planning application. The properties are not of a similar scale to those already in a Marsh Road with considerably smaller gardens and footprint. Access points have not been sufficiently identified considering that the plans for the A4010 and B4009 junction as well as the possible new railway bridge have yet to be clarified. Although the plans include a new pathway that is only of use to the new development as far as the very narrow railway bridge and will not assist the remaining properties of the road as stated. Because of the narrowing of the road between The Laurels and Providence Cottages there is no possibility of extending a pathway further northwards. On the basis that any vehicles can turn one of two ways it is reasonable to assume that more traffic will be expecting to travel north on Marsh Road along a narrow country road, not even a B road, that is not suitable or indeed built for such traffic. As identified further clarification and investigations need to be conducted in relation to surface water and foul water drainage in the area to prevent problems for all residents in the future especially considering the adjacent boundary stream. The water has to go somewhere! The assertion that glimpse views will be possible through the development from Marsh Road is highly unlikely, except in the clear area adjacent to the Free Church, due to the close proximity of the houses to each other. The western boundary should be protected to prevent further intrusion into the countryside particularly because of the Ancient Hedgerows and the loss of more grazing land. As with other designs there seems not to be sufficient allowance for parking spaces as mentioned above.

Site 14 – Land east of Kimblewick Road. The overall number of properties appears large in comparison to the rest of the village and should be reduced to be more in keeping and allow for windfall inclusion. It is however more or less centrally placed.

Site 15 – Land behind Redding Court. Seems again a large number of properties that could be reduced to allow for spaces between and sufficient parking and manoeuvring.

Site 17 – as per many sites a reduction of the numbers of suggested properties should be considered. If a larger number were to be built it may be seen as an estate in isolation to the rest of the villages and lead to further expansion towards Stoke Mandeville in the future.

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

1.

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

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Further details on feedback to Local Plan from R. Howgate

Methodology - although a lot of data was collected analysed and correlated including data from surveys, from BCC, and from the 2011 census this was rejected in favour of the WDC VIA which was sketchy, arbitrary, did not follow its own criteria and contained demonstrable errors [see attached] The group operated as a task group operating as proxy for WDC. Three eminently suitable brownfield sites were dismissed out of hand

Priorities data showed that the shortage of genine low cost housing, the lack of village facilities, and the inadequate transport infrastructure, especially with respect to pedestrians, were all factors. None of these are given high enough priority.

Settlement Pattern Historically and in terms of current population patterns and distribution the parish has a dispersed settlement pattern. The frantic attempt under RUR6 to behave as if it was a "Midsummer Murders"-style nucleated village showed a lack of local knowledge.

Structure of Planning Group The group was dominated by parish councillors and when non-councillors attempted to make points it was made clear that there contributions were unwelcome except when it came to doing time consuming or low status tasks at which time they were expected to do the work. The fact that the group contained four people who were applying for sites and contained three councillors from Marsh – none of the sites from Marsh even shortlisted – left the group with a credibility issue.

Experts/Consultants - One expert strongly recommended that task groups be set up - when a member of the group suggested a plan for this it was dismissed without discussion.

Site 1 Moat Field Grove Farm, Grove Lane

A well though out site in an appropriate location in scale with the site. It should not be extended down to the Chapel over Chapel Field as that would merge Great Kimble with Clanking.

Site 10 The Laurels

Badly located with respect to the future road pattern with a large and busy junction close by and a narrow pinch point on the road. Not included in the VIA. Already causes major flooding issues with a Grade 2 listed building. A pre enclosure field pattern and some of the hedgerow is the

ancient boundary of Great and Little Kimble parishes and therefore is an ancient hedgerow. Sewers and water mains at this point have failed several times and are inadequate. There is a much better site at Birdbrook.

Site 14 Alongside the Kimblewick Road

There is a problem with the narrowness of the road and no pavements and insufficient off street parking The scale of the site is inappropriate and should be reduced to 24 houses between the "village green" and Horsetone Bungalows

15 Railway Field [Southeast of Grove Lane]

"A pig in a poke" This location cannot possibly be properly assessed until the new bridge and road pattern are in place and the impact observed. Very intrusive to Redding Court.

Site 17A Lower Doe Hill [Dog Hill]

Well though out and well presented site in an approprite location

Site 20 Kimble Pastures

The majority of this site should not have been considered as the owners did not wish it to be put forward but it was put forward by a property developer acting for a neighbouring landowner. The VIA is wildly inaccurate see attached data.

This site is not included in the plan but reference is made to it and representations continue on its behalf. If the number of houses was increased then as a site on the shortlist it might come into consideration If this were ever considered legal action would be taken.

It is widely felt that changes in government and local authority structure would lead to an increase in hosuing requirement to 280 and therefore the other shortlisted sites including this one would be added to the plan

Alternatives

There are much better alternatives, including a project for low cost housing on a brownfield site at Holly Tree Farm and two other brownfield sites one of which has been partly built on. The veto on any development at Marsh is not acceptable.

Factual Errors re SRDO198

It is entirely legal for someone to apply for planning permission for land they do not own but the Neighbourhood Planning Group asked landowners to submit land available for the Neighbourhood Plan – not property developers speculating that it might be put forward someday so this should not be referenced in the Neighbourhood Plan.

Much has been made of the fact that in the Visual Impact Assessment by the Wycombe District Council the area to the northeast of Bridge Street – site 20 - was identified as the optimum site for development in the village having a "LOW" visual impact however the paddock at the back of Bridge Street between "The Chequers" and "Laurels" is not included in this [see map] and the Visual Impact Assessment contains factual errors [see below]

Factual Errors made in the Visual Impact Assessment for Field Parcel SRDO 198

- The assessment describes the plot as "... small scale paddock part of a larger field"
 [See map]
- a.] The map shows that the small scale paddock is excluded from the assessment
- B.] SRDO 198 as shown on the map shown makes up 90% of the field area i.e. not a "smaller part"
- c.] SRDO 198 as on the map contains community land, school outdoor classroom, deciduous hardwood conservation area, organic hay meadow and parkland part of a private garden – not paddock
- 2.] On all five sections of the assessment the field parcel SRDO was assessed as having Medium / Low visual impact - yet the overall assessment was Low. Since the process is allegedly a mathematical relationship this is not possible [see all the other similarly assessed field parcels see also the assessment of the site by Neil Hamer].
- 3.] The field parcel is passed for a distance of approximately 300 metres by the PROW long distance footpath GLK38A part of the Aylesbury Ring it is stated that "glimpsed close views into site through hedgerow" 70 metres of the hedgerow is pruned to 1.7 metres in height –so unless the projected houses were less than 1.7 metres high they would be clearly visible for 70 metres. Anyone over 1.7metres in height can see the hay meadow At the stile on the path at OS SP 821065 the pathway faces onto a full view of the whole field parcel [but not the paddock]

Clearly the VIA assessment for this field parcel is in confused, contradictory, and contains errors and is therefore not valid.

It also does not include the plot at the back of Bridge Street between "The Chequers" and "Hawthorns".

In addition any development on this site contradicts two declared policies of Wycombe District Council

Factual Errors re SRDO198

- a.] "..... some field parcels in the area of search were immediately discounted from further appraisal. These included any that were highly visible from major public viewpoints in the AONB (Whiteleaf Cross, Coombe Hill and Beacon Hill)" The site is very clearly visible from Beacon Hill as is the neighbouring field which has been assessed as of the highest level of visual impact.
- b.] "... any fields which had surviving evidence of their pre -18th Century enclosure field pattern, being more likely to have higher landscape sensitivities." The field pattern is clearly shown on the 1797-1812 IR91B enclosure working map as having the current borders and the hedgerow is protected as an "ancient hedgerow" since it predates enclosure.

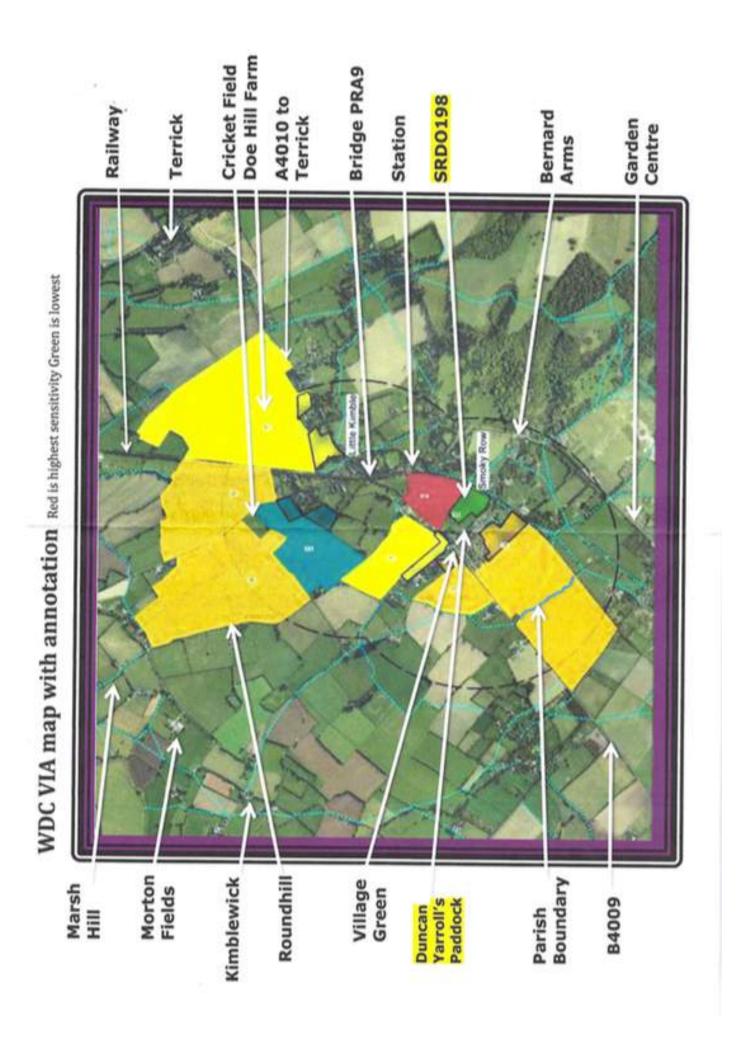
[All quotations in italics and quotation marks are from the Wycombe District Council Visual Impact Assissment]

The railway is the border of the Chilterns Greenbelt / Area of Outstanding Natural Beauty and therefore enjoys some protection as being within 100 metres of the boundary of an AONB.

