



Consultation Statement

This document has been produced by the Neighbourhood Plan Steering Group acting on behalf of the Little Missenden Parish Council

Contents

1. Summary - [4](#)
2. Methods of Communication - [5](#)
3. Overview - [6](#)
 - 3.1. Background - [6](#)
 - 3.2. Village Meeting April 2022 - [6](#)
 - 3.3. Annual Parish Meeting April 2022 - [6](#)
 - 3.4. Formation of the Steering Group May 2022 - [6](#)
 - 3.5. Music on the Common July 2022 - [6](#)
 - 3.6. Parish-wide Survey February-March 2023 - [6](#)
 - 3.7. Design Guidance & Code - [7](#)
 - 3.8. Annual Parish Meeting April 2023 - [7](#)
 - 3.9. Music on the Common July 2023 - [7](#)
 - 3.10. Annual Parish Meeting April 2024 - [7](#)
 - 3.11. Music on the Common July 2024 - [7](#)
 - 3.12. Pre-Consultation Engagement Roadshow Events September-October - [8](#)
 - 3.13. Annual Parish Meeting April 2025 - [8](#)
 - 3.14. Consultation May-June 2025 - [8](#)
 - 3.15. Music on the Common July 2025 - [9](#)
4. Parish Council Meetings - [9](#)
5. 2022 Parish-wide Survey - [9](#)
 - 5.1. Demographics - [10](#)
 - 5.2. Top-Level Summary - [11](#)
- Appendix A. Village Meeting 2022 - [15](#)
 - A.1. Poster
 - A.2. Email
- Appendix B. Annual Parish Meeting - [16](#)
 - B.1. Meeting Slides
- Appendix C. Formation of the Steering Group - [19](#)
 - C.1. Terms of Reference
 - C.2. Aide Memoire
 - C.3. Process Diagram
 - C.4. Social Media Post
- Appendix D. Music on the Common - [24](#)
 - D.1. Event Register
 - D.2. Photos
- Appendix E. Communication of the Parish-wide Survey - [25](#)
 - E.1. Posters
 - E.2. Email
 - E.3. Photo
 - E.4. Online Survey
 - E.5. Paper Survey

- E.6. Results Statement

Appendix F. Pre-Consultation Engagement Roadshow - [31](#)

- F.1. Posters
- F.2. Emails
- F.3. Social Media Posts
- F.4. Event Register
- F.5. Photos

Appendix G. Formal Regulation 14 Consultation - [39](#)

- G.1. Letters
- G.2. Communication Schedule
- G.3. Posters
- G.4. Emails
- G.5. Social Media Posts
- G.6. Photos

Appendix H. Engagement Log - [49](#)

- H.1. Table
- H.2. Support from the HGVS
- H.3. Survey Monkey Email Delivery Report

Annex A. Survey Results 2023 - [52](#)

Annex B. Formal Regulation 14 Consultation Feedback - [67](#)

Annex C. Formal Regulation 14 Consultation Feedback Response - [88](#)

1. Summary

This document provides details of the consultation process adopted up to the publication of the pre-submission draft for Regulation 14 Consultation.

The primary communication channels used to keep the community informed about Neighbourhood Plan (NP) activities are the local; FaceBook and WhatsApp groups and a specific NP email account for the local mailing list. Details about the communication methods are provided in Section 2.

The main public events have included:

- Village Meeting April 2022
- Annual Parish Meeting April 2022
- Formation of the Neighbourhood Plan Steering Group May 2022
- Music on the Common Event July 2022
- Parish-wide Survey February-March 2023
- Design Guidance & Code February-September 2023
- Annual Parish Meeting April 2023
- Music on the Common Event July 2023
- Annual Parish Meeting April 2024
- Music on the Common Event July 2024
- Pre-Consultation Engagement Roadshow Events September-October 2024
- Annual Parish Meeting April 2025
- Consultation Event May-June 2025
- Music on the Common Event July 2025
- Formal Regulation 14 Consultation May-June 2025

Details of these events are provided in Section 3.

The Parish-wide survey involved c5269 residents electors of which 506 responded, close to c10%, in contrast to an adjacent Parish conducting the same project and only receiving a 1% return. This demonstrates the enthusiasm and commitment of our community to influence the way Little Missenden Parish Council may develop over the coming years.

The survey covered the following topics:

- Demographics

- Community
- Housing
- Economy
- Infrastructure

The response to the Parish-wide survey has been an important source of information that has guided the development of the Neighbourhood Plan (NP). For more details on the survey and the results, please refer to Section 5.

2. Methods of Communication

The two most widely used methods of communication for the community are the Holmer Green (HG) village Facebook groups and the Hyde Heath (HH), Little Kingshill (LK) & Little Missenden (LM) villages WhatsApp groups, and the Little Missenden Parish Council (LMPC) NP email account mailing list. LM also used their local Grapevine publication.

The Facebook and WhatsApp groups are highly valued by the community. Posts and updates were shared regularly and the frequency of this communication approach was increased appropriately before the Pre-Consultation and Consultation events. The HG Facebook groups have about circa 7,900 members.

The NP email account mailing list was for people wanting to receive the project updates, following the Parish-wide survey in 2023, and other local people who attended public events, like Music on the Common. Any resident can sign up and all registered subscribers receive updates via email. There are 141 members.

There was also an A5 leaflet drop in HG to every household, A4 posters published multiple times throughout all four villages in the Parish, and NP updates provided via the printed Grapevine publication sent out to the 200 LM residents.

The Parish Council hosts an Annual Parish Meeting, usually scheduled for April. During this meeting, the Parish Council, Unitary Councillors, Community Boards, and various clubs and associations within the Parish provide updates and summaries of their activities over the past year and share information about upcoming events.

It should be noted that there is also an 'Annual Meeting of the Parish Council' which is held in April as well. This is the Parish Council meeting at which the chair and vice chair are appointed, and the various Parish council responsibilities are allocated to the Councillors. A Councillor is also appointed to attend the NP Steering Group (SG) meetings. During the period of May 2022 to September 2025, there has been 32 LMPC NPSG positive meetings.

Notification of all Parish Council meetings are provided using the Parish Council Notice Board, and the Parish Council Website.

During the development of the Neighbourhood Plan, the Facebook and WhatsApp groups and the NP email account mailing list were the main form of communication. A comprehensive section on the LMPC website was created in 2022, where the NPSG meeting minutes were published. Please see per the <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/> link. At the point the LMPC

NP was published for pre-submission consultation, all documents were uploaded on the LMPC website within the specific NP section.

3. Overview

3.1. Background

The LMPC villages of Beamond End and Mop End wrote a Village Design Statement in 2007, the development of which was well supported by the community. It was produced with guidance from Community Impact Bucks and the Action with Communities in Rural England (ACRE) Community Led Planning Toolkit.

The LMPC neighbourhood area was formally designated on 4 October 2022. The topic of a Neighborhood Plan was first raised in 2019 but the project was put on hold due to the Covid Pandemic. The project was restarted in June 2021. Section 4 details the Parish Council discussions that instigated the NP.

3.2. Village Meeting April 2022

As a result of further discussion at Parish Council meetings, it was agreed to hold an open meeting in April 2022 at which a briefing was provided to explain the role and importance of a NP. Details of this event are provided in Appendix [A](#).

3.3. Annual Parish Meeting 2022

LMPC approved the need for the NP and to commence the three-four year project. Details of this event are provided in Appendix [B](#).

3.4. Formation of the Steering Group 2022

A Steering Group (SG) was formed shortly after the April meeting with eighteen members from across the LMPC community. A chair person was selected, a secretary appointed, and each of the four villages had at least two representatives. The SG was bolstered by a planning consultant funded by the annual NP Gov.UK grant. The first LMPC NP Steering Group meeting was held on 4 May 2022. Details of this event are provided in Appendix [C](#).

3.5. Music on the Common Event 2022

An annual HG village fete is held on the common mid July. This is a well-attended event attracting c2000 people throughout the village and surrounding areas. The event programme distributed to every household in HG, publicised the NPSG stand participation. A banner and stand display was placed adjacent to the main stage with the LMPC stand, and was staffed by the NPSG members. The content of the display is shown in Appendix [D](#).

3.6. Parish-wide Survey 2023

The content of the question set for the Parish-wide survey was developed over the last quarter of 2022 and the first quarter of 2023. The community was informed of the survey using all the communication methods highlighted above; Facebook, WhatsApp, leaflets, posters and LM Grapevine publication as shown in Appendix [E](#). The survey was distributed by hand to households within HG. Posters were published Parish-wide as the leaflet/ poster design rolled out is shown in Appendix [E](#). After the survey was completed, the Annual Parish Meeting was held on April 2023 at which a further presentation on the

NP was provided. The response to the survey was discussed at the Annual Meeting of the Parish Council. Information related to these meetings is provided in Appendix B. For more details on the survey and the results, please refer to Section 5.

3.7. Design Guidance & Code 2023

A Design Guidance and Code (DG&C) document was produced to support the Neighbourhood Plan (NP) and relevant policies. It provides a common reference point and understanding of what is locally distinctive design. The document defines the existing character of Little Missenden parish that our community values in order to provide practical guidance for development in the NP.

A grant was provided to produce the DG&C document and AECOM Limited (in accordance with its contract with Locality) instructed. The DG&C activity was commissioned in March 2023. A Working Group from the Steering Group was set up. This included the NPSG Parish Council representative and Clerk. An initial audio was held with AECOM chaired by the Parish Clerk. AECOM then visited on 23 Apr 23 and members of the Steering Group showed them to all four areas of the Parish. A lunch meeting was then held with the Parish Clerk. Photos were taken during the visit and some provided afterwards. The first draft of the DG&C document was produced on 31 Feb 23. Members of the NPSG fed back amendments and further drafts were produced during Aug/ Sep 23.

The draft DG&C document has been available at all communication events and is published on the LM Parish Council website.

3.8. Annual Parish Meeting 2023

The NP Councillor provided an update at the Annual Parish Meeting in April 2023 at which the focus was on the vision for the plan and overview of the topics and aspirations. Details of this event are provided in Appendix B.

3.9. Music on the Common Event 2023

An annual village fete is held on the HG common mid July. This well-attended event attracting c2000 people throughout the village and surrounding areas was cancelled due to inclement weather and high winds. The event programme distributed to every household in HG, publicised the NPSG stand participation. The stand display was due to be staffed by the NPSG members. The content of the display is shown in Appendix D.

3.10. Annual Parish Meeting 2024

At the time of the 2024 Annual Parish Meeting, held in April, the initial draft of the plan was in-train. As part of the Neighbourhood Plan update, emphasis was placed on the importance of the forthcoming public pre-consultation engagement with key messaging for all to participate in the public consultations and referendum. Details of this event are provided in Appendix B.

3.11. Music on the Common Event 2024

An annual village fete is held on the HG common mid July. This is a well-attended event attracting c2000 people throughout the village and surrounding areas. The event programme distributed to every household in HG, publicised the NPSG stand participation. A banner and stand display was placed adjacent to the main stage with the LMPC stand,

and was staffed by the NPSG members. The content of the display is shown in Appendix D.

3.12. Pre-Consultation Engagement Roadshow 2024

Pre-consultation engagement roadshow events were organised from 21 September to 5 October 2024 in the 4 Parish village halls of; Holmer Green, Hyde Heath, Little Kingshill and Little Missenden. The community was informed of the Pre-consultation engagement roadshow events using all the communication methods highlighted above; Facebook, WhatsApp, leaflets, posters and the LM Grapevine publication. Large display panels featuring A3 posters and A2 posters was assembled for the events. The events was scheduled for; Saturdays, a Thursday and a Sunday to cater for all members of the LMPC community. The display panels was available for all attendees to view, and to discuss the NP throughout the events. All information related to the pre-consultation engagement roadshow events can be found in Appendix F. Approximately 134 residents attended the 4 pre-consultation engagement roadshow events held in the villages.

3.13. Annual Parish Meeting 2025

At the time of the 2024 Annual Parish Meeting, which was held in April, the pre-submission draft of the plan was nearing completion. As part of the Neighbourhood Plan update, emphasis was placed on the importance of the forthcoming public consultation with a call for all to participate in the public consultations and referendum. Details of this event are provided in Appendix B.

3.14. Formal Regulation 14 Consultation 2025

Formal Consultation to comply with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 as amended, was carried out from the 7 May for more than six weeks until 25 June 2025. Prior to this, owners of potential Non-Designated Heritage Assets and Local Green Spaces were contacted (November 2024 and January 2025) so that they could have the opportunity to make comments prior to the Pre-Submission NP being made public. The letters are in Appendix G.

All relevant statutory consultees were contacted and a number of local consultees and local landowners. The list of consultees and the covering email are attached at Appendix G. The Pre-Submission NP, Little Missenden Design Guide and Code and accompanying background documents could be accessed in three ways; 1. Access online (on the Parish Council's website via the QR code, 2. Visit Rossetti Hall, Holmer Green on Thursday mornings between 9am - 12noon, and, 3. requesting a loan copy by emailing lmnpcneighbourhoodplan@gmail.com or calling 01494 715429. The community was informed of the consultation using all the communication methods highlighted above; Facebook, WhatsApp, leaflets, posters and the LM Grapevine publication. Several reminders were posted online. Around 75 posters were put up around the Parish, including the Parish Council Noticeboards in all 4 villages. 18 people attended Rosetti Hall to view documents. An online form was used to capture comments and a number of individual letters and emails were also received. The responses received were; 77 replies (Online) from HH 1, HG 22, LM 14, LK 45, developers 5, manual 9, and emails 12.

Information related to the Regulation 14 engagement can be found in Appendix [G](#).

3.15. Music on the Common Event 2025

An annual village fete is held on the HG common mid July. This is a well-attended event attracting c2000 people throughout the village and surrounding areas. The event programme distributed to every household in HG, publicised the NPSG stand participation. A banner and stand display was placed adjacent to the main stage with the LMPC stand. The content of the display is shown in Appendix [D](#).

4. Parish Council Meetings

All minutes from Parish Council meetings are made available on the LMPC Council Website. The following summarises the discussions and decisions which instigated the programme to develop the Neighbourhood Plan.

A Councillor “raised concerns regarding the proposed new planning deregulation consultations which could affect the Chiltern District Local Plan (CDLP) and Neighbourhood Plans” and more information would be provided at the next meeting.

During the Councillors’ Reports, the following was minuted: “The Government new planning deregulation is now in effect and local councillors are urged to attend training on this as soon as it is available. The implications are significant, as the Government looks to relax the existing planning policies in favour of Forward Plans and permitted development. Neighbourhood Plans do offer some protection from development within the immediate locality, however LMPC does not have one.”

As an agenda item, the following was minuted: “[A Councillor] suggested that proposed changes to Planning Regulations may well impact on potential development in and around the village. [A Councillor] advised the Parish Council to give this careful consideration and research Parishes that have one prepared. It was RESOLVED that the Clerk would speak with Parishes who have already completed a Plan to understand the level of work involved, related expense and to establish what support and help may be available”

It was agreed that the Neighbourhood Plan would be carried over for consideration by the new council following the elections.

It was resolved that the Parish Council would hold a village meeting after March, assuming COVID regulations are sufficiently lifted.

It was agreed that a village meeting will be held in April to brief the community of the role and importance of the Neighbourhood Plan.

As a result of good attendance and positive reception of a Neighbourhood Plan at the April meeting, the NPSG resolved to undertake a survey within the four villages, the results of which guided the development of the Plan.

5. Parish-wide Survey 2023

A survey was provided with an A5 flier drop to all the households in HG with 506 completed surveys being returned. As a result of the good return (nearly c10%), the response to the Parish-wide survey has been the main source of information that has guided the development of the NP.

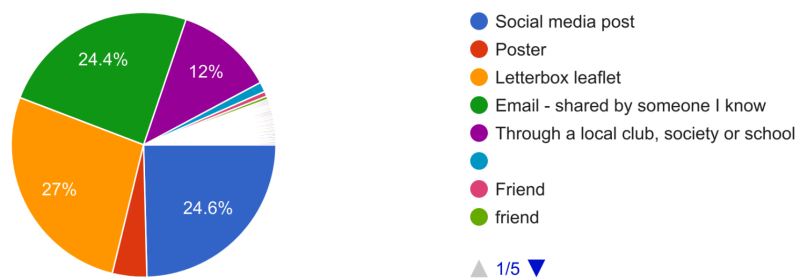
The collated results were first published as a preliminary version. The preliminary report contained only the consolidated “tick boxes”. A copy of this version is provided in Annex A which also includes a copy of the survey that was distributed.

The full report, which includes all comments provided by respondents, has been published and is available from the LMPC office.

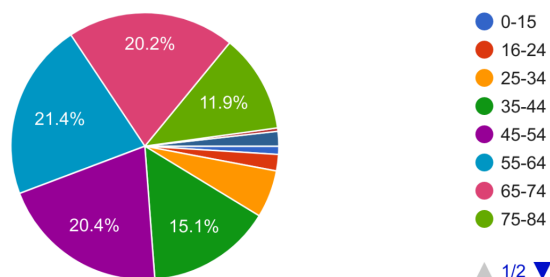
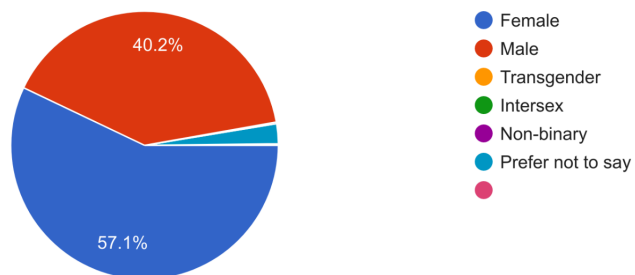
Below is a summary of the demographics of the responding Parish residents (Section 5.1) and a top-level summary of the results (Section 5.2).

5.1. Demographics

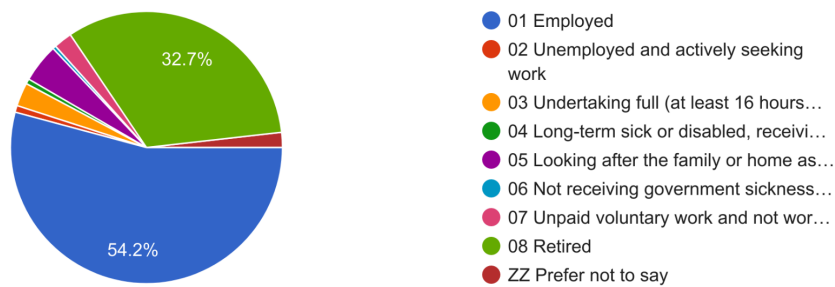
How was the survey communicated to the Parish?



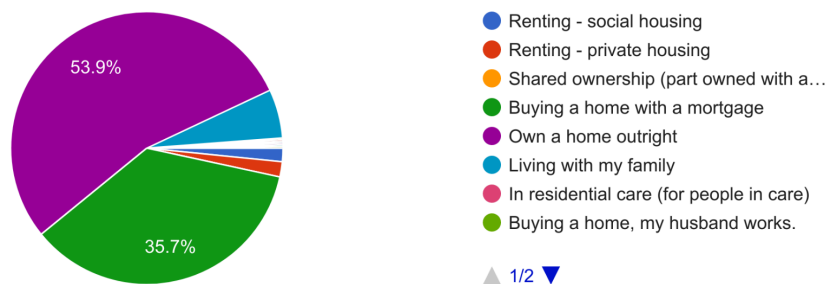
What is the gender and ages of the Parish members completing the survey?



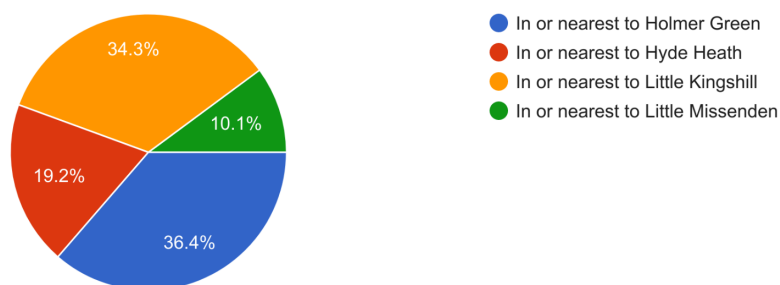
What is the work/ education situation for Parish members completing the survey?



What is the housing status for the property?



Where do you live in the Parish?



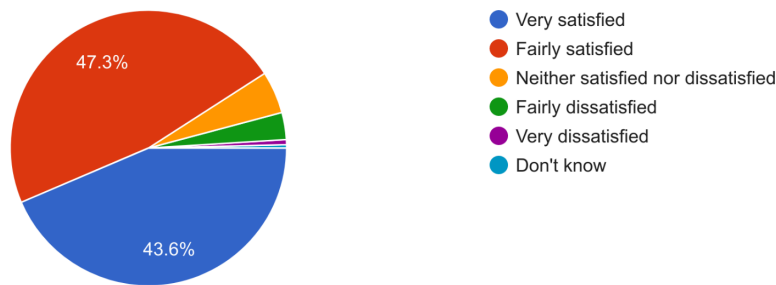
5.2. Top-Level Summary

The tables below provide a top-level summary of the tick box responses for each topic showing which option rated the highest. The numbers in parentheses show the number of Parish members completing the survey that expressed an opinion and the percentage that selected that option. For example, the following entry example indicates that the majority of the residents “Agreed” they feel a strong sense of belonging to the LMPC . It shows

that 504 residents expressed an opinion of which 417 chose the option “Agree”, which is c89%.

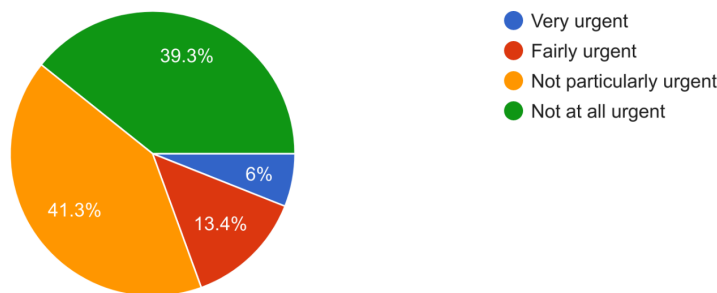
General Info

How do you feel about living in LMPC?

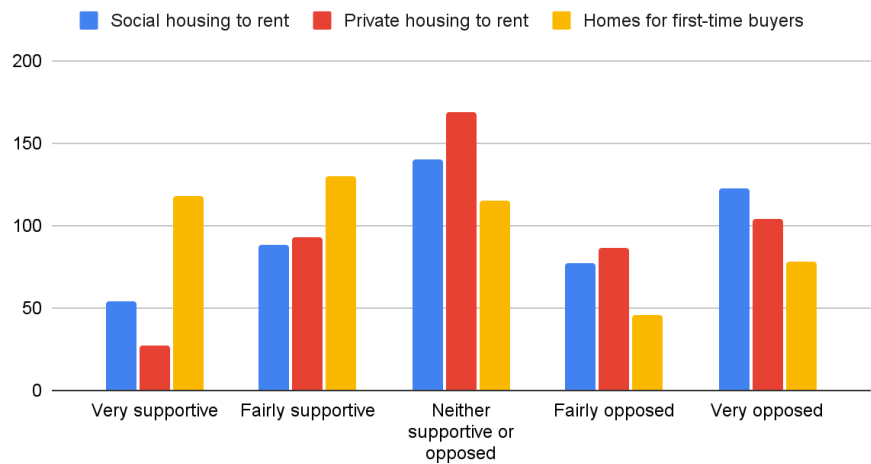


Housing

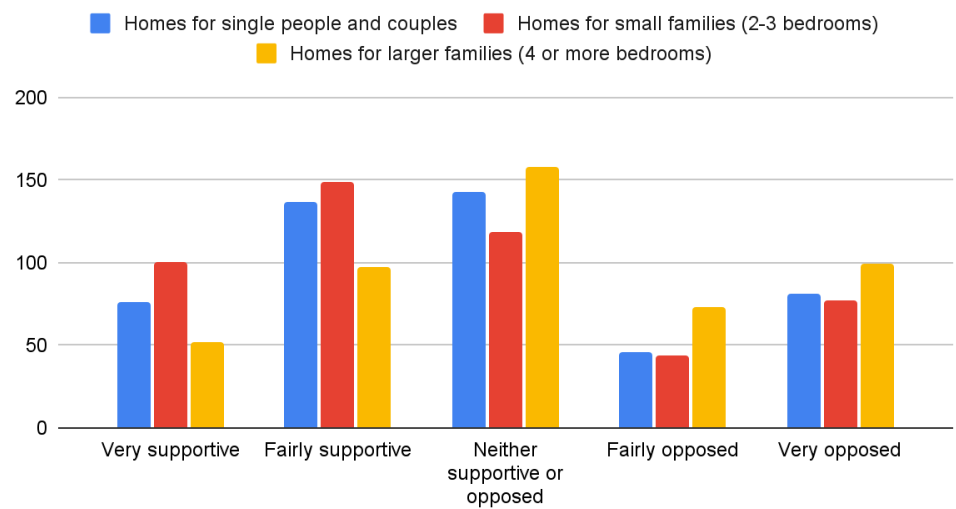
New housing



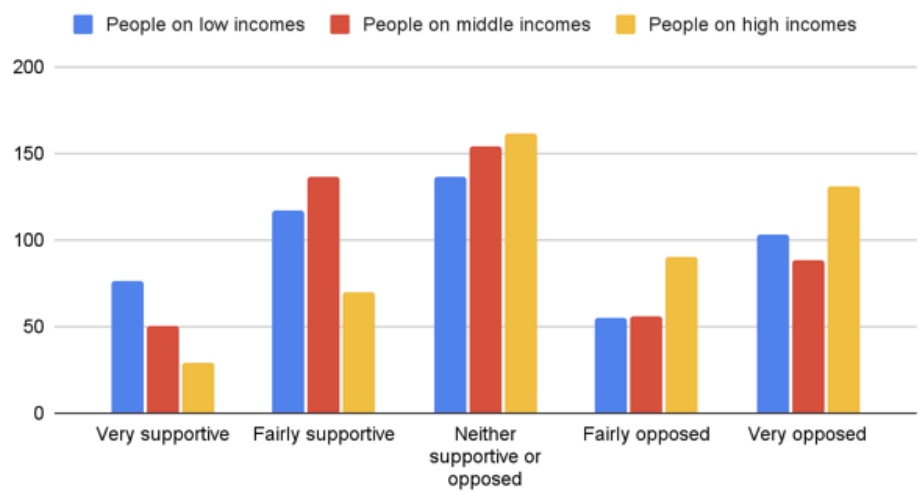
When new homes have to be built, which type do you think would be most suitable?



To what extent do you support homes for?

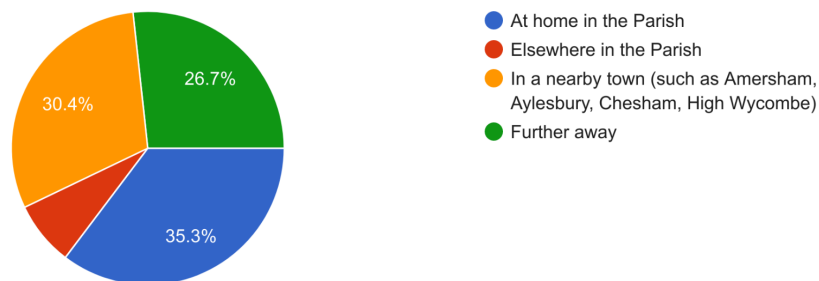


To what extent do you support homes for?



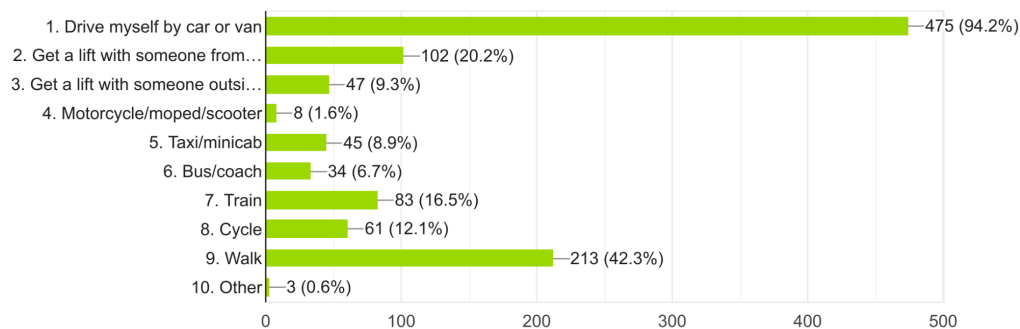
Economy

Where do the Parish members completing the survey; work, learn or volunteer?



Infrastructure

How do you usually travel for activities other than; work, volunteering to studying?



Appendix A. Village Meeting



Do you want to have a say on how YOUR Neighbourhood looks in the future?

Little Missenden Parish Council is undertaking the preparation of a Neighbourhood Plan for our Parish and are looking for people to come forward to help shape this plan. This plan will form part of the development plan for the area.

Little Missenden Parish Council which covers Holmer Green, Hyde Heath, Little Kingshill and Little Missenden, are continuously monitoring planning applications and work with other organisations to try to stop or improve large planning applications.

As you may have seen there is a large number of developments proposed or in the pipeline for our area. Being that our area is very affluent, has some of the best schools in the country, great road, rail links to London and the motorway network, this makes us a great target for developers.

Little Missenden Parish Council needs to work hard to manage development in our area, one way of doing this is via a **Neighbourhood Plan**. This is a legal document that the Parish Council hold and update, this covers the agreed development plans for the area. A Neighbourhood Plan will be put together by a steering group made up of Members of the Public, The Parish Council and a Neighbourhood Plan Consultant.

What does LMPC need from you?

We need volunteers to attend a monthly steering group, for the duration of the development of the plan. There will be a lot of documentation to review and evidence to gather, including seeking views from the wider community.

We expect this project to take 2 years.

Our aim and the purpose of a neighbourhood plan is to involve the local community at every stage and be inclusive - to deliver a plan with the community, that works for the community.

If you interested and would be able to spare some time to help us work out what our neighbourhood should look like in the future.

Please email the clerk at: clerk@littlemissendenpc.co.uk stating your name, address and contact details. **No later than 21 February 2022.**

We will be holding a short presentation evening to explain more for anyone interested.

Please note you have to be a resident in Little Missenden Parish Council area to be involved.

Appendix B. Annual Parish Meetings



LITTLE MISSENDEN PARISH Neighbourhood Plan...1 year on



What is it?

- The NHP allows the local community to help develop a shared vision, shaping the future development of the parish. It covers areas such as housing, roads, footpaths infrastructure, green spaces, heritage, local services and businesses. It allows the community to set out some planning principles which must be taken into account when planning decisions are made. But it doesn't deal with all issues!
- It involves public consultation throughout the journey.
- When approved, becomes a legal document that must be part of any developers or the local planning authority considerations when planning developments. It will give guidance. Must fit with national and local planning policies.

Progress.....

- Started a little over a year ago.
- Committee with volunteer representatives from all 4 villages, a chairperson, secretary and parish council support.
- Plus an expert, support from AECOM and funding.
- Regular meetings both face to face and online. Loads of emails and lots of reading! Minutes available for all meeting's.
- First public questionnaire prepared, circulated and feedback currently being analysed.
- Design code process well underway. Assessment of historic character, housing mix, materials, green spaces, etc.
- A future Vision being developed.

Appendix C. Formation of the Steering Group

Little Missenden Parish Council Neighbourhood Planning Steering Group Terms of Reference

Purpose of the Group

The Little Missenden Parish Council Neighbourhood Plan Steering Group brings together representatives of Little Missenden, Hyde Heath, Little Kingshill, Holmer Green and stakeholders and members of the local community. The main role of the Steering Group is to manage the production of a neighbourhood plan for Little Missenden Parish Council.

Role of the Group

The role of the group is to:

- agree the governance structure for the project e.g., any working groups and what their specific responsibilities will be
- prepare and agree a project plan which complies with the legislative requirements for producing a neighbourhood plan
- manage working groups and ensure working groups have clear terms of reference related to their responsibilities and the project plan
- agree a budget, how this will be funded and managed including appointment of specialist consultants or advisers
- assess existing evidence about the needs and aspirations of the Parish, commission any technical evidence, e.g., housing and infrastructure needs to support the development of a neighbourhood plan, and identify gaps
- consider progress reports and work undertaken and agree appropriate course of action
- agree a programme of community engagement and public consultation at appropriate stages to ensure that the information gathered is representative of those living within the area
- undertake analysis, interpretation and reporting of the results from community engagement and public consultation activities and ensuring that they inform decision-making (either directly, or within the aid of consultants)
- ensure that all documentation is appropriate for the Parish Council to agree consultation, submission and adoption.
- ensure consultation with and co-operation from key stakeholders to ensure the deliverability of the project and of proposals included in the final plan
- promote the appropriate development of Little Missenden Parish in accordance with the Neighbourhood Plan.
- work positively with the Buckinghamshire Council to ensure the plan is in conformity with the adopted development plan.

Membership of the Group

The Steering Group may include representatives of local voluntary or community organisations or schools. It may also include representatives from specific local businesses or landowners in the area, and it may include local residents.

As the ultimate responsibility for submitting the plan lies with the Parish Council, Parish Council representation on the Steering Group is not essential but important to ensure the smooth progress of the plan. A Member of the Parish Council should therefore attend every Steering Group meeting.

The group may form sub-committees or working groups to undertake various aspects of the work involved in producing the Neighbourhood Plan if this is appropriate.

The Steering Group can co-opt additional members to discuss particular issues where necessary, help with events/work or to join the Steering Group if required. These may be from any specialism or background e.g.; a district council officer could be identified as an advisor to the group and could become an informal member of the Steering Group.

Individual Members' Responsibilities

The decisions made by the group will undoubtedly require compromise and consensus building; consequently, members should ensure they are:

- able and willing to make decisions and recommendations on behalf of their body/organisation committed to helping to guide the preparation of the neighbourhood plan
- supportive and committed to the process and its implementation
- willing to work with the group, accommodating views that are different from their own, seeking consensus and accepting compromise to reach agreement on the issues before the group
- open minded and able to consider the whole picture, not seeking simply to promote sectional interests
- able to represent the group and its work in a positive light to the wider community
- prepared to work with other groups/agencies in a constructive way to achieve the best outcomes for the area

Chairman and Other Offices

The Steering Group will appoint/elect a Chairman and Secretary from the Group members.

The Chairman or in his absence an appointed Deputy will be responsible for dealing with any media enquiries and keep the parish council up to date with progress.

Substitutes

If a member of the group who represents an organisation is unable to attend a meeting, they should arrange for a substitute to attend in their place.

Where no suitable substitute is available then representations or comments will be accepted via email. This should be submitted to the group no less than 3 days prior to the date of a meeting.

Commitment from Buckinghamshire Council Officers and Members

Buckinghamshire Council Officers and Members may perform an advisory role and should seek to ensure that all recommendations or outcomes of this process are in compliance with current policies and/or strategies and are used to inform the future development of policies, strategies or direct implementation of work. Other responsibilities include:

- advice on the evidence needed to prepare the plan and details of statutory consultees
- a 'critical friend' role throughout the drafting of the plan, attending steering group meetings where necessary to provide advice and support
- reviewing draft documents to ensure they meet the basic conditions
- support for mapping and publicity
- advice and support dealing with the media and publicising your work.
- Bring in resources as required from other teams from Buckinghamshire Council to provide additional specialist advice.
- Facilitate discussion where the Steering Group has conflicting views
- Identify best practice from elsewhere

Meetings

The group will meet at key stages in the development of the Neighbourhood Plan. Meetings will be on the first Wednesday of the month. Additional meetings depending on the stage of the process and workload can be called by the Chairman.

The Steering Group members will receive an agenda for meetings at least 2 days prior to the meeting. Any documents which are to be considered prior to a meeting should be circulated prior to the meeting, preferably 5 days before.

Minutes of all meetings will be recorded and published on the Parish Council website.

Meetings will not be public meetings, but the public and stakeholders can be invited.

