

Topic 3 – Green Infrastructure and Open Space (Strategic and Local)

BE2 Policy Extract

3. Green Infrastructure/ Environment

- a) Provide on-site high quality open space;
- b) Provide S106 contributions to mitigate recreational impacts at Burnham Beeches SAC;
- c) Maintain north south connectivity for Public Rights of Way through the site;
- d) Protect and enhance the biodiversity and green infrastructure value of the former orchard in accordance with Policy DM34, providing public access and ongoing management as part of the overall development. Buildings within this area will not be acceptable;
- e) Avoid areas of fluvial flood risk where possible;
- f) Provide appropriate SuDS across the site.

Justification text extract

5.4.19 There are a number of issues and constraints that will need to be carefully taken into account in the development of this site. These include the proximity of the Hedsor Road and Riversdale Conservation Area, nearby heritage assets, an area of fluvial flood risk in the south west corner of the site, and some surface and groundwater flood risk. Any development will need to be carefully integrated with and connected to the village and the traffic impact arising from the development addressed. A development brief will be prepared for the site to address these issues in more detail.

5.4.20 A buffer should be provided between the development and the Harvest Hill area to minimise the impact on the area and maintain a degree of separation. This could be achieved for example through structural planting and landscaping or open space such as a village green. The former orchard referred to in point 3 d) of the policy comprises approximately 2.2 ha sited between the dwellings known as Fairholme and Mendip, at Hawks Hill. It will contribute to this buffer.

5.4.23 Flood risk issues should be fully addressed in any development proposals, including the potential for fluvial, surface water and groundwater flooding. Applicants should refer to the SFRA level 1 and 2133. Assessments will be required and appropriate mitigation measures identified and implemented.

5.4.25 In line with the Habitats Regulations Assessment findings¹³⁴ and Natural England's advice in order to minimise recreational impacts on Burnham Beeches Special Area of Conservation, an S106 contribution will be directed to the development of the Little Marlow Lakes Country Park, improving access to the park by sustainable travel modes as well as improvement to the park itself. This is in addition to the requirements of DM16.

Development Brief Objectives Extract

OBJECTIVE 1: To adopt a landscape led approach to design layout and Green Infrastructure which responds to the environment.

Action Points:

Landscape

- 1.1 To deliver a cohesive landscape framework, linked to the surrounding landscape, within which new development will sit.
- 1.2 To limit the impact of the development on the surrounding landscape
- 1.3 To provide a sense of separation between Harvest Hill and the new development
- 1.4 To mitigate the visual and other impacts that the industrial buildings have on Millboard Road and Wessex Road

Green Infrastructure / Open Space

- 1.5 To provide Public Rights of Way within the site linking to existing routes beyond the site boundary
- 1.6 To consider whether the existing Public Right of Way routes through the site would benefit from being diverted, to better serve the development and the wider area
- 1.7 To bring forward public access and long term management of the Orchard site as part of the overall development
- 1.8 To create the framework for a development that provides a biodiversity net gain and enhances green infrastructure.
- 1.9 To provide guidance for the Orchard site on how to secure biodiversity and green infrastructure enhancements in accordance with Policy DM34
- 1.10 To meet local and strategic open space needs of the development by providing the correct amount of open space in appropriate location(s)
- 1.11 To provide guidance on what and how much Section 106 contributions are required for Little Marlow Lake Country park, to mitigate recreational impacts at Burnham Beeches Special Area of Conservation.

OBJECTIVE 6: To ensure development does not increase fluvial or surface water flood risk

Action Points:

- 6.1 To ensure that residential development avoids areas of fluvial flood risk where possible
- 6.2 To ensure flood risk is not worsened
- 6.3 To identify how the principles of sustainable drainage can be met within the site

Issue and Responses Log 27.02.2020

3. Green Infrastructure & Environmental

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- b) Provide S106 contributions to mitigate recreational impacts at Burnham Beeches SAC;
- c) Maintain north south connectivity for Public Rights of Way through the site;

Protect and enhance the biodiversity and green infrastructure value of the former orchard in accordance with Policy DM34, providing public access and ongoing management as part of the overall development. Buildings within this area will not be acceptable;