In addition East West Rail have a restriction on any development within 15 metres of the railway but in the section close to bridge PRA10 it is 50 metres

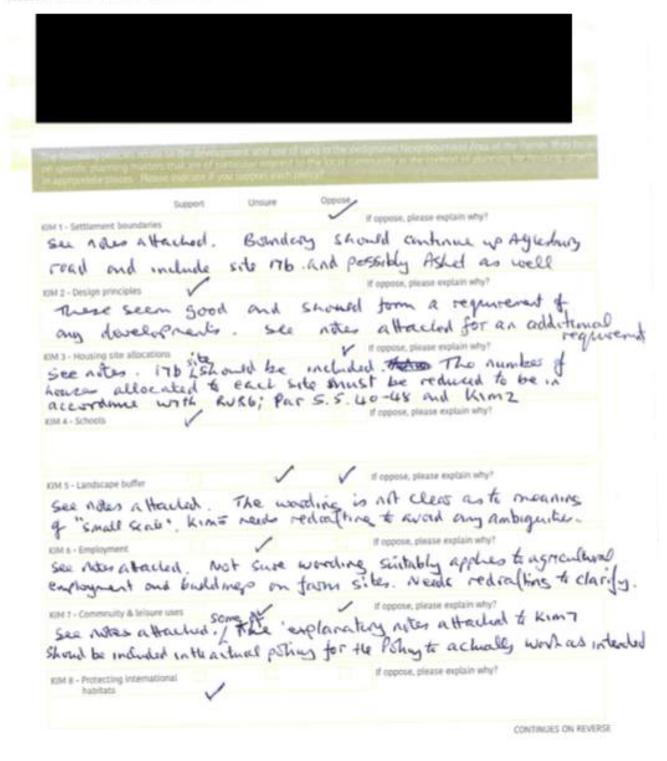
There are also covenants concerning developments both with neighbouring property owners and the previous owners of the land.

The owners of this land have clearly indicated that they will not sell and never "put forward" this land. It should therefore have never been included in the neighbourhood plan. The VIA is clearly incorrect in any case.



NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

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The information supplied on this form will be retained by Local Dialogue on a database and will be used to compile a report for Great & Little Kimblecum-Marsh Parish Council. All data will be stored securely, will not be passed to other third parties and will be confidentially destroyed at the end of the Neighbourhood Plan process.

The information may also be used to keep you informed about the progress of the Neighbourhood Plan and you could be contacted by letter, telephone or email. If you do not wish to receive such further information please tick this box.

Comments, criticsims and objections to the Great and Little Kimble -cum-Marsh Neighbourhood Pre Submition plan 2013 -2033 version April 2019

Introduction

Although I have some concerns about the individual sites earmarked for development under the plan, my main concern is that the Pre submission plan does not appear to be fully in accordance with the requirements of the Wycombe District local plan and other relevant Principles and thus runs the risk of being rejected by Wycombe council and/or the independent examiner. It also does not appear to reflect the key comments made by members of the parish in the 2018 consultation and so risks rejection by the members of the Parish

General Comments and Objections

- 1 The Pre submission plan is not in accordance with RUR6 and Paras 5.5.40-48 of the Wycombe local plan, and has inadequate allowance for windfall developments
- 2 The Pre submission plan is not in accordance to the wishes of the majority responses of the June 2018 parish consultation
- 3 The Pre submission plan is not compliant with the requirements of KIM2
- 4 KIM1 settlement boundaries should be amended.
- 5 KIM2 suggested additional requirement to be added to KIM2
- 6 KIM3 additional sites should be included.
- 7 KIMS landscape buffer wording not precise and needs slight amending
- 8 KIM6 employment wording not clear and needs slight amending
- 9 KIM7 Community and Leisure
- 10 Local infrastructure improvements -foot bridge needed
- 11 Phasing of developments need specific phasing not pro rata over period to 2033

General Comments and Objection

1 The Pre submission plan is not in accordance with RUR6 and para 5.5.40 -48 of the Wycombe local plan.

1 A

The requirements of these regulations are clear that a certain proportion of the required 160 homes that have to be planned for in the local plan should come from windfall sites as well as from thoses sites earmarked under the local plan.

(RUR6 -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 windfall sites in the hamlets of Marsh and Kimblewick;)

Although the plan and the commentary make reference to this requirement in the narrative the actual plan does not follow this requirement, and thus there is no adequate provision for windfall sites included in the Plan.

The Plan does make reference to 1 house being included as windfall but that is totally unrealistic.

Based on logic and previous development history of the Parish to assume that only 1 house will be built in the whole Parish, outside the specific earmarked sites, over the next 14 years is nonsense. Also by only allowing for 1 house the Plan is not in accordance with

RUR6 which is referring to "windfall sites" le note the plural !! and is clearly expecting several houses to be included as windfall .

(Note para 5.5.43 of the Wycombe Local plan referring to Kimble states "The Council accepts that a proportion of the new homes could be provided on windfall sites, as per 2 b ii. of the Policy, to offer a degree of flexibility in terms of where new homes are built."

It should also be expected that during the plan period to 2033 other "infill" homes will be built in the parish. Based on the fact that there have been 29 approved planning applications in the last 6 years alone (as quoted in the plan document) it is not unreasonable to assume that at least some 15 -20 homes could be built over the next 14 years in infill/windfall sites in the Parish.

The Plan should therefore make allowance for these as required/permitted by the Wycombe Plan regulations before seeking to allocate houses to specific sites. le the approach should be 160 – (applications approved) 29 – (allocation for windfall/infill homes) 20 = number to be built on earmarked sites 111

Allocating 130 to earmarked sites as in the current plan, with only 1 home allocated as windfall over the whole parish over 14 years, is therefore not in accordance with the requirements of RUR6 and is also not logical, and by forcing more houses than necessary onto earmarked sites the Plan is not in accordance with the wishes of the Parish as expressed in the 2018 consultations le small sites/ small volumes of houses per site.

В

RUR6 requires the sites to be developed to be "small" and para 5.5.44 states "Whether sites are 'small' or not will be assessed against how much they expand the village to which they are adjacent, and the extent to which they are compatible with the existing structure of the landscape".

According to parish documentation and taking recent planning approvals there are around 200 houses in Great Kimble and 130 in Little Kimble. Much of the housing in the two villages is of a ribbon nature and as such sites with many cul-de-sacs and "blocks" of housing are not logically "compatible with the existing structure of the landscape". Also any site that expands a village by more than some 10% -15% would NOT, by any reasonable definition, be deemed "small". Thus to be compliant with the requirements of RUR6 developments should be a maximum of say around 25 houses in Great Kimble and 16 houses for Little Kimble, (Note this assumes the sites are suitable to take the maximum number which some are not.!) and the design should in be in essence of a "ribbon" design, and the house should be on relatively large plots to reflect the nature of the majotiry of properties in the villages.

The design of the sites, and the number of houses earmarked for each site as included in the current Pre submission Plan results in NONE of the development sites meeting the requirements of RUR6 and para 5.5.44.

In conclusion the Pre submission plan should start by earmarking a realistic number of houses to "windfall" developments and then calculate the number of homes needed to

earmarked to specific sites ie about 111 homes, then should identify how many sites it will need based on max of 25 houses per site in Great Kimble and 16 in Little Kimble and then go on from there to identify if that number of house can in fact fit into the sites.

Whereas the current plan appears to have identified some sites and then looked to put the maximum number of houses per site rather than working out the numbers needed to be built and the maximum number per site.

This has resulted in the plan failing to be in accordance, and fully compliant with the rules and principles that it has to conform to.

2 The Pre submission plan is not in accordance to the outcome of the majority responses of the June 2018 parish consultation

The analysis of the feedback from the consultation clearly identified that a significant majority of parishioners responding wished for small developments spread over more sites than wanted larger developments spread over a few sites. By only putting forward 5 sites the Pre submission plan does not seem to be in accordance with the wishes of the parish. Also from the analysis of the comments given in the consultations there is a common theme for all sites, even those that got broad support that of the number of homes proposed for each site was too many.

