





The exhibition boards provide plans and an update on our proposals, setting out:

- Location
- Overview of the site's history
- Parameters of the Outline planning permission
- Cock Lane's new access and the widening improvements
- Landscaping, footpaths and rights of way
- Timeline

# Welcome to our public exhibition



### How can you be involved?

We invite you to read the panels, ask the project team any questions and then:

- Scan the QR code; and
- Fill in the online feedback form

www.ashwellsfield.co.uk

### Ashwells Field, High Wycombe





### Location



#### Ashwells Field, High Wycombe

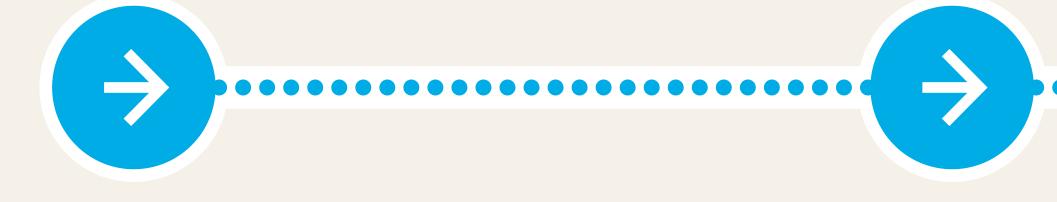












#### **August 2019**

High Wycombe District Council adopted their Local Plan. The Ashwells Field site, together with Gomm Valley, was allocated in policy HW6 for new homes.

#### **Pre-2020**

Prior to Hill's involvement a lot of consultation work was done by the Council with the local community and other stakeholders during the course of the Outline application.

### **Overview of the site's history**



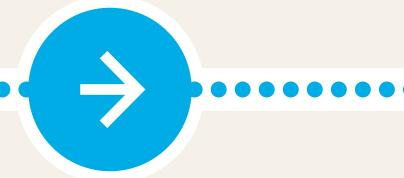
#### 2020

Outline planning permission was granted by Wycombe District Council. This established the principle of building up to 109 homes, the access, widening of part of Cock Lane, as well as the location for the public open space and communal areas.

### Ashwells Field, High Wycombe

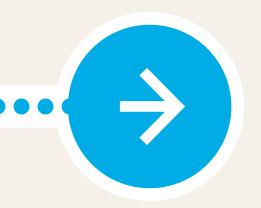






#### **March 2023**

Buckinghamshire Council selected Hill Residential to deliver housing on its sites at Bellfield Road and Ashwells Field.



#### May 2023

Hill Residential launched a consultation which is ongoing, including today's event.



