

LAND OFF MAIN STREET TINGEWICK

1.0 WELCOME

Hello and welcome

We would like to personally **thank-you** for your valuable time to view and discuss residential development at land off Main Street, Tingewick. We would be delighted if you could take time to view in full the exhibition boards presented before you. Members from both **Catesby Estates Limited** and the appointed professional team are present to answer any questions that you may have as you look around.

Catesby Estates Limited specialise in the promotion of land through the planning system, to deliver sustainable residential development in areas with an identified housing need. We take public consultation very seriously on all of our schemes, from it's very definition, through to listening and evolving our proposals with the community in mind.

We are currently preparing an **Outline Planning Application** for the Application Site ('the Site') which proposes **90 new homes**, 35% of which shall be affordable in accordance with planning policy.

Your feedback matters, so we would like to hear your thoughts to help inform our proposals which will be the subject of our Outline Planning Application.

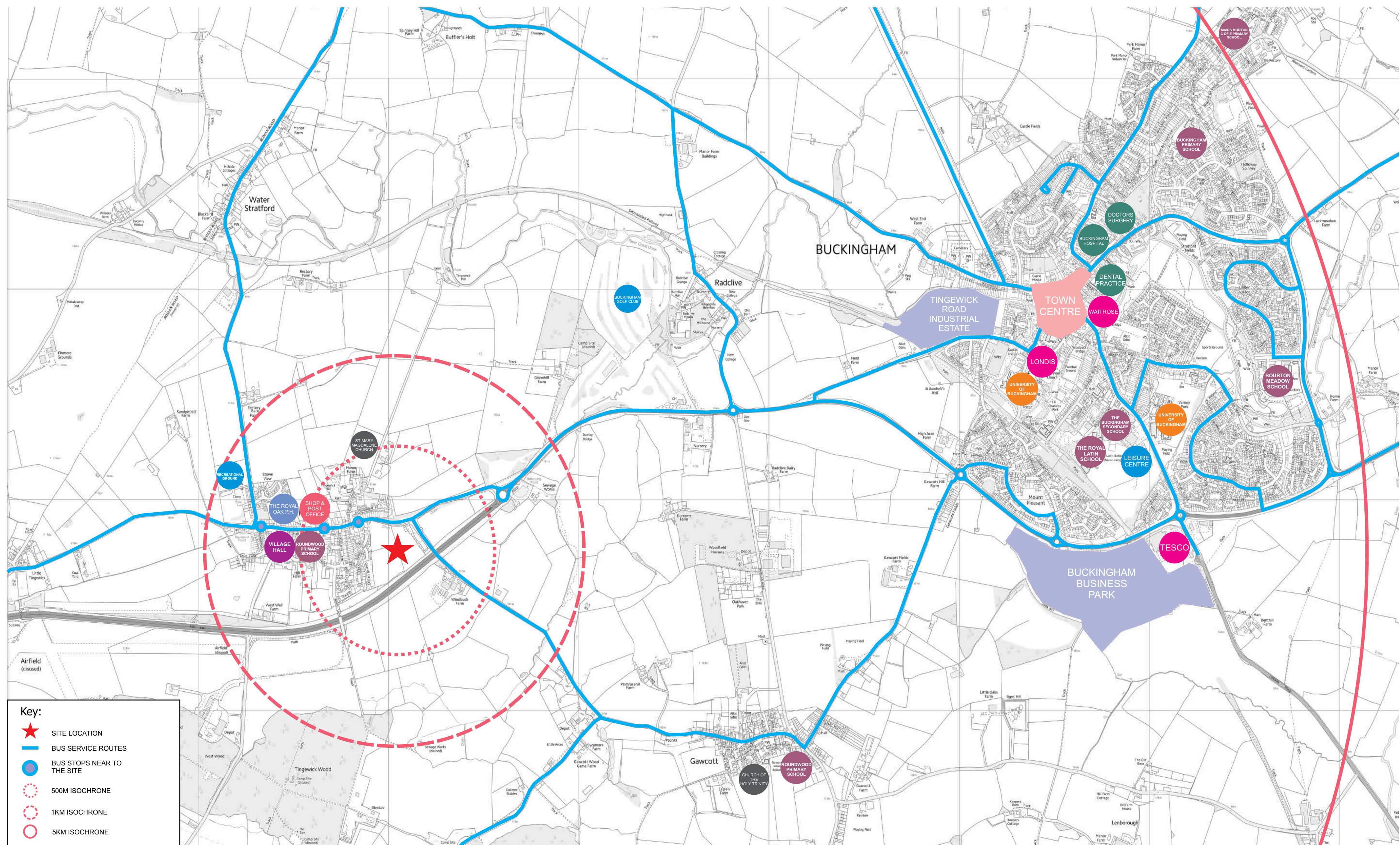
Site location and description

The location of the Site is identified by a red asterisk on the image shown opposite. The Site area totals **6.66 hectares (16.46 acres)** and is well related to the eastern edge of the settlement, immediately south of Main Street and north of the A421. The Site borders existing residential properties (Gorrell Close/Field Close) and woodland on the western boundary, with a further area of woodland to the east. Main Street runs along the base of a shallow valley with village development running along the northern and southern slopes.

The Site is **sustainable** and is supported by services at a local level with good connectivity to the nearby county town of Buckingham, as illustrated on the plan below.



Aerial view of the Site
Imagery ©2014 Digital Globe, Getmapping plc, Infoterra Ltd and Bluesky. Map data ©2014 Google



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2.0 THE SITE

Site images

Below is an aerial photograph of the Site supported by a selection of annotated photographs taken from various viewpoints showing the Site context.



Viewpoint #VP1- view east from Wood Lane along on-site brideway



