

# Gomm Valley, High Wycombe

Members Briefing Document - December 2025

Hybrid Planning Application - PL/25/2353/FA



**Taylor  
Wimpey**

Hybrid application consisting of a full planning application for construction of 79 dwellings (Class C3) including associated vehicular access, areas of open space, ecological enhancements, hard and soft landscaping, and associated infrastructure. Outline application for 4 custom-build units within Parcel 1 and up to 461 dwellings (Class C3), a 1FE primary school and early years provision, up to 1.4 hectares of employment land to provide flexible floorspace of Class E(g), B2 and B8 uses and up to 201m<sup>2</sup> of community floorspace (Class F2) within Parcels 2-8 together with ecological enhancements, green open spaces, hard and soft landscaping and associated highways and drainage infrastructure (with matters reserved as shown in Application Boundary Plan 21020 S102)

**Officers Recommendation: Grant subject to completion of a S106 agreement and planning conditions**

# Introduction

## Taylor Wimpey West London has submitted a hybrid planning application for land at Gomm Valley, Gomm Road, High Wycombe.

The description of proposed development is as follows:

*Hybrid application consisting of a phased delivery of: full planning application for construction of 79 dwellings (Class C3) including associated vehicular access, areas of open space, ecological enhancements, hard and soft landscaping, and associated infrastructure. Outline application for 4 custom-build homes within Parcel 1 and up to 461 dwellings (Class C3), a 1FE primary school and early years provision, up to 1.4 hectares of employment land to provide flexible floorspace of Class E(g), B2 and B8 uses and up to 201sq.m. of community floorspace (Class F2) within Parcels 2-8 together with ecological enhancements, green open spaces, hard and soft landscaping and associated highways and drainage infrastructure (with matters reserved as shown in the Application Boundary Plan 21020 S202).*

We are delighted that your officers are minded to recommend approval subject to the completion of a Section 106 Agreement and planning conditions.

## Commitment and Delivery

The site is allocated for residential-led, mixed use development under Policy HW6 (Gomm Valley & Ashwells) of the Wycombe District Local Plan (adopted 2019). The site is included within the housing trajectory set out in the Council's 2025 West Area 5YHLS Position Statement, showing first homes due to be completed in 2026/27.

On this basis, the principle of delivering the site is anticipated by the Council and relied upon to help support anticipated housing delivery across Buckinghamshire. Taylor Wimpey is the landowner and is committed to beginning delivery on site in 2026, subject to planning permission being granted (see the project timescales on p10).

## Previous Appeal

In terms of site history, a previous application was submitted to the Council under reference 22/06485/OUTEA and validated in May 22. Following engagement with the Council and consultee responses, further technical assessments were undertaken and amended plans submitted during 2023. An appeal against non-determination was lodged in October 23 and considered at a public inquiry held between March and May 2024.

In September 2024, the appeal was dismissed by the Planning Inspector due to a single reason for refusal relating to the assessment of traffic impact from the proposed development. The Inspector concluded that insufficient highways modelling evidence had been provided to demonstrate that the scheme would not have a severe impact on capacity and safety, specifically at the Gomm Road/A40 junction. This was the only reason that planning permission was not granted. All other matters including the design, form, and nature of the application were found acceptable by the Planning Inspector.

## Highways Position

This application seeks to address the highways matter which was not resolved at appeal through providing new, more robust modelling evidence. On the basis of the appeal decision and having assessed this application, Officers and other consultees have confirmed that all other matters are acceptable.