Decision Making

Decisions made by the Group should normally be by consensus at group meetings. They will not be formal decisions. The Parish Council is the 'Qualifying Body' and the decision maker for the Neighbourhood Plan and associated process.

Conflicts of Interest

Steering Group members should declare an interest where there is a potential financial or pecuniary benefit to themselves, or their company / organisation arising from the decisions or recommendations of the group.

Review of the Group

The Steering Group will be disbanded upon completion of the project at a time to be agreed by Little Missenden Parish Council.

Signed by _____ CET _____

Chair of Little Missenden Parish Council Neighbourhood Plan Steering Group

Date _____ May 22 _____

WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan is a document produced by a Parish/ Town Council to set out the future of a community for 10-15 years:

- It has legal weight in planning decisions
- It has to be supported by the community
- It is only concerned with land use matters

WHAT CAN IT DO?

- It can direct appropriate growth to appropriate locations
- It can protect local assets such as important green spaces & local facilities
- It can ensure that new development is sensitively designed
- It can be used to set out a 'wish list' for improvements or new facilities e.g. play facilities

WHAT CAN'T IT DO?

- It can't prevent new development
- It can't be in direct conflict with Buck's Council Local Plan
- It can't be in conflict with Government Planning Policy & Guidance

HOW LONG WILL IT TAKE?

Usually the whole process, including an independent examination & a referendum, takes between 2 & 4 years

WHO IS INVOLVED?

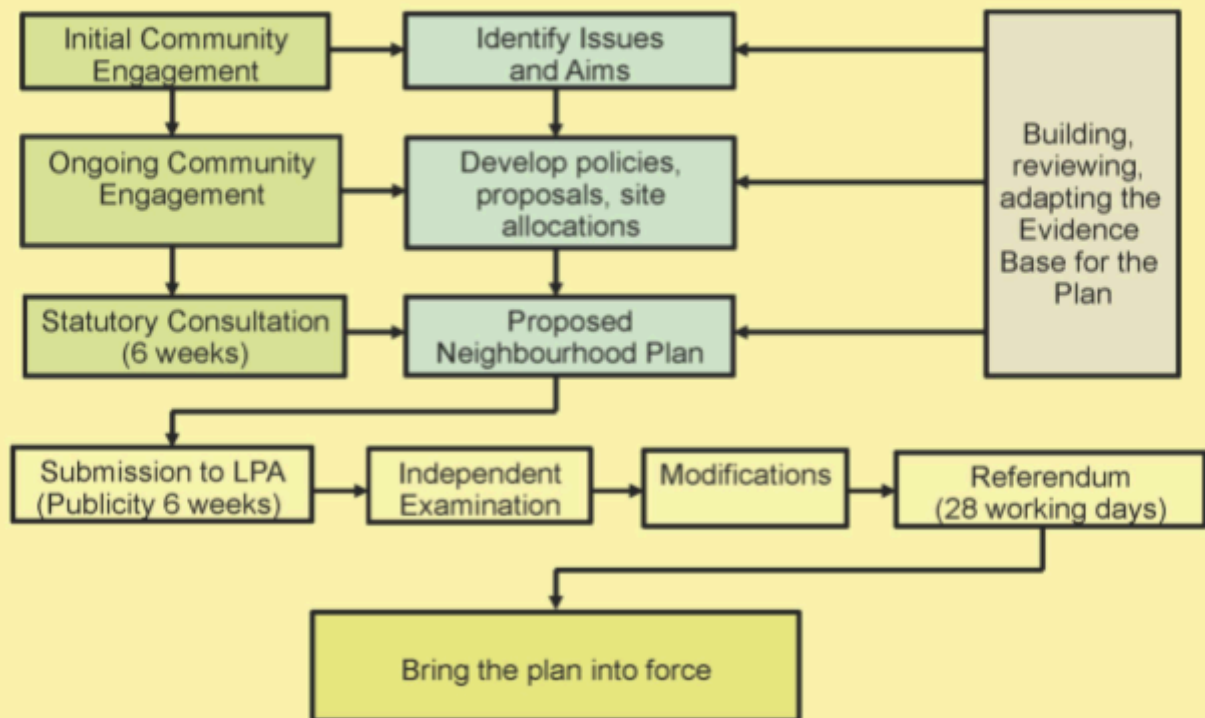
Everyone can be involved, it is a plan for the whole community. Residents, business owners, interest groups & developers will be asked for their views regularly. The Parish/ Town Council will lead on the Neighbourhood Plan & community volunteers will produce it

If you would like to be involved, have skills you think might be useful or simply wish to be kept informed, please contact impcneighbourhoodplan@gmail.com

Thank you for your support

Process diagram

This diagram illustrates the broad stages of community involvement in the plan



Dear All,

A community that works for everyone... As you maybe aware, on Thursday the 9th November 2023 there is a referendum on the proposed *Neighbourhood Plan* for Hazlemere. Towards the end of next year, it is planned that you will be invited to do the same for our *Neighbourhood Plan* for the Parish of Little Missenden, which combines; Holmer Green, Hyde Heath, Little Kingshill & Little Missenden.

By way of an introduction, we are the volunteers from these four areas & wanted to take this opportunity to inform you of the importance of our forthcoming *Neighbourhood Plan*. This is a Government sponsored legal document which allows you, our residents, to have a say in what is important to you & what happens in our Parish. It can help to shape the future of our Parish for the benefit of all who live or work here in the years ahead.

The *Neighbourhood Plan* will not influence current planning applications but it may help us influence future applications & developments. The immediate issue for Holmer Green residents is that access to the Tralee Farm Development, which is in Hazlemere Parish, is proposed through a property in Holmer Green leading out onto Wycombe Road.

Once adopted, the *Neighbourhood Plan* will be a legal document, given weight in law & one which both developers & the local planning authority, Buckinghamshire Council, are obliged to take into account. The *Neighbourhood Plan* will give guidance to potential developers, small & large, & to future generations.

Looking ahead to the Hazlemere Neighbourhood Plan Referendum, a vote yes will approve the plan & no will reject it. Not voting will simply mean that your input will not be taken into account. Voting against the plan will result in Buckinghamshire Council making the decisions for Hazlemere, rather than having to take notice & account of the contents of the plan.

For & on behalf of the Little Missenden Neighbourhood Plan Team

 Like  Comment  Send

 You, and 13 others

Most relevant ▾

It is absolutely brilliant that the Parish of Little Missenden's Neighbourhood Plan is steaming ahead and you are preparing for a vote from your residents and community. A Neighbourhood Plan, once adopted, is a fantastic document which will give your residents a voice. I am so happy that you are getting near completion. You must have worked so hard and I know that the community is right behind you getting to referendum.

If you can, please would you support the Hazlemere Neighbourhood Plan's referendum, and together we should be able to protect our villages for the future. Thank you so much x

Appendix D. Music on the Common

LMPC NPSG
Holmer Green 'Music on the Common' Engagement - 13 Jul 24

Lines to take:

- o Neighbourhood Plan provides the community's option for the next 15 years
- o Government requirement for communities to inform Bucks Council on future Parish aspirations
- o NPSG are community volunteers from all four Parish villages (HG, LM, LK & HH)

Sign up to get involved:

| Name | Email | Volunteer? | Comment |
|------|-------|------------|---------|
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Appendix E. Communication for Parish-wide Survey



YOUR VILLAGE NEEDS YOU



To support the creation of our Neighbourhood Plan to set out the blue print for future development policy during the next 15-20 years.

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood & shape the development & growth of their local area. Villages are able to choose where they want new homes, shops & offices to be built, have their say on what those new buildings should look like & what infrastructure should be provided, & grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs & where the ambition of the neighbourhood is aligned with the strategic needs & priorities of the wider local area.

Please register your expression of interest by sending an email to Impcneighbourhoodplan@gmail.com or visit <https://www.littlemissendenpc.co.uk/neighbourhood-plan/> for further details.

Would you like to live in a community that works for everyone? 😊

Could you spare just 15 minutes or less, to help shape your local community for the future? You just need to complete this survey from the Parish Council:



Or visit this online survey:

<https://tinyurl.com/litmisparish>

If you don't have access to a smartphone or a computer, and would like a printed version of this survey, please call Little Missenden Parish Council on xxxx xxxxxx.

We'll arrange for you to collect one near you or send one by post.

What's this all about then?

The Parish of Little Missenden - which combines Holmer Green, Hyde Heath, Little Kingshill and Little Missenden - is conducting a short survey. We want to reflect the needs and wants of local people - including you - in our Neighbourhood Plan.

We definitely want to hear from you if you live, work or learn in the Parish, and especially if you think "No-one cares about what I think." We do! For example:

- What kind of **homes** will you and people you care about need in the future?
- What **accessible local facilities** would you like, to provide a good quality of life?
- How much priority should we give to **big issues** like climate change, the environment and conservation, near where you live?
- What **essentials** such as energy, communications, transport, and places to work and learn should our community have?

The survey is confidential, but you can choose to get more involved and be kept updated about this work too. **Please do share your views today. The survey closes at midnight on 26 November 2022.**





Little Missenden Parish Neighbourhood Plan



Please keep me updated

Simply complete this form. We will invite further feedback and send you updates on the plan.

This information will not be used for any other purpose and you can choose to stop receiving updates at any time.

Thank you!

[Sign in to Google](#) to save your progress. [Learn more](#)

* Required

Your first name *

Your answer

Your last name *

Your answer

Your email *

Your answer

Where do you live, work, learn or volunteer in the Parish?

- ☐ In or nearest to Holmer Green
- ☐ In or nearest to Hyde Heath
- ☐ In or nearest to Little Kingshill
- ☐ In or nearest to Little Missenden

Submit

Clear form



A community that works for everyone

We are volunteers from the Parish of Little Missenden, which combines Holmer Green, Hyde Heath, Little Kingshill and Little Missenden. We would really like your help and input to create something called a *Neighbourhood Plan*. This is a Government sponsored legal document which allows you, our residents, to have a say in what is important to you and what happens in our Parish. It can help to shape the future of our Parish for the benefit of all who live or work here in the years ahead.

Completing the survey gives you the chance to say what matters to you. It will help us understand what our community wants and needs and will allow us to represent your views on potential changes in our Parish.

The *Neighbourhood Plan* will not influence current planning applications but it may help us influence future applications and developments. We welcome as many views as possible from people who live, work, learn or volunteer in the Parish, so please do encourage your friends and family to complete this survey too. Everyone can complete their own survey, it's not one per house.

This printed version of our online survey collects some standard personal information using questions from the National Census and other common surveys. We do not ask for your name and you can choose not to answer, but the more you share, the better we can understand your needs and reflect them in the Plan. **Once completed, please return this survey to Rossetti Hall, 38 New Pond Rd, Holmer Green, High Wycombe HP15 6SU by 5pm on 3 March 2023.**

Thank you! We look forward to receiving your views.

1. How did you find out about this survey?

- ☐ Social media post ☐ Poster ☐ Letterbox leaflet
- ☐ Email - shared by someone I know ☐ Through a local club, society or school
- ☐ Other: _____

2. Do you live in the Parish? (This means living in or close to Holmer Green, Hyde Heath, Little Kingshill or Little Missenden.)

- ☐ Yes ☐ No (go to question 4)

3. Where do you live in the Parish?

- ☐ In or nearest to Holmer Green ☐ In or nearest to Hyde Heath
- ☐ In or nearest to Little Kingshill ☐ In or nearest to Little Missenden

Survey Output Results – 1st Release

We're very pleased to say that we have received the initial results from the survey so many of you kindly completed to help us in forming the Little Missenden Parish Council Neighbourhood Plan.

We had an excellent response to the survey with more than 500 residents across our 4 villages completing it, and the results are already looking to be very helpful and informative. We're very grateful that we have had such a high and well spread return as it means we hope we can form a view that is representative for each of our villages as well as for our parish as a whole.

We can already see that 95% of respondents actually live in the parish and that 91% are either very or fairly satisfied with living in our parish so this level of response is going to give us a really strong residents view of what your issues and wishes are.

We're continuing to analyse the results and your many comments and will be able to feedback more information to you in the near future. However, if you would like to see the questionnaire data for your Ward, please reply to this email for further information.

In the meantime, many thanks for your help in gaining a clear view of residents wishes to help us develop our plan.

Appendix F. Pre-Consultation Engagement Roadshow

[View this email in your browser](#)



Pre-Consultation Meetings Schedule

A community that works for everyone...

Dear All,

As you may be aware, our Parish Council is creating a Neighbourhood Plan for the Parish of Little Missenden, which combines; Holmer Green, Hyde Heath, Little Kingshill and Little Missenden.

By way of an introduction, we are the volunteers from these four villages & wanted to take this opportunity to inform you of the importance of our forthcoming Neighbourhood Plan. This is a Government sponsored legal document which allows you, our residents, to have a say in what is important to you & what happens in our Parish. It can help to shape the future of our Parish for the benefit of all who live or work here in the years ahead.

The Neighbourhood Plan will not influence current planning applications but it may help us influence future applications & developments. Once adopted, the Neighbourhood Plan will be a legal document, given weight in law & one which both developers & the local planning authority, Buckinghamshire Council, are obliged to take into account. The Neighbourhood Plan will give guidance to potential developers, small & large, & to future generations.

The project is progressing well so the Neighbourhood Plan community team are holding a number of pre-consultation 'open-house' events for you to visit. The events are:

1. Holmer Green on Saturday 21 Sep 24 at the Rossetti Hall (HP15 6SU) - 09:30 to 11:30
2. Little Missenden on Sunday 29 Sep 24 at Village Hall (HP7 0RF) - 14:30 to 16:30
3. Hyde Heath on Thursday 3 Oct 24 at the Village Hall (HP6 5SN) - 19.00 to 21.00
4. Little Kingshill on Saturday 5 Oct 24 at the Kingshill Kitchen (HP16 0DZ) - 13:30 to 15:30

The purpose of the events are to inform the community on our progress so far, & show the level of support the community needs to provide the Parish Council during the Neighbourhood Plan consultation later this year, & the referendum in 2025. You are very welcome to visit all four events. Hopefully see you there!

For & on behalf of the Little Missenden Neighbourhood Plan Team





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Our mailing address is:

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe](#)





LMPC Neighbourhood Plan

...

Posted by

4 Oct 2024 · 🌐

📢 Next Meeting - Little Kingshill on Saturday 5 Oct 24 at the Kingshill kitchen (HP16 0DZ) -13:30 to 15:00. See more

Join us this Saturday 5th Oct at
1.30pm at the Kingshill Kitchen, Lt
Kingshill



Come and view!

The Parish Neighbourhood Plan project is progressing well.

The village of Little Kingshill is unique, it should represent you.



The Parish Neighbourhood Plan will not influence current planning applications, but it may help us influence future applications & developments. Once adopted, the Neighbourhood Plan will be a legal document, given weight in law and one which both developers & the local planning authority, Buckinghamshire Council, are obliged to take into account. A number of **pre-consultation 'open house' events** have been held. **Little Kingshill is holding its event on:**

Saturday 5th Oct 24 at:
Baptist Church Hall, 'Cornerstone'
Adjoining Kingshill Kitchen.
1.30-3.30

The purpose of the event is to inform the community on the progress so far and show the level of support the community needs to provide the Parish Council during the Neighbourhood Plan consultation later this year, and the referendum in 2025. It can help to shape the future of our Parish for the benefit of all who live or work here in the years ahead.

See you there!

LMPC NPSG

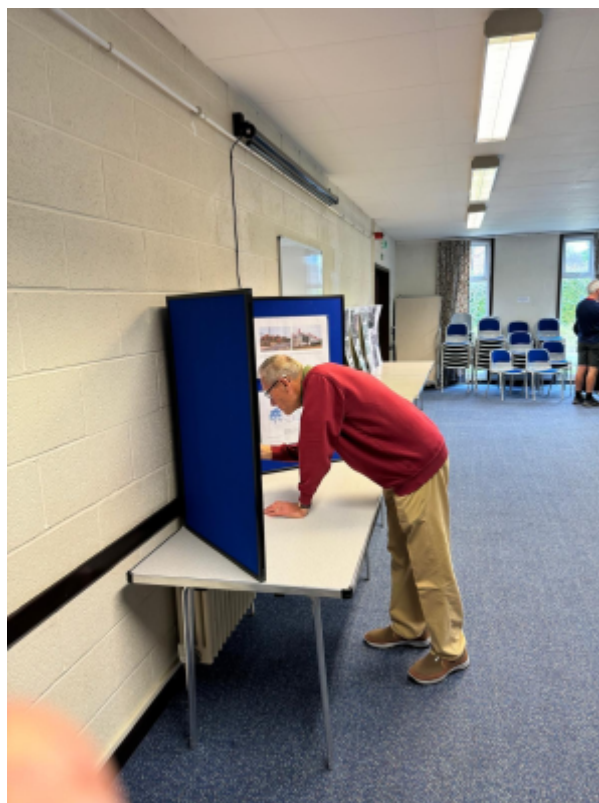
Pre-Consultation Event Register for _____

Date _____











Appendix G. Formal Regulation 14 Consultation

LITTLE MISSENDEN NEIGHBOURHOOD PLAN

Good Afternoon

Little Missenden Parish Council is preparing a Neighbourhood Plan covering the whole Parish. Over the past couple of years, the Neighbourhood Plan Steering Group has undertaken initial consultation and gathered background evidence. It has now completed a draft Neighbourhood Plan.

In accordance with the 2012 Neighbourhood Planning (General) Regulations (Regulation 14), the Draft Neighbourhood Plan is **out to formal consultation for a period of six weeks from 12 May to 25 June 2025.**

Following revision to reflect consultation responses, it is hoped that the Neighbourhood Plan will be submitted to Bucks Council in the Summer 2025. An examination is likely in late Summer, and it is anticipated that a local referendum will be held in the Autumn. In the meantime, it is important that as many people and organisations comment on the draft plan during this consultation. In addition to engaging local people, community organisations and businesses in the Parish, the Parish Council wishes to obtain the views of statutory bodies and other interested organisations at each stage of the Plan. Your comments are, therefore, invited.

To assist you in this, below is the link to our comments form. You can also make any comments by e-mail (or letter). It is hoped that as many people as possible will use electronic means to read the plan and submit comments in the interests of efficiency and the environment.

[LMPC NP Comment Form](#)

The Draft Plan and accompanying documents are on the Parish Council website:

<https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

We are also holding drop-in sessions where all the documents can be viewed on Thursday mornings in Rossetti Hall, New Pond Road, HP15 6SU between 9am and 12 noon.

I am managing the process on behalf of the Steering Group and Parish Council, contact details are below.

The Steering Group looks forward to hearing from you by the close of the consultation.

Kind regards

Dianne Camier

Clerk/RFO to Little Missenden Parish Council

38 New Pond Road

Holmer Green

Bucks HP15 6SU

Office: 01494 715429

Direct Line: 01494 416980

NB: My normal working hours are 9.00am - 4.00pm



All correspondence should be addressed to:

The Clerk to the Council

Council Office

38 New Pond Road

Holmer Green

Bucks HP15 6SU

Phone: 01494 715429

e-mail: clerk@littlemissendenparish.gov.uk

10 January 2025

Dear Property Owner

Re:

As you may be aware the Parish Council has been working to create a Neighbourhood Plan to help guide development of the village in all respects over the next 15 years. This is quite a priority as, without such a document, the assumption may be that all land has potential to be developed.

The Plan aims to preserve aspects of archaeological, historical, landscape and biological heritage and also green space. In the latter case, the document will identify a wide number of important open spaces within the village that give it a more rural aspect and also the larger more formal areas such as Parks and Commons.

We intend to designate these green spaces as Local Green Spaces in the Neighbourhood Plan.

We would stress that this in no way imposes anything on you as the owner or prejudices its use, rather the designation as Local Green Space is designed to record the importance of the area to the ambience of the village and to the people that live within it and to act as a marker that will help limit development of such areas for housing. A Local Green Space designation does not establish public access if there is currently none.

The purpose of this letter is to make you aware of our thinking and to give you an opportunity to let us know if you feel that the designation is inappropriate in any way.

We can arrange to put you in touch with a member of the Neighbourhood Plan Steering Group who would be pleased to discuss the issue further should you feel that would be helpful.

Please respond to Little Missenden Parish Clerk via email clerk@littlemissendenparish.gov.uk by 27 January 2025. For any queries, please telephone 01494 715429.

You will have the opportunity to comment on the Draft Neighbourhood Plan in due course.

Yours faithfully

Dianne Camier

Dianne Camier - Clerk to the Council/RFO

On behalf of Little Missenden Parish Council and

Little Missenden Parish Council Neighbourhood Plan Steering Group





«Owner»
«Property_address»

All correspondence should be addressed to:

The Clerk to the Council

Council Office

38 New Pond Road

Holmer Green

Bucks HP15 6SU

Phone: 01494 715429

e-mail: clerk@littlemissendenpc.co.uk

1 November 2024

Dear Property Owner

Re: «Regarding»

As you may be aware, we are in the process of developing a Neighbourhood Plan for the Parish of Little Missenden. The Parish includes the villages of Holmer Green, Little Kingshill, Hyde Heath and Little Missenden.

As part of the process, the Neighbourhood Plan Steering Group have undertaken a heritage assessment of the villages and their buildings. The Parish has a picturesque character and there are already a number of statutory listed buildings within the Parish and these designations will help preserve them.

As part of the heritage appraisal, the steering group have identified a number of buildings which are of architectural and historic interest to the locality but are **not** statutorily listed. When the project is completed, we intend to ask Buckinghamshire Council to consider adding these to a local heritage list and to refer to them in the Neighbourhood Plan.

A local heritage list is a list of buildings, structures and archaeological features which have special interest by virtue of their architecture, history, age, rarity, historical associations, and townscape. Being on the local heritage list does not provide additional planning controls over those buildings. It does, however, recognise their importance, and that their special local architectural and historic interest should be taken into account when considering planning applications. Such buildings are also known as 'Non-Designated Heritage Assets'.

Your building has been identified as having a particular historic or architectural character which is of benefit to the appearance of the Parish, and we would like to put it forward for inclusion on the local heritage list.

Please let us know if you are happy for us to do this.

Please respond to Little Missenden Parish Clerk via email clerk@littlemissendenpc.co.uk by 14 November 2024. For any queries, please telephone 01494 715429.

You will have the opportunity to comment on the Draft Neighbourhood Plan in due course.

Kind Regards

Dianne Camier

Dianne Camier - Clerk to the Council/RFO

On behalf of Little Missenden Parish Council and

Little Missenden Parish Council Neighbourhood Plan Steering Group



| | | | | | |
|------------------------------------------------------------------------------------------|-------|-------------------------|--|--|--|
| Please amend and add to this list where appropriate for your neighbourhood/parish area. | | | | | |
| Consultation bodies | Notes | Contact details we have | | | |
| (a) where the local planning authority is a London borough council, the Mayor of London; | | N/a | | | |

| | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--|
| (b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority; | Also contact adjoining Parish councils and, if on the border of Bucks the other Local Authority too | neighbourhoodplanning@buckinghamshire.gov.uk ; rachael.nach@buckinghamshire.gov.uk | clerk@penparishcouncil.gov.uk ; admin@amersham-tc.gov.uk ; clerk@chartridgeparishcouncil.org.uk ; clerk@greatmissendenpc.co.uk ; clerk@hughenden-pc.gov.uk ; clerk@hazlemereparishcouncil.gov.uk | | |
| (c) the Coal Authority F1; | They have asked to not be contacted | N/a | | | |
| (d) the Homes and Communities Agency F2; | | enquiries@homesengland.gov.uk | | | |
| (e) Natural England F3; | | consultations@naturalengland.org.uk | | | |
| (f) the Environment Agency F4; | | planning_THM@environment-agency.gov.uk | | | |
| (g) the Historic Buildings and Monuments Commission for England (known as English Heritage) F5; | | e-seast@historicengland.org.uk | | | |
| (h) Network Rail Infrastructure Limited (company number 2904587); | | TownPlanningNWC@networkrail.co.uk | | | |
| [F6] (i) a strategic highways company any part of whose area is in or adjoins the neighbourhood area; | | info@highwaysengland.co.uk | | | |
| (i) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport; | | Department for Transport Great Minster House 33 Horseferry Road London SW1P 4DR | | | |
| (j) the Marine Management Organisation F7; | Buckinghamshire is not located near the sea | N/a | | | |
| (k) any person— | | | | | |
| (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and | These are the contacts we have so far, if you discover more, let us know | info@mobileuk.org | | | |
| (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority; | These are the contacts we have so far, if you discover more, let us know | info@mobileuk.org | | | |
| (l) where it exercises functions in any part of the neighbourhood area— | | | | | |
| [F8] (i) [F9] an integrated care board established under Chapter A3 of Part 2 of the National Health Service Act 2006; | These are the contacts we have so far, if you discover more, let us know | ccgcomms@buckinghamshire.gov.uk | | | |
| | | bobich.planning@nhs.net | | | |
| (ii) the National Health Service Commissioning Board; | These are the contacts we have so far, if you discover more, let us know | england.contactus@nhs.net | | | |
| (i) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989 F10; | Use postcode checker to find which one of the addresses to the right applies: https://www.energynetworks.org/customers/find-my-network-operator | UK Power Networks 237 Southwark Bridge Road, London SE1 6NP | Southern Electric Power Distribution plc, No.1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH. | Avonbank, Feeder Road, Bristol, Avon, BS2 0TB | |
| | National Grid Electricity Transmission | nationalgrid.uk@avisonyoung.com | ngplanning@fishergerman.co.uk | | |

| | | | | | |
|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| | | box.landandacquisitions@nationalgrid.com | | | |
| (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986 F11; | Use postcode checker to find which one of the addresses to the right applies: https://www.energynetworks.org/customers/find-my-network-operator | SGN: customer@sgn.co.uk | Cadent: Business Services Office Pilot Way Ansty Park Coventry CV7 9JU | | |
| | National Gas Transmission | nationalgas.uk@avisonyoung.com | | | |
| | | kam.liddar@nationalgas.com | | | |
| (iv) a sewerage undertaker; and | Check which sewage/ water undertaker is relevant to Neighbourhood Area: https://www.water.org.uk/customers/find-your-supplier | thameswaterplanningpolicy@thameswater.co.uk | planning@affinitywater.co.uk | spatialplanning@anglianwater.co.uk | Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. |
| (v) a water undertaker; | See above | | | | |
| (m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area; | (m) to (q) are not exhaustive. Add local contacts . | Little Missenden School < office@littlemissendschool.co.uk >; < office@hgjs.co.uk >; Hyde Heath Office < office@hydeheath.bucks.sch.uk >; < office@holmergreenfirst.bucks.sch.uk >; A. McKee < cmckee@holmer.org.uk >; < office@lkcs.org.uk >; < littlekingshillvg@gmail.com >; < contact@hhvs.org.uk >; < littlemissendsociety@gmail.com >; < info@holmergreenvillagesociety.co.uk > | | | |
| (n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area; | (m) to (q) are not exhaustive. Add local contacts . | | | | |
| (o) bodies which represent the interests of different religious groups in the neighbourhood area; | (m) to (q) are not exhaustive. Add local contacts . | office@lmchurch.org ; kingshill.baptist@gmail.com ; contacthbc@gmail.com ; < office@pshg.org >; community@holmergreenbaptist.org.uk ; | Holmer Green Methodist Church Earl Howe Road Holmer Green High Wycombe HP15 6PX | | |
| (p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and | (m) to (q) are not exhaustive. Add local contacts . | customerservices@tvchamber.co.uk | | | |
| (q) bodies which represent the interests of disabled persons in the neighbourhood area. | (m) to (q) are not exhaustive. Add local contacts . | info@buds.org.uk | | | |



YOUR PARISH COMMUNITY NEEDS YOU...

A community that works for everyone... As you may be aware, a team of volunteers from our community is creating a Neighbourhood Plan for the Parish of Little Missenden, which combines; Holmer Green, Hyde Heath, Little Kingshill & Little Missenden.

The Neighbourhood Plan project team have now completed the draft plan & really need your support, to review the plan & make comments before it is submitted to Buckinghamshire Council for examination.

If that examination is successful, our Parish community will all be asked to vote at the Little Missenden Parish Neighbourhood Plan referendum in Spring 2025.

With so many changes coming from the new Government it really is critical that our Neighbourhood plan is completed, approved by the Council & you, then put in place as soon as possible.

So, **PLEASE** take the time to look at our proposed plan & to express any opinions or views you might have **before** it is completed.

With this plan we can at least have our say in trying to shape the future of our Parish.

...PLEASE HELP US TO COMPLETE THIS IMPORTANT PROJECT

Consultation starts from the 7 May 2025 & runs for 6 weeks to the 20 June 2025. The draft report can be accessed in 3 ways:

1. Access online via the QR code below:



2. Visit Rossetti Hall, Holmer Green on Thursday mornings between 9am - 12noon

3. If you cannot access online or view in-person, then request a loan copy by emailing

lmncneighbourhoodplan@gmail.com

THANK YOU - YOUR PARISH COMMUNITY NEEDS YOU



IMPORTANT REMINDER: PUBLIC CONSULTATION - Have Your Say!



Did You Hear the Whisper...?

Something important is stirring in the heart of our Parish.

A plan. A path forward. A chance to shape what's next - before it's set in stone.

The Little Missenden Neighbourhood Plan, a document of real power, is nearing its final chapter. It quietly holds the future of Holmer Green, Hyde Heath, Little Kingshill, and Little Missenden in its pages.

But here's the secret.....You still have time to influence it.

The public consultation is open until 25th June 2025

The voices of this Parish can speak - one last time - before the Plan is sealed and sent to Buckinghamshire Council, and then to a public vote in Autumn 2025.

Join in-person at Rossetti Hall or tap into it online via the LMPC website.

This isn't just paperwork. It's the blueprint for what comes next.....all of it shaped by what we say right now.

The door is still open. The moment is fleeting. Will you step in before it quietly closes?

Documents can be viewed at: <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

Or visit:

Rossetti Hall, Holmer Green, HP15 6SU on Thursday mornings between 9am – 12noon.

Or request a loan copy by emailing lmponneighbourhoodplan@gmail.com or call 01494 715429.

Now is the time to take part!

Thank you, Little Missenden Neighbourhood Plan Team

REMINDER: Final Consultation - Have Your Say!



Your last chance to get involved before it goes to a public vote in Autumn 2025.

The Draft Little Missenden Neighbourhood Plan is out to formal consultation for a period of six weeks from **12 May to 25 June 2025**.

Documents can be viewed: <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

or

By visiting Rossetti Hall, Holmer Green, HP15 6SU on Thursday mornings between 9am – 12noon.

or

Request a loan copy by emailing lmncneighbourhoodplan@gmail.com or call 01494 715429.

Comments can be submitted via the link on the documents page (screen shot below)

by visiting Rossetti Hall, Holmer Green, HP15 6SU on Thursday mornings between 9am – 12noon
loan copy by emailing lmncneighbourhoodplan@gmail.com or call 01494 715429.

[Comments about the plan can be submitted here](#)



uitable for users of assistive technology and are in the following formats: [pdf](#) [Request an ac](#)

or

Follow the link: <https://www.littlemissendenparish.gov.uk/neighbourhood-plan-form/>

Your feedback will help shape the future of our Parish. Once adopted, the Plan becomes a legal document - so your voice truly matters.

Whether you're new to the process or have contributed before - now's the time to take part!

Thank you, Little Missenden Neighbourhood Plan Team



Dear All,

As part of our ongoing work to create a Neighbourhood Plan for the Parish of Little Missenden - covering Holmer Green, Hyde Heath, Little Kingshill & Little Missenden - we are now preparing for the final community consultation before the Plan is submitted to Buckinghamshire Council for examination.

As volunteers representing these four villages, we really want to emphasise the importance of this neighbourhood plan. It is a government sponsored legal document which gives YOU your freedom to have your say in the future of our Parish community.

This six-week consultation marks the last opportunity for residents to have their say before the Plan goes to a public referendum in Autumn 2025. Once adopted, the Neighbourhood Plan will become a legal document that guides future development in our Parish. It will help ensure that any future changes reflect the wishes and needs of our community.

- 📅 When? From the week commencing 12 May 2025
- 📍 Where? In person at Rossetti Hall, or online via the LMPC website
- 🎯 Why? To gather final feedback from residents before the Neighbourhood Plan is formally submitted

We encourage everyone - whether you've contributed before or are just getting involved - to take part in this important stage. Your input will help shape the future of our Parish for generations to come.

With thanks,
The Little Missenden Neighbourhood Plan Team

[See insights and ads](#)

[Boost post](#)

👍 You and 3 others 2 comments 8 shares

👍 Like Comment Share



🚨 BREAKING NEWS: Your Opinion is Needed (and It's Totally Legal)!

Dear fellow residents of Holmer Green, Hyde Heath, Little Kingshill & Little Missenden,

Do you love our beautiful Parish? 💎 Do you have opinions? 💎 Do you like telling people your opinions... without being muted?

Well, this is your moment. 🙋 🗨️

Presenting: 💎 🌟 The Little Missenden Neighbourhood Plan 🌟 💎 A thrilling saga of community input, future dreams, and... local development guidelines (try to contain your excitement).

📅 Coming Soon: The Final Consultation 💎 starts the week of 12 May 2025 💎 (Yes, it's like Eurovision for planning, only with more documents and fewer sequins.)

📍 Where can you spill the tea?
In person at Rossetti Hall on Thursdays 0900-1200
Or online via the LMPC website - <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

🔥 Why should you care? 💎 Because once this Plan is adopted, it becomes a legal document that decides what can and can't happen in your village. 💎 Want to protect green space? 💎 Have thoughts on new housing? 💎 Feel very strongly about where the ducks should cross the road?

Say it now - or forever complain about it in the pub later.

This is the final chance to have your say before the Plan goes to a public vote in Autumn 2025. Whether you've been involved before or just wandered in looking for biscuits - we want to hear from you.

🗨️ Speak now. Or live in mystery cul-de-sacs forever.

Yours in civic enthusiasm, 💎
The Little Missenden Neighbourhood Plan Team



[See insights and ads](#)

[Boost post](#)

👍 You and 1 other

👍 Like Comment Share



LMPC Neighbourhood Plan

Posted by
23 Jun · 🌐

🕒 ONLY 2 DAYS LEFT! 🕒

This is your final chance to have a say in the future of Holmer Green, Hyde Heath, Little Kingshill & Little Missenden!

Our Neighbourhood Plan is almost ready to be submitted to Buckinghamshire Council – but before we do, we need to hear from YOU.

This is more than a survey... it's your opportunity to influence a legal document that will shape how our villages grow and develop in the years ahead.



Consultation closes in just 2 days!

📍 Have your say online via the Little Missenden Parish Council website - <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>



Whether you've already contributed or this is your first time, every voice matters.

Help us make sure our Neighbourhood Plan reflects the real needs and values of our community.



Get involved before it's too late!

With thanks,
The Little Missenden Neighbourhood Plan Team

...



LMPC Neighbourhood Plan

Posted by
24 Jun · 🌐

🔴 ENDS TOMORROW! 🔴

🕒 Only a few hours left to have your say!

This is the final moment to influence the Neighbourhood Plan for:

- 🏡 Holmer Green
- 🌳 Hyde Heath
- 🏡 Little Kingshill
- 🏡 Little Missenden

After tomorrow, the consultation closes and your chance to help shape how our villages grow and develop will be gone.



Closes: Wednesday 25th of June

📄 Submit online via the LMPC website - Or online via the LMPC website - <https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

This plan will become a legal blueprint for the future of our Parish.

If you want your voice heard, now is the time.



A few hours. A big decision. Make it count.



Please share this with neighbours, friends & local groups - every voice matters!

