

DELIVERING HIGH QUALITY HOMES WITHIN CAREFULLY DESIGNED LANDSCAPES



The housing paradox

We need more houses built and the harmful effects of the housing crisis on society are now clear, so why do we object to new housing developments?

New homes are needed to accommodate the growing number of households in England. These new homes help support the schools, shops and other services that local residents enjoy. However new housing development can generate resistance within local communities wherever it is proposed.

One of the main reasons for this is that many new housing developments are poorly designed with minimum space standards that have little regard for the local area. There is also a perception that the local infrastructure cannot bear the increased burden of new housing.

Communities object to this, and the planning process becomes adversarial.

Yet it does not have to be this way.

'They took a different approach to other developers in that they really listened to the local community and this made a big difference. They were a pleasure to work with and most importantly for us, they kept their promises and did what they said they would do.'

Graham O'Dell, Derbyshire.



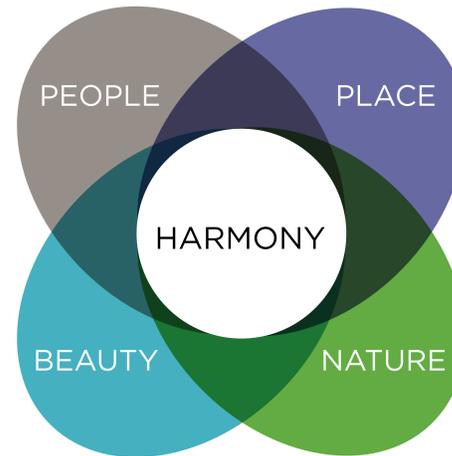
PEOPLE Gathering evidence and engaging

- Undertaking genuine engagement with local people, to gather knowledge and understanding
- Investigating and researching the real development needs and challenges of the community, such as housing for the young and elderly.



BEAUTY Creating imaginative designs and spaces

- Designing a high quality layout for the housing and open space that is tailored to the local context
- Ensuring attractive and safe layouts. Liveable streets with low vehicle speeds



PLACE Assessing the site and surroundings

- Analysing and interpreting the local character, the form of the settlement and what gives meaning to a particular place
- Protecting any sensitive spaces, views and important buildings



NATURE Delivering gains to the Environment

- Achieving a net increase in biodiversity and benefits to the natural environment - 'nature positive'
- Specifying low maintenance shared open spaces high in biodiversity, such as wild flower meadows



What makes us different?

We believe that the planning and delivery of new homes should be a positive and inclusive process. This is why we take a different approach. Adopting this positive approach and working within the grain of the community, we receive more support for our projects and this reduces objections and uncertainty, for the benefit of all those involved in the development process.

We understand the positive benefits of engaging with the community, respecting the environment and insisting on high quality design, tailored to the local context. Our aim is to produce special places to live, work and play.

'It has turned out to be a much better scheme than even I thought it would be. It's going down so well. People are beginning to integrate which is what it was all about'

Councillor Audrey Steel,
Inkberrow, Worcestershire

Contact us

Our core team are all experts in the key disciplines of land economics, chartered surveying, town planning and engineering. The company handles many sizes of projects ranging from small village schemes to larger urban extensions.

All members of the team are involved in every project, selecting and managing the wider group of experts and consultants required for each scheme, according to the particular circumstances.

To find out more please get in touch:

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BIODIVERSITY AND WILDLIFE

The natural assets of a site form the background to our overall master plan and ensure the habitats that exist are retained.

We aim to improve biodiversity through additional planting and the design of water features and open spaces.



RESPECTING LOCAL CONTEXT

Designing housing that blends in well with the local context is difficult. Most people think new housing is poorly designed and this is one of the main reasons locals object.

We focus on understanding the context in order to capture what is distinctive and what defines its character.



SUSTAINABLE DRAINAGE

Flood risk is an increasing threat. Some developers bury drainage under ground. We make water an asset and weave retention ponds and open water swales into the housing layout. Being close to water and adding water features increase the attractiveness of new developments



NATURE AND WELL-BEING

We have all been losing our instinctive connection to the natural world over recent years due to changes in lifestyles and the growth in technology in our lives. Our projects are designed to reconnect with the natural environment by integrating the new homes within existing natural features.