Viewpoint #VP2- view southwest towards the Site from Main Street



Viewpoint #VP3- view west towards the Site from Gawcott Road



Viewpoint #VP4- view south towards the Site from near to Bernwood Jubilee Way



Viewpoint #VP5- view east across the Site from the rear of no. 8 Gorrell Close



Aerial view of the Site showing photographic viewpoint locations

Imagery ©2014 Digital Globe, Getmapping plc, Infoterra Ltd and Bluesky. Map data ©2014 Google

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3.0 PLANNING CONTEXT

'Development that is sustainable should go ahead, without delay - a presumption in favour of sustainable development that is the basis for every plan and every decision.'
(Ministerial Forward, National Planning Policy Framework)

At the local level, any development proposals for housing need to be subject to the scrutiny of Aylesbury Vale District Council ('the Council') through the planning application process. All planning applications are assessed against the policies of the adopted Development Plan and emerging Development Plan, all of which should be considered in line with overarching National Planning Policy Framework ('the Framework') and associated national Planning Practice Guidance.

The key overarching points relevant to these development proposals are summarised below:

- In order to **significantly boost the supply of housing, at the heart of the Framework is a presumption in favour of sustainable development**. Paragraph 14 of the Framework requires all local planning authorities to approve development proposals that accord with the Development Plan, and where one is not in place or is out-of-date, grant permission unless there are any adverse impacts of doing so that would outweigh the benefits of development.
- **The Council do not have an up-to-date Development Plan** as this was adopted in January 2004, over 10 years ago.

• **The Council are in the very early stages of producing their updated Development Plan**, but this will not be in place for some time. **This follows the recent withdrawal of the previous draft, The Vale of Aylesbury Plan**. This was withdrawn in February 2014 following written advice from an independent Planning Inspector who raised significant concerns including the level of housing and jobs planned, and lack of cross boundary co-operation with neighbouring authorities.