It is therefore unclear why site 17b is excluded from the Pre submission Plan when it was the 2nd most preferred site. It is also evident that for site 10 which was the 3nd least preferred site, if the number of houses proposed on this site were reduced many of the objections to that site would potentially go away.

If the wishes of the members of the parish as expressed through the consultation process are not respected in the Parish plan there is a high risk that the plan will not pass the required referendum – an event that would not really be in the best interests of the parish.

(Smaller density on the sites may not be what the builders/developers and land owners want but their wishes and wants are irrelevant to the Pre submission plan process as the plan is **NOT required** to take their wishes. Into consideration only the legal requirement of things such as RUR6 and environmental legislation etc and to meet the very unrealistic unnecessary figure of 160 houses forced on the parish by Wycombe council.

Conclusion, in conjunction with the comments in 1A and 1B above a further site(s) should be added to the plan enabling the number of houses earmarked to the currently identified sites to be scaled back.

It would seem very logical for site 17b to be included in the Plan and some say 15 houses allocated to that site, (and possibly also include a site at Askett)

Taking the above into consideration would then result in only some (111 -15) 96 houses having to be allocated to the remaining 5 sites, enabling the numbers of houses on all of these sites being reduced. An amended plan along these lines should then be much more in accordance with RUR6 AND the wishes of members of the parish.

3 The proposed developments outlined in the Pre submission plan are not all in accordance with KIM2

KIM2 sets out well thought through requirements for developments in our villages and should be supported (I would make one suggestion for a further regulation to be included see 5 below).

However the Pre submission Plan itself does not appear to be following all of these requirements.

KIM2 sets out

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

- 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

Whilst it is acknowledged that the Pre submission plan does not go into finite details as to the design etc of the houses being allocated to all of the various identified sites, they are very much being used to demonstrate the number of houses to be built and the approximate design of the overall site, and is the basis on which the Council is wanting the plan to be approved by members of the Parish.

It is therefore crucial that the numbers being shown to be included on the site are realistic and in accordance with the rules that will govern the site when detailed planning permission is applied for, and building does eventually start.

However it is apparent, even from the limited data included, that this is not the case for most if not all of these sites/proposed houses. There maybe other compliance planning issues but it is obvious that the site plans as written will not be in accordance with KIM2 and so should not be able to get planning permission when it is formally applied for. In particular there are insufficient car parking spaces allocated, and are often also not adjacent to the properties, for most if not all properties being shown in the Pre submission plan sites — eg. 4 or more carparking spaces allocated next 3 bedroom properties. (See also the Appendix below)

if carparking spaces were properly allocated in accordance with KIM2 then, (unless the gardens of the properties are significantly reduced in size, (which would then make the development not "compatible with the existing structure of the landscape") the number of properties that are included in the Pre submission plan on these sites will not in fact be allowed to be built on the site when full planning permission is applied for. This could lead to Wycombe Council or the independent examiner rejecting the Parish plan.

In summary compliance with KIM2 will inevitably lead to a lower level concentration of houses than shown in the Pre submission plan. These comments also are fully compatible with the comments made in 1 and 2 above. - ie more sites fewer houses per site are needed to make the Pre submission plan a fully workable and compliant Plan.

4 KIM1 settlement boundaries should be amended.

The Plan has the settlement boundary stopping at the edge of what is site 17A. This should be amended by adding a narrow ribbon along the remainder of the west of Aylesbury road up to the edge of the parish boundary. This would then encompass the site 17B and enable that to be included in the Plan as per the wishes of the majority responses from the 2018 consultation and to enable the plan to properly meet RUR6 requirements (see comment 1-3 above)

It would also seem logical to me to include the small housing area at Asket and the site of the current asket nursery (not including the overflow carpark field). If a suitable buyer for the site is not found when the current owners decide to retire then the site will very likely become a brownfield "eyesore" sight.

It would be far more sensible for it to be capable of being developed for say 4 -6 well thought out housing plots that can enhance that area and fit in well with the existing houses that are located there. Inclusion of a few more houses into the earmarked site would then also allow the number of houses also cated to the existinf sites to be reduced – as per the wishes of the Parish as expressed in the 2018 consultation.

5 KIM2 suggested additional requirement

KIM2 is making clear that there is a requirement for the existing hedgerows to be kept, and for the developments to be located behind the hedges. This is a very sensible requirement as it will keep a rural feel to the developments and make them less noticeable.

However who is responsible for the maintenance of the hedgerows and what is expected by way of maintenance must be made clear in KIM2.

I draw your attention to the hedgerow alongside Redding Court. To my knowledge this has not been cut since the houses were built, and as such is getting abit overgrown and also is in some cases moving away from a hedge to "trees". It will look progressively worse over time if not trimmed/maintained. I think this is a good example of why there must be some requirements set out in respect of the earmarked sites under the Plan so that everyone knows what should be happening.

Also some of the sites have a foot path close to the fence line and thus it will be essential that the hedge is regularly cut to avoid dangerous branches/brambles etc overhanging into the footpath.

I would suggest an extra requirement be added to KIM2 such as

"As part of the permission to develop the sites there is a formal responsibility on the development company and the existing landowner to ensure that all hedgerows adjoining the development sites, especially those that are next to footpaths/roads are suitably maintained and trimmed as necessary. It will be expected that paths adjacent to the hedgerows will be free of branches and other obstructions at all times, and that the hedgerows will be trimmed such that they do not grow higher than 10-12 feet, unless the existing hedgerow already has trees abpove that height. All trees must be trimmed to ensure they do not become a danger to pedestrians or vehicles.

6 KIM3 Additional sites should be included

See appendix for detailed comments on the sites.

In view of the RUR6 /para 5.5.40-48 requirements for small sites at least one more site must be added to the earmarked sites. In view of the 2018 feedback logically this should be site 17b.

(See also comments under para 11 below - phasing of developments)

7 KIM5: LANDSCAPE BUFFER

KIMS states "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."

This wording needs amending to make it absolutely clear what will be allowed/not allowed. In other parts of the kimble plan/Wycombe plan there is unclear use of words which cause problems in interpretation. It is essential that if a buffer area is to be kept intact then little /no development should be allowed within it. The use of "small scale" is insufficient to keep the buffer zone intact. By using the same words as in RUR6 landowners/development could easily argue that the same interpretation of "small" can be used here, and as mentioned in 1-3 above the current pre submission plan is already not logically interpreting "small" in relation to village. If the same interpretation of "small" applied in KIM5 could mean at least 20 houses could be built in the buffer zone - which would be totally inappropriate and against what KIM5 is trying to avoid.

Conclusion is that KIM5 should be re drafted to make it clearer -such as

"Development proposals within the buffer will only be supported if the total number of houses within the whole buffer zone does not exceed 3 in total and that any development will also protect the rural character of the land"

8 KIM6: EMPLOYMENT

Im concerned that KIM6 may not be totally clear in respect of agricultural land of the parish. Say a local sheep /dairy farmer wants to expand to say make cheese. To do so he needs some new buildings and needs to employ new staff. This would therefore fall under KIM6 However the below part of KIM6 would appear to prevent this:

"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"

All farms in the Parish are outside of the Settlement Boundary and there may well not be redundant brownfield land on the farm, but there could well be unused "infill" agricultural land next to the currant farm buildings or out lying barns around the farm that would be suitable to build a say small cheese operation/accommodation for staff. Under KIM6 this would not be allowed as it is not "brownfield land" thus is not enabling the overall objective of supporting local small business in the Parish to be met? KIM6 should be amended to make sure farming land is suitably included.

9 KIM7: COMMUNITY AND LEISURE USES

I note that the below is NOT included within KIM7 but within the narrative that attaches to KIM7.

"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."

This is a key requirement and thus this wording should be included in the body of KIM7 ie within the bold text of KIM7 and not within any narrative outside of the actual KIM7 Where it is currently written it is more an advisory note rather than a requirement and thus it would be difficult to enforce.

As a slight aside but taking the above into account it is not clear from the Pre submission plan details on the various earmarked sites how KIM7 is to apply. Thus for example mention of a possible football pitch and open spaces are in site 14, there are open grass spaces in other sites eg site 10. Who is going to be legally responsible for their upkeep and also the hedgerow maintenance for example as all sites will have hedgerows which will need managing as no hedgerows appear to form part of the gardens of the plots. What happens if the developers go bust or if they /landowners do not maintain the sites properly?

There needs to be clarity in the planning documentation to ensure that the parish does not pick up the cost.

10 Local Infrastructure Improvements

The amount of money that Wycombe council will get as outlined in the documentation appears to be out of all proportion to the costs to Wycombe from developments in the parish, and it appears to me to be forcing the developers to build what is likely to be inappropriate houses for the village ie to cram as many as possible into a site. If Wycombe is to get such an amount then a much larger proportion should come back to village to compensate exiting villagers for the damage being done to their location by having house development forced on them eg by no parish rates for 20 years!

In respect of village improvements then with the amount of money available we need to put something of major benefit in place not just small bits like traffic calming. It seems to me that the key issue for the village will be the massive amount of extra traffic going down the 4009 once the new road scheme is inplace — not to mention from the extra housing in the villages and down the road in Longwich and Risborough!! As simple pedestrian crossing or even traffic light controlled crossing is unlikely to be safe given children/ older persons will be crossing this road (and the electricity /maintenance costs of any traffic lights would no doubt fall on the parish in future — which is unreasonable.)

What is needed is a foot bridge across the road at /near the the Swan pub suitable for cycles, wheelchairs and prams etc . With the large amount of money available to Wycombe from the developments this should be put in place as part of, and same time as the new rail bridge/road changes take place to minimize disruption and to get the foot bridge in place as soon as practical.

Other improvements such as cycle paths along the 4009 and under the new rail bridge should also be done at this time as well.

11 Phasing of developments

The proposal in the pre submission plan is for the develoments to be phased in effectively pro rata over the period to 2033.

This is illogical as it takes no account of what is /will happen in the village over this period. The new rail bridge /road re alignment and making the B4009 a major route through the villages will cause massive disruption to the residents of the parish during the construction period. To allow major house building works to go on at the same time when we can prevent that is not only illogical, it is stupid and absurd!

No new building work on the sites on/adjacent to Grove Lane should take place in this period, ie sites 1, 10, 14, 15 and it would also be logical for work not to take place on site 14 until and suitable crossing-preferably a bridge – has been constructed over the B4009 at /near the Swan so that new families on site 14 can get safely to the local school/ school busses etc.

If the precise dates of the start of the new bridge are known then the KIM3 wording could be precise, however as I don't know when the bridge work is going ahead at this stage the KIM3 wording just needs to make provision for no developments in the road construction period.

Also ideally sites 17a and 17b should not be developed at the same time as the Aylesbury road is suffering from excessive traffic and other disruptions from HS2 construction .

It therefore makes perfect sense to weight the developments of the sites towards the end of the period ie nearer to 2033 than to 2019 |

This is the Parish plan so it must take the interests of the existing residents first, not the interests of the developers /land owners selling their land. See below a suggested rewording of KIM3

Suggested re wording of KIM3

For the purposes of phasing the delivery of housing over the plan period, no developments is to take place on sites on/adjacent to Grove Lane ie sites 1, 10, 14, and 15, during the period of the construction of the new railway bridge and realignment of the B4009 with no more than a total of approx. 20 dwellings being granted consent from one or more of these sites in the period up to the start of the new road scheme works. Following the completion of the new road AND the installation of a suitable pedestrian/cycle/mobility vehicle crossing across the B4009 in the village the remaining houses to be built on these sites shall be apportioned over the remaining time between the end of the road development and 2033 with 75 % of those house being built in the period 2029 and 2033 with the other 25% being built in the period up to 2029.

Development work on the other sites of the plan ie 17a, 17b, should be phased over the period to 2033 such that they do not occur whilst there is major traffic disruption in the area caused by the proposed HS2 Where the amount of development wished to be undertaken at the same time has to be resitricted because of the above requirements, priority will be given to proposals from those sites that will deliver a higher level of community benefit.

Summary

If the above comments are taken into account then the result on the earmarked sites would be as per the below, which whilst still not ideal as some sites are still not "small" they would be much nearer complying with the various requirements of RUR6 and para 5.5.40 -48 than the current draft of the Pre submission plan

Site	Name	Summary of maximum number of houses that should be on the site.
various	Permission already granted	29
various	Realistic allowance for windfall/infill building	20
1	Grove road Lane	11
10	Laurel marsh road	10
14	Kimblewick road /grove road	35
15	Behind redding court	15
17a	Off Aylesbury road	25
17b	Off Aylesbury road	15
TOTAL		160

Appendix

Comments on the individual sites

Site 1 A shop on site 1 is good location as it would be easily accessible from the road and is in a central position taking the outskirts of Little Kimble and Great Kimble into account. Whether it will be viable and make sufficient profit for a business to run it must though be questionable.

However the draft of the proposed housing on the site does not appear to be compliant with the requirements of KIM2 as there are insufficient carparking spaces allocated. The design of the site should be reconsided /number of proposed houses/ number of bedrooms should be reduced to enable sufficient space for more carparking, but still retain a larger than average garden for each home so as to be in keeping with the plots in both villages — as required by RUR6/ para 5.5.40-48

As the service road is next to the boundary hedgerow who is responsible for the maintenance of the hedgerow should be clear, especially as the hedgerow runs alongside the roadside footpath

Site 10

- a) The draft of the proposed housing on this site appears to allocate no back gardens to the houses nearest to marsh road, and very small gardens to the front. Although there are one or two houses on Marsh road with small gardens the majority of plots are large. This part of the design does not appear good and should be reconsidered.
- b) Also it is unclear whether the open area along marsh road will belong to the new houses or remain with the current landowner and thus whether it can be used by the new homeowners, other residents of the village, and also who will look after its maintenance. This should all be clarified before this site is included in the parish plan.
- c) The draft of the proposed housing on the site is not compliant with the requirements of KIM2 as there are insufficient carparking spaces allocated. Site 10 is stated as having 5 four bedroom properties and 8 three bedroom properties. To be compliant with KIM2 there needs to be 62 car parking spaces adjacent to the relevant properties. From the draft included in the Pre submission plan there appears to be only some 30 carparking spaces - ie some 50% less than needed by the regulation.

The number of proposed houses should be reduced to say 10 to enable sufficient space for more carparking, and for each of the properties to have larger gardens so as to be in keeping with the other properties along Marsh Road and within Little Kimble and thus to be able to be "compatible with the existing structure" of the village — as required by para 5.5.40-48

d) A smaller number of houses on the site would also mitigate to some extent Parish members' concerns over excessive traffic on the narrow country road that is Marsh Road.

Site 14

45 homes being proposed to be built in a village that only has some 200 to start with can not be considered small in accordance with RUR6 and SS.5.44 as they expand the village by 25% and therefore the proposal is not compliant with the regulations.

The statement included in the Pre submission plan documentation under site 14 states

"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" is therefore untrue and misleading.

Although the detail of the site in the documentation is sparse the proposed housing on the site appears not to be compliant with the requirements of KIM2 as there would appear to be insufficient carparking spaces allocated. Although due to the size of the proposed site it is never going to be able to fall within a reasonable definition of small, the number of proposed houses should nevertheless be reduced to make the site not excessively outside a reasonable definition of small say 30 -35 houses maximum.

This would also then enable sufficient room for the appropriate number of carparking spaces to be allocated whilst ensuring

all the plots have large gardens so as to enable the housing on the site to be in keeping with the other plots in the village — as required by RUR6, S5.5.44 and KIM2

The responsibility for maintenance of the open areas in the site and hedgerows needs to be clearly set out and understood.

Site 15

20 homes being proposed to be built in a village that only has some 130 to start with can not be considered small in accordance with RUR6 and S5.5.44 as they expand the village by around 16% and therefore the proposal is not compliant with the regulations.

Although the detail of the site in the documentation is sparse the proposed housing on the site appears not to be compliant with the requirements of KIM2 as there would appear to be insufficient carparking spaces allocated.

The number of proposed houses should be reduced to make the site fall within a reasonable definition of small say 12-15 houses maximum and to enable sufficient space for the appropriate number of carparking spaces and enabling the plots to have a large gardens so as to be in keeping with the plots in both villages — as required by RUR6 S5.5.44 and KIM2

Site 17a

- 1 the pre submission plan makes the following statement about the site as though the statement is a fact. However these statements are assumptions of the writer and are not true and as such should either be deleted from the document or – better still the design of site 17a should be amended such that the statements would be true.
 - * * The layout and landscape scheme deliver a defensible northern boundary to the site to prevent any future encroachment of development into the countryside

The design of the properties on site 17a as per the current plan has the access road running along the northern edge of the site. It would be very easy therefore in future to extend the road into the adjoining field and increase the development.

The site design should be changed such that the plots gardens go right up to the northern boundary fence line in one continuous row such that there is no opportunity for a road access onto the adjoining field. That would then constitute a "defensible boundary" which is currently not present

* The building types, layout and landscape scheme relate well to the adjoining properties on Aylesbury Road in terms of scale and proximity"

This statement is clearly false! If one looks at the top of the page showing the proposed site 17a development there are 2 properties showing, Sunridge and Morningfield, both plots being of typical size for the properties on Aylesbury road. Even at a quick glance it is obvious that the new proposed development has put 5 plots into a similar space. There is no way that having some 2 ½ times as many plots in a similar sized area can be deemed to "relate well In terms of scale and proximity"

Statements made in this parish document must be unbiased and factual otherwise it could lead members of the parish to doubt the integrity of the whole document and its contents and not pass it at a the final vote stage.

From the brief details on the proposed layout of the houses etc on the site there are, similar to the other sites, too many houses proposed for the development to fit into the "small" requirement of RUR6 and also there do not appear to be sufficient car parking provision to meet the requirements of KIM2

The overall conclusion is that the number of houses earmarked for this site should be reduced to about 15 and the plot sizes should be increased, with the back gardens of the houses forming the perimeter of the site, not the road as currently is the case.