ASSESSING THE CONSTRAINTS AND OPPORTUNITIES OF DEVELOPMENT SITES



There are a number of common questions and topics that emerge through most consultation processes.

We thought it would be helpful to explain how some of these issues are assessed and analysed.



DRAINAGE AND FLOODS

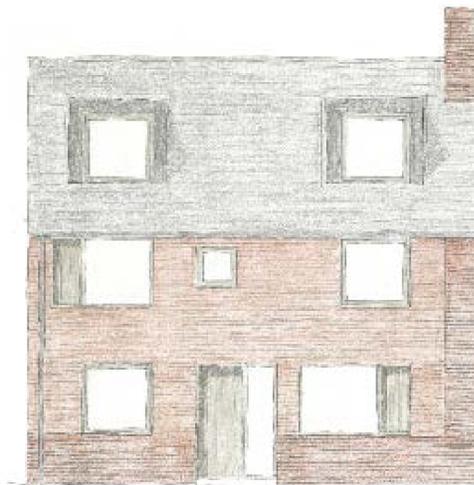
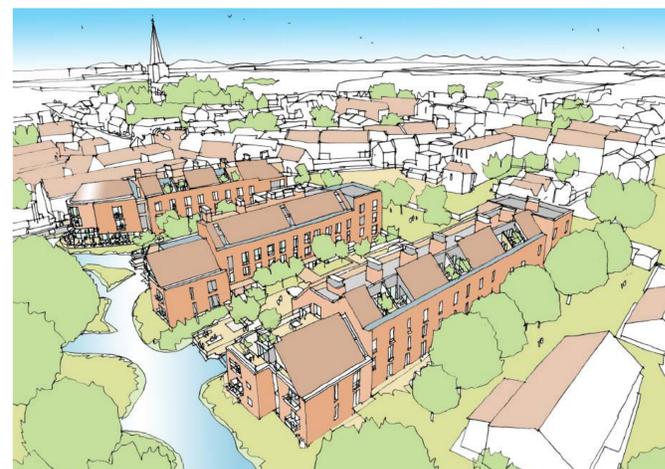
How do you ensure that the site can be drained properly and will not make the current drainage worse?

Sustainable Drainage Systems (SuDS) are a solution to surface water drainage which mimic nature, and have been best practice for new development for several years. National Planning Policy now requires new developments to utilise SuDS as a natural approach to managing drainage.

Simply, SuDS hold back the surface water that would otherwise run straight-off the land, before releasing it back into the environment at a lesser rate than the existing flow. By releasing water slowly back into the environment, SuDS control the rate and volume of surface water runoff and mitigate against potential flood risk.

SuDS are more sustainable than traditional drainage methods because, amongst other benefits, they:

- Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding
- Provide opportunities for using runoff where it falls
- Protect or enhance water quality (reducing pollution from runoff)
- Are sympathetic to the environment and the needs of the local community
- Provide an attractive habitat for wildlife in urban watercourses



AFFORDABLE HOUSING

What do we mean by affordable housing?

Local Councils analyse the mix and type of affordable housing required on new development sites, which is normally delivered by the developer on site as a percentage of the total number of homes.

The three types of affordable housing are:

Social Rented

Social rented housing is owned by either local authorities or private registered providers, for which guideline target rents are determined through the national rent regime. Social rented housing on new developments is usually owned by a housing association.

Affordable Rented

This is housing that is let at less than 80% of the market rent.

'Intermediate' or shared ownership

This is housing provided at a cost below market levels and includes shared equity/shared ownership homes where an eligible household can purchase a percentage of the property and pay rent on the remaining proportion. There is usually the ability to purchase 100% over time. However, the freehold would generally remain with the housing association, and the homes would be available as shared ownership when they return to the market.

ECOLOGY AND BIODIVERSITY

Is it possible to achieve a positive net benefit biodiversity?

The National Planning Policy Framework (NPPF) was significantly updated in 2021 and incorporates a range of measures to protect and enhance biodiversity. In accordance with the NPPF, any new development should minimise impacts on and provide where possible net gains for biodiversity (see NPPF paragraph 170.d).