• **At the present moment, the Council are not meeting the housing needs of the District**. In order to "boost significantly the supply of housing", the Framework requires all local planning authorities to demonstrate that they are meeting their identified housing needs through maintaining a demonstrable 5 year housing land supply. The Council cannot demonstrate this. **In these instances, the Framework renders any existing housing policies as out-of-date and fully engages the presumption in favour of sustainable development**.

• **The Council have recognised the role of Tingewick as a sustainable settlement within the District, identified as a 'larger village' capable of accommodating some housing growth**. The site was assessed in the Council's evidence base (the 2013 Strategic Housing Land Availability Assessment) as being suitable for residential development and was the only site in Tingewick identified as such.

Catesby Estates Limited considers that this development is much needed and fully justified. It is a sustainable site which can provide significant benefits to the District through the provision of both open market and affordable housing. In the absence of an adequate Development Plan to encourage and nurture much needed development and a lack of a demonstrable 5 year housing land supply, **we consider that the development of the Site is consistent with the National Planning Policy Framework**.



Current Land Use Assessment

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4.0 ENVIRONMENTAL CONSIDERATIONS

Landscape

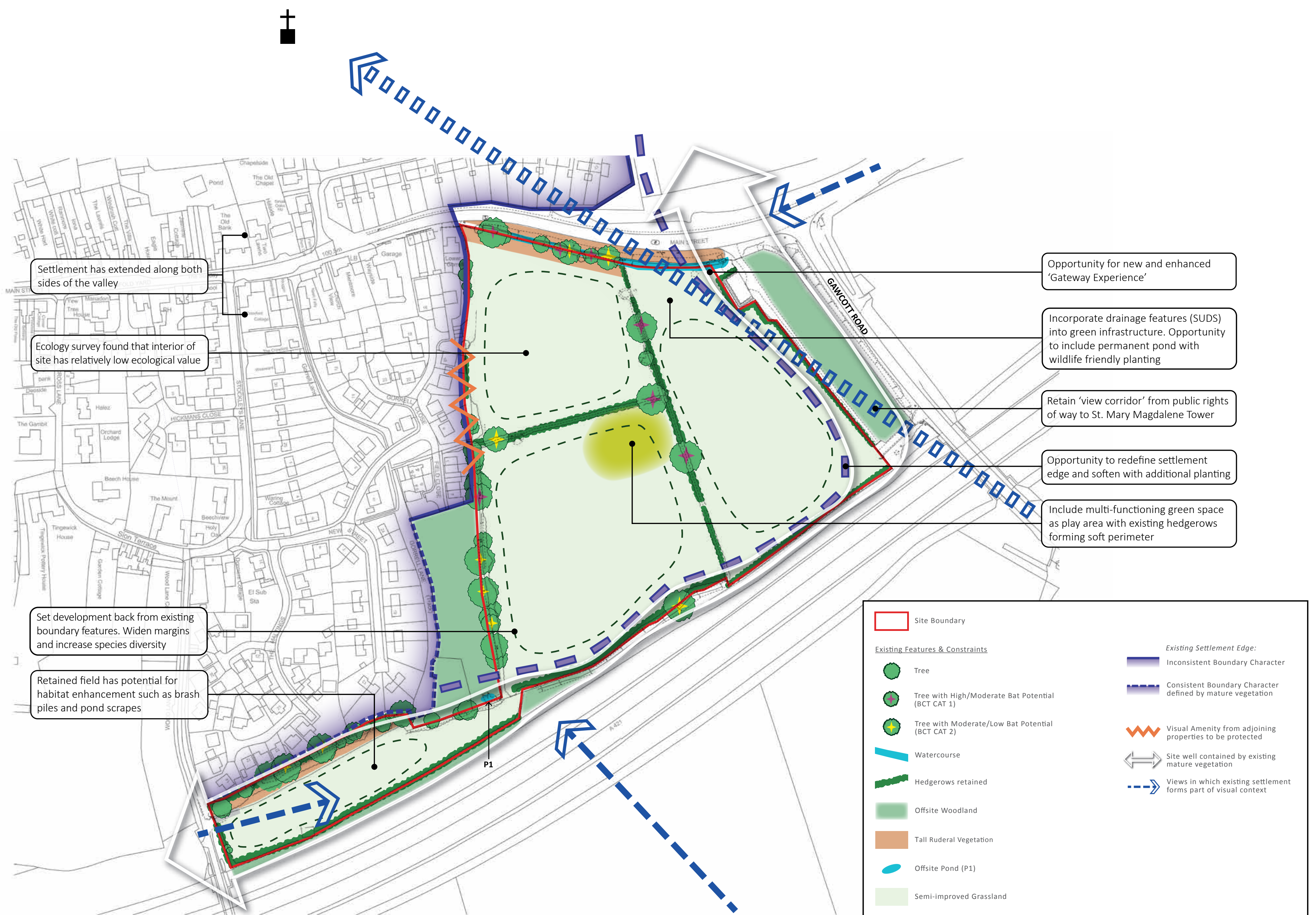
An initial landscape study has concluded at this early stage:

