

Gomm Valley and Ashwells Inaugural Meeting – Planning History and Planning Context

26st January 2015

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Agenda

- Ownership.
- Big Picture
- Detailed History of Site
- Site Constraints
- Current Planning Policy Context
- Time line for applications
- Planning Process

Ownership

Ownership: AXA REIM predominantly.

Taylor Wimpey at London Road end of site.

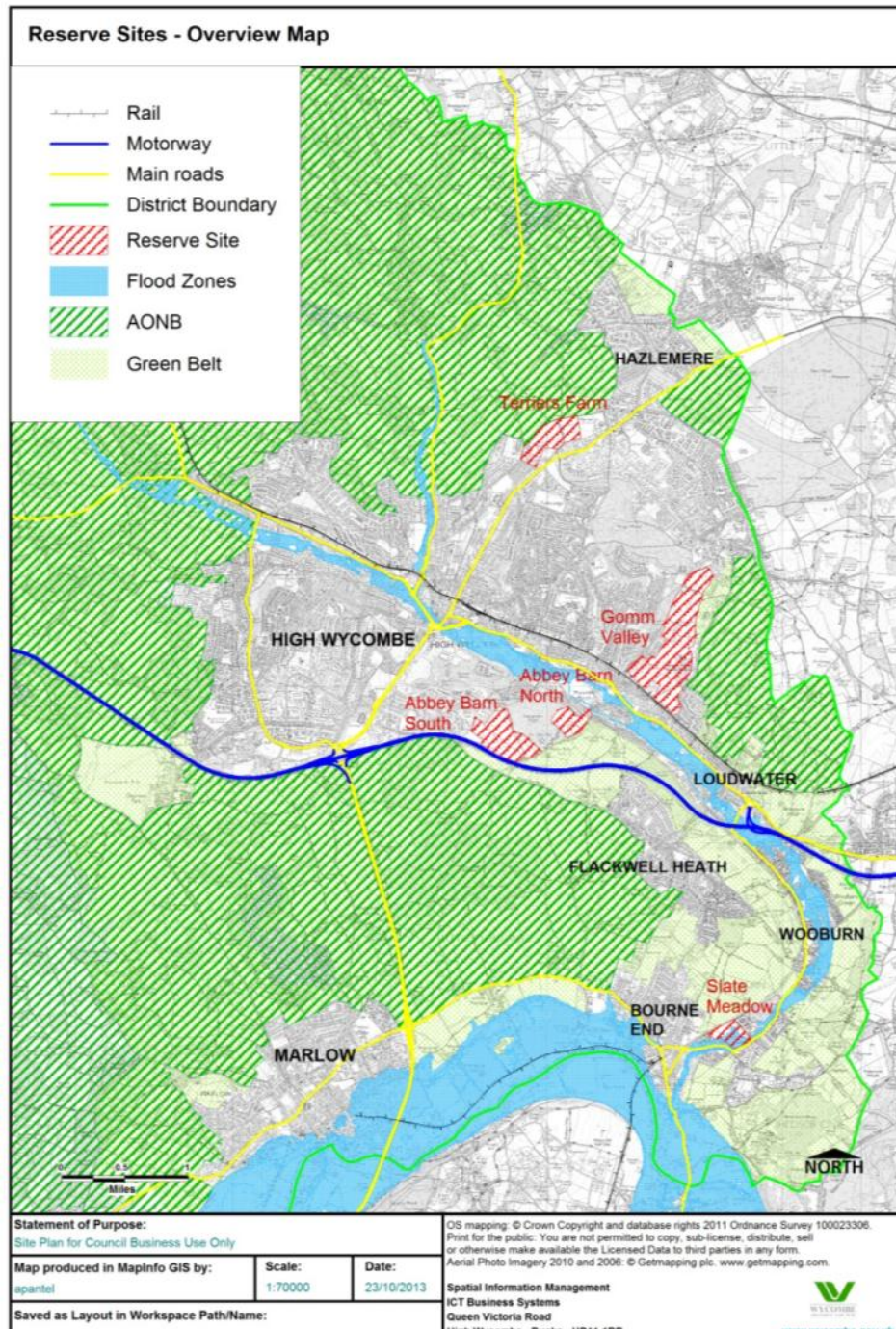
WDC at Ashwells.

Berks Bucks Oxfordshire Wildlife Trust manages the SSSI.



Big Picture

- 5 reserve sites
- Reserved for future development since 1972.
- Reserve Sites kept out of green belt and AONB.
- **Cabinet decision to release sites.**



Detailed History of Site

Planning history:

