

THE DEVELOPMENT

TAYLORWIMPEY.CO.UK/HAMPDENFIELDS

Taylor
Wimpey

About Hampden Fields

The site is identified for development in the Vale of Aylesbury Local Plan, which sets out the planned housing and employment growth for the district until 2033. The Local Plan was adopted by Buckinghamshire Council in September 2021.

The outline planning permission for Hampden Fields was issued in June 2021.

Taylor Wimpey has now purchased the land and is preparing reserved matters planning applications for the advanced infrastructure and first phase of the new homes, open spaces and facilities.

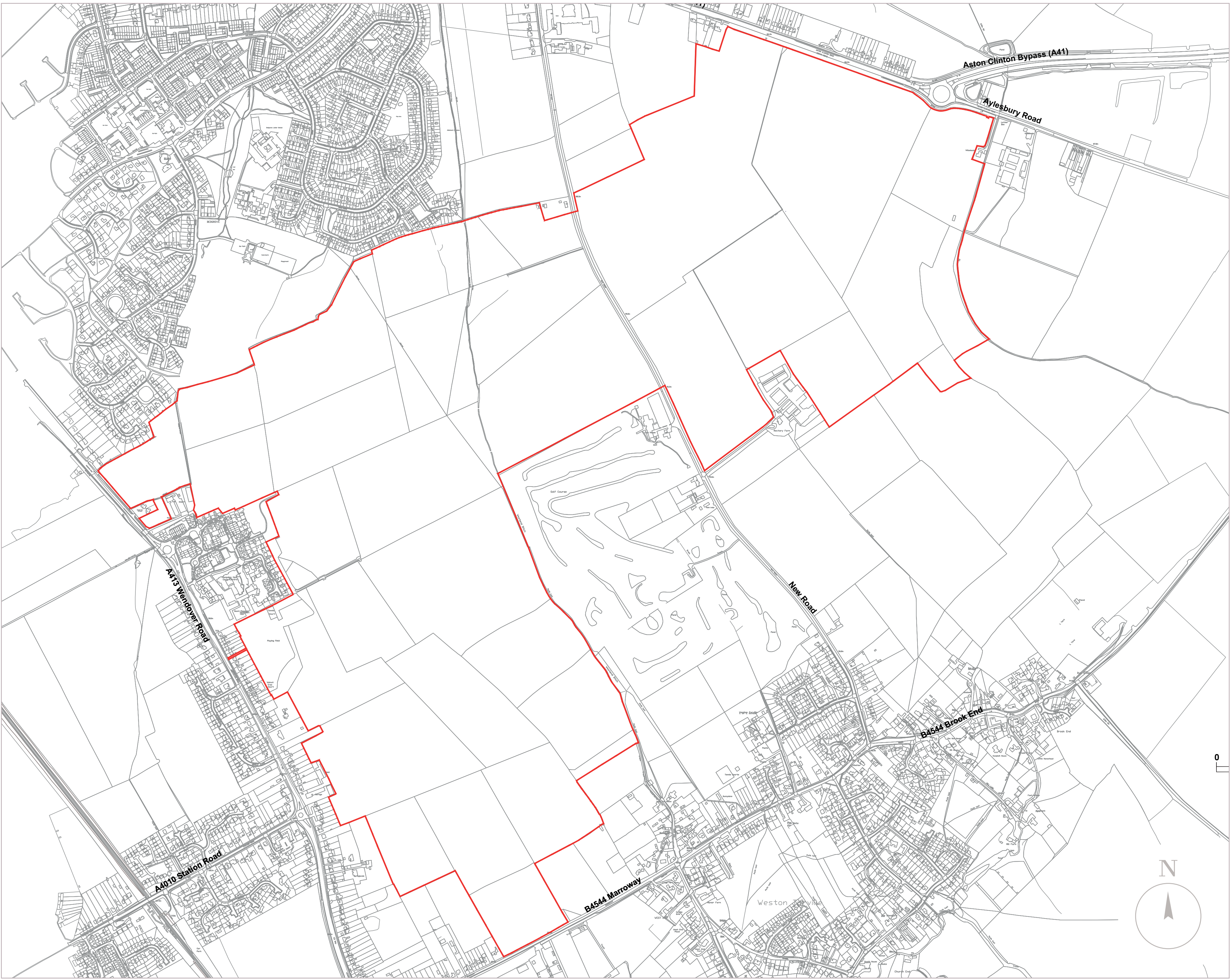


Image shows: Site Boundary

Key facts



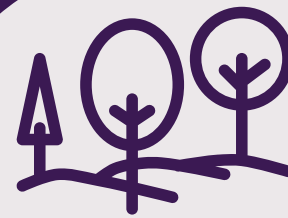
3,000 new homes



Over 25% affordable homes



Health Centre



Over 100 hectares of public open spaces



Employment Area



Retail and community facilities



Two new primary schools

THE DEVELOPMENT

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Taylor Wimpey

Hampden Fields Framework Masterplan

Hampden Fields will be a sustainable new community delivering much needed infrastructure and facilities for the local area alongside the 3,000 new homes.

The high-quality new homes will be provided within two neighbourhoods, each with their own distinct character and appearance. The development will also deliver a care home, a new health centre, 6.9 hectares of employment land, a Local Centre including retail and community facilities, as well as two new primary schools which will provide places for 1,050 pupils from the development and local area.

In addition, the site will deliver over 100 hectares of public open spaces, including a range of sports facilities, play spaces and informal recreation areas, as well as community growing spaces, orchards and wildflower meadows.