- The Site is not subject to any elevated landscape designation.
- The Site comprises grassland fields found directly to the east of the existing settlement.
- Whilst the Site has a sloping character, this is at a similar grade to the remainder of the settlement.
- Notable landscape characters on the Site include: trees, hedgerow field boundaries, watercourse. These contribute to the wider fabric of the landscape.
- The most sensitive visual 'receptors' are those properties which overlook the Site from Main Street and Tingewick.
- There are several public rights of way which pass through the Site.

Ecology

An initial ecological study has concluded at this early stage:

- The majority of the Site is dominated by semi-improved grassland fields and ruderal vegetation, considered to be of **low ecological value** at the local level. Habitats of elevated value are located at field boundaries and include trees, hedgerows and a watercourse.
- The habitats within the Site have potential to support a range of faunal species and survey work is currently ongoing.



Landscape and Ecology Strategy

Landscape - Design Response

- Existing trees and hedgerows to be generally **retained and enhanced**, located within sufficiently wide areas of grassland to allow for future growth. This will help to soften the impact of development.
- Development parcels enjoy a buffer of open space to existing field boundaries. This is particularly successful in helping to secure a **spatial separation** between existing properties and proposed dwellings.
- The creation of open space within the development demonstrates that 'break-out' space is central to the strategy. This space can accommodate existing features, general amenity, SUDs strategy and the existing/proposed diversion of the public rights of way.
- Retention of the land parcel in the southwest can help to create an ecologically rich area, helping to safeguard biodiversity on Site. A **new pedestrian link** can be formed linking the existing bridleway with the public right of way to the southeast.

Ecology - Design Response

- Habitats of value within the Site will be largely **retained and enhanced** under the proposals, with trees and hedgerows incorporated into a network of green infrastructure and the watercourses enhanced for wildlife through habitat management of the banks.
- The proposals also provide the opportunity to deliver **new habitat creation**, manage existing habitats to enhance ecological value and provide new opportunities for wildlife.

5.0 TECHNICAL CONSIDERATIONS

Access and Movement

- Main Street runs along the northern boundary of the Site, Gawcott Road to the east, with the A421 sitting within a cutting, to the south.
- As part of the highways appraisal strategy a Transport Assessment Report and Travel Plan has been undertaken. The scope for these documents has been agreed with the local highway authority, Buckinghamshire County Council.
- Three individual Public Rights of Way currently cross the Site providing pedestrian connection to both the village and the open countryside.
- A Public Bridleway crosses the Site in the southwestern corner linking Gorrell Lane with Wood Lane, also connecting with The Maltings.