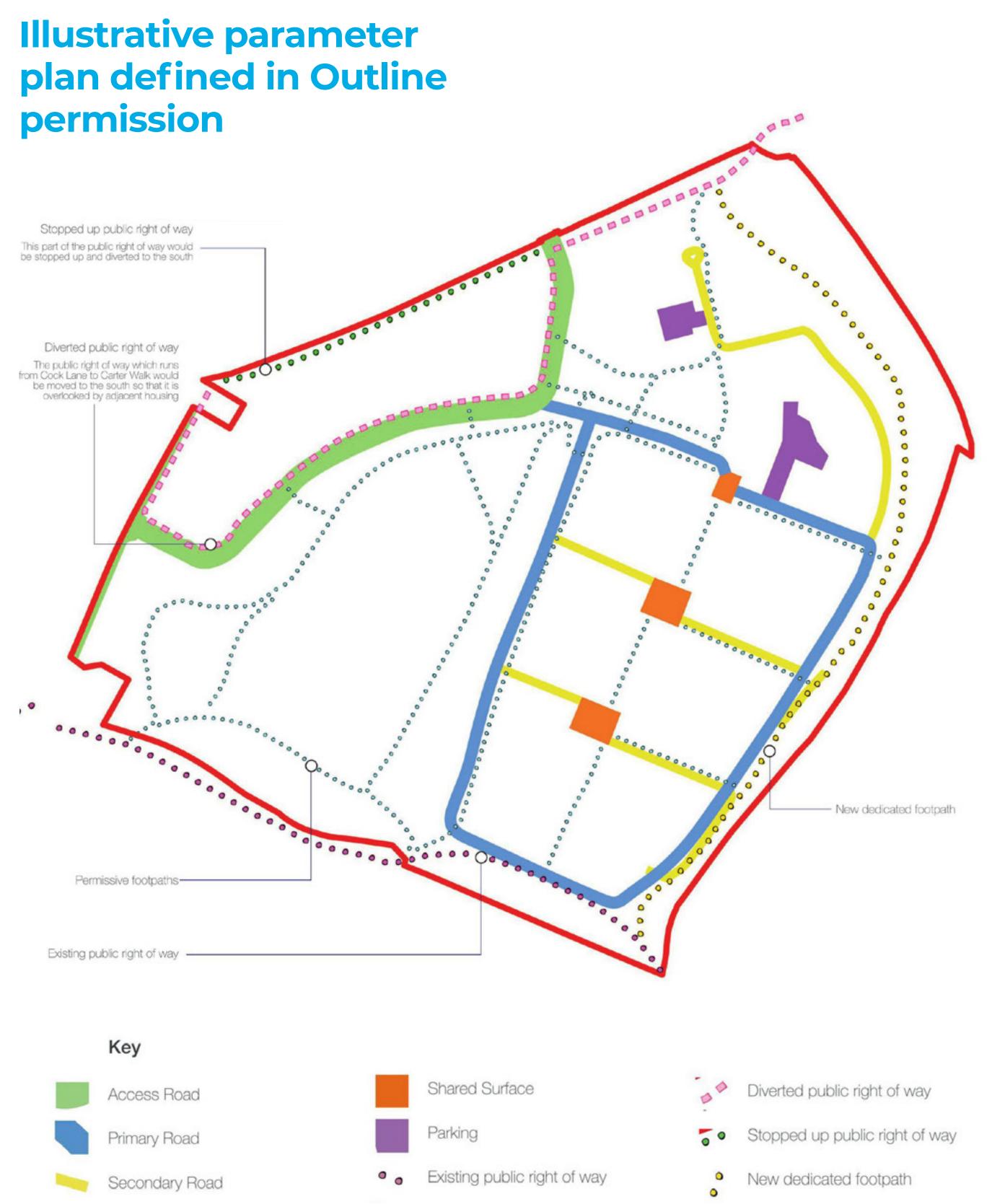




# **Parameters of the Outline** planning permission

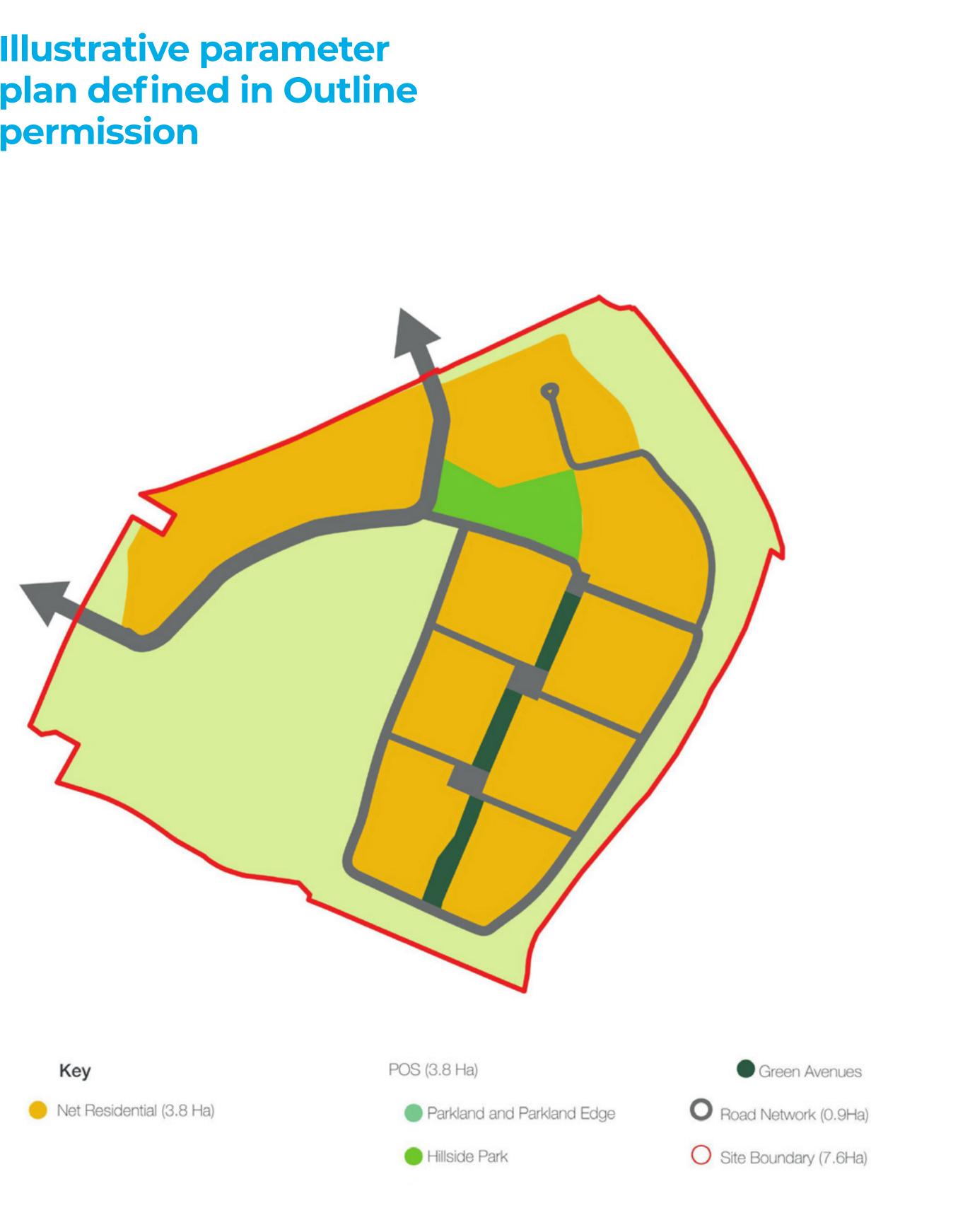
The parameters of the Outline permission included:

- Set maximum number of homes to 109, equivalent to an average density of 29/dph including a minimum of 5% self-build/custom build homes.
- Maximum heights of homes 2.5 storeys across the whole site except those backing onto Ashwells and Lancaster Rise.
- A masterplan setting out where housing is to go.
- Ashwells road to be used for two-way access route into the development.
- Construction of a new vehicular access route off Cock Lane.
- Details on the widening of Cock Lane and development's internal roads.
- Field's landscape leading the development's design with incorporation of play and drainage.