The design of plot 17a should be amended

Site 17b

Site 17b should be reinstated into the plan with some 15 houses allocatred. The plot size and general layout of the site should be such that it takes into account all of the points mentioned above re the other sites, eg size of plots, no road on outer boundary, appropriate number of car parking spaces, hedgerow /open space maintenance responsibility clear etc

Further comments/objections to the proposed Pre submission Kimble plan.

From

Please see my previous comments.

I realised that I did not include all my objections to site 15 in my previous submission. Please note the below comments and objections.

The pre submission plan includes the below

The building types, layout and landscape scheme relate well to the adioining Redding Court development in terms of scale and proximity

This is an opinion not a statement of fact. The parish council should ensure that the plan does not include parish councillors views but should be un biased and factual so as not to be misleading, or to cause parishioners to doubt the integrity of the process/document.

It is clear from the current design of the proposed new homes that they do not "related well" to the existing houses as some of the proposed houses are between the existing houses and the railway line and will significantly adversely effect the existing views of these properties and could also in some cases restrict the amount of sunshine that they currently enjoy.

The current design of the site is therefore not in accordance with KIM2 requirements namely

that developments will "be expected to maintain views to the open countryside"

To enable this requirement – which is a good requirement and should definitely continue to be included within KIM2- to be met these houses should be removed from the plan

Or at the very least should be reduced in numbers and located such that they do not interfere with the existing views of the current houses in Redding Court and should also be of restricted height eg bungalows.

(Note below my comments on site 15 that were included in my previous comments/objections.)

Site 15

20 homes being proposed to be built in a village that only has some 130 to start with can not be considered small in accordance with RUR6 and S5.5.44 as they expand the village by around 16% and therefore the proposal is not compliant with the regulations.

Although the detail of the site in the documentation is sparse the proposed housing on the site appears not to be compliant with the requirements of KIM2 as there would appear to be insufficient carparking spaces allocated.

The number of proposed houses should be reduced to make the site fall within a reasonable definition of small say 12-15 houses maximum and to enable sufficient space for the appropriate number of carparking spaces and whilst still enabling the plots to have reasonable sized gardens so as to be in keeping with the plots in other parts of both villages — as required by RUR6 SS.5.44 and KIM2

NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK FORM

Thank you for attending our consultation event today, let us know your comments and feedback. You can post your feedback form back to us using a Freepost envelope. You are also welcome to attach further comments to this sheet.

The following policies relate:	to the de	velopment and use o	f land in the s	sesignated Neignbourbood Area of the Parish, this
on specific planning matters in appropriate places. Pleasa	that are indicate	of particular interest if you support each)	to the local of policy?	promonity in the context of planning for housing o
	Support	Unsure	Oppose	
KIM 1 - Settlement boundaries			/	If oppose, please explain why?
Documen	t	needs	adjust	ting, see notes
KIM 2 - Design principles		0		If oppose, please explain why?
Documen	+	needs	ady	ustring see notes
KIM 3 - Housing site allocations			1	If oppose, please explain why?
Downa	4	needs	adj	usting ear notes
EIM 4 - Schools		V		If oppose, please explain why?
KIM 5 - Landscape buffer	0	0	8	If oppose, please explain why?
Downe	57	NEED	5 1	DUNTING SENAN
KIM 6 - Employment			1	If oppose, please explain why?
Downer	4	NEEDS	Pc-	DJUSTNA See PARS
KIM 7 - Commoulty & leisure us	s []		Z	If oppose, please explain why?
Documen	T	NEEDS	ed4	INTING SEENSTER
KIM 8 - Protecting international	V		D.	If oppose, please explain why?

	Support	Unsure	Oppose	If you oppose the inclusion of this site please say why?
ite 1 - Land at Grove Lane Queft of the Free Church)	(6)	had		In Any obbase one increases or first one because and suits.
ite 10 - Land at the Laurels			8	If you oppose the inclusion of this site please say why?
See No	tas.			
ite 14 - Land east of Kimblewick Rd (Behind the Swan PH)	N. C.	0	0	If you oppose the inclusion of this site please say why?
Site 15 - Land at Grove Lane (Behind Redding Count)	d	0		If you oppose the inclusion of this site please say why?
Site 17A - Doe Hill Farm (Lower plot by Brook Cottage)	V			If you oppose the inclusion of this site please say why?
PLEASE USE A F	REEPC	OST ENVI	ELOPE BY 11	OR RETURN YOUR AM ON 20TH JUNE 2019
elephone: 0800 319 6183			7.70	Tradescant Road

Notes accompanying the Neighbourhood Plan consultation June 2019

Comments, criticisms and objections to the Great and Little Kimble -cum-Marsh Neighbourhood Pre Submission plan 2013 -2033 version April 2019

Introduction

Although I have some concerns about the individual sites earmarked for development under the plan, my main concern is that the Pre submission plan does not appear to be fully in accordance with the requirements of the Wycombe District local plan and other relevant Principles and thus runs the risk of being rejected by Wycombe council and/or the independent examiner. It also does not appear to reflect the key comments made by members of the parish in the 2018 consultation and so risks rejection by the members of the Parish

General Comments and Objections

- 1 The Pre submission plan is not in accordance with RUR6 and Paras 5.5.40-48 of the Wycombe local plan, and has inadequate allowance for windfall developments
- 2 The Pre submission plan is not in accordance to the wishes of the majority responses of the June 2018 parish consultation
- 3 The Pre submission plan is not compliant with the requirements of KIM2
- 4 KIM1 settlement boundaries should be amended.
- 5 KIM2 suggested additional requirement to be added to KIM2.
- 6 KIM3 additional sites should be included, one site excluded.
- 7 KIM5 landscape buffer wording not precise. Add an area. Needs amendment.
- 8 KIM6 employment wording not clear and needs slight amending
- 9 KIM7 Community and Leisure
- 10 Local infrastructure improvements a suitable safe crossing at the pub needs to be done before the new bridge 4009/ 4010 is completed.
- 11 Phasing of developments need specific phasing not pro rata over period to 2033

General Comments and Objection

1 The Pre submission plan is not in accordance with RUR6 and para 5.5.40-48 of the Wycombe local plan.

1 A

The requirements of these regulations are clear that a certain proportion of the required 160 homes that have to be planned for in the local plan should come from windfall sites as well as from those sites earmarked under the local plan.

(RUR6 -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 windfall sites in the hamlets of Marsh and Kimblewick;)

Although the plan and the commentary make reference to this requirement in the narrative the actual plan does not follow this requirement, and thus there is no adequate provision for windfall sites included in the Plan.

The Plan does make reference to 1 house being included as windfall but that is totally unrealistic.

Based on logic and previous development history of the Parish to assume that only 1 house will be built in the whole Parish, outside the specific earmarked sites, over the next 14 years is nonsense. Also by only allowing for 1 house the Plan is not in accordance with RUR6 which is referring to "windfall sites" ie note the plural !! and is clearly expecting several houses to be included as windfall.

(Note para 5.5.43 of the Wycombe Local plan referring to Kimble states "The Council accepts that a proportion of the new homes could be provided on windfall sites, as per 2 b ii. of the Policy, to offer a degree of flexibility in terms of where new homes are built."

It should also be expected that during the plan period to 2033 other "infill" homes will be built in the parish. Based on the fact that there have been 29 approved planning applications in the last 6 years alone (as quoted in the plan document) it is not unreasonable to assume that at least some 15 -24 homes could be built over the next 14 years in infill/windfall sites in the Parish.

The Plan should therefore make allowance for these as required/permitted by the Wycombe Plan regulations before seeking to allocate houses to specific sites. le the approach should be 160 – (applications approved) 29 – (allocation for windfall/infill homes) 24 = number to be built on earmarked sites 111 homes.

Allocating 130 to earmarked sites as in the current plan, with only 1 home allocated as windfall over the whole parish over 14 years, is therefore not in accordance with the requirements of RUR6 and is also not logical, and by forcing more houses than necessary onto earmarked sites the Plan is not in accordance with the wishes of the Parish as expressed in the 2018 consultations ie small sites/ small volumes of houses per site.

E

RUR6 requires the sites to be developed to be "small" and para 5.5.44 states "Whether sites are 'small' or not will be assessed against how much they expand the village to which they are adjacent, and the extent to which they are compatible with the existing structure of the landscape".

According to parish documentation and taking recent planning approvals there are around 200 houses in Great Kimble and 130 in Little Kimble. Much of the housing in the two villages is of a ribbon nature and as such sites with many cul-de-sacs and "blocks" of housing are not logically "compatible with the existing structure of the landscape". Also any site that expands a village by more than some 10% -15% would NOT, by any reasonable definition, be deemed "small". Thus to be compliant with the requirements of RUR6 developments should be a maximum of say around 35 houses in Great Kimble and 25 houses for Little Kimble, (Note this assumes the sites are suitable to take the maximum number which some are not.!) and the design should in be in essence of a "ribbon" design, and the house should be on relatively large plots to reflect the nature of the majority of properties in the villages.

