

Gomm Valley and Ashwells

Justification for Draft Site Plan

25th April 2016

Robert Harrison

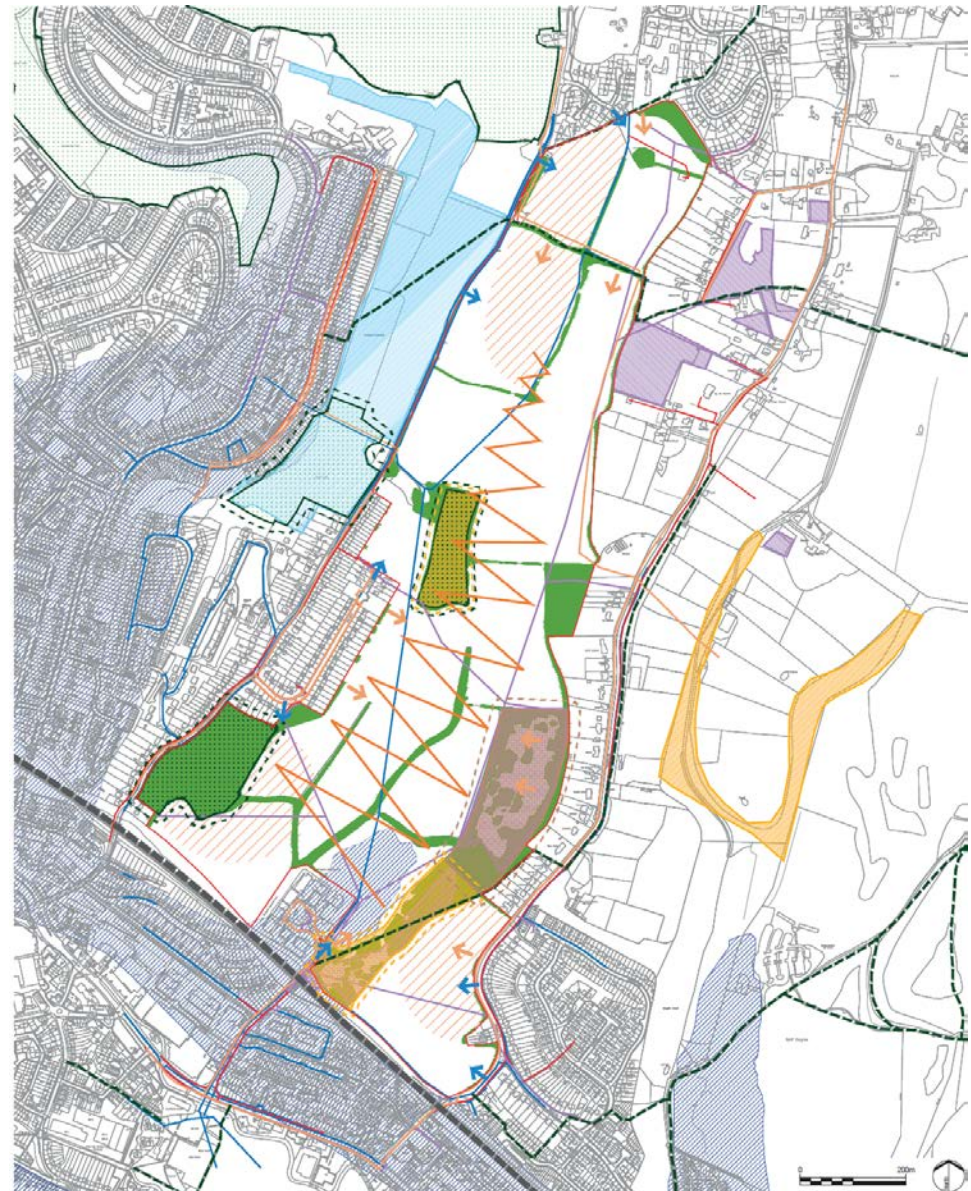
Principal Development Management Officer

Structure of Presentation

1. Constraints.
2. Key Drivers.
3. Emerging Framework Plan.
4. Ashwells Group Plan.
5. Pimms Action Group Plan.
6. Key Messages.

