

PITSTONE DEVELOPMENT AREA

COMPREHENSIVE PLAN



JUNE 2005

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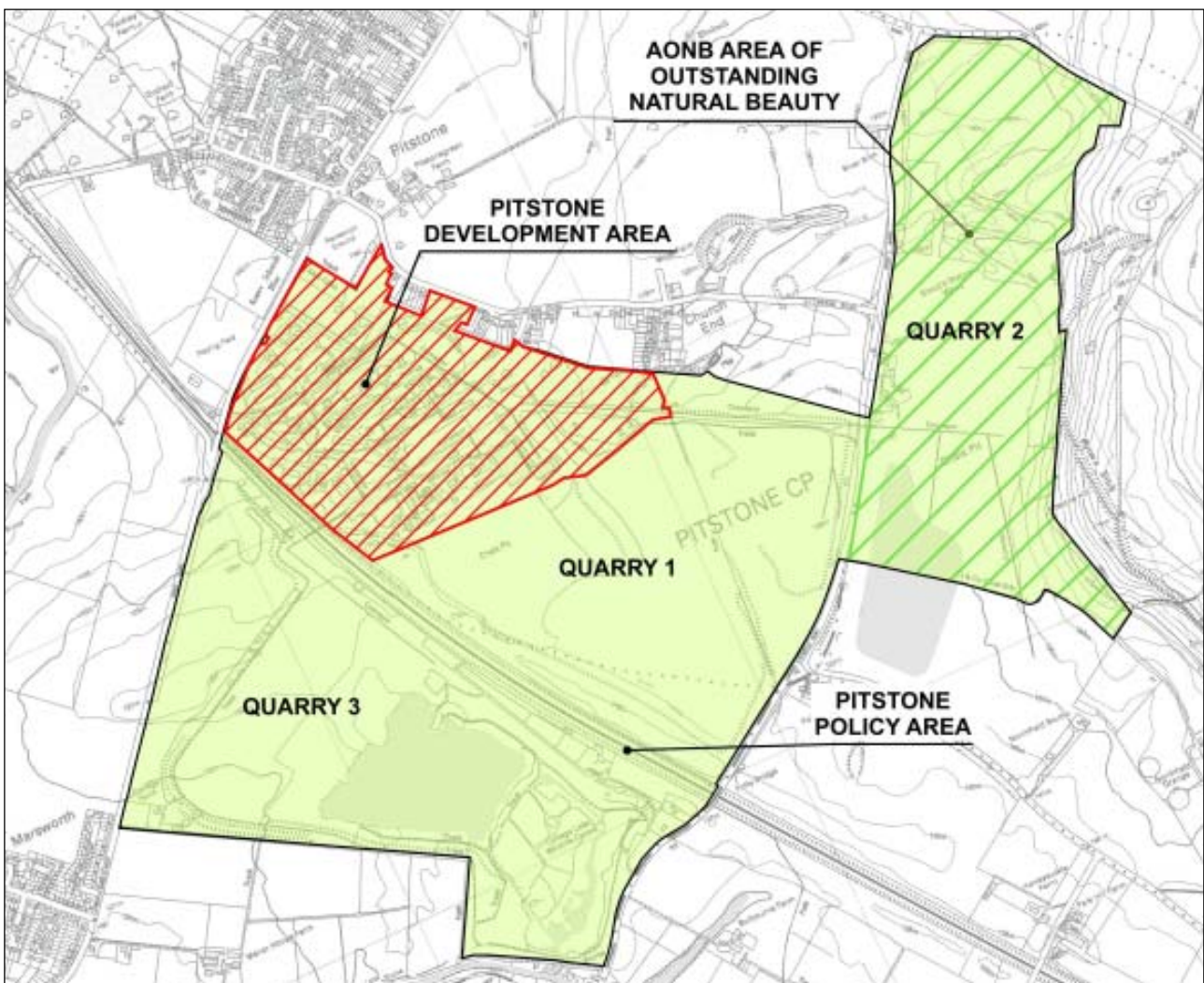
Taylor Woodrow Developments Ltd
Aylesbury Vale District Council
Pitstone Parish Council
Faulkners obo Hawkins family