Councils have their own specialist ecologists that review the plans of any new development and they should ensure that any proposal adheres to the ecological planning principles set out in the NPPF.

In terms of existing biodiversity, a ploughed agricultural field or land used intensively for grazing is generally one of very low ecological value. New developments have the ability to transform these low-grade fields into biodiversity hotspots; new gardens and open spaces with a sustainable selection of new species can greatly enhance the biodiversity and wildlife value of a site.

LOCAL INFRASTRUCTURE

How can the development mitigate impacts on community facilities and services such as the schools, shops and doctor's surgeries?

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as 'S106 agreements', are mechanisms that secure financial contributions from the developer to provide local infrastructure or affordable housing. S106 funds are safeguarded specifically for the mitigation of the impact of the new development. These payments are then used to fund new school places and support facilities, services and address any wider impacts of the development.



TRAFFIC AND TRANSPORT

How do you assess the volume and impact of new traffic arising from a development?

The developer does not guess their own figures for assessing the traffic impact of new developments, it is standard practice across the UK for new developments to use the Trip Rate Information Computer System, better known as the TRICS® database. Simply, the TRICS® database estimates the transport impact of new developments; but how are these estimates generated?

The system collects live data from surveys carried out at existing developments of a similar form and within the same geographic context as the proposed site. From these selected surveys, an average of the arrivals and departures within a particular hourly period is calculated and then applied to the new development.

The system uses real world examples to provide a robust estimate for the potential transport impact of new developments but before the developer can use these estimates, the local Council must validate and approve them.

ALLOCATION(S) IN THE WYCOMBE DISTRICT LOCAL PLAN (ADOPTED 2019)



This is a public exhibition of the proposals for the development of two allocations in the Wycombe District Local Plan:

RUR8) Land south of Mill Road RUR9) Land at Wood Farm

Both sites have undergone extensive consultation through the Local Plan Examination process but this exhibition presents further opportunity for you to give us your views on the details of each scheme and ensure we deliver the housing development that is right for your village.

WYCOMBE DISTRICT LOCAL PLAN (2019)

Whilst the new Buckinghamshire Council unitary authority has replaced Wycombe District Council, the Wycombe District Local Plan is still in place for the former administrative area. **After an extensive consultation and public examination process, the Local Plan was adopted in August 2019.** It sets out the long term vision for the former Wycombe District, identifying where new homes, jobs and infrastructure will be created. The Plan identified a housing requirement of 660 homes a year. **These two sites are allocated in the Local Plan** and so their contribution towards local housing needs has been a commitment since 2019.

WHY THESE SITES?

