



*Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK.*



*Planning  
sustainable  
communities*



*More than  
building homes*



*Green spaces*



*Energy efficient  
homes*



*We embrace diversity  
and inclusion in  
our policies and  
practices*



*Engaging with  
local people*



*“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”*

Scan to view the  
Taylor Wimpey website



*Taylor Wimpey lays the foundations  
for thriving communities*

**10,593**  
homes built  
in 2024

**£345m**  
invested in  
areas in  
which we built  
in 2024



*Improvements  
to public  
transport*



*Landscaping,  
sports and  
play areas*



# INTRODUCTION & PLANNING CONTEXT



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**Taylor  
Wimpey**

*Thank you for coming to  
our exhibition today.  
This is an opportunity for  
you to learn more about  
the scheme proposals, and  
share your views with us.*

Taylor Wimpey are in the process of preparing an outline planning application (with all matters reserved except access) for residential development on land to the south of Skimmer's Field, Holmer Green.

It is expected that an outline application for up to 140 new homes will be submitted later this summer. 50% of the homes will be defined as Affordable Housing, to meet specific local needs; the remainder will be for private market sale.

The Site is located in the Green Belt and was formerly allocated for residential-led development in the draft Chiltern and South Bucks Local Plan, which was withdrawn in 2020.

## Proposals are being prepared at this time because:

1. the Site is considered to meet the definition of 'grey belt' introduced by National Government.
2. there is a severe shortfall in housing coming forward in the former Chiltern area of Buckinghamshire Council.