Kind Regards,
The Little Missenden Neighbourhood Plan Team

...



littlemissendenparish.gov.uk

Little Missenden Parish Council | Neighbourhood Plan

See insights and ads

Boost post



You

1 share



Like



Comment



Share



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Little Missenden Parish Council | Neighbourhood Plan

See insights and ads

Boost post



You



Like



Comment



Share

Appendix H. Engagement Log

Engagement Log for Little Kingshill. March 2022-Dec 2024

| Date | Time Approx Hrs | Contact | Purpose |
|------------------|-----------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Feb 22 | 5 | Steering Group | Engagement and forming process. |
| April 22 | 4 | Steering Group | Logo Design |
| May-July 22 | 7 | Baptist Church Combined School Priestfield Arboretum RF-Dormant LKVS | Evidence Gathering Timeline, Listed Buildings, History, Facilities, updated contacts links. |
| Aug 22- Feb23 | 6 | Sub-group BW, TL | Design of Questionnaire |
| Nov 22 | 2 | LK Village Email System | Pre intro of Questionnaire and asking for volunteers |
| Jan 23 | 2 | LK Village Email System | Making village aware of progress. Asking for volunteers to help. |
| Jan-May 23 | 20 | Reports written | History, Facilities |
| Jan-June 23 | 8 | AT | Vision, distribution of questionnaire |
| March 23 | 4 | Village | Distribution of Questionnaire |
| April 23 | 6 | AECOM | Design Code, Walk about LK |
| Aug 23 | 2 | Parish Council | Mapping Access |
| Aug 23 | 2 | Bucks Council | TPO information |
| Sept 23 | 2 | Heritage Parks | Permission to use existing report |
| Sept 23 | 2 | Parish Council, KLKG | Identify information on Claimed Footpaths |
| Feb-Sept 24 | 20 | BT, IW, LM | Shared doc Green Gaps and Buffers |
| Aug 24 | 4 | SC, BT, LM | Appraisal of village layout |
| Sept 24 | 4 | SK | Village Photos Ancient Hedgerows and Holloway Assessment. |

Engagement Log for Little Kingshill. March 2022-Dec 2024

| | | | |
|------------|-----|----------------|----------------------------------------------------------------------|
| Sept 24 | 16 | DM | NDHA report input |
| Aug-Nov 24 | 4 | IM | History The Fallen Scouts |
| Oct 24 | 28 | DM | Shared docs Green Spaces History |
| Oct 24 | 4 | HG, LM | Attend Events |
| Oct 24 | 20 | Cornerstone | LK Engagement Event in the village, pre-consultation 68 attendees |
| Oct 24 | 3 | MB | Review reports, constructive feedback. |
| Oct 24 | 4 | PM | Presentation due to shared ward boundary |
| Oct 24 | 4 | IM | Plaque to explain the importance of trees planted in name of fallen. |
| Oct 24 | 2 | Parish Council | Fund plaque and start process of protecting trees with TPOs. |
| Nov-Dec 24 | 6 | RF | Revive LKVS |
| Dec 24 | 4 | GC | Design of survey for purpose LKVS-by product of LMNP |
| Total | 195 | | |

Sep25

Dear NPSG,

Congratulations on the tremendous progress you and the committee have made in getting the Little Missenden Parish Neighbourhood Plan developed and nearing completion.

As you know the Holmer Green Village Society has fully supported and engaged in the production of the plan since the work commenced and we are very encouraged that it has developed into such a professional, detailed set of documents which detail the hopes of the residents of our Parish and their wishes for the future.

We always try to represent the views of our residents and remain very pleased that such care has been taken to establish what residents' views are and to then present them in this comprehensive and detailed document.

We look forward to seeing the finalised plan in due course and remain fully committed to working with you and your team to do all we can in support of the work.

Well done and keep up the good work.

Kind Regards

Chair Holmer Green Village Society

Consultation schedule And Details (copy 02)

Sent 16 May at 15:06

Subject Little Missenden Parish Neighbourhood Plan Consultation

Audience LMPC

URL <http://eepurl.com/jeX2IA>

Shortcuts

Available

Resend to
non-openers

Edit &
resend →

Replicate email

Replicate →

Previously used

[Resend to new subscribers](#)

Sent 29/05/2025 >

Exclude Apple MPP opens ⓘ



Engagement ⓘ

Includes Apple MPP

107 Unique opens

▲ 77.5%

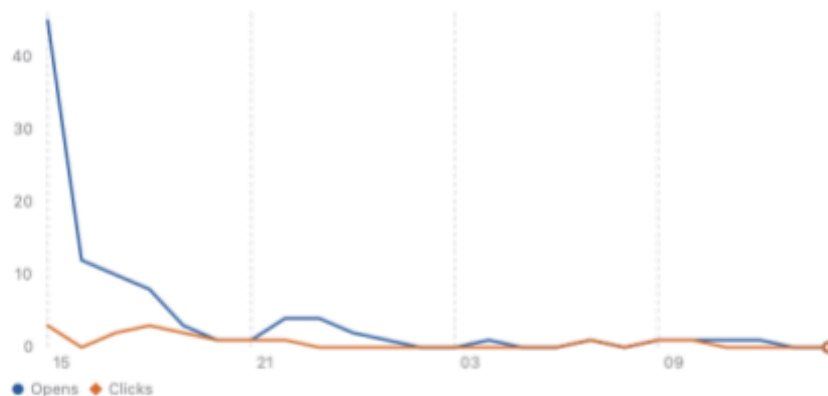
18 Unique clicks

▲ 13%

Performance ⓘ

Includes Apple MPP

First 24 hour performance



| | |
|-----------------------|-------|
| Abuse reports | 0 |
| Recipients | 143 > |
| Unsubscribes | 0 |
| Successful deliveries | 138 |
| Bounced | 5 > |
| Total opens | 294 |
| Total clicks | 35 |
| Forwarded | 0 |
| Forwarded opens | 0 |

Annex A. Survey Results

Little Missenden Parish
Neighbourhood Plan Survey

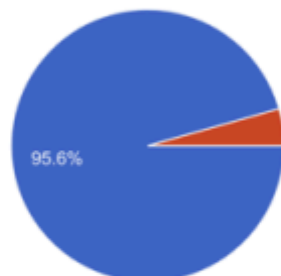
February-March 2023

How did you find out about this survey?
500 responses



Do you live in the Parish?

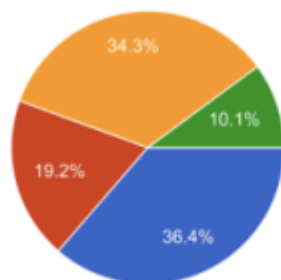
502 responses



- Yes
- No - but I work, learn or volunteer there

Where do you live in the Parish?

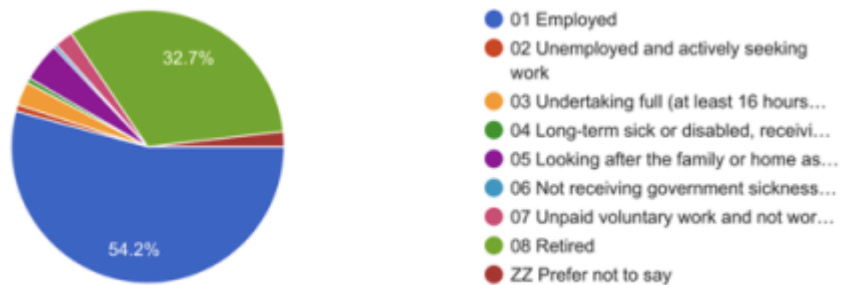
484 responses



- In or nearest to Holmer Green
- In or nearest to Hyde Heath
- In or nearest to Little Kingshill
- In or nearest to Little Missenden

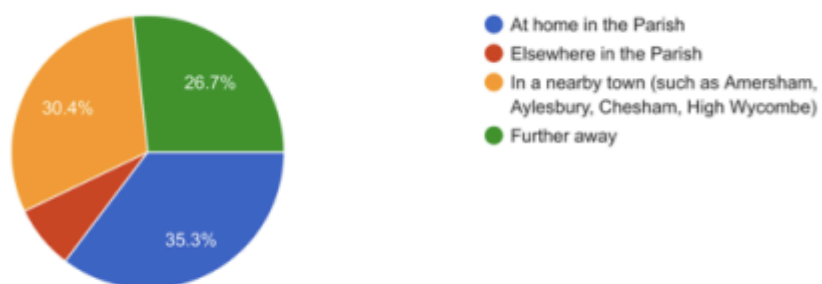
Which of these best describes your lifestyle?

502 responses



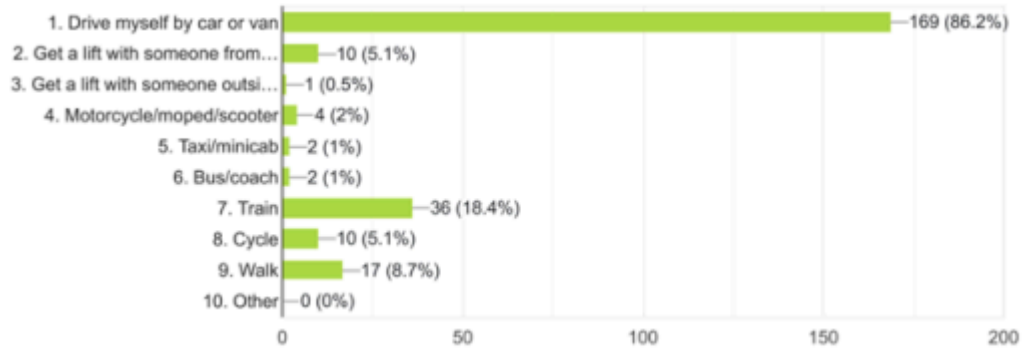
Where do you mostly work, learn or volunteer?

303 responses



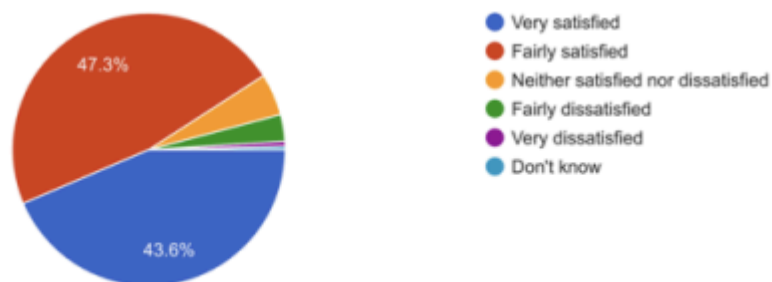
How do you usually travel to work, volunteering or studying?

196 responses



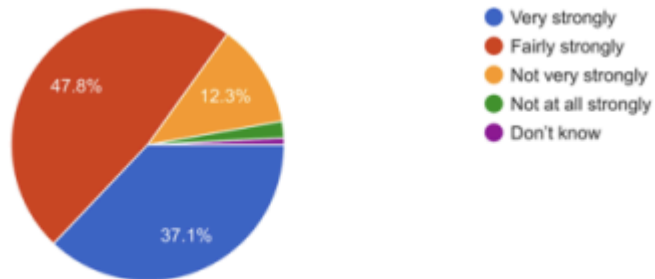
Overall, how satisfied or dissatisfied are you with your local area as a place to live?

505 responses



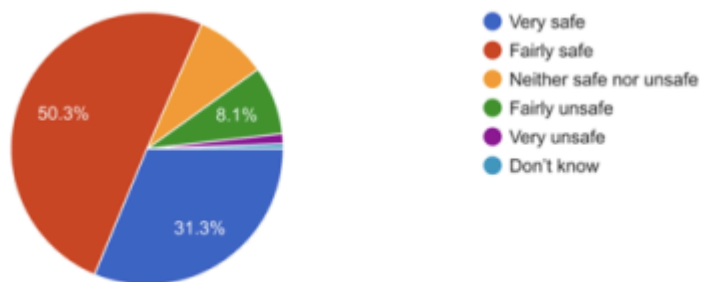
How strongly do you feel you belong to your local area?

504 responses



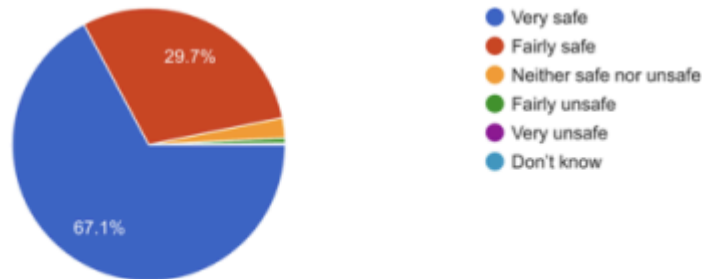
How safe or unsafe do you feel when outside in your local area after dark?

505 responses



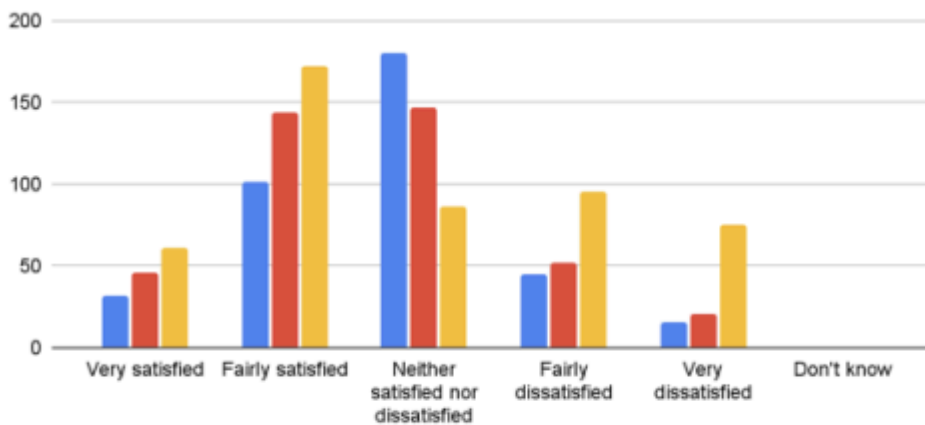
How safe or unsafe do you feel when outside in your local area during the day?

505 responses

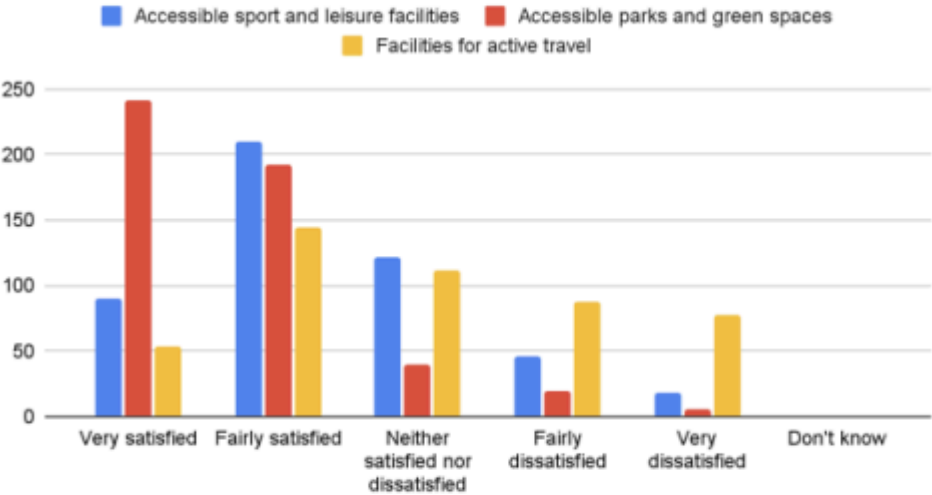


How satisfied are you with....

■ Services and support for older people
 ■ Services and support for children and young people
 ■ Health and social care facilities

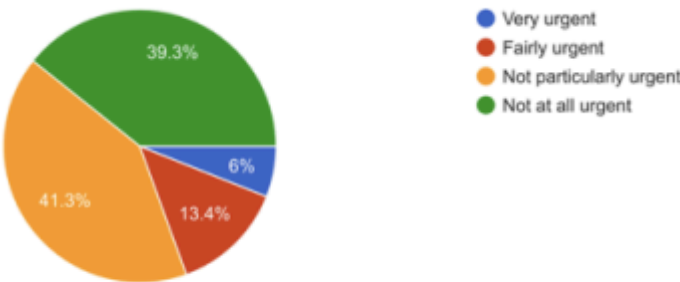


How satisfied are you with...

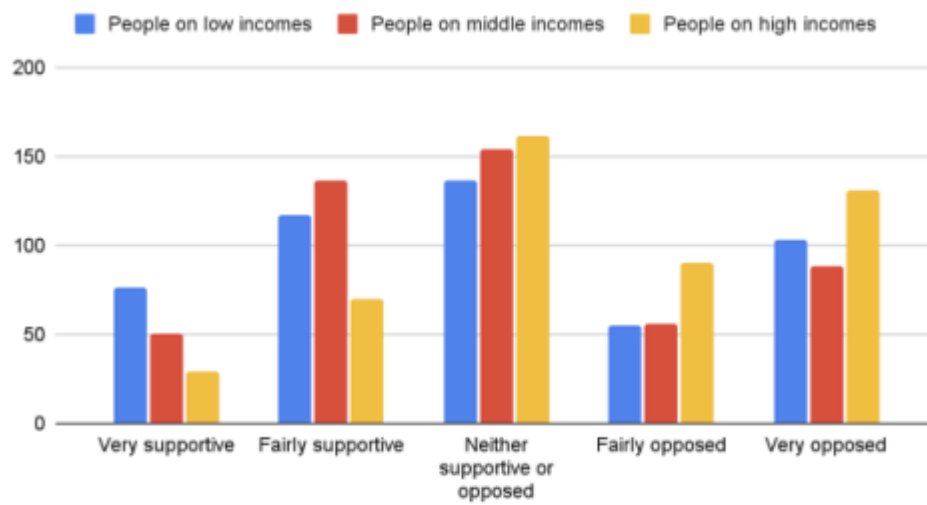


How urgent is the need for more housing near where you live?

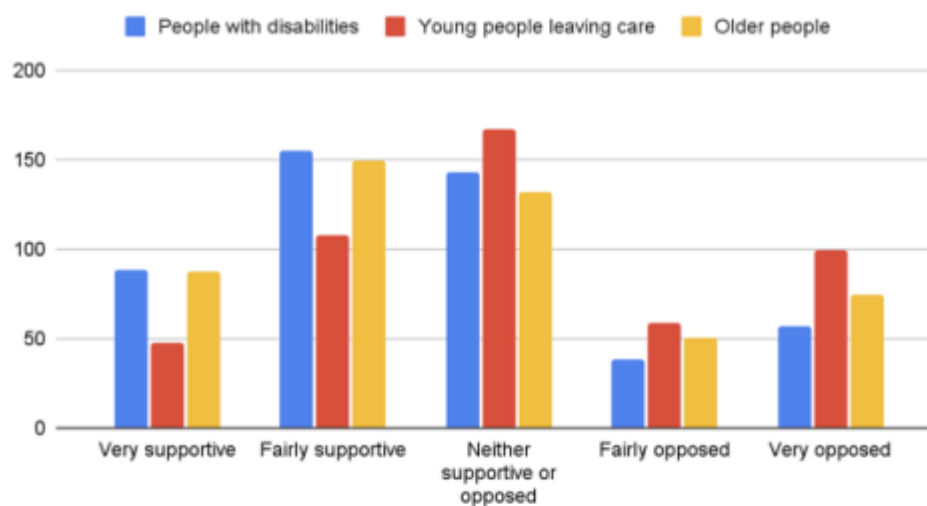
499 responses



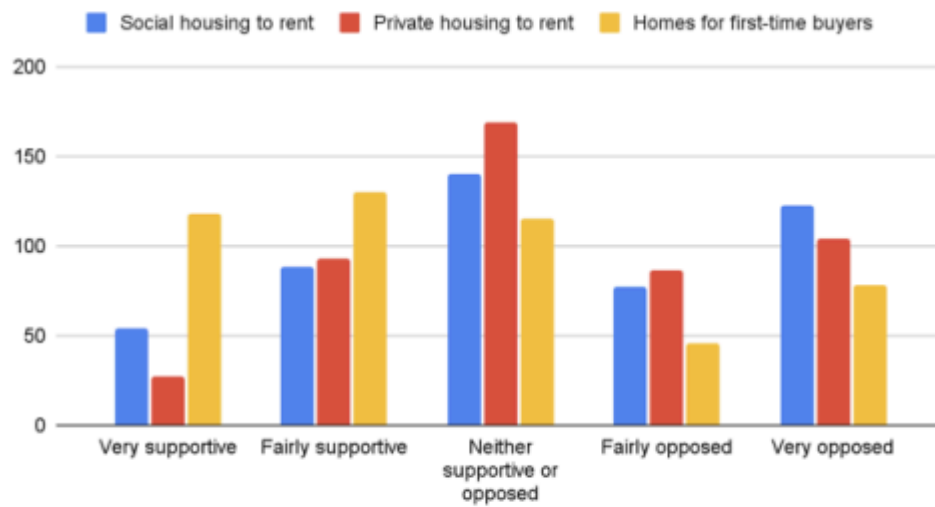
To what extent do you support homes for...



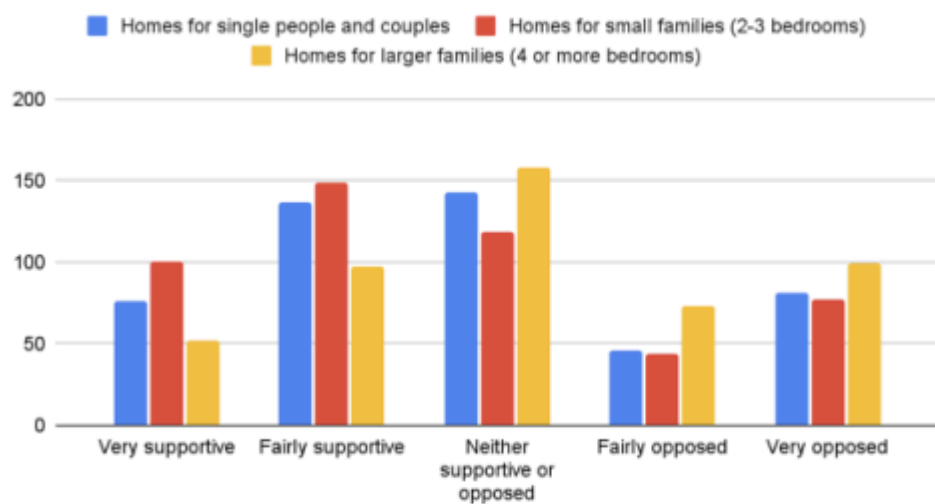
To what extent do you support homes for...



To what extent do you support...

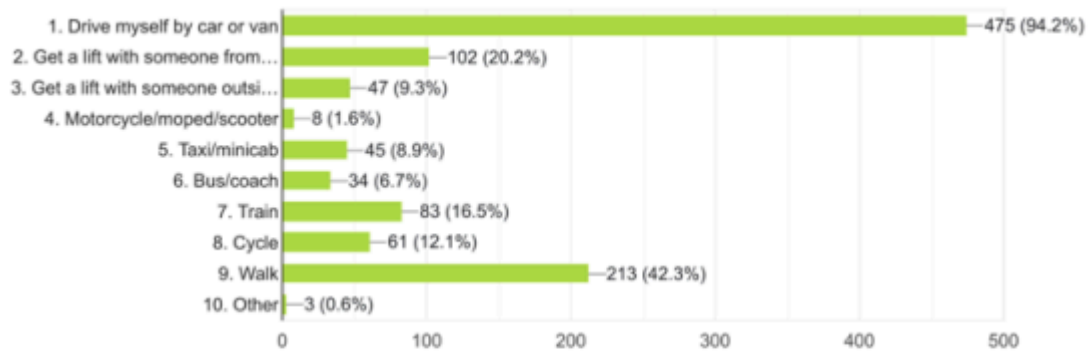


To what extent do you support...

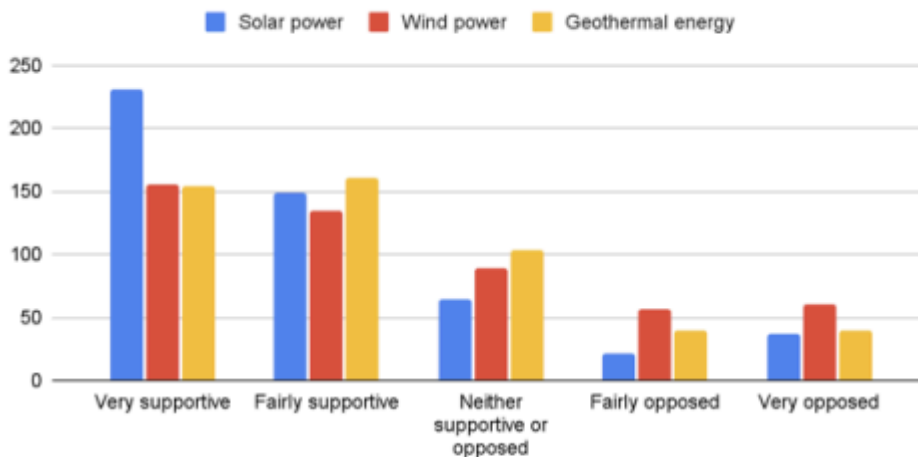


How do you usually travel for activities other than work, volunteering or studying (for example, shopping, healthcare, socialising)?

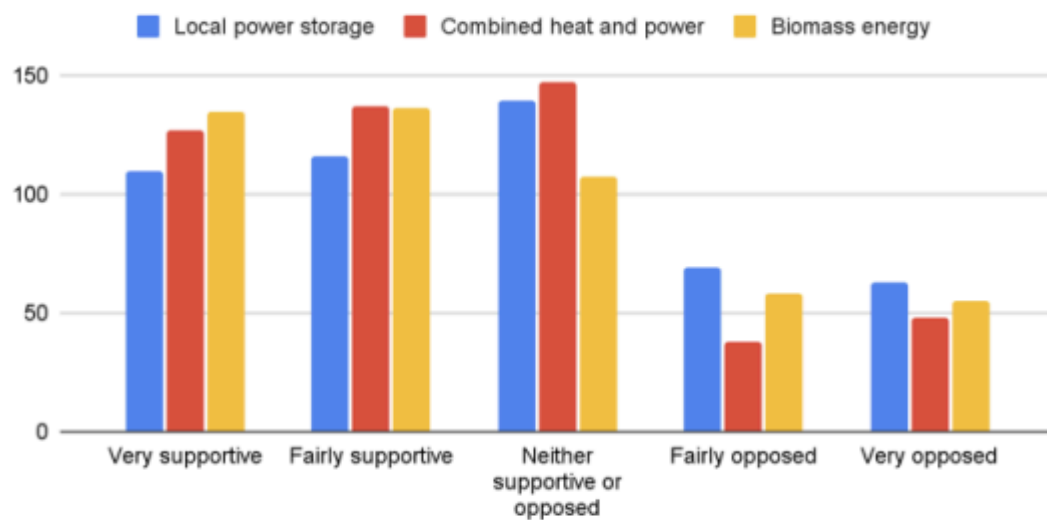
504 responses



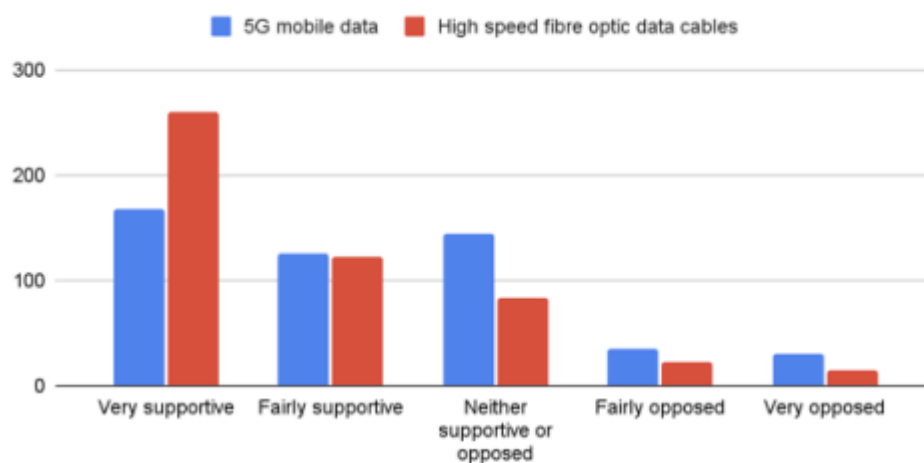
To what extent do you support these sustainable forms of energy infrastructure...



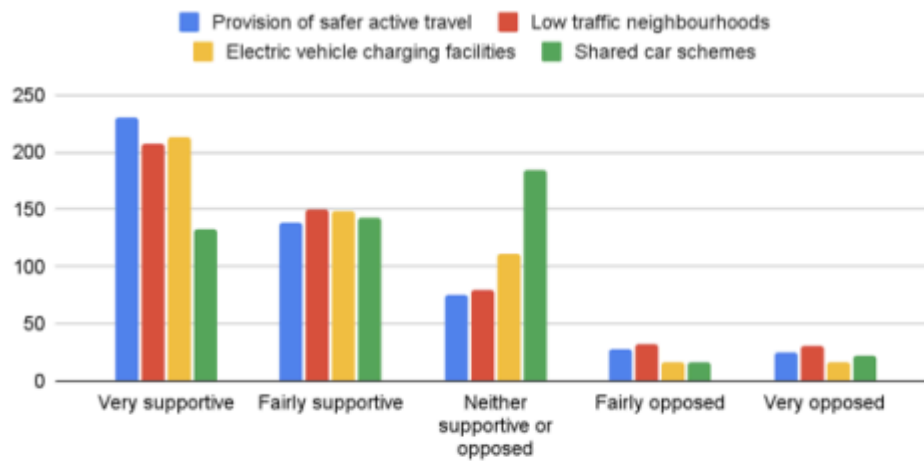
To what extent do you support more complex energy infrastructure such as....



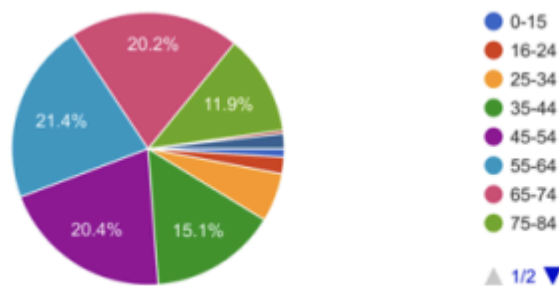
To what extent do you support these types of communication infrastructure....



To what extent do you support these types of transport infrastructure....

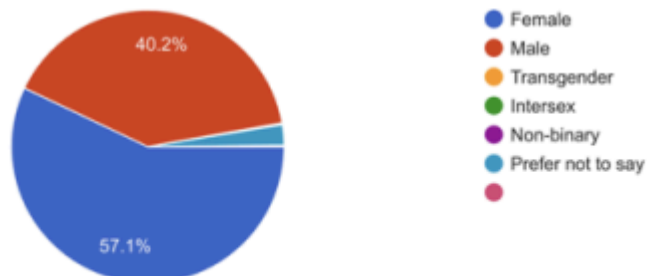


Your age
504 responses



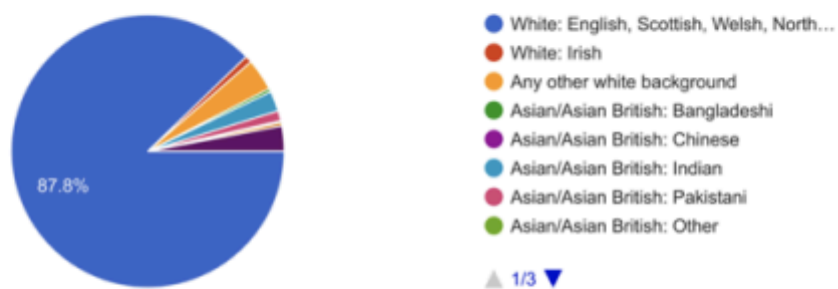
What term do you use to describe your gender?

503 responses



What is your ethnic group?

501 responses



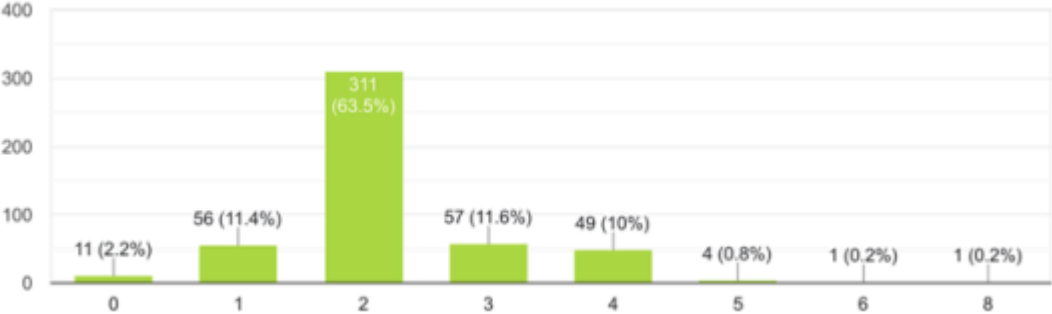
Which of these best describes your housing situation?

501 responses



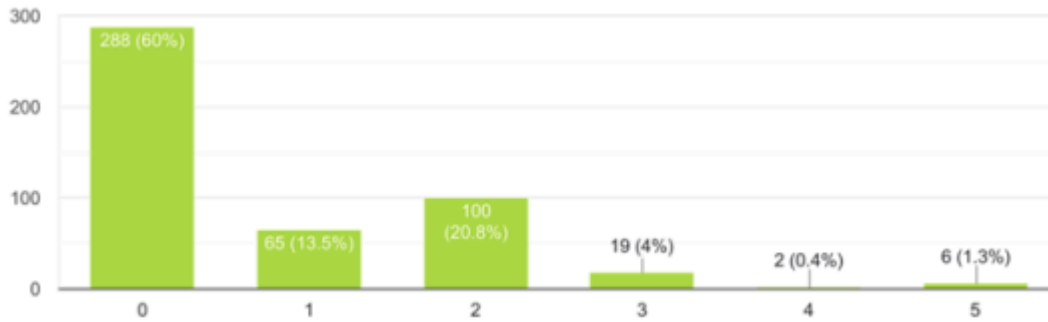
How many adults (18 or older) live in your household?

490 responses



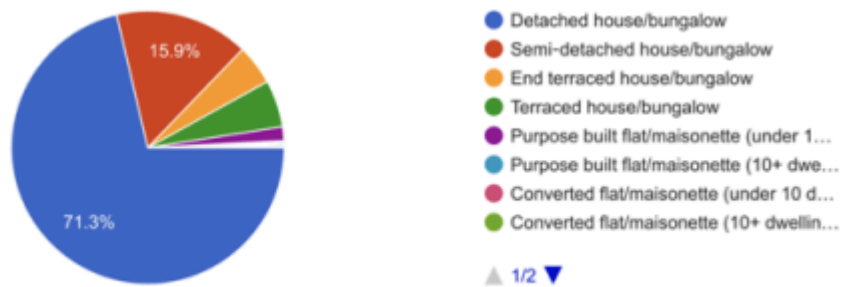
How many children or young people (aged 0-17) live in your household?

480 responses



If you live in the Parish, what kind of home do you live in?