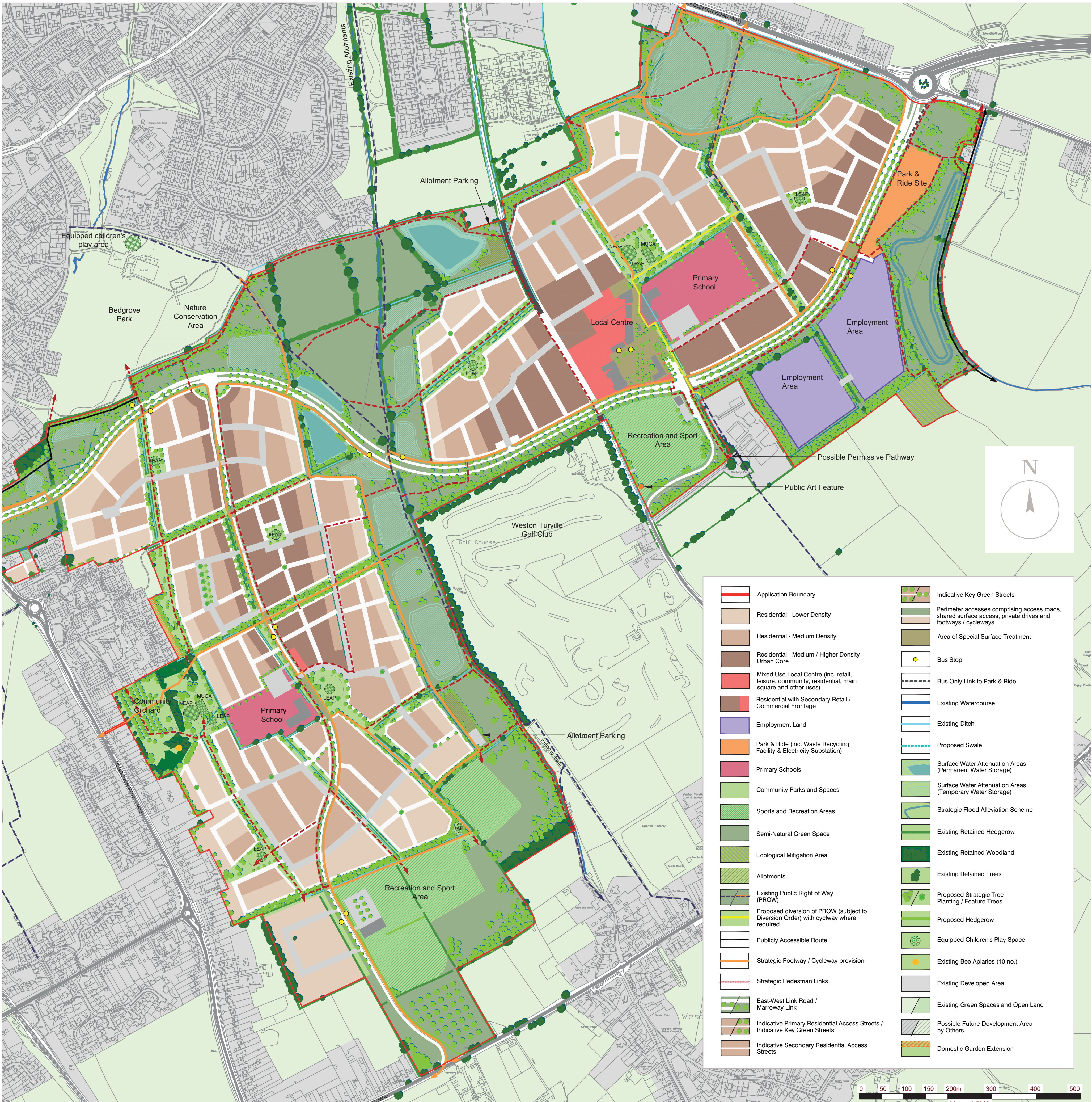


Image shows: The Approved Framework Masterplan

Local facilities and services

Hampden Fields will deliver a range of infrastructure and facilities for the benefit of both future residents and existing communities.



Image shows: Berrycroft Medical Centre

Health Centre

The outline planning permission includes the delivery of a new Health Centre at a size agreed at the time that the planning application was submitted. Taylor Wimpey is to construct this building before the first 1,000 homes are occupied for use by a GP practice.

Jointly with Buckinghamshire Council and the NHS Integrated Care Board, we are exploring the opportunity to deliver a larger health centre, like the Berrycroft Medical Centre, which will provide health services for residents of Hampden Fields and the wider area.



Image shows: An example of a school recently provided by the Council

Eastern Primary School

A new 3-form entry primary school will be built in the eastern neighbourhood, providing 630 pupil places and school-based early years provision.

Following transfer of the site from Taylor Wimpey, as well as contributions totalling over £10.7M, Buckinghamshire Council will deliver the school. The school is targeted to be open for the start of the Autumn Term in 2026. By this time, we anticipate that around 350 homes will be occupied at Hampden Fields. A dedicated drop-off and pick-up parking area will be provided within the school site and safe walking routes will lead on from the occupied homes in the western neighbourhood.

Western Primary School

A further 2-form entry primary school will be delivered in the western neighbourhood, providing 420 additional pupil places, together with school-based early years provision.

The school will again be delivered by Buckinghamshire Council following transfer of the site from Taylor Wimpey and payment of contributions totalling over £7M. Whilst the Council will decide the

required opening date for this school, it is anticipated that it will be around the time that 1,800 homes are occupied.

Much like the school in the eastern neighbourhood, the Western Primary School will also include an on-site drop-off and pick-up parking area.

Local facilities and services (continued)

Local Centre

In addition to the delivery of a Care Home, Health Centre and Community Building, the outline planning permission allows for a wide range of facilities to be provided within a Local Centre. These include a medium sized supermarket, a number of smaller retail units, a nursery, public house and restaurant, café, a gymnasium and office space.

The Local Centre will be marketed and made available for development in advance of the first 600 homes being occupied, whilst the Community Building will be constructed and available for use by occupation of the 750th home.

We are in discussions with a Local Centre developer to review the permitted range of uses and produce a more detailed scheme to show how the Local Centre, Community Building, Health Centre and Care Home can create a true 'Community Hub' at the heart of Hampden Fields.



Image shows: Example of a Local Centre in Milton Keynes

Employment Land

The Employment Area within Hampden Fields includes provision for office space, small industrial, research and development units, as well as small scale distribution warehousing.

The Employment land will be marketed for sale to commercial developers from the start of the development once the marketing details have been agreed with Buckinghamshire Council.

Several potential developers have already expressed an initial interest in purchasing the employment land.



Image shows: Wendover Brook Flood Alleviation Scheme

Flood Alleviation Scheme

Historically, the Wendover Brook has experienced episodes of flooding downstream from the Hampden Fields site towards Aylesbury town centre.

The planning permission includes a flood alleviation scheme that will provide additional flood storage to the Wendover Brook, which will reduce the downstream flood risk during extreme rainfall events. By the time that the first 300 homes are occupied at Hampden Fields, the flood alleviation scheme will be in place.



Image shows: Zipp Mobility e-scooters in Aylesbury

Park and Ride

As part of a wider transport and parking strategy for the local area, Buckinghamshire Council identified the potential need for a Park and Ride within the Hampden Fields site. The planning permission includes provision of land for a Park and Ride facility if the Council requires it.

If the identified site is not required by the Council, we will explore alternative sustainable travel initiatives, such as a 'Park and Scoot' or a 'Park and Cycle' with changing and secure storage facilities included.

Connectivity with the surrounding community

Hampden Fields will be well integrated with the surrounding area and existing communities through the provision of the new link roads, pedestrian and cycleways and incorporation of a section of Buckinghamshire Council's proposed Gardenway into our proposals.

Southern Link Road

The Southern Link Road through Hampden Fields is a critical section of Buckinghamshire Council's outer orbital route. Once complete, it will provide a continuous route between the Southeast Aylesbury Link Road (currently being constructed by the Council) beyond the A413 Wendover Road, and the Eastern Link Road to the north of the A41 Aston Clinton Road which forms part of the adjoining Woodlands development.