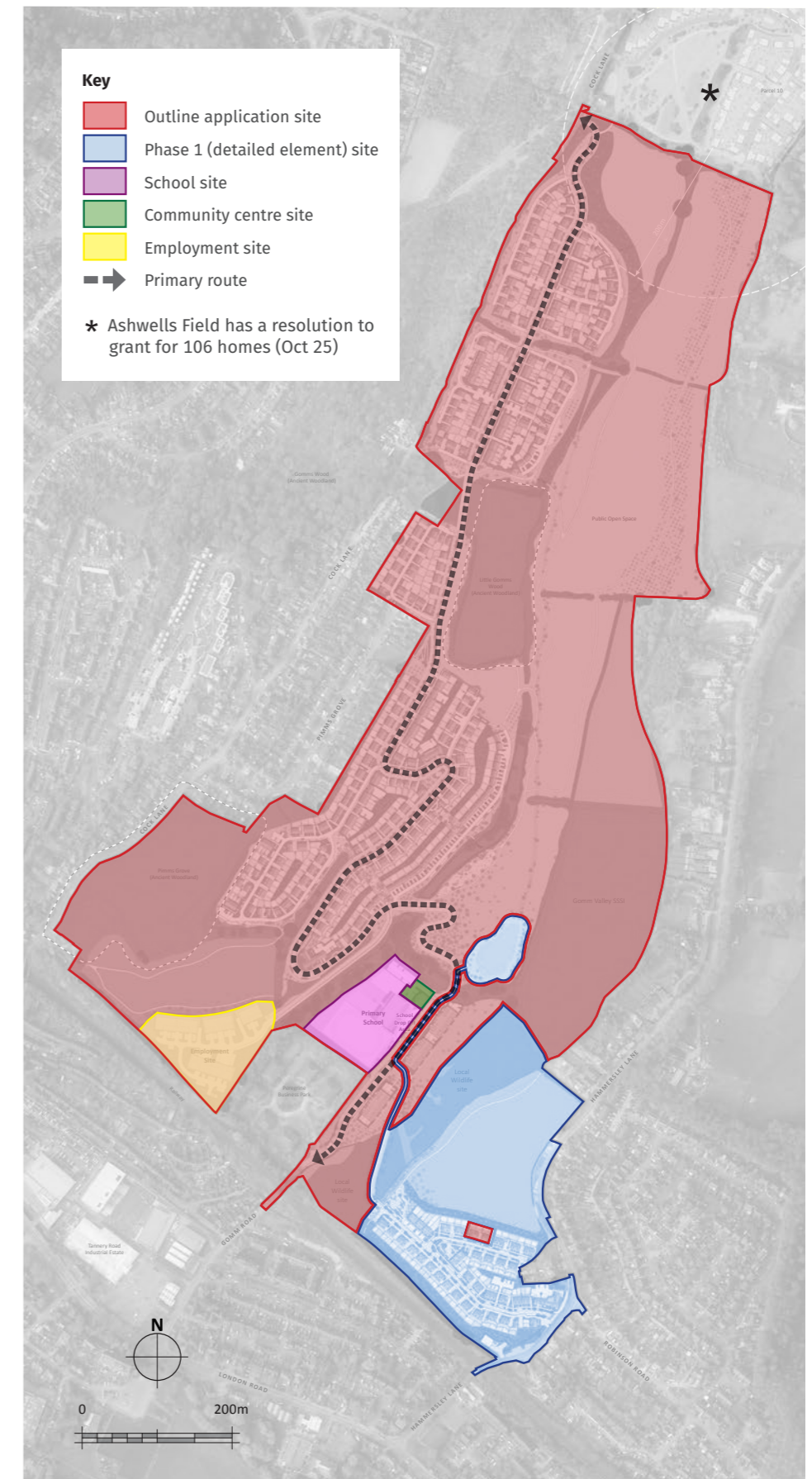
During the determination of the application, there has been thorough and detailed engagement with the Council's appointed highways consultants with new modelling evidence presented and scrutinised. It has now been agreed with Council Officers that, subject to the appropriate mitigation, the scheme could be accommodated on the local highway network in terms of highway capacity and highway safety. Therefore, Officers have concluded that the proposal is acceptable.

## Phasing

The application seeks permission for the phased delivery of development, with a detailed application for the first phase of development and an outline application for the remainder of the site. The indicative phasing strategy proposes that the scheme will be delivered from south to north. Parcel 1 comprises the detailed element, while future stages (Parcels 2-8) will come forward through reserved matters applications, all anticipated to be submitted during 2026.

### The significant benefits of the proposed development include:

- ✓ Up to 544 much needed new homes, with 48% affordable and 5% custom-build.
- ✓ A serviced parcel for a 1FE primary school and early years facility, together with a £5.6m education contribution for Buckinghamshire Council to deliver the school.
- ✓ Employment land creating at least 52 local jobs plus over 270 construction jobs.
- ✓ School hall and facilities intended for community use outside school hours, creating a shared hub for local activities and events.
- ✓ Biodiversity Net Gain well above statutory requirements (30% habitat, 45% hedgerow).
- ✓ A significant increase in canopy cover across the site (from 16% to 36%), supporting climate resilience and shading.
- ✓ Improved transport links, including upgraded cycle routes and a new bus service.
- ✓ Community Infrastructure Levy contributions of circa £9.8m.
- ✓ S106 contributions of circa £11.6m (this includes the £5.6m education contribution mentioned above).
- ✓ Woodland orchards and community growing areas, supporting local food production and community interaction.
- ✓ Enhancements to the Local Wildlife Site, reversing decline through active management.
- ✓ A Primary Avenue designed to accommodate bus services, safe cycle lanes, and gradients suitable for all users.



Overall site masterplan showing application elements

# Hybrid Planning Application

## Detailed Element (Parcel 1)

Phase one (Parcel 1) forms the detailed element of the hybrid application, and comprises the erection of 79 homes together with associated vehicular access, areas of open space, ecological enhancements, landscaping, and supporting highways and drainage infrastructure. The housing mix includes 40 affordable homes, comprising affordable rent, shared ownership and discounted market sales, alongside 39 market homes (and 4 custom-build plots in outline). The dwellings will deliver a mix of one and two bedroom apartments and two, three and four bedroom houses.

## Outline Element (Parcels 2-8)

The outline element of the application covers Parcels 2-8 and seeks permission for up to 461 homes (240 market homes and 221 affordable homes), a one-form-entry primary school site for early years provision, up to 1.4 hectares of employment land and a community building. The employment land is proposed as flexible floorspace for Class E(g) (including offices, research and development, and light industrial processes), B2 (general industrial), and B8 (storage and distribution) uses.

The outline application also includes substantial ecological enhancements, green open spaces, landscaping, and associated highways and drainage infrastructure. For the employment land and school site, all matters are reserved except access, while for the remainder of the outline element, access, scale, and layout are fixed, with other matters reserved.



CGI of Parcel 1 central public space (Detailed element)



Proposed site wide masterplan

\* Ashwells Field has a resolution to grant for 106 homes (Oct 25)

# Detailed Element: Parcel 1

## Our Detailed Parcel 1 Proposals

Taylor Wimpey has worked closely with Buckinghamshire Council Officers to develop a scheme which offers:

- ✓ 83 high quality and energy efficient new homes to meet local housing needs.
- ✓ 40 homes delivered as affordable tenure and 4 as custom build dwellings in a mix of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses to satisfy demand for a range of families.
- ✓ A distinctive character, using high quality local building materials, colours and architectural detailing in context with the neighbouring local character of the site.
- ✓ The site wide car parking provision is in accordance with BC's standards with EV Charging Points to encourage the use of electric vehicles.
- ✓ Provision of both formal and informal Public Open Space and children's play facilities.
- ✓ Development that responds to the topography of the site.
- ✓ Strong landscape and building character defining key places, buildings and frontages.
- ✓ Strong legible streets into and through the development with well landscaped tree lined streets.
- ✓ A residential scheme of scale, density, layout and design compatible with the character, appearance and amenity of the local area.
- ✓ A permeable scheme with pedestrian and cycle routes through that allow continued access to local facilities for existing and future residents.
- ✓ Architectural approach relates to the surrounding context but is contemporary in its detail.