485 responses



Annex B. Formal Regulation 14 Consultation Feedback

Online comments

| ID | Which section, page or paragraph of the plan are you commenting on? | Please state your comments or concerns | Are there changes you wish to see to this part of the plan? |
|----|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | test | test | test |
| 2 | 11.2 | I just wanted to say well done, what a lot of work - this must have taken you such a long time to put together! | 11.2 - please can you amend our school name to our legal name which includes the fact that we have a pre-school - thanks so much! Holmer Green First School and Pre-School |
| 3 | The NP main section page 4 para 1.3 which refers to N Yorks which should be Bucks council | See above | See above |
| 4 | The whole report | Thank you to all who participated in putting together a comprehensive plan. As a lay person, I think it is always going to be important to take in the views of the majority of the community as I totally understand that not everyone will have their views obliged. Kind regards | No thank you |
| 5 | The whole plan | What an absolutely fascinating read. A very well thought out and solid neighbourhood plan. I feel safe that Little Missenden and all the other lovely surrounding Parish villages will be protected for years to come. I have had the privilege of living at 1 Red Lion Cottages (pictured in the report a couple of times) for 20 years now and feel very lucky to live in such a beautiful village. I also look forward to more Cherry Orchards and 'Cherry Pie Sundays'!. Thank you to everyone who has made this plan happen! I am fully in support of it | No |
| 6 | General | I agree with the overall principles set out and the characterisation of the villages and area in general. In particular I agree with retaining green spaces, keeping the settlement areas separate and distinct using buffer zones, and restricting development to infill. Any reduction in the areas covered by the green belt should be resisted | No |
| 7 | Page 28 & 31 | p28 Character of Little Kingshill states that "all housing is 2 storey". This is incorrect - there is definitely a single storey bungalow on Stony Lane and at least one on New Road (excluding the dormer bungalows). Plus there are several houses with either a third floor or loft conversion in full time use as living accommodation on Windsor Lane and Nags Head Lane. P31 Policy SD2 : High Quality development. In light of the above - New development in Little Kingshill should not be restricted to 2 storeys because sensitively designed houses with either a basement or a third floor could fit very well into the current village housing stock and make better use of the same size plot | Please correct the wrong information on p28 as above and consider changing the Policy SD2 regarding future development in Little Kingshill |
| 8 | 3.12 and Padel | Missing detail | Tbc |
| 9 | Little Missenden Village - Greenway and Microgrids | Greenway: Little Missenden is an island really only accessible by motor vehicle and of course indirect footpaths. I am hoping that the Greenway rolling out from around Wendover to Amersham will pass through LM and then we can cycle safely to Gt Missenden, Amersham and beyond. Bicycles are also becoming electrified and can carry shopping/books. This makes it more possible for schoolchildren and elderly people to get too and from local towns without a car. I would like the LMNP to actively support the principle of new green connections that will make us less isolated and not to be rigid on 'motors' when in London for example 65% of bicycle sales now have motors. Microgrids: Solar panels and Batteries have become so cheap that it is becoming possible for communities like LM to have a microgrid to give us reliable and much cheaper electrical energy and helping us with the option to switch from gas to heat pumps. This is not a BESS! I would like the LMNP to actively support the principle of microgrids subject of course to it making economic and aesthetic sense, rather than inadvertently making it impossible to do something because of the current BESS issue leading to too broad wording in the LMNP | I could provide wording suggestions if you like, or rely on you Guys to steer a wise path between competing interests. eg p13 Rights of Way could say non-road vehicle movement rather than non-motorised movement |
| 10 | Policy NE2 – Biodiversity and Natural Environment | The Misbourne chalk stream is a vital and sensitive ecological feature of our parish. Its health is impacted by agricultural practices, including the use of pesticides and fertilisers, as well | I suggest that Policy NE2 explicitly references the Misbourne chalk stream, emphasising the need for protective measures. This could include promoting |

| | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | as livestock access to water meadows. These activities can degrade water quality and harm aquatic ecosystems. | organic or low-impact farming practices near the stream, restricting harmful agricultural inputs, and collaborating with environmental agencies to monitor and enhance water quality |
| 11 | Policy NE2 – Biodiversity and Natural Environment | Species such as house martins and bats, which nest in buildings, are present in our village but are experiencing national declines. Factors contributing to this include the removal of nests by property owners and a decrease in insect populations, possibly due to intensive farming practices and water pollution | Policy NE2 should address the protection of nesting birds and bats by encouraging the preservation of existing nests, discouraging their removal during breeding seasons, and promoting the installation of nesting boxes in new developments. Additionally, supporting insect-friendly land management practices would benefit these species |
| 12 | Policy LF2 – Local Facilities | Little Missenden village playground is currently in a state of neglect, lacking modern and safe equipment for children. Furthermore, the area presents an opportunity to enhance local biodiversity through thoughtful landscaping | Policy LF2 should include a commitment to refurbishing the playground to ensure it is safe and engaging for children. Incorporating biodiversity-supportive features, such as planting native species and cherry trees, would enrich the space both ecologically and aesthetically |
| 13 | Policy LC2 – Landscape Character | The field between Beaumont End Lane, Toby's Lane, and the main Little Missenden village road is a prominent feature of the village's landscape. Currently used for low-grade agriculture, the field's mature trees are showing signs of stress, possibly due to intensive farming practices | Policy LC2 should recognise the visual and ecological importance of this field. While acknowledging its private ownership, the plan could encourage sustainable land management practices, such as protecting existing trees, reducing chemical use, and considering the establishment of meadows or orchards to enhance biodiversity |
| 14 | Policy TT2 – Traffic and Transport | The main road through Little Missenden lacks pavements in several areas, posing safety risks for pedestrians, especially children attending the local infant school. Additionally, the village often experiences increased traffic when the A413 is congested, leading to speeding vehicles using the village as a shortcut | Policy TT2 should support the implementation of a 20mph speed limit throughout the village, particularly near the school and areas without pavements. This measure has previously received unanimous support from residents and would significantly enhance pedestrian safety |
| 15 | General comment | While not directly addressed in the plan, the proposed Mop End Battery Energy Storage System (BESS) has raised significant concerns among residents due to its scale, proximity to the Chilterns AONB, and potential environmental and safety impacts | Although the BESS proposal may fall outside the immediate scope of the Neighbourhood Plan, it would be prudent to acknowledge such developments' potential impact on the parish's landscape and environment. The plan could include a statement supporting rigorous assessment of large-scale industrial proposals to ensure they align with the community's values and environmental priorities |
| 16 | Local Green Spaces, Policy Map 2 Little Kingshill Buffer Zone and Local Green Spaces | Could I please confirm why only Valley View field is included in the proposed buffer zone, when all of the fields in that plot of land are utilised regularly by all of the local community and preventing building on any of them is absolutely critical to preserving the heart of Little Kingshill | I would hope that we could extend the buffer zone to encompass all of the fields adjacent to Valley View field or at least widen the buffer zone down the Hare Lane Holloway to encompass the first set of fields running parallel to Hare Lane |
| 17 | Maps for Little Kingshill. Buffer zone, Rural Heart. Is correct on page 46 of the draft plan. Not correctly shown in supporting doc Strategic Gaps | Also testing to see if form times out | Consistency with supporting docs. Editing session will be needed |
| 18 | Page 12 Vision - By 2039... | I believe the opening sentence to the vision for Holmer Green should state: "The community vision for Holmer Green is to retain its rural character, protect green spaces and farmland and continue to be a thriving village to live in. Future housing and design and small-scale development will respect the rural nature of the village by fulfilling the needs important to the community". As a resident of the village, I chose this area to live in because of it's rural feel, with fields surrounding three sides of the village - and this rural charm and small community is what the vision should focus on rather than leading with a statement on developments. Any further developments on the scale of Tralee Farm will simply erode the rural feel of our village. Since moving here seven years ago, there has been constant developments across land with multiple houses being built in our small village. The vision should focus on how we carefully manage this to prevent Holmer Green losing its rural feel | I believe the opening sentence to the vision for Holmer Green should state: "The community vision for Holmer Green is to retain its rural character, protect green spaces and farmland and continue to be a thriving village to live in. Future housing and design and small-scale development will respect the rural nature of the village by fulfilling the needs important to the community". As a resident of the village, I chose this area to live in because of it's rural feel, with fields surrounding three sides of the village - and this rural charm and small community is what the vision should focus on rather than leading with a statement on developments. Any further developments on the scale of Tralee Farm will simply erode the rural feel of our village. Since moving here seven years ago, there has been constant developments across land with multiple houses being built in our small village. The vision should focus on how we carefully manage this to prevent Holmer Green losing its rural feel |

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| 19 | Page 31 Policy SD2 High Quality Design | I disagree that we should allow any further developments of 2.5/3 storey homes in Holmer Green. Holmer Green is a rural village and not a town - therefore the housing should be sympathetic to the rural nature of the village. By allowing the development of 2.5/3 storey homes, regardless of where they are built in our village, you are changing the make-up from a rural village to a town | All new developments must not be more than two storeys in height in Holmer Green |
| 20 | Page 31 SD2 High Quality Design | I believe developers should be held to account over erecting fencing instead of hedgerows when building a new property. We know they choose the fencing option as it is cheaper and easier. Instead, we should be challenging them to create a green boundary around a new house, consisting of hedging/trees to protect our wildlife and environment. It is also by far more aesthetically sympathetic to the surroundings | All new developments must create a green boundary around a new house, consisting of hedging/trees to protect our wildlife and environment |
| 21 | Page 31 SD2 High Quality Design | New developments never have nearly enough car parking spaces for the number of people who will be residing in the new property. This leads to parking on the streets and causes congestion and the erosion of the rural feel of the village | All new developments must have driveways that can accommodate the number of cars that in reality will reside at this property |
| 22 | Page 34 Policy SD4 New Housing Development | I completely disagree with the statement in this box. Holmer Green is lacking in decent-sized family homes and gardens for those who have young families. Holmer Green is an attractive village for young families wishing to have a more rural life but still be close to commuting towns for working in London. By encouraging only the building of smaller properties to suit the needs of young and elderly people, we are preventing these families from being able to move to the village as we only have a limited number of these family homes in the village. In addition, by squeezing more smaller properties into development sites, we are allowing developers to over populate the village and stack housing close together | The plan must include the provision of good-sized family homes and gardens, that have their own unique character and charm, for young and growing families in the village - where possible, when one house is knocked down, instead of squeezing two properties onto it, it should be replaced by one individual property to accommodate a growing family |
| 23 | Page 41 Provisions for Pedestrians, Cyclists and Horse Riders | I'm concerned about the high volume of traffic, including large construction and building traffic along Beech Tree Road - which often includes construction traffic from High Wycombe using it as a cut through to the A404. Vehicles also speed along this road which is regularly used by children as they walk/cycle to and from nursery, pre-school and school. I fear for the safety of these pedestrians and cyclists along Beech Tree Road | Traffic speed reduction/calming measures implemented along Beech Tree Road to stop vehicles from speeding along this road, and to deter construction vehicles from using Holmer Green as a short cut to the A404 |
| 24 | 12. Traffic and Transport | There is no mention in this section of the current traffic issues of speeding through the village of Hyde Heath. This is a long-standing issue, and previous conversations with the Parish Council and the Police have denied this. Traffic often drives above the 30mph limit, particularly towards the Hyde End direction (between the Plough Pub and Mantles Green Farm), meaning that it is often unsafe here to cross the road, or pull out of driveways. As there is no footpath here, my children have to cross the road at this point to walk along the Common to catch the bus to and from school. This situation is made worse due to the lack of sufficient parking at the Heath Garage business premises and they park their excess customer cars along this stretch of road | The plan should acknowledge these current difficulties and propose ongoing monitoring of this situation, alongside implementing pro-active measures to reduce driver speeds. Previously, the Police have suggested moving the 30mph limit further along Hyde Heath Road towards Hyde End so that traffic has to maintain the limit for longer after they have left the residential part of the village. A 20mph limit throughout the village could also be considered. The Parish Council has previously rejected several forms of traffic calming/management, but the Neighbourhood Plan should actively promote further consultation into all these suggested measures and investigate further suitable methods for this location |
| 25 | Various | 1. Section 11 - Inconsistency between list in 11.2 and policy LF1. In 11.2 HGSA is listed separately but it is omitted from the list in LF1. It is therefore not explicitly protected under the scope of LF1. 2. Annex 1: Policy map 3 - HGSA should be highlighted in Green. 3. Section 11: Policy LF1 - Text refers only to "preventing the loss or causing significant harm to" local facilities. The policy must be expanded to ensure local infrastructure eg Health facilities are developed in conjunction with housing developments to ensure adequate provision for an ever increasing number of residents/dwellings. 4. Section 6 & 10 - Both sections have exactly the same title ie Sustainable Development. This is confusing. Please use different titles to differentiate the content of each section. 5. Section 7.1 - "are all are set" doesn't make sense - please reword 6. Section 7.4 - "Guidance" - misspelt 7. Policy LC1 - "to" missing 8. Section 13.4 - "District" - misspelt | Included in comments above |

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| 26 | Consultation Draft main doc - 8.6 pg 19 | <p>'Hedgerows are an important feature' and ' to be respected when development is designed' This I can agree with and when combined with the information and immense detail within the Stuart King Hare Lane Hedge Dating report it feels disappointing that the NP committee did not see it appropriate to create LGSpaces around all the ancient hedgerows in heart of Little Kingshill. Stuart King described 7 hedgerows of 750 years plus with Hare Lane Holloway believed to be Saxon 1000 years in origin.</p> <p>although Hare Lane Holloway is marked with some margin into the green adjacent field, I can see from the table of tree measurements within the Local Green Spacers document that the largest oak tree extends 15 metres into the field. The Hare Lane Holloway Local Green space appears far too narrow on the maps provided, and as it stands not protective enough of this ancient space that deserves to be viewed not only from the lane itself but from the adjoining fields. The space should be allowed to breathe and be given the full width of the fields adjoining Hare lane Holloway</p> | <p>yes I wish the respect that ancient hedgerows deserve to be translated into protecting all the hedgerows in the centre of the village of Little Kingshill as per Stuart King report and I wish the Hare lane Holloway allocation to include the full widths of the bordering fields.</p> <p>This would be in complete agreement with the local community who responded overwhelmingly to your questionnaire and made it incredibly clear how important the local green spaces and the fields that sit in the heart of our village are to us</p> |
| 27 | main draft doc pg 28 Character Area: Little Kingshill | Disagree with the wording ' belt of fields' - you can see from the map it's a group of fields (5) they are not in a linear position in a row of 5 | <p>Yes please change the wording from "belt" to reflect that these fields are in the very heart of our village and they are integral to how many of the community live and use this space. The LK itself encircles the green heart of 5 large fields, bordered by woodland and the arboretum.</p> <p>I know it seems overly critical to change this one word but it isn't true and the green heart should be reflected in the Character Area statement</p> |
| 28 | main draft 10.20 page 32 Sustainable building and Construction | <p>' local people through the questionnaire are generally supportive of solar power infrastructure' - that sentence isn't factually incorrect although the questionnaire didn't dive deep into the community opinions on solar and where they should be located. Most will agree and notice solar power being embraced in the village on roofs however it would be very hard to imagine anyone in the community supporting the green fields in the heart of our village being covered in solar panels.</p> <p>The NP is however very reflective of our love of living in a rural green village with very limited infrastructure but we choose to live here because of its rural feel and access to the green spaces on our doorstep. Just look at the percentage from the survey of those that work from home - it's quite high, giving opportunities for a walk break or lunchtime stroll in the fields or woodland.</p> <p>The NP can not comment on our desire for solar without asking the detailed questions first. Yes to solar, Yes to on roof but NO TO SOLAR ON FIELDS</p> | <p>I think it needs clarity, a caveat to say location of solar was not discussed or remove solar completely until this has been asked of our community</p> |
| 29 | main draft doc pg41 12.13 and 12.16 Provision for pedestrians | <p>12.13 states that Pavement network is not complete in LK. This is true there is no pavement along the entirety of Windsor Lane with none from Deep Mill Lane to Longfield. This makes Public Right of Ways (PROWs) that allow access to connect the village even more important when a safe walking route on a pavement is absent. 12.16 'Improvements to the network are encouraged' An application has been made and accepted and approved by BCC for a network of paths connecting across the fields running along adjacent to the ancient hedgerows in Stuart Kings Report. If improvements are supported make it a priority to protect these hedgerows that these footpaths walk near by to to preserve them for now and all future walkers.</p> <p>the current PROW marked on the map from Windsor Lane, behind Stony Lane and ends on a corner of Windsor Lane without a pavement is dangerous so this new network of paths approved needs to be celebrated and encouraged through the NP by protecting these fields with enlarging the LGS further</p> | <p>extend the LGS to include all the ancient hedgerows in the green heart of LK and simultaneously support the problem of the incomplete pavement and support the development of this new network of paths, otherwise the NP LGSpace policy is talking the talk but not walking the walk!</p> |
| 30 | Table LG spaces Priestfield Arboretum | <p>the description implies it is only open for school visit or open days - firstly Friends of Priestfield arboretum have increased their number of open days and open to the public over an entire weekend at least twice a year and secondly the gets are never locked one can enter at anytime of the day. I am a member and go there most days. maybe this is not the space to include this info but access is available 24/7. This without doubt is a LGS and utilised a lot by the community</p> | <p>not necessarily here but a tweak somewhere if not here to show open every day not just on open days - I don't wish to imply any restriction when the document is reviewed by those that don't know the Arboretum</p> |
| 31 | Design Code LK Public Realm on pg 28 | <p>LK Public Realm: I disagree with the wording that the streetscape is 'utilitarian' in LK. This implies bland, basic, functional and I don't think accurately reflects what I see around me as I walk around LK. We have wide green verges, beautiful front gardens, front hedgerows, brick walls and in the main neat driveways. please change that one word</p> | <p>yes please remove word 'utilitarian' and maybe swap for WELL CARED FOR WITH A VARIETY OF.... street trees and limited shrubs etc....</p> |

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| 32 | L G Space assessment doc Valley View LK | Thank you for allocating Valley View as a Local Green Space this is by far the most sensible and functional and beautiful idea to do this. It respects the huge value the community has on this particular field which is one of the few places in LK you can appreciate you are on a hill and have magical far reaching views. It links the community through active travel as a important connectivity route and connects beautifully to the adjacent LGS of the Arboretum - one doesn't work without the other so thank you to the entire team in believing in the space | just wanted to say thank you for understanding our appreciation of the green heart in the centre of LK and truly understanding the way many of us live in this rural community. Valley View and Arboretum / entrance routes are perfect as they are but hare lane Holloway appears too narrow to be fully effective in its aim should incorporate a greater swathe of the fields and as sated before all the ancient hedgerows should be considered as additional LG spaces. Your hard work in this plan is greatly appreciated and I will be voting for it positively when there is a referendum |
| 33 | Vision 2039, p.13 | I fully agree with this proposed vision for Little Missenden. It is extremely important to respect these shared cherished values of the entire village community, and I am in full support of this trusted neighbourhood plan | No |
| 34 | Green spaces and buffer zones | The green spaces in Little Kingshill and the fields adjacent to Hare Lane should all be protected, having the wide open green space is vital to the whole community and used continuously by residents far and wide. The buffer zone through the fields is far too narrow and the whole set of fields should be permanently protected through the plan, building work being allowed on this area would be disastrous, create significant noise, light and traffic disruption to the whole village and take away a vital green space at the absolute heart of the village, used continuously for the benefit of all | As stated in my comments above my proposal would be that the whole green space running adjacent to Hare Lane must be protected and building work prevented |
| 35 | 10.16 Character Area Little Kingshill | statement that all housing is 2 storey is not correct. New Road has a long line of single storey houses on its north side Although a number have loft conversions but these appear as single storey | This should be corrected |
| 36 | 11.5 Little Kingshill | A list of churches is included for Holmer Green whilst they are not included for the other villages | I would like to see all churches included, but if you do not wish to do this, then Little Kingshill should at least include its Baptist Church |
| 37 | 12.3 | The list of stations that are used by parishioners from the villages is incorrect. Trains to the Midlands have not served Amersham since the 1960's. In addition if going to London most people will use the closest station | 12.3 needs rewording as follows Holmer Green - High Wycombe Little Kingshill - Great Missenden Little Missenden - Amersham Hyde Heath - Chesham |
| 38 | I had written my comments on the plan itself and unfortunately don't have time to repeat them all now. Firstly, there are still a few typos. I had marked them but as I have limited time, I will just say that perhaps a spell check will pick them up? | In general, I am very happy with the plan. In particular, I am very happy to see the focus on 1) requirements for development with environmental - net zero - concerns in mind, 2) the importance of retaining the green spaces in our parish and creating buffer zones - this is what makes our area so special, 3) not allowing the villages to merge into each other, 4) requiring smaller and less expensive houses to be part of any developments bigger than 1 or 2 houses, 5) making sure that current amenities are retained, 6) focusing on the need for parking provision in any development | There is no mention of bus service which is definitely needed in Little Kingshill and perhaps also needed in Little Missenden? I believe Holmer Green is pretty well served and I think bus service started in Hyde Heath fairly recently but I would recommend those services are also reviewed. In addition, there are two spots in Little Kingshill where I think pavements are necessary - 1) between Sheperd's Gate (Bramleys Farm) and Great Kingshill on Heath End Road and 2) on Windsor Lane between Rayner's Green and just below the area opposite Deep Mill Lane. Adding pavements in these two areas would increase the safe walking options in the village and hopefully avoid tragedies like the death of the 5 year old in Great Kingshill a number of years ago |
| 39 | 10.9 | The Little Kingshill Rural Heart Buffer Zone is critical to the character and well-being of the village and should not be built on - other than in very exceptional circumstances where the development is very small scale and in full keeping with the surroundings. Of particular concern is potential harm to the ancient Hare Lane hedgerow | The Little Kingshill Rural Heart Buffer Zone should be redesignated to a protected Green Space (or other category that prevents any development). This requested is fully aligned with Policy LF2: "The improvement of existing and provision of additional green spaces will be encouraged and supported" |
| 40 | 5 | 6 | 7 |
| 41 | The entire plan | This plan covers all the main issues and concerns for the area, I fully support it | No |

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| 42 | Policy LF1 | <p>I am concerned this section encourages the view that community facilities in the parish - such as Little Missenden village hall may be viewed as ripe for development. The only stipulation is "Any proposed replacement facility in a different location will need to demonstrate that the new facility is in a location where local people can access by foot." Surely it should also stress the replacement should represent as significant improvement in a whole range of aspects - not just of access but facilities, parking etc.</p> <p>The reference to 'infill' development is also concerning, given the ribbon nature of housing in Little Missenden:</p> <p>"The Chiltern Local Plan Policies Map shows that the villages of Little Missenden, Hyde Heath and Little Kingshill have parts of their built up areas designated as 'Rows of buildings within Green Belt' or 'Green Belt Settlement'. Within these areas, infill development and limited residential development respectively may be accepted."</p> <p>There are parts of the wider parish where some level of development could be carried out without affecting the nature of the area. In Little Missenden, filling in between houses will change the nature of the village significantly</p> | <p>While I accept there will be pressure for every parish to have some new development in the future, I think Little Missenden was designated a conservation area for a reason. It also sits in the Green Belt and an AONB. I would like to see a stronger line taken - making it an exception. It's okay to say this small corner of the Chilterns is special as it is and should remain so - as it is</p> |
| 43 | 12 | <p>Any future developments by Taylor Wimpey (and also Bellways) that are carried out have missed a MASSIVE opportunity, which I think the council should really, truly think about / should have been aware of. Traffic for developments (both the building and new residents) should have access to the new developments through a round-a-bout on the a404. We already lose so many lives from this extremely dangerous road and the roads in Holmer Green can't take any more traffic. A round-a-bout on the a404 (similar to the one at Flackwell Heath near Berkley Homes) would create a good flow of traffic while slowing down other traffic down at a critical bend and the junction going onto Gravelly Way. I know that there is talk about there being issues due to land ownership, but surely there could be a mandatory purchase order in place for the new developers in Holmer Green to run a connecting road down that hedgerow. To even consider bringing traffic (both construction and domestic) into skimmers can only be regarded as ludicrous. I have worked in construction for over 50 years, I know better than most the issues with traffic and construction. Bearing in mind, that the development of these fields, the council have been aware for many years that they were apart from the Great H7 Development, so this really shouldn't be coming as a surprise. The entrances to Skimmers Field could still be used for foot traffic once the development is complete as all the amenities/schools are in walkable distance. I'm very much in favour of development but only if it is done with care and consideration and I really implore you to consider running a road down from these new Holmer Green developments (or even speaking to Bellways for the Hazlmere development) and running a permanent road down to the a404 and introducing a round a bout. I hope you consider this carefully</p> | |
| 44 | the whole plan | I support the content of the plan and thank those involved for the working developing it | no |
| 45 | Page 41 | Insufficient emphasis on welfare of pedestrians | <p>Page 41 12.11</p> <p>The questionnaire shows that residents do sometimes walk to local facilities (42%)</p> <p>This statement could be made stronger, to emphasise the need to ensure footways (pavements) are kept as free as possible.</p> <p>E.G. 42% of respondents indicated they sometime walk to the shops.</p> <p>On the same subject, I would like to see a statement that property owners and public bodies have a responsibility to ensure that vegetation etc. on their land does not cause any interference or danger to pedestrians.</p> <p>I would like to congratulate all those involved in preparing this draft plan and thank them for all their work in producing such a comprehensive document</p> |
| 46 | Sections 10 and 11 | <p>I fully support the Neighbourhood Plan and thank all those involved for their comprehensive Plan.</p> <p>As a resident of Little Kingshill I feel the LK Rural Heart Buffer Zone and associated Local Green Spaces are especially valued by the community - providing places to breath, walk, views, varied wildlife habitats, safe links between the different parts of LK and access to Great Missenden</p> | No |

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| 47 | <p>Page 5-7: "The Strategic Policy Context" - Discusses the National Planning Policy Framework (NPPF) and Green Belt protection. Page 8: "Education" - Mentions the primary school. Page 9: "Population & Household Data" - Provides demographic information. Page 10: "Consultation" - Mentions that over 80% of local people surveyed did not consider there to be an urgent need for more housing. Page 11: "Vision and Aims" (specifically "Vision") - States the intention to remain within the Green Belt and AONB. Page 13: "Neighbourhood Plan Aims" - Refers to "appropriate small-scale developments" and mentions "Traffic and Transport" aims related to road network improvements (TT1, TT2). Page 16: "Policy LC1: Rural Character" - Emphasizes "appropriate scale and character" for new development and retaining "sufficient space between new and existing buildings." Page 17: "Policy SD1: Strategic Gaps, Strategic Buffer Zones and development within settlements" - Aims to prevent settlement merging. Page 19: "Policy SD4: New Housing Development" - States no housing allocations are proposed and reiterates the finding that local people did not perceive an urgent need for more housing. Page 20: "Policy LF1: Community Facilities" - Concerns existing and new community facilities. Page 22: "Policy TT1: Traffic" - Refers to improvements to the road network</p> | <p>Strengthen Policies on "Appropriate Scale" and "Character": Be More Specific/Define "Small-Scale Developments": While the "Neighbourhood Plan Aims" on Page 13 mention "appropriate small-scale developments" and Policy LC1 "Rural Character" on Page 16 emphasizes "appropriate scale and character," these terms are subjective. The plan should be strengthened by providing more objective criteria. For example, it should define maximum dwelling densities for new developments in Little Kingshill, or state a clear limit on the number of new units that would be considered "small-scale" in a particular area. Restrict Infill and Subdivision: To protect the "generous plot sizes" mentioned in the Parish Description for Little Kingshill (implied generally for the villages on Page 16 in relation to retaining "sufficient space between new and existing buildings"), the plan should introduce stronger policies to explicitly resist garden grabbing or the subdivision of existing large plots if it would erode the low-density, spacious character of the village. This would tie into Policy LC1 on Page 16. Reinforce Green Belt and AONB Policies with Local Detail: Detailed Harm Assessment/ "Very Special Circumstances" - High Bar: The plan's "Vision" on Page 11 and "Aims" on Page 13 state the intention to remain within the Green Belt and AONB. The "Strategic Policy Context" on Pages 5-7 discusses the National Planning Policy Framework (NPPF) and its "presumption in favour of sustainable development" but also refers to Green Belt protection on Page 5. While it acknowledges the high protection, the plan should include more specific local assessments of how development would cause unacceptable harm to the Green Belt's openness or the AONB's natural beauty in Little Kingshill, reinforcing that "very special circumstances" for development in these areas are exceptionally rare. Enhance Strategic Gaps and Buffer Zones (Policy SD1): Clarity on "Unacceptable Development": Policy SD1 "Strategic Gaps, Strategic Buffer Zones and development within settlements" on Page 17 aims to prevent settlement merging. To enhance this, the plan should explicitly define the types or scales of development that would be considered "unacceptable" within these zones to prevent ambiguity. It should also include visual and landscape impact criteria for these areas. Strengthen Housing Needs Justification (Policy SD4): Reaffirm Local Stance: Policy SD4 "New Housing Development" on Page 19 states that no housing allocations are proposed and mentions that over 80% of local people surveyed did not consider there to be an urgent need for more housing. This statement on Page 10 (under "Consultation") and Page 19 is a strong point, and the plan should continue to emphasize this local stance to robustly challenge proposals driven by broader housing targets rather than demonstrated local need. Prioritize Sustainable Locations: While the plan operates within Green Belt constraints, for any development that is considered, it should strengthen language around prioritizing genuinely sustainable locations, such as previously developed land within existing settlement boundaries, before any encroachment into designated green spaces</p> | <p>Beyond BNG/Protect Specific Habitats: The "Rural Environment" Aim on Page 13 refers to protecting and enhancing the natural environment and biodiversity. While the Environment Act 2021 mandates Biodiversity Net Gain (BNG), the plan should strengthen its policies by requiring significant ecological enhancements for any permitted development and, if applicable, identifying and protecting specific local habitats or species within Little Kingshill, making their safeguarding a core policy. Furthermore, the local area is popular with bats and doormice. The bats can be clearly seen at night, and we even had to call out the BAT rescue service for one that accidentally landed in our house. Any new development should include a bat and door mice survey as mandatory. Include an Infrastructure Capacity Assessment (or a Strong Policy on it): Proactive Requirement: The "Traffic and Transport" Aims on Page 13 mention "Improvements to the road network to increase safety and adequate parking will be required alongside new development." Policy TT1 "Traffic" on Page 22 reiterates this. However, the plan does not explicitly present the argument that Little Kingshill's existing infrastructure (like roads or the single-form entry primary school mentioned in your query, which is discussed on Page 8) is currently incapable of dealing with increased traffic or people. To strengthen this, the Neighbourhood Plan should include a specific policy requiring any new development to demonstrate that existing local infrastructure has sufficient capacity, or that specific, funded, and deliverable improvements will be made concurrently with the development. It should also explicitly call for an assessment of the cumulative impact of any new development on the local primary school, roads, and other community facilities in Little Kingshill (e.g., Policy LF1 on Page 20 should be expanded)</p> |
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| 49 | all | <p>Very impressive document. the historical section is comprehensive and is a good introduction to the parish and how important it is to be aware of the history when considering future developments and the importance of retaining the identities of the villages. An excellent resource for schools as well</p> | no |

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| 50 | Local Green Gaps in LK (and Stuart King Hedge Dating Report) | <p>In view of the NPPF changes introducing GREY BELT Dec 2024 and the first site in LK to apply using this new ruling in the village see PERMISSION IN PRINCIPLE PL/25/1809/PIP. I suspect this will be the first of many hoping to set a precedent and changing land use from green belt to grey belt. As stated within the report LK is very likely to be removed completely from the GREEN BELT in the near future making building on the huge number of Call to Sites (please view a map on this as LK has a vast number for such a small community of circa 600 homes currently without significant infrastructure and no public transport within the village). A recent survey (by LKVillage Society - info and results shared online and at annual meeting) showed 77.8% of respondents in the community were concerned with planning issues in the village having been threatened numerous times that an estate of 250 homes is wanted to be built on green belt land in the heart of our village.</p> <p>The land in question is slightly protected through your NP within the Local Green Spaces document which I very much welcome - Valley View, Hare Lane Holloway, Priestfield Arboretum and its wide entrance pathway and rather ambiguously through the Local Green Gaps document showing the zig zag Buffer Zone. However given our local community was surveyed this year (through the LKVillage Society) and 93.9% of residents that responded said they most enjoyed living in Little Kingshill because of its rural setting any large development would be too impactful on this particular community.</p> <p>I don't believe the LGS have gone far enough particularly on the fields in the centre of the village and I don't believe the importance of your Hedge Dating Survey report by Stuart King has been considered sufficiently within the context of allocating further LGS that are important to our community.</p> <p>A network of PROW footpaths as mentioned in your NP has been approved on the central fields in the heart of LK, walking close to the ancient hedgerows described in the NP Hedge dating Report. These footpaths are fully supported by Bucks County Council (and by 142 residents that made the application), they are now in process awaiting a decision from a PI as the landowner has appealed the Bucks County Council decision.</p> <p>Failing to include all of the ancient hedgerows that contain numerous ancient oak trees over this land is shortsighted as I don't believe they would remain protected since the rules of Grey Belt have been introduced alongside the NewPlanning and Infrastructure Bill that doesn't require mitigations for biodiversity loss on site but rather via Natural England with the developer paying a fee to a central restoration fund.</p> <p>I have absolutely no confidence in the ancient hedgerows and ancient majestic trees surviving any development however small despite any suggested plans as we know plans change and developers sell on sites to others.</p> <p>Every single green field around LK can be applied to become Grey Belt and our rural community will no longer feel rural or retain its character</p> | <p>Please make your LGS document go further and protect more of the land at the heart of our village and in addition every hedgerow including the ancient trees that sit within the hedgerows as described in detail in Stuart Kings Hedge-Dating Report should be added as additional Local Green Spaces in LK and not just limit this to saving the one hedge on Hare Lane.(Hare Lane Holloway)</p> |
| 51 | All of it | BUCKS | I would like to keep the village in green belt and not grey belt as a whole. It's a precious community as it stands |
| 52 | LMPC-Neighbourhood-Plan-Consultation-Draft-May-25 - paragraphs on new housing development, recreational and green spaces and local green spaces | <p>I am very concerned that there is a push towards sacrificing the village green spaces for new housing development. There are several spaces within the village with narrow road and or pedestrian only access and developing these for housing will increase traffic on already strained roads and spaces. In addition, there are concerns for local residents' safety as increase in traffic on congested roads will increase the risk of accidents. I am also concerned that the loss of green spaces will affect the rural character of the village and parish. This has already been adversely affected by the development of HS2 and residents have already seen a change in the character of the village, the utilisation of natural spaces and adverse traffic conditions resulting in long delays especially in the mornings and evenings. Finally, I am concerned that the loss of buffer zones or their development will impact on the current peaceful setting of all our homes. We will lose the tranquillity that the village currently provides and hence will erode the value of our neighbourhood further</p> | <p>I would like the plans for new housing development to be reconsidered. I would also like to see that the local community is appropriately assured that green spaces and buffer zones are maintained</p> |
| 53 | All | <p>Green spaces are so important in all areas for wildlife, separation of villages, farming, environmental benefits and also social spaces for exercising etc</p> | <p>Retain as much green space as possible</p> |

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| 54 | Green gaps and spaces | <p>I am fully supportive of all of the green spaces and gaps proposed in the parish. The spaces in Little Kingshill where I live are vital to conserve the historical landscape and amenities within the village.</p> <p>I am supportive of small scale, appropriate development but this must be proportionate and sensitive to the character and beautiful landscape within the parish. Little Kingshill is a chiltern hilltop village and should be valued and protected as such</p> | <p>In Little Kingshill the green gap and space allocation doesn't go far enough and would urge that the land in the centre of the village is all protected for the current and future residents. The ancient hedgerows and Anglo Saxon hollow lane are of historical and cultural importance to the village and the wider county and should be fully protected. This land is NOT grey belt and should not be allocated as such. It is not suitable for large scale development as it has substantial beauty and amenity for the residents. We all use this land to walk, experience nature and reach Great Missenden safely on foot. LK does not have the infrastructure, such as footpaths to public transport, to support many, many new homes which if built would all need cars. The environmental impact of large developments would be detrimental to the village, its residents and the air and road quality in the local area</p> |
| 55 | Page 14 | <p>I believe that the fields along the full length of Hare Lane Holloway should form part of the protected green space. Releasing this land from The green belt, and making available for building would completely devastate the rural aspect of this half of the village. Personally, I believe all areas of green space in the heart of the village should be maintained with any release of land being made from the periphery. This would ensure the heart of the village remains in tact</p> | As above |
| 56 | Local Green spaces. Strategic Gap Buffer Zones in Little Kingshill | <p>Firstly, I wanted to say an impressive amount of work and research has clearly gone into this Plan. Reading about the history of the area, in particular the hedgerows, trees and lanes of Little Kingshill was fascinating, so thank you very much. We've lived on Hare Lane since 2013. It's been a privilege for our children to grow up here with the view to the front over Valley View and from the back looking down the valley towards Great Missenden. There's always been something special about Hare Lane and how it is nestled below the fields - I now know it's a Holloway lined with ancient trees and hedgerows and it must be protected. If the fields were developed, it would mark the end of Hare Lane as we know it. I fully support the buffer zones as proposed in the Plan</p> | <p>Stuart King's fascinating reports show that there are hedgerows dating back over 750 years, possibly even over a 1000 years in Little Kingshill. I strongly feel that all such hedgerows should be protected in the Plan and any trees of significance, which aren't currently protected by a TPO, should be assessed and granted a TPO</p> |
| 57 | Green spaces | <p>Really value the open space that links the two halves of the village. Use the space every day to walk. There is a notable lack of infrastructure which would hinder developing the green space. No doctors shop and many narrow roads. Very hard to see how a substantial housing development could be supported</p> | Please keep our green spaces |
| 58 | Section 7.6, 10.7 and Policy SD1, Policy Map 2 | <p>As stated in 7.6 and shown in Policy Map 2 , settled plateau with open landscape, with extensive fields ... with long views .. is integral to the character of the village ' Little Kingshill is a small rural village with the countryside that embraces it at every point essential to the sense of village community and life . The Little Kingshill rural buffer zone , not only is at the centre of the long views above for the village , but has been for many years an essential focus of the community as much as the church and the pub , providing not only access across the village but it is the very heart of the open space in the village and source of wildlife and natural habitation . It provides an area for dog walkers , children to play, and the place to simply be part of the wonderful countryside that is integral to the village and must be protected to ensure that Little Kingshill remains a rural village</p> | |