This 40-mph dual carriageway is designed as a street with wide planted central reservation and verges, making it an integral feature of the wider Hampden Fields development. A diversion of New Road will be implemented at the same time as the central section of the Southern Link Road.

The Southern Link Road and the associated New Road diversion will be completed and open to traffic in August 2025.



Images show: Computer generated images of the Southern Link Road

Woodlands Roundabout

The current Woodlands Roundabout will be replaced with a large traffic signal-controlled junction, featuring 'through lanes' across the central island to optimise capacity and improve traffic management.

Once complete, the improved roundabout will form a major new intersection between the A41 Aston Clinton Bypass and Aston Clinton Road, with the new Southern and Eastern Link Roads.

The improvement works to Woodlands Roundabout are scheduled to commence in early 2024, with works expected to be completed by the end of 2024.



Image shows: Woodlands Roundabout Improvements

Connectivity with the surrounding community (continued)

Wendover Road Roundabout

The Wendover Road Roundabout is being constructed by Buckinghamshire Council as part of the Southeast Aylesbury Link Road. The Southern Link Road through Hampden Fields will connect into this new roundabout.

The Council is expected to complete construction of the Wendover Road roundabout at the end of January 2025.

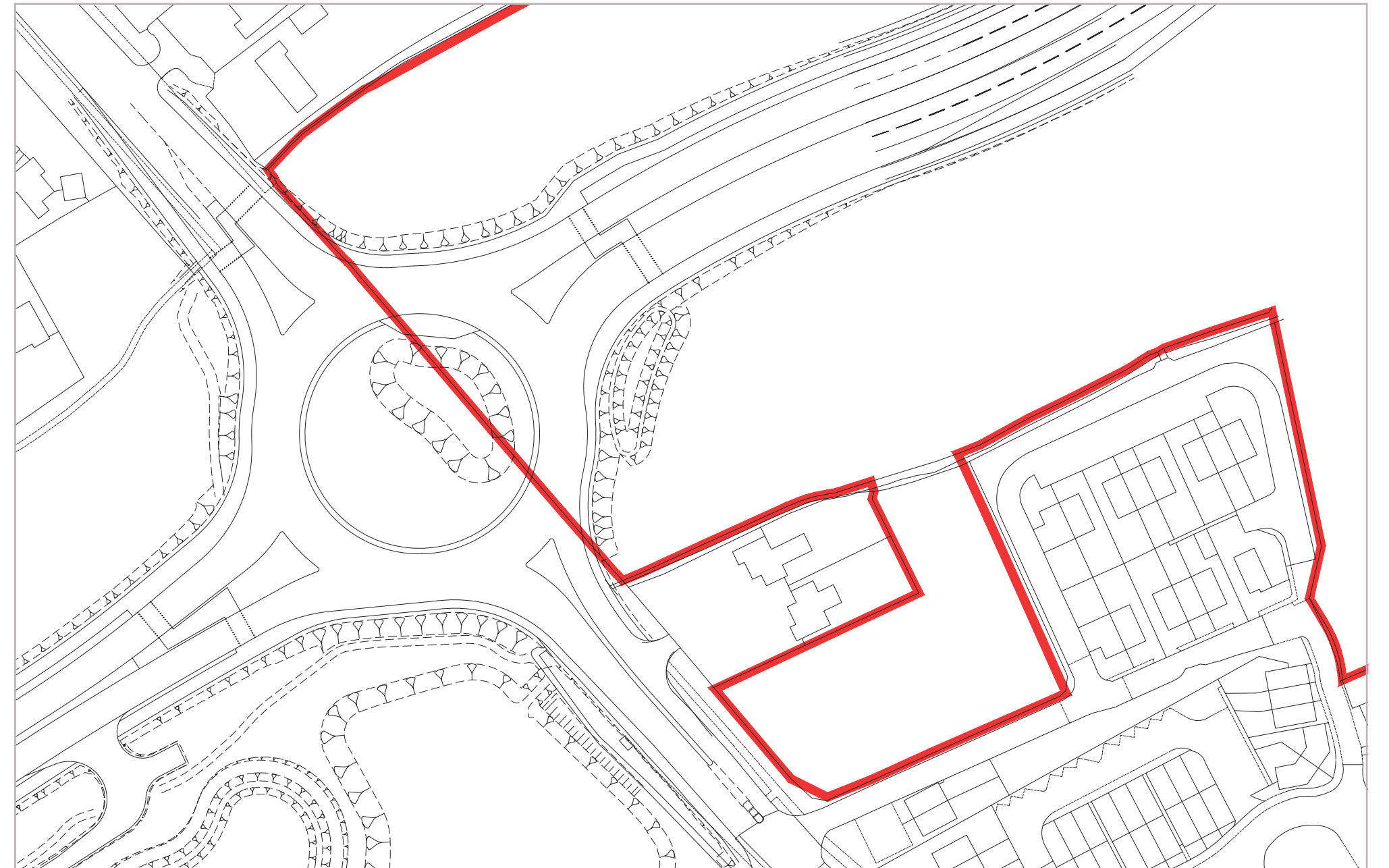


Image shows: Wendover Road Roundabout

Marroway Link

The Marroway Link Road will be delivered as the Hampden Fields development progresses and will provide an important connection between a traffic light-controlled junction on the Southern Link Road and Marroway through the western neighbourhood.



Image shows: Computer generated images of sections of the Marroway Link

Traffic Calming

The planning permission for Hampden Fields includes a package of traffic calming and environmental improvements that were agreed with Buckinghamshire Council. Traffic calming measures will be provided through Weston Turville village and a series of environmental improvements will be implemented along Cambourne Avenue in Bedgrove.

An additional financial contribution will be made to the Council to enable Weston Turville Parish Council to pursue a Traffic Regulation Order (TRO) that could impose speed, weight, or width restrictions through the village.

We anticipate that these traffic calming measures and environmental improvements will be delivered once the Southern Link Road is open to traffic in August 2025.

Pedestrian routes and cycleways

An extensive network of new pedestrian routes and cycleways will be delivered to provide safe and direct alternative means of travel throughout the development. This new network will also connect to existing routes in the area, as well as those planned.

Within the immediate vicinity of the Hampden Fields site, the following improvements will be made to the current network:

- A new pedestrian route and cycleway will be installed along the A41 Aston Clinton Road
- A new pedestrian refuge on the A413 Wendover Road
- A new footway along New Road towards Aston Clinton Road
- A package of footway and crossing improvements will be delivered along Station Road up to Stoke Mandeville Train Station.

LANDSCAPE

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Protecting and preserving the natural environment

Protecting and preserving the natural environment including valued landscapes and habitats is a key priority to Taylor Wimpey. The design process for Hampden Fields involved an evaluation of the site and how it relates to the surrounding area in terms of its character and setting.