The design of the sites, and the number of houses earmarked for each site as included in the current Pre submission Plan results in NONE of the development sites meeting the requirements of RUR6 and para 5.5.44. In conclusion the Pre submission plan should start by earmarking a realistic number of houses to "windfall" developments and then calculate the number of homes needed to earmarked to specific sites ie about 107 homes, then should identify how many sites it will need based on max of 35 houses per site in Great Kimble and 25 in Little Kimble and then go on from there to identify if that number of house can in fact fit into the sites.

Whereas the current plan appears to have identified some sites and then looked to put the maximum number of houses per site rather than working out the numbers needed to be built and the maximum number per site.

This has resulted in the plan failing to be in accordance, and fully compliant with the rules and principles that it has to conform to.

2 The Pre submission plan is not in accordance to the outcome of the majority responses of the June 2018 parish consultation

The analysis of the feedback from the consultation clearly identified that a significant majority of parishioners responding wished for small developments spread over more sites than wanted larger developments spread over a few sites. By only putting forward 5 sites the Pre submission plan does not seem to be in accordance with the wishes of the parish. Also from the analysis of the comments given in the consultations there is a common theme for all sites, even those that got broad support that of the number of homes proposed for each site was too many.

It is therefore unclear why site 17b is excluded from the Pre submission Plan when it was the 2rd most preferred site. It is also evident that for site 10 which was the 3rd least preferred site, due to the risk to existing pedestrian residents on the road and uncontrolled flooding caused by this development on the road and other existing dwelling, this development should not proceed.

If the wishes of the members of the parish as expressed through the consultation process are not respected in the Parish plan there is a high risk that the plan will not pass the required referendum – an event that would not really be in the best interests of the parish.

(Smaller density on the sites may not be what the builders/developers and land owners want but their wishes and wants are irrelevant to the Pre submission plan process as the plan is NOT required to take their wishes into consideration only the legal requirement of things such as RUR6 and environmental legislation etc and to meet the very unrealistic unnecessary figure of 160 houses forced on the parish by Wycombe council.

Conclusion, in conjunction with the comments in 1A and 1B above a further site(s) should be added to the plan enabling the number of houses earmarked to the currently identified sites to be scaled back.

It would seem very logical for site 17b to be included in the Plan and some say 15 houses allocated to that site, (and possibly also include a site at Askett, 6 houses) .

Taking the above into consideration would then result in only some (107 -15-6) = 86 houses having to be allocated to the remaining sites, enabling the numbers of houses on all of these sites being reduced. An amended plan along these lines should then be much more in accordance with RUR6 AND the wishes of members of the parish.

3 The proposed developments outlined in the Pre submission plan are not all in accordance with KIM2

KIM2 sets out design principles. I would make one suggestion for a further regulation to be included see 5 below.

However the Pre submission Plan itself does not appear to be following all of these requirements.

KIM2 sets out

Whilst it is acknowledged that the Pre submission plan does not go into finite details as to the design etc of the houses being allocated to all of the various identified sites, they are very much being used to demonstrate the number of houses to be built and the approximate design of the overall site, and is the basis on which the Council is wanting the plan to be approved by members of the Parish.

It is therefore crucial that the numbers being shown to be included on the site are realistic and in accordance with the rules that will govern the site when detailed planning permission is applied for, and building does eventually start.

However it is apparent, even from the limited data included, that this is not the case for most if not all of these sites/proposed houses. There maybe other compliance planning issues but it is obvious that the site plans as written will not be in accordance with KIM2 and so should not be able to get planning permission when it is formally applied for. In particular there are insufficient car parking spaces allocated, and are often also not adjacent to the properties, for most if not all properties being shown in the Pre submission plan sites — eg. 4 or more carparking spaces allocated next 3 bedroom properties. (See also the Appendix below)

If carparking spaces were properly allocated in accordance with KIM2 then, (unless the gardens of the properties are significantly reduced in size, (which would then make the development not "compatible with the existing structure of the landscape") the number of properties that are included in the Pre submission plan on these sites will not in fact be allowed to be built on the site when full planning permission is applied for. This could lead to Wycombe Council or the independent examiner rejecting the Parish plan.

In summary compliance with KIM2 will inevitably lead to a lower level concentration of houses than shown in the Pre submission plan. These comments also are fully compatible with the comments made in 1 and 2 above. - le more sites fewer houses per site are needed to make the Pre submission plan a fully workable and compliant Plan.

4 KIM1 settlement boundaries should be amended.

The Plan has the settlement boundary stopping at the edge of what is site 17A. This should be amended by adding a narrow ribbon along the remainder of the west of Aylesbury road up to the edge of the parish boundary. This would then encompass the site 17B and enable that to be included in the Plan as per the wishes of the majority responses from the 2018 consultation and to enable the plan to properly meet RUR6 requirements (see comment 1-3 above)

It would also seem logical to me to include the small housing area at Askett and the site of the current Askett nursery (not including the overflow carpark field). If a suitable buyer for the site is not found when the current owners decide to retire then the site will very likely become a brownfield "eyesore" sight. This is especially if they decide to retire (likely to be before 2033) as we believe the owners are discussing retirement/selling up.

It would be far more sensible for it to be capable of being developed for say 4 -6 well thought out housing plots that can enhance that area and fit in well with the existing houses that are located there. Inclusion of a few more houses into the earmarked site would then also allow the number of houses allocated to the existing sites to be reduced – as per the wishes of the Parish as expressed in the 2018 consultation.

5 KIM2 suggested additional requirement

KIM2 is making clear that there is a requirement for the existing hedgerows to be kept, and for the developments to be located behind the hedges. This is a very sensible requirement as it will keep a rural feel to the developments and make them less noticeable.

However who is responsible for the maintenance of the hedgerows and what is expected by way of maintenance must be made clear in KIM2.

I draw your attention to the hedgerow alongside Redding Court. To my knowledge this has not been cut since the houses were built, and as such is getting a bit overgrown and also is in some cases moving away from a hedge to "trees". It will look progressively worse over time if not trimmed/maintained. I think this is a good example of why there must be some requirements set out in respect of the earmarked sites under the Plan so that everyone knows what should be happening.

Also some of the sites have a foot path close to the fence line and thus it will be essential that the hedge is regularly cut to avoid dangerous branches/brambles etc overhanging into the footpath.

I would suggest an extra requirement be added to KIM2 such as

"As part of the permission to develop the sites there is a formal responsibility on the development company and the existing landowner to ensure that all hedgerows adjoining the development sites, especially those that are next to footpaths/roads are suitably maintained and trimmed as necessary. It will be expected that paths adjacent to the hedgerows will be free of branches and

other obstructions at all times, and that the hedgerows will be trimmed such that they do not grow higher than 10 -12 feet, unless the existing hedgerow already has trees above that height. All trees must be trimmed to ensure they do not become a danger to pedestrians or vehicles.

Or a similar wording for roads and footways to that by the Parish Council in the Kimble monthly village newsletter under the parish council section "hedges and overhanging vegetation" – ie "if you have boundaries adjacent to our parish footways, please do make sure that all vegetation is cut back and cleared away so it is not overhanging the footway. Overhanging vegetation can cause those using the footway to walk in the road which is of course very unsafe especially for those pushing prams...."

6 KIM3 Additional sites should be included. Site 10 Laurels should be omitted.

See appendix for detailed comments on the sites.

In view of the RUR6 /para 5.5.40-48 requirements for small sites at least one more site must be added to the earmarked sites. In view of the 2018 feedback logically this should be site 17b.

(See also comments under para 11 below - phasing of developments)

7 KIMS: LANDSCAPE BUFFER

KIMS states "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."

This wording needs amending to make it absolutely clear what will be allowed/not allowed. In other parts of the kimble plan/Wycombe plan there is unclear use of words which cause problems in interpretation. It is essential that if a buffer area is to be kept intact then little /no development should be allowed within it. The use of "small scale" is insufficient to keep the buffer zone intact. By using the same words as in RUR6 landowners/development could easily argue that the same interpretation of "small" can be used here, and as mentioned in 1-3 above the current pre submission plan is already not logically interpreting "small" in relation to village. If the same interpretation of "small" applied in KIM5 could mean at least 20 houses could be built in the buffer zone - which would be totally inappropriate and against what KIM5 is trying to avoid.

Conclusion is that KIM5 should be re drafted to make it clearer -such as

"Development proposals within the buffer will only be supported if the total number of houses within the whole buffer zone does not exceed 3 in total and that any development will also protect the rural character of the land"

A buffer zone should be included between Great and Little Kimble near to the Free Church in Little Kimble at the Grove lane and Marsh Lane area. This will avoid the 2 villages 'merging' into one.

8 KIM6: EMPLOYMENT

I'm concerned that KIM6 may not be totally clear in respect of agricultural land of the parish. Say a local sheep /dairy farmer wants to expand to say make cheese. To do so he needs some new buildings and needs to employ new staff. This would therefore fall under KIM6 However the below part of KIM6 would appear to prevent this:

"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"

All farms in the Parish are outside of the Settlement Boundary and there may well not be redundant brownfield land on the farm, but there could well be unused "infill" agricultural land next to the currant farm buildings or outlying barns around the farm that would be suitable to build a say small cheese operation/accommodation for staff. Under KIM6 this would not be allowed as it is not "brownfield land" thus is not enabling the overall objective of supporting local small business in the Parish to be met? KIM6 should be amended to make sure farming land is suitably included.

