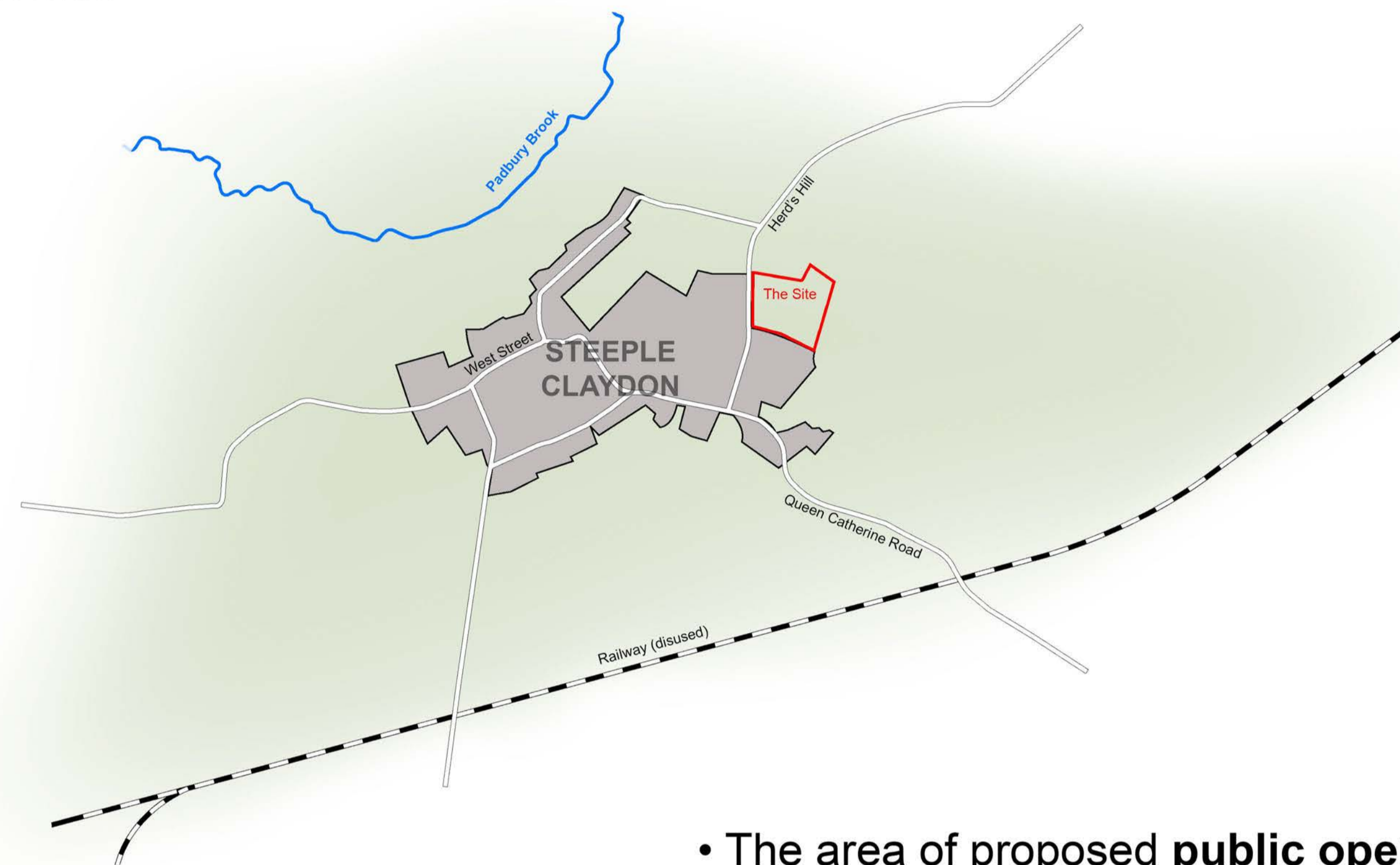


Welcome to Padbury View - Steeple Claydon

Manor Oak Homes welcomes you to the Padbury View exhibition. This is a pre-application consultation event for a residential-led scheme seeking outline planning permission for land on the eastern side of Buckingham Road. This consultation has been organised to inform the local community of the emerging proposals and to give you the opportunity to ask questions and make comments.



