

Gomm Valley, High Wycombe

Hybrid Planning Application: **22/06485/OUTEA**



Illustrative view of Phase 1

Following submission of a planning application for the Gomm Valley site in May 2022, we have been reviewing feedback from the Council, statutory consultees, local stakeholders and the public. We have also commissioned a third party design review of the original submission. Having considered this feedback, we submitted a revised package of information for consideration by Buckinghamshire Council in late August.

As part of the resubmission, the number of homes has been reduced, a number of apartment buildings have been removed to provide a higher proportion of family housing and we have sought to further increase the accessibility of the open space and connections beyond the site boundary. The key changes are summarised as follows:

Key changes:

- Reduction of 60 homes from a total of 604 to 544
- Reduction in homes in Phase 1 (Hammersley Lane parcel) from 115 to 83
- Reduction in the extent of developed area
- Removal of 5 apartment blocks
- Increased green links and accessibility to open space



**Taylor
Wimpey**

Our Proposals:

The proposals have been designed to retain the key existing characteristics such as established tree belts, ecological areas, the sinuous valley form and the green valley shoulders, whilst delivering significant additional planting and biodiversity net gain. The proposed development will integrate development into the hillside

and surrounding character through structural landscape planting, green infrastructure links and delivering housing that is specifically designed for this site. As part of the evolution of the proposals, particular attention has been given to views into the site and landscape sensitivity to arrive at an appropriate design solution.

The proposed development will provide a range of benefits to the area, including:

- The provision of up to 544 much needed homes.
- All homes are designed to be adaptable for future accessibility needs and 24% will be built as wheelchair accessible homes.
- 48% of those homes will be affordable homes, including First Homes, shared ownership and affordable rented, to meet local needs.
- 5% of homes are to be provided as custom-build.
- A 1FE primary school and early years facility.
- A flexible community facility that can be used by the community, together with use of the primary school for activities outside of school hours.
- Flexible employment land to generate a minimum of 52 local jobs, thereby supporting the local economy.
- 69% of the site will remain undeveloped, delivering a significant area of natural parkland that will comprise a range of characters and planting, including wildflower meadows, wetlands and play space in the form of a trim trail and NEAP, as well as cycle and walking paths.
- A significant increase in site wide tree canopy cover, from 17% to 35%, to support climate resilience.
- Approximately 25% biodiversity net gain - a significant overprovision against policy requirements.
- Woodland Orchards and Community Growing Areas, to encourage the community to grow their own food and create a productive and interactive landscape.
- Enhancements to the Local Wildlife Site which has otherwise been unmanaged and in decline and an extension to the SSSI.
- Enhancements and financial contributions to off-site infrastructure, including upgraded cycle provision towards High Wycombe and contribution to the Community Infrastructure Levy.
- The provision of an additional bus service between the site and High Wycombe, serving not only the future residents of the site but also the wider community.
- Provision of approximately 138 direct and 134 indirect construction jobs, together with construction training during the build out period for the site, supporting local community and economy.
- All homes will be built to modern energy standards, utilising low carbon technologies and avoiding the use of gas.



Phase 1 site layout