9 KIM7: COMMUNITY AND LEISURE USES

I note that the below is NOT included within KIM7 but within the narrative that attaches to KIM7.

"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."

This is a key requirement and thus this wording should be included in the body of KIM7 le within the bold text of KIM7 and not within any narrative outside of the actual KIM7 Where it is currently written it is more an advisory note rather than a requirement and thus it would be difficult to enforce.

As a slight aside but taking the above into account it is not clear from the Pre submission plan details on the various earmarked sites how KIM7 is to apply. Thus for example mention of a possible football pitch and open spaces are in site 14, there are open grass spaces in other sites. Who is going to be legally responsible for their upkeep and also the hedgerow maintenance for example as all sites will have hedgerows which will need managing as no hedgerows appear to form part of the gardens of the plots. What happens if the developers go bust or if they /landowners do not maintain the sites properly?

There needs to be clarity in the planning documentation to ensure that the parish does not pick up the cost.

10 Local Infrastructure Improvements

The amount of money that Wycombe council will get as outlined in the documentation appears to be out of all proportion to the costs to Wycombe from developments in the parish, and it appears to me to be forcing the developers to build what is likely to be inappropriate houses for the village ie to cram as many as possible into a site. If Wycombe is to get such an amount then a much larger proportion should come back to village to compensate exiting villagers for the damage being done to their location by having house development forced on them eg by no parish rates for 20 years!!

In respect of village improvements then with the amount of money available we need to put something of major benefit in place not just small bits like traffic calming. It seems to me that the key issue for the village will be the massive amount of extra traffic going down the 4009 once the new road scheme is in place — not to mention from the extra housing in the villages and down the road in Longwich and Risborough!! As simple pedestrian crossing is unlikely to be safe given children/ older persons will be crossing this road.

What is needed is a 'proper stopping traffic crossing' across the road at /near the Swan pub suitable for cycles, wheelchairs and prams etc. With the large amount of money available to Wycombe from the developments this should be put in place as part of, and same time as the new rail bridge/road changes take place to minimize disruption and to get the pedestrian crossing in place as soon as practical.

Other improvements such as cycle paths along the 4009 and under the new rail bridge should also be done at this time as well.

11 Phasing of developments

The proposal in the pre submission plan is for the developments to be phased in effectively pro rata over the period to 2033.

This is illogical as it takes no account of what is /will happen in the village over this period. The new rail bridge /road re alignment and making the B4009 a major route through the villages will cause massive disruption to the residents of the parish during the construction period. To allow major house building works to go on at the same time when we can prevent that is not only illogical, it is stupid and absurd!

No new building work on the sites on/adjacent to Grove Lane should take place in this period, ie sites 1, 14, 15 and it would also be logical for work not to take place on site 14 until and suitable crossing -preferably a bridge — has been constructed over the B4009 at /near the Swan so that new families on site 14 can get safely to the local school/ school busses etc.

If the precise dates of the start of the new bridge are known then the KIM3 wording could be precise, however as I don't know when the bridge work is going ahead at this stage the KIM3 wording just needs to make provision for no developments in the road construction period.

Also ideally sites 17a and 17b should not be developed at the same time as the Aylesbury road is suffering from excessive traffic and other disruptions from HS2 construction .

It therefore makes perfect sense to weight the developments of the sites towards the end of the period ie nearer to 2033 than to 2019 !

This is the Parish plan so it must take the interests of the existing residents first, not the interests of the developers /land owners selling their land. See below a suggested rewording of KIM3

Suggested re wording of KIM3

For the purposes of phasing the delivery of housing over the plan period, no developments is to take place on sites on/adjacent to Grove Lane ie sites 1, 14, and 15, during the period of the construction of the new railway bridge and realignment of the B4009 with no more than a total of approx. 20 dwellings being granted consent from one or more of these sites in the period up to the start of the new road scheme works. Following the completion of the new road AND the installation of a suitable pedestrian/cycle/mobility vehicle crossing across the B4009 in the village the remaining houses to be built on these sites shall be apportioned over the remaining time between the end of the road development and 2033 with 75 % of those house being built in the period 2029 and 2033 with the other 25% being built in the period up to 2029.

Development work on the other sites of the plan ie 17a, 17b, should be phased over the period to 2033 such that they do not occur whilst there is major traffic disruption in the area caused by the proposed HS2
Where the amount of development wished to be undertaken at the same time has to be restricted because of the above requirements, priority will be given to proposals from those sites that will deliver a higher level of community benefit.

Summary

If the above comments are taken into account then the result on the earmarked sites would be as per the below, which whilst still not ideal as some sites are still not "small" they would be much nearer complying with the various requirements of RUR6 and para 5.5.40 -48 than the current draft of the Pre submission plan

Site	Name	Summary of maximum number of houses that should be on the site.
various	Permission already granted	29
various	Realistic allowance for windfall/infill building	24
Askett	Askett	6
1	Grove road	11
14	Kimblewick road /grove road	35
15	Behind redding court	15
17a	Off Aylesbury road	25
17b	Off Aylesbury road	15
TOTAL	2 - 20	160

April 2019 site assessment report by Oneil Homer.

This report brushes off the existing residents views especially in a section 3.13 on page 9. This may be negative to the approval of the submission plan.

Appendix

Comments on the individual sites

Site 1 A shop on site 1 is good location as it would be easily accessible from the road and is in a central position taking the outskirts of Little Kimble and Great Kimble into account. Whether it will be viable and make sufficient profit for a business to run it must though be questionable.

However the draft of the proposed housing on the site does not appear to be compliant with the requirements of KIM2 as there are insufficient carparking spaces allocated. The design of the site should be reconsidered /number of proposed houses/ number of bedrooms should be reduced to enable sufficient space for more carparking, but still retain a larger than average garden for each home so as to be in keeping with the plots in both villages — as required by RUR6/ para 5.5.40-48

As the service road is next to the boundary hedgerow who is responsible for the maintenance of the hedgerow should be clear, especially as the hedgerow runs alongside the roadside footpath

Site 10

This site will flood the existing road and houses. Marsh rd has no pavements and the traffic from this site heading towards Aylesbury will increase the risk to existing residents walking along the road.

The parish council recognise that walking on the road is very unsafe (see Kimble monthly newsletters reference to overhanging vegetation). The parish council know there are no footpaths on Marsh rd.

The proposed length of new pavement suggested to the front of Site 10 will feed pedestrians directly on to the worst point of the road as they leave the new pavement on to Marsh rd. Marsh rd is used by resident pedestrians walking on the road and by pedestrians of all ages including children walking along this road to the Cricket (and Football) club. This proposal will make this very dangerous for the existing residents.

This site (and Site 7 - Birdbrook) should not be allowed with the above in mind.

Site 14

45 homes being proposed to be built in a village that only has some 200 to start with cannot be considered small in accordance with RUR6 and SS.5.44 as they expand the village by 25% and therefore the proposal is not compliant with the regulations.

The statement included in the Pre submission plan documentation under site 14 states

"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" is therefore untrue and misleading.

Although the detail of the site in the documentation is sparse, the proposed housing on the site appears not to be compliant with the requirements of KIM2 as there would appear to be insufficient carparking spaces allocated.

Although due to the size of the proposed site it is never going to be able to fall within a reasonable definition of small, the number of proposed houses should nevertheless be reduced to make the site not excessively outside a reasonable definition of small say 30 -35 houses maximum.

This would also then enable sufficient room for the appropriate number of carparking spaces to be allocated whilst ensuring all the plots have large gardens so as to enable the housing on the site to be in keeping with the other plots in the village — as required by RUR6, 55.5.44 and KIM2

The responsibility for maintenance of the open areas in the site and hedgerows needs to be clearly set out and understood.

Site 15

20 homes being proposed to be built in a village that only has some 130 to start with can not be considered small in accordance with RUR6 and SS.5.44 as they expand the village by around 16% and therefore the proposal is not compliant with the regulations.

Although the detail of the site in the documentation is sparse the proposed housing on the site appears not to be compliant with the requirements of KIM2 as there would appear to be insufficient carparking spaces allocated.

The number of proposed houses should be reduced to make the site fall within a reasonable definition of small say 12-15 houses maximum and to enable sufficient space for the appropriate number of carparking spaces and enabling the plots to have a large gardens so as to be in keeping with the plots in both villages — as required by RUR6 SS.5.44 and KIM2

Site 17a

1 the pre submission plan makes the following statement about the site as though the statement is a fact. However these statements are assumptions of the writer and are not true and as such should either be deleted from the document or – better still the design of site 17a should be amended such that the statements would be true.

* The layout and landscape scheme deliver a defensible northern boundary to the site to prevent any future encroachment of development into the countryside

The design of the properties on site 17a as per the current plan has the access road running along the northern edge of the site. It would be very easy therefore in future to extend the road into the adjoining field and increase the development.