#### Ashwells Field, High Wycombe

#### **Illustrative parameter** plan defined in Outline permission









### Key benefits



Up to 109 homes, 34 being shared ownership



Two play areas for children of all ages



Maximising habitats for nature on site



Local road improvements









Sustainable development features including EV charging, air source heat pumps and SUDs

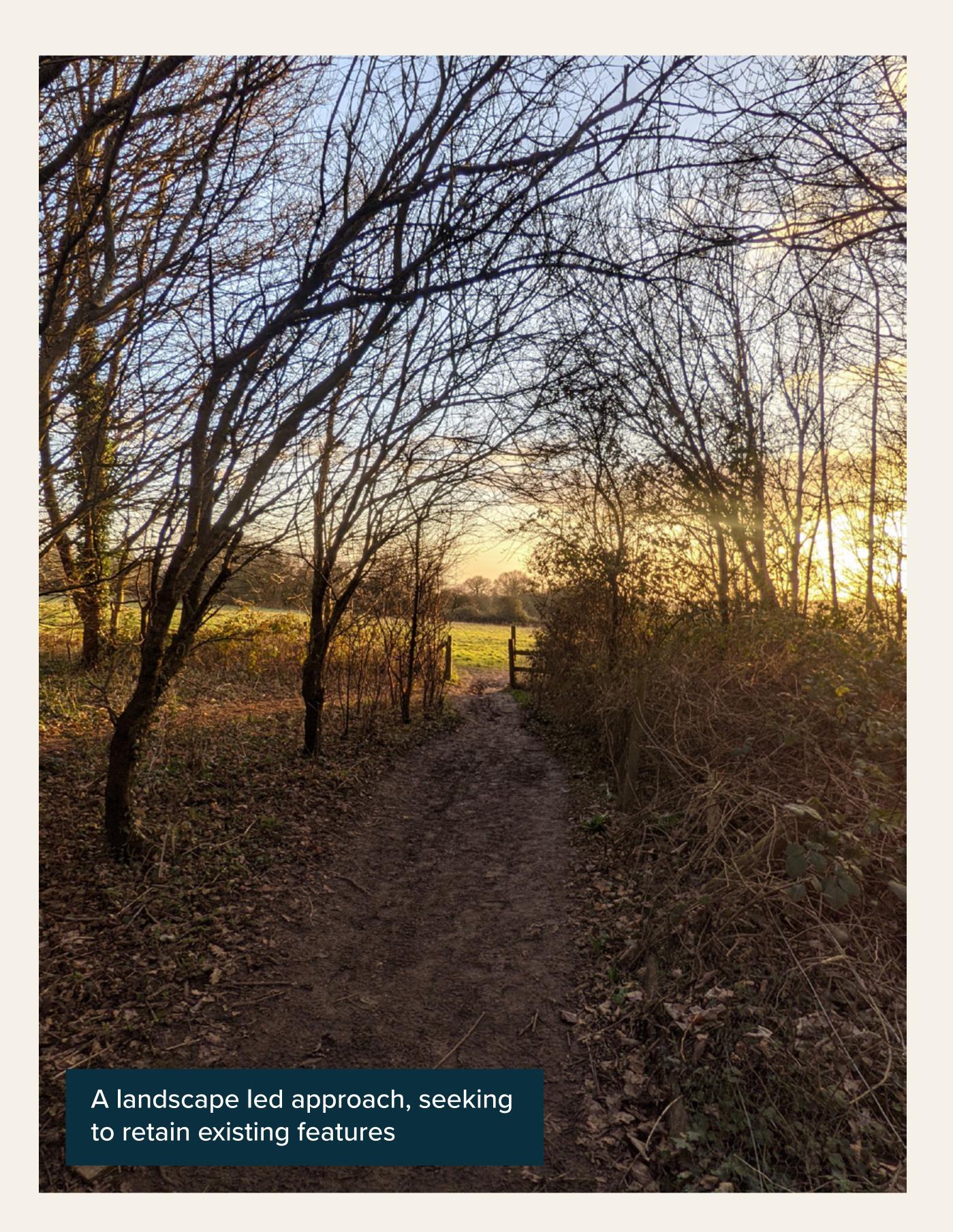
Landscape led approach, seeking to retain existing features & enhancing through new planting