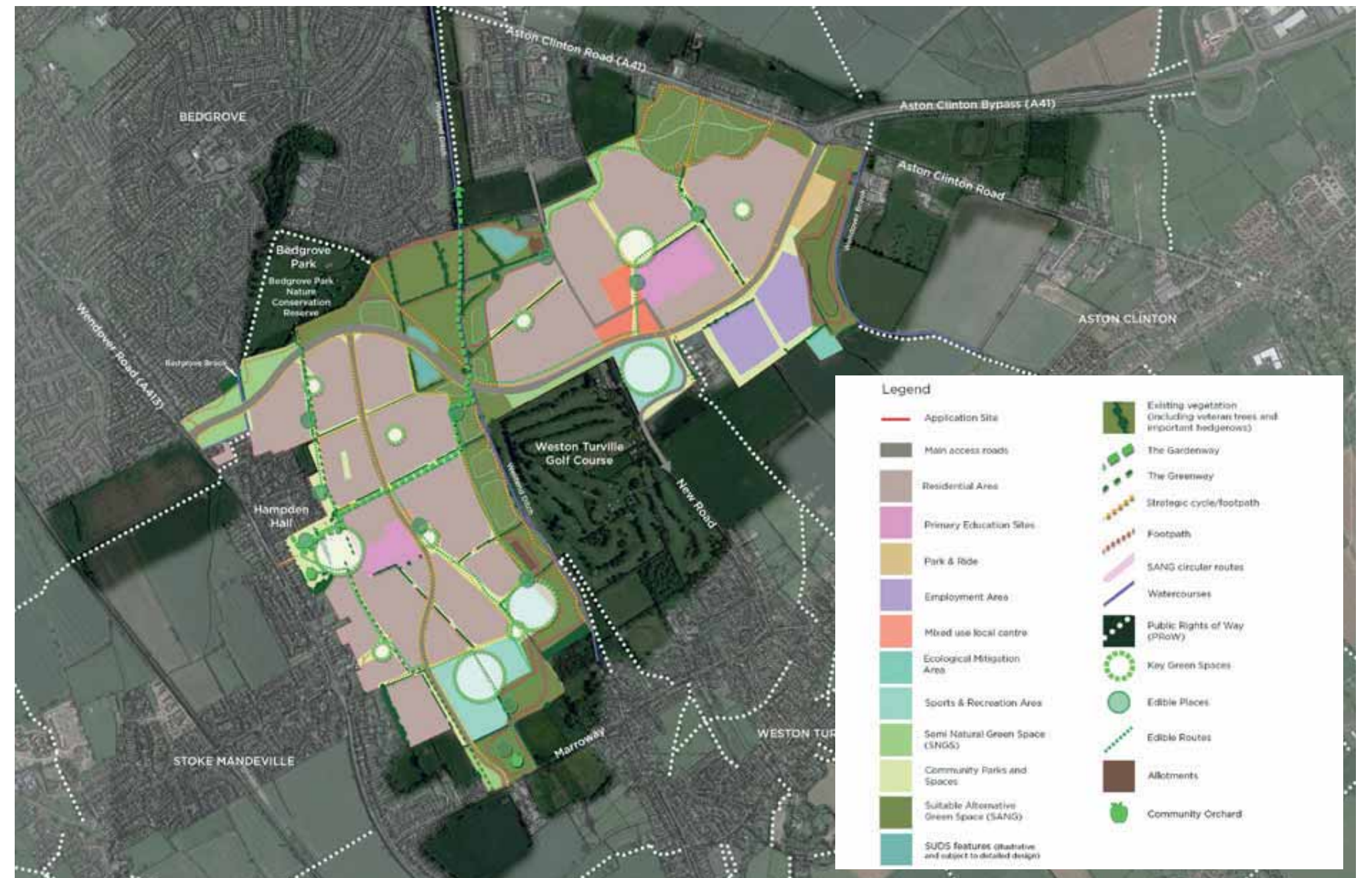


Image shows: Hampden Fields Green Infrastructure

Active green networks

The existing network of trees, hedgerows and vegetation will be retained wherever possible to enable the new homes and facilities to fit within an established landscape framework and create attractive connected green open spaces. In addition to the existing networks, new cycleways and footpaths will help to improve connectivity and encourage sustainable travel.



Image shows: Active Green Network

Key Green Spaces

Located throughout Hampden Fields, each of these individually distinct spaces will bring nature closer to residents whilst providing usable amenities, including formal play areas and connections to footpaths and cycle routes.



Images show: Central Square & Linear Park

Edible Places

Featuring fruit and nut-bearing trees, and hedgerows that produce berries, Edible Places provide areas for residents to grow and forage food. The spaces will also include seating for relaxation, and some will include informational boards to educate the community on how to grow and forage for food. The Edible Places will be located along an Edible Route through the development including some informal foraging locations.



Images show: Incidental Orchard & Local Centre Edible Places



Allotments and community orchards

Hampden Fields will include two community orchards and two separate areas of allotment plots. These areas will provide recreational spaces for residents and ecological benefits for local wildlife.



Images show: Examples of Community Orchards



Sustainable Drainage Systems (SuDS)

A network of sustainable drainage systems will not only help to drain and attenuate surface water run-off, but it will also help to provide attractive areas for residents to enjoy and provide biodiversity benefits to encourage local wildlife ecosystems. Appropriate safety measures will be provided around these drainage features.



Image shows: Northern Green Infrastructure Showing SuDS

Sports Pitches

A wide range of sports pitches will be delivered as part of Hampden Fields, including:

- Football pitches for various age groups
- Tennis courts
- Cricket pitches
- Cricket nets
- Training and warm-up areas

These facilities will be set amongst a framework of existing trees and hedgerows, as well as new green spaces and strategic woodland to frame the facilities.



Image shows: Southwestern Green Infrastructure Showing Sports Pitches

Tamarisk Way Garden Extensions

Extension of the existing gardens on Tamarisk Way was agreed as part of the planning permission for Hampden Fields. A scheme for the garden extensions is to be agreed with Buckinghamshire Council before starting discussions about sale to the owners of the properties. Existing vegetation will be retained where possible with a new planting buffer of native trees and shrubs provided between the extended gardens and new homes. This buffer will help to encourage habitat connectivity as well as provide extra privacy for residents.



Image shows: Tamarisk Way Garden Extensions

Gardenway & Greenway

The Gardenway is proposed by Buckinghamshire Council to be an accessible, high quality active travel route around the town as part of the Aylesbury Garden Town Masterplan. The Gardenway will enter the development in the north, cross the Southern Link Road and exit at Hemlock Close. It aims to provide users with segregated footpaths and cycleways that pass through and/or visit the community facilities.

The Greenway is a secondary recreational route that passes through green corridors within the Western Neighbourhood between Bedgrove Park in the North and Marroway to the South.