## The Site



## Key Benefits



*A range of  
homes for all*



*Access to  
quality open  
space*



*Spaces for  
people to meet  
and interact*



*Improved  
walking &  
cycling routes*



*Biodiversity  
net gain*



*A characterful  
place*

**Up to  
70**  
*affordable  
homes*



*Areas for  
play and  
recreation*



*Addressing  
local housing  
shortage*

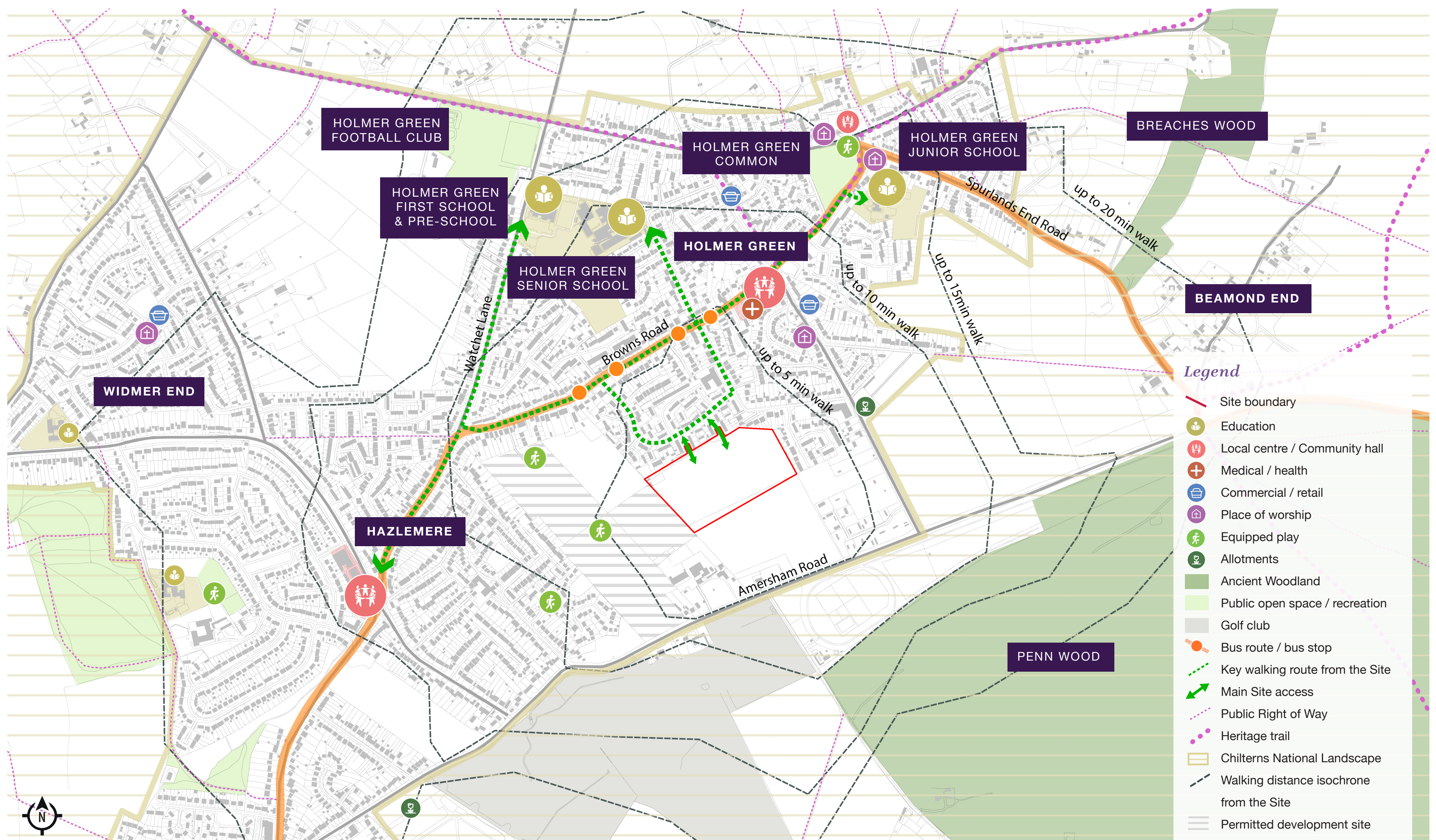






*Safe and convenient connections to facilities and services in Holmer Green and Hazlemere.*

Reducing reliance on the private car and encouraging healthy & active travel for all, the Site is well connected to existing local facilities and services within Holmer Green and Hazlemere.



## Opportunities & Response

- *Two vehicular points of access: one from Skimmer's Field and one from Skimmer's Close.*
- *Each access to also support walking and cycling, with shared footways and cycleways to encourage active travel and reduce reliance on car use for day-to-day journeys.*
- *Good accessibility to services and facilities in Holmer Green and Hazlemere, e.g. schools, shops, community hall, bus stops etc.*
- *Sustainable connections by bus to High Wycombe, Amersham, Chesham and Hemel Hempstead.*
- *Internally, the development would be designed as a low speed, safe environment to encourage active travel and sustainable mobility.*
- *The proposals would comply with Buckinghamshire Council's car parking standards, and all properties would be provided with access to an Electric Vehicle Charging Point.*





*Key considerations and opportunities that will influence the emerging design.*

An assessment of the Site and the surrounding area is necessary for the design of the scheme.

This includes understanding local architecture, landscape and other design features that give Holmer Green its distinct character, to help us design a scheme that will positively respond to its context and enhance the quality of the area. We envisage a characterful place, that respects its setting, and reinforces the sense of community.



## Considerations & Opportunities

- 1 Opportunity for a community heart with new cherry tree orchard as a representative feature of the local landscape.
- 2 Opportunity to translocate high ecological value deadwood from the dead orchard trees in appropriate locations within the scheme.
- 3 Existing trees and hedgerows along the boundaries of the Site to be retained and enhanced where possible.
- 4 Opportunity for a green edge in the southern, lowest part of the Site that incorporates structural planting and sustainable drainage features, responding positively to the Chilterns National Landscape.
- 5 Wider views to Penn Wood ancient woodland to be retained and incorporated within the scheme.
- 6 Opportunity for a robust green infrastructure network that accommodates pedestrian / cycle routes and connections.
- 7 Existing surface water constraints to be incorporated within the public open space.
- 8 Existing scrub to be retained where possible for biodiversity purposes.
- 9 Opportunity for safe Site access points off Skimmers Close and Skimmers Field. Each access to support walking and cycling, encouraging active travel and facilitating connections to key facilities in Holmer Green and Hazlemere.
- 10 Opportunity to create gateway features around Site access points.
- 11 Opportunity to create a new, positive settlement edge for Holmer Green that fronts onto the new public open space and the existing fields to the south, whilst respecting the local character and landscape setting.
- 12 Opportunity to front to the proposed frontage of the approved scheme to the west.
- 13 Opportunity to provide positive frontages by completing the existing 'half blocks' along the northern and eastern boundaries and deliver full perimeter blocks.