**Connections to existing Public** Rights of Way and the locale



#### Ashwells Field, High Wycombe

A mixture of detached and







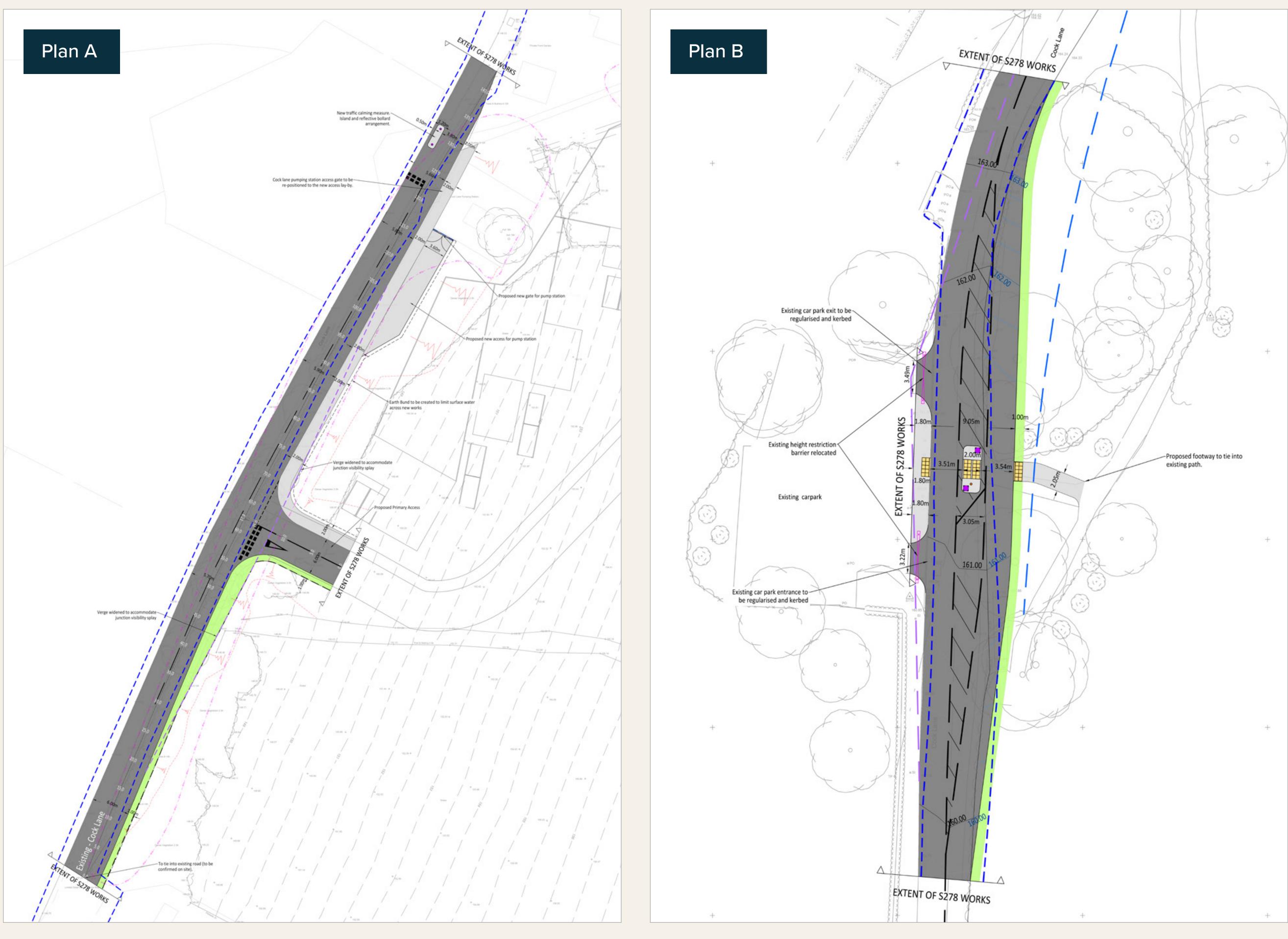
# Wider highways improvements



Cock Lane will be widened to a carriageway (road) width of c.6m in the vicinity of the access to the site from Cock Lane to deliver a safe junction for vehicles to turn in and out of the site.

At either end of this the carriageway will tie into its existing alignment.





In addition, widening will take place over an extent of approximately 80m between the access to the Parish Council building to the south and the entrance to Tylers Green Middle School to the north. This will provide the necessary space to deliver a pedestrian refuge island in the centre of Cock Lane directly opposite the car park on the western side of the road.

#### Ashwells Field, High Wycombe

It will also link up with the footpath on the opposite side which routes towards the school entrance.

The introduction of the refuge island will improve the safety for those walking along this route.





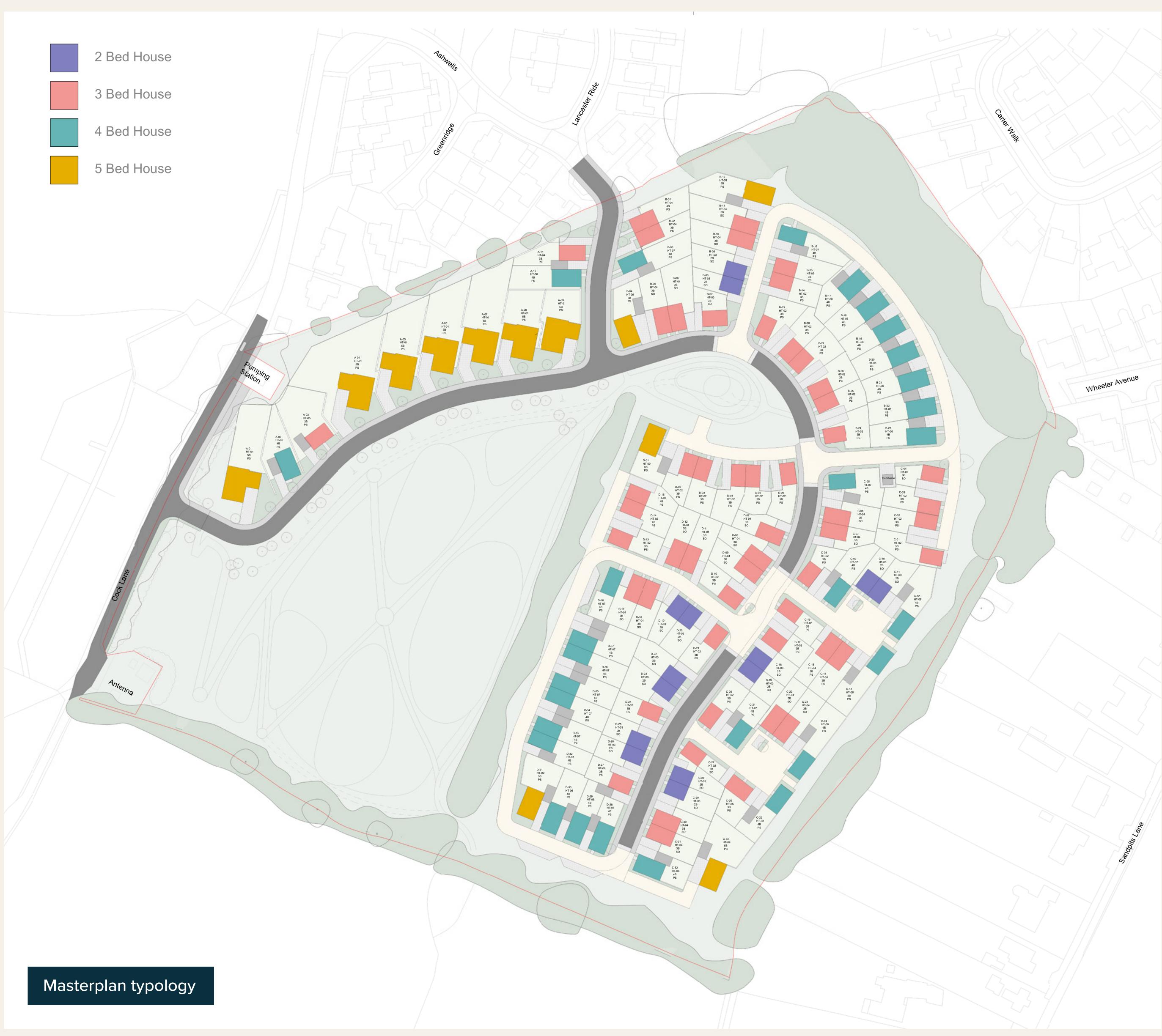


# **Emerging masterplan**

3D Emerging masterplan









### Ashwells Field, High Wycombe







### Landscape strategy



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#### Attractive links to be provided through development parcels

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Existing vegetation to be retained Avenue tree planting Tree planting within POS Structure planting Chalk grassland Play provision Play journey Chalk pit Existing Rights of Way Diverted Rights of Way Recreational routes Recreational routes - informal Indicative development parcel Indicative development - primary road network Arrival space/central point Indicative SuDS locations

Indicative area of on-site highways drainage

Avenue tree planting along the primary route

Existing vegetation to be retained and improved. Gap to be provided through central area of vegetation to improve connection to development, sight lines and visibility across the site.

Access from rear gardens along Sandpits Lane to be retained

Encroaching vegetation to existing and proposed circulation routes to be pruned back to improve natural surveillance

Landscape proposals

- maximise biodiversity.



 Landscape proposals to respond sensitively to the semi-rural setting and character of the Gomm Valley.

 Maximise pedestrian and cycling connectivity through the creation of accessible routes within the site that connect with the wider network.

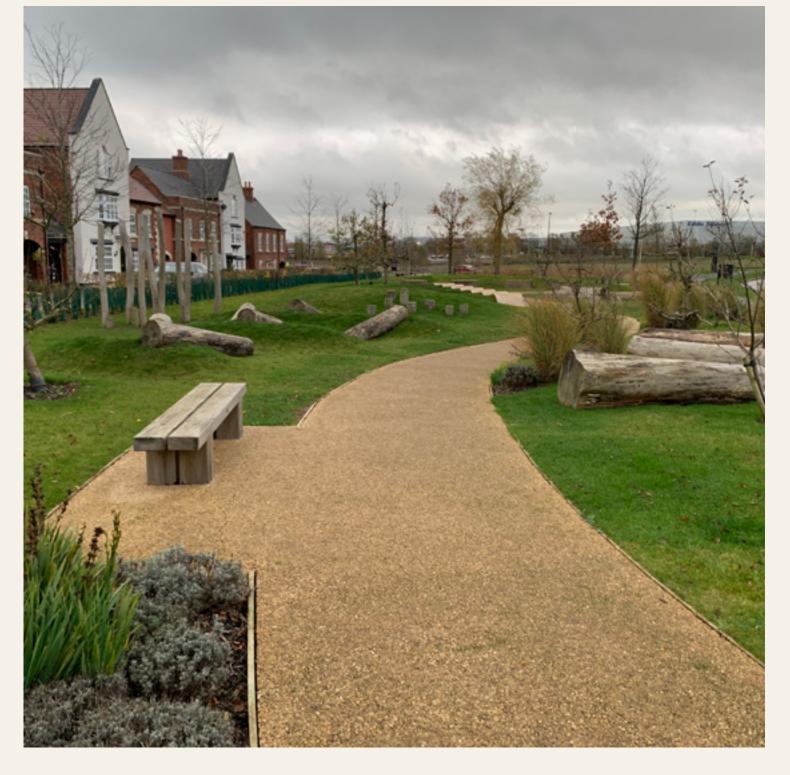
 Provide new recreational opportunities, including play provision, alongside a Sustainable Drainage Scheme (SuDS), which works with the existing sloping site.

 Retain and enhance existing wildlife habitats and green corridors as far as possible and seek opportunities to





# Public play areas and green space



Meandering pathways designed to accessible gradients with seating and informal play elements interspersed along routes.



Informal mown paths taking more direct routes through meadow.



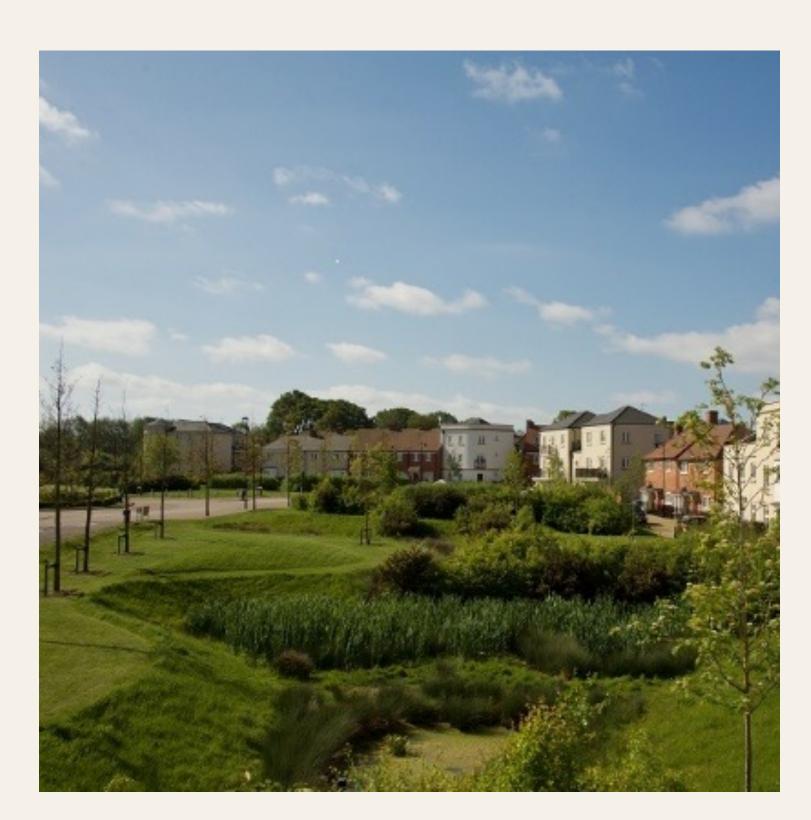
Opportunities for picnic seating.