Drainage and Flood Risk

- As part of the drainage appraisal strategy, a Flood Risk Assessment (FRA) will be undertaken to determine that the Site is within an acceptable risk of flooding. This FRA incorporates the National Planning Policy Framework and the national Planning Practice Guidance.
- The development Site falls within an area which is classified in Table 1 of the Guidance as Flood Zone 1 '**low probability**' meaning that the Site has a less than 1 in 1000 annual probability of river or sea flooding (0.1%). This is the lowest classified risk category. Consequently, the Site is considered appropriate for residential development.
- Anglian Water have confirmed in an initial assessment that there is capacity for the development within the Buckingham Water Recycling Centre.

Access and Movement - Design Response

- Vehicular access to the Site will be taken from a single point and will be in the form of a simple T-junction onto Main Street. The design of this access will be compliant with both national and local standards and subject to an independent safety review. Please refer to detailed proposals **drawing no. 16005-01** on display at todays exhibition.
- The existing traffic calming feature on Main Street (northwest of the Site) will be relocated to the east. Should the local highway authority require any further traffic calming to be introduced, the development would fund this.
- Pedestrian access to the Site will run adjacent the vehicular access and head west towards the village centre.
- The route of existing Public Rights of Way will be adjusted within the proposals and further enhanced through the provision of new additional footpath links, the most noted of which will connect the bridleway in the southwest to the southeastern corner.

Drainage - Design Response

- The surface water strategy for the Site will be brought forward with the sequential test approach adhered to. This will mean the footprint of residential development will be outside the area indicated as being at risk of surface water flooding. Open space and surface water attenuation features will be located within this area.
- The Site will be developed with a **Sustainable Drainage System (SUDs)** incorporating an interlinked surface water drainage network. This system will control the discharge rate so that it matches the existing 'green-field' run-off rate from the existing site.
- The inclusion of SUDs will provide water quality enhancements.
- A new foul water sewerage system will be accommodated on-site, which will discharge via gravity to an existing Anglian Water sewer.

6.0 LOCAL HOUSING DENSITY STUDY

Below are four areas of existing development within the village which have been studied to help demonstrate local housing densities (dwellings/unit area). The study has concluded that the highest development densities are found along Main Street (typical village 'high street' characteristics) and on The Maltings (modern development).



Density Study

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7.0 DESIGN CONCEPT (INCLUDING TECHNICAL CONSTRAINTS AND OPPORTUNITIES)



Design Concept

- 1

Existing field boundaries including trees and hedgerows will be incorporated into a network of green infrastructure aiding biodiversity on-site.
- 2

Development will 'stand-off' these field boundaries safeguarding their many benefits and encouraging biodiversity on-site. Development will generally face out towards these green 'corridors' enabling them to benefit both residents and the community.
- 3

Parcel of land to the south west considered unsuitable for development and provides the opportunity for further 'informal' green space, with a potential area dedicated to enhanced ecological habitat creation eg: wildflower grassland.
- 4

Inclusion of formal play space benefitting both residents and the community. This play space will be located so as to be 'naturally' overlooked by new properties and adjacent new on-site pedestrian links.
- 5

Higher density development within these areas. Generally, the block structure will be strong, mostly continual with the build-line positioned near to the carriageway, echoing the character of Main Street.
- 6

Medium density development within these areas. Generally, the block structure will be less rigid, with a varied building-line. Building heights will be lower to be sympathetic to the rising valley slopes.
- 7

Lower density development within these areas. Generally, the block structure will be casual. The built-form will be mostly detached with building heights restricted to suit the 'edge of settlement' location.
- 8

Stand-off area between existing properties situated on Gorrell Close and Field Close and the proposed development.
- 9

Site access will be from a priority T-junction arrangement taken from Main Street.
- 10

On-site vehicular movement designed to 'work-with' the valley slopes. The network of streets seeks to control on-site traffic speed, aid accessibility and movement whilst maintaining a clear and concise street hierarchy.
- 11

On-site pedestrian links offer a choice of connections between the village, the development and the surrounding open countryside. These integrate with the existing 'public right of way' network which has been retained and safeguarded.
- 12

On-site SUDs features forming a comprehensive controlled surface water drainage strategy. eg: attenuation 'wet' ponds and 'dry' grassed basins.
- 13

Views to/from the local heritage asset 'St. Mary Magdalene Tingewick' parish church, have been appropriately safeguarded.
- 14

Definition of the extended but 'natural' settlement edge responding to neighbouring development.