Constraints

- Development Brief site boundary
- Gomm Valley SSSI
- 20m buffer to SSSI
- Ancient Woodland
- 15m buffer to Ancient Woodland
- Local Wildlife Site (LWS) / Biological Notification Site (BNS)
- 10m buffer to LWS / BNS
- Local Nature Reserve
- Priority Habitat
- Existing hedgerows
- Potential vehicular access point
- Railway line
- Public Right of Way
- Potential groundwater emergence zone
- Power lines
- Watermains
- Gas lines
- More visible areas of the site from the surrounding environment
- Internal views across the site



Key Drivers

- Housing Delivery vs landscape/ecological preservation (Tension).
 - Reserve site for future development
 - Attractive valley.
- Good quality functional place where people will want to live.
- Coherent and functional undeveloped area.
 - Key assets connected.
 - Public access.
- Road, footpath and cycle links (spine road).
- Respect key public views (in & out).
- Respect separation between High Wycombe and Tylers Green (the gap).
 - Ecology
 - Landscape
 - Character
- Ensure the site works as a coherent whole.

Emerging Plan

Where we were in Feb 2016.



Where we are today.



Ashwells Group

Agreement

- Parcels: 1, 2, 3, 5, 6 and 9 & 11.

Disagreement

- No North/South transport link.
- Parcels: 4, 7, 8 and 10.
- Parcel 11 residential.



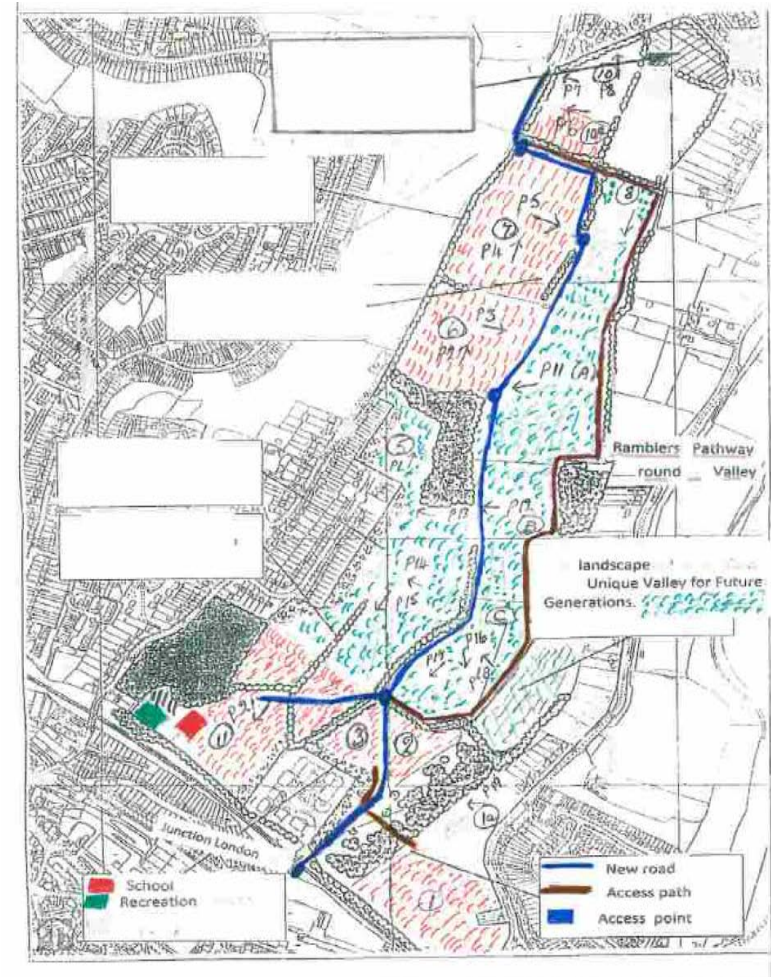
Pimms Action Group

Agreement:

- Spine Road (not alignment).
- Quantum of Development.
- Public access through undeveloped area.

Disagreement:

- Build on shoulders.
 - Valuable to Chiltern setting of High Wycombe.
- Gap.
- Development of parcel 4.
- Isolation of Pimms Gove Wood.
- Link to Gomm's Wood.
- Parcel 5 and 9.



Key Messages

- 20.64ha developed.
- 53.26ha undeveloped.
- Strong green infrastructure link from south to north with strong links to existing green infrastructure.
- Infrastructure package to tackle congestion.

Thank you for listening.