1.0 BACKGROUND INFORMATION

Scope of comprehensive plan

- 1.1 This comprehensive plan has been prepared on behalf of the landowners with an interest in the future development of the undeveloped land within the Pitstone Development Area (see Fig 1.).
- 1.2 This plan derives from the Aylesbury Vale District Local Plan (AVDLP) – Policy RA26 (see Appendix 1). It has an area of 48.7 hectares / 120.5 acres. The cement works closed in December 1991 and its redevelopment, primarily for housing, business and community facilities, is well advanced.
- 1.3 In the approved Rural Areas Local Plan, the policy area (RMS3) formed part of a wider geographical definition which included other mineral bearing land known as Quarries 1, 2 and 3. Quarries 1 and 2 are the subject of development and restoration proposals approved by the minerals planning authorities. Quarry 3 is the subject of obligations under a separate legal agreement. As the former quarries no longer have a functional relationship with the emerging proposals for the former cement works, they are no longer included in the development area covered by this comprehensive plan.

Fig 1. Pitstone policy areas



1.4 The Pitstone Development Area is broadly similar to the area identified in AVDC's consultation exercise of April 2000. The new policy identifies this area for the accommodation of a mixed development including business, housing, local services, community facilities and open space. Substantial development has been completed as shown by Fig 2 .

Role of comprehensive plan

1.5 The comprehensive plan has been prepared in order to:-

- ensure that new development reflects AVDLP policy RA26 and all other relevant AVDLP policies

- promote high standards of layout and design
- address site specific issues arising from new development
- achieve comprehensive development of different areas
- facilitate integration of new development and existing village
- enhance the village centre around the recreation ground