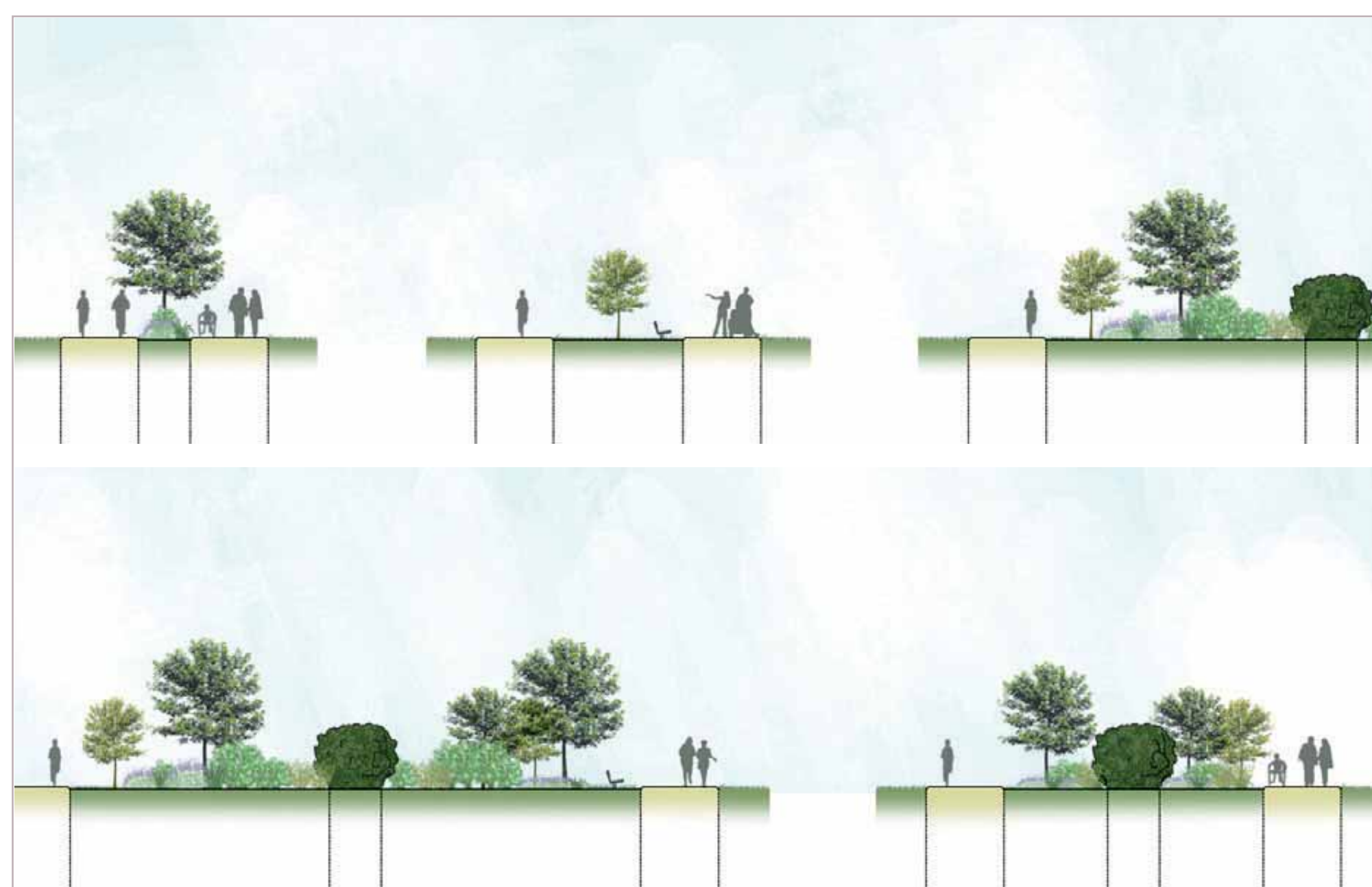


Image shows: Gardenway Elevations

Suitable Alternative Natural Greenspace (SANG)

The SANG provides mitigation to a potential increase in visitor numbers to the Chiltern Beechwoods Special Area of Conservation in line with Natural England's requirements.

The detailed proposals for the green open spaces within Hampden Fields will incorporate the SANG which will include a safe and accessible circular walking routes with spaces where dogs can roam freely and areas of enhanced ecological value to improve biodiversity.