3 bedroom, semi-detached houses



3 bedroom, semi-detached houses



2 bedroom, semi-detached houses



4 bedroom, semi-detached houses



4 bedroom, detached house



3 bedroom, detached house



2 bed, semi-detached (wheelchair) houses

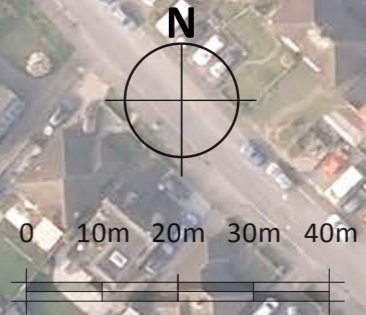


Apartment building 1 - 1 & 2 bedroom apartments

- The key features of the proposed layout include:**
1. Vehicular access from Hammersley Lane.
  2. Service access to the pumping station and electricity sub-station from Hammersley Lane.
  3. Apartment building 1 forms focal point at site entrance.
  4. Local Area for Play (LAP).
  5. Parking provided in rear court accessed below Flat over garage (FOG).
  6. Semi-detached dwellings with on-plot parking to the side.
  7. Detached dwellings provide primary frontage to the central triangular green.
  8. Northern lane contains semi-detached dwellings with on-plot parking to the side.
  9. Split level dwellings.
  10. Landscaped buffer around the neighbouring properties on the eastern boundary.
  11. Green buffer retained along the southern edge of the site with surface water drainage features routed to the pumping station.
  12. Local Equipped Area for Play (LEAP) incorporated within the open space to the north west.
  13. Custom build plots.
  14. 3 storey properties fronting the central green area.
  15. Pedestrian/cycle route to school and community parcel.



Parcel 1 site layout



THE PENTLANDS

Lower Hammersley Lane

HAMMERSLEY LANE

HAMMERSLEY LANE

Railway

Blkg 1

LOSE

# Outline Element: Parcels 2-8

Outline planning permission is sought for the following elements of the proposal:

- Up to 461 homes (private, affordable, and custom-build tenure).
- A 1FE primary school site for early years provision.
- Up to 1.4 hectares of employment land (flexible floorspace for Class E(g), B2, B8).
- Community Centre (Class F2).
- Substantial areas of green open space, landscaping and ecological enhancements, drainage and highways infrastructure.

## Access, Layout and Scale

Access, layout and scale are to be approved in detail, with landscape and appearance reserved for subsequent detailed approval. This means that the internal road layout, positioning of buildings, and their height are to be approved in detail if planning permission is approved, with the appearance of buildings and landscaping/planting 'reserved' for future approval by the Council.

Vehicular access will be provided from Gomm Road and Cock Lane, ensuring clear and defined entry points to the site.

The Primary Avenue is intended to be of suitable width, gradient, and design to:

- Support a demand-responsive bus service.
- Provide separate cycle lanes.
- Ensure accessibility for all users.

Additional pedestrian and cyclist connections will be delivered throughout the site, linking into surrounding neighbourhoods and wider networks.

The masterplan adopts a sensitive approach to scale and layout, responding to topography, landscape, and surrounding context. Building heights, densities, and layouts vary across three character areas to create a coherent sense of place.



Illustrative view looking north through Parcel 2 showing the school drop-off area and pedestrian/cycle link off the main primary route

## Education

A 1FE primary school site for early years provision plus drop-off area are proposed with capacity for 210 pupils. This exceeds the 159 pupils generated by the scheme, creating opportunities to serve the wider community.

The school site is located centrally within the development, ensuring it is easily accessible to all residents and the wider community. Its position near the southern Gomm Road access point allows for convenient connections to surrounding neighbourhoods, while also providing a flat and level area suitable for playing fields and associated facilities.

The school hall and associated facilities are intended to be made available for community use outside of school hours. This will provide a flexible, accessible space for local groups, clubs, and organisations to hold meetings, events, and activities.

## Community Facilities

A community centre (Use Class F2) is proposed adjacent to the primary school, creating a central hub for residents. The proposed community hall will incorporate a kitchenette and toilet facilities to support a wide range of activities.

## Employment Land

Up to 1.4 hectares of flexible employment floorspace is proposed, located adjacent to Peregrine Business Park in accordance with Policy HW6 (Gomm Valley & Ashwells) of the Local Plan and the Development Brief.

The site is intended to provide a mix of Class E(g), B2, and B8 uses, which include:

- Offices and research & development facilities.
- Light industrial uses compatible with a residential setting.
- Storage and distribution space.

The flexible nature of the permission ensures that the employment units can adapt to changing market demand over the lifetime of the development, supporting long-term economic resilience.