Fig 2. Development complete by May 2004

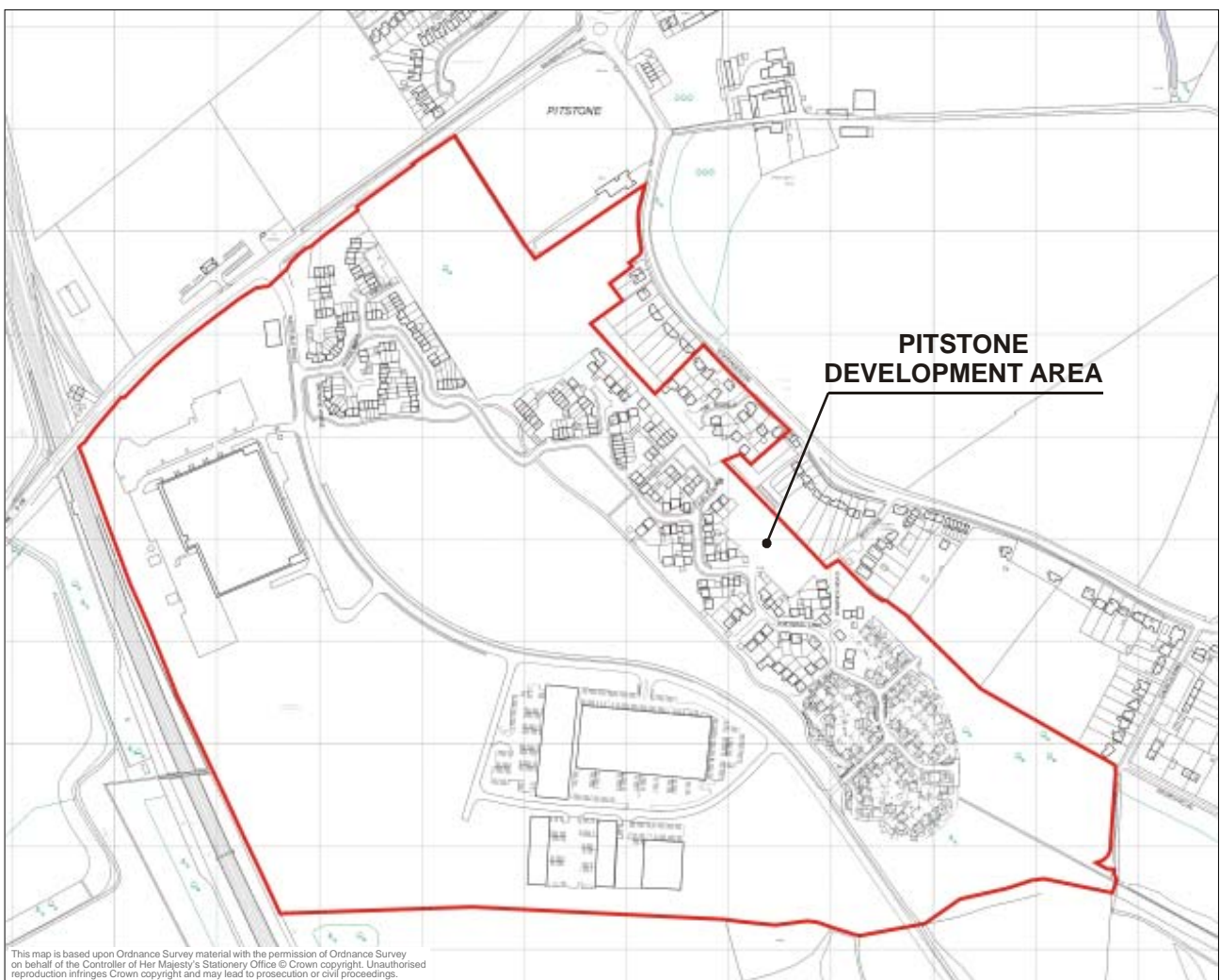




Fig 3. Pitstone development area - May 2004

Consultations

- 1.6 The comprehensive plan was subject to a full public consultation exercise in July/ August 2004. This included seeking views on specific aspects of the plan through the involvement of the local community and the holding of a public exhibition, where the public were able to view the proposals and gain a better understanding of the proposals for development in Pitstone.
- 1.7 A number of modifications were made to the draft plan as a result of the public consultation exercise.

Status

- 1.8 The plan was formally considered by Aylesbury Vale District Council in conjunction with comments received during public consultation.



Fig 4. New housing development

- 1.9 The Council have approved this final version of the plan and will use it as a basis for determining relevant planning applications.



Fig 5. Pitstone cement works



Fig 6. Site location

2.0 SITE AND SURROUNDINGS

- 2.1 The former cement works site lies at the south western end of Pitstone village, approximately 3km from Tring and a similar distance from Tring railway station.
- 2.2 The site location is shown at Fig 6.
- 2.3 Prior to redevelopment, the majority of the Pitstone Development Area was owned by Castle Cement. Additional land adjoining the recreation ground was initially identified at the Local Plan pre-deposit consultation stage in March 1997. The principle of developing this land was debated at the Local Plan Public Inquiry and subsequent modifications were made to the Local Plan to include the additional land in the Development Area. This land is owned by Pitstone Parish Council and a private individual (see Fig 7.).

Land use

- 2.4 The former cement works site is being developed for housing, business, community facilities and open space with a new link road extending from Marsworth Road through former Quarry 1 to the Upper Icknield Way B488.
- 2.5 The eastern part of former Quarry 1 is already partially restored to agricultural use and substantial areas alongside the railway line are designated as nature reserves and sites of importance for nature conservation. No change is envisaged in this plan.
- 2.6 The area known as The Mounds between the development area and Quarry 1 has been re-levelled and sown with grass / clover. Further strategic planting will be carried out towards the end of the development programme. There is a BBOWT reserve, College Lake, site of importance for nature conservation (SINC) and site of special

scientific interest (SSSI) in Quarry 3.

Access and transport

- 2.7 Under the outline planning permission granted to Castle Cement, a number of changes to the road system at Pitstone have been undertaken. These changes include the provision of a link road from Marsworth Road to the Upper Icknield Way serving the new development and offering an alternative to Vicarage Road. The approved development has also secured a number of traffic management improvements and a subsidy to bus services.

Rail

- 2.8 Access to rail services for passengers is provided by a bus service to Tring railway station.

Fig 7. Additional land adjoining the recreation ground can be seen in the foreground





Fig 8. Aerial view of the development area

Site description

2.9 The development area (see Fig 8) comprises four elements:-

- Ⓐ the former cement works land (45.3 ha / 112 ac) – demolition of the cement works was completed in 2000 and new housing and industrial development has begun to redefine the character of the site which is largely flat and barren. Remnant tree and scrub growth exists on the periphery of the site.
- Ⓑ the Parish Council allotments (0.6 ha / 1.5 ac).
- Ⓒ the commercial tree plantation between the allotments and the former cement works (1.6 ha / 4 ac).
- Ⓓ the grass field between the recreation ground and properties in Vicarage Road (1.2 ha / 3 ac).