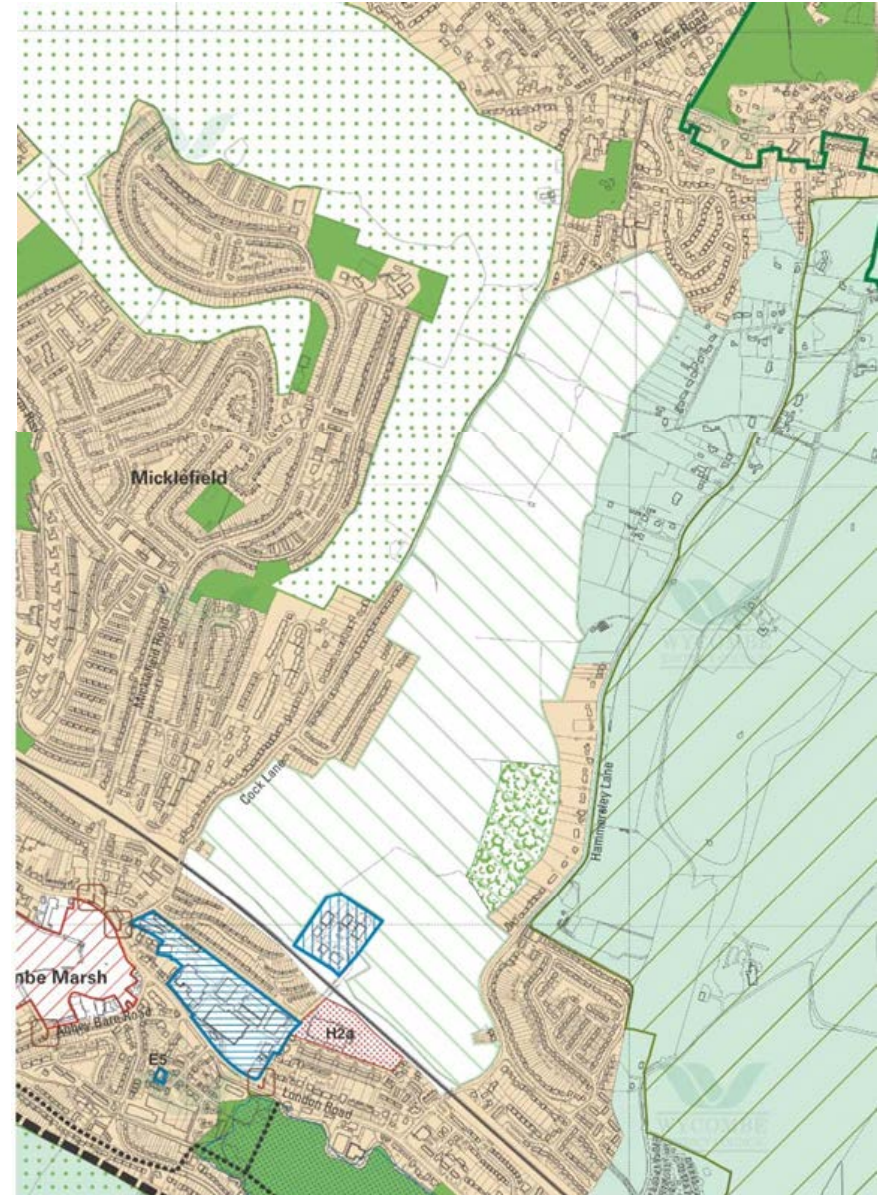
- 1949 - 60 dwellings - location of Pimms Grove (ref: HW/406/49). [Not implemented].
- 1966 - 52 house dwellings – (ref: HW/303/66) [Implemented – Pimms Grove].
- 1972 – 8 dwellings – (ref: HW/177/72) [Implemented – Pimms Close].

Site Constraints

Size: 73.9ha

Key constraints/issues:

- Landscape quality.
- Woodland/Hedgerows.
- Ecology (incl SSSI and Biological Notification Sites).
- Archaeological Notification Site.
- Separation role.
- Transport.
- Access.
- Schools.



Current Planning Policy Context

- **Local Plan**

- G3 (General Design Policy)
- G7 (Development in Relation to Local Topography)
- G8 (Detailed Design Guidance and Local Amenity)
- G26 (Designing for Safer Communities)
- H8 (Appropriate Development Densities)
- H9 (Creating Balanced Communities)
- T2 (On-Site Parking and Servicing)
- HE19 (Archaeology – Unscheduled Sites and Monuments)
- Appendix 1 (Residential Design Guidance)

* Inclusive list.

• **Core Strategy**

- CS8 (Reserve Locations for Future Development)
 - Infrastructure delivery
 - CS13 (Affordable Housing and Housing Mix)
 - CS17 (Environmental Assets)
 - CS18 (Waste/Natural Resources and Pollution)
 - CS19 (Raising the Quality of Place-Shaping and Design)
- * Inclusive list.

- **Delivery and Site Allocation Development Plan Document.**
 - DM11 (Green Networks and Infrastructure)
 - DM12 (Green Spaces)
 - DM13 (Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geo-diversity Importance)
 - DM14 (Biodiversity in Development)
 - DM16 (Open Space in New Development)
 - DM18 (Carbon Reduction and Water Efficiency)
 - DM19 (Infrastructure and Delivery)
 - * Inclusive list.
- **National Planning Policy Framework (NPPF).**

Time Line for Applications

- Applications are expected in September.
- Applications could in theory be submitted at any time.
- In the event that the Council had taken the decision not to release the site, applications would in all probability have come anyway.

Planning Process

- Planning in a Nutshell - Training session at WDC Council Chamber on Tuesday 10th February, at 7-9pm.
- Overview of the planning system for members of the Liaison Groups, including:
 - The legal framework
 - Plan-making, decision-making and implementation
 - Plans and policies
 - General principles
 - Implications of plans
 - Different policy areas, e.g. housing, transport
 - Community engagement

Thank you for listening.