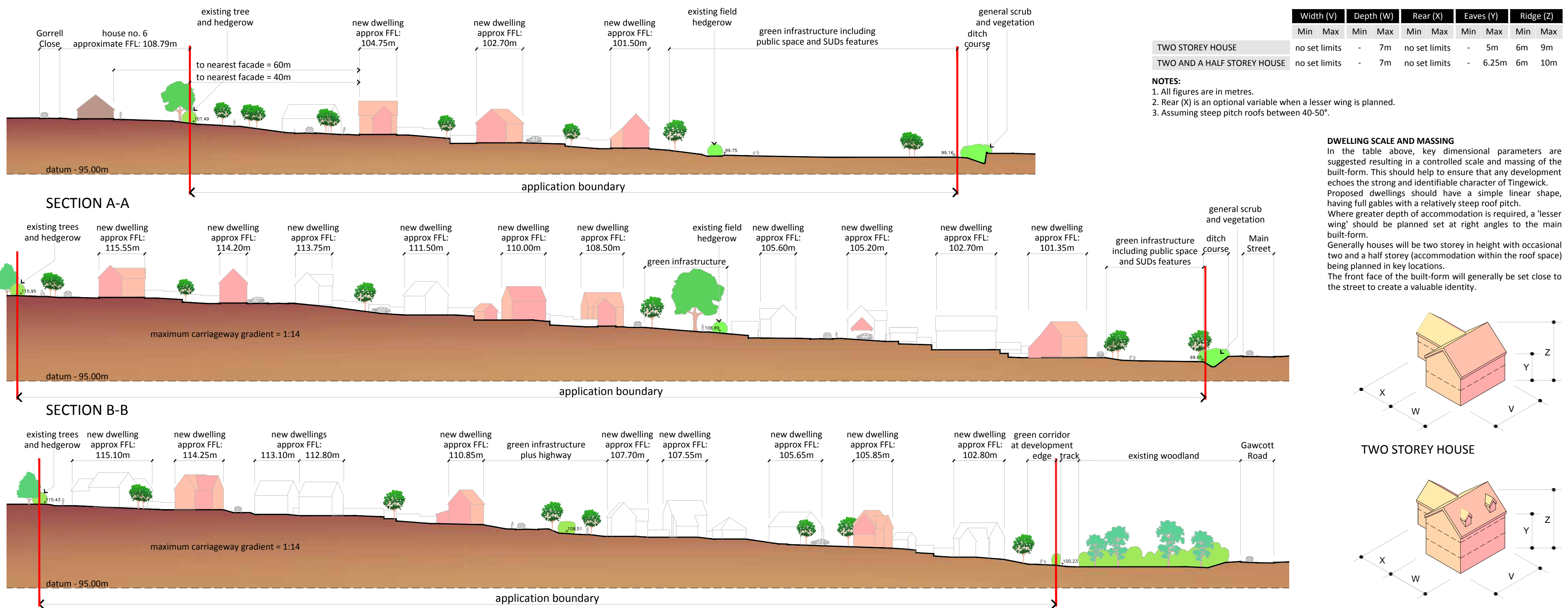
LAND OFF MAIN STREET
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8.0 SCHEME DESIGN

Catesby Estates Limited are proposing to submit an outline planning application for determination by the Council. Shown below is an **Illustrative Scheme Design**, showing how the scheme proposals could look as part of our application. It should be noted that at outline planning stage, we are applying for planning permission for the key principles of development including access. The detailed matters of development relating to layout, appearance, landscaping and scale will be reserved for subsequent approval if the principle of housing is established through an outline planning permission.