Fig 9. Refurbished listed building

2.10 Apart from new building development, the only notable physical features of the site are the listed building near the Marsworth Road entrance and retained trees / hedgerows.

2.11 The listed building has been refurbished and brought back into use. (see Fig 9.).

2.12 There are a number of geological and ecological features associated with the former mineral extraction but all exist outside the boundaries of the development area and would not be adversely affected by the proposed building.

2.13 The landscape context of the Policy Area is dominated by the Chilterns Area of Outstanding Natural Beauty.

2.14 Appropriate specialist arboricultural, ecological and archaeological investigations must be commissioned ahead of the development programme so that due account can be taken of any significant new discoveries.

Public rights of way

2.15 The only existing public right of way affecting the policy area is the footpath running diagonally from Church Road to the Upper Icknield Way.

Access

2.16 Current access to the development area is from a new link road between Marsworth Road and Upper Icknield Way. Further limited accesses are proposed from Marsworth Road and Vicarage Road subject to the provision of appropriate junctions. In addition contributions to off site (outside the development area) infrastructure improvements to improve road safety and pedestrian/cycle links will be required. The nature of these improvements will be decided based on the results of a transport assessment.

Fig 10. New access road between Marsworth Road and Upper Icknield Way



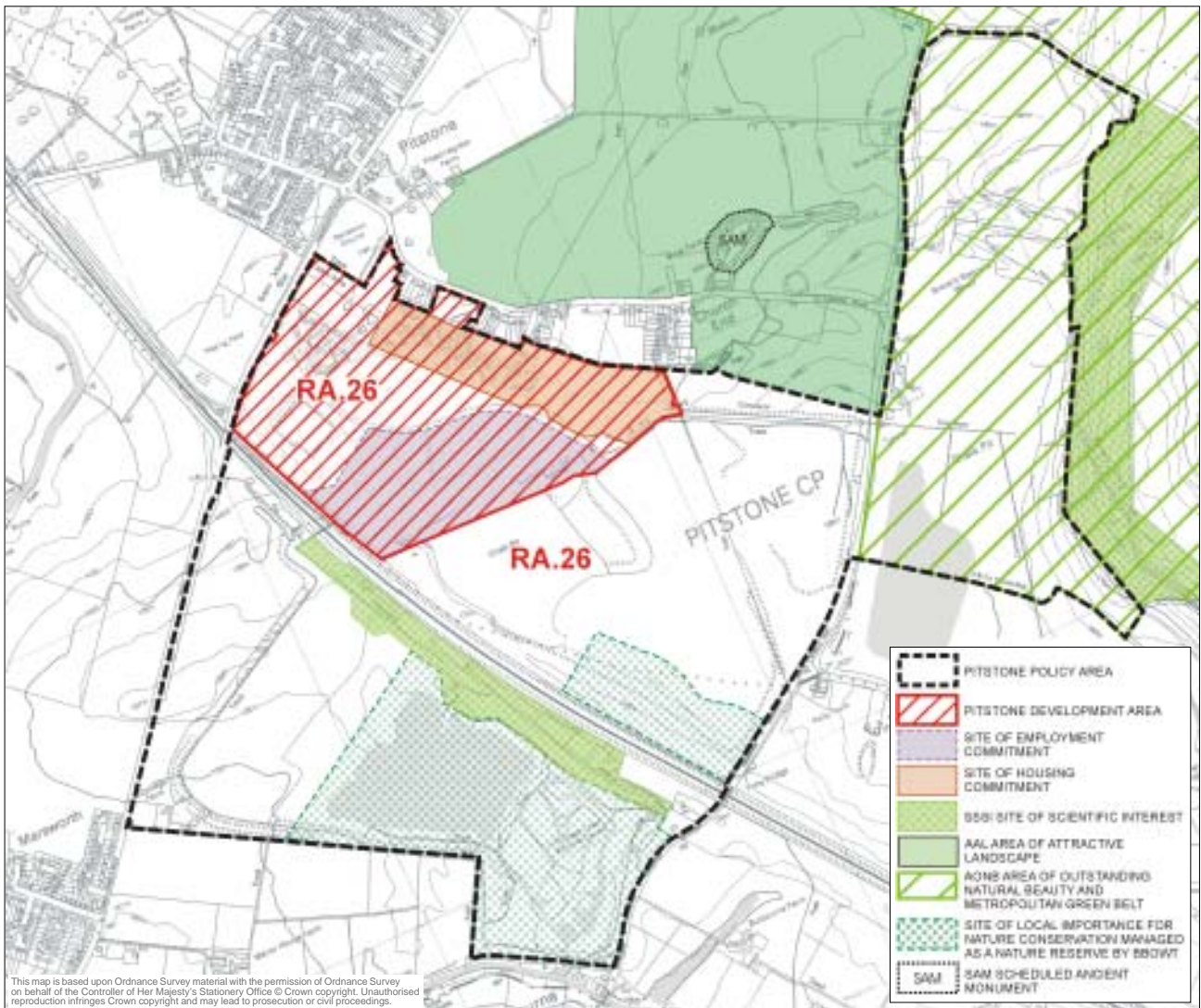


Fig 11. Policy areas as defined in the Aylesbury Vale District Local Plan Proposals Map



3.0 PLANNING CONTEXT

National planning policies

- 3.1 A number of the Government planning policy guidance notes and planning policy statements contain advice which needs to be taken into account in preparing detailed proposals for the development area, of which the most relevant are:

- PPS1 – Delivering sustainable development
- PPG3 – Housing
- PPG4 – Industrial and commercial development
- PPS 7 – Sustainable development in rural areas
- PPG9 – Nature conservation
- PPG13 – Transport
- PPG14 – Development of unstable land
- PPG15 – Planning and the historic environment
- PPG16 – Archaeology
- PPG17 – Planning for open space, sport and recreation

Buckinghamshire County Structure Plan

- 3.2 The current structure plan was adopted and published in March 1996.

Aylesbury Vale District Local Plan