*Our vision is to create a landscape-led, connected place that respects its surrounding character and landscape setting and creates a series of benefits for existing and new residents.*

### Landscape-led

*A landscape design led scheme that turns the Site constraints into placemaking features and respects the landscape sensitivities.*



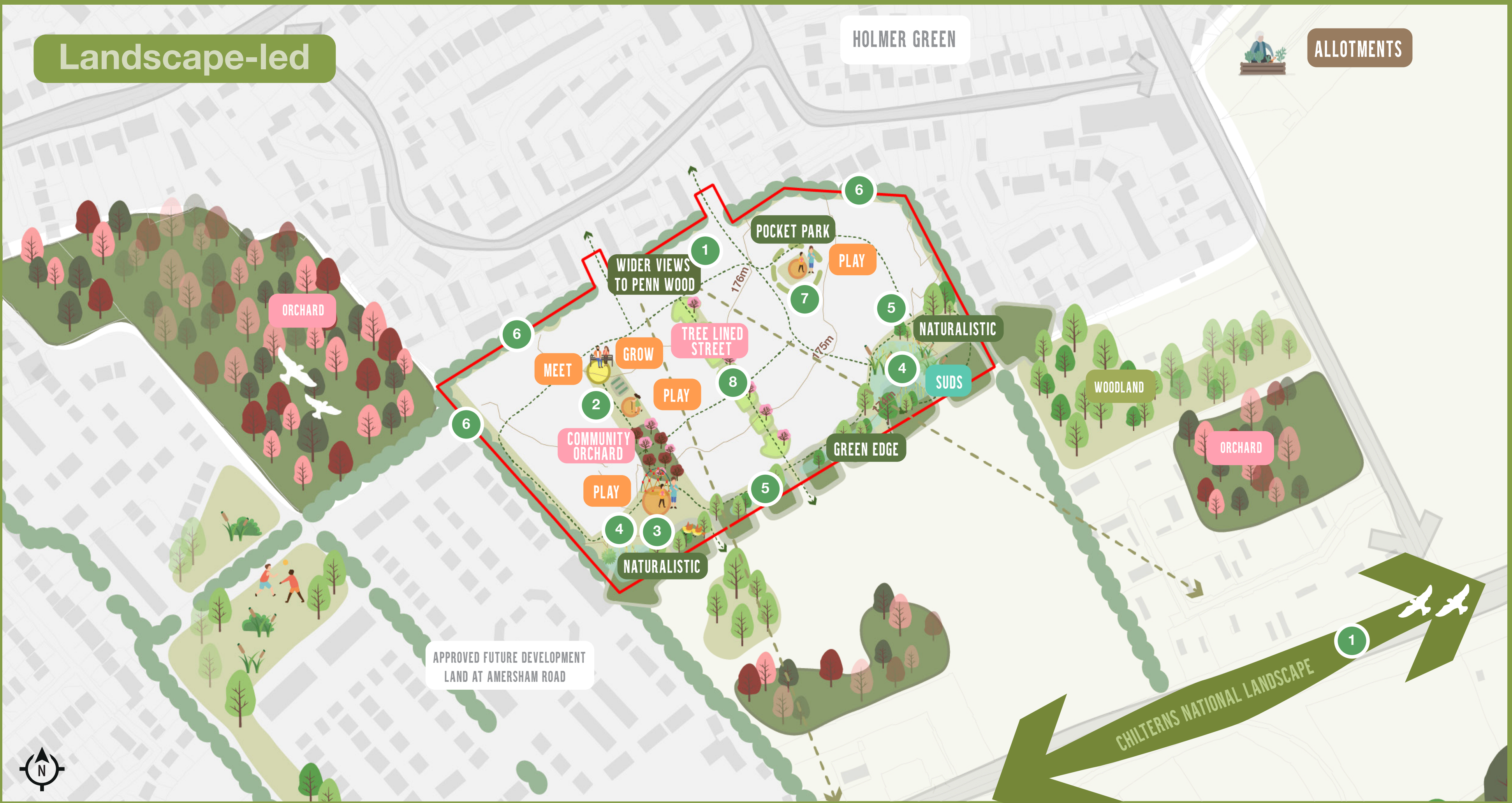
### Connected

*A walkable neighbourhood that prioritizes active and sustainable travel and connects with the wider movement network, bringing existing and new residents together.*



### Place

*A visually attractive, characterful development that respects its context, encourages community interaction and reinforces social cohesion.*



1 Robust landscape framework that brings nature into the development and celebrates wider strategic views to Penn Wood.

2 Green corridor to form the 'Community Heart' of the scheme.

3 Deadwood from dead orchard trees to be translocated in appropriate locations for ecological benefits.

4 Lower parts of the Site, to the south, to be kept free of development. Opportunity for sustainable drainage.

5 More 'naturalistic' 'Green Edge' along the southern boundary to incorporate native planting, informal recreation, play, drainage and contribute to biodiversity enhancement.