Illustrative Scheme Design



Illustrative Site Sections

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9.0 SCHEME BENEFITS

What are the scheme benefits?

Other than delivering the provision of much needed new homes in the area, **these development proposals are intended to have a positive impact** on the local community. We have listed below some of the key benefits that the development can bring to Tingewick and the wider context. However if you feel there is anything else that can be delivered to the village or its community through this development, then please feel free talk to us today. In addition we would ask that you formally record your suggestion on the **Feedback Form** and place it in the ballot box prior to departure.

In summary, the development will:

- Assist the Council's housing need, including a diversity of housing stock for both open market and affordable housing.
- Of the 90 new homes proposed, a policy compliant 35% will be affordable. This could equate to a total of 32 dwellings being available to local people, including first-time buyers and young families. This can be delivered by social rented, affordable rented or shared ownership accommodation.
- Enable the construction of well designed, high quality, energy and resource efficient sustainable new homes.
- Assist in both the short and long term viability of local businesses and services within the settlement by increasing users and customers.
- Retain and enhance existing on-site features such as trees, hedgerows and the watercourse along Main Street. Safeguarding these features will enhance biodiversity on-site.
- Deliver in the region of 2.9 hectares (7.2 acres) of public open space on-site. This will include: informal green space; formal play and amenity space; green space dedicated to enhance ecological value; creation of a new wetland habitat provide new opportunities for wildlife.
- Should planning permission be granted, a Section 106 Agreement will be entered into with the Council. This will ensure financial contributions, where justified, will be delivered to the local authority towards providing local infrastructure which could include amongst others:
 - Educational facilities.
 - Health facilities.
 - Leisure and green infrastructure.
 - Emergency services.
 - Public realm and community safety.
- Be contained in an accessible location with connections to existing pedestrian links and in close proximity to the local public transport network. New pedestrian links will be provided improving connections to local services.

10.0 NEXT STEPS

Many thanks for attending this exhibition today. Catesby Estates Limited are eager to learn of your thoughts and comments from the exhibition today including the scheme design presented. Please be assured that your opinions are important to us and that your thoughts are key to shaping these proposals further.



We would ask that you please complete one of the **Feedback Forms** and place it in the ballot box located near the exit. Alternatively, you can complete the form online (web address noted below) or take the form away, complete and return it to our address noted below by no later than Wednesday **11 June 2014**:

**FRAMPTONS
ORIEL HOUSE
42 NORTH BAR
BANBURY
OXFORDSHIRE
OX16 0TH**

We will carefully review all Feedback Forms returned and give consideration to all the comments received prior to submitting an Outline Planning Application to Aylesbury Vale District Council.



**LAND OFF MAIN STREET
TINGEWICK**



BUCKINGHAMSHIRE

Views and comments about the development proposals at
Land off Main Street, Tingewick, Buckinghamshire

Do you support the principle of residential development at this site?

What are your main concerns if development was to come forward on this site?

Do you have any comments in respect of the proposed benefits that a housing development could bring to the settlement?
If you have any further comments or suggestions, please also provide these here:

Are there any further changes you would like to see made if these proposals are granted planning permission?

Please note the following information is required for comments to be validated and included in the consultation report. Your personal details will not be published in the consultation report or passed to a third party.

Name

Telephone Number.....

Address.....

Email.....

We appreciate you taking the time to let us know what you think. The comments we receive will be compiled and considered before an outline planning application is submitted.

If you wish to take this form away with you and post it back to us, you are welcome to do so. Please place the form in an envelope provided marked with the below address by **11th June 2014**:

FAC: Louise Steele
Framptons
Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

What next?

We will spend the next 3-5 weeks progressing all information required to complete our proposals and in the summer of 2014 we intend to submit an Outline Planning Application.

Once the application has been submitted, there is a 13-week determination period within which Aylesbury Vale District Council are to determine the proposals before a planning committee. During the first half of this period you can submit formal comments to the Council.