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27 February 2018

LPA reference:
16/02752/AOP

Email:
consultation@hsland.co.uk

Dear Sir/Madam,

PLANNING APPEAL 3182408 – LAND OFF COLLEGE ROAD SOUTH, ASTON CLINTON – UP TO 55 DWELLINGS

We are writing to consult with you in regard to our current planning proposal which is subject to an appeal against Aylesbury Vale District Council (AVDC). The application (Ref. 16/02752/AOP) was originally for outline planning permission for the erection of up to 85 dwellings at the above site which you will have already been consulted on by AVDC. An appeal was lodged on 16 August 2017 and a four-day Public Inquiry is scheduled to start on 22 May 2018.

Background

Following the previous refusal on a separate application on the 85 dwelling scheme, we wished to respond directly through the planning process by reducing the number of dwellings proposed and increasing the amount of open space. A revised plan and several supporting documents were prepared and submitted to AVDC on 8 May 2017, along with a covering letter to the planning officer, Anne James. We received confirmation that the documents were received and downloaded by AVDC. It was thought that AVDC would work positively and proactively with us before any decision was made. However, a decision was subsequently produced on 11 May 2017 for the superseded plans, not for the revised 55-dwelling scheme. As the inquiry will be heard on 22 May 2018, it is important that you have the opportunity to comment on the reduced scheme whether or not you supported the original one. The documents can be found on the Council Planning Portal using the reference above.

The revised layout and supporting documents are a result of directly addressing key comments of the previous Inspector through a layout which responds with a more considered and balanced approach to the potential landscape and visual impacts. The key principles of the revised scheme are as follows:

- Reducing the development by over 35% to 55 dwellings;
- Providing an increased landscape buffer, 75m wide, with additional native tree and shrub planting;
- Providing a managed open space area of around 4.1 acres (16,500 sqm) protected from development;
- No extension beyond the existing built development edge along College Road South to avoid projection or obtruding towards the bypass;
- Providing a more robust and softer edge to the settlement than the Brook Street development;

- Retaining a wider and significant 'gap' between the bypass and Aston Clinton than the original scheme.

Consultation

A consultation is open and will run until **2 April 2018**. We kindly invite you to review the documents and send your comments to us. All comments will be sent to AVDC and the Planning Inspectorate shortly after the close of the consultation. A copy of this letter will also be sent to AVDC for openness and transparency.

We will then invite the Planning Inspectorate to accept the following new plans/documents for appeal (3182408):

- Agent covering letter to Anne James at AVDC (dated 8/5/18);
- Revised Design and Access Statement (sa/pks/4604 DAS rev B);
- Concept Plan for up to 55 dwellings (dated 27/04/17);
- Landscape letter from Influence in response to appeal decision (4/5/17);
- Highways letter from Paul Basham Associates in response to appeal decision (2/5/17).

These plans/documents are available to view at www.hsland.co.uk/astonclinton.html. Alternatively, AVDC have also uploaded the documents on their planning portal, available to view using reference 16/02752/AOP.

If you would like to comment on any of the plans/documents, please respond in writing or by email (consultation@hsland.co.uk) by 2 April 2018.

Yours faithfully,

Hollins Strategic Land LLP



Key:

- Key Frontage ●
- Frontage onto green space ←
- Potential Pedestrian Link ←
- Frontage onto existing streets ←
- Potential tree planting ●
- Boundary planting ●●●
- Existing Trees ●

Site Comprising Up to 55 Dwellings

Gross Area: 8.6 acres

Development Area: 4.5 acres

Density: 30 dph

Open Space: 4.1 acres

theurbanists
planning & design

Client: Hollins Strategic Land

Project: College Road South, Aston Clinton

Title: Concept Plan

Project ID	Organiser	Role	Block	Level	Type	Series	Dwg	Rev.	Status
UG1660	URB	UD	XX	XX	GA	90	001	-	Draft

Drawn: JD Date: 270417 Checked: LP Scale: 1:1250 @ A3

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91 dwellings approved
(development started)