Timber equipment adapted to change in levels.



Timber play equipment and planting to create a natural play space.



Area where water will collect when it rains to disperse naturally.



#### What do you think of our ideas for the play areas and paths?

Do use a Post-It-Note to let us know – please stick it below:

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#### Ashwells Field, High Wycombe







# Chalk Pit pocket park



Potential opportunity for boardwalk access across water features.

within planting.



**Opportunities for environmental** and wildlife interpretation.



Opportunity for informal play providing LAP provision for toddler age.



Example of informal play set



Seating nestled into planted slopes.



Opportunity for informal play referencing former chalk pit.

#### Ashwells Field, High Wycombe

Bearing in mind the designs must align with the Gomm Valley and Ashwells **Development Brief, what do you think of our** naturalistic ideas for the chalk pit?

Do use a Post-It-Note to let us know – please stick it below:







### Planning timeline

### U . . . . . . . . . . **Spring/summer** Autumn 2023

Site surveys, investigations, public engagement and design proposals

Submission of **Reserved Matters** planning application



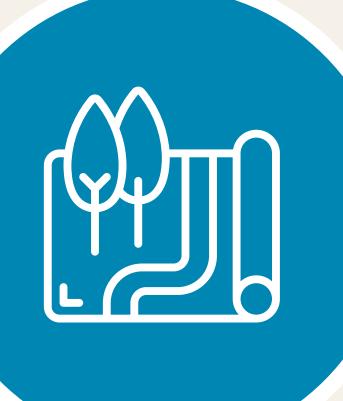
2023

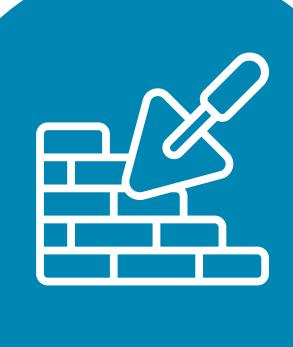
#### Early 2024

Buckinghamshire Council to determine application\*

\*Dependent upon committee date

#### Ashwells Field, High Wycombe





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#### In advance of construction

Section 278 Highways works to be agreed and constructed

#### Construction, **Summer 2024**

Build start of homes









### Character areas





#### Ashwells Field, High Wycombe

The new homes are arranged in character areas which respond to the individual landscape edges previously outlined. These create small neighbourhood clusters that respond to both each other and their immediate setting to harness its specific qualities.

#### The Hill

Detached executive homes that respond to the steep topography and open views towards the south and west.

#### **The Crescent**

Detached and semi-detached family homes that radially align to the chalk pit and the copse.

#### The Courtyard

Detached and semi-detached family homes arranged in clusters around the semi-private courtyards, which follow the eastern boundary of the site.

#### **The Avenue**

The Avenue houses majestically follow the line of the central hedge.