- 3.3 The currently adopted local plan is the Aylesbury Vale District Local Plan (January 2004) which includes a policy (RA26) for the redevelopment of the former Pitstone Cement Works and adjacent land (see Appendix 1 and Fig 11). Other general policies of the Local Plan will apply to the development as appropriate.

Planning history












- 3.4 A number of planning application determinations are relevant to this comprehensive plan.

1. Outline planning permission dated 2 July 1998 granted to Castle Cement in respect of residential development, employment development, hotel use, leisure facilities, landscaping and planting, highway improvements, ancillary local services including retail use. A number of subsequent permissions have been granted for housing and industrial development.
2. In November 2000, consent was issued by the minerals planning authorities in respect of IDO applications for the restoration of Quarry 1 and the continued working and restoration of Quarry 2.
3. Proposals for the filling of Quarry 2 with waste material was refused planning permission in December 1999. This unchallenged decision had the effect of releasing land beside the railway line from its intended use as a waste transfer facility, thus making it available for inclusion in the new development area as part of the industrial area.



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Fig 12. Comprehensive plan

-  PITSTONE DEVELOPMENT AREA
-  VILLAGE CENTRE INSET
-  GREEN REALM
-  EXISTING AND COMMITTED DEVELOPMENT
-  LAND RESERVED FOR COMMUNITY FACILITIES AND ADDITIONAL CAR PARKING
-  REMAINING AREAS FOR HOUSING DEVELOPMENT
-  UNDEVELOPED INDUSTRIAL PLOTS
-  LAND RESERVED FOR COMMERCIAL DEVELOPMENT
-  FOOTPATH / CYCLEWAY NETWORK
-  EXISTING BUS STOPS (WITH BUS ROUTE NUMBERS)
-  PROPOSED BUS STOPS

4.0 DESIGN AND DEVELOPMENT

Concept

4.1 This comprehensive plan takes forward the proposals contained in Policy RA26 to establish an enduring concept for the development and use of land within the policy area. The concept is based on the following objectives.

1. To optimise the use of the land within the Policy Area.
2. To provide a mixed use development with a high degree of integration with the village of Pitstone.
3. To secure a high quality environment.

Design standards

4.2 All development will be expected to be designed to a good standard and comply with AVDLP policies GP34 and GP35. A design statement, which establishes clear design principles through a set of design codes, is to be prepared for the whole site prior to the submission of planning applications.