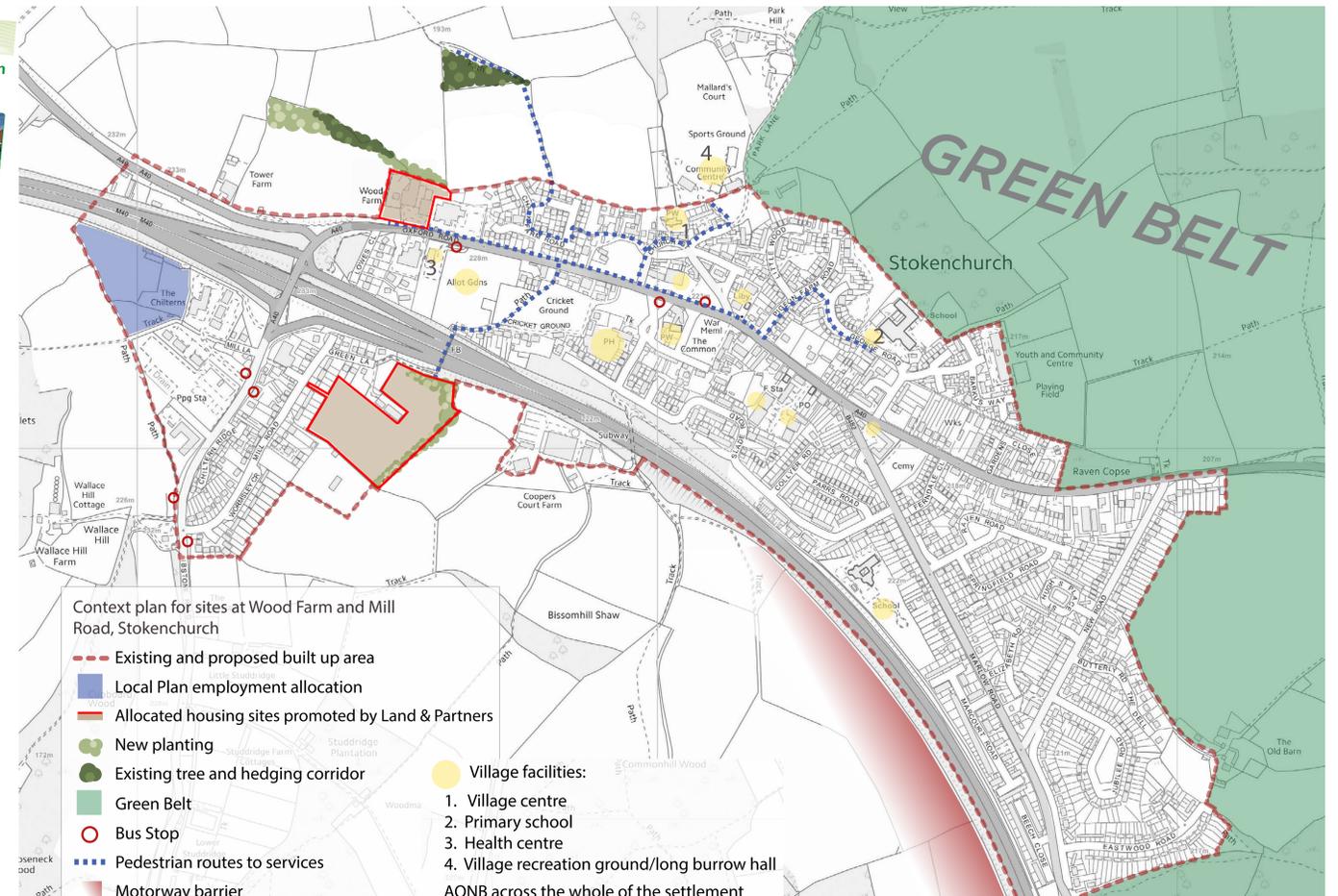
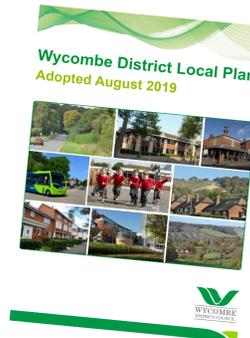
Stokenchurch is a village with a range of services, businesses and facilities, and is of course well connected to the motorway network. The Plan therefore designated it as a sustainable location for some housing growth, with employment, medical centre, primary school and bus services available in the village. New development will generate a levy towards community infrastructure (CIL) paid to the Council to help maintain and enhance local facilities.

These two sites are the only housing allocations in the village, although the Mill Road allocation also includes Giles' Yard to the south of our proposal. **The north east of the village is constrained by the Green Belt, and the south east is separated by the M40 with no connectivity across. This left the west of Stokenchurch as the logical area for the Council to allocate growth.**

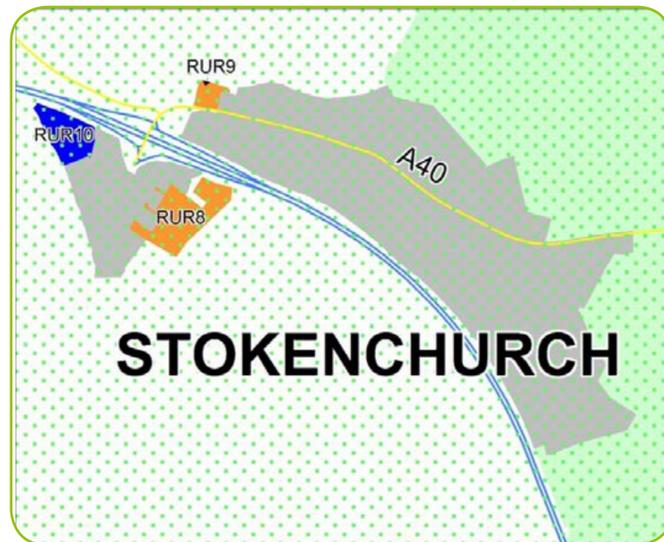
Wood Farm (RUR9) is previously developed as a farmyard, but the buildings are surplus to requirements with the main farm operations now run from another site outside the village. The site is therefore ready to come forward. The allocation is for around 28 homes, with our present sketch layout indicating 24 homes at a low density.