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
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3.1	<p>How much open space and what type is required?</p> <p>What type of open space is required?</p> <p>Where is the most appropriate location for this?</p>	WDC		<p>Policy DM16 of the Delivery and Site Allocations document identifies open space requirements based on population. For Hollands Farm a total of 5.19 ha of open space is required. Of this, 3.85 is strategic open space and 1.34ha is local open space.</p> <p>The following assessment has been identified from Community Services (WDC)- This is the latest information available completed in 2017 as part of the Local Plan evidence, it is currently under review so may change.</p> <p>Only a small part of the very top of the site lies within the relevant distances for existing LEAP or NEAP areas as set out on the Open Space Framework, and there are very basic Teen facilities in the locality.</p> <p>There are various sporting facilities locally, including a Junior Sports club, Tennis Club and Cricket Club. The Sports Facility Strategy identifies various areas of improvement within the ward.</p> <p>Requirements:</p> <p>Play Equipment: A combined NEAP and LEAP for the prospective residents:</p>
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				<ul style="list-style-type: none">- built to the 6 acre standard (Fields in Trust)- sympathetic to the environment and surroundings, using natural materials- providing equipment for children of all ages- located towards the residential boundary. <p>A teen area is also required</p> <ul style="list-style-type: none">- either improve the teen area at Wakeman Road using an off-site contribution,- or construct a new facility on the development site. <p>Public Outdoor Sport: There are a number of sporting facilities near to the site. Under the 2015- 2020 Sports Facility Strategy the lack of MUGA provision in the Flackwell Heath, Bourne End and Wooburn Green sub area is highlighted, along with a deficiency in tennis courts and youth football pitches.</p> <p>A sports/recreation hub should be provided and contain:</p> <ul style="list-style-type: none">-- 2 youth football pitches- 1 MUGA
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				<p>Parking and a community building should also be located with the sports hub.</p> <p>It is assumed that changing rooms will not be required at this site as tennis players and youth footballers generally arrive ready to play.</p> <p>Allotments: Allotments: There is good allotment provision locally, while the size of the allotment requirement (0.27ha) will probably not accommodate a sustainable allotment facility on site.</p> <p>Consultation with the Parish Council should clarify whether there is a waiting list for allotment spaces, in which case consideration should be given to developing a new site, or whether a payment would be required as an off-site contribution towards the development of new allotments within the town or towards improving facilities on the existing sites.</p> <p>The local of these facilities is yet to be determined, but largely dependent on other factors such as the location of the link road and school.</p>
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3.2	Need to secure S106 contributions to mitigate recreational impacts at Burnham Beeches SAC by enhancing Little Marlow Gravel Pits.	WDC		<p>Hollands Farm is within the 500m buffer of a Special Area of Conservation for Burnham Beeches. To mitigate the recreational impacts the development will have on Burnham Beeches due to increased pressure from visitor numbers, there is a requirement for S106 contributions for Little Marlow Lakes Country Park.</p> <p>WDC is currently putting together proposals for requirements to help improve the attractiveness of the country park. S106 requirements are likely to be for the following:</p> <ul style="list-style-type: none"> - New and improved footpaths + cycle ways - Signage (walking and cycling routes and information about the environment) - Car parking facilities
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3.3	What biodiversity and green infrastructure opportunities are there?	WDC		<p>These may include:</p> <ul style="list-style-type: none"> - Retention and enhancement of existing hedgerows within the site / at its perimeter; - Incorporation of TPO trees within wider green spaces; - Provision of footpaths and cycleways following existing and new green corridors and linking existing/new green spaces; - Including native plant species throughout; - Incorporating a range of Sustainable Drainage (SuDS) features throughout the site, designed to include biodiversity benefits - Ensuring existing and new GI links to wider GI networks beyond the site boundary.
3.4	How does access to the Orchard affect the development site? e.g. routes for footpaths	Dev./WDC		<p>The layout of Hollands Farm should be designed to ensure a Public Right of Way linking from Hollands Farm through the Orchard and also ensure that public access of the wider orchard area can be achieved.</p>

3.5	What will the development brief say about the Orchard, if at all?	WDC		The development brief will identify how public access and ongoing management of the site will be delivered either through all landowners working together, or WDC assisting by the use of available statutory powers. The policy requirements identifies no development should take place on the Orchard site.
3.6	How well will north south PRoW connectivity be maintained by the site?	WDC		A north south Public Right of Way must be maintained through the site. It may be appropriate to divert the existing PRoW depending on the location of the link road, school and block layout. Further design work is needed to clarify this.