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| 59 | Policy SD1 - Strategic Gaps, Strategic Buffer Zones and development within settlements | <p>We are writing on behalf of a landowner with interests in the village of Little Kingshill, to submit comments in relation to the draft Little Missenden Neighbourhood Plan. In particular, to Policy SD1 and the introduction of 'Strategic Gaps' and 'Strategic Buffer Zones' within the neighbourhood plan.</p> <p>Due to the character limit on your online form this is 1 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Policy SD1: Strategic Gaps, Strategic Buffer Zones and development within settlements</p> <p>Inconsistency with Local Planning Policy</p> <p>The National Planning Policy Framework (NPPF) states that Neighbourhood Plans (NP) should set out a 'positive vision' for the future of the local area. And must be in general conformity with the strategic policies of the Local Plan.</p> <p>However, by its own admission, it would appear that Policy SD1 of the Neighbourhood Plan has been drafted in such a way as to provide 'protection' against the implications of potential emerging policy from the Local Planning Authority.</p> <p>Specifically, it notes that the now withdrawn Draft Chiltern and South Bucks Local Plan 2036 - Publication Version, proposed releasing the village of Little Kingshill from the washed over Green Belt. It reports that this has led to local concern about the vulnerability of currently open land within the centre to development which could have a detrimental impact on the character and form of the village".</p> <p>It also specifically makes reference to 'local speculation regarding a potential 250 house proposal on this land', in response to land being put forward to a Call for Sites consultation run by Buckinghamshire Council.</p> <p>Part of the Neighbourhood Plan's explanation for the designation of land as 'Strategic Buffer Zones' is that they "should only be designated on land between settlements or parts of settlements where potential development has been proposed in the call for sites, in areas close to settlements or along radial roads".</p> <p>It is suggested that this does not represent 'positive planning' as the NPPF encourages and that the Neighbourhood Plan is simply looking to prevent development coming forward in the villages. It is noted it does not propose any land for allocation in the villages</p> | Removal of proposed Buffer Zones |
| 60 | Policy SD1 - Strategic Gaps, Strategic Buffer Zones and development within settlements | <p>Due to the character limit on your online form this is 2 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Inconsistency with National Planning Policy</p> <p>The Government introduced changes to Green Belt policy in its December 2024 updates to the NPPF. Green Belt policy still maintains high levels of protection for the Green Belt, setting out that development, except for the exceptions set out in paragraph 154, would be 'inappropriate development in the Green Belt' and not allowed unless special circumstances were demonstrated. Current National Planning Policy however requires local planning authorities to undertake a Green Belt review as part of the plan making process. And this includes the identification of 'Grey Belt' land.</p> <p>Grey Belt land is defined as land which does not contribute to purposes a, b and d of the NPPF. These are:</p> <ul style="list-style-type: none"> a) to check the unrestricted sprawl of large built-up areas. b) to prevent neighbouring towns merging into one another. d) to preserve the setting and special character of historic towns. <p>The NPPG has confirmed that larger 'built up areas' (purpose a) does not apply to villages. And that purposes b) and c) does not relate to villages, only towns.</p> <p>We note the Draft Neighbourhood Plan makes no reference to the concept of Grey Belt land, and consider it should be considering these criteria when looking to effectively strengthen protection on Green Belt land, some of which could potentially be considered Grey Belt land, where this would be considered inappropriate in the context of National Planning Policy.</p> <p>It is noted that the Neighbourhood Plan sees Strategic Buffer Zones as providing protection whether the village is maintained or removed from the washed over Green Belt. However, it currently remains within the Green Belt and as such the Neighbourhood Plan policies need to be considered in that context.</p> <p>In our view, the introduction of 'strategic buffer zones' within the Neighbourhood Plan is not consistent with the clear direction of national policy to potentially allow for development in the Green Belt (Grey Belt) in sustainable locations, and where clear need exists, and where land does not contribute to the identified purposes of the Green Belt.</p> <p>In this regard, we consider the proposed introduction of 'strategic buffer zones' to be inconsistent with national planning policy. We also consider that in the case of the Little Kingshill Buffer Zone, the potential sterilisation of this extensive tract of land from any level of development is inappropriate and premature ahead of the LPA undertaking a Green Belt and Grey Belt review for the county</p> | Removal of proposed Buffer Zones |

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| 61 | Policy SD1 - Strategic Gaps, Strategic Buffer Zones and development within settlements | <p>Due to the character limit on your online form this is 2 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Inconsistency with National Planning Policy</p> <p>The Government introduced changes to Green Belt policy in its December 2024 updates to the NPPF. Green Belt policy still maintains high levels of protection for the Green Belt, setting out that development, except for the exceptions set out in paragraph 154, would be 'inappropriate development in the Green Belt' and not allowed unless special circumstances were demonstrated. Current National Planning Policy however requires local planning authorities to undertake a Green Belt review as part of the plan making process. And this includes the identification of 'Grey Belt' land.</p> <p>Grey Belt land is defined as land which does not contribute to purposes a, b and d of the NPPF. These are:</p> <ul style="list-style-type: none"> a) to check the unrestricted sprawl of large built-up areas. b) to prevent neighbouring towns merging into one another. d) to preserve the setting and special character of historic towns. <p>The NPPG has confirmed that larger 'built up areas' (purpose a) does not apply to villages. And that purposes b) and c) does not relate to villages, only towns.</p> <p>We note the Draft Neighbourhood Plan makes no reference to the concept of Grey Belt land, and consider it should be considering these criteria when looking to effectively strengthen protection on Green Belt land, some of which could potentially be considered Grey Belt land, where this would be considered inappropriate in the context of National Planning Policy.</p> <p>It is noted that the Neighbourhood Plan sees Strategic Buffer Zones as providing protection whether the village is maintained or removed from the washed over Green Belt. However, it currently remains within the Green Belt and as such the Neighbourhood Plan policies need to be considered in that context.</p> <p>In our view, the introduction of 'strategic buffer zones' within the Neighbourhood Plan is not consistent with the clear direction of national policy to potentially allow for development in the Green Belt (Grey Belt) in sustainable locations, and where clear need exists, and where land does not contribute to the identified purposes of the Green Belt.</p> <p>In this regard, we consider the proposed introduction of 'strategic buffer zones' to be inconsistent with national planning policy. We also consider that in the case of the Little Kingshill Buffer Zone, the potential sterilisation of this extensive tract of land from any level of development is inappropriate and premature ahead of the LPA undertaking a Green Belt and Grey Belt review for the county</p> | Removal of proposed Buffer Zones |
| 62 | Proposed Little Kingshill Rural Heart Buffer Zone | <p>Due to the character limit on your online form this is 3 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Proposed Little Kingshill Rural Heart Buffer Zone</p> <p>We specifically have concerns regarding the extent of the proposed Little Kingshill Rural Heart Buffer Zone.</p> <p>The draft NP states that these 'buffer zones' have been identified as areas where new development would have a "harmful effect on the existing pattern of development, through coalescence of settlements or distinct parts of settlements". An accompanying Strategic Gaps & Buffer Zones Background Paper sets out the Methodology for identifying these Strategic Buffer Zones.</p> <p>In the specific case of Little Kingshill Rural Heart Buffer Zone, the Strategic Gap paper seeks to protect the coalescence of what it describes as 'the three separate built up areas' which make up the village. These three areas have been taken from the Chiltern Local plan, adopted in 1997, where Policy GB5 identified 'developed areas' where it stated that "some further development can take place without harming the open rural character of the countryside". We have concern about the proposed introduction of 'strategic buffer zones', to maintain these separate 'developed areas' identified in planning policy from 1997, and under a completely different national planning regime. And the consistency of this mechanism with current national planning policy, as set out above. The commentary to GB5 states that these areas were identified for the sole purpose of the interpretation and implementation of the 'limited infilling in villages' policy, and were based on the extent of development at that time, plus the policy context within which they were adopted. They should not automatically be taken as an appropriate basis on which to implement planning policy 30 years later, under a different national planning policy regime. Furthermore, it is considered that the area of agricultural land between the northern and southern areas of the village already still benefits from existing protection against inappropriate development, without the introduction of a new 'Buffer Zone' designation. The existing green corridor of woodland including Priestfield Arboretum provides a physical barrier to the merging of development north of Hare Road and development off Windsor Lane to the south. It is noted that the Neighbourhood Plan also looks to introduce additional protection to some of this</p> | <p>Removal of proposed Buffer Zones</p> <p>In the case of the Little Kingshill Buffer Zone, the suggestion of a buffer zone line which snakes diagonally across an extensive tract of agricultural land between the northern and southern built up areas of the village, is disproportionate in its extents and unnecessary given the existing protections already in place or proposed across this area.</p> <p>A buffer zone should also not cross north of Hares Lane, as this is a distinct area, where only a small gap separates the existing residential development to the east and the Full Moon pub to the south. Protecting this one field gap would be inconsistent with national policy which allows for infilling within villages.</p> <p>Development within this small c.40m gap along Hare Lane gap would not be harmful to the settlement pattern of Little Kingshill and therefore would not meet the Neighbourhood Plans own definition of a buffer zone</p> |

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| | | <p>area by the introduction of Local Green Space designations to some of these areas. Existing, and proposed PROW, would still be retained and provided protection under their own legislation, without a 'buffer zone' designation being introduced across the whole central area of agricultural land.</p> <p>It is also noted that the whole village and surrounding area also falls within the Chilterns National Landscape (AONB) and under national policy 'great weight' is given to the protection of the landscape and scenic beauty of the national landscape. Major development would only be allowed in exceptional circumstances and where public benefits greatly outweigh any harm.</p> <p>The introduction of these 'buffer zones' introduces an unnecessary and ineffective additional tool, which would add no additional protection as the land is already protected by existing designations</p> | |
| 63 | Policy SD1 - Strategic Gaps, Strategic Buffer Zones and development within settlements | <p>Due to the character limit on your online form this is 4 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Implementation</p> <p>Notwithstanding the above, it is considered that the premise of the 'buffer zone' is unclear, and imprecise. Is it intended to prevent development just along the thin strip of land marked on the policy map, or within all the general area surrounding it? The Strategic Gaps & Buffer Zones Background Paper notes this will be decided on a case-by-case basis, which has the effect of introducing additional uncertainty into the planning process, at a time when the government is striving to simplify and speed up the planning process.</p> <p>Summary</p> <p>As set out within, is it considered that:</p> <ul style="list-style-type: none"> The proposed adoption of a 'Strategic Buffer Zone' at Little Kingshill, and the justification given in the plan for its location on land considered at risk of development through the Buckinghamshire local plan or planning application process, means in our view that the Neighbourhood Plan is inconsistent with the requirement in national planning policy for the plan to be positively prepared. Its introduction would also be premature ahead of the Local Planning Authority having undertaken its Green Belt Assessment, a requirement of national planning policy. Existing and proposed other protections, including National Landscape designations, existing and proposed public rights of ways, and proposed Local Green Space designations through the Neighbourhood Plan, give significant and appropriate protections to the setting of the village and additional protection by way of a 'Buffer Zone' is not justified. The proposed buffer zones as shown on the policies maps are unclear and imprecise and risk introducing delay and confusion into the planning system | Removal of proposed Buffer Zones |
| 64 | Policy LF3, Annex 1. Policy Map 2 Page 46 - Little Kingshill Rural Heart/ Buffer Zone | <p>We are concerned that the Rural Heart Buffer Zone and areas designated as Local Green Spaces are not extensive enough and do not protect enough Green Belt. The fields which encompass the proposed protected areas are the green heart of our village. Any large development that could possibly be built along Hare Lane (designated Hare Lane Holloway) would be an urban barrier that would spoil the views and access to open fields that have been used by the residents of the village for well over 20 years</p> | <p>We would like to propose that Local Green Spaces are enlarged and that the council considers putting buffer zones at the edge of the fields up to Hare Lane to protect the beauty of this rural space</p> |
| 65 | Green gaps and spaces | <p>I fully support the proposed Green gaps and spaces in the parish.</p> <p>I am concerned that the proposed spaces and gaps in Little Kingshill do not fully protect our historic village centre and the ancient hedgerows therein. I am concerned that the designations will allow large scale an inappropriate developments when I support small and appropriate developments only</p> | <p>Yes I want all of the central fields in Little Kingshill designated as green gaps and spaces so the area is protected for the amenity of all the people who use it. I want the plan to reflect that only smaller and appropriate developments are permitted in this small village</p> |
| 66 | Green spaces and green gaps | <p>The green spaces shown on the plan have been very well thought out and contain the areas that are cherished and used by the local people. Each area should be preserved and protected for the future generations. I live in Little Kingshill and the Valley View, the Hollow, the Arboretum and its entrance are areas of Little Kingshill that are irreplaceable and very important to the residents who live in the village.</p> <p>The green gaps shown are needed to preserve the unique and special way that Little Kingshill has developed historically. If these were not in place Little Kingshill could be completely changed forever and lose its own distinctive character.</p> <p>The report by Stuart King should be taken as extremely important to preserving the ancient hedgerows that are incredibly important not only to Little Kingshill but, the ecological and historical story of the area. The hedgerows that separate each field should also be given special protection from being destroyed or damaged.</p> <p>The Neighbourhood Plan has been put together with local people at it heart and I fully support it and the work that has gone into completing it</p> | No |

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| 67 | Strategic Gaps & Buffer Zones - Little Kingshill | I support the need to keep the nature of the village by maintaining the green spaces and buffer zones, and would propose that these should be extended to maintain the green heart of the village, separating the northern & southern parts of the village. I am concerned about taking this area out of green belt designation, as significant building in the village would change the nature of the village itself | Expanding the green spaces in the fields in the centre of the village |
| 68 | The plan as it relates to Holmer Green | An important document to help protect and support the integrity of Holmer Green | No |
| 69 | LMPC Strategic Gaps and Buffer zones | I support the need for these gaps and buffer zones in the village to maintain the rural nature of the village which is of high importance to the villagers. I particularly value the rural heart, Valley view and ancient Holloway. I feel the buffer zones could go further to maintain separation between Little and Great Kingshill and between Little Kingshill and Holmer Green. Eg fields off Windsor Lane behind and either side of the Baptist church which separate LK from HG. I feel it is important to limit the scale of any future development to retain the rural area and character of the village. I am particularly concerned about the loss of Green Belt designation across the whole village rather than preserving pockets of green belt in locations of high amenity value for leisure, views and historical value | Consideration of extended buffer areas and further tree and hedgerow protection |
| 70 | Local Green Spaces 11.12 - 11.14 | I support the designation of Little Kingshill Valley View fields, and the Hare Lane holloway and adjoining hedgerows, as Local Green Spaces, with the protection that this affords them as a key element of the open character of the landscape (Valley View, offering long views), and a site of historical significance (the holloway and hedgerows, which may date back over 1000 years according to the Local Green Space Assessment) | No changes suggested - this seems a comprehensive and meticulously developed plan |
| 71 | Little Kingshill | I am not in support of development projects or removing green spaces from Little Kingshill. The best part of living here is the green space and fields which I regularly use with my young kids. We need more green protected spaces and fields to be left for the next generation. I don't want to be a part of a community that is not thinking about the future of our planet or how to save the green and wild land we have left that we have not concreted over. This can destroy a community as everyone escapes the village because the very reason they moved here in the first place was to escape concrete jungles. Stop building and start thinking differently | I support the changes that have been recommended under the Local Green Space and local green gaps. I want to see all the ancient hedgerows in the heart of our village that are over 750 years old- see Stuart Kings hedge dating report be protected properly forever so we can walk alongside them and retain every ancient oak tree in the landscape in the heart of our village. This is what saving the planet for our future generations looks like to me |
| 72 | High Quality Design - Character Area Little Kingshill | To my family, the green spaces are one of the most important features of the village and contribute enormously to its rural feel. Whilst I understand the need for sustainable growth and the need nationally for further housing, this should not be on any significant scale that will alter the character and feel of the village. I would like to see our green spaces protected at all cost | Not unless there is any further way to protect these green spaces and the buffer zones. I can see that the plan is well written with a huge amount of research. Thank you very much to all who have been involved and for giving us this opportunity to comment |
| 73 | 2.2 | Re 2.2 If quoting the definition of Sustainable Development it should be "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" | yes, rewording |
| 74 | 8.8 Biodiversity | I would suggest that some additional wording along the lines of Local wildlife groups should also be consulted such as Prestwood Nature | Yes, add ref to local biodiversity groups |
| 75 | Sustainable Development Section 10 page 24 | It appears to have a certain amount of overlap with Section 2.2 to 2.4 and Section 6 page 14, I would suggest more clarification regarding as to the purpose of this repetition. Possibly some cross referencing would help | Yes, clarification as per comment |
| 76 | All sections | The whole plan seems to ignore completely the facts that this whole area is a real mixture of land uses - residential, commercial and agricultural. The clear drive to the report is to support development of housing as opposed to maintaining the mixed use that is essential if the population does not want to end up in an urban area including High Wycombe, Amersham, Chesham etc. Planning creep seems to be the direction that the report is supporting. The area is firmly in an Area of Outstanding Natural Beauty and if planning creep is sanctioned then it will cease to be in such an area and will become urbanised. The suspicion I have is that the plan's direction is to provide power to the few running such developments rather than retaining any semblance of an ANOB | See above |

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| 77 | Pts 30-52 of the Strategic and Buffer Zone Assessment re: Little Kingshill | <p>On the whole I agree with pts 30-50: namely that the verdant triangular / pizza wedge shape of fields at the geographical (physical) heart of Little Kingshill block the coalescence of the 3 separate parts of the village settlements (in accordance with Strategic Gaps (SGa) and Buffer Zones (BZa)) and that this physical rural 'heart' is what typifies and defines Little Kingshill geographically and makes Little Kingshill's identity stand out so clearly from the surrounding villages.</p> <p>However I disagree with the limitation of the size of the with Strategic Gap and Buffer Zone as described in pts 51-52 and shown in Fig. 12 for the following reasons:</p> <ol style="list-style-type: none"> 1. Too little value has been placed on the ancient hedgerows and trees of significant size, type and visual impact (as seen from Hare Lane and the footpaths which crisscross the triangular wedge of fields as per Mr. Stuart King's study in the LMPC Local Green Spaces Assessment. 2. In the thin strip of protected hedgerow alongside Hare Lane, (aka the ancient 'Holloway' cart track from Great Missenden to the village), no account has been taken to protect the root system of either the ancient hedgerow itself nor of the expansive overhanging trees such as the locally famous Huntingdon Elm and the significantly mature Oaks and other trees. The protected green zone around these ancient hedgerows and trees should be extended. The largest trees' canopy spans a radius of ca. 15m. Where such a tree is alongside a road, the green buffer area should be 20-25m to allow for future root growth protection, should the adjacent fields eventually be built on. Where a significant tree is situated in a hedgerow between two fields, the zone should arguably be extended to a radius of 20m to both sides ie: 40m or a minimum of 5m radius further than the current tree canopy. 3. In points 30-50 much has been said about the need to prevent coalescence between the separate Northern and Southern parts of the village. This sense of openness and separation between these two separate parts of the village make Little Kingshill distinct. In addition the LMPC draft Local Neighbourhood Plan clearly states that this rural physical heart of the village also has an important social function in the village. The many footpaths which cross it (PROW recently applied for and granted, (pending appeal.)) are a recreational meeting place for the local residents and seen as part of the close knit community. In this way I agree with pt 50. BZa) that 'The land performs an important role in maintaining the separate identity of the settlements or parts of settlements at risk of coalescence.' <p>However the areas of green buffer / strategic gap are insufficient to allow this. The green buffer must be large enough that the naked eye can see a continuity of greenery from the entrance to the fields from the plantation wood (South East corner by Stony Lane) to the North east corner of Hare Lane (Valley view field). Currently there is only a narrow corridor between the Arboretum and Valley view field. This is insufficient and does not resemble the current view nor feel of the fields. I would strongly suggest that there is a larger more visible green area between the Stony Lane approach and the Hare Lane North exit in order to replicate (albeit on a far smaller scale) the strategic buffer zone between the two parts of the village either side of the rural heart. I would suggest including the Plantation Wood (the approach to both the Arboretum and Valley View field) and the Nature Field directly below it (to the right of hedge 6) and the Middle Field (enclosed by Hedgerows No.2, 3, 4 and 6) adjacent to both the Nature Field and just above Valley view. This would give a similar feel and visual aspect to the current green area (on a smaller scale). Including this Wood and part wooden Nature field as well as one additional grass field would protect Hedgerows No.2, 3, 4 and 6 but still allow future development on 4 large remaining fields</p> | <p>Yes add the Plantation Wood (the approach to both the Arboretum and Valley View field) and the Nature Field directly below it (to the right of hedge 6) and the Middle Field (enclosed by Hedgerows No.2, 3, 4 and 6) adjacent to both the Nature Field and just above Valley view. This would give a similar feel and visual aspect to the current green area and retain the current open and verdant separation of the two parts of the village. Please see map if I can attach</p> |
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Manual comments

| ID | Which section, page or paragraph of the plan are you commenting on? | Please state your comments or concerns | Are there changes you wish to see to this part of the plan? |
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| 1 | General | <p>Local Plan policy SD4 -This should be subject to viability rather than a blanket requirement otherwise it might stop proposals coming forward.</p> <p>Local Plan Policy NE2 – This needs to acknowledge that there are exceptions to 10% BNG requirement under the regulations.</p> <p>Local Plan Policy SD1 – I can see that the term ‘rural settlement’ could apply to Little Kingshill, Hyde Heath and Little Missenden but doesn’t reflect the reality of Holmer Green.</p> <p>Overall, I think that Holmer Green has the capacity to support more homes, and rather than treat it as a small rural village, we should acknowledge that there are benefits to providing sensitively designed housing. There are many people who would love to live in Holmer Green but who have been priced out of the area</p> | <p>Acknowledgement that Holmer Green is not a ‘rural village’.</p> <p>Acknowledgement that the Government priority is to deliver housing and that Bucks Council is now subject to much higher housing targets and will be under pressure to deliver them. Rather than fighting against all development we should be acknowledging the benefits and trying to direct it to sustainable areas.</p> <p>There is no mention of the Travellers site down on the A404. This is part of the Holmer Green community and needs to be acknowledged</p> |
| 2 | General | <p>A very wide buffer zone must be established along the length of Hare Lane, Little Kinghill to ensure that this ancient Holloway is protected.</p> <p>Any development in the adjacent fields must consider drainage (Hare Lane is steep and water flows down the lane when it rains taking debris with it which blocks the drains in Longfield and beyond Windsor Lane)</p> <p>Also, the height of any houses built in the fields needs to be restricted as the houses will be built on land much higher than the houses in Hare Lane and a feeling of enclosure will result</p> | N/A |
| 3 | <p>P28 Design Guidelines P28</p> <p>P12 Vision</p> <p>P28</p> <p>P33</p> <p>P36</p> <p>P46</p> | <p>P28 Design Guidelines P28 – The village (LK) does have a centre – it’s the common as off the common are the pub on one side/café & church on the other and the school adjacent.</p> <p><u>Neighbourhood Plan</u></p> <p>P12 Vision – by 2039. No mention of “wellness/healthiness” in terms of air quality, country walks, cycleways, reduction in traffic.</p> <p><u>Vision</u></p> <p>P28</p> <p>1) All having is 2 story – many bungalows too.</p> <p>2) Guidance – there should NOT be more on street parking on existing roads due to future development, it’s already too much& is causing concerns/risks.</p> <p>P33 – Water harvesting – in most European countries, water harvesting is MANDATORY, why do we not include this?</p> <p>P36 Local facilities – surely you protect play areas/sports areas too?</p> <p>P46 Cricket pitch not shown as a green space</p> | <p>Overall, I can’t see where/what development you are encouraging rather than being a ‘NIMBY’ approach i.e. where you ??? development & especially affordable housing to encourage younger parents to be to come to the village.</p> <p>ALSO – provision for less mobile/pushchairs in terms of better pavements/cycleways to get to school etc.</p> <p>How many youngsters have been consulted, have you been to the school?</p> <p>P.S. I will talk to Gill P directly</p> |
| 4 | <p>P28</p> <p>P33</p> | <ol style="list-style-type: none"> 1. P28 – Character area: Little Kingshill states ‘all housing is two storey’ – there are bungalows so I assume this should read ‘max two storeys’. 2. P33 – Local people will not be supportive of social housing the reality is housing is needed for people who don’t live in the area currently. Surely each parish needs to be open to some development in this area. This section feels a bit ‘NIMBY’ish. 3. Good to see the establishment of a buffer zone in Little Kingshill village to ensure the rural portion is fully protected (Little Kingshill Rural Heart Buffer Zone) | N/A |
| 5 | <p>Page 14</p> <p>P15.7.3</p> | <p>Page 14 Sustainable Development Principles section, Last bullet</p> <p>Existing utilities and services should include electricity, particularly as we have been subject to power cuts in the village (Holmer Green) over the years.</p> <p>P15.7.3. To clarify where Chiltern National Landscape starts (boundary) relative to Holmer Green at current time as only part of Holmer green excluded (not all)</p> | N/A |

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| 6 | <p>3.6</p> <p>7.8</p> <p>8.5</p> <p>11.4</p> <p>Page 38.</p> <p><u>Heritage Assets</u></p> <p>Local Green Spaces</p> <p>3.7</p> <p>3.11</p> <p>3.14</p> <p>12</p> | <p>Please see attached notes which have been sent to Mary Anne Stuart regarding various aspects of the plan.</p> <p>Little Missenden Neighbourhood Plan 2024-2039</p> <p>3.6 The finding of Celtic and Roman coins suggest a history long before Domesday records (see Spelling)</p> <p>7.8 Hedgerows – These have been enthusiastically planted near K??? Farm, but no-one has removed the plastic shields with the result that the growth is at the top of each plant. Hedges were planted to keep stock in/out, these would never do!</p> <p>Planting alone is not enough, maintenance is needed.</p> <p>Old historic hedgerows cannot be reinstated to original.</p> <p>8.5 The river used to be a breeding ground for Rainbow Trout too.</p> <p>11.4 The Montessori School in the village hall is no more.</p> <p>Page 38 – Far too much about Hare Lane, Little Missenden's Toby's Lane, Penfold Lane, Beaumont lane, Higher Lane and King Street End should be in here an ancient sunken drover's road.</p> <p>Agreed Agreed, no response no response, what is this?</p> <p>There is no meadow adjacent to the house, the meadow belongs to 4 Limes Cottage and just behind there a long run through the village up to the A413.</p> <p><u>Heritage Assets</u></p> <p>What is the NHA assessment?</p> <p>The garden wall at the Manor House is technically known as "CRINKLE CRANKLE WALL" as it forms a serpentine.</p> <p>No mention of 2 Mill End Cottage originally a 13th Century Hall house, in the 16th century forming, with 1 and 3 Mill End Cottages, a 16th century Hall House, TUDOR.</p> <p>Local Green Spaces should include Toby's Lane and Mop End Lane and Beaumont end Lane. Very ancient drover's roads, sunken, for the most part.</p> <p>3.7 plural of 'plateau' is 'plateaux'.</p> <p>3.11 no Montessori.</p> <p>3.14 Attention: should have here, cricket pitch, allotments, stables.</p> <p>12 Why do we say we will support "Sustainable Development"? What we need is a basic commitment to repair paths and potholes.</p> <p>N.B. The field belongs to Limes Cottage <u>not</u> the Hall</p> | N/A |
| 7 | <p>Buffer zone p4-11</p> <p>Buffer zone p7-19</p> | <p>Buffer zone p4-11</p> <p>Buffer zone p7-19</p> <p>Also applies to strategic gaps especially Tralee Farm where I think there was an orchard, and someone chopped them down so with reference will they be replaced.</p> <p>WELL DONE!</p> | <p>Wish to see the Buffer zones/Strategic Gaps made prescriptive and quantifiable.</p> <p>P7 – 3.4 Monument</p> <p>9 – 3.12 Rosetti Hall which also ? the Parish Council</p> <p>9 – 3.15 September</p> <p>34 – Holmer Green Chilli needs renaming</p> <p>35 – Jennies needs renaming</p> <p>40 – 12.2 fro – for</p> <p>43 - District</p> |
| 8 | <p>Vision – by 2039 p12 Holmer Green</p> | <p>Vision – by 2039 p12 Holmer Green</p> <p>Although Strategic Buffer Zones are discussed and suggested in the document referring to these the "vision" statement does not reinforce the importance of avoiding coalescence. It enforces "rural character" but this is not the same as preventing Holmer Green being absorbed into Hazlemere – Terriers – High Wycombe</p> | <p>Yes – refer to avoiding coalescence</p> |
| 9 | <p>Strategic Gaps and Buffer Zones</p> | <p>Strategic Gaps and Buffer Zones</p> <p>Fully support buffer zones for any further development gaps and buffers.</p> <p>I do not support Labours Government decision to overbuild in the Chilterns area and will support any Little Missenden Parish decision to protect our Parish land.</p> | <p>No</p> |

Email comments

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| 1 | Bucks Council (8 pg) | 29 points listed on 7 pages |
| 2 | Network Rail (2 pg) | Network Rail response on Neighbourhood Plans. - no specific comments, response available on request |
| 3 | Thames Water (5 pg) | <p>Sustainable Development Principles - Water and Wastewater Infrastructure Comments We support the reference to water and sewage infrastructure, but consider that it should be improved. We recommend that the Neighbourhood Plan include the following policy/supporting text: "Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."</p> <p>"The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."</p> <p>Specific Sewage Treatment Comments: Little Missenden drains to Maple Lodge Sewage Treatment Works which is located in the Three Rivers District. Maple Lodge STW is being upgraded to ensure a higher quality of treated effluent, reducing phosphorus levels entering the river to below an average level of 0.25mg/lt. We'll also increase the capacity of the storm tanks. This will reduce the need for untreated sewage discharges during storm conditions. We plan to complete this work in 2030.</p> <p>We're also investigating the impact of groundwater on the sewer network in this area. This will help inform our long-term planning</p> <p>See our https://www.thameswater.co.uk/media-library/home/about-us/regulation/drainage-reports/groundwater-infiltration-management-plans/maple-lodge-groundwater-impacted-system-management-plan.pdf</p> <p>We expect this location to meet all government targets for storm overflows by 2035 - 2040. Find out how we're https://www.thameswater.co.uk/about-us/performance/river-health/investing-in-river-health</p> <p>Policy SD3 - Water Efficiency/Sustainable Design: We support the reference to water efficiency in Policy SD3, but consider that this should be improved.</p> <p>The Environment Agency has designated the Thames Water region to be "seriously water stressed" which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change. Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.</p> <p>Thames Water promote water efficiency and have a number of water efficiency campaigns which aim to encourage their customers to save water at local levels. Further details are available on our website via the following link: https://www.thameswater.co.uk/Be-water-smart It is our understanding that the water efficiency standards of 105 litres per person per day are only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations. Proposed policy text: "Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met."</p> <p>Sustainable Development Principles - Comments in Relation to Flood Risk and Sustainable Drainage Systems: With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan "It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding."</p> <p>Site Allocations: There are no new allocations in the draft Neighbourhood Plan and the level of information does not enable Thames Water to make an assessment of the impact the proposed development will have on the waste water/sewerage network infrastructure and sewage treatment works. To enable us to provide more specific comments we require details of the type and scale of development together with the anticipated phasing</p> |
| 4 | National Gas c/o Avison Young (3 pg) | <p>National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p> <p>Gas assets</p> <p>High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.</p> <p>National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.</p> <p>National Gas Transmission's 'Guidelines when working near National Gas Transmission assets' can be downloaded here: https://www.nationalgas.com/document/82951/download</p> <p>How to contact National Gas Transmission</p> <p>If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the website: https://sbud.co.uk/</p> <p>For local planning policy queries, please contact: nationalgas.uk@avisonyoung.com</p> |
| 5 | Environment Agency (6 pg) | |

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| 6 | National Grid Electricity Transmission c/o Fisher German LLP (5 pg) | <p>National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission (NGET)</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network - safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.</p> <p>National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024</p> <p>Please also consult with NESO separately from NGET.</p> <p>NGET assets within the Plan area</p> <p>Following a review of the above Neighbourhood Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.</p> <p>L ROUTE TWR (343 - 449A): 400Kv Overhead Transmission Line route: AMERSHAM - EAST CLAYDON - IVER 1 and AMERSHAM - EAST CLAYDON - IVER 2</p> <p>A plan showing details of the site locations and details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.</p> <p>https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps</p> <p>New Infrastructure</p> <p>Currently there are no known new infrastructure interactions within the area, however demand for electricity is expected to rise as the way NGET power our homes, businesses and transport changes. As the nation moves towards net zero, the fossil fuels that once powered the economy will be replaced with sources of low-carbon electricity, such as offshore wind farms.</p> <p>The UK Government has committed to reach net zero emissions by 2050. This means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. Decarbonising the energy system is vital to this aim.</p> <p>NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.</p> <p>The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.</p> <p>Accordingly, we request that the Council is cognisant of the above.</p> <p>Further Advice</p> <p>NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.</p> <p>If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets</p> |
| 7 | Natural England (11 pg) | |
| 8 | Bucks Council c/o Nexus Planning (72 pg) | Tralee Farm - APPLICATION NO: 23/05440/OUT |
| 9 | Rural Solutions (5 pg) | |
| 10 | CDS PLANNING (2 pg) | <p>Please see below our objections to the draft Little Missenden Neighbourhood Plan (LMNP).</p> <p>CDS Planning are instructed by Belway Homes to object to the draft LMNP.</p> <p>Belway Homes are currently delivering the Orchard Ends Farm site (Holmer Green), known as Pennwood Grange, pursuant to planning permission 21/08364/FUL. The site delivers a suite of public benefits including mix tenure housing, open spaces and sporting facilities.</p> <p>Whilst the Little Missenden Parish boundary does not include the Pennwood Grange Belway Homes site, the draft LMNP introduces 'Skimmers Field Buffer Zone' which encroaches into the site and also to the north annotated as 'Tralee Farm Strategic Gap'. This proposed strategic gap and a very small part of the annotation of the proposed 'Skimmers Field Buffer Zone' falls outside the jurisdiction of the Parish and therefore should be removed from the draft plan promptly.</p> <p>Furthermore, the draft plan does not seek to allocate any site for development irrespective of land use. A particular concern is the lack of any housing sites. Despite the draft LMNP (paragraph 10.27) stating there isn't an urgent need for more housing, every metric for Buckinghamshire suggests the opposite (Councils annual monitoring reports etc).</p> <p>The National Planning Policy Framework (para 74) states that, "Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area."</p> <p>It is our professional opinion that the draft LMNP does not pass the basic conditions tests as set out in the NPPG.</p> <p>The key point in these representations aside from raising legal concerns about being compliant with national planning policy and guidance is that the draft LMNP seeks to place policy designations in areas outside its jurisdiction. This is clearly unacceptable.</p> <p>Belway Homes reserve the right for legal representation should the draft LMNP progress in its current form</p> |