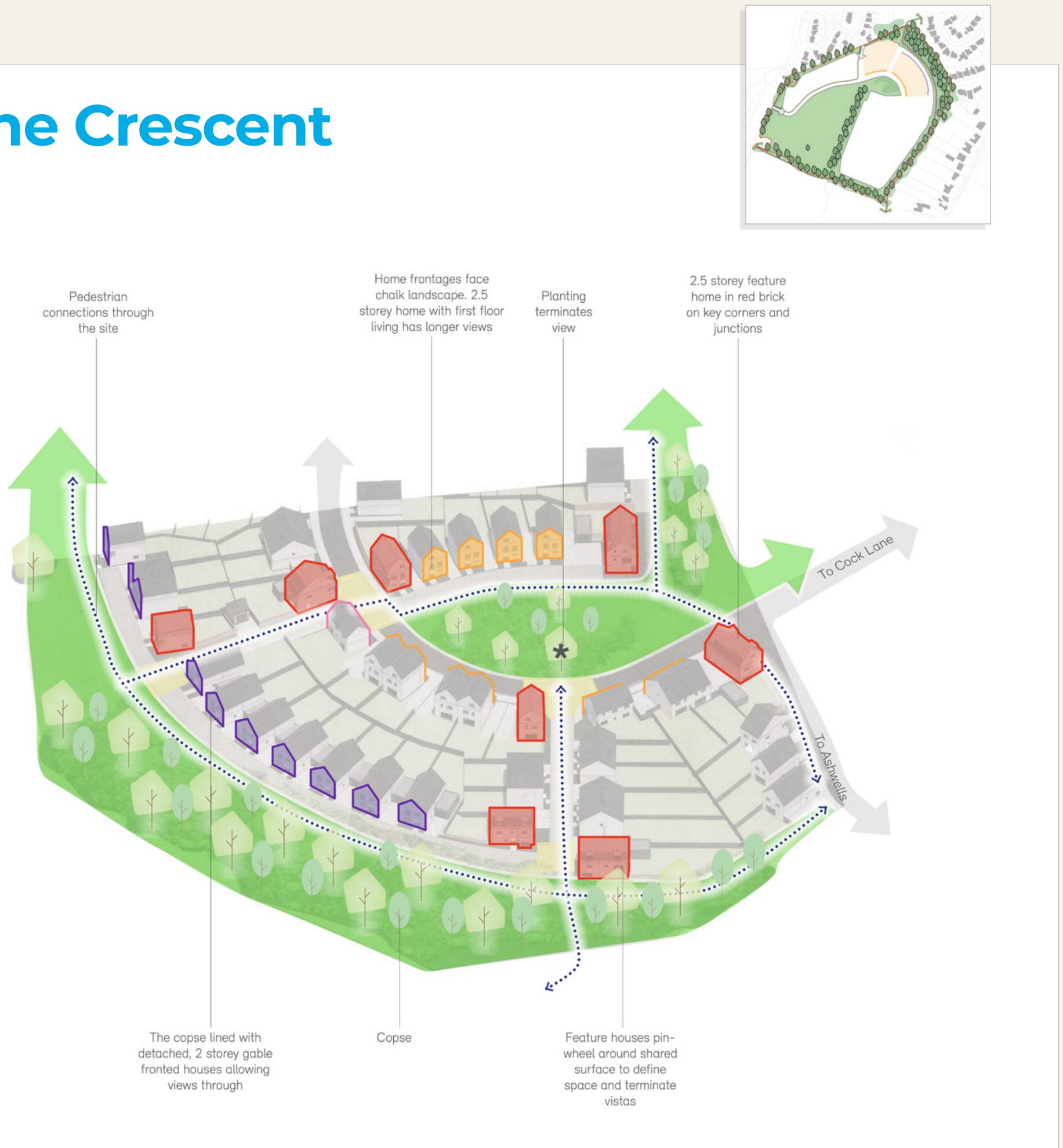
### Character areas





### Ashwells Field, High Wycombe

### The Crescent

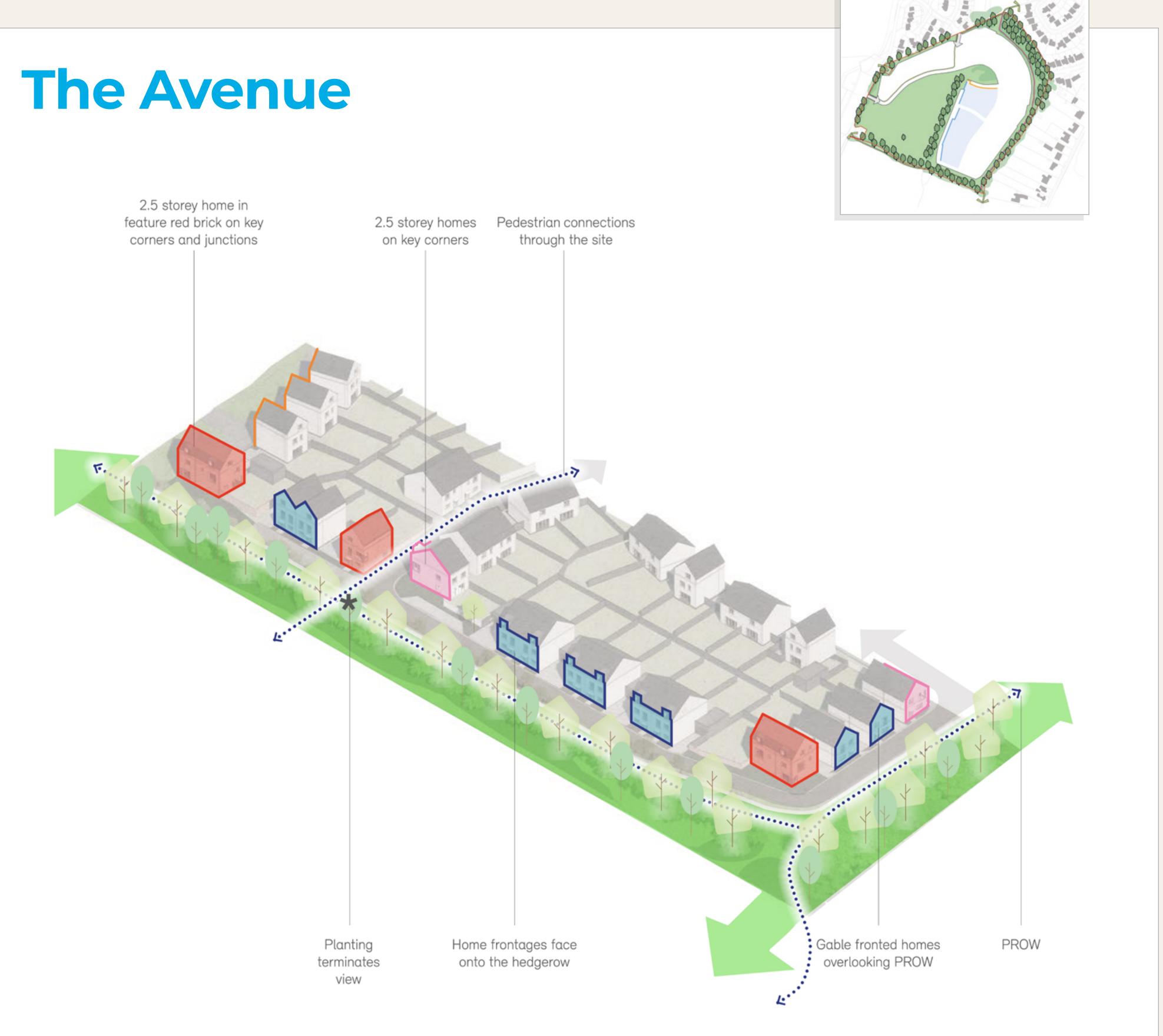








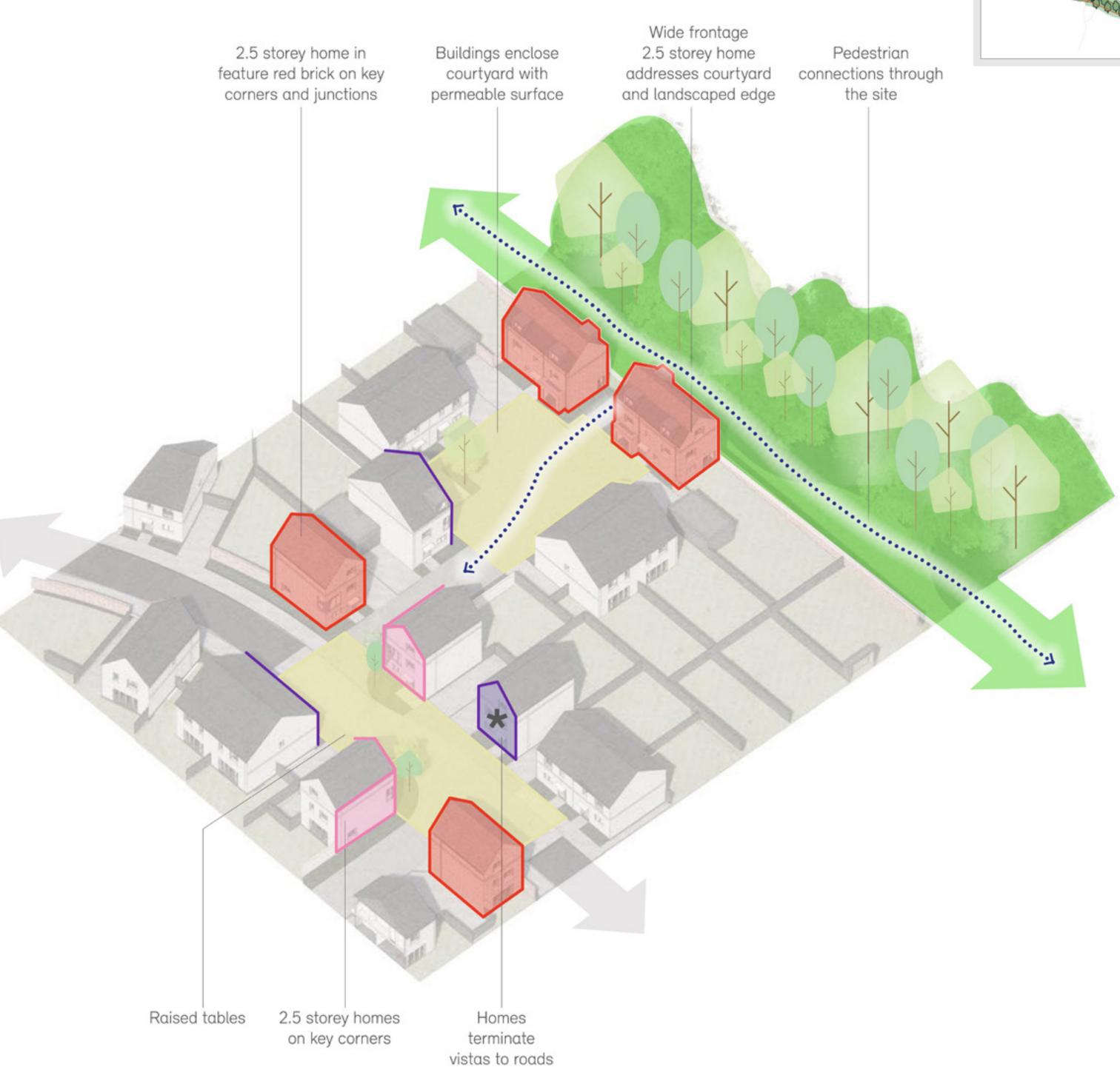
### Character areas





#### Ashwells Field, High Wycombe

### The Courtyard











### Local character's influence



Penn and Tylers Green sits within a semi-rural setting on the outer limits of the suburban expansion of High Wycombe. There is a mixture of local vernacular to draw inspiration from that can then be interpreted in a contemporary manner. The commons and open spaces play an important role in the overall character of the area, similarly to the Ashwells site.

- 1. Timber garages
- 2. Flemish bond with dark headers
- **3.** Gables fronting Carter Walk to the north of the site
- 4. Wide frontage homes facing towards Widmer Pond
- **5.** 2.5 storey gable frontage
- 6. Heritage colour scheme

### Ashwells Field, High Wycombe







### Local character's influence

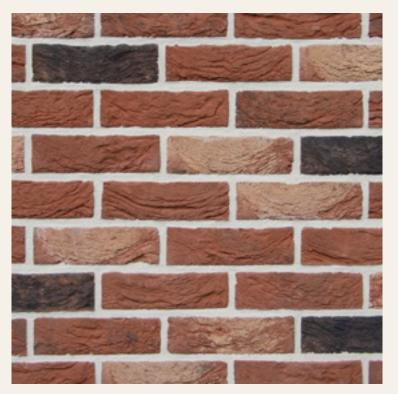
#### Material palette and detailing

Building materials will draw inspiration from Penn and Tylers Green rich fabric. This will establish an overall familiarity and comfort within a contemporary approach.

It is proposed that brick will be the predominant material and a simple combination of bricks is proposed. Varied tones of grey brick that can draw on the tonal qualities of flint and a multi red brick used on 'feature' house locations.

Black timber weatherboard has been traditionally used on functional building is Tylers Green such as barns and outbuildings. Similarly within the proposed scheme it will be utilised on the garages and 1.5 storey elements ensuring it is easily accessible for maintenance.

#### Accent materials



Multi Red Brick



Decorative Brick Bonds





Light Grey Brick



Multi Warm Grey Brick



Contrasting dark and red roof tiles



Dark Grey Brick



Horizontal timber cladding



Precast lintels











High quality masonry details

#### Ashwells Field, High Wycombe



#### House type design: sample typologies

The proposed house types provide Cat 2 accessible homes throughout.

2 Bedroom Semi-Detached House - 2 Storey

3 Bedroom Semi-Detached House - 2.5 Storey

4 Bedroom Detached House - 2 Storey



3 Bedroom Detached House - 2 Storey



4 Bedroom Semi-Detached House - 2.5 Storey



5 Bedroom Detached House - 2 Storey





3 Bedroom Detached House - 2.5 Storey



4 Bedroom Detached House - 2.5 Storey



5 Bedroom Detached House - 2 Storey