4.3 The design statement will have regard to the report entitled "Landscape and Visual Assessment" which has been prepared for the village centre land together with The Landscape Plan for Buckinghamshire and the Chilterns AONB "Buildings Design Guide". Relevant advice in the guidance documents "Safer Places", "Places, Streets & Movement" and "By Design Better Places to Live" will be followed in the preparation of the design statement. Urban design principles must be applied to achieve a satisfactory site layout which will function well and integrate the development with the village of Pitstone. Reference should also be



Fig 13. Typical development

made to the existing settlement pattern and character, the cumulative impacts of further development, surface water drainage, and the impact of lighting. Reference to national guidance such as "Design Bulletin 32" (DOE/DOT 1992 2nd Edition), "Places, Streets & Movement" (DETR 1998), and "Better Places to Live: By Design" (DTLR 2001) will need to be made in the preparation of the design of new residential street layouts.

Footpath / cycleways

4.4 The comprehensive plan envisages pedestrian and cycleway links from the former cement works site to the village recreation ground, Vicarage Road and the local village facilities. Development within the former cement works site will provide for such links to be available when development of village centre land is undertaken. Footpath / cycleway links to Marsworth Road are included in the approved proposals for Phases 1, 2 and 3 of the housing development.



Fig 14. Undeveloped areas allocated for housing A-E

4.5 Connections to the external highway and foot-path system (including rights of way) are also shown as follows:-

1. Through Phase 1 to Vicarage Road
2. To Marsworth Road and sports field
3. Along link road to B488
4. To future bus stop locations

Housing development

4.6 Some 275 new dwellings have so far been built. The undeveloped areas allocated for housing are shown as parcels A, B, C, D and E (see Fig 14). The corresponding housing schedule is as follows:-

PARCEL	Ha	Ac
A	3.30	8.16
B	0.88	2.18
C	0.89	2.19
D	0.23	0.56
E	0.53	1.30
TOTAL	5.83	14.39

4.7 The remaining parts of the development area allocated for housing will deliver a minimum of 175 dwellings at an average density of 30 dwellings per hectare. Affordable and low cost housing will be required as part of the overall development in accordance with AVDLP policies.

Business development

4.8 The business area of some 20 hectares will accommodate a variety of small and medium sized enterprises. The initial development fronting Westfield Road (the link road) is complete together with smaller units off Quarry Road (see Fig 15).

Community facilities

4.9 In accordance with the planning permissions already implemented, substantial sports facilities have been made available to the north of Marsworth Road to supplement the existing village recreation ground. Additional local equipped areas for play (LEAPs) have been provided as part of the Phase 2 and 3 housing development including a kickabout area at the south eastern end. Early phases of the development also secured the extension of the Memorial Hall.

Fig 15. Business development under construction



4.10 An audit and assessment of sport and leisure facilities in all parishes in Aylesbury Vale was carried out in 2003/2004. In the light of this audit, and taking into consideration the leisure and community needs of the expanded development, there is a need to provide further leisure and community facilities. These will be provided in accordance with the Council's adopted Supplementary Planning Guidance (SPG) "Sport and Leisure Facilities" (August 2004). Documentation accompanying the SPG sets out the calculation for the required contribution towards sport and leisure facilities, based on the number of dwellings and the number of bedrooms.



Fig 16. Equipped play area

4.11 Land is reserved on the Village Centre Inset Plan for community facilities - see area "F" in figure 17. This community area should provide a high-quality focus to the village centre. The layout and design of the community area and buildings should take into account the need for integration of car parking and access arrangements with those for the Memorial Hall. During the public consultation on the draft comprehensive plan, comments were sought on the potential uses of this community land, and those comments have been taken into consideration.



Fig 17. Village Centre inset plan

4.12 The following will be provided on the land reserved for community facilities:

- A multi-use games area
- A youth drop-in facility either incorporated into the existing Memorial Hall or incorporated in a separate building. Negotiations between the Council's leisure services and design services divisions, Pitstone Parish Council, and local community groups will determine the location and format



Fig 18. Generous landscaping margins



Fig 19. Memorial hall

of this youth drop-in facility.

- 4.13 Any remaining funds from the contribution towards sport and leisure facilities (as detailed in paragraph 4.10) will be used to provide further improvements to the Marsworth Road sports field.
- 4.14 Other appropriate uses of the land reserved for community facilities include (subject to external funding sources):
- A multi-denominational church/chapel (the youth drop-in facility could be incorporated within the same building).
 - A day nursery
 - A doctors' surgery (relocation of the Little Rothschild Surgery).
- 4.15 In conjunction with the determination of full planning applications for housing development, an education needs assessment will be carried out to determine any shortfalls in education facilities commensurate with the con-

tent and timing of development. Any shortfall will be required to be met by an appropriate financial contribution.

