



- Reinforcing and extending community facilities
- Integrating with the historic landscape
- Making good use of road and rail connections
- Providing sustainable energy and resources

### The planning issues

The South East Regional Plan calls for 16,800 new dwellings to be built in and around Aylesbury.

The Aylesbury Vale District Council Draft Core Strategy makes provision for around 10,000 dwellings to the east of the town. But:

- the strategy has no contingency or flexibility
- some of the selected sites remain tightly constrained: new roads will need to cross the floodplain
- there are questions about short term delivery
- there is local opposition to the scheme

### A way forward

Quarrendon Fields provides a way for the Council to meet shorter term housing needs with a number of significant benefits:

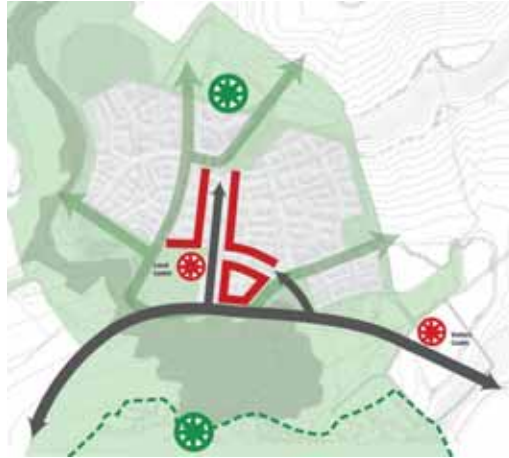
- the site is one of the least constrained of all those considered in the options stage
- it will complement and support the two adjoining urban extensions, completing a logical arc of development;
- it can help to deliver the committed Western Link Road: no other major road is required
- it provides a great opportunity to enhance and improve access to Quarrendon Leas - a green hub incorporating the Scheduled Ancient Monument

# Quarrendon Fields

## Reinforcing and extending community facilities



Connections into town



Key hubs and local attractors



Key facilities

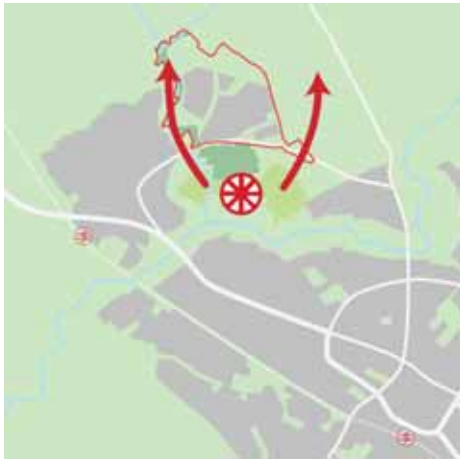


The proposed development would include about 1,500 houses and would also provide the following:

- help in early delivery of the Berryfields Academy
- contributions to creating the Quarrendon Leas gateway hub, including improvements to the monument site and visitor facilities
- a site for a two and a half form entry primary school
- a multi-purpose ecumenical place of worship and community hall
- local centre including retail facilities
- playing pitches
- improved public access to the countryside including riverside walks and extensive informal public open space
- community orchard and allotments
- clean, renewable energy from wind turbines
- affordable housing
- high quality, well designed development suited to its location

# 3

## Quarrendon Fields Integrating with the historic landscape



The Quarