This exhibition gives you the chance to view and comment upon our emerging proposals for a new residential development of 44 high-quality homes on land to the south of Whaddon Road, Newton Longville.

Following this exhibition, we will start the process of drawing up a planning application for this development and you can help to shape the scheme by providing us with your feedback.

All comments will be taken into consideration as we prepare our planning application for submission to Aylesbury Vale District Council in the near future.

**About the site**
The proposed development site is an area of grassland covering 6.8 acres which is located on the western edge of the existing Newton Longville settlement area, as shown on the map pictured above right.

The site is located immediately south of Whaddon Road with existing residential properties in Whaddon Road, Lower End and Westbrook End situated at its eastern boundary. Existing residential properties are also located to the north of the site on the opposite side of Whaddon Road, while further grassland and farmland border the site to the west and south.

**Planning background**
The development plan for the area is the Aylesbury Vale District Local Plan, which was adopted in 2007. The housing supply policies within the adopted Local Plan are now out of date and work on a replacement, referred to as the Vale of Aylesbury Local Plan, is only at a very early stage. In these circumstances, the Government’s National Planning Policy Framework (NPPF) prescribes that development proposals should be approved unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.

Aylesbury Vale District Council has employed an interim approach to meeting housing needs in the District whilst work is completed on the Vale of Aylesbury Local Plan, which utilises 2011 based Government Household Projections as a provisional requirement. Progress against this target will be a material consideration in the determination of planning applications in the absence of an up-to-date Local Plan, and all development proposals will need to be considered on their own merits.

A Strategic Housing Land Availability Assessment (SHLAA) was undertaken by Aylesbury Vale District Council in 2013. This identified the Whaddon Road site as suitable for development, with it having no significant constraints and being well related to the built form of Newton Longville. The site is also considered to be sympathetic to wider landscape views of the setting of the village. The SHLAA will also be a material consideration in the determination of a planning application for the site.

**Key facts**
- The proposed development site is a 6.8-acre area of grassland located to the south of Whaddon Road.
- The site has previously been identified as suitable for development in Aylesbury Vale District Council’s Strategic Housing Land Availability Assessment (SHLAA)
- This public consultation outlines our initial development proposals for the site.
- Comments received during the consultation period will help us to develop our scheme before a planning application is submitted.
Information about the site we need to take into account

Before we start designing a new scheme, we complete an assessment of the site and the surrounding area as they are at the moment. We record those features we will need to take into account in our design. All of the relevant considerations, whether they fix the way our scheme will have to be designed or give us a real opportunity to make the most of a particular feature, are shown here.

Things to think about

| Sensitive boundary treatment to consider neighbouring properties at eastern site edge. | New landscaping at northern site boundary to enclose the site and soften the development edge. |
| Sensitive ecological grassland habitats to be maintained/managed in their natural state. | Sustainable drainage features to be incorporated into public open space. |
Information about the site we need to take into account

Ecology
An Ecological Appraisal was completed at the site in May 2013, and this highlighted an area of grassland in the northern section of the site as being of potential ecological value. A further botanical survey (September 2013) identified this as species-rich grassland of a type which is now very uncommon in Aylesbury Vale. The decision has therefore been taken to preserve this northern section of grassland in its current state.

The grasslands in the southern section of the site have been significantly disturbed in recent times and are therefore of relatively low conservation value. As such, the proposed development will be focused in this area. The loss of the southern grassland will be compensated for to ensure there is no overall loss of biodiversity.

Targeted surveys including badger, bat, breeding bird and botany surveys were carried out in the 2013 survey season. The results of these will be presented during the application process and appropriate measures will be taken to protect and enhance wildlife habitats as required.

Access and transport
Access to the proposed development will be taken via a new priority T-junction off Whaddon Road. Buckinghamshire County Council in its role as the Local Highways Authority has requested that the potential impact of the scheme on the local highways network is formally assessed, including by undertaking capacity assessments at seven key junctions in the vicinity of the site. The findings of these capacity assessments will be presented in a Transport Assessment which will be submitted in support of our planning application. In the event that the assessments show that issues may arise in terms of highway safety and/or capacity as a result of the development, we will provide funding for the necessary highways improvement works to be carried out.

Drainage
Anglian Water has confirmed that there is capacity within the foul sewerage network to accommodate the proposed development. Sustainable drainage techniques will be incorporated within the design of the site to manage surface water run-off for a 1-in-100-year flood event (with additional 30% allowance for climate change). This will take the form of swales and an on-site pond and will ensure that surface water run-off is discharged to the existing drainage network at a rate which is no higher than current greenfield run-off rates.

Utilities
We are liaising with all relevant utility providers to ensure that there is sufficient capacity within their networks to supply the proposed development. In the event that capacity issues are envisaged, we will provide funding to enable the necessary network improvements to be carried out.

Trees
A tree survey will be carried out to assess the condition of existing trees within the proposed development site. All trees and hedgerow which are assessed as being in good condition will be retained where possible and protected during construction.

Archaeology
An Archaeological Evaluation was conducted on the site during June and August 2014. This included an assessment of documentary records, a geophysical survey and the excavation of 14 archaeological trial trenches. No obvious archaeological features were found within the site, with the exception of medieval ridge and furrow cultivation earthworks located in the north-western corner of the site. This area of land will remain undeveloped.

Things to think about

| Species-rich grassland at the north of the site will be maintained/managed in its current state. | We are in discussions with utilities providers to ensure there is sufficient capacity to accommodate the new homes. |
| Assesments will be conducted at key local junctions to determine if developer-funded improvement works will be required. | Trees and hedgerow which are in good condition will be retained where possible. |
| Sustainable drainage techniques will ensure that surface water run-off from the site will be no higher than current greenfield rates. | Archaeological evaluation has identified medieval ridge and furrow earthworks in an area which will remain undeveloped. |
Our proposed layout masterplan for land at Whaddon Road

The image below shows an initial layout masterplan for our proposed development. It is intended as a general guide to show you how the properties, open space and internal roads could be arranged. This layout is not final and certain elements could be changed in our planning application as a result of the comments we receive during this public consultation and future discussions with the local authority. We welcome your comments on the suggested layout. Your feedback will be used to help us progress our designs as we finalise our planning application.

Key facts

<table>
<thead>
<tr>
<th>44 new homes.</th>
<th>Detached, semi-detached and terraced houses.</th>
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<tbody>
<tr>
<td>30% affordable housing.</td>
<td>Access from Whaddon Road.</td>
</tr>
<tr>
<td>A mix of two, three, four and five-bedroom properties.</td>
<td>Resident and visitor parking in accordance with local authority policy.</td>
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</table>
Our proposed layout masterplan for land at Whaddon Road

The images shown below give an indication of how the new homes at our proposed development could look. The new homes have been designed to respect the character of the local area to ensure the development is in keeping with its surroundings. We welcome your comments on the style, materials and design features which you think would be appropriate for this development.

Key facts

- New homes will be sympathetically proportioned and ‘low rise’ (maximum 2 storeys) in scale.
- Designs are proposed to be ‘traditional’ (simple structures with pitched roofs) and therefore in keeping with the character of the village.
- Building forms are likely to include a variety of locally-influenced building materials and architectural features.
- Modest density allows scheme to accommodate open space and landscaping in response to local character and village-edge setting.
Below is an image of our masterplan which focuses on the landscaping scheme for the proposed development site and shows where additional planting will be located. Landscape and Visual Impact Assessments have also been carried out and appropriate measures have been incorporated into the landscape masterplan to mitigate the visual effect on the surrounding landscape of the proposed development.

Key facts

| Northern area of grassland to be retained and restored through appropriate management. | Existing trees and hedgerow to be retained at site boundaries to preserve the rural character of the site. |
| Sensitive ecological area to be fenced off to control public access and aid restoration and conservation. | Landscape buffer at western boundary will create a visual boundary and increase biodiversity. |
What we would like from you, and what you can expect from us

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

Your views are important to help us develop our scheme and are very much appreciated. We will review all comments received as we finalise our proposals before submitting a formal planning application to Aylesbury Vale District Council in the near future.

At that time the council will write to local people again, giving details of the application and providing an opportunity for you to make further comments.

Your feedback
Please leave completed feedback forms with a member of the project team today, or post to the following address:

Newton Longville Consultation, Webb Associates Public Relations, 22 The Point, Market Harborough, Leicestershire, LE16 7QU

Alternatively, you can submit your comments via email to: newtonlongville@webbpr.net

The information on display at this consultation event is also available to view online at: www.taylorwimpey.co.uk/newton-longville

All feedback should be returned by Friday 12th December 2014.

Taylor Wimpey in your area

Taylor Wimpey has a successful track record of building high-quality new homes in Buckinghamshire. The following developments are now open in the local area:

- Broad Oaks – Shenley Brook End, Milton Keynes
- Sherwood Grove – Bletchley
- Parklands – Woburn Sands
- Willow Lake – Newton Leys
- Kingston Chase – Broughton, Milton Keynes

Further information is available at www.taylorwimpey.co.uk
Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 11,000 homes each year.

Planning sustainable communities
We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

More than building homes
We build roads and junctions, sewers and utilities that link our developments with the surrounding areas. Where needed we provide community facilities such as schools, doctor’s surgeries, shops and offices, bus stops and even railway stations, as well as much needed affordable homes. Such provision can help meet the day-to-day needs of the people living on, or near, our developments.

Green spaces
We design landscaping and open space to provide an attractive and safe setting for homes, recreational space for residents, and habitats for plants and wildlife. Green spaces could include tree or hedgerow planting, playgrounds or sports pitches.

Energy efficient homes
We look to reduce the energy demand of our homes by improving wall and roof insulation. In some cases we may also fit more complex technologies. This means that residents benefit from energy bill savings while their long term maintenance burden and costs are kept to a minimum.

Engaging with local people
We are committed to working with local people, community groups and local authorities during the planning phase and aim to keep them up to date with our activities and progress during construction. We aim to plan and design developments that balance the demands of our business with providing for the needs of our residents and their communities.

Taylor Wimpey lays the foundations for thriving communities

We completed 11,696 homes in 2013, of which 2,124 (about 18%) were affordable homes.

In 2013, through planning obligations, we invested over £225m in the areas in which we built.

We provide public transport, road improvements and education facilities on many developments.

Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.
Being considerate of our neighbours and the environment whilst building

Health, safety and environmental management
The health and safety of our workers, visitors and the local community is our highest priority. We manage this through comprehensive procedures including clear signage, control of traffic, school visits and ongoing communication with neighbouring home owners and the local community.

We keep environmental disturbance, including noise and dust, to a minimum on our sites, with a focus on preventing pollution, managing waste and protecting the natural environment.

All of our sites are independently audited for Health, Safety and Environment (HSE) on a monthly basis as a minimum. Before any site commences we prepare a Construction Phase Health & Safety Plan and a Site Specific Environmental Action Plan to ensure proper control of HSE matters.

Construction activities and the community
We will keep disturbances to the community to a minimum while we are working on site. We keep our sites clean and orderly and our operatives maintain a high standard of behaviour. Hours of operation, including for deliveries, are carefully managed. Where possible we provide separate parking for our operatives to minimise traffic congestion.

Taylor Wimpey care about resources and the environment

A current Taylor Wimpey home would require around a third of the energy needed to heat a similar sized 1980’s home which helps keep living costs down.

We are developing a business-led Energy and Carbon Strategy to identify significant opportunities for reducing our energy consumption and carbon emissions.

We use timber from sustainable and managed sources and since 2007 our Waste and Resources Strategy has achieved a reduction of our general construction waste sent to landfill by 74%.
What have we done before?

We build a wide range of homes in the UK, from one bedroom apartments to five bedroom houses, with a broad price range.

Our aim is to be an organisation that listens, responds and ultimately delivers local requirements in the most appropriate way.

We aim to build homes responsibly and efficiently, and reduce greenhouse gas emissions generated by our business activities.

Many of our sites have green transport plans that promote walking, cycling, public transport and other green travel options.

We take a range of architecture, landscape and sustainability issues into account on every development.

Our aim is to be an organisation that listens, responds and ultimately delivers local requirements in the most appropriate way.

Every year we regenerate significant areas of disused or contaminated land to create vibrant communities.

Key facts