- 4.16 The provision of shops, banks and other commercial facilities is unlikely to be viable based on the anticipated resident population but, with the growth of businesses on the site, there may be additional demand to justify provision. Land has been reserved within the Village Centre Inset Plan for commercial development of a small scale appropriate to local needs, such as a public house, restaurant or shop.

Landscaping

- 4.17 The principal feature of the landscaping strategy for the development area is the protection and enhancement of the peripheral zone. This zone includes strong tree groups on the frontage to Marsworth Road; regenerating nature conservation

areas between the business area and railway line; new grass seeding on the embankment along the southern boundary and retained trees between the new housing areas and properties in Vicarage Road.

- 4.18 Within the 40 metre wide highway corridor of the new link road, generous margins have been provided to enable a cohesive landscape design to unify the disparate elements of the new street scene.

Sustainability

- 4.19 The proposed development will primarily make use of previously developed land and secure an improved environmental quality by further investment in landscaping and long term management. Business development within the overall scheme and re-use of the listed building for offices will increase long term sustainability. New development will be designed having regard to

Fig 20. Implementation of the plan can be seen below



recommendations in AVDC's Sustainable Construction Advisory Guide (February 2003).

4.20 The additional resident and business populations will help to underpin existing village facilities, offer employment choice and community benefits. Judicious siting of additional facilities and appropriate footpaths / cycleway linkages to public transport and local facilities will help to minimise the burdens on transport and the environment.

Implementation

4.21 Phases 1, 2 and 3 of the approved housing development are complete and the business development is well advanced. Additional phases of the development are expected to follow after agreement of this plan (see Fig 20).

4.22 Planning obligations arising from the additional development envisaged in this comprehensive plan will include :-

- (i) leisure and community facilities (see paragraphs 4.10 to 4.13 above)
- (ii) school improvements
- (iii) bus service operations
- (iv) affordable housing
- (v) off site (outside the development area) infrastructure improvements to improve road safety and pedestrian/cycle links (the nature of these improvements to be decided based on the results of a transport assessment).

Planning obligations

Fig 21. Village Centre inset plan



Requirements for accompanying information

- 4.23 Environmental and technical information will be required to accompany a planning application for the proposed development and this will include:

Transport assessment

Design statement (to be prepared prior to submission of planning application - see paragraphs 4.2-4.3)

Detailed site survey

Contaminated land survey
(resubmission of the survey carried out for the earlier phases of development)

- Services survey
- Drainage strategy (incorporating a sustainable drainage approach)
- Ecological appraisal (apart from badger survey which was carried out in September 2003)
- Tree survey

5.0 VILLAGE CENTRE

- 5.1 Special consideration will be given to the development of land at the village centre
- 5.2 Indicative land use and layout principles are illustrated at Fig 21. Specific requirements include:-
1. Compliance with design policies GP34 and GP35 and a clear demonstration of the way in which design cohesion and local distinctiveness will be achieved.
 2. Provision of a tree lined avenue linking the existing footpath system to the recreation ground (X to Y on 21)
 3. A footpath / cyclepath link between Vicarage Road and the new avenue (see above).
 4. A single new vehicular access to Marsworth Road (V on 21).
 5. A single new vehicular access to Vicarage Road (W on 21) and consideration of integration of the Memorial Hall access and car park.
 6. Appropriate mitigation strategy for badgers.
- 5.3 Additionally, the promoters of this comprehensive plan advocate an increase in the speed restricted area of Marsworth Road with new signs positioned to the west of Westfield Road junction.