6 Hedgerows and trees along the Site boundaries to be retained and enhanced to form a robust edge buffer to the adjacent properties.

7 'Pocket Park', to incorporate play and form a placemaking element with a more formal character.

8 Tree lined street, overlooked by residential properties, to incorporate wider views.

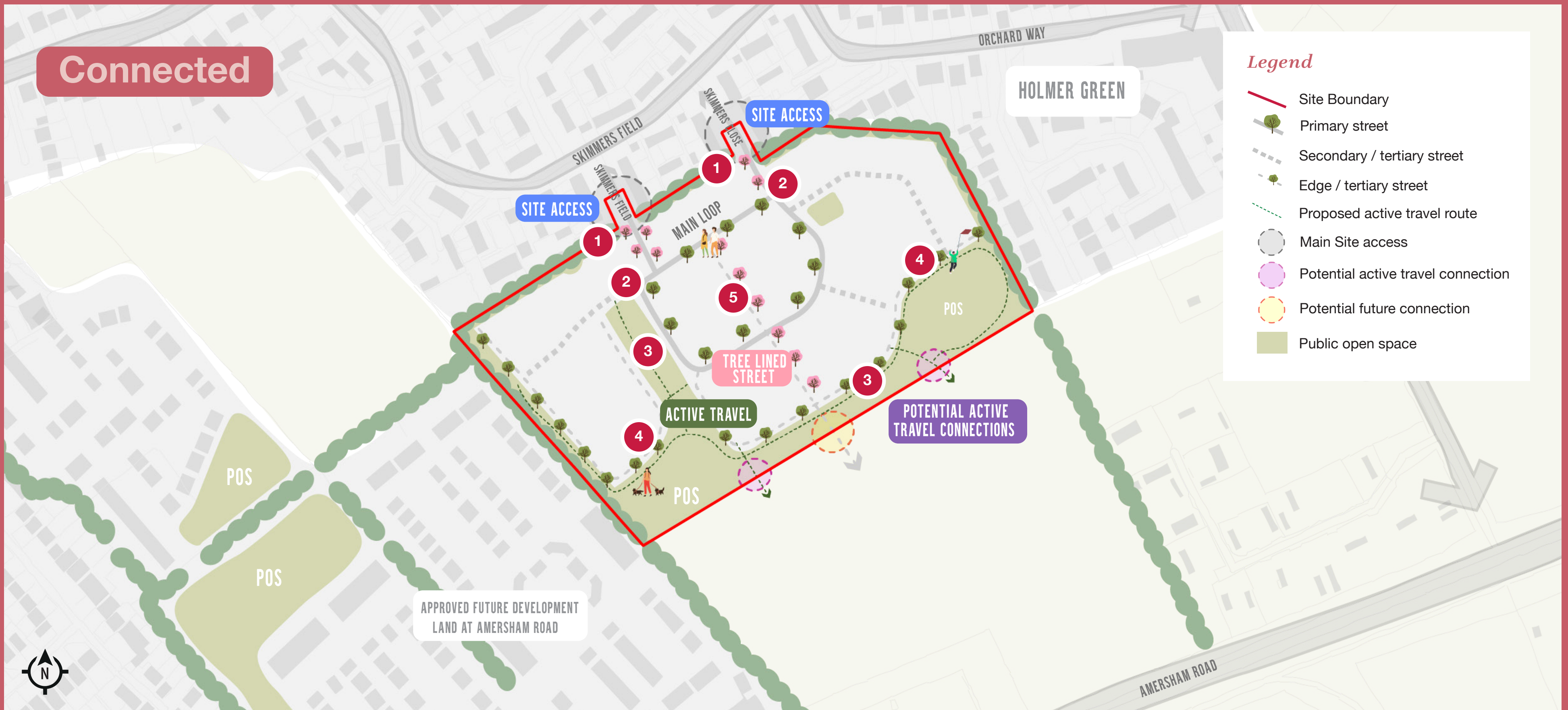


# VISION & DESIGN PRINCIPLES



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- 1 Safe access to the Site off Skimmers Close and Skimmers Field.
- 2 Shared pedestrian / cycle routes off Skimmers Field and Skimmers Close to support active travel.
- 3 Extensive network of active travel routes within the scheme that connect residents to accessible public open spaces.
- 4 Legible network of streets and spaces with clear hierarchy within the Site. Downgrading the streets towards the more sensitive edges to minimise the presence of cars.
- 5 Green street across the Site that provides direct and safe access to the public open space to the south.



- 1 New positive settlement edge for Holmer Green that delivers full perimeter blocks by completing the existing 'half blocks'.
- 2 Further perimeter blocks to the heart and southern part of the scheme.
- 3 The western parcel of the scheme to have a distinctive character, informed by the adjacent scheme, the community orchard and the 'Green Edge' to the south.
- 4 Visually attractive, legible and well-overlooked streets, spaces and buildings that address the character of their adjacent open spaces and landscape, with references to the local character.
- 5 Looser, built form edge along the 'Green Edge' to the south / More continuous frontages towards the northern part of the scheme. Density to gradually reduce from north to south.
- 6 Carefully located properties to create gateways, key corners and vista terminations that will make the scheme legible.



# DEVELOPMENT PROPOSAL



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## How it could look



## Illustrative Masterplan



## Design Principles

- 1 'Community Heart' - Community space comprising flexible square, community grow-zone, equipped play and community orchard.
- 2 Play areas (LEAP and LAP).
- 3 Multi-functional sustainable drainage features.
- 4 Green 'Pocket Park' with play area (LAP).
- 5 Views of wooded skyline retained to the south.
- 6 Retained and enhanced boundary vegetation.
- 7 Play on the way / trim trail.
- 8 Translocated deadwood from the dead orchard trees for ecological benefits.
- 9 Pedestrian and vehicular access from Skimmers Field / Skimmers Close.
- 10 Clear and legible street hierarchy with priority to active travel.
- 11 Tree-lined primary street.