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| 11 | Mac Mic Strategic Land c/o Carter Jonas (76 pg) | Inc. REVIEW OF SETTLEMENTS WITHIN THE GREEN BELT & Chiltern and South Bucks Local Plan 2016-2036 |
| 12 | Private LK Resident (15 pg) part 1 | <p>Response to Neighbourhood plan.</p> <p>I will only comment upon the plans for Little Kingshill (LK) as that is where I live and have knowledge of. Thank you to all the volunteers who wrote this, much of it is excellent, however there are some major problems with it which I will attempt to highlight.</p> <p>I am concerned that the process was flawed. It would appear that the activist group "Keep Little Kingshill Green" was invited to the working group about green areas/buffer zones. (Recorded in the minutes of May 2024). Can you confirm if any major landowners/farmers were also invited to counter their views? Were people who owned land within the buffer zone consulted in any way prior to the publication of the plan? Were those who had submitted land in any of the 3 call for sites consulted? Was the impact on livelihoods and businesses of the green/buffer zones considered?</p> <p>The terms of reference of the steering group states that local stakeholders would be engaged with. It appears that farmers/landowners (who are also local businesses) were actively excluded from this process. Indeed, I understand that the main landowner impacted was not informed until after the draft plan was created. Why were landowners not considered stakeholders when they are the only ones suffering loss as a consequence of this plan?</p> <p>It appears that the process was skewed towards no development at all with little regard for the impact or consequences of those who own land that was being considered. There appears to have been inherent bias in those consulted and a failure to engage with key stakeholders. The final plan reflects these views and is therefore biased</p> |
| | Private LK Resident (15 pg) part 2 | <p>The area asking for "protection" from development in LK (green spaces/buffer zones) is significantly larger than the other 3 villages and is excessive. It appears that the plans for LK mean effectively no or minimal development ever, anywhere which goes against the concept of planning for the future. The green/buffer areas are far more extensive than neighbourhood plans elsewhere in Buckinghamshire.</p> <p>As the impact of a buffer zone is almost equivalent to a green space, landowners should have been informed. Indeed, owners of land that is covered by the buffer zone have had no formal notification that this was being considered and therefore no ability to discuss the implications for their business, livelihood and future prior to this publication. The overwhelming majority of landowners in the village were not even aware that the plan was out for consultation.</p> <p>There seems to be no area designated for any development for the national housing need, indeed this is reinforced saying that 80% of the villagers see no urgent need for additional housing. 20% of the village therefore think that there is an urgent need for some housing-again, their views appear to be ignored. In a village of about 500 households, the plan ignores the concerns of 100 households. Maybe a large number of residents consider there is a non-urgent need for housing? It seems that LK's neighbourhood plan is to stop any development of anything. This feels more like an imposition of activist views rather than a balanced and fair consultation</p> |
| | Private LK Resident (15 pg) part 3 | <p>Specific responses: 1) Green spaces. I understand that there is a request from the majority of villagers to have open spaces where they can walk. However, what about the livelihood of the landowners whose land use and land value will be changed irrevocably. The loss is all theirs, will there be any compensation paid to them?</p> <p>2) Why is it considered that about 50 acres of buffer zone is required in a rural village between arbitrary intra-village areas? This is excessive compared with other buffer zones in Bucks. The required buffer zone between conurbations can be illustrated in the Tralee farm site, which appears less than one acre in total. A similar, more modest approach should have been considered.</p> <p>3) It appears that the use of extensive buffer zones across and outside the Village is actually being used as a green space requiring that the area is preserved with no development ever. However, there is no justification for this large area, it would seem that a buffer zone has been used instead of green space but without any consultation or impact assessment.</p> <p>The LK buffer zone as drawn in the supporting documents is excessive and spreads for many acres far beyond what is needed to keep the "heart" of the village green. This goes beyond what is required in the vision and beyond the boundary of the village, including some brownfield sites. If this were scaled back to being land east of the scout hut, that would make more sense and align with the aim of keeping the heart of the village green.</p> <p>5) The introduction to the plan states that "Little Kingshill comprises two fingers of development" however, in the buffer zone section it is said that the village is in 3 parts. There appears to be an inconsistency in order to maximise the restriction to building anything in the area. There are only a few metres between the 2 northern sections of GB5 and when walking along Hare Lane, you hardly notice any change so this designation seems arbitrary at best. The southern gap between GB5 sections consists of the local playground so again, the description of 3 areas is arbitrary and does not reflect the reality of the village. Interestingly, GB5 also currently excludes the Full Moon pub and as this is probably one of the oldest settlements in the village, it again shows that the planning construct of 3 areas is arbitrary and does not reflect the Village as it currently stands.</p> <p>6) The area of land between the two northern sections is so small that it is in the same postcode. Only one new house would make the areas continuous and no loss would be obvious. The extension of the buffer zone northwest beyond this area seems excessive for the requirement of keeping the centre of the Village green. Indeed, it is no longer within the centre of the village</p> <p>7) Why is there a need for a buffer zone to divide parts of a small village that are not visually separate and not different in character? The plan states that the areas in the buffer zone were said to be not used commercially for years-this is incorrect. According to the farmer, the northern fields above Hare Lane have all been in continual commercial use (both arable and livestock) for over 100 years.</p> <p>8) The definition of a buffer zone is that the area should be predominantly open. Again, this does not apply to all the proposed buffer zone areas. In the land North and west of the scout hut all the fields are surrounded on all 4 sides with hedges/mature trees with visibility only through a field gate. None of these fields have ANY public access (apart from occasional trespassers) and are accessed by farm access tracks for agricultural use only. The gates are locked with signs indicating that there is no public access. This differs from the area East of the scout hut. These areas are not an accessible community asset but privately owned working farmland.</p> <p>9) All the areas included are already governed by green belt and AONB planning rules, why is anything additional needed?</p> |

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| <p>Private LK Resident (15 pg) part 4</p> | <p>Disagreement with the buffer zone plan according to policy:</p> <p>SGa and BZa: The land is predominantly open or undeveloped and provides a sense of separation between settlements or separate parts of settlements and may be affected by development areas and radial road development.</p> <p>Response: Land north and west of Hare Lane and the Scout hut is not open and does not adequately form a significant separation between areas of development. Walking along Hare Lane from the full moon pub to the top of New Road there is no sense of leaving one area and entering another. This is al one village with no separate parts. The introduction to the plan also quite rightly states that "Little Kingshill comprises two fingers of development" rather than 3.</p> <p>SGb and BZb: The land performs an important role in maintaining the separate identity of settlements (or parts of settlements) at risk of coalescence</p> <p>Response: There is currently no different identity and little visual separation between the few metres of the Full moon pub and the next house-again, the area north of Hare Lane fails on this criteria. There is no sense of leaving and arriving from one part of the settlement to another. There is no separate identity to maintain. Likewise the 2 southern sections of GB5 have no difference in identity and no sense of separation.</p> <p>SGc and BZc: In defining the precise extent of a Gap (or buffer zone), no more land than is necessary to prevent the coalescence of settlements or parts of settlements wil be included, having regard to maintaining their physical and visual separation.</p> <p>Response: The buffer zone is far in excess of any other buffer zone ni Bucks and it is questionable that this is the correct use of a buffer zone according to the National Planning Policy.</p> <p>There is minimal gap to the land north of Hare Lane and the area of buffer zone requested is far in excess of what is required to keep the centre of the village green. The supporting documentation online puts an even bigger buffer zone in place that is far in excess of what is needed and ti extends outside of the village. The logical approach to maintaining a green heart of the village would be to curtail the buffer zone at the scout hut and not extend N or W and definitely not beyond the village boundary. An alternative would be to not use a buffer zone but ensure the central fields in the heart of the village (east of the scout hut) are always within green belt.</p> <p>In summary, there are inconsistencies within the document and an apparent failure of adequate consultation bordering on bias ni the development of the plan in favour of those who object to any development anywhere. Overall, within the village of Little Kingshill, there is no area suggested for any development and therefore this plan fails to positively prepare for development of any sort</p> |
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Annex C. Formal Regulation 14 Consultation Feedback Response

Online and manual comments feedback

| ID | Please state your comments or concerns | Are there changes you wish to see to this part of the plan? | Simplified Text | Response | Change to NP? |
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| 1 | I just wanted to say well done, what a lot of work - this must have taken you such a long time to put together! | 11.2 - please can you amend our school name to our legal name which includes the fact that we have a pre-school - thanks so much! Holmer Green First School and Pre-School | Change to Holmer Green First School and Pre-School | Agree | Yes |
| 2 | See above | See above | Change to Bucks | Agree | Yes |
| 3 | Thank you to all who participated in putting together a comprehensive plan. As a lay person, I think it is always going to be important to take in the views of the majority of the community as I totally understand that not everyone will have their views obliged. Kind regards | No thank you. | NA | Noted | None |
| 4 | What an absolutely fascinating read. A very well thought out and solid neighbourhood plan. I feel safe that Little Missenden and all the other lovely surrounding Parish villages will be protected for years to come. I have had the privilege of living at 1 Red Lion Cottages (pictured in the report a couple of times) for 20 years now and feel very lucky to live in such a beautiful village. I also look forward to more Cherry Orchards and 'Cherry Pie Sundays'!. Thank you to everyone who has made this plan happen! I am fully in support of it | No | NA | Noted | None |
| 5 | I agree with the overall principles set out and the characterisation of the villages and area in general. In particular I agree with retaining green spaces, keeping the settlement areas separate and distinct using buffer zones, and restricting development to infill. Any reduction in the areas covered by the green belt should be resisted | No | NA | Noted | None |
| 6 | p28 Character of Little Kingshill states that "all housing is 2 storey". This is incorrect - there is definitely a single storey bungalow on Stony Lane and at least one on New Road (excluding the dormer bungalows). Plus there are several houses with either a third floor or loft conversion in full time use as living accommodation on Windsor Lane and Nags Head Lane. P31 Policy SD2 : High Quality development. In light of the above - New development in Little Kingshill should not be restricted to 2 storeys because sensitively designed houses with either a basement or a third floor could fit very well into the current village housing stock and make better use of the same size plot | Please correct the wrong information on p28 as above and consider changing the Policy SD2 regarding future development in Little Kingshill | Changing the Policy SD2 regarding future development in Little Kingshill | Point 1, 'All' housing corrected to 'most', 2, Noted | 1. Yes 2. None |
| 7 | Missing detail | Tbc | NA | Noted | None |
| 8 | Greenway: Little Missenden is an island really only accessible by motor vehicle and of course indirect footpaths. I am hoping that the Greenway rolling out from around Wendover to Amersham will pass through LM and then we can cycle safely to Gt Missenden, Amersham and beyond. Bicycles are also becoming electrified and can carry shopping/books. This makes it more possible for schoolchildren and elderly people to get too and from local towns without a car. I would like the LMNP to actively support the principle of new green connections that will make us less isolated and not to be rigid on 'motors' when in London for example 65% of bicycle sales now have motors. Microgrids: Solar panels and Batteries have become so cheap that it is becoming possible for communities like LM to have a microgrid to give us reliable and much cheaper electrical energy and helping us with the option to switch from gas to heat pumps. This is not a BESS! I would like the LMNP to actively support the principle of microgrids subject of course to it making economic and aesthetic sense, rather than inadvertently making it impossible to do | I could provide wording suggestions if you like, or rely on you Guys to steer a wise path between competing interests. eg p13 Rights of Way could say non-road vehicle movement rather than non-motorised movement | Rights of Way could say non-road vehicle movement rather than non-motorised movement. Suggest NP supports microgrids | Non-motorised replaced with non-road based. Text inserted supporting sustainable energy production | Yes |

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| | something because of the current BESS issue leading to too broad wording in the LMNP | | | | |
| 9 | The Misbourne chalk stream is a vital and sensitive ecological feature of our parish. Its health is impacted by agricultural practices, including the use of pesticides and fertilisers, as well as livestock access to water meadows. These activities can degrade water quality and harm aquatic ecosystems | I suggest that Policy NE2 explicitly references the Misbourne chalk stream, emphasising the need for protective measures. This could include promoting organic or low-impact farming practices near the stream, restricting harmful agricultural inputs, and collaborating with environmental agencies to monitor and enhance water quality | Protect Misbourne chalk stream via sustainable farming and environmental collaboration | Reference added in Policy NE2 | Yes |
| 10 | Species such as house martins and bats, which nest in buildings, are present in our village but are experiencing national declines. Factors contributing to this include the removal of nests by property owners and a decrease in insect populations, possibly due to intensive farming practices and water pollution | Policy NE2 should address the protection of nesting birds and bats by encouraging the preservation of existing nests, discouraging their removal during breeding seasons, and promoting the installation of nesting boxes in new developments. Additionally, supporting insect-friendly land management practices would benefit these species | Protect nesting birds and bats; promote boxes, insect-friendly practices | Reference added to nesting boxes and insect friendly planting | Yes |
| 11 | Little Missenden village playground is currently in a state of neglect, lacking modern and safe equipment for children. Furthermore, the area presents an opportunity to enhance local biodiversity through thoughtful landscaping | Policy LF2 should include a commitment to refurbishing the playground to ensure it is safe and engaging for children. Incorporating biodiversity-supportive features, such as planting native species and cherry trees, would enrich the space both ecologically and aesthetically | Policy LF2: Refurbish playground; add native planting and cherry trees biodiversity | General reference supporting play equipment and planting enhancements added to policy LF2 | Yes |
| 12 | The field between Beaumont End Lane, Toby's Lane, and the main Little Missenden village road is a prominent feature of the village's landscape. Currently used for low-grade agriculture, the field's mature trees are showing signs of stress, possibly due to intensive farming practices | Policy LC2 should recognise the visual and ecological importance of this field. While acknowledging its private ownership, the plan could encourage sustainable land management practices, such as protecting existing trees, reducing chemical use, and considering the establishment of meadows or orchards to enhance biodiversity | Policy LC2: Encourage sustainable field management; protect trees, enhance biodiversity, aesthetics | Noted, however Policy LC2 covers the whole parish including this field. Improvements outside planning legislation such as sustainable land practices are not within the scope of NP policy | None |
| 13 | The main road through Little Missenden lacks pavements in several areas, posing safety risks for pedestrians, especially children attending the local infant school. Additionally, the village often experiences increased traffic when the A413 is congested, leading to speeding vehicles using the village as a shortcut | Policy TT2 should support the implementation of a 20mph speed limit throughout the village, particularly near the school and areas without pavements. This measure has previously received unanimous support from residents and would significantly enhance pedestrian safety | Policy TT2: Support village-wide 20mph limit to improve pedestrian safety | NP policy cannot insist on speed limits as this relates to different legislation. The Parish Council are looking into this issue | None |

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| 14 | While not directly addressed in the plan, the proposed Mop End Battery Energy Storage System (BESS) has raised significant concerns among residents due to its scale, proximity to the Chilterns AONB, and potential environmental and safety impacts | Although the BESS proposal may fall outside the immediate scope of the Neighbourhood Plan, it would be prudent to acknowledge such developments' potential impact on the parish's landscape and environment. The plan could include a statement supporting rigorous assessment of large-scale industrial proposals to ensure they align with the community's values and environmental priorities | BESS Proposal (non-policy reference): Acknowledge industrial impacts; require alignment with community environmental values | Noted, direct reference to the proposal is beyond the scope of the NP, but reference added to the text regarding sustainable energy production should not affect the rural environment | Yes |
| 15 | Could I please confirm why only Valley View field is included in the proposed buffer zone, when all of the fields in that plot of land are utilised regularly by all of the local community and preventing building on any of them is absolutely critical to preserving the heart of Little Kingshill | I would hope that we could extend the buffer zone to encompass all of the fields adjacent to Valley View field or at least widen the buffer zone down the Hare Lane Holloway to encompass the first set of fields running parallel to Hare Lane | Buffer Zone (landscape policy context): Extend buffer zone to protect fields near Valley View | Noted, however Valley View field is proposed as a Local Green Space. The criteria for LGS is very specific and if all the fields were proposed, it would make the area 'extensive' and therefore could not be designated. The Buffer zone covers the whole of the area in the heart | None |
| 16 | Also testing to see if form times out | Consistency with supporting docs. Editing session will be needed | Ensure mapping consistency; correct buffer zone in all supporting documents | Noted | Yes |
| 17 | I believe the opening sentence to the vision for Holmer Green should state: "The community vision for Holmer Green is to retain its rural character, protect green spaces and farmland and continue to be a thriving village to live in. Future housing and design and small-scale development will respect the rural nature of the village by fulfilling the needs important to the community". As a resident of the village, I chose this area to live in because of it's rural feel, with fields surrounding three sides of the village - and this rural charm and small community is what the vision should focus on rather than leading with a statement on developments. Any further developments on the scale of Tralee Farm will simply erode the rural feel of our village. Since moving here seven years ago, there has been constant developments across land with multiple houses being built in our small village. The vision should focus on how we carefully manage this to prevent Holmer Green losing its rural feel | I believe the opening sentence to the vision for Holmer Green should state: "The community vision for Holmer Green is to retain its rural character, protect green spaces and farmland and continue to be a thriving village to live in. Future housing and design and small-scale development will respect the rural nature of the village by fulfilling the needs important to the community". As a resident of the village, I chose this area to live in because of it's rural feel, with fields surrounding three sides of the village - and this rural charm and small community is what the vision should focus on rather than leading with a statement on developments. Any further developments on the scale of Tralee Farm will simply erode the rural feel of our village. Since moving here seven years ago, there has been constant developments across land with multiple houses being built in our small village. The vision should focus on how we carefully manage this to prevent Holmer Green losing its rural feel | Retain rural character; resist overdevelopment ; protect village charm, identity | Agree to expand this part of the Vision in part, although Holmer Green is the largest settlement in the Parish | Yes |

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| 18 | I disagree that we should allow any further developments of 2.5/3 storey homes in Holmer Green. Holmer Green is a rural village and not a town - therefore the housing should be sympathetic to the rural nature of the village. By allowing the development of 2.5/3 storey homes, regardless of where they are built in our village, you are changing the make-up from a rural village to a town | All new developments must not be more than two storeys in height in Holmer Green | Limit new developments to two storeys to protect character | Noted, however there are existing dwellings in HG that are 3 storey. Policy SD2 seeks to restrict 3 storey buildings to where it is appropriate | None |
| 19 | I believe developers should be held to account over erecting fencing instead of hedgerows when building a new property. We know they choose the fencing option as it is cheaper and easier. Instead, we should be challenging them to create a green boundary around a new house, consisting of hedging/trees to protect our wildlife and environment. It is also by far more aesthetically sympathetic to the surroundings | All new developments must create a green boundary around a new house, consisting of hedging/trees to protect our wildlife and environment | Require green boundaries with hedging/trees to protect biodiversity | This is something that can be encouraged, but not insisted upon due to individual site conditions. Policy SD2 references 'appropriate boundary treatments' | None |
| 20 | New developments never have nearly enough car parking spaces for the number of people who will be residing in the new property. This leads to parking on the streets and causes congestion and the erosion of the rural feel of the village | All new developments must have driveways that can accommodate the number of cars that in reality will reside at this property | Ensure driveways accommodate realistic number of resident vehicles per home | Noted, however, parking provision is in line with Bucks council requirements | None |
| 21 | I completely disagree with the statement in this box. Holmer Green is lacking in decent-sized family homes and gardens for those who have young families. Holmer Green is an attractive village for young families wishing to have a more rural life but still be close to commuting towns for working in London. By encouraging only the building of smaller properties to suit the needs of young and elderly people, we are preventing these families from being able to move to the village as we only have a limited number of these family homes in the village. In addition, by squeezing more smaller properties into development sites, we are allowing developers to over populate the village and stack housing close together | The plan must include the provision of good-sized family homes and gardens, that have their own unique character and charm, for young and growing families in the village - where possible, when one house is knocked down, instead of squeezing two properties onto it, it should be replaced by one individual property to accommodate a growing family | Provide unique, spacious family homes; avoid dense plot subdivisions | Noted, however there is a good stock of larger family homes in the Parish | None |
| 22 | I'm concerned about the high volume of traffic, including large construction and building traffic along Beech Tree Road - which often includes construction traffic from High Wycombe using it as a cut through to the A404. Vehicles also speed along this road which is regularly used by children as they walk/cycle to and from nursery, pre-school and school. I fear for the safety of these pedestrians and cyclists along Beech Tree Road | Traffic speed reduction/calming measures implemented along Beech Tree Road to stop vehicles from speeding along this road, and to deter construction vehicles from using Holmer Green as a short cut to the A404 | Implement traffic calming on Beech Tree Road; deter shortcutting HGVs | Noted, however traffic movement and speed is beyond the remit of planning policy | None |
| 23 | There is no mention in this section of the current traffic issues of speeding through the village of Hyde Heath. This is a long-standing issue, and previous conversations with the Parish Council and the Police have denied this. Traffic often drives above the 30mph limit, particularly towards the Hyde End direction (between the Plough Pub and Mantles Green Farm), meaning that it is often unsafe here to cross the road, or pull out of driveways. As there is no footpath here, my children have to cross the road at this point to walk along the Common to catch the bus to and from school. This situation is made worse due to the lack of sufficient parking at the Heath Garage business premises and they park their excess customer cars along this stretch of road | The plan should acknowledge these current difficulties and propose ongoing monitoring of this situation, alongside implementing pro-active measures to reduce driver speeds. Previously, the Police have suggested moving the 30mph limit further along Hyde Heath Road towards Hyde End so that traffic has to maintain the limit for longer after they have left the residential part of the village. A 20mph limit throughout the village could also be considered. The Parish Council has previously rejected several forms of traffic calming/management, but the Neighbourhood Plan should actively promote further consultation into all these suggested measures and investigate further suitable methods for this location | Monitor speeding; explore extended limits, 20mph zone, traffic solutions | Traffic speed and provision of speed limits is not within the scope of planning policy | None |

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| 24 | <p>1. Section 11 - Inconsistency between list in 11.2 and policy LF1. In 11.2 HGSA is listed separately but it is omitted from the list in LF1. It is therefore not explicitly protected under the scope of LF1.</p> <p>2. Annex 1: Policy map 3 - HGSA should be highlighted in Green.</p> <p>3. Section 11: Policy LF1 - Text refers only to "preventing the loss or causing significant harm to" local facilities. The policy must be expanded to ensure local infrastructure eg Health facilities are developed in conjunction with housing developments to ensure adequate provision for an ever increasing number of residents/dwellings.</p> <p>4. Section 6 & 10 - Both sections have exactly the same title ie Sustainable Development. This is confusing. Please use different titles to differentiate the content of each section.</p> <p>5. Section 7.1 - "are all are set" doesn't make sense - please reword</p> <p>6. Section 7.4 - "Guidance" - misspelt</p> <p>7. Policy LC1 - "to" missing</p> <p>8. Section 13.4 - "District" - misspelt</p> | Included in comments above | Correct policy inconsistencies, spelling errors, and expand infrastructure provisions | <p>1. Agree.</p> <p>2. Noted.</p> <p>3. This issue is dealt with at planning application stage.</p> <p>4. Section 6 renamed Sustainable Development Principles</p> <p>5. Thank you</p> <p>6. Thank you.</p> <p>7. Thank you.</p> <p>8. Thank you</p> | <p>1. Yes</p> <p>2. None</p> <p>3. None</p> <p>4. Yes</p> <p>5. Yes</p> <p>6. Yes</p> <p>7. Yes</p> <p>8. Yes</p> |
| 25 | <p>'Hedgerows are an important feature' and 'to be respected when development is designed' This I can agree with and when combined with the information and immense detail within the Stuart King Hare Lane Hedge Dating report it feels disappointing that the NP committee did not see it appropriate to create LGSpaces around all the ancient hedgerows in heart of Little Kingshill. Stuart King described 7 hedgerows of 750 years plus with Hare Lane Holloway believed to be Saxon 1000 years in origin, although Hare Lane Holloway is marked with some margin into the green adjacent field, I can see from the table of tree measurements within the Local Green Spacers document that the largest oak tree extends 15 metres into the field. The Hare Lane Holloway Local Green space appears far too narrow on the maps provided, and as it stands not protective enough of this ancient space that deserves to be viewed not only from the lane itself but from the adjoining fields. The space should be allowed to breathe and be given the full width of the fields adjoining Hare lane Holloway</p> | <p>yes I wish the respect that ancient hedgerows deserve to be translated into protecting all the hedgerows in the centre of the village of Little Kingshill as per Stuart King report and I wish the Hare lane Holloway allocation to include the full widths of the bordering fields.</p> <p>This would be in complete agreement with the local community who responded overwhelmingly to your questionnaire and made it incredibly clear how important the local green spaces and the fields that sit in the heart of our village are to us</p> | Protect central village hedgerows, fields; reflect strong community support | <p>Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised</p> | None |
| 26 | <p>Disagree with the wording 'belt of fields' - you can see from the map it's a group of fields (5) they are not in a linear position in a row of 5</p> | <p>Yes please change the wording from "belt" to reflect that these fields are in the very heart of our village and they are integral to how many of the community live and use this space. The LK itself encircles the green heart of 5 large fields, bordered by woodland and the arboretum.</p> <p>I know it seems overly critical to change this one word but it isn't true and the green heart should be reflected in the Character Area statement</p> | Replace "belt" with "green heart" to reflect village reality | <p>This is in the Design Code pg28. Noted</p> | None |

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| 27 | <p>'local people through the questionnaire are generally supportive of solar power infrastructure' - that sentence isn't factually incorrect although the questionnaire didn't dive deep into the community opinions on solar and where they should be located. Most will agree and notice solar power being embraced in the village on roofs however it would be very hard to imagine anyone in the community supporting the green fields in the heart of our village being covered in solar panels.</p> <p>The NP is however very reflective of our love of living in a rural green village with very limited infrastructure but we choose to live here because of its rural feel and access to the green spaces on our doorstep. Just look at the percentage from the survey of those that work from home - it's quite high, giving opportunities for a walk break or lunchtime stroll in the fields or woodland.</p> <p>The NP can not comment on our desire for solar without asking the detailed questions first. Yes to solar, Yes to on roof but NO TO SOLAR ON FIELDS</p> | I think it needs clarity, a caveat to say location of solar was not discussed or remove solar completely until this has been asked of our community | Clarify or remove solar; community not consulted on location | Noted | Yes |
| 28 | <p>12.13 states that Pavement network is not complete in LK. This is true there is no pavement along the entirety of Windsor Lane with none from Deep Mill Lane to Longfield. This makes Public Right of Ways (PROWs) that allow access to connect the village even more important when a safe walking route on a pavement is absent. 12.16 'Improvements to the network are encouraged'</p> <p>An application has been made and accepted and approved by BCC for a network of paths connecting across the fields running along adjacent to the ancient hedgerows in Stuart Kings Report. If improvements are supported make it a priority to protect these hedgerows that these footpaths walk near by to to preserve them for now and all future walkers.</p> <p>the current PROW marked on the map from Windsor Lane, behind Stony Lane and ends on a corner of Windsor Lane without a pavement is dangerous so this new network of paths approved needs to be celebrated and encouraged through the NP by protecting these fields with enlarging the LGS further</p> | extend the LGS to include all the ancient hedgerows in the green heart of LK and simultaneously support the problem of the incomplete pavement and support the development of this new network of paths, otherwise the NP LGS policy is talking the talk but not walking the walk! | Extend LGS to hedgerows; support paths for full accessibility | Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised | None |
| 29 | the description implies it is only open for school visit or open days - firstly Friends of Priestfield arboretum have increased their number of open days and open to the public over an entire weekend at least twice a year and secondly the gates are never locked one can enter at anytime of the day. I am a member and go there most days. maybe this is not the space to include this info but access is available 24/7. This without doubt is a LGS and utilised a lot by the community | not necessarily here but a tweak somewhere if not here to show open every day not just on open days - I don't wish to imply any restriction when the document is reviewed by those that don't know the Arboretum | Clarify Arboretum access: open daily, not only event days | Noted, comment added to table of LGS in Annex | Yes |
| 30 | LK Public Realm: I disagree with the wording that the streetscape is 'utilitarian' in LK. This implies bland, basic, functional and I don't think accurately reflects what I see around me as I walk around LK. We have wide green verges, beautiful front gardens, front hedgerows, brick walls and in the main neat driveways. please change that one word | yes please remove word 'utilitarian' and maybe swap for WELL CARED FOR WITH A VARIETY OF.... street trees and limited shrubs etc.... | Replace 'utilitarian' with 'well cared for, varied planting' | Noted, text changed to remove utilitarian | Yes |
| 31 | <p>Thank you for allocating Valley View as a Local Green Space this is by far the most sensible and functional and beautiful idea to do this. It respects the huge value the community has on this particular field which is one of the few places in LK you can appreciate you are on a hill and have magical far reaching views. It links the community through active travel as a important connectivity route and connects beautifully to the adjacent LGS of the Arboretum - one doesn't work without the other so thank you to the entire team in believing in the space</p> | <p>just wanted to say thank you for understanding our appreciation of the green heart in the centre of LK and truly understanding the way many of us live in this rural community.</p> <p>Valley View and Arboretum / entrance routes are perfect as they are but hare lane Holloway appears too narrow to be fully effective in its aim should incorporate a greater swathe of the fields and as sated before all the ancient hedgerows should be considered as additional LG spaces.</p> <p>Your hard work in this plan is greatly appreciated and I will be voting for it positively when there is a referendum</p> | Support plan; expand LG spaces, protect hedgerows, widen buffer | Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised | None |
| 32 | I fully agree with this proposed vision for Little Missenden. It is extremely important to respect these shared cherished values of the entire village community, and I am in full support of this trusted neighbourhood plan | No | NA | Noted | None |

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| 33 | The green spaces in Little Kingshill and the fields adjacent to Hare Lane should all be protected, having the wide open green space is vital to the whole community and used continuously by residents far and wide. The buffer zone through the fields is far too narrow and the whole set of fields should be permanently protected through the plan, building work being allowed on this area would be disastrous, create significant noise, light and traffic disruption to the whole village and take away a vital green space at the absolute heart of the village, used continuously for the benefit of all | As stated in my comments above my proposal would be that the whole green space running adjacent to Hare Lane must be protected and building work prevented | Protect green space by Hare Lane; prevent any future development | Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised | None |
| 34 | statement that all housing is 2 storey is not correct. New Road has a long line of single storey houses on its north side Although a number have loft conversions but these appear as single storey | This should be corrected | New Road includes single-storey homes, not all are two-storey | Agreed | yes |
| 35 | A list of churches is included for Holmer Green whilst they are not included for the other villages | I would like to see all churches included, but if you do not wish to do this, then Little Kingshill should at least include its Baptist Church | Include all churches; at minimum, add Little Kingshill Baptist Church | It is in the NP | Yes |
| 36 | The list of stations that are used by parishioners from the villages is incorrect. Trains to the Midlands have not served Amersham since the 1960's. In addition if going to London most people will use the closest station | 12.3 needs rewording as follows Holmer Green - High Wycombe Little Kingshill - Great Missenden Little Missenden - Amersham Hyde Heath - Chesham | 12.3 needs rewording as follows Holmer Green - High Wycombe Little Kingshill - Great Missenden Little Missenden - Amersham Hyde Heath - Chesham | Other stations to be referenced in the text | Yes |
| 37 | In general, I am very happy with the plan. In particular, I am very happy to see the focus on 1) requirements for development with environmental - net zero - concerns in mind, 2) the importance of retaining the green spaces in our parish and creating buffer zones - this is what makes our area so special, 3) not allowing the villages to merge into each other, 4) requiring smaller and less expensive houses to be part of any developments bigger than 1 or 2 houses, 5) making sure that current amenities are retained, 6) focusing on the need for parking provision in any development | There is no mention of bus service which is definitely needed in Little Kingshill and perhaps also needed in Little Missenden? I believe Holmer Green is pretty well served and I think bus service started in Hyde Heath fairly recently but I would recommend those services are also reviewed. In addition, there are two spots in Little Kingshill where I think pavements are necessary - 1) between Sheperd's Gate (Bramleys Farm) and Great Kingshill on Heath End Road and 2) on Windsor Lane between Rayner's Green and just below the area opposite Deep Mill Lane. Adding pavements in these two areas would increase the safe walking options in the village and hopefully avoid tragedies like the death of the 5 year old in Great Kingshill a number of years ago | Happy with plan including environment concerns, green spaces and buffer zones, separation, requiring smaller homes and retaining amenities and providing parking. Improve bus services and pavements to ensure village safety | Bus service improvements cannot be provided through NP planning policy. Pavement provision is added to TT2 | Yes |

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| 38 | <p>The Little Kingshill Rural Heart Buffer Zone is critical to the character and well-being of the village and should not be built on - other than in very exceptional circumstances where the development is very small scale and in full keeping with the surroundings. Of particular concern is potential harm to the ancient Hare Lane hedgerow</p> | <p>The Little Kingshill Rural Heart Buffer Zone should be redesignated to a protected Green Space (or other category that prevents any development).</p> <p>This requested is fully aligned with Policy LF2: "The improvement of existing and provision of additional green spaces will be encouraged and supported"</p> | <p>Redesignate LK Buffer Zone as protected Green Space under LF2</p> | <p>Noted, however, the Local Green Space Designation has strict criteria to be applied and if more fields were proposed to be designated this may be too much and too extensive. This matter has been carefully considered and the importance of the whole heart area to the village is recognised</p> | <p>None</p> |
| 39 | 6 | 7 | NA | Noted - Unexplained | None |
| 40 | This plan covers all the main issues and concerns for the area, I fully support it | No | NA | Noted | None |
| 41 | <p>I am concerned this section encourages the view that community facilities in the parish - such as Little Missenden village hall may be viewed as ripe for development. The only stipulation is "Any proposed replacement facility in a different location will need to demonstrate that the new facility is in a location where local people can access by foot." Surely it should also stress the replacement should represent as significant improvement in a whole range of aspects - not just of access but facilities, parking etc.</p> <p>The reference to 'infill' development is also concerning, given the ribbon nature of housing in Little Missenden: "The Chiltern Local Plan Policies Map shows that the villages of Little Missenden, Hyde Heath and Little Kingshill have parts of their built up areas designated as 'Rows of buildings within Green Belt' or 'Green Belt Settlement'. Within these areas, infill development and limited residential development respectively may be accepted."</p> <p>There are parts of the wider parish where some level of development could be carried out without affecting the nature of the area. In Little Missenden, filling in between houses will change the nature of the village significantly</p> | <p>While I accept there will be pressure for every parish to have some new development in the future, I think Little Missenden was designated a conservation area for a reason. It also sits in the Green Belt and an AONB. I would like to see a stronger line taken - making it an exception. It's okay to say this small corner of the Chilterns is special as it is and should remain so - as it is</p> | <p>Treat Little Missenden as exception; protect its unique, designated landscape</p> | <p>Policy LF1 first sentence states loss of facilities will be resisted. Addition made to Policy LF1 last sentence. Policy SD2 requires high quality design which includes consideration of the pattern of development. Little Missenden is also within a Conservation Area where the historic character needs to be respected and retained. Such policies are within the Local Plan and also National Planning Policy Framework and so are not repeated in the NP</p> | <p>Yes</p> |
| 42 | <p>Any future developments by Taylor Wimpey (and also Bellways) that are carried out have missed a MASSIVE opportunity, which I think the council should really, truly think about / should have been aware of. Traffic for developments (both the building and new residents) should have access to the new developments through a round-a-bout on the A404. We already lose so many lives from this extremely dangerous road and the roads in Holmer Green can't take any more traffic. A round-a-bout on the A404 (similar to the one at Flackwell Heath near Berkley Homes) would create a good flow of traffic while slowing down other traffic down at a critical bend and the junction going onto Gravelly Way. I know that there is talk about there being issues due to land ownership, but surely there could be a mandatory purchase order in place for the new developers in Holmer Green to run a connecting road down that hedgerow. To even consider bringing traffic (both construction and domestic) into skimmers can only be regarded as ludicrous. I have worked in construction for over 50 years, I know better than most the issues with traffic and construction. Bearing in mind, that the development of these fields, the council have been aware for many years that they were apart from the Great H7 Development, so this really shouldn't be coming as a surprise. The entrances to Skimmers Field could still be used for foot traffic once the development is complete as all the amenities/schools are in walkable distance. I'm very much in favour of development but only if it is done with care and consideration and I really implore you to consider running a road down from these new Holmer Green developments (or even speaking to Bellways for the Hazlmore development) and running a permanent road down to the A404 and introducing a round a bout. I hope you consider this carefully</p> | | <p>Propose A404 roundabout for safe access to new developments.</p> | <p>Noted, However the NP does not allocate new housing development. The Parish Council will continue to comment on planning applications and object where there are traffic concerns</p> | <p>None</p> |

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| 43 | I support the content of the plan and thank those involved for the working developing it | no | NA | Noted | None |
| 44 | Insufficient emphasis on welfare of pedestrians | <p>Page 41 12.11</p> <p>The questionnaire shows that residents do sometimes walk to local facilities (42%)</p> <p>This statement could be made stronger, to emphasise the need to ensure footways (pavements) are kept as free as possible.</p> <p>E.G. 42% of respondents indicated they sometime walk to the shops.</p> <p>On the same subject, I would like to see a statement that property owners and public bodies have a responsibility to ensure that vegetation etc. on their land does not cause any interference or danger to pedestrians.</p> <p>I would like to congratulate all those involved in preparing this draft plan and thank them for all their work in producing such a comprehensive document</p> | Emphasise walking data; ensure pavements are clear and safe | Noted, wording changed | Yes |
| 45 | <p>I fully support the Neighbourhood Plan and thank all those involved for their comprehensive Plan.</p> <p>As a resident of Little Kingshill I feel the LK Rural Heart Buffer Zone and associated Local Green Spaces are especially valued by the community - providing places to breath, walk, views, varied wildlife habitats, safe links between the different parts of LK and access to Great Missenden</p> | No | NA | Noted | None |
| 46 | <p>Strengthen Policies on "Appropriate Scale" and "Character": Be More Specific/Define "Small-Scale Developments": While the "Neighbourhood Plan Aims" on Page 13 mention "appropriate small-scale developments" and Policy LC1 "Rural Character" on Page 16 emphasizes "appropriate scale and character," these terms are subjective. The plan should be strengthened by providing more objective criteria. For example, it should define maximum dwelling densities for new developments in Little Kingshill, or state a clear limit on the number of new units that would be considered "small-scale" in a particular area.</p> <p>Restrict Infill and Subdivision: To protect the "generous plot sizes" mentioned in the Parish Description for Little Kingshill (implied generally for the villages on Page 16 in relation to retaining "sufficient space between new and existing buildings"), the plan should introduce stronger policies to explicitly resist garden grabbing or the subdivision of existing large plots if it would erode the low-density, spacious character of the village. This would tie into Policy LC1 on Page 16</p> | | Policies on scale character and size of developments will strengthen the policies | It is difficult to be specific as suggested because each proposal will be specific in terms of its size, scale and setting. On occasion, the division of large gardens may be appropriate depending on the individual proposal. The Design Code sets out the nature and character of developments which are in keeping with each area | None |
| 47 | <p>Reinforce Green Belt and AONB Policies with Local Detail: Detailed Harm Assessment/ "Very Special Circumstances" - High Bar: The plan's "Vision" on Page 11 and "Aims" on Page 13 state the intention to remain within the Green Belt and AONB. The "Strategic Policy Context" on Pages 5-7 discusses the National Planning Policy Framework (NPPF) and its "presumption in favour of sustainable development" but also refers to Green Belt protection on Page 5. While it acknowledges the high protection, the plan should include more specific local assessments of how development would cause unacceptable harm to the Green Belt's openness or the AONB's natural beauty in Little Kingshill, reinforcing that "very special circumstances" for development in these areas are exceptionally rare</p> | | NP should expand on GB and AONB and explain VSC are rare | It is the job of Bucks Council to assess Green Belt as a whole as part of its Local Plan process. It is not for the NP to determine if development in Green Belt is appropriate. Assessments of individual proposals are carried out at planning application stage and it would be difficult to cover every situation | None |

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| 48 | Enhance Strategic Gaps and Buffer Zones (Policy SD1): Clarity on "Unacceptable Development": Policy SD1 "Strategic Gaps, Strategic Buffer Zones and development within settlements" on Page 17 aims to prevent settlement merging. To enhance this, the plan should explicitly define the types or scales of development that would be considered "unacceptable" within these zones to prevent ambiguity. It should also include visual and landscape impact criteria for these areas | | Clarify scale and type of development, add impact criteria | Concerns noted, however, it would be difficult to provide policy wording for every type/scale of development that could in theory be proposed. These policy tools are mainly 'in principle' tools, other policies cover landscape impact etc. The design code sets out the nature and character of developments which are in keeping with each area | None |
| 49 | Strengthen Housing Needs Justification (Policy SD4): Reaffirm Local Stance: Policy SD4 "New Housing Development" on Page 19 states that no housing allocations are proposed and mentions that over 80% of local people surveyed did not consider there to be an urgent need for more housing. This statement on Page 10 (under "Consultation") and Page 19 is a strong point, and the plan should continue to emphasize this local stance to robustly challenge proposals driven by broader housing targets rather than demonstrated local need | | Plan should emphasize local people saying no urgent need for housing | Noted, however it would not be possible to confine new development in the Parish to cover just locally derived needs - this would be unsuccessful through examination as it would not promote sustainable development as required | None |
| 50 | Prioritize Sustainable Locations: While the plan operates within Green Belt constraints, for any development that is considered, it should strengthen language around prioritizing genuinely sustainable locations, such as previously developed land within existing settlement boundaries, before any encroachment into designated green spaces | | Strengthen language around prioritising sustainable locations for development | Agree, sentence added referencing priority for brownfield sites | Yes |
| 51 | Beyond BNG/Protect Specific Habitats: The "Rural Environment" Aim on Page 13 refers to protecting and enhancing the natural environment and biodiversity. While the Environment Act 2021 mandates Biodiversity Net Gain (BNG), the plan should strengthen its policies by requiring significant ecological enhancements for any permitted development and, if applicable, identifying and protecting specific local habitats or species within Little Kingshill, making their safeguarding a core policy. Furthermore, the local area is popular with bats and dormice. The bats can be clearly seen at night, and we even had to call out the BAT rescue service for one that accidentally landed in our house. Any new development should include a bat and dormice survey as mandatory | | Further work on local habitats and species and requiring bat and dormouse surveys | As part of the NP process, information on local habitats and species has been sought. Reference to this information added | Yes |
| 52 | Include an Infrastructure Capacity Assessment (or a Strong Policy on it): Proactive Requirement: The "Traffic and Transport" Aims on Page 13 mention "Improvements to the road network to increase safety and adequate parking will be required alongside new development." Policy TT1 "Traffic" on Page 22 reiterates this. However, the plan does not explicitly present the argument that Little Kingshill's existing infrastructure (like roads or the single-form entry primary school mentioned in your query, which is discussed on Page 8) is currently incapable of dealing with increased traffic or people. To strengthen this, the Neighbourhood Plan should include a specific policy requiring any new development to demonstrate that existing local infrastructure has sufficient capacity, or that specific, funded, and deliverable improvements will be made concurrently with the development. It should also explicitly call for an assessment of the cumulative impact of any new development on the local primary school, roads, and other community facilities in Little Kingshill (e.g., Policy LF1 on Page 20 should be expanded) | | Add Infrastructure capacity assessment for traffic and school and community facilities | An infrastructure Capacity Assessment would be a difficult and time consuming piece of work for the volunteers producing the NP. Policies and requirements for providing infrastructure associated with development are part of the Bucks Council process for determining planning applications | None |

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| 53 | <p>Strengthen Policies on "Appropriate Scale" and "Character": Be More Specific/Define "Small-Scale Developments": While the "Neighbourhood Plan Aims" on Page 13 mention "appropriate small-scale developments" and Policy LC1 "Rural Character" on Page 16 emphasizes "appropriate scale and character," these terms are subjective. The plan should be strengthened by providing more objective criteria. For example, it should define maximum dwelling densities for new developments in Little Kingshill, or state a clear limit on the number of new units that would be considered "small-scale" in a particular area.</p> <p>Restrict Infill and Subdivision: To protect the "generous plot sizes" mentioned in the Parish Description for Little Kingshill (implied generally for the villages on Page 16 in relation to retaining "sufficient space between new and existing buildings"), the plan should introduce stronger policies to explicitly resist garden grabbing or the subdivision of existing large plots if it would erode the low-density, spacious character of the village. This would tie into Policy LC1 on Page 16</p> | | <p>Policies on scale character and size of developments will strengthen the policies</p> | <p>It is difficult to be specific as suggested because each proposal will be unique in terms of its size, scale and setting. On occasion, the division of large gardens may be appropriate depending on the individual proposal. The Design Code sets out the nature and character of developments which are in keeping with each area</p> | None |
| 54 | <p>Reinforce Green Belt and AONB Policies with Local Detail: Detailed Harm Assessment/ "Very Special Circumstances" - High Bar: The plan's "Vision" on Page 11 and "Aims" on Page 13 state the intention to remain within the Green Belt and AONB. The "Strategic Policy Context" on Pages 5-7 discusses the National Planning Policy Framework (NPPF) and its "presumption in favour of sustainable development" but also refers to Green Belt protection on Page 5. While it acknowledges the high protection, the plan should include more specific local assessments of how development would cause unacceptable harm to the Green Belt's openness or the AONB's natural beauty in Little Kingshill, reinforcing that "very special circumstances" for development in these areas are exceptionally rare</p> | | <p>NP should expand on GB and AONB and explain VSC are rare</p> | <p>It is the job of Bucks Council to assess Green Belt as a whole as part of its Local Plan process. It is not for the NP to determine if development in Green Belt is appropriate. Assessments of individual proposals are carried out at planning application stage and it would be difficult to cover every situation</p> | None |
| 55 | <p>Enhance Strategic Gaps and Buffer Zones (Policy SD1): Clarity on "Unacceptable Development": Policy SD1 "Strategic Gaps, Strategic Buffer Zones and development within settlements" on Page 17 aims to prevent settlement merging. To enhance this, the plan should explicitly define the types or scales of development that would be considered "unacceptable" within these zones to prevent ambiguity. It should also include visual and landscape impact criteria for these areas</p> | | <p>Clarify scale and type of development, add impact criteria</p> | <p>Concerns noted, however, it would be difficult to provide policy wording for every type/scale of development that could in theory be proposed. These policy tools are mainly 'in principle' tools, other policies cover landscape impact etc. The design code sets out the nature and character of developments which are in keeping with each area</p> | None |
| 56 | <p>Strengthen Housing Needs Justification (Policy SD4): Reaffirm Local Stance: Policy SD4 "New Housing Development" on Page 19 states that no housing allocations are proposed and mentions that over 80% of local people surveyed did not consider there to be an urgent need for more housing. This statement on Page 10 (under "Consultation") and Page 19 is a strong point, and the plan should continue to emphasize this local stance to robustly challenge proposals driven by broader housing targets rather than demonstrated local need</p> | | <p>Plan should emphasize local people saying no urgent need for housing</p> | <p>Noted, however it would not be possible to confine new development in the Parish to cover just locally derived needs - this would be unsuccessful through examination as it would not promote sustainable development as required</p> | None |

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| 57 | Prioritize Sustainable Locations: While the plan operates within Green Belt constraints, for any development that is considered, it should strengthen language around prioritizing genuinely sustainable locations, such as previously developed land within existing settlement boundaries, before any encroachment into designated green spaces | | Strengthen language around prioritising sustainable locations for development | Agree, sentence added referencing priority for brownfield sites | Yes |
| 58 | Beyond BNG/Protect Specific Habitats: The "Rural Environment" Aim on Page 13 refers to protecting and enhancing the natural environment and biodiversity. While the Environment Act 2021 mandates Biodiversity Net Gain (BNG), the plan should strengthen its policies by requiring significant ecological enhancements for any permitted development and, if applicable, identifying and protecting specific local habitats or species within Little Kingshill, making their safeguarding a core policy. Furthermore, the local area is popular with bats and dormice. The bats can be clearly seen at night, and we even had to call out the BAT rescue service for one that accidentally landed in our house. Any new development should include a bat and dormice survey as mandatory | | Further work on local habitats and species and requiring bat and dormouse surveys | As part of the NP process, information on local habitats and species has been sought. Reference to this information added | Yes |
| 59 | Include an Infrastructure Capacity Assessment (or a Strong Policy on it): Proactive Requirement: The "Traffic and Transport" Aims on Page 13 mention "Improvements to the road network to increase safety and adequate parking will be required alongside new development." Policy TT1 "Traffic" on Page 22 reiterates this. However, the plan does not explicitly present the argument that Little Kingshill's existing infrastructure (like roads or the single-form entry primary school mentioned in your query, which is discussed on Page 8) is currently incapable of dealing with increased traffic or people. To strengthen this, the Neighbourhood Plan should include a specific policy requiring any new development to demonstrate that existing local infrastructure has sufficient capacity, or that specific, funded, and deliverable improvements will be made concurrently with the development. It should also explicitly call for an assessment of the cumulative impact of any new development on the local primary school, roads, and other community facilities in Little Kingshill (e.g., Policy LF1 on Page 20 should be expanded) | | Add Infrastructure capacity assessment for traffic and school and community facilities | An infrastructure Capacity Assessment would be a difficult and time consuming piece of work for the volunteers producing the NP. Policies and requirements for providing infrastructure associated with development are part of the Bucks Council process for determining planning applications | None |
| 60 | Very impressive document. the historical section is comprehensive and is a good introduction to the parish and how important it is to be aware of the history when considering future developments and the importance of retaining the identities of the villages. An excellent resource for schools as well. | no | NA | Noted | None |

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| 61 | <p>In view of the NPPF changes introducing GREY BELT Dec 2024 and the first site in LK to apply using this new ruling in the village see PERMISSION IN PRINCIPLE PL/25/1809/PIP. I suspect this will be the first of many hoping to set a precedent and changing land use from green belt to grey belt. As stated within the report LK is very likely to be removed completely from the GREEN BELT in the near future making building on the huge number of Call to Sites (please view a map on this as LK has a vast number for such a small community of circa 600 homes currently without significant infrastructure and no public transport within the village). A recent survey (by LKVillage Society - info and results shared online and at annual meeting) showed 77.8% of respondents in the community were concerned with planning issues in the village having been threatened numerous times that an estate of 250 homes is wanted to be built on green belt land in the heart of our village.</p> <p>The land in question is slightly protected through your NP within the Local Green Spaces document which I very much welcome - Valley View, Hare Lane Holloway, Priestfield Arboretum and its wide entrance pathway and rather ambiguously through the Local Green Gaps document showing the zig zag Buffer Zone.</p> <p>However given our local community was surveyed this year (through the LKVillage Society) and 93.9% of residents that responded said they most enjoyed living in Little Kingshill because of its rural setting any large development would be too impactful on this particular community.</p> <p>I don't believe the LGS have gone far enough particularly on the fields in the centre of the village and I don't believe the importance of your Hedge Dating Survey report by Stuart King has been considered sufficiently within the context of allocating further LGS that are important to our community.</p> <p>A network of PROW footpaths as mentioned in your NP has been approved on the central fields in the heart of LK, walking close to the ancient hedgerows described in the NP Hedge dating Report. These footpaths are fully supported by Bucks County Council (and by 142 residents that made the application), they are now in process awaiting a decision from a PI as the landowner has appealed the Bucks County Council decision.</p> <p>Failing to include all of the ancient hedgerows that contain numerous ancient oak trees over this land is shortsighted as I don't believe they would remain protected since the rules of Grey Belt have been introduced alongside the NewPlanning and Infrastructure Bill that doesn't require mitigations for biodiversity loss on site but rather via Natural England with the developer paying a fee to a central restoration fund.</p> <p>I have absolutely no confidence in the ancient hedgerows and ancient majestic trees surviving any development however small despite any suggested plans as we know plans change and developers sell on sites to others.</p> <p>Every single green field around LK can be applied to become Grey Belt and our rural community will no longer feel rural or retain its character</p> | <p>Please make your LGS document go further and protect more of the land at the heart of our village and in addition every hedgerow including the ancient trees that sit within the hedgerows as described in detail in Stuart Kings Hedge-Dating Report should be added as additional Local Green Spaces in LK and not just limit this to saving the one hedge on Hare Lane.(Hare Lane Holloway)</p> | <p>Extend LGS to protect all central land and hedgerows</p> | <p>Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised through the designation of buffer zones. The hedgerow report will be helpful to the PC to make comments on planning applications in addition</p> | <p>None</p> |
| 62 | <p>Prioritize Sustainable Locations: While the plan operates within Green Belt constraints, for any development that is considered, it should strengthen language around prioritizing genuinely sustainable locations, such as previously developed land within existing settlement boundaries, before any encroachment into designated green spaces</p> | <p>I would like to keep the village in green belt and not grey belt as a whole. It's a precious community as it stands</p> | <p>Preserve village as Green Belt; protect its precious character</p> | <p>Noted</p> | <p>None</p> |
| 63 | <p>I am very concerned that there is a push towards sacrificing the village green spaces for new housing development. There are several spaces within the village with narrow road and or pedestrian only access and developing these for housing will increase traffic on already strained roads and spaces. In addition, there are concerns for local residents' safety as increase in traffic on congested roads will increase the risk of accidents. I am also concerned that the loss of green spaces will affect the rural character of the village and parish. This has already been adversely affected by the development of HS2 and residents have already seen a change in the character of the village, the utilisation of natural spaces and adverse traffic conditions resulting in long delays especially in the mornings and evenings. Finally, I am concerned that the loss of buffer zones or their development will impact on the current peaceful setting of all our homes. We will lose the tranquillity that the village currently provides and hence will erode the value of our neighbourhood further</p> | <p>I would like the plans for new housing development to be reconsidered. I would also like to see that the local community is appropriately assured that green spaces and buffer zones are maintained</p> | <p>Reconsider housing plans; ensure green spaces and buffers protected</p> | <p>Noted. There are policies in the NP seeking to protect important open spaces</p> | <p>None</p> |

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| 64 | Green spaces are so important in all areas for wildlife, separation of villages, farming, environmental benefits and also social spaces for exercising etc | Retain as much green space as possible | Retain as much green space as possible | Noted | None |
| 65 | <p>I am fully supportive of all of the green spaces and gaps proposed in the parish. The spaces in Little Kingshill where I live are vital to conserve the historical landscape and amenities within the village.</p> <p>I am supportive of small scale, appropriate development but this must be proportionate and sensitive to the character and beautiful landscape within the parish. Little Kingshill is a chiltern hilltop village and should be valued and protected as such</p> | <p>In Little Kingshill the green gap and space allocation doesn't go far enough and would urge that the land in the centre of the village is all protected for the current and future residents. The ancient hedgerows and Anglo Saxon hollow lane are of historical and cultural importance to the village and the wider county and should be fully protected. This land is NOT grey belt and should not be allocated as such. It is not suitable for large scale development as it has substantial beauty and amenity for the residents. We all use this land to walk, experience nature and reach Great Missenden safely on foot. LK does not have the infrastructure, such as footpaths to public transport, to support many, many new homes which if built would all need cars. The environmental impact of large developments would be detrimental to the village, its residents and the air and road quality in the local area</p> | Protect central LK land, hedgerows; unsuitable for large development | Noted | None |
| 66 | <p>I believe that the fields along the full length of Hare Lane Holloway should form part of the protected green space. Releasing this land from</p> <p>The green belt, and making available for building would completely devastate the rural aspect of this half of the village. Personally, I believe all areas of green space in the heart of the village should be maintained with any release of land being made from the periphery. This would ensure the heart of the village remains in tact</p> | As above | Protect central LK land, hedgerows; unsuitable for large development | Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised | None |
| 67 | <p>Firstly, I wanted to say an impressive amount of work and research has clearly gone into this Plan. Reading about the history of the area, in particular the hedgerows, trees and lanes of Little Kingshill was fascinating, so thank you very much.</p> <p>We've lived on Hare Lane since 2013. It's been a privilege for our children to grow up here with the view to the front over Valley View and from the back looking down the valley towards Great Missenden. There's always been something special about Hare Lane and how it is nestled below the fields - I now know it's a Holloway lined with ancient trees and hedgerows and it must be protected. If the fields were developed, it would mark the end of Hare Lane as we know it. I fully support the buffer zones as proposed in the Plan</p> | Stuart King's fascinating reports show that there are hedgerows dating back over 750 years, possibly even over a 1000 years in Little Kingshill. I strongly feel that all such hedgerows should be protected in the Plan and any trees of significance, which aren't currently protected by a TPO, should be assessed and granted a TPO | Protect ancient hedgerows; assess and safeguard significant unprotected trees | Noted | None |
| 68 | Really value the open space that links the two halves of the village. Use the space every day to walk. There is a notable lack of infrastructure which would hinder developing the green space. No doctors shop and many narrow roads. Very hard to see how a substantial housing development could be supported | Please keep our green spaces | Please keep our green spaces | Noted | None |

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| 69 | <p>As stated in 7.6 and shown in Policy Map 2 , settled plateau with open landscape, with extensive fields ... with long views ... is integral to the character of the village ' Little Kingshill is a small rural village with the countryside that embraces it at every point essential to the sense of village community and life . The Little Kingshill rural buffer zone , not only is at the centre of the long views above for the village , but has been for many years an essential focus of the community as much as the church and the pub , providing not only access across the village but it is the very heart of the open space in the village and source of wildlife and natural habitation . It provides an area for dog walkers , children to play, and the place to simply be part of the wonderful countryside that is integral to the village and must be protected to ensure that Little Kingshill remains a rural village</p> | | Protect Little Kingshill's central rural buffer as vital community space | Noted | None |
| 70 | <p>We are writing on behalf of a landowner with interests in the village of Little Kingshill, to submit comments in relation to the draft Little Missenden Neighbourhood Plan. In particular, to Policy SD1 and the introduction of 'Strategic Gaps' and 'Strategic Buffer Zones' within the neighbourhood plan.</p> <p>Due to the character limit on your online form this is 1 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Policy SD1: Strategic Gaps, Strategic Buffer Zones and development within settlements</p> <p>Inconsistency with Local Planning Policy. The National Planning Policy Framework (NPPF) states that Neighbourhood Plans (NP) should set out a 'positive vision' for the future of the local area. And must be in general conformity with the strategic policies of the Local Plan.</p> <p>However, by its own admission, it would appear that Policy SD1 of the Neighbourhood Plan has been drafted in such a way as to provide 'protection' against the implications of potential emerging policy from the Local Planning Authority.</p> <p>Specifically, it notes that the now withdrawn Draft Chiltern and South Bucks Local Plan 2036 - Publication Version, proposed releasing the village of Little Kingshill from the washed over Green Belt. It reports that this has led to local concern about the vulnerability of currently open land within the centre to development which could have a detrimental impact on the character and form of the village".</p> <p>It also specifically makes reference to 'local speculation regarding a potential 250 house proposal on this land', in response to land being put forward to a Call for Sites consultation run by Buckinghamshire Council.</p> <p>Part of the Neighbourhood Plan's explanation for the designation of land as 'Strategic Buffer Zones' is that they "should only be designated on land between settlements or parts of settlements where potential development has been proposed in the call for sites, in areas close to settlements or along radial roads".</p> <p>It is suggested that this does not represent 'positive planning' as the NPPF encourages and that the Neighbourhood Plan is simply looking to prevent development coming forward in the villages. It is noted it does not propose any land for allocation in the villages</p> | Removal of proposed Buffer Zones | Proposed buffer zone in Little Kingshill is inconsistent with NPPF | <p>The proposed Strategic Gaps and Buffer zones have been carefully considered (see Background Paper) to ensure that the rural character of the Parish and settlements within it is not eroded by inappropriate development.</p> <p>This is not contrary to the NPPF and does not preclude new development within the whole of the Parish.</p> <p>There is no requirement for NP's to allocate development</p> | None |

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| 71 | <p>Due to the character limit on your online form this is 2 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Inconsistency with National Planning Policy</p> <p>The Government introduced changes to Green Belt policy in its December 2024 updates to the NPPF. Green Belt policy still maintains high levels of protection for the Green Belt, setting out that development, except for the exceptions set out in paragraph 154, would be 'inappropriate development in the Green Belt' and not allowed unless special circumstances were demonstrated. Current National Planning Policy however requires local planning authorities to undertake a Green Belt review as part of the plan making process. And this includes the identification of 'Grey Belt' land.</p> <p>Grey Belt land is defined as land which does not contribute to purposes a, b and d of the NPPF. These are: a) to check the unrestricted sprawl of large built-up areas. b) to prevent neighbouring towns merging into one another. d) to preserve the setting and special character of historic towns. The NPPG has confirmed that larger 'built up areas' (purpose a) does not apply to villages. And that purposes b) and c) does not relate to villages, only towns. We note the Draft Neighbourhood Plan makes no reference to the concept of Grey Belt land, and consider it should be considering these criteria when looking to effectively strengthen protection on Green Belt land, some of which could potentially be considered Grey Belt land, where this would be considered inappropriate in the context of National Planning Policy.</p> <p>It is noted that the Neighbourhood Plan sees Strategic Buffer Zones as providing protection whether the village is maintained or removed from the washed over Green Belt. However, it currently remains within the Green Belt and as such the Neighbourhood Plan policies need to be considered in that context. In our view, the introduction of 'strategic buffer zones' within the Neighbourhood Plan is not consistent with the clear direction of national policy to potentially allow for development in the Green Belt (Grey Belt) in sustainable locations, and where clear need exists, and where land does not contribute to the identified purposes of the Green Belt.</p> <p>In this regard, we consider the proposed introduction of 'strategic buffer zones' to be inconsistent with national planning policy. We also consider that in the case of the Little Kingshill Buffer Zone, the potential sterilisation of this extensive tract of land from any level of development is inappropriate and premature ahead of the LPA undertaking a Green Belt and Grey Belt review for the county</p> | Removal of proposed Buffer Zones | Proposed buffer zone in Little Kingshill is not in line with NPPF Green Belt/Grey Belt policy | <p>It is Bucks Council's responsibility to review the Green Belt across the whole of Buckinghamshire and whether planning applications on Green Belt land can be considered under the Grey Belt criteria. It is not part of the NP to do so.</p> <p>Given the importance of the area to the character of the village and the lack of local facilities, it is not likely to be considered a sustainable location for large development</p> | None |
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| 72 | <p>Due to the character limit on your online form this is 2 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Inconsistency with National Planning Policy</p> <p>The Government introduced changes to Green Belt policy in its December 2024 updates to the NPPF. Green Belt policy still maintains high levels of protection for the Green Belt, setting out that development, except for the exceptions set out in paragraph 154, would be 'inappropriate development in the Green Belt' and not allowed unless special circumstances were demonstrated. Current National Planning Policy however requires local planning authorities to undertake a Green Belt review as part of the plan making process. And this includes the identification of 'Grey Belt' land. Grey Belt land is defined as land which does not contribute to purposes a, b and d of the NPPF. These are: a) to check the unrestricted sprawl of large built-up areas.b) to prevent neighbouring towns merging into one another.d) to preserve the setting and special character of historic towns.</p> <p>The NPPG has confirmed that larger 'built up areas' (purpose a) does not apply to villages. And that purposes b) and c) does not relate to villages, only towns. We note the Draft Neighbourhood Plan makes no reference to the concept of Grey Belt land, and consider it should be considering these criteria when looking to effectively strengthen protection on Green Belt land, some of which could potentially be considered Grey Belt land, where this would be considered inappropriate in the context of National Planning Policy.</p> <p>It is noted that the Neighbourhood Plan sees Strategic Buffer Zones as providing protection whether the village is maintained or removed from the washed over Green Belt. However, it currently remains within the Green Belt and as such the Neighbourhood Plan policies need to be considered in that context.</p> <p>In our view, the introduction of 'strategic buffer zones' within the Neighbourhood Plan is not consistent with the clear direction of national policy to potentially allow for development in the Green Belt (Grey Belt) in sustainable locations, and where clear need exists, and where land does not contribute to the identified purposes of the Green Belt.</p> <p>In this regard, we consider the proposed introduction of 'strategic buffer zones' to be inconsistent with national planning policy. We also consider that in the case of the Little Kingshill Buffer Zone, the potential sterilisation of this extensive tract of land from any level of development is inappropriate and premature ahead of the LPA undertaking a Green Belt and Grey Belt review for the county</p> | Removal of proposed Buffer Zones | Proposed buffer zone in Little Kingshill is inappropriate, based on 1997 policy and unnecessary given the AONB and Green Belt designation | <p>Given the importance of the area to the character of the village and the lack of local facilities, it is not likely to be considered a sustainable location for large development.</p> <p>However, potential of removal of the Green Belt protection in future Local Plans means that an additional protection set out in a locally supported Neighbourhood Plan would be a clear indicator of the importance of this area both in landscape terms and providing the rural setting for the dispersed settlement pattern. It is appropriate to base some of the policy background on the Chilterns Local Plan and proposed (but not followed through) changes to that Plan as there is no more up to date planning policy adopted for the area.</p> | None |
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| 73 | <p>Due to the character limit on your online form this is 3 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Proposed Little Kingshill Rural Heart Buffer Zone</p> <p>We specifically have concerns regarding the extent of the proposed Little Kingshill Rural Heart Buffer Zone.</p> <p>The draft NP states that these 'buffer zones' have been identified as areas where new development would have a "harmful effect on the existing pattern of development, through coalescence of settlements or distinct parts of settlements". An accompanying Strategic Gaps & Buffer Zones Background Paper sets out the Methodology for identifying these Strategic Buffer Zones. In the specific case of Little Kingshill Rural Heart Buffer Zone, the Strategic Gap paper seeks to protect the coalescence of what it describes as 'the three separate built up areas' which make up the village. These three areas have been taken from the Chiltern Local plan, adopted in 1997, where Policy GB5 identified 'developed areas' where it stated that "some further development can take place without harming the open rural character of the countryside". We have concern about the proposed introduction of 'strategic buffer zones', to maintain these separate 'developed areas' identified in planning policy from 1997, and under a completely different national planning regime. And the consistency of this mechanism with current national planning policy, as set out above. The commentary to GB5 states that these areas were identified for the sole purpose of the interpretation and implementation of the 'limited infilling in villages' policy, and were based on the extent of development at that time, plus the policy context within which they were adopted. They should not automatically be taken as an appropriate basis on which to implement planning policy 30 years later, under a different national planning policy regime. Furthermore, it is considered that the area of agricultural land between the northern and southern areas of the village already still benefits from existing protection against inappropriate development, without the introduction of a new 'Buffer Zone' designation. The existing green corridor of woodland including Priestfield Arboretum provides a physical barrier to the merging of development north of Hare Road and development off Windsor Lane to the south. It is noted that the Neighbourhood Plan also looks to introduce additional protection to some of this area by the introduction of Local Green Space designations to some of these areas. Existing, and proposed PROW, would still be retained and provided protection under their own legislation, without a 'buffer zone' designation being introduced across the whole central area of agricultural land.</p> <p>It is also noted that the whole village and surrounding area also falls within the Chilterns National Landscape (AONB) and under national policy 'great weight' is given to the protection of the landscape and scenic beauty of the national landscape. Major development would only be allowed in exceptional circumstances and where public benefits greatly outweigh any harm. The introduction of these 'buffer zones' introduces an unnecessary and ineffective additional tool, which would add no additional protection as the land is already protected by existing designations</p> | <p>Removal of proposed Buffer Zones</p> <p>In the case of the Little Kingshill Buffer Zone, the suggestion of a buffer zone line which snakes diagonally across an extensive tract of agricultural land between the northern and southern built up areas of the village, is disproportionate in its extents and unnecessary given the existing protections already in place or proposed across this area.</p> <p>A buffer zone should also not cross north of Hares Lane, as this is a distinct area, where only a small gap separates the existing residential development to the east and the Full Moon pub to the south. Protecting this one field gap would be inconsistent with national policy which allows for infilling within villages. Development within this small c.40m gap along Hare Lane gap would not be harmful to the settlement pattern of Little Kingshill and therefore would not meet the Neighbourhood Plans own definition of a buffer zone</p> | Proposed buffer zone in Little Kingshill is excessive, unnecessary | <p>Given the importance of the area to the character of the village and the lack of local facilities, it is not likely to be considered a sustainable location for large development. However, potential of removal of the Green Belt protection in future Local Plans means that an additional protection would be an indicator of the importance of the area both in landscape terms and providing the rural setting for the dispersed settlement pattern. It is appropriate to base some of the policy background on the Chilterns Local Plan and proposed (but not followed through) changes to that Plan as there is no more up to date planning policy adopted for the area</p> | None |
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| 74 | <p>Due to the character limit on your online form this is 4 of 4 comments submitted, which should be read concurrently. The full letter has also been submitted to you via email.</p> <p>Implementation</p> <p>Notwithstanding the above, it is considered that the premise of the 'buffer zone' is unclear, and imprecise. Is it intended to prevent development just along the thin strip of land marked on the policy map, or within all the general area surrounding it?</p> <p>The Strategic Gaps & Buffer Zones Background Paper notes this will be decided on a case-by-case basis, which has the effect of introducing additional uncertainty into the planning process, at a time when the government is striving to simplify and speed up the planning process.</p> <p>Summary</p> <p>As set out within, is it considered that:</p> <ul style="list-style-type: none"> • The proposed adoption of a 'Strategic Buffer Zone' at Little Kingshill, and the justification given in the plan for its location on land considered at risk of development through the Buckinghamshire local plan or planning application process, means in our view that the Neighbourhood Plan is inconsistent with the requirement in national planning policy for the plan to be positively prepared. • Its introduction would also be premature ahead of the Local Planning Authority having undertaken its Green Belt Assessment, a requirement of national planning policy. • Existing and proposed other protections, including National Landscape designations, existing and proposed public rights of ways, and proposed Local Green Space designations through the Neighbourhood Plan, give significant and appropriate protections to the setting of the village and additional protection by way of a 'Buffer Zone' is not justified. • The proposed buffer zones as shown on the policies maps are unclear and imprecise and risk introducing delay and confusion into the planning system | Removal of proposed Buffer Zones | Proposed buffer zone in Little Kingshill is unnecessary and would be difficult to implement | <p>Reiterate previous points. The policy would not be difficult to implement. All planning application decisions have to be carefully balanced taking into account all planning policies that apply including Neighbourhood Plan policies. It was carefully considered whether to show the entire heartland area with shading or to provide an indicator of the area with criteria set out in the policy. The latter approach was considered to be more balanced and appropriate and not a total 'blanket approach'</p> | None |
| 75 | <p>We are concerned that the Rural Heart Buffer Zone and areas designated as Local Green Spaces are not extensive enough and do not protect enough Green Belt. The fields which encompass the proposed protected areas are the green heart of our village. Any large development that could possibly be built along Hare Lane (designated Hare Lane Holloway) would be an urban barrier that would spoil the views and access to open fields that have been used by the residents of the village for well over 20 years</p> | <p>We would like to propose that Local Green Spaces are enlarged and that the council considers putting buffer zones at the edge of the fields up to Hare Lane to protect the beauty of this rural space</p> | <p>Enlarge Local Green Spaces; add buffers along Hare Lane fields</p> | <p>Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised</p> | None |
| 76 | <p>I fully support the proposed Green gaps and spaces in the parish.</p> <p>I am concerned that the proposed spaces and gaps in Little Kingshill do not fully protect our historic village centre and the ancient hedgerows therein. I am concerned that the designations will allow large scale an inappropriate developments when I support small and appropriate developments only</p> | <p>Yes I want all of the central fields in Little Kingshill designated as green gaps and spaces so the area is protected for the amenity of all the people who use it. I want the plan to reflect that only smaller and appropriate developments are permitted in this small village</p> | <p>Designate central LK fields as protected green space; limit development</p> | <p>Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised through the designation of buffer zones</p> | None |