Flooding

- a) Avoid areas of fluvial flood risk where possible;

Provide appropriate SuDS across the site.

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
4.1	Where are the areas of fluvial flood risk? What proposals should be made for them?			<p>The latest flood data identifies areas of flood zone 2 and 3 in the south west corner of the site along Hedsor Road.</p> <p>No residential development should take place in this location. See Environment Agency updated flood map here. (copy provided)</p> <p>The planning application will need to be supported with a flood risk assessment.</p>
4.2	How should areas of surface and ground water flooding be dealt with?			<p>Advice from Lead Flood Authority:</p> <p>SuDS should not be located in areas at risk of surface water (or fluvial flooding). SuDS in areas of high groundwater are possible but careful consideration will need to be given to the design, for instance how capacity will be maintained during high groundwater periods.</p>

4.3	<p>Would the requirements of SUDs place any requirements on the development?</p> <p>What are the opportunities to reduce flood risk? (See SFRA Level 2)</p>	PC/All	Keen not to have SUDs within the open space, open space needs to be useable.	<p>Advice from Lead Flood Authority:</p> <p>Source control SuDS should be prioritised, this will assist with incorporating SuDS into the landscape across the site. The preference is for above ground SuDS which provide multifunctional benefits such as tree pits, bioretention areas and swales.</p> <p>The development brief will identify broad locations and types of sites. It will be for the planning application to provide more specific detail through the Surface Water Strategy.</p>
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Principles for the development brief

Open Space Principles:

- 1) Provide a hierarchy of formal and informal open spaces within the site
- 2) Link existing open space (orchard + existing hedgerows + large trees including Tree Preservation Order trees)
- 3) Connect open space to existing PRow and new PRow
- 4) Play equipment to be located near the school
- 5) Co-locate car parking for school + recreational play areas
- 6) Buffer between development and Hawks Hill to be in the form of canopy cover, which could provide an internal nature walk
- 7) Utilise former Orchard as open space (subject to deliverability)

Connectivity Principles:

- 1) Foot link across River Wye between old and new industrial area (subject to deliverability)
- 2) PRow and cycle way along Millboard Road
- 3) PRow connecting to the pub (The Garibaldi) and existing PRow south of Hedsor Road
- 4) Provide a public right of way through the orchard

Canopy cover principles:

- 1) Located on rising ground for buffer along the eastern edge
- 2) Used to help create the transition from urban to rural
- 3) Used to help separate Hawks Hill and the Conservation Area
- 4) Used in areas of flood risk to help reduce flooding (south-west corner of site).
- 5) Locate canopy cover near to active play area
- 6) Link up with existing trees
- 7) Utilise former orchard for canopy cover 25% policy requirement, if possible

Areas of flood risk (Zone 2 and 3) principles:

- 1) SuDS must maximise at source measures and not rely on end of pipe solutions
- 2) SuDS area should incorporate landscape and biodiversity objectives for improvements
- 3) No development to be located in flood zone 2 and 3
- 4) A flood risk assessment will be required to demonstrate that the development will be safe over its lifetime and that flood risk will not be increased, and if possible reduced elsewhere as a result of the development
- 5) Aim to reduce the impact of the site upon flooding in the local area, either by increasing the storage capacity of the site above that required by the development or by reducing the runoff rates from the site or a combination of the two

Questions:

- 1) Do you agree with the overall objectives?
- 2) Do the requirements for Open Space (including play areas, sports pitches and tennis court provision) match what is understood locally for the needs?
- 3) Are there any other green infrastructure connections?
- 4) Do you agree with the principles of internal green space distribution and connections?
- 5) Do you agree with the approach to providing canopy cover?
- 6) Do you agree with the PRow/Cycle path principles?
- 7) How should the Orchard best be incorporated into the development?
- 8) How should the area of flood risk best be dealt with? (southwest corner of the site)
- 9) Are there any other green infrastructure and open space issues/principles to consider?