- 12 Use of perimeter blocks to create positive frontage and well defined streets and spaces.

### Legend

- Site boundary
- 'Community Heart' - plaza, community grow zone, play
- 'Community Heart' - community orchard
- LEAP / LAP
- Pocket space with LAP
- Sustainable drainage features
- Indicative location for pumping station
- Indicative location for landmark buildings
- Potential location for up to 3 storey building heights
- Tree lined primary street
- Green street with feature trees
- Edge street





*What will our development bring to the area?*

Our development is expected to bring a number of social, environmental and economic benefits to the existing and new residents of the local area both during construction and afterwards. The figures below are based on UK-wide statistical data and they will be refined as our proposals develop.



*Social & Environmental Benefits*



*50% affordable housing and a range of types and sizes designed to meet local needs*



*Emphasis on Social Interaction, Health and wellbeing*



*Areas for play and recreation*



*Access to nature and quality open spaces for existing and new residents*



*Improved walking and cycling routes*

*Economic Benefits*



**£888,000**

*First occupation expenditure*

Total anticipated spend on goods and services by people as they move in to the new houses, to make them feel like home.



**£3,324,048**

*Total spend by residents*

The amount the residents of the new development are expected to spend per year.



**21 jobs**

*Indirect/Induced employment*

21 jobs could be supported in the local area each year, as money is spent on local goods and services.



# NEXT STEPS



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*Thank you for taking the time to attend this public exhibition today. We hope you've found it useful and informative.*



**As we update our plans, we will review any comments received** so please do leave your comments on our proposals shared with you today by completing our feedback form and post in the boxes provided. You can also complete this form online by visiting our website or scanning the QR code below.

If you would prefer to take the form away with you, please ask a member of the team for a freepost envelope.

**In order for us to consider your feedback, please return your form to us by Wednesday 2nd July 2025.**

When a planning application is submitted, Buckinghamshire Council will write to neighbours, giving details of the application and information on how you can make further comments should you wish to do so.

## Target Project Timeline



*Please use the QR code to visit our Skimmers Field website for more information.*



*Thank you for attending today, your views make a real difference.*