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| 77 | <p>The green spaces shown on the plan have been very well thought out and contain the areas that are cherished and used by the local people. Each area should be preserved and protected for the future generations. I live in Little Kingshill and the Valley View, the Hollow, the Arboretum and its entrance are areas of Little Kingshill that are irreplaceable and very important to the residents who live in the village.</p> <p>The green gaps shown are needed to preserve the unique and special way that Little Kingshill has developed historically. If these were not in place Little Kingshill could be completely changed forever and lose its own distinctive character.</p> <p>The report by Stuart King should be taken as extremely important to preserving the ancient hedgerows that are incredibly important not only to Little Kingshill but, the ecological and historical story of the area. The hedgerows that separate each field should also be given special protection from being destroyed or damaged.</p> <p>The Neighbourhood Plan has been put together with local people at it heart and I fully support it and the work that has gone into completing it</p> | No | NA | Noted | None |
| 78 | <p>I support the need to keep the nature of the village by maintaining the green spaces and buffer zones, and would propose that these should be extended to maintain the green heart of the village, separating the northern & southern parts of the village. I am concerned about taking this area out of green belt designation, as significant building in the village would change the nature of the village itself</p> | Expanding the green spaces in the fields in the centre of the village | Expand central village fields as protected and designated green spaces | <p>Noted, however, the Local Green Space Designation has strict criteria to be applied and if all the fields were proposed to be designated as a whole, the criteria of 'not extensive' would not be fulfilled. This matter has been carefully considered and the importance of the whole heart area to the village is recognised through the designation of buffer zones</p> | None |
| 79 | <p>An important document to help protect and support the integrity of Holmer Green</p> | No | NA | Noted | None |
| 80 | <p>I support the need for these gaps and buffer zones in the village to maintain the rural nature of the village which is of high importance to the villagers. I particularly value the rural heart, Valley view and ancient Holloway. I feel the buffer zones could go further to maintain separation between Little and Great Kingshill and between Little Kingshill and Holmer Green. Eg fields off Windsor Lane behind and either side of the Baptist church which separate LK from HG. I feel it is important to limit the scale of any future development to retain the rural area and character of the village. I am particularly concerned about the loss of Green Belt designation across the whole village rather than preserving pockets of green belt in locations of high amenity value for leisure, views and historical value</p> | Consideration of extended buffer areas and further tree and hedgerow protection | Extend buffer zones; enhance protection for trees and hedgerows | <p>Noted, however this extent of the Local Green Spaces, buffer zones etc have been carefully considered so as not to completely stifle new development in the whole of the Parish, this would not constitute the 'sustainable development' requirement for the NP</p> | None |
| 81 | <p>I support the designation of Little Kingshill Valley View fields, and the Hare Lane holloway and adjoining hedgerows, as Local Green Spaces, with the protection that this affords them as a key element of the open character of the landscape (Valley View, offering long views), and a site of historical significance (the holloway and hedgerows, which may date back over 1000 years according to the Local Green Space Assessment)</p> | No changes suggested - this seems a comprehensive and meticulously developed plan | NA | Noted | None |

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| 82 | I am not in support of development projects or removing green spaces from Little Kingshill. The best part of living here is the green space and fields which I regularly use with my young kids. We need more green protected spaces and fields to be left for the next generation. I don't want to be a part of a community that is not thinking about the future of our planet or how to save the green and wild land we have left that we have not concreted over. This can destroy a community as everyone escapes the village because the very reason they moved here in the first place was to escape concrete jungles. Stop building and start thinking differently | I support the changes that have been recommended under the Local Green Space and local green gaps. I want to see all the ancient hedgerows in the heart of our village that are over 750 years old-see Stuart Kings hedge dating report be protected properly forever so we can walk alongside them and retain every ancient oak tree in the landscape in the heart of our village. This is what saving the planet for our future generations looks like to me | Support LGS changes; protect ancient hedgerows and oak trees permanently | Noted | None |
| 83 | To my family, the green spaces are one of the most important features of the village and contribute enormously to its rural feel. Whilst I understand the need for sustainable growth and the need nationally for further housing, this should not be on any significant scale that will alter the character and feel of the village. I would like to see our green spaces protected at all cost | Not unless there is any further way to protect these green spaces and the buffer zones. I can see that the plan is well written with a huge amount of research. Thank you very much to all who have been involved and for giving us this opportunity to comment | Support plan; seek stronger protections for green spaces and buffers | Noted | None |
| 84 | Re 2.2 If quoting the definition of Sustainable Development it should be "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" | yes, rewording | Support development that safeguards future generations and meets present needs | Agreed, definition reworded | Yes |
| 85 | I would suggest that some additional wording along the lines of Local wildlife groups should also be consulted such as Prestwood Nature | Yes, add ref to local biodiversity groups | Add consultation with local wildlife groups like Prestwood Nature recommended | Added to 8.14 | Yes |
| 86 | It appears to have a certain amount of overlap with Section 2.2 to 2.4 and Section 6 page 14, I would suggest more clarification regarding as to the purpose of this repetition. Possibly some cross referencing would help | Yes, clarification as per comment | Clarify overlap between sections; add cross-references to avoid repetition | Noted | Yes |
| 87 | The whole plan seems to ignore completely the facts that this whole area is a real mixture of land uses - residential, commercial and agricultural. The clear drive to the report is to support development of housing as opposed to maintaining the mixed use that is essential if the population does not want to end up in an urban area including High Wycombe, Amersham, Chesham etc. Planning creep seems to be the direction that the report is supporting. The area is firmly in an Area of Outstanding Natural Beauty and if planning creep is sanctioned then it will cease to be in such an area and will become urbanised. The suspicion I have is that the plan's direction is to provide power to the few running such developments rather than retaining any semblance of an ANOB | See above | Plan risks urbanisation; prioritise preserving mixed-use and AONB integrity | This is not an accurate description of the NP and its policies -see the Vision and Aims | None |

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| 88 | <p>On the whole I agree with pts 30-50: namely that the verdant triangular / pizza wedge shape of fields at the geographical (physical) heart of Little Kingshill block the coalescence of the 3 separate parts of the village settlements (in accordance with Strategic Gaps (SGa) and Buffer Zones (BZa)) and that this physical rural 'heart' is what typifies and defines Little Kingshill geographically and makes Little Kingshill's identity stand out so clearly from the surrounding villages.</p> <p>However I disagree with the limitation of the size of the with Strategic Gap and Buffer Zone as described in pts 51-52 and shown in Fig. 12 for the following reasons:</p> <ol style="list-style-type: none"> 1. Too little value has been placed on the ancient hedgerows and trees of significant size, type and visual impact (as seen from Hare Lane and the footpaths which crisscross the triangular wedge of fields as per Mr. Stuart King's study in the LMPC Local Green Spaces Assessment. 2. In the thin strip of protected hedgerow alongside Hare Lane, (aka the ancient 'Holloway' cart track from Great Missenden to the village), no account has been taken to protect the root system of either the ancient hedgerow itself nor of the expansive overhanging trees such as the locally famous Huntingdon Elm and the significantly mature Oaks and other trees. The protected green zone around these ancient hedgerows and trees should be extended. The largest trees' canopy spans a radius of ca. 15m. Where such a tree is alongside a road, the green buffer area should be 20-25m to allow for future root growth protection, should the adjacent fields eventually be built on. Where a significant tree is situated in a hedgerow between two fields, the zone should arguably be extended to a radius of 20m to both sides ie: 40m or a minimum of 5m radius further than the current tree canopy. 3. In points 30-50 much has been said about the need to prevent coalescence between the separate Northern and Southern parts of the village. This sense of openness and separation between these two separate parts of the village make Little Kingshill distinct. In addition the LMPC draft Local Neighbourhood Plan clearly states that this rural physical heart of the village also has an important social function in the village. The many footpaths which cross it (PROW recently applied for and granted, (pending appeal,)) are a recreational meeting place for the local residents and seen as part of the close knit community. In this way I agree with pt 50. BZa) that 'The land performs an important role in maintaining the separate identity of the settlements or parts of settlements at risk of coalescence.' However the areas of green buffer / strategic gap are insufficient to allow this. The green buffer must be large enough that the naked eye can see a continuity of greenery from the entrance to the fields from the plantation wood (South East corner by Stony Lane) to the North east corner of Hare Lane (Valley view field). Currently there is only a narrow corridor between the Arboretum and Valley view field. This is insufficient and does not resemble the current view nor feel of the fields. I would strongly suggest that there is a larger more visible green area between the Stony Lane approach and the Hare Lane North exit in order to replicate (albeit on a far smaller scale) the strategic buffer zone between the two parts of the village either side of the rural heart. I would suggest including the Plantation Wood (the approach to both the Arboretum and Valley View field) and the Nature Field directly below it (to the right of hedge 6) and the Middle Field (enclosed by Hedgerows No.2, 3, 4 and 6) adjacent to both the Nature Field and just above Valley view. This would give a similar feel and visual aspect to the current green area (on a smaller scale). Including this Wood and part wooden Nature field as well as one additional grass field would protect Hedgerows No.2, 3, 4 and 6 but still allow future development on 4 large remaining fields | <p>Yes add the Plantation Wood (the approach to both the Arboretum and Valley View field) and the Nature Field directly below it (to the right of hedge 6) and the Middle Field (enclosed by Hedgerows No.2, 3, 4 and 6) adjacent to both the Nature Field and just above Valley view. This would give a similar feel and visual aspect to the current green area and retain the current open and verdant separation of the two parts of the village. Please see map if I can attach</p> | <p>Add Plantation Wood, Nature Field, and Middle Field as protected</p> | <p>Noted</p> | <p>None</p> |
| 89 | Handwritten comments (9) | | | | |

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| 90 | <p>Local Plan policy SD4 -This should be subject to viability rather than a blanket requirement otherwise it might stop proposals coming forward.</p> <p>Local Plan Policy NE2 – This needs to acknowledge that there are exceptions to 10% BNG requirement under the regulations.</p> <p>Local Plan Policy SD1 – I can see that the term ‘rural settlement’ could apply to Little Kingshill, Hyde Heath and Little Missenden but doesn’t reflect the reality of Holmer Green.</p> <p>Overall, I think that Holmer Green has the capacity to support more homes, and rather than treat it as a small rural village, we should acknowledge that there are benefits to providing sensitively designed housing. There are many people who would love to live in Holmer Green but who have been priced out of the area</p> | <p>Acknowledgement that Holmer Green is not a ‘rural village’.</p> <p>Acknowledgement that the Government priority is to deliver housing and that Bucks Council is now subject to much higher housing targets and will be under pressure to deliver them. Rather than fighting against all development we should be acknowledging the benefits and trying to direct it to sustainable areas.</p> <p>There is no mention of the Travellers site down on the A404. This is part of the Holmer Green community and needs to be acknowledged</p> | <p>Acknowledge development pressures; include Travellers site; focus sustainable growth</p> | <p>SD4 is likely to be subject to viability at planning application stage. NE2, exceptions are mentioned in the text. SD1, Holmer Green is a rural settlement. The decision has been taken that this NP will not allocate sites, this will be up to Buckinghamshire Council to decide where the most suitable sites are for development across the whole of Buckinghamshire. There is no need to mention the site on the A404 specifically</p> | None |
| 91 | <p>A very wide buffer zone must be established along the length of Hare Lane, Little Kinghill to ensure that this ancient Holloway is protected.</p> <p>Any development in the adjacent fields must consider drainage (Hare Lane is steep and water flows down the lane when it rains taking debris with it which blocks the drains in Longfield and beyond Windsor Lane)</p> <p>Also, the height of any houses built in the fields needs to be restricted as the houses will be built on land much higher than the houses in Hare Lane and a feeling of enclosure will result</p> | N/A | NA | Noted | None |
| 92 | <p>P28 Design Guidelines P28 – The village (LK) does have a centre – it’s the common as off the common are the pub on one side/café & church on the other and the school adjacent.</p> <p><u>Neighbourhood Plan</u></p> <p>P12 Vision – by 2039. No mention of “wellness/healthiness” in terms of air quality, country walks, cycleways, reduction in traffic.</p> <p><u>Vision</u></p> <p>P28</p> <p>1) All having is 2 story – many bungalows too.</p> <p>2) Guidance – there should NOT be more on street parking on existing roads due to future development, it’s already too much& is causing concerns/risks.</p> <p>P33 – Water harvesting – in most European countries, water harvesting is MANDATORY, why do we not include this?</p> <p>P36 Local facilities – surely you protect play areas/sports areas too?</p> <p>P46 Cricket pitch not shown as a green space</p> | <p>Overall, I can’t see where/what development you are encouraging rather than being a ‘NIMBY’ approach i.e. where you ??? development & especially affordable housing to encourage younger parents to be to come to the village.</p> <p>ALSO – provision for less mobile/pushchairs in terms of better pavements/cycleways to get to school etc.</p> <p>How many youngsters have been consulted, have you been to the school?</p> <p>P.S. I will talk to Gill P directly</p> | <p>Plan lacks visible support for inclusive, affordable, and youth-focused development</p> | <p>Comments noted, LK is a dispersed village with facilities clustered. The NP is primarily concerned with land use matters and the vision reflects this. Most housing is 2 storey in LK. Parking will be to Bucks CC standards. Water harvesting/storage is part of Building Regulations. Play areas and parks are protected under Policy LF2 and/or owned by the Parish Council. The Cricket Pitch does not meet the criteria for a Local Green Space for the purpose of the Neighbourhood Plan as it falls under the jurisdiction of Amersham CC</p> | None |
| 93 | <p>P28 – Character area: Little Kingshill states ‘all housing is two storey’ – there are bungalows so I assume this should read ‘max two storeys’.</p> <p>P33 – Local people will not be supportive of social housing the reality is housing is needed for people who don’t live in the area currently. Surely each parish needs to be open to some development in this area. This section feels a bit ‘NIMBY’ish.</p> <p>Good to see the establishment of a buffer zone in Little Kingshill village to ensure the rural portion is fully protected (Little Kingshill Rural Heart Buffer Zone)</p> | N/A | NA | <p>P28 Wording altered to ‘most’ p33 to be Noted</p> | Yes |

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| 94 | <p>Page 14 Sustainable Development Principles section, Last bullet</p> <p>Existing utilities and services should include electricity, particularly as we have been subject to power cuts in the village (Holmer Green) over the years.</p> <p>P15.7.3. To clarify where Chiltern National Landscape starts (boundary) relative to Holmer Green at current time as only part of Holmer green excluded (not all)</p> | N/A | NA | Noted P14 'Electricity' included in list. P15 to be noted | Yes |
| 95 | <p>Please see attached notes which have been sent to Mary Anne Stuart regarding various aspects of the plan.</p> <p>Little Missenden Neighbourhood Plan 2024-2039</p> <p>3.6 The finding of Celtic and Roman coins suggest a history long before Domesday records (see Spelling)</p> <p>7.8 Hedgerows – These have been enthusiastically planted near K??? Farm, but no-one has removed the plastic shields with the result that the growth is at the top of each plant. Hedges were planted to keep stock in/out, these would never do! Planting alone is not enough, maintenance is needed. Old historic hedgerows cannot be reinstated to original.</p> <p>8.5 The river used to be a breeding ground for Rainbow Trout too.</p> <p>11.4 The Montessori School in the village hall is no more.</p> <p>Page 38 – Far too much about Hare Lane, Little Missenden's Toby's Lane, Penfold Lane, Beaumont lane, Higher Lane and King Street End should be in here an ancient sunken drover's road.</p> <p>Agreed Agreed, no response no response, what is this?</p> <p>There is no meadow adjacent to the house, the meadow belongs to 4 Limes Cottage and just behind there a long run through the village up to the A413.</p> <p><u>Heritage Assets</u></p> <p>What is the NHA assessment? The garden wall at the Manor House is technically known as "CRINKLE CRANKLE WALL" as it forms a serpentine.</p> <p>No mention of 2 Mill End Cottage originally a 13th Century Hall house, in the 16th century forming, with 1 and 3 Mill End Cottages, a 16th century Hall House, TUDOR.</p> <p>Local Green Spaces should include Toby's Lane and Mop End Lane and Beaumont end Lane. Very ancient drover's roads, sunken, for the most part.</p> <p>3.7 plural of 'plateau' is 'plateaux'.</p> <p>3.11 no Montessori.</p> <p>3.14 Attention: should have here, cricket pitch, allotments, stables.</p> <p>12 Why do we say we will support "Sustainable Development"? What we need is a basic commitment to repair paths and potholes.</p> <p>N.B. The field belongs to Limes Cottage <u>not</u> the Hall</p> | N/A | NA | <p>3.6 - Altered</p> <p>7.8 - Noted</p> <p>8.5 - Noted</p> <p>11.4 - Altered, Montessori taken out</p> <p>Page 38. Noted</p> <p>3.7 - Plateau altered to Plateaux</p> <p>3.11 - Montessori taken out</p> <p>3.14 - Cricket Pitch and allotments added</p> <p>Stables left out.</p> <p>P 12. Noted</p> | yes |
| 96 | <p>Buffer zone p4-11</p> <p>Buffer zone p7-19</p> <p>Also applies to strategic gaps especially Tralee Farm where I think there was an orchard, and someone chopped them down so with reference will they be replaced.</p> <p>WELL DONE!</p> | <p>Wish to see the Buffer zones/Strategic Gaps made prescriptive and quantifiable.</p> <p>P7 – 3.4 Monument</p> <p>9 – 3.12 Rossetti Hall which also ? the Parish Council</p> <p>9 – 3.15 September</p> <p>34 – Holmer Green Chilli needs renaming</p> <p>35 – Jennies needs renaming</p> <p>40 – 12.2 fro – for</p> <p>43 - District</p> | <p>Wish to see the Buffer zones/Strategic Gaps made prescriptive and quantifiable.</p> <p>P7 – 3.4 Monument</p> <p>9 – 3.12 Rossetti Hall which also ? the Parish Council</p> <p>9 – 3.15 September</p> <p>34 – Holmer Green Chilli needs renaming</p> <p>35 – Jennies needs renaming</p> <p>40 – 12.2 fro – for</p> <p>43 - District</p> | Noted, points altered | Yes |
| 97 | <p>Vision – by 2039 p12 Holmer Green</p> <p>Although Strategic Buffer Zones are discussed and suggested in the document referring to these the "vision" statement does not reinforce the importance of avoiding coalescence. It enforces "rural character" but this is not the same as preventing Holmer Green being absorbed into Hazlemere – Terriers – High Wycombe</p> | Yes – refer to avoiding coalescence | Vision should stress preventing coalescence, not just preserving rural character. | The first part of the vision says 'retain their separate identities' and is applied to all the villages in the Parish | None |

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| 98 | Strategic Gaps and Buffer Zones Fully support buffer zones for any further development gaps and buffers. I do not support Labours Government decision to overbuild in the Chilterns area and will support any Little Missenden Parish decision to protect our Parish land | No | NA | Noted | None |
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Email comments feedback

| ID | Sender | NPSG Comments | Change to NP? |
|----|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1 | Network Rail (2 pg) | Noted | None |
| 2 | Thames Water (5 pg) | Noted | None |
| 3 | National Gas c/o Avison Young (3 pg) | Noted | None |
| 4 | Environment Agency (6 pg) | None | None |
| 5 | National Grid Electricity Transmission c/o Fisher German LLP (5 pg) | Noted | None |
| 6 | Natural England (11 pg) | None | None |
| 7 | Historic England | None | None |
| 8 | Hawridge Land c/o Nexus Planning (72 pg) | As the proposed Tralee Farm strategic gap is outside the NP area, the text and policy have been modified to clarify that this is used as an example of where separation between settlements has been reduced so significantly that there is a need to protect the remaining small area. There is no 'statutory duty' applicable for the NP to allocate the proposed northern entrance to the Tralee Farm site | Yes |
| 9 | Rural Solutions (5 pg) | The proposed Strategic buffer zone is designed to retain the open heart of the dispersed community of Little Kingshill, the complete loss of which would erode one of the most important characteristics of the village in both historic and landscape terms. The buffer zone is not designed to completely prevent development, it seeks to retain openness along the open green heart of the village, this is why it is shown as a line rather than a blanket coverage. The Background document gives justification for this | None |
| 10 | CDS PLANNING (2 pg) | Concerns that the buffer zones and strategic gap shown are outside the NP Area will be resolved. There is no requirement to allocate sites for development in a NP | Yes |
| 11 | Mac Mic Strategic Land c/o Carter Jonas (76 pg) | The NP is not required to be 'sound' but to meet the basic conditions, which it does. The Parish is mainly within the GB and in a rural area and a national landscape area. It is appropriate to set out where unacceptable impact would arise, should the Green Belt designation be removed by the Local Plan Review. The detrimental impact on the landscape and rural character should the distinct separated villages (and parts of Little Kingshill) be allowed to merge through blanket new development would be unacceptable. There is no substantial brownfield land or non GB land in the Parish which could be developed for new housing. There is no requirement for the NP to allocate land for housing. LGS can be designated on privately owned land such as the Arboretum. The criticisms of other policies in the NP are not accepted | None |
| 12 | Private LK Resident (15 pg) part 1 | The proposed buffer zone is designed to retain the open heart of the dispersed community of Little Kingshill, the complete loss of which would erode one of the most important characteristics of the village in both historic and landscape terms. Whilst local residents asked to attend a meeting, it was simply to give further local information to the Steering Group which is not a decision making body. Landowners were identified as part of the NP process and where details were found, invited to make comments on the Reg 14 NP Consultation. The area remains Green Belt and could not be identified for development in the NP in any case, as this is not possible through the NP process, it is a responsibility that lies with Bucks Council | None |
| | Private LK Resident (15 pg) part 2 | LK has special character that does not appear in the other villages in the Parish. It is a dispersed settlement with a rural undeveloped centre that defines the character of the settlement and is currently within the GB and also the Chilterns National Landscape. There is no requirement for NP's to allocate land for development. Residents and landowners and other stakeholders have been informed of the Reg 14 consultation | None |

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| Private LK Resident (15 pg) part 3 | <p>1)The proposed buffer zones are located within the GB where development is only allowed in very special circumstances, so there is little additional impact on land values. Land values are not a planning matter.</p> <p>2)the extent of the buffer zone is shown by a line rather than a shaded area to allow for some flexibility.</p> <p>3) Explanation and justification for the LK buffer zone is set out in the Background document to the NP. The Draft Reg 14 NP is the consultation</p> <p>4) Explanation and justification for the LK buffer zone is set out in the Background document to the NP.</p> <p>5)the 'fingers' reference is to the Design Code, not the old Local Plan GB5</p> <p>6) The filling of the gap referred to would erode the dispersed character of the village.</p> <p>7) The character of the village is dispersed. The land is not developed but noted that it is agricultural.</p> <p>8)'open' means undeveloped in this context. It is understood that the land is not public land but it can be accessed by footpaths.</p> <p>9) It is appropriate to set out where unacceptable impact would arise, should the Green Belt designation be removed by the Local Plan Review</p> | None |
| Private LK Resident (15 pg) part 4 | The extent of the LGS and the Area where the buffer zone covers has been carefully considered and information is set out in the background document. Interested parties have been informed as part of the Reg 14 consultation (and have responded). There is no requirement to allocate sites in a NP | None |

Buckinghamshire Council comments feedback

| Team | Policy/para | Page | Comment | Response | Change to NP? |
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| Planning Policy | General | | It is a missed opportunity for no urban infill residential plots to be identified for allocation with the built-up area of Holmer Green village, due to paragraph 14 of the NPPF | This was not within the agreed scope for the NP | No |
| Planning Policy | Process para 1.3 | 3 | "North Yorkshire Council" should be Buckinghamshire Council | Changed | Yes |
| Planning policy | Para 1.4 | 4 | Last sentence, "undertaken" should be "undertake". We noticed that we haven't had a request to screen but will do this based on the Reg14 version | Typo changed Thank you for screening | Yes |
| Archaeology | NP Aims | 13 | The NP Aims includes a statement on the Historic Environment which includes the preservation of heritage assets. The document does not consider archaeological remains, which are also heritage assets. It is not normally possible to preserve buried remains during development, this harm being mitigated by appropriate archaeological investigation. This aim is therefore not easily achievable. We suggest that the text is amended to either specify the NP wishes to preserve only heritage assets which are buildings, or rephrase to accept there will sometimes be loss of archaeological remains but seek mitigation for this loss | Noted, reference added to archaeological remains later in the document | Yes |
| Archaeology | 8.6 Policy NE1 | 19 | Hedgerows are also protected by the Hedgerow regulations if deemed to be historic. Policy NE1 should therefore also ask for proposals to remove hedgerows to assess whether or not the hedgerows are deemed historic. Further info can be found online The Hedgerows Regulations 1997 | Agreed, reference added | Yes |
| Ecology | Para 8.9 | 20 | As there is reference to the Chilterns Board chalk stream project the plan can refer to the recently published guidance 'Chilterns Chalk Streams Planning Guidance' available here: http://12s:L.Lwww.chilterns.org.uk/Lw12-content/Lu121oads/L202SL0SLChilterns-Chalk-Stream-Planning-Guidance-Ma25.Qdf | Link added | Yes |
| Ecology | Para 8.10 | 20 | As there is information on Local Wildlife Sites and Biological Notification Sites the plan may refer to the Biodiversity Opportunity Areas (BOAs) that cover areas of the Parish: Central Chilterns Chalk Rivers BOA and Gomm Valley BOA (| Links added | Yes |

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| Ecology | Para 8.13 | 20 | It is stated that " <i>Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place</i> " whereas it is more correct to state 'a minimum' or 'at least' 10% | Agreed | Yes |
| Ecology | Para 8.15 | 21 | It seems the integrated bat boxes/roosting features are repeated in the two bullet points: <ul style="list-style-type: none"> • <i>Provision of integrated roosting opportunities for bats and birds</i> • <i>Incorporating bat boxes etc. into new buildings, particularly at the edges of the settlement</i> | final bullet point deleted | Yes |
| Heritage | 9. Historic Environment | 21+ | Please reference 'retrofitting' and the guidance published by Historic England on adapting historic buildings for energy and carbon efficiency | Text and link added | Yes |
| Heritage | Local Heritage Assets 9.6 | 23 | Avoid the use of the term 'non-designated heritage assets' or NDHA when referring to assets within the Conservation Area, and replace with ' <i>buildings of note</i> ' or ' <i>buildings of heritage significance</i> ' OR, as used in Policy HE2 ' <i>identified local heritage asset</i> ' | This could be confusing to differentiate between NDHA within the CA and not within the CA | No |
| Archaeology | Section 9 and Policy HE2 | 22-23 | This policy seeks to protect heritage assets, but refers only to buildings and structures, and does not include archaeological sites. A heritage policy should include all heritage assets. We would suggest that Section 9 and Policy HE2 recommend that development proposals should, as a minimum, consult with the Historic Environment Record (HER) and consider the impact on the whole archaeological resource, and not just buildings and structures. This would be in accordance with paragraph 207 of the NPPF which states that in determining applications "As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary." | References to artifacts and the HER added | Yes |
| Planning Policy | SDI | 26 | The Tralee Farm Strategic Gap and the Watchet Lane Buffer Zone appear to be located outside of the designated neighbourhood area. Note that the background document identifies that the Watchet Lane Buffer Zone cannot be designated due to being outside of the NA, however it is unclear as it is still included on the policies map, this should be deleted from the map. To improve paragraph 3, we suggest making it more descriptive as to what an "unacceptable impression of merging settlements" is in the local context. This could potentially be achieved by considering landscape character and views. Paragraph 4, suggest rewording this as follows: <i>Within the settlement area of Holmer Green (excluded/inset from the Green Belt*) and within the defined Green Belt Settlement/rows of dwellings or washed over by the Green Belt* at Little Kingshill, Hyde Heath and Little Missenden, small scale limited infill development and redevelopment will be supported provided that the proposals are in keeping with the rural character of the settlement and would not have an unacceptable impact on the surrounding properties.</i> <i>*As defined in the Chiltern Local Plan Policies Map</i> | Both retained on map, but Label added to clarify Added additional text requiring an assessment for applications in the Buffer zones Agree | Yes Yes Yes |
| Heritage | Sustainable buildings and construction | 32 | Again, please make reference 'retrofitting' and the guidance published by Historic England on adapting historic buildings for energy and carbon efficiency | Added | Yes |

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| Planning Policy | SD4 | 34 | <p>Suggest rewording this policy for greater clarity as follows:</p> <p>"larger proportion", for better clarity suggest this is changed to "a majority" and/or use a percentage figure ie, more than 50%</p> <p>"smaller, less expensive homes" is quite vague and open to interpretation, suggest specifying that these should be 1- and 2-bedroom dwellings. To make this policy more robust, you could use the parish census data on housing mix, to evidence the issue.</p> <p>Stoke Poges and Penn examples of a similar policy:</p> <p>Stoke Poges referendum version: <i>"Proposals for residential development will be expected to contribute to the objective of creating a mixed and balanced community. To achieve this objective, new residential development should seek to include in their housing mix a majority (>50%) of 1- bedroom and 2- bedroom dwellings; a tenure suitable for those looking to rent or own their first home, downsizers, and specialist housing for older people. The starting point for the existing level of affordable housing provisions sought on qualifying developments should be 50% affordable homes for rent and 50% affordable homes for sale."</i></p> <p>Penn Made NP: <i>"Wherever practicable and commercially-viable, development proposals for three or more houses should address identified housing needs and deliver a mix of housing types to include 1,2 and 3- bedroom dwellings"</i></p> | Agreed, However, it is not possible to provide figures to support a policy covering the whole parish using census data because the 4 villages are so different in their housing stock size. The main aim is to provide some smaller units (which will be cheaper to buy) in every new housing development irrelevant of tenure and type | Yes |
| Economic Development | 11.7 and Policy LFI | 35,36 | We are supportive of the protection of Class E uses but with permitted development rights, is this possible through the approach outlined in the Neighbourhood Plan? | Yes | No |
| Planning Policy | LFI | 36 | <p>Suggest that the list of facilities as in the supporting text, is included in a table with addresses, to clearly identify the facilities, in an appendix and which is directly referenced in the policy.</p> <p>Other NPs have had separate policies for these, ie. community facilities, shopping areas/village centres, health facilities, school provision (early years), which might be useful to look at</p> | List added at new annex 3 | Yes |
| Planning Policy | LF2 | 37 | Suggest deleting the first sentence, as it does not read as a policy. Also specify in the second sentence what the facilities are, similar to above LFI comment | Disagree, and there is no need to specify these facilities | No |
| Planning policy | LF3 | 38 | <p>There are a lot of LGS proposed, about 58 listed in annex 3, and it is unclear where each of these are located as the maps are inconsistent and it is difficult to cross reference between the maps and table. Are all the proposed LGS mapped? I would suggest numbering each site, (ie LGS1, LGS2) and keep a consistent approach in the maps as currently different colours are used in the map to show LGS.</p> <p>As most of these sites are in the Green Belt, they already have the highest protection from development available. If they were to lose this status for any reason that reason would also apply to a LGS at the same time, and so and LGS policy on a Green Belt site will offer no greater protection. As an LGS designation just replicates the protection that GB has, for the reasons above, they are generally deleted by examiner's as they are seen as duplication.</p> <p>There are a lot of sites listed in Hyde Heath which do not appear on the maps and appear to be either entire woodlands or just the walking routes/footpath, this is unclear. Some of the named woodland areas are also outside of the Neighbourhood Area so couldn't be included. It is suggested that if these refer to walking routes, they could be included in a separate policy on green infrastructure networks. I assume many of these are public rights of way and therefore they already have protections and would also be covered by policy TT2</p> | <p>Maps have been checked and changed where needed, not necessary to label all the sites with a different reference than used originally. Explanation provided at Annex 4</p> <p>Disagree that LGS should not be designated in the NP. See Planning Practice Guidance Paragraph: 010 Reference ID: 37-010-20140306 Hyde Heath sites/maps to be checked, but some of their LGS are linear in nature</p> | Yes |
| Economic Development | 11.17, 11.18 and policy LF4 | 39 | We welcome the support for new and growing businesses, including farm based operations | Noted | No |

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| Transport Strategy | Traffic and transport | 40 | <p>We are supportive of policy TT1: Car Parking and TT2: Provision for pedestrians, cyclists and horse riders. We would suggest that more consideration could be made in relation to the following:</p> <ul style="list-style-type: none"> Car sharing schemes could be supported/promoted in new developments to mitigate the negative impacts of high car dependency and limited bus service provision. Secure and accessible cycle storage should be a requirement for all new properties. Safety considerations should be set out clearly in both TT1 and TT2 particularly in relation to <p>on street parking and street lighting.</p> <ul style="list-style-type: none"> Electric charging provision in shared parking spaces. <p>The prioritisation of pedestrians and cyclists in new highway improvement schemes should be supported</p> | Noted reference added to cycle storage, reference added to safety in TT2 and charging points in public carparks in text. Car sharing is not something the PC would wish to get involved in due to limited resources | Yes |
| Highways Development Management | TT2 | 43 | <p>TT2: Provision for pedestrians, cyclists and horseriders</p> <p>New development should include measures that that keep traffic speeds low and improve the provision of pavements and access for pedestrians and cyclists and horseriders. Where they are proposed, new roads, junctions, pavements and traffic management measures should be designed to complement the rural character of the parish and reflect local heritage. The rights of way network will be retained and new links both within the villages, to neighbouring settlements and to the wider countryside will be encouraged</p> | Noted | Yes |
| Transport Strategy | General | | We welcome the plan's recognition of partnership working with Buckinghamshire Council in order to successfully implement the local aspirations set out in the plan | Noted | No |
| Heritage | Annex 2:NDHA | 52+ | <p>Does the Buckinghamshire CC Heritage project refer to the Local Heritage List? If so, use the full name to avoid confusion, with the abbreviation LHL</p> <p>Where 'owner declined designation' these can omitted from the NP but can still be nominated for the LHL as owner permission is not required. Please contact the Heritage Team (heritage@buckinghamshire.gov.uk) to request guidance on how to nominate 'identified local heritage assets' for the local list</p> | Yes, Correction made. The PC have decided not to designate in the NP properties where the owners have declined. If Bucks CC wish to include such assets in the Local List, they can do so | Yes |
| Heritage | GENERAL | | <p>Whilst we acknowledge the importance of curbing carbon emissions and improving energy efficiency, care should still be taken so that this does not have a detrimental impact on the significance and special character of heritage assets or the CA</p> <p>Suggest greater emphasis on embodied carbon which looks at the life cycle of a building. This encourages the reuse and retrofit of existing buildings rather than demolition and reconstruction which can have a large carbon footprint that is often underestimated taking into consideration the whole life cycle of a building. This may help to reduce the number of applications for demolition and encourage retrofitting where possible instead.</p> <p>As an aside...</p> <p>9.4, p22 - <i>The central area of Little Missenden was designated as a Conservation Area in 1971. Conservation Area designation is the responsibility of the Local Planning Authority (now Buckinghamshire Council). There has been no updated review of the Conservation Area and no assessment of the other settlements in the Parish.</i> It is our intention to try and review as many 'old' Conservation Areas as possible, but internal funding is limited. However, if there is funding and</p> | Noted | No |

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| | | | appetite with the parish council we would be willing to discuss instigating a CA appraisal review project | | |
| Heritage | Design Code | 2, p14 | Is it possible to include on the map locally listed buildings and/or buildings of note recognised through the NP? | No this is not possible with the limited mapping resources the PC has | No |
| Heritage | | LAOS Extensions and modifications p46 | See previous comment from Heritage on Section 9, Historic Environment | Noted | No |
| Heritage | | SF02 Net zero housing p51 | Again, see previous comment from Heritage on Section 9, Historic Environment | Noted | No |
| Heritage | Heritage Assets in Little Missenden Parish | | Avoid the use of the term 'non-designated heritage assets' or NDHA when referring to assets within the Conservation Area, and replace with ' <i>buildings of note</i> '; ' <i>buildings of heritage significance</i> ' OR, as used in Policy HE2 ' <i>identified local heritage asset</i> '. The Conservation Area itself is a Designated Area and the term NDHA of lower significance. See previous comment from Heritage on Local Heritage Assets 9.6 | Noted | No |