

Mr. Colin Read
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14 June 2017

Dear Mr. Read,

Up to 55 dwellings at College Road South, Aston Clinton

You will be well aware that our appeal at College Road South for 85 dwellings was dismissed by the Inspector in April and as Chair for Aston Clinton Parish Council you had attended the inquiry to speak. It is in this context that we write to you to update you and the Parish on the site and to facilitate constructive discussion about how we can perhaps progress. Hollins will ultimately continue to promote the site but we would welcome positively engaging with you and the Parish to seek to facilitate potential tangible benefits to the Parish in the event our site is approved in the future.

Site History

From the very beginning, before Hollins had even secured the site for promotion, it has always been our view that site is in a sustainable location in comparison to many other locations around villages outside Aylesbury town.

In addition, Aylesbury Vale have a significant housing shortfall which has sustained increasingly unaffordable housing prices out of reach from those trying to get onto the ladder and this is unlikely to improve. At the time of submitting our initial planning application, there were no plans set in stone to extend Aylesbury town eastwards towards Aston Clinton. Hollins were aware of highways concerns on the Brook Farm site but these were resolved with Buckinghamshire Highways and through provision of footways and parking lay-bys. Given the Council's acknowledged approach to work positively with applicants in approving sustainable non-allocated sites, coupled with our view that the site is sustainably located, we invested in and submitted a planning application which aimed to provide benefits to outweigh any harm.

Appeal

Following dismissal of the appeal, Hollins worked through the Inspector's concerns and distilled them down to two main points:

- Erosion of the narrow gap that remains as a buffer between Aston Clinton and the edge of Aylesbury as defined by the bypass;
- Potential harm in terms of highway safety.

The Inspector referred to highways issues in her reasoned argument, but did not refer to them as "severe" in accordance with NPPF and therefore they are not a reason for refusing the development. Notwithstanding, these matters were previously agreed with Buckinghamshire Highways.

Revised Concept

Following the Inspector's decision and having regard to consultation responses, Hollins submitted a revised masterplan for up to 55 dwellings on 8th May to the Council along with supporting letters from our highways and landscape experts as part of our application (Ref. 16/02752/AOP). A copy of this concept plan is enclosed with this letter. The key principles of the revised plan are as follows:

- Reducing the development by over 35% to up to 55 dwellings;
- Providing an increased landscape buffer, 75m wide, with additional tree and shrub planting;
- Providing a managed open space area of circa 4.1 acres (16,500 sqm) protected from development;
- Does not extend beyond the existing built development edge along College Road South which therefore does not project or obtrude 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 appeal scheme.

The revised layout is a result of directly addressing the key comments of the Inspector and addressing them through a layout which responds with a more considered and balanced approach to the potential landscape and visual impacts. This application was refused on 11th May due to perceived landscape impact and insufficient highways information. It is understood that the Council gave no attention to the revised layout.

Moving Forward

Hollins will be appealing this decision given the significant changes to our proposal and the emerging housing requirement position and we will be re-consulting with the public and statutory consultees on these new proposals. I respectfully invite you and the Parish to engage with us and would welcome your comments on the new scheme. In addition, we would be pleased to meet with you in person, along with a few select others, to discuss the proposals openly, take your early comments on board, and to determine if an opportunity exists to deliver tangible benefits to the community.

I look forward to hearing from you and I am happy to discuss informally on the phone.