## Open Space & Biodiversity

The proposals include extensive new publicly accessible open space with a comprehensive package of ecological enhancements designed to restore, connect, and enrich habitats across the site and beyond:

- Creation of new green corridors linking Ancient Woodland (Little Gomms Wood, Pimms Grove) and the adjacent SSSI, ensuring continuous movement routes for species.
- Landscape buffers along the rear of Pimms Grove dwellings to provide uninterrupted ecological links.
- Woodland planting along Parcels 7 and 8 to strengthen connectivity between Little Gomms Wood, Cock Lane, and Kings Wood.



Illustrative view of parcels 7 & 8 (looking south from the site entrance off Cock Lane)

- Establishment of species-rich wildflower meadows and calcareous grassland to support pollinators and invertebrates.
- Creation of wetland habitats within drainage basins and swales, providing breeding areas for amphibians and waterfowl.
- Reinforcement and strengthening of existing hedgerows, improving habitat quality and ecological networks.
- Installation of bat and bird boxes, alongside habitat features for badgers, reptiles, amphibians, and invertebrates.
- Delivery of an on-site Biodiversity Net Gain of over 30% in habitat units and over 45% in hedgerow units. This significantly exceeds the statutory minimum 10% requirement under the Environment Act, ensuring measurable ecological uplift.
- Ecological enhancements are embedded into the wider landscape strategy, with natural play areas, trim trails, and walking/cycling routes designed to coexist with wildlife habitats.

## Future Reserved Matters Applications

Taylor Wimpey is committed to progressing the detailed elements of the outline proposals for Parcels 2-8. Subject to planning permission, the preparation of these reserved matters applications will commence immediately, with the first reserved matters application targeted to be submitted in spring 2026, and all are expected to be submitted to the Council by the end of 2026.

These applications will provide the detailed architectural design and appearance of the scheme, covering housing, community facilities, employment land, and landscaping, and ecological enhancements.

The reserved matters process will also create opportunities to liaise closely with the relevant consultees within the Council on detailed technical matters. Importantly, it will provide members of the public with the chance to review and comment on the detailed proposals, helping to ensure that the site comes forward in a way that aligns with local aspirations and reflects the priorities of the wider community.



Parcels 7-8

Parcel 6

Parcel 5

Parcel 4

Community Centre

Employment Site

Parcel 3 - School Site

Parcel 1

Parcel 2

Illustrative aerial view of the masterplan looking north

# Sustainability

Throughout their involvement in the project, Taylor Wimpey have committed to adopting a long-term sustainability-led approach to inform the design and development of the scheme.

The following key issues have been the drivers behind the development of the proposals.

## Landscape & Biodiversity

- ✓ Substantial retention of existing mature high-quality trees and hedgerows.
- ✓ Supplementing existing trees with extensive new tree planting on street frontages and surrounding open spaces.
- ✓ New planting and creation of new areas of open space for recreational and ecological purposes.
- ✓ Provision of bat and bird boxes & bricks and other ecology enhancements across site to promote wildlife movement.



## Water

- ✓ Water use will be reduced to 110 litres per person per day (reduced from building Regulations requirement of 125 litres per person per day) in line with policy DM41.
- ✓ The development incorporates Sustainable Drainage Systems (SuDS), including the use of permeable paving, which will attenuate surface water run-off from the development.
- ✓ Taylor Wimpey's new homes use a series of innovative designs (water efficient sinks, toilets, baths and showers as standard fit) that mean on average they use 30% less water than older properties. This saves the average homeowner £54 on their water bill every year.



## EV Charging

- ✓ All new homes with an associated parking space (as defined in Part S) will be provided with an electric vehicle charging point.



## Waste & Materials

- ✓ Implementation of the Site Waste Management Plan (SWMP) compiled during the design phase.
- ✓ Provision will be made within dwellings for the storage of recyclable and compostable waste to assist in encouraging recycling within the household.
- ✓ During construction, innovative techniques for the recycling of materials on site will be employed, including re-use of hardcore and chipping wood for footpaths.
- ✓ Consideration will be given to the use of local labour force, materials and suppliers where viable to reduce the transport distances and to support local economy.
- ✓ Efficient use of natural resources.