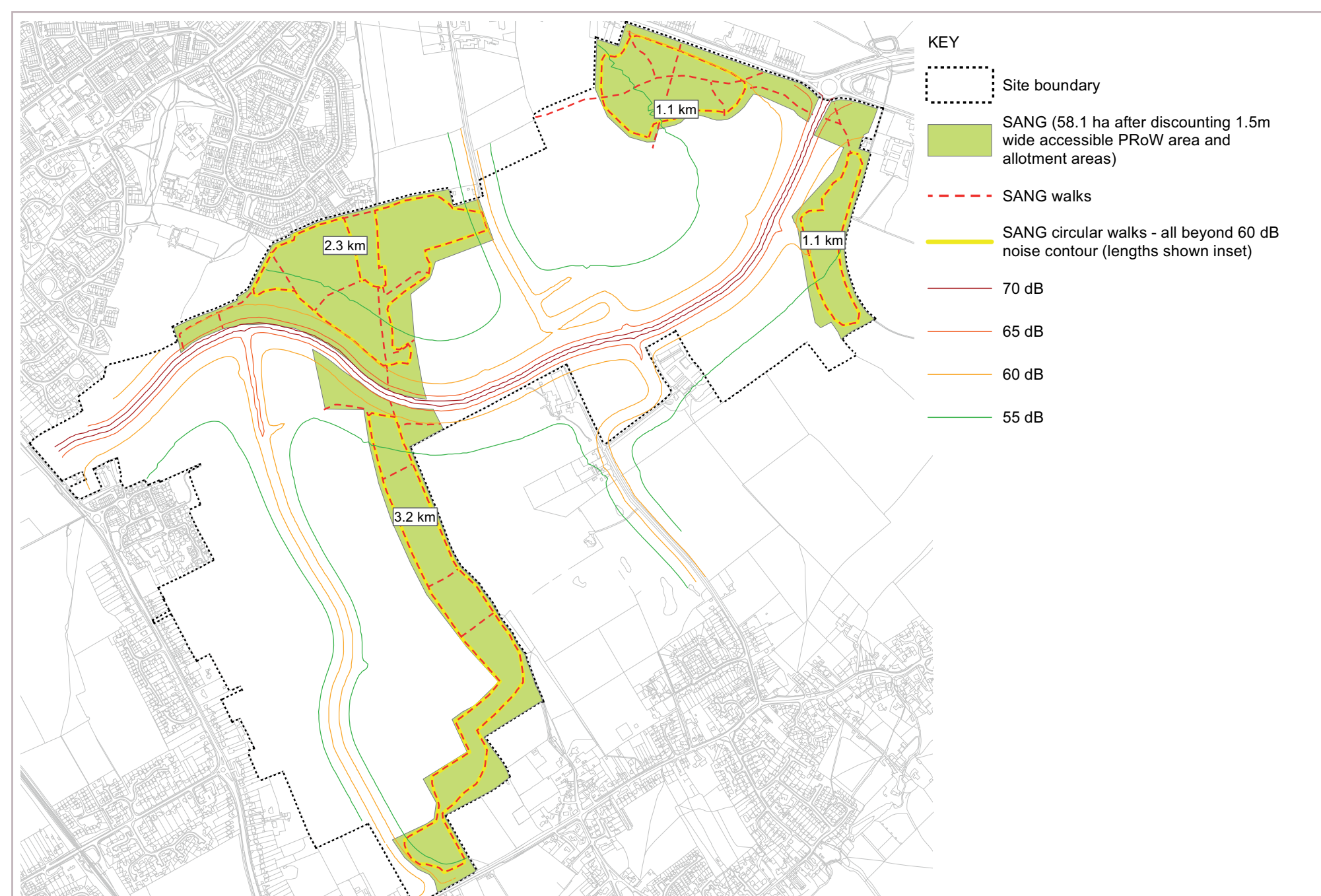


Image shows: Hampden Fields Suitable Alternative Natural Greenspace

COMMUNITY

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Benefits for our customers and the local community

We aim to work closely with communities to help ensure our schemes deliver long term benefits for our customers and the local community.

Opportunities

- Integration of the new development into the existing community and area
- Encouraging the health and wellbeing of the wider community
- Provision of affordable housing
- Providing improved health facilities for the local area
- Financial contributions towards local education and infrastructure investment
- Protecting and enhancing the environment

Our response

Creation of multi-functional green open spaces, cycle and pedestrian routes to encourage physical activity and opportunities for social interaction.

Providing access to nature and green spaces adding to the biodiversity of the site.

Over 25% of the new homes will be provided as affordable housing with a mix of tenures.

The development includes a mix of homes designed to meet local needs.

The development will use a sustainable drainage system to mitigate flood risk. Our green infrastructure also supports water management and reduces flood risk.

A new Health Centre will be delivered as part of the development.

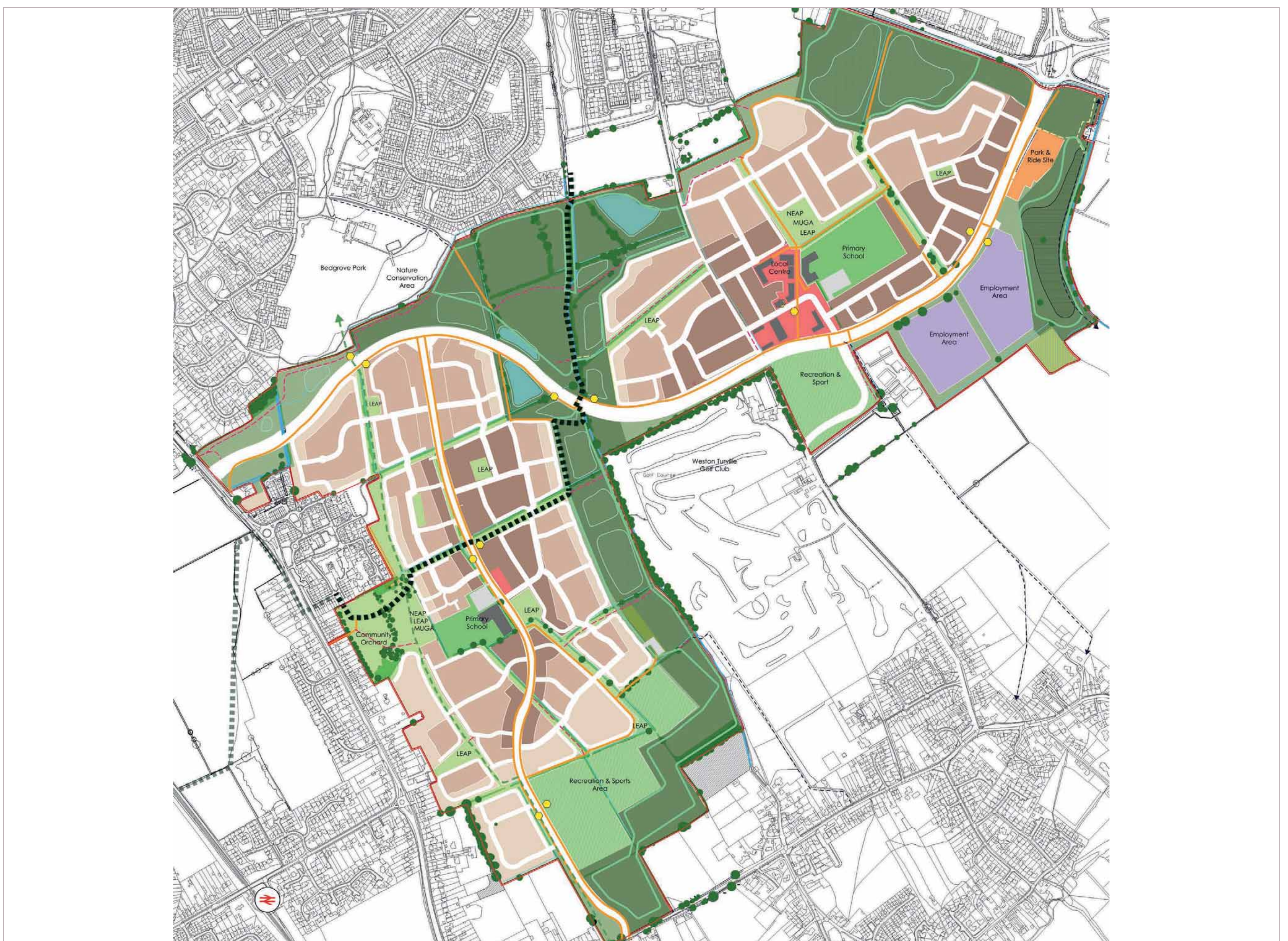


Image shows: Updated Framework Masterplan

ECONOMIC BENEFITS

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What will our development bring to the area?

Hampden Fields will deliver 3,000 new homes with a range of house types and sizes and over 25% proposed as affordable housing. New developments, particularly of this scale, bring several economic benefits to the local area.

Additional local authority income



c£516K

Additional Council Tax revenues per year

Estimated additional Council Tax per year based on the proposed number of new homes.



£1.97M

New Homes Bonus payments

A grant paid, over six years, by central government to local councils for increasing the amount of homes in their area.