The allocation at Mill Road (RUR8) including the site we promote and Giles' Yard is for about 100 homes. Our proposals will deliver up to 65 homes with significant tree planting providing noise mitigation from the M40 for new and existing residents. The development will also deliver a major improvement to visibility at the junction of Ibstone Road and Mill Road, with a realignment agreed with the Highway Authority.

Both sites will have a mix of housing types and tenures, with affordable homes making up at least 35% of the total at Wood Farm and 48% of the total at Mill Road. The tenure of the affordable homes will be agreed at a later stage but could be split between shared ownership, affordable or social rented and possibly discounted First Homes.



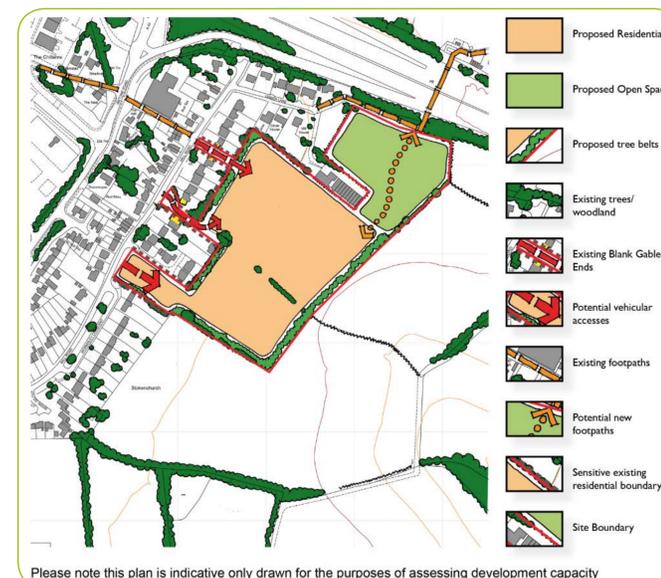
MAIN PROPOSALS IN STOKENCHURCH



Key
■ Housing
■ Employment
■ Green Belt
■ Area of Outstanding Natural Beauty
— A Road
— Motorway

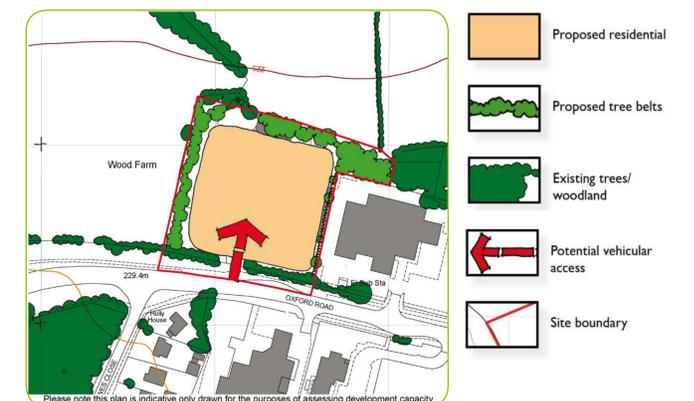
Figure 46 from Wycombe District Local Plan (2019, p.232)

ALLOCATION RUR8 LAND SOUTH OF MILL ROAD



Please note this plan is indicative only drawn for the purposes of assessing development capacity

ALLOCATION RUR9 LAND AT WOOD FARM



Please note this plan is indicative only drawn for the purposes of assessing development capacity

For further information on the specific development proposals for both allocations, please see the following consultation boards.

Or scan the QR code here:



OUR DEVELOPMENT PROPOSALS

LAND SOUTH OF MILL ROAD (ALLOCATION RUR8)



Taking account of the site analysis, the concept plan for this site has been carefully designed to ensure the constraints and opportunities are taken into account.