Aerial

The proposal includes:

- **95** proposed residential dwellings
- The **site access** will be from **Buckingham Road**, to the west of the site
- The total **site area** is **4.6 hectares** (11.36 acres)
- The **majority** of the established **trees** will be **retained**. Over **64 new trees** are to be planted
- The area of proposed **public open space** totals **15 206 m²** (33% of the total site area)
- The proposed scheme provides onsite **biodiversity enhancements**
- The **majority** of the established **hedgerows** will be **retained**, and additional enhancements are proposed
- **30%** of proposed dwellings will be **affordable housing**
- The development will provide **6 x 1-bedroom** properties, **21 x 2-bedroom** properties, **44 x 3-bedroom** properties and **24 x 4-bedroom** properties

Meet the Team

Architecture – APPS
Arboriculture – FEC
Ecology – FEC
Flood Risk Assessment & Drainage – JPP
Landscape Architecture – FEC
Planning Consultant - STRUTT & PARKER
Transport & Highways - JPP

INTRODUCTION

STEEPLE CLAYDON - RESIDENTIAL DEVELOPMENT

Site Context Photographs



Herd's Hill



Buckingham Road



Sandholme



Meadway

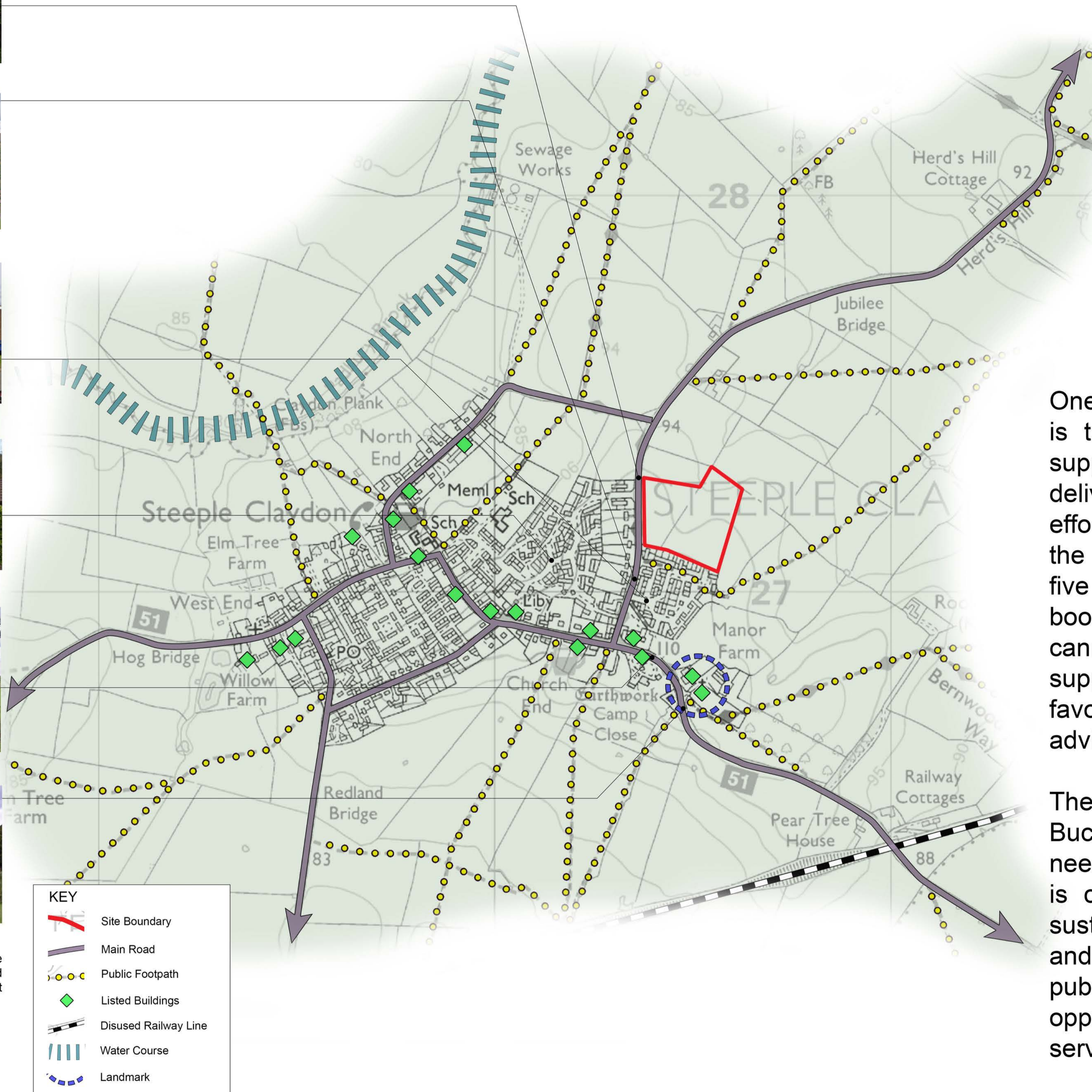


Queen Catherine Road



Queen Catherine Road

The properties on Buckingham Road are predominately two-storey with a mixture of gabled and hipped roofs as shown on the site context photographs.