The site design should be changed such that the plots gardens go right up to the northern boundary fence line in one continuous row such that there is no opportunity for a road access onto the adjoining field. That would then constitute a "defensible boundary" which is currently not present

* The building types, layout and landscape scheme relate well to the adjoining properties on Aylesbury Road in terms of scale and proximity"

This statement is clearly false! If one looks at the top of the page showing the proposed site 17a development there are 2 properties showing, Sunridge and Morningfield, both plots being of typical size for the properties on Aylesbury road. Even at a quick glance it is obvious that the new proposed development has put 5 plots into a similar space. There is no way that having some 2 ½ times as many plots in a similar sized area can be deemed to "relate well In terms of scale and proximity"

Statements made in this parish document must be unbiased and factual otherwise it could lead members of the parish to doubt the integrity of the whole document and its contents and not pass it at the final vote stage.

From the brief details on the proposed layout of the houses etc on the site there are, similar to the other sites, too many houses proposed for the development to fit into the "small" requirement of RUR6 and also there do not appear to be sufficient car parking provision to meet the requirements of KIM2

The overall conclusion is that the number of houses earmarked for this site should be reduced to about 15 and the plot sizes should be increased, with the back gardens of the houses forming the perimeter of the site, not the road as currently is the case.

Site 17a drains surface water into the stream under the railway and into previous Site 7 (Birdbrook)

Site 17a should not have water holding area upstream of the railway (may cause subsidence of the railway). If Site 17a goes ahead it will increase the volume of water onto previous site 7 Birdbrook.

Site 7 must not be built on as it will be a vital flood plain for 17a. The water flow from 17a must be minimised as much as possible to avoid flooding to the Marsh rd area.

The design of plot 17a should be amended

Site 17b

Site 17b should be reinstated into the plan with some 15 houses allocated. The plot size and general layout of the site should be such that it takes into account all of the points mentioned above re the other sites, eg size of plots, no road on outer boundary, appropriate number of car parking spaces, hedgerow /open space maintenance responsibility clear etc

(Ditto - water flow of the stream through to previous Site 7 as 17a above)

Great & Little Kimble cum Marsh Neighbourhood Plan Feedback

Response Form SECTION 1 KIM1

Paragraph 5.7 says 'the boundaries have been drawn... excluding large garden plots that visually blend into the open countryside'. 'The Laurels' land is countryside. Why does this statement exist and what does it mean?

Response Form SECTION 2 Site 10 The Laurels

AECOM para 5.46 states 'Notably Site 10 [The Laurels] will "provide a new footpath along its frontage with Marsh Road." It goes on to allege that '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.'

These statements are clearly nonsense for the following reasons and must be disregarded as positive comments for Site 10:

- The footpath only serves the proposed development. It will not benefit any other
 residents of the parish. The main problem on Marsh Road is the pinch point
 immediately after the proposed development north on Marsh Road where the road
 narrows to such a degree there is not enough width for two cars to pass. There is no
 pedestrian provision there and none proposed. Indeed (ironically) the only way this
 situation could be improved would be for The Laurels itself to be demolished allowing
 for the road to be widened.
- Residents of Site 10 walking to the school or The Swan will pass Sites 1 and 15; and from Site 1 there is already a footpath. So Site 10 does not 'in particular' offer anything significant.
- Access to public transport currently requires walking under the narrow and dangerous
 Grove Lane bridge. Until the Grove Lane realignment is completed, which does not yet
 have a proposed date, it is not possible to state that pedestrian access to public
 transport is offered by any development other than Sites 17a and 17b. This is actually
 called out elsewhere in the AECOM report in the Transportation section for both Site 7
 and indeed Site 10!: 'access by foot, for both bus and train, is restricted by the lack of
 footway under the railway bridge'.

For these reasons I have fundamental concerns about the integrity of AECOM's positive assessment of Site 10.

The Birdbrook development (site 7) has been rightly excluded with a Red Flag from AECOM due to traffic concerns. As cars exiting Site 10 are just as likely to turn left along Marsh Road as right, they will immediately encounter the narrow part of Marsh Road that is called out by

AECOM under Site 7. It should also be called out under Site 10, giving it a red flag for Transportation as well.

This would give Site 10 two adverse effects ranking it alongside Birdbrook. Site 17a has been chosen over Site 17b despite having more adverse effects than 17b and 10.

In the Community Survey Site 7 with a score of -22 ranked below even Birdbrook. The reasons stated for the Community Survey result to be discounted ('no need to use the survey', para 3.13) are insulting to those of us who took the time to complete it and prove that undue weighting has been given to AECOM's flawed assessment of Site 10. As the correction of AECOM's Transportation assessment would remove the perceived advantage of Site 10 over Site 17b, Site 17b (with its 2nd place, +98 Community Survey score) should be included in the Neighbourhood Plan and Site 7 excluded.

As the plans for Site 17b are for 35 homes but Site 10 is 14 homes, Sites 17a & 17b could be reduced in size (e.g. to 30 and 24 dwellings) to allow the village feel to be further retained, leaving only Site 14 as a large development.

Site 17b also appears, from the drawings submitted, to have a wider variety of housing than Site 10: the lack of clarity throughout the Plan regarding affordable housing is also a concern.

Response Form SECTION 3 PHASING (p23)

Why is a phased approach being taken and how will this be achieved (as the sites do not break down into neat 50 dwelling packages)? The uncertainty of developments 5-10 years out would have an adverse effect on residents seeking to sell their houses as potential planning situations always make selling houses more difficult.

Response Form SECTION 4

We do not feel we can support the Neighbourhood Plan as it currently stands.

Dear Mike,

I am conscious that today is the deadline for feedback and so am sending this by e-mail rather than snail mail (I'm a little surprised that an online feedback option hasn't been offered).

I don't have any specific comments to make in relation to the categories set out on the feedback sheet but a more general comment in relation to the actual need for any further development. I suspect that the people actually living within the village (other than those looking to make considerable financial gain) would much prefer for there to be no additional houses. The majority of us have moved to this environment or stayed there precisely because it is a small, quiet village. The proposals will effectively destroy this. Are the views of the residents really being taken into consideration in this respect? There are far more suitable sites (both for building and for converting from other uses) with better infrastructure available in areas where there would also be no detrimental effects on the nature of the locality or the environment.

On the issue of the environment, have impact assessments been carried out as to the likely effect of such large scale development of the area and, if so, what were the findings? If not, why have they not been carried out? We have not been consulted in this respect and so I suspect the rest of the residents haven't been either. We have barn owls nesting in boxes put up specifically for this purpose and I wonder whether they will be seen again in the future should the proposed developments take place within a matter of metres of where they are nesting. Likewise the colonies of bats which live in the area and the newts living in the pond which backs on to one of the chosen sites (Grove Lane).

In terms of housing quotas, has the effect of the unitary decision for Bucks authorities been taken into consideration insofar as there is considerable development taking place on more appropriate sites elsewhere within the county (most notably within Aylesbury) - has this been taken into account in terms of numbers and shouldn't any final decision for the Kimble plan be held in abeyance until the full picture is available?

Equally, have the likely effects of Brexit been taken into account when calculating the number of new homes required within the county and has central government adjusted their quotas as a result?

In conclusion, nobody actually living in Kimble wants this development to happen - people from the area won't buy the houses and there is no benefit whatsoever to the village, only a considerable detriment to those living there. The only outcome will be additional unwanted noise, traffic and pollution to an area rich in wildlife and peaceful for current residents. Find somewhere more appropriate and leave us alone please.

Yours sincerely,

Comments regarding proposed Neighborhood Plan development at Redding. Court

The land behind Redding Court is a mixed species grass meadow. 97% of meadows like this have been destroyed since the 1930's. Why is it proposed to destroy one of the few remaining areas like this. It is used by a lot of wildlife and insects.

The planners do not seem to have taken any windfall sites into consideration, seeming to have added these to the total number of houses proposed instead of subtracting them. Any such sites should reduce the number of houses on any development planned, over the next 20 years.

The consultation documents state that new houses should have the same ridge height as existing properties. Redding Court houses have high ridge-lines, and any buildings erected behind us will completely block our views to the hills, which we all cherish. We will also lose a lot of light, especially in winter when the sun is low in the sky. At the initial consultation in 2018 we challenged the developer regarding loss of views and light and were told that "they are a company that cares about the impact that their developments have on existing properties, and that they could build bungalows along the rear boundary of Redding Court to mitigate any concerns about views". Was this a developer's lie to deflect any objections of ours? If so, it doesn't say much about the company's integrity. If they won planning permission would they then try to double the number of houses they show on the plan?

Redding Court was built by a housing association. Most of the properties are rented, three are purchased. 100% of the residents object to the plans, yet our concerns seem not to matter and have not been addressed. The planners seem determined to push these plans through irrespective of objections. The general feeling is that our objections are somehow not worthy of consideration because we are not all private owners.

There are a number of other sites that were put forward initially which if utilised would not infringe anyone's views or destroy habitat. They are also on the main road with easy access, yet have been rejected. Why?

We also have the prospect of the main Aylesbury to Princes Risborough road being rerouted along Grove lane, with all the extra traffic, noise and pollution that will bring. With that and proposed building you will destroy a quiet, pleasant community that is at present enjoyed by the residents but who are deeply upset and concerned for the future.