CONSTRAINTS AND OPPORTUNITIES

VISUAL ANALYSIS

The site is well **defined by existing boundaries on three sides**. To the east there is an opportunity to create a strong new boundary to the wider countryside with a woodland buffer. This is the strategy advised by our landscape architects and indeed we are showing a wider buffer than the Local Plan indicated. There are few public vantage points of the site, but the area adjoining the footpath over the motorway has the opportunity for improved landscaping.

ECOLOGY

An ecological assessment has been completed for the site. The site is used entirely for arable farming and so the value of the existing habitats is limited. The main opportunities are to retain and enhance the limited existing environmental assets, such as trees and hedgerows, and to include wildflower areas in new open spaces. Additional native tree and hedgerow planting is also recommended. These measures will support wildlife including small mammals and invertebrates. The new houses will also include bat and bird boxes within the design to provide nesting and roosting habitats, with hedgehog holes in fencing to allow access between gardens. **At least a 10% biodiversity net gain will be achieved as part of the proposals.**



DRAINAGE AND FLOODING

The site is located in Flood Zone 1, and hence there is **no risk of flooding from rivers**. A sustainable drainage system (SuDS) will be implemented including ponds to deal with surface water run-off. Provision for a foul pumping station will also be made.

OPEN SPACE AND RECREATION

The layout will include a network of multifunctional open space with ponds and provide a planted buffer at the east to create a soft edge to the countryside.

TREES AND HEDGEROWS

A full survey has been undertaken to identify and grade all the trees and hedgerows on the site. The existing vegetation is confined to the boundaries and so the opportunity is to significantly improve tree cover. Wycombe has adopted the Local Plan policy of creating a **25% tree canopy coverage on development sites** and so we propose extensive tree planting both along the new streets and in woodland areas. New buffer planting to the north will have the benefit of reducing noise from the motorway as well as increasing biodiversity.

PROPOSED MILL ROAD/ IBSTONE ROAD JUNCTION IMPROVEMENTS

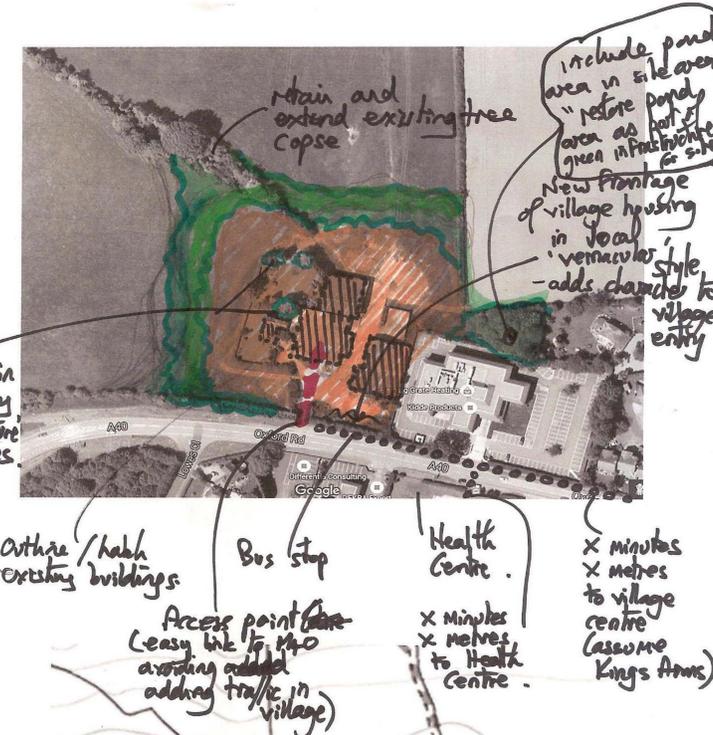
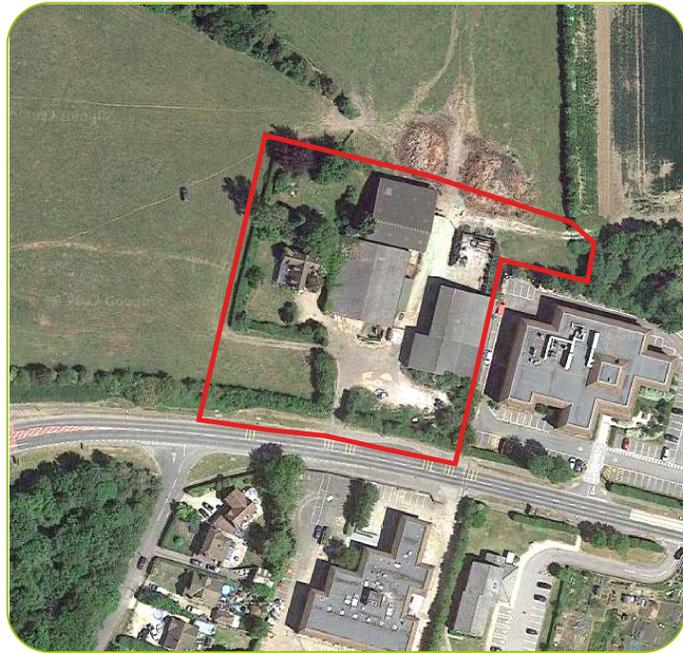
A proposed road realignment scheme for Ibstone Road and its junction with Mill Road would **improve visibility at the junction** so that it complies with appropriate standards. The scheme involves realigning Ibstone Road slightly to the north from the junction of Mill Road as far as the junction with Chiltern Ridge, and realigning the junction with Mill Road accordingly. All works proposed were within highway limits and could be delivered under a S278 Agreement with the Highway Authority.