# Sustainability

## Transport & Active Mobility

- ✓ Inclusiveness and access for all, in compliance with Approved Document M of Building regulations (2016) and requirements of the Equality Act (2010).
- ✓ Provision of a well-designed and connected network including 400m walking distance to public transport, safe, direct and convenient routes accessible to all with a clear hierarchy of streets easy to navigate.
- ✓ Means of travel other than car will be encouraged and parking will not dominate the development.
- ✓ A Transport Assessment and Framework Travel Plan have been prepared to consider the transport impacts that may arise from the development. These documents include an audit of active travel routes around the site.
- ✓ Cycle parking has been provided in accordance with current cycle parking standards.
- ✓ Communal cycle storage locations (flats) and private cycle storage in back gardens and garages (individual dwelling).



## Energy & Carbon

For the residential element of the proposed development the energy strategy will incorporate a range of features, following the principle of the energy hierarchy. These will include:

- ✓ Passive demand reduction measures through improved insulation and air tightness.
- ✓ Active demand reduction measures through heating controls and heat recovery techniques.
- ✓ Supply of heating through high efficiency systems.
- ✓ Specification of renewable energy technologies.
- ✓ Energy modelling has demonstrated that these elements will deliver a reduction in carbon emissions of 75%, greater than that sought in the Development brief.



## Housing Mix

- ✓ The proposed 544 homes include a wide range of dwelling typologies and tenures, including 1 and 2 bedroom apartments and houses ranging from 2 to 5 bedrooms to accommodate a broad mix of residents of all ages.
- ✓ 48% Affordable Housing (policy compliant), fully integrated into the design of the scheme (tenure blind).
- ✓ Dwellings will be designed to allow for easy adaptation to accommodate future needs such as home working.
- ✓ All homes are designed to be compliant with Nationally Described Space Standards.



# Secured Community Benefits

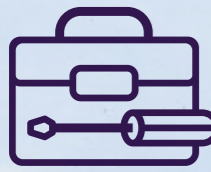


## High Quality Homes

Delivery of up to 544 much needed, high quality and adaptable homes.

Up to 261 affordable homes (48%) in a range of tenures including affordable rent, shared ownership and discounted market sales. 5% to be provided as custom-build.

Contributing towards meeting local housing needs in a sustainable location.



## New Employment & Jobs

Flexible employment land to generate a minimum of 52 local jobs, supporting the long-term local economy.

Provision of approximately 138 FTE direct and 134 indirect construction jobs, together with construction training.



## Financial Contributions & Infrastructure

Substantial S106 contributions (£11.6m) and CIL contributions (£9.8m) towards on-site and off-site infrastructure improvements.

The contributions include £3.12m towards A40 London Road Corridor Improvements.



## Environmental Benefits

Significant biodiversity net gain (30% in habitat units and 45% in hedgerow units) and a significant increase in site wide canopy cover, from 17% to 36%.

Extensive naturalistic open space, providing landscape enhancements and numerous play and recreation spaces with improved landscape connectivity.

Protection of Ancient Woodland (Little Gomm's Wood and Pimms Grove and enhancements to the Gomm Valley Local Wildlife Site (LWS) and Gomm Valley SSSI including long-term management strategy.



## Enhanced Sustainable Movement Links

Integrated cycle and walking paths within the landscape, promoting sustainable transport and healthy lifestyles and offsite upgrades to infrastructure, including cycle and bus provision with links to the existing public rights of way surrounding the site.

A Primary Avenue designed to accommodate bus services, safe cycle lanes, and gradients suitable for all users.



## School Site & Community Facilities

Delivery of a serviced parcel for primary school and early years facility (plus a £5.6m education contribution).

A flexible community centre that can be used by the community, together with use of the primary school for activities outside of school hours and community orchards and growing areas, creating a productive and interactive landscape.

## Project Timeline:

- Parcel 1 construction starts: May 2026
- First Parcel 1 home completed: September 2027
- Final (544th) home completed: 2033-2036
- Residential build programme: 7 - 10 years

## Further Information:

If you have any questions please do not hesitate to contact Michael Knott at Stantec.

Email: [michael.knott@stantec.com](mailto:michael.knott@stantec.com)

Illustrative view looking west from Gomm Valley SSSI