Fig 22. Retained trees offer screening to Village Centre



Fig 23. Village Centre Land

APPENDIX 1 - PITSTONE DEVELOPMENT AREA POLICY

- RA26 The Council supports the redevelopment of the former Pitstone Cement Works site and adjacent land as defined on the Proposals Map as the 'Pitstone Development Area' for a mixed employment and housing scheme including appropriate local services, facilities and open space. In any development proposals for the re-use and redevelopment of the Pitstone Policy Area, the District Council will require:-
- a) that any proposals for the development of land outside that already granted planning permission, or proposals to alter existing planning permissions shall be against the background of a comprehensive plan / development brief for the whole of the Pitstone Development Area prepared in association with the council and subject to public consultation;
 - b) provision of housing, employment, open uses and community uses on the land defined as Pitstone Development Area;
 - c) provision of a mix of housing types and sizes, including in particular at least 10% as low cost market housing, and providing for a minimum of 20% and up to 30% as affordable housing. The council will assess the circumstances of the site and of the particular proposed development, taking into account the considerations set out in GP.2 above and also the local needs for low cost housing. The council will also wish to ensure that the affordable dwellings are occupied initially by 'qualifying persons' and are retained for successive 'qualifying persons';
 - d) replacement built development to be restricted to the land defined on the Proposals Map as the Pitstone Development Area with the precise extent of the land to be developed to be determined in accordance with the Comprehensive Plan / Planning Brief described in requirement a) above;
 - e) the reduction of the visual impact of the formerly built-up area of the works and associated quarries and the visual enhancement of the Pitstone Policy Area in accordance with requirements f)-i) below;
 - f) restoration of Quarry No. 1 to an open use appropriate to the countryside and its countryside setting pursuant to the IDO consents ref. 92/461/AMI and 0975-93;
 - g) use(s) for Quarry No. 2 consistent with its location within the area of outstanding natural beauty and Metropolitan Green Belt following the extraction of chalk from and restoration of Quarry No. 2 pursuant to the IDO consents ref. 92/461/AMI and 0975-93;
 - h) arrangements for the long-term maintenance and furtherance of the nature reserve in Quarry No. 3;
 - i) that existing trees and hedgerows, particularly where they screen the Pitstone Policy Area and/or are prominent in the surrounding landscape, are retained and supplemented, save where the retention of existing trees and hedgerows would prevent the most satisfactory comprehensive scheme for the Pitstone Development Area from being achieved or where such trees/hedgerows are dead or dying and/or diseased and need to be removed;
 - j) equitable contributions towards the provision of bus services between the development and Tring station;
 - k) maximum utilisation of the railway for access and servicing;
 - l) the protection and enhancement of the amenity of the neighbouring residents and those in nearby settlements;
 - m) additional pedestrian and cycle links through the adjoining restored quarry land to neighbouring settlements and/or surrounding footpaths;
 - n) integration between the existing village and the former cement works site fully exploiting opportunities to do so provided by all the land enclosed within the Pitstone Development Area, in particular the Hawkins'/Parish Council land, in accordance with the provisions agreed in the Comprehensive Plan / Planning Brief described in requirement a) above; and
 - o) an equitable contribution towards improvements to Brookmead School, Ivinghoe based on generated pupil numbers.

APPENDIX 2 - USEFUL CONTACTS

Judith Waring,	Forward Plans, Aylesbury Vale District Council 01296 585481
Paul Hems,	Development Control, Aylesbury Vale District Council 01296 585567
Simon Willison,	Highway Development Control, Buckinghamshire County Council 01296 382430
Ron Treacher,	Pitstone Parish Council 01296 668349
Leigh Johnson,	Taylor Woodrow 01707 378900
David Rixson,	Vincent and Gorbing, Chartered Architects and Town Planners 01438 316331
Derek Bromley,	Faulkners 01923 272819

APPENDIX 3 - STATEMENT OF CONSULTATION

- (i) The public consultation period ran from 5th July 2004 to 27th August 2004. A public notice advertising the consultation appeared in the Bucks Herald on 14/7/04, the Hemel Hempstead Gazette on 7/7/04, and the Leighton Buzzard Observer on 13/7/04. During the public consultation period, the draft Comprehensive Plan was publicised in Ivinghoe Library, in the Council's Customer Service Centre and on the Council's website.
- (ii) A summary leaflet was delivered to all residents in Pitstone village (approximately 1500 leaflets)
- (iii) A public exhibition was held in Pitstone Memorial Hall on Friday 16th July (2-8pm) and Saturday 17th July 2004 (10am -4pm).
- (iv) Various groups and individuals were sent copies of the draft Comprehensive Plan and were asked for comment. These included: local parish Councils, adjacent district and County Councils, Heads of Service at AVDC, statutory consultees, economic and environmental organisations, local community groups.
- (v) During the consultation period, 118 representations were received.
- (vi) The Council's response to these representations was agreed and the Comprehensive Plan (amended accordingly) was agreed in June 2005.