The works were agreed in principle by the Highway Authority who accepted that they would address the visibility issues at the Mill Road/Ibstone Road junction.



OUR DEVELOPMENT PROPOSALS

LAND AT WOOD FARM (ALLOCATION RUR9)



This indicative layout shows how 24 homes can be accommodated on the site.

CONSTRAINTS AND OPPORTUNITIES

This site comprises an existing house, outbuildings and several large metal and concrete barns. It has been allocated for residential development in the Local Plan under Policy RUR9 to deliver up to 28 dwellings.

ECOLOGY

The area has been surveyed by an ecologist to assess the value of the existing habitats and propose improvements through the development. The main ecological opportunities are to **retain the existing environmental assets, mainly trees and hedgerows, and include further planting.** The drainage swale/pond will also be designed to benefit biodiversity. The new houses will include bat and bird boxes within the design to provide nesting and roosting habitats. The overall result will be a net gain for biodiversity as a result of the development.

VISUAL ANALYSIS

The site is well enclosed by existing hedgerows which largely screen it from the road and public views. However, the northern boundary presents an **opportunity to reinstate hedgerows and provide tree planting to create a landscape buffer.** The large metal clad barns are the most visible feature of the site and these will be removed for a sensitively designed development.

DRAINAGE AND FLOODING

The site is located in Flood Zone 1, which means it is at the lowest risk of flooding from rivers. The proposals will include a sustainable drainage system (SuDS) which will include a pond and/or swales to slow down surface water run-off.

OPEN SPACE AND RECREATION

The layout will include a pond and provide new or enhanced hedgerows and tree planting at the site's northern and western boundaries to create a soft edge to the countryside.

TREES AND HEDGEROWS

The trees and hedgerows on the site to identify species and grade their arboricultural quality. The existing vegetation is a key driver of the design of the layout so that as much as possible can be retained. The layout will include a pond and provide new or enhanced hedgerows and tree planting at the site's northern and western boundaries to create a soft edge to the countryside. **New native planting will increase the canopy cover by about 25%.**



YOUR COMMENTS

Your opinion is important to us as our proposals are not set in stone, we are seeking genuine input from the local community ahead of submitting the planning applications.

If you wish to express a view on any aspect of the scheme please complete one of the comment cards before you leave or provide comments via email:

support@landandpartners.com

post to: **8 High Bois Lane, Amersham, Buckinghamshire, HP6 6DG**

or telephone: **01494 728080**

To see these boards use the QR Code here:



Or search: stokenchurchallocations.tumblr.com