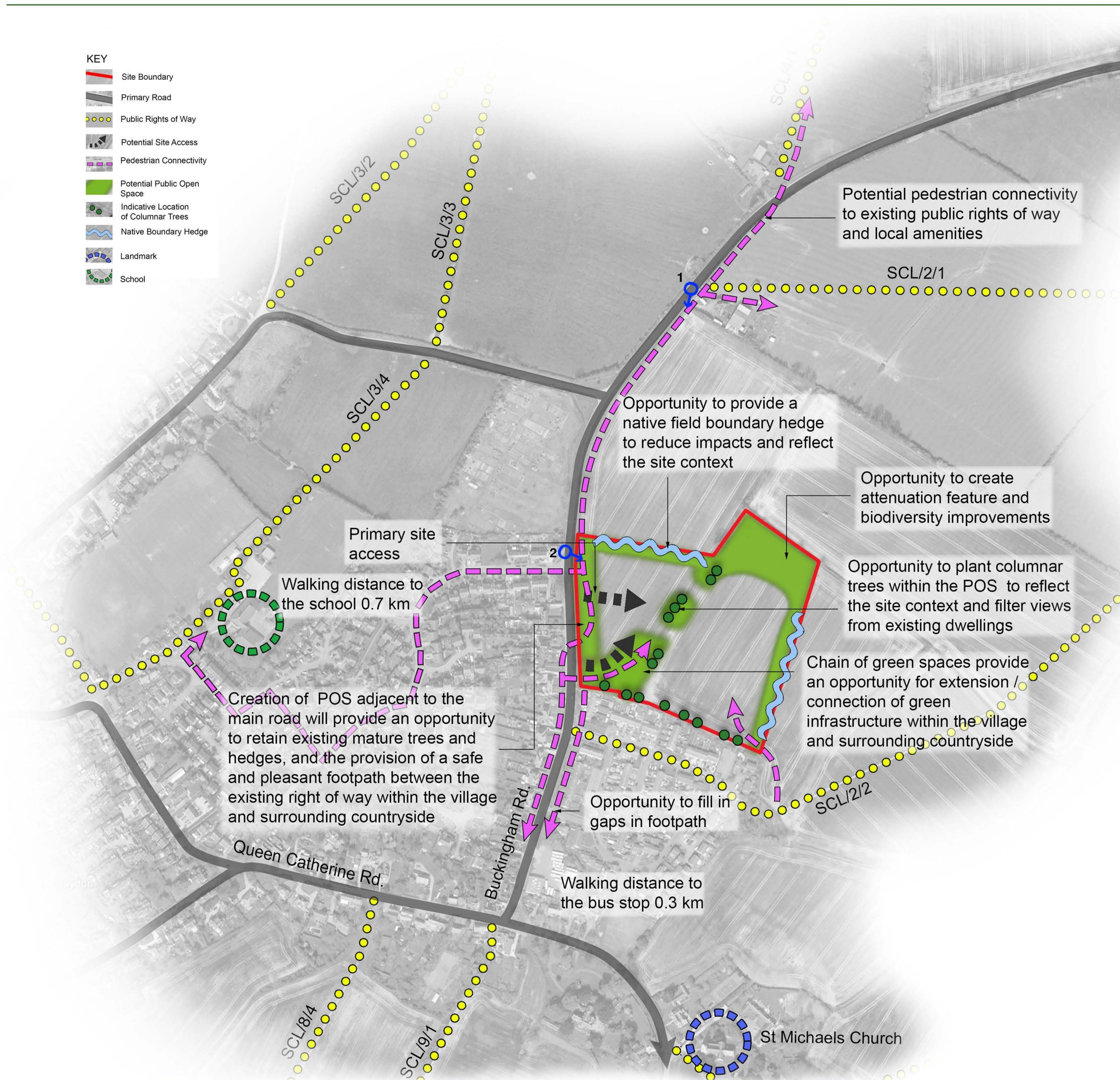
Planning

The Vale of Aylesbury Plan was withdrawn last year on the advice of an independent planning inspector. Aylesbury Vale District Council (AVDC) has started work on preparing a new Plan. This will include the overall strategy for the district, however at this early stage the Plan cannot be afforded any weight in decision-making. AVDC is therefore largely relying on Government policy as set out in the National Planning Policy Framework (NPPF) to determine planning applications.

One of the core planning principles of the NPPF is that planning should proactively drive and support sustainable economic development to deliver the homes that the country needs. Every effort should be made by local authorities to meet the housing needs of their area and maintain a five year supply of sites to assist in significantly boosting the supply of housing. At present AVDC cannot demonstrate a five year housing land supply and as a result there is a presumption in favour of sustainable development in line with advice in the NPPF.

The Padbury View proposed development at Buckingham Road would help meet the pressing need for both market and affordable housing. It is considered that the site is a suitable and sustainable location being within easy walking and cycling distance of the village centre and public transport. The proposal also offers the opportunity to support and enhance local services and facilities in Steeple Claydon.

- KEY**
-  Site Boundary
 -  Primary Road
 -  Public Rights of Way
 -  Potential Site Access
 -  Pedestrian Connectivity
 -  Potential Public Open Space
 -  Indicative Location of Columnar Trees
 -  Native Boundary Hedge
 -  Landmark
 -  School



Existing Views

The proposal has been informed by assessment of the site itself and of landscape characteristics and local historic features that distinguish Steeple Claydon village. It recognises the site assets and uses these to the best advantage.









The proposal forms a natural extension to the village. This will complete the village gateway which is currently one-sided. It will also provide a softer edge to the settlement than that currently provided by properties at Sandholme.

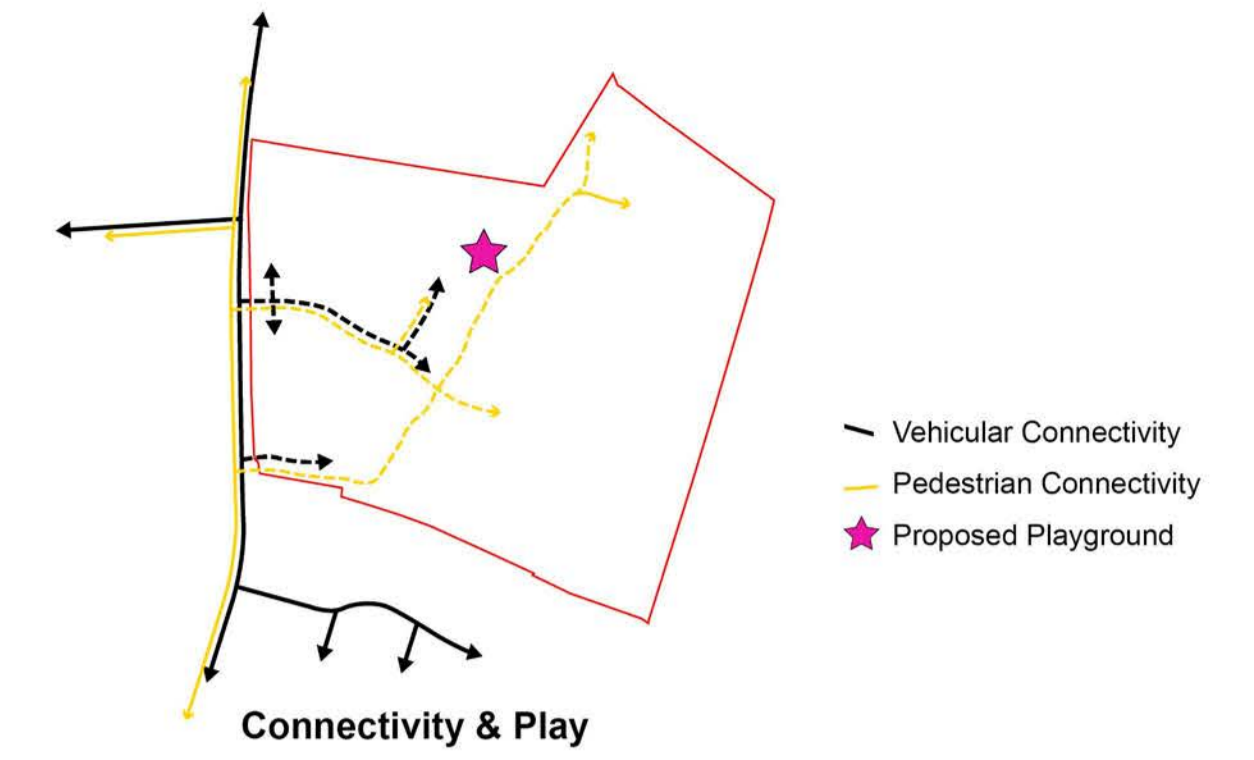
An archaeological survey was undertaken by the Museum of London Archaeology and will be submitted as part of the planning process.

OPPORTUNITIES & CONSTRAINTS

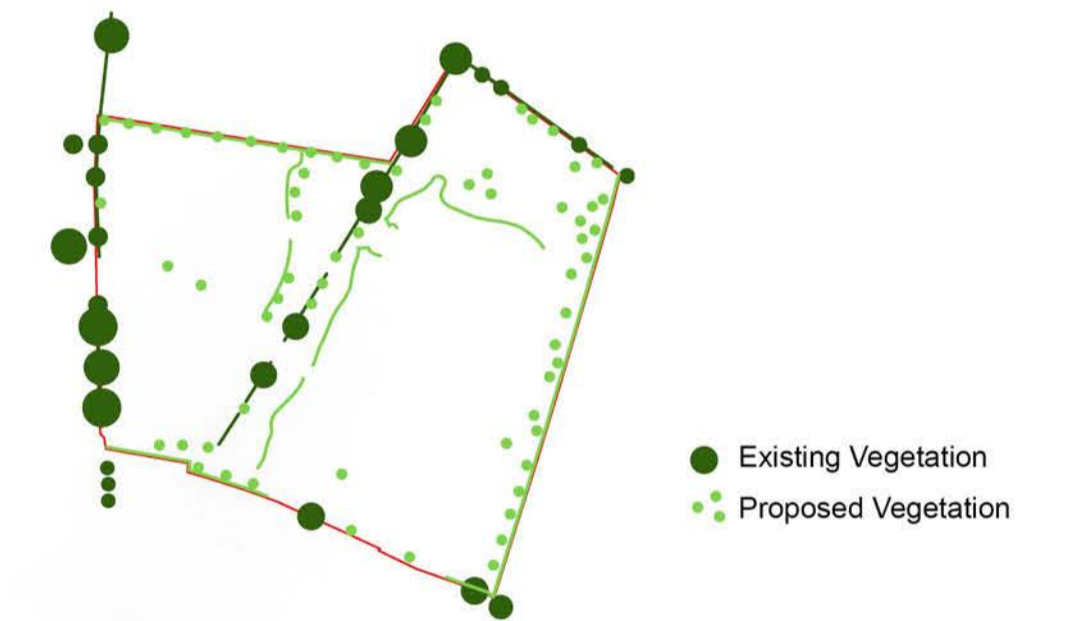
STEEPLE CLAYDON - RESIDENTIAL DEVELOPMENT