A total of **£71.8m** in (S106) planning obligations, including:



£19.3m

towards the Secondary School at Kingsbrook



£2.1m

towards Special Educational Needs



£3.5m

towards Sports and Leisure Facilities



£11.4m

towards off-site highways improvements



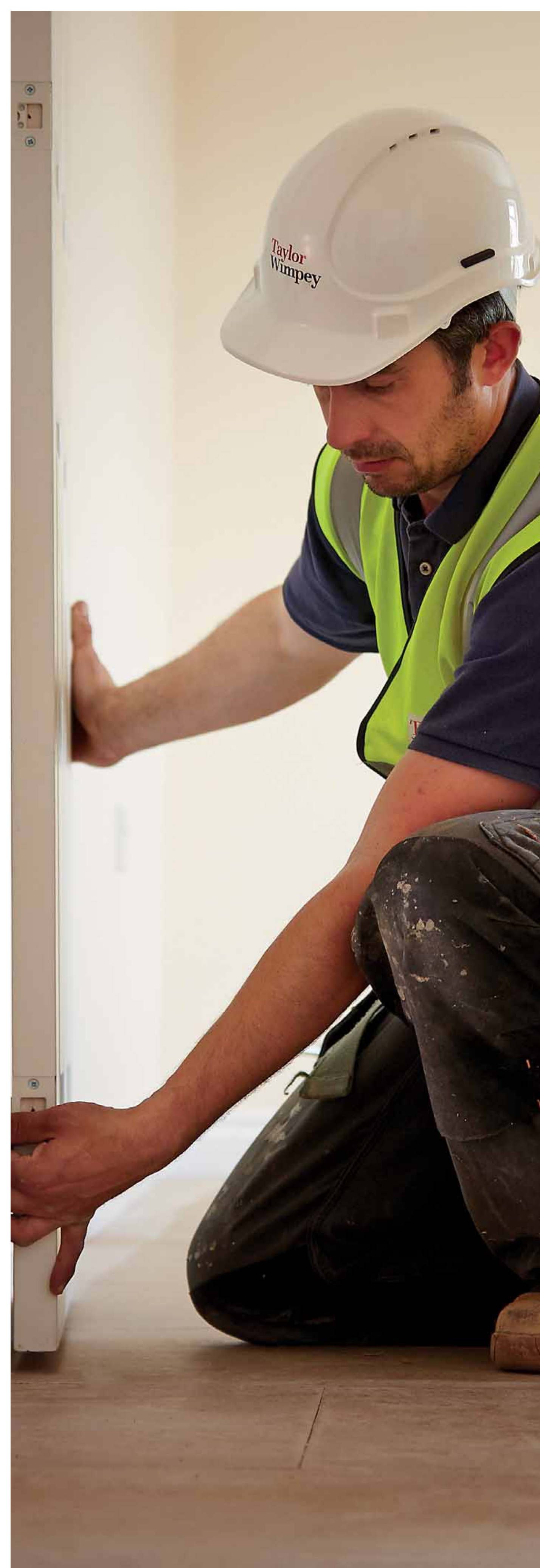
£1.6m

towards new public transport services



£1.65m

for Sustainable Travel Planning measures



Natural Environment and Sustainability

Hampden Fields will contain various ecological enhancements to improve biodiversity, and protect and support existing wildlife, habitats and ecosystems.

Biodiversity Net Gain (BNG)

In accordance with latest Government legislation, new developments must achieve Biodiversity Net Gain (BNG), which means that they must demonstrate a measurable improvement in biodiversity value. Our assessment for Hampden Fields demonstrates that a BNG of more than the required 10% can be achieved, and this improvement will continue to be measured and evaluated as the development progresses.

We aim to achieve the required BNG through various methods, including:

- Development confined to areas of low biodiversity value, such as arable farmland
- Retaining and enhancing habitats of moderate biodiversity value, such as ancient ridge and furrow land
- Creating new habitats, such as a wildflower meadows, ponds and extensive woodland planting
- Providing a net-gain in the quantity of native species hedgerow



Bee Bricks, Bug Hotels and Hedgehog Highways

To help to protect and support local wildlife, a proportion of the homes will be fitted with bee bricks, bug hotels and hedgehog highways.

- Bee bricks, which are fitted within the brickwork of a home, provide a safe habitat for masonry bees to shelter and lay eggs without allowing them to enter the cavity wall.
- Bug hotels are built with recycled materials and provide shelter for a variety of insects, including bees, ladybirds and woodlice.
- Hedgehog highways help hedgehogs on their journey to find food, shelter and mates by allowing them to pass through a small hole in the bottom of a garden fence.

Images show: Ecological enhancements from TWUK environmental strategy summary

Building Regulations 2025

In accordance with the Building Regulations 2025 and the introduction of the Future Homes Standard, our proposals for Hampden Fields include the following:

- High energy efficiency through careful building junction design, generous insulation specifications, high build quality and low air leakage.
- High performance triple glazing.
- Our construction specification will keep pace and evolve with any further changes to the Building Regulations.
- Some homes will be constructed using modern timber frame systems, which have a lower carbon footprint than traditional construction methods.
- Low or zero-carbon technologies will feature throughout the development, such as photovoltaic panels installed on roofs of the required orientation. These homes will receive free and zero-carbon electricity, with any excess generation exported to the National Grid.
- Many homes will feature high efficiency air source heat pumps (ASHP) in preparation for the Government's transition to electric heating in new homes and proposed ban of new gas connections to the Gas Grid from 2025. Such homes will be zero carbon ready at the point of first occupation.

Taylor Wimpey is committed to addressing climate change and the move towards Net Zero developments. We have recently published our strategy to achieve net zero emissions in our operations by 2035 and across our value chain by 2045 (5 years earlier than that Government target of 2050).



DEVELOPMENT PHASING

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Proposed phasing of the Hampden Fields Development

Taylor Wimpey plans to develop Hampden Fields in accordance with the phasing shown on the below plan.

The development will start in the Western neighbourhood with access from the initial section of the Southern Link Road from the new roundabout on the A413 Wendover Road.

The Eastern neighbourhood will start slightly later due to the time required to complete the Woodlands Roundabout improvements to provide a suitable means of access to the occupied homes.

Subject to agreement with Buckinghamshire Council, we would also propose starting a small development parcel off the southern end of the Marroway Link Road (shown hatched on the plan).

The Primary School within the Eastern neighbourhood will be provided as part of this first phase alongside the marketing and servicing of the land for both the Local Centre and Employment Area.

Construction traffic will be managed in accordance with a routing plan to be agreed with the Council, but it is not expected that construction access will be permitted along either New Road or Marroway.