Yours sincerely,



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

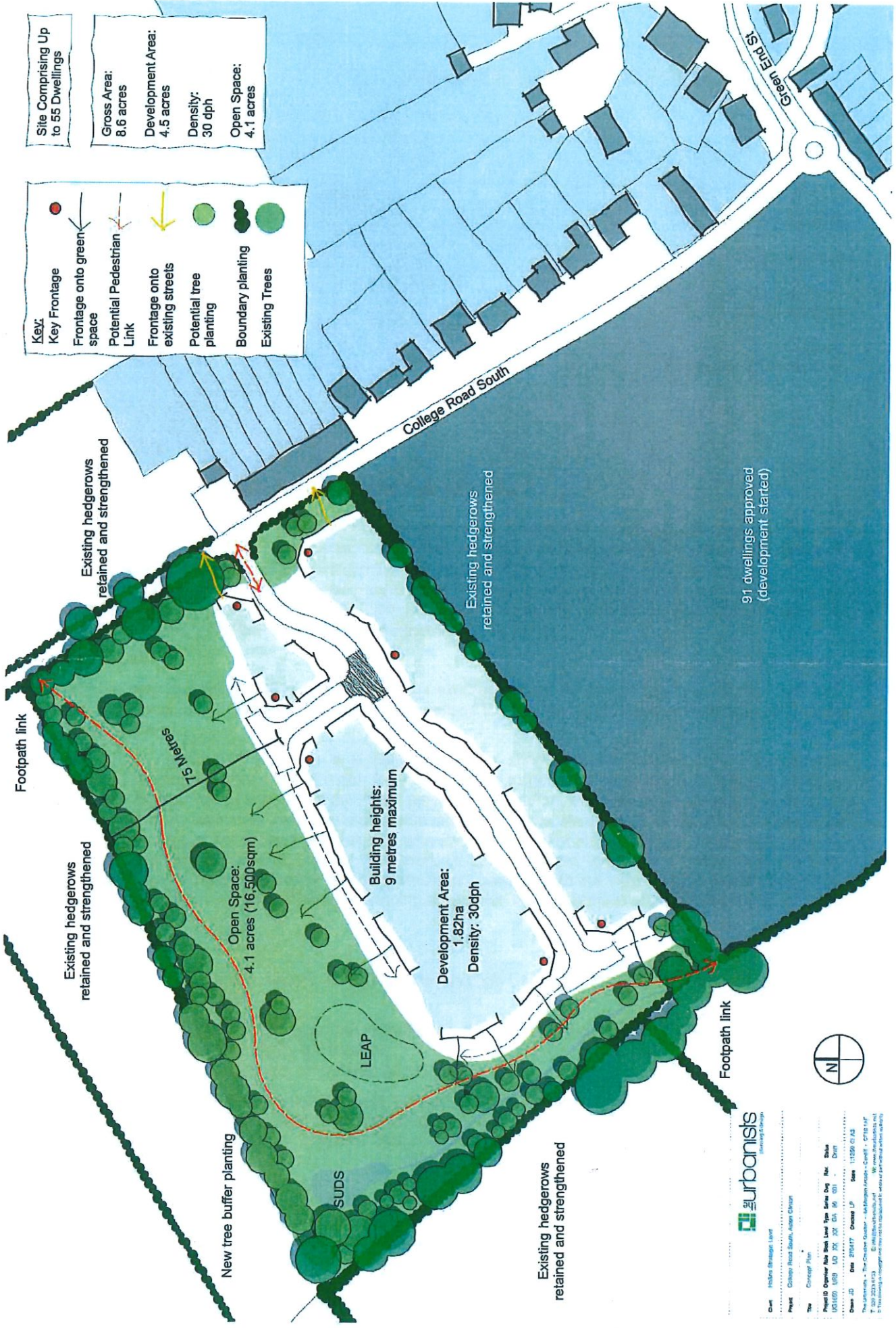
Enc. Revised concept plan

Site Comprising Up to 55 Dwellings

Gross Area: 8.6 acres
 Development Area: 4.5 acres
 Density: 30 dph
 Open Space: 4.1 acres

Key:

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



urbanists
 Planning & Design

Client: Historic Barnage Estate
 Project: College Road South, Urban Design
 The College Park

Project ID	Designer	Site	Level	Type	Scale	Drawn	Check
001100	UBD	205	201	CA	36	031	031

Drawn: J.D. Date: 27/04/17 Checked: J.P. Scale: 1:1250 02.18

Project No.: The College Park - Urban Design - Barnage Estate - 0718 147
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