Key

	Existing Tree		Proposed Tree		Proposed Hedge		Wetland Meadow
	Existing Hedge		Proposed Shrub		Proposed Playground		Grass

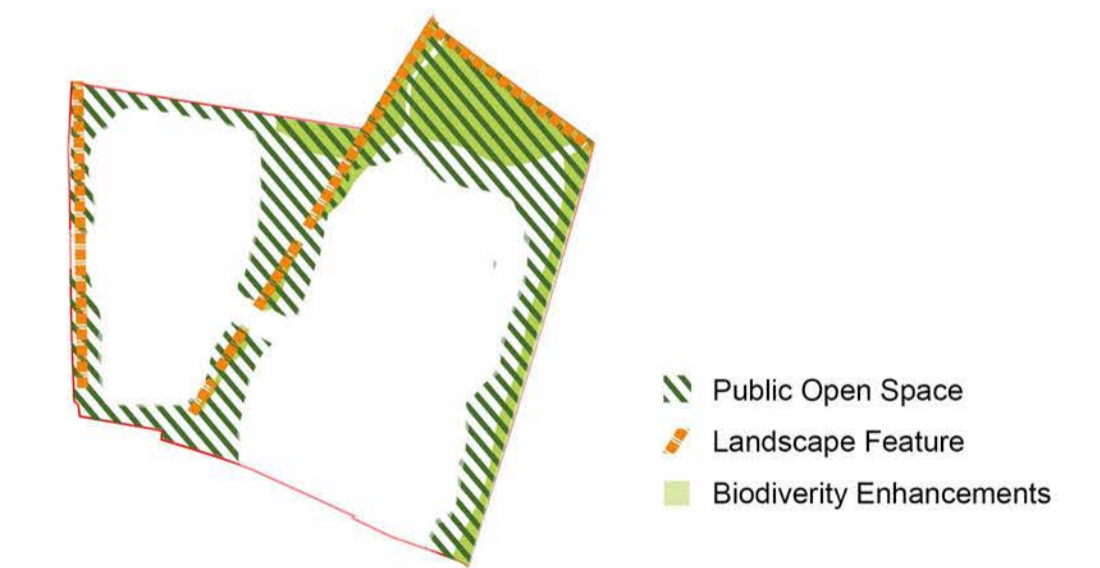


Two vehicular site entrances are proposed to service the development from Buckingham Road, with pedestrian access routes beside them. This will provide good connectivity with the existing site context and allow easy access to the proposed playground.



Existing and Proposed Vegetation

The existing vegetation is predominantly confined to the field boundaries and consists of hedgerows and associated trees. The proposed vegetation aims to strengthen the existing vegetation and provide boundary improvements particularly along the eastern and part of the northern site boundary.

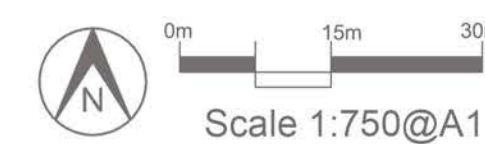


Public Open Space and Biodiversity Enhancement

The existing field boundary vegetation dividing the site will be retained where possible and integrated into the public open space as a landscape feature. The retention will maintain wildlife habitats and a linear feature. Biodiversity enhancements are concentrated around the attenuation feature and boundaries adjacent to the countryside, but also along existing hedgerow features to bolster the green infrastructure.

LANDSCAPE MASTERPLAN

STEEPLE CLAYDON - RESIDENTIAL DEVELOPMENT





PUBLIC OPEN SPACE

STEEPLE CLAYDON - RESIDENTIAL DEVELOPMENT

Scale 1:400@A1





Accessibility

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities, including the Primary School.

The nearest bus stop is located approximately 300m from the site access on Queen Catherine Rd. This stop is served by an hourly service to Aylesbury and a two hourly service to Bicester.

A new footway link will be provided between the development site and the bus stop on the east side of Buckingham Road. The new link will utilise the existing infrastructure and provide a new footway where there are gaps in the existing provision.

Drainage

The drainage for the site will be designed in line with current legislation:

- Building Regulations;
- Sewers for Adoption; and
- National Planning Policy Framework.

Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Buckingham Road. The predicted number of trips generated by the proposed development is shown in the table below.

Proposed Vehicle Trips

Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	21	67	89	49	28	78

Table 6.2

Parking

Car parking will be provided in accordance with Aylesbury Vale District Council's Supplementary Planning Guidance.

Flooding

The application site is located within Flood Zone 1 as defined by the Environment Agency. Flood Zone 1 is defined as being a low risk zone with the likelihood of flooding being less than 1 in 1000 years or 0.1%.



Sustainable Urban Drainage Systems (SUDS) will be utilised (see Public Open Space Board). Infiltration testing will be completed prior to detailed design to determine if the underlying geology is suitable for use with infiltration techniques. If infiltration is not viable on site, the surface water outfall rate will be restricted to greenfield equivalent rates, attenuated on site and outfall to the watercourse located within the site.

Proposed Access Design

This drawing shows the access to be compliant with current highways regulations.

ACCESSIBILITY, FLOOD RISK & DRAINAGE

STEEPLE CLAYDON - RESIDENTIAL DEVELOPMENT



House Types

- The design is very site specific and respects the context in terms of existing trees and wider views into and out of the site.
- Generous amounts of new public open space have been provided.
- The housing mix has been designed to meet local need following guidance received from the Local Authority.
- The architectural style will be traditional and very much in keeping with the area. The houses will be constructed of high quality materials and have individual detailing.
- These indicative elevations provide a flavour of the type and style of the properties we are proposing.

Representation of proposed affordable flats and houses



Location Plan



Properties by number of bedrooms



Location of affordable housing



HOUSING MIX

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Indicative elevation of properties 2 to 4

These illustrations are representative of the proposed street scene. They provide an idea of the overall shape and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final materials choices are usually provided as part of a reserved matters application.

Location Plan



Indicative elevation of properties 31 and 33

Manor Oak Homes thanks you for your attendance at this exhibition.

Once we have considered everyone's views and our technical studies are complete we intend to submit a planning application to Aylesbury Vale District Council. Once received, details of the application will be made publically available on the Council's website.

There will be an opportunity for all local residents to comment on the plans. The Council will also consult with statutory bodies such as the Environment Agency and the Local Highways Authority.

All comments will be taken into account before the application is determined.

The comments form is available on the Manor Oak Homes website at:
www.manorokhomes.co.uk/BuckRd-Steeple-Claydon/

Alternatively, comments can be emailed to:
Padburyview@struttandparker.com
 If you have any further questions, call Strutt & Parker LLP on **01865 366666**

Thank you for attending.

YOUR COMMENTS

STEEPLE CLAYDON - RESIDENTIAL DEVELOPMENT