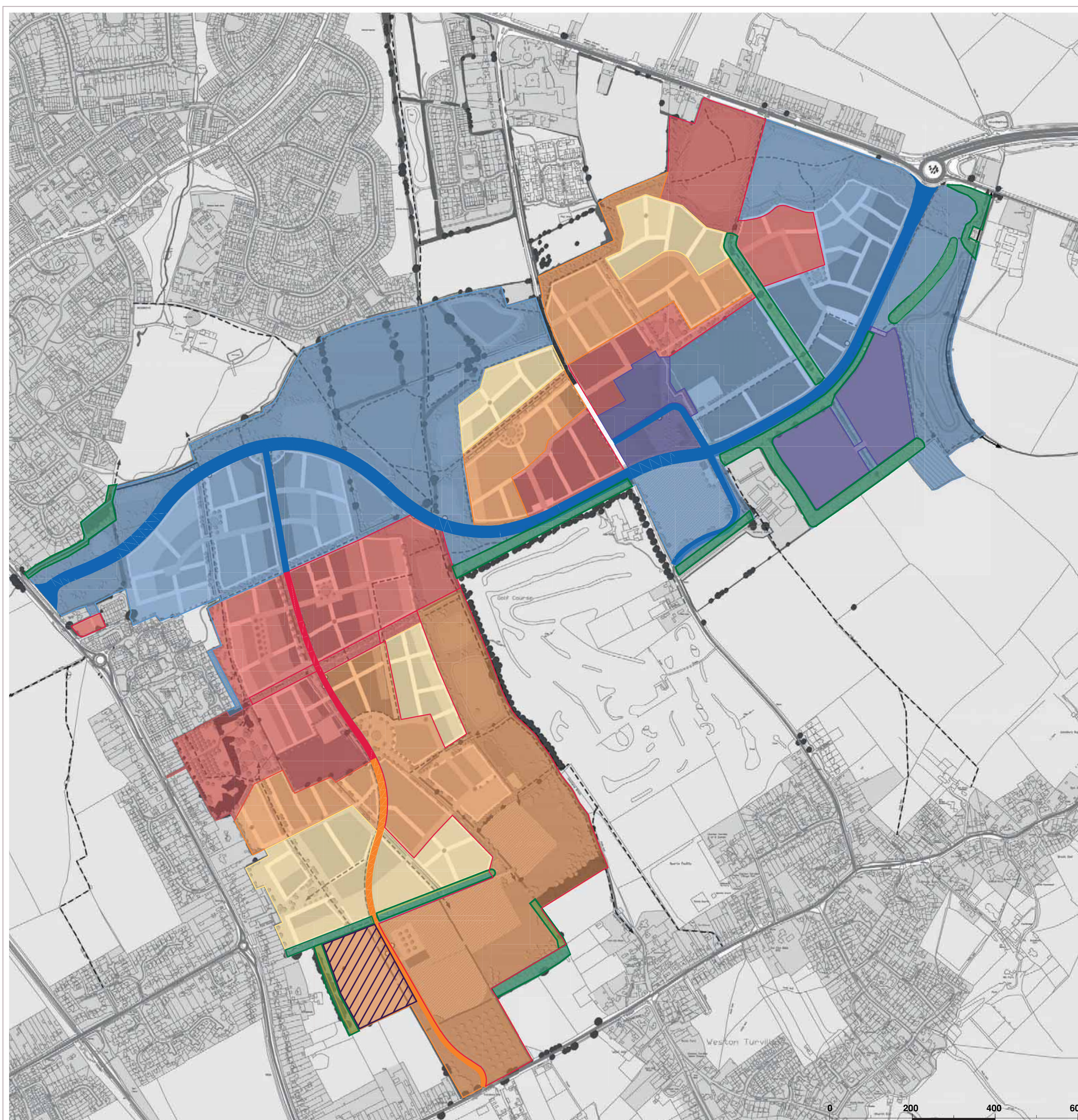


Image shows: Development Phasing

OUR DETAILED PROPOSALS

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Western Neighbourhood



Image shows: Bedgrove Gardens SANG Edge



Image shows: The Fields SANG Edge



Image shows: Western Central Park



Image shows: Western Gardenway Crossing



Image shows: Western Neighbourhood Illustrative Masterplan



Image shows: Western Southern Link Road Edges (1)



Image shows: Western Southern Link Road Edges (2)

OUR DETAILED PROPOSALS

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Our proposals for the first phase of the Western Neighbourhood

Our proposals include a mix of one to five bedroom homes.

This phase will include 25% affordable housing in line with the Council's requirements.



Images show: Bedgrove, The Fields & The Marroway Street Scenes

OUR DETAILED PROPOSALS

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Eastern Neighbourhood

Our proposals for the Eastern Neighbourhood.



Image shows: Eastern Neighbourhood Illustrative Masterplan

ABOUT TAYLOR WIMPEY

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Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 13,500 homes each year.



This image shows our development in Tarvin.



*Planning
sustainable
communities*



*More than
building homes*



Green spaces



*Energy efficient
homes*



*We embrace diversity
and inclusion in
our policies and
practices*



*Engaging with
local people*



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
taylorwimpey.co.uk

Taylor Wimpey lays the foundations for thriving communities

13,773

*homes built
in 2022*

£455m

*invested in
areas in which
we built*



*Improvements
to public
transport*



*Landscaping,
sports and
play areas*



TAYLOR WIMPEY IN YOUR AREA

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We are a national company, working locally across the UK through our 22 regional offices. Each of our regional offices employs people from within its local area.



Vision4 @ Whitehouse
A collection of two, three, four and five bedroom homes on the fringes of the popular Buckinghamshire town, Milton Keynes.



Barnfield Place
Barnfield Place is a brand-new community offering a selection of 3, 4 and 5 bedroom new homes in a range of contemporary styles.

Our address and some key facts

Taylor Wimpey South Midlands
Newton House
2 Sark Drive
Bletchley
Milton Keynes
MK3 5SD

Number of staff directly employed including office personnel, site managers, sales executives and various labourers on site.

207

Contributions and expenditure made in 2022 through planning agreements for the provision of physical and community infrastructure, facilities and services.

Over £7m

Number of private homes completed in 2022.

692

Number of affordable homes completed in 2022.

168



Taylor Wimpey – a national company and local homebuilder

Taylor Wimpey South Midlands has a reputation for delivering quality new homes in Aylesbury, including Buckingham Park and Berryfields. Our North Thames region is also currently developing the Aston Reach site on Aston Clinton Road.

NEXT STEPS

TAYLORWIMPEY.CO.UK/HAMPDENFIELDS

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Your views are important to help us develop our proposals and are very much appreciated. As we finalise our plans, we will review any comments received.

Once you have had a look at our proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Our reserved matters planning applications for the advanced infrastructure and first phase of the new homes, open spaces and facilities will be submitted soon.

At that time, the Council will write to neighbours again, giving details of the applications and an opportunity for you to make any further comments.

Please complete one of the forms provided or email us at:
hampdenfields@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Planning Department
Taylor Wimpey South Midlands
Newton House
2 Sark Drive
Bletchley
Milton Keynes
MK3 5SD



Thank you for attending today, your views make a real difference



What is Taylor Wimpey South Midlands already doing in your area?

860

*homes built
in 2022*

207

*staff employed
by TW
Midlands*