AP 9.9 WDC to produce addendum to document HELS4 (Urban Design Capacity Assessment of Green Belt and AONB sites) to include with a specific entry for RUR11 with a simple layout plan.

References:

HELS4 Urban Design Assessment Development Capacity AONB & Green Belt Sites
GI3 Canopy Cover Assessment & Recommendations for Wycombe District
Council’s Response to AP5.9 re Canopy Cover requirements in DM34

The Council considers the indicative capacity of 20 dwellings is fully justified. Mindful of the nature and scale of this site and the Hearing discussion around this Action Point the Council has adopted a bespoke approach to capacity assessment, building on the method and assumptions within HELS4, but also producing a full sketch layout and a sketch tree planting scheme. These show an indicative scheme of 21 family dwellings (15 detached, 6 terraced).

(There is a separate plan drawing at 1:500 scale if printed at A3.)
The sketch scheme has been drawn on the basis of:

House footprints (gf 71-89 m2). These are comparable to those found elsewhere on High Heavens Wood and nearby on Marlow Bottom. Dormer bungalow or two-storey configurations are assumed. Please note - those existing houses nearest to the site are large footprint (circa 190sqm excluding garages). Off-street parking in the sketch is provided on the basis of two or three spaces per dwelling. There are 21 dwellings of varying sizes shown on the layout.

Plots are consistently 34-36 metres deep/long, consistent with those existing on the south side of High Heavens Wood to the east. Plot frontages are also comparable to other found on High Heavens Wood / Marlow Bottom, 6m at the smallest but mostly 10m wide, and up to 21m wide.

A 15-metre buffer has been excluded from the developable area along the northern side of the site, adjacent to the Ancient Woodland. Elsewhere, there is no buffer required, but the layout respects the proximity and scale of adjoining ordinary woodland. Trees within the margins of the site within the northern buffer and along the western boundary are outside of the Ancient Woodland but can and should be retained within the gardens. These are not affected by the position of proposed buildings.

A land allowance has been made for SuDS. This is show as a simple corridor indicated running parallel to the street 3 metres wide – this could be widened further with slight reductions to the depth of adjacent plots if need be. This is considered a fair estimate of the land requirement for SuDs.

The site area, including ancient woodland buffer, is 1.13 hectares, giving a gross density of 18.6 dwellings/ha. Excluding the ancient woodland buffer, the developable area is 0.81 hectares, giving a development density of 25.9 dwellings/ha.
Consideration of Canopy Cover requirements in DM34

Gross site area circa 11,500 sqm
25% target = 2875 sqm

Approximation of existing canopy cover within the site:

As measured from aerial photography there is circa 2300 sqm ground area containing medium to large trees along the north and west edges of the site. Allowing for some thinner areas we have assumed circa 2000sqm existing canopy cover in this area, to be retained and protected. The residual requirement (to be met by new tree planting) is therefore 2875 sqm minus 2000 sqm equals 875 sqm. A sketch scheme has been developed based on the tree types and other assumptions within AP5.9. An appropriate approach to tree planting for this layout would be a combination of street tree planting, some supplementary garden planting on the north side, and some planting within the SuDs area.

Sketch plan of new tree planting (existing canopy not shown)

This yields ten 50sqm Turkish Hazel (or similar) = 500 sqm plus nineteen 20sqm Chanticleer (or similar) = 380 sqm. The canopy cover achieved by this sketch scheme is 2880 sqm (2000sqm retained cover plus 880 sqm new planting) which marginally exceeds the 25% target.
Gardens incorporate existing trees where they occur

SuDS

15m buffer

ANCIENT WOODLAND

RUR11 Allocation

Statement of Purpose:
Site Plan for Council Business Use Only

Map produced in MapInfo GIS by: C Kennett
Scale: 1:500 Date: 10/10/2018

Saved as Layout in Workspace Path / Name:

RUR11: Heavens Above, High Heavens Wood, Marlow Bottom - ILLUSTRATIVE SITE LAYOUT

Statement of Purpose:
Site Plan for Council Business Use Only

Map produced in MapInfo GIS by: C Kennett
Scale: 1:500 Date: 10/10/2018

Saved as Layout in Workspace Path / Name:

RUR11: Heavens Above, High Heavens Wood, Marlow Bottom - ILLUSTRATIVE SITE LAYOUT

Statement of Purpose:
Site Plan for Council Business Use Only

Map produced in MapInfo GIS by: C Kennett
Scale: 1:500 Date: 10/10/2018

Saved as Layout in Workspace Path / Name: