

Daniel Irving

From: Public Access Comments
Sent: 30 January 2020 14:38
To: Judith Orr
Subject: FW: NE consultation response 305350 | 19/08073/OUT | Outline application (including details of access) for 40 residential units etc | Little Kimble, Bucks

Hello Judith,

Here is another neighbourhood plan email

Best Regards,

Mark.

From: Planning
Sent: 30 January 2020 14:25

[REDACTED]

Subject: FW: NE consultation response 305350 | 19/08073/OUT | Outline application (including details of access) for 40 residential units etc | Little Kimble, Bucks

Sent: 30 January 2020 13:35

To: Planning <planning@wycombe.gov.uk>

Subject: NE consultation response 305350 | 19/08073/OUT | Outline application (including details of access) for 40 residential units etc | Little Kimble, Bucks

Dear Charles Power,

Many thanks for consulting Natural England on the below application. Apologies for the slight delay in our response time, we were awaiting some internal input to the consultation. I hope that our representations will still be considered.

19/08073/OUT | Outline application (including details of access) for 40 residential units (including 48% affordable housing), as well as an A1 shop | Land Between Stream And Sunridge Risborough Road Little Kimble Buckinghamshire

Natural England's advice

Natural England recognises that this is a site which is allocated within the Great & Little Kimble-cum-Marsh Neighbourhood Plan for the area, which is currently out for consultation. We would like to refer the Council to our representations on the Wycombe Local Plan (before the location of the Kimble sites were decided), where we expressed concerns regarding the allocation of 160 dwellings at Great and Little Kimble-cum-Marsh (Policy RUR6). Please see below for extract from our letter dated 4th December 2017.

“Unlike Princes Risborough, Great and Little Kimble are very small conurbations that are surrounded and enveloped by a rural landscape. This area is highly sensitive, with significant views to and from the Chilterns chalk escarpment. It is visible from Beacon Hill and Coombe Hill which are highly visited sites. The requirement for the Parish to find 160 dwellings could considerably alter the look of the villages and negatively impact the landscape character and views

of the setting of the AONB. We consider further work is required to ensure the Plan is in line with the NPPF para 115. The number of 160 should be reduced or if possible removed and the provision of infill housing for local residents should be emphasised. As no detail has been provided around the location of development or the mitigation measures proposed the Plan is not consistent with Para 115 in the NPPF and therefore it is unsound in its current form”.

As the Neighbourhood Plan and its allocations have not yet been adopted by Wycombe, it is our understanding that the individual applications coming through as the site allocations should not be considered ahead of the Neighbourhood Plan process. There has not been the necessary statutory consultation time period to allow the evidence to be fully considered and to allow any changes to be made to the Plan allocations. In the absence of a made Neighbourhood Plan, decisions should be guided by relevant Local Plan policy. The policy in question, Policy RUR6, requires the Neighbourhood Plan’s housing allocation to be ‘on a range of small sites within or adjacent to the existing villages...’ Paragraph 68 (a) of the NPPF defines ‘small’ sites as being ‘no larger than 1 hectare’. The proposed site size of 3.1 hectares of land therefore clearly contravenes both the NPPF and Policy RUR6.

Whilst we do agree with some of the conclusions reached in the Landscape and Visual Impact Assessment, we are concerned about the views from the Chilterns AONB to the south of the development (Beacon Hill, Coombe Hill Monument open access land). Cumulatively with the other site allocations proposed within the Neighbourhood Plan, we are of the opinion that new development in this area has the potential to impact the open views from the vale of the escarpment. This is one of the most spectacular and least developed parts of the AONB and its setting. We recommend you consult the Chilterns AONB Conservation Board and take their comments into due consideration.

We also advise that the development conforms to the Chilterns AONB management plan standards in terms of design and landscaping.

Please don’t hesitate to contact me if you have any questions about this response.

Kind Regards,

Eleanor Sweet-Escott | Lead Adviser
Sustainable Development | Thames Solent Team
Natural England

<https://www.gov.uk/natural-england>

Working pattern: full-time; home-based in Wiltshire

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