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3 February 2017

Dear Sir/Madam,

PLANNING APPEAL 3147513

LAND OFF COLLEGE ROAD SOUTH, ASTON CLINTON – PROPOSED ERECTION OF UP TO 85 DWELLINGS

I am writing to you as you made representations on the application or appeal for the above site (no. 15/02134/AOP) for outline planning permission for the erection of up to 85No. dwellings which was refused by Aylesbury Vale District Council (AVDC). We are writing to all objectors of the appeal site to notify them of new documents submitted since the refusal of planning permission. As you may know, a 4-day Public Inquiry is scheduled to start on 14 March 2017.

Since the appeal was submitted, HSL has worked with AVDC, Buckinghamshire County Council (BCC) Highways Department and BCC Archaeology Department. A number of documents and plans were submitted (and are also part of a duplicate application 16/02752/AOP) in response to objections. These documents can be viewed via our website at www.hsland.co.uk/astonclinton.html or via the ADVC planning portal website.

Highways

As noted on the decision notice, there were four highways related reasons for refusal. A number of drawings and documents were submitted to BCC in response to these, including highway boundary information, potential footway improvements and vehicle tracking.

BCC Highways Department has been able to confirm to AVDC that it has no objections to the appeal proposals and requests contributions towards sustainable transport schemes and traffic calming.

Archaeology

Archaeological evaluation in the form of a geophysical survey was undertaken which did not indicate any significant archaeological remains. BCC Archaeology Department confirmed to AVDC that it has no objections to the appeal proposals.

Outdoor Play Space

A plan was produced to indicate the level of Outdoor Play Space (OPS) which can be provided on site as shown on the indicate layout. The requirement for the site is 5,375 sqm of OPS and the site can provide above this for 5,528 sqm.

AVDC Community Spaces Team have confirmed to AVDC that it has no objections to the appeal proposals and requests a financial contribution for sport and leisure facilities.

Indicative Masterplan

The Illustrative Masterplan has been amended to redistribute some dwellings across the appeal site.

Landscape

A revised Landscape & Visual Appraisal was submitted to support the duplicate application for 16/02752/AOP. This report will also be part of the appeal documents.

All the plans/documents discussed above are available to view at www.hsland.co.uk/astonclinton.html.

For convenience, the documents available for view are:

- Highway Boundary and Topographical Survey Overlay (ref. 075.0001.011);
- Potential Footway Improvements on College Road South (ref. 075-0001-003 Rev B);
- Existing College Road South Refuse Tracking (ref. 075.0001.007 Rev A);
- College Road South Refuse Tracking (ref. 075.0001.007 Rev A);
- Agricultural Vehicle Tracking on College Road South (ref. 075.0001.010);
- Response from BCC Highways confirming no objection (31st January 2017);
- Geophysical Survey Report (ref. G1658);
- Response from BCC Archaeology confirming no objection (15th August 2016);
- Outdoor Play Space plan showing estimated calculation of provision;
- Response from AVDC Community Spaces Team with no objection (5th October 2016);
- Revised Indicative Masterplan as submitted for duplicate application;
- Revised Landscape & Visual Appraisal (ref. INF_N0310).

If you would like to comment on any of the plans/documents, please respond in writing or by email (consultation@hsland.co.uk). Those who wish to attend the Public Inquiry will also have an opportunity to discuss the appeal having considered these documents. The Inquiry opens on 14 March 2017 at 10am in the Diamond Room, The Gateway in Aylesbury.

Yours faithfully,



Christian Orr
Land & Planning Executive
On behalf of Hollins Strategic Land