

# Planning Bulletin

## 22 May 2019

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## Consultation on the pre-submission Great & Little Kimble-Cum-Marsh Neighbourhood Plan

Kimble Neighbourhood Forum has published a pre-submission Neighbourhood Plan for consultation. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will assist and guide the determination of planning applications in the Parish in the period to 2033.

The pre-submission neighbourhood plan is supported by the following documents:

- Site Assessment Report – April 2019
- AECOM Sustainability Appraisal – April 2019
- AECOM Habitat Regulation Assessment – April 2019
- 2018 Consultation Report
- Overview and exhibition banners
- Feedback form

The documents are all on our website: [www.wycombe.gov.uk/planning news](http://www.wycombe.gov.uk/planning_news)

The consultation period runs from Thursday 9<sup>th</sup> May for 6 weeks. Representations on the proposed neighbourhood plan should be submitted to the Kimble Neighbourhood Forum by 11 pm on Thursday 20<sup>th</sup> June 2019.

# Wycombe Transport Strategy

We are working in partnership with Buckinghamshire County Council and our consultants Steer to produce a vision and transport strategy for the High Wycombe urban area.

We have an opportunity to create a new vision for the urban area of High Wycombe – covering the whole built-up area and not just the town centre. This vision will set out a place-based ambition of how we would like High Wycombe to look and feel in 2050. This ambition will inform a number of projects, including the new transport strategy.

We have now sent out invitations to stakeholder workshops, due to take place in late May / early June. We are engaging with a wide range of individuals and organisations to shape the vision and the resulting transport strategy.

We look forward to sharing more information on the development of the vision and strategy as this project progresses.

## Regional Design Group BOBMK Visit Wycombe

On Tuesday 14 May 50 planners, landscape architects and transport planners from around from Buckinghamshire Berkshire and Oxfordshire visited the Wycombe Marsh and Daws Hill housing sites as part of an urban design training session. The training was led by Jonathan Crowhurst (urban designer), Chris Steuart (Major Team leader) and Richard White (Principal Planner) who had been closely involved in the detailed planning work for these two developments.

There were tours to both sites followed by talks by the planning staff and the two scheme architects (Tom James from Omega and Dave Skilton from DHA) explaining how the developments had come about and the design principles that had been followed.

It was a very interesting visit with one participant later commenting:

“What elements are most important in making places that people want to live? Beautiful landscapes and street scenes that make people feel happy and comfortable, among other things.

Wycombe Marsh is a former sewage treatment works that has been transformed into housing. A derelict chalk stream was restored and is now the jewel of this new place. The stream brings strong character and makes people and wildlife happy. The stream is part of a well-integrated open space system in the community.

At Daws Hill, the architectural detailing for the new homes is a bit different than other houses popping up everywhere. Whether you like the architecture or not, it is more interesting than some of the other cookie cutter houses we are seeing.

Walls and fences also have more attention to design detail. Mature trees preserved throughout the site make a big difference in this community.”

The two schemes follow design principles that are now enshrined in the Council’s Residential Planning Guidance.

## Reminder: Protecting offices on our business parks

In 2013 the government introduced temporary changes to permitted development rights that allowed offices to change to residential use without requiring planning permission. In 2016 this change was made permanent.

Wycombe has lost a considerable amount of office floorspace as a result of this.

The Council has powers to remove permitted development rights, through ‘Article 4 Directions’.

In order to safeguard important office locations across the District, we are removing permitted development rights for offices to residential, by making an Article 4 Direction.

This means that proposals to change use from office to residential use will require planning permission in the future.

The areas that this will apply to are listed below:

- Cressex Business Park, High Wycombe
- Holmers Farm Way, High Wycombe
- Peregrine Business Park, High Wycombe
- Kingsmead Business Park, High Wycombe
- Glory Park, High Wycombe
- Globe Park, Marlow
- Mercury Park, High Wycombe
- Millboard Road, Bourne End
- Bourne End Business Park
- Marlow International, Marlow
- Princes Estate, Princes Risborough

The Directions will be made on Friday 3 May 2019. There will be a 4 week period for representations to be made (between 3rd and 31<sup>st</sup> May) after which, subject to any comments received, the Council will confirm the Article 4 directions.

Once confirmed the directions will take effect 12 months later.

Further details will be available on the Council’s website in the Planning News [www.wycombe.gov.uk/planning-news](http://www.wycombe.gov.uk/planning-news) or by contacting [judith.orr@wycombe.gov.uk](mailto:judith.orr@wycombe.gov.uk) in Planning Policy.

## Alternative Route - more information

A key component of The High Wycombe Town Centre Masterplan is an alternative route around the town centre. For more information about the alternative route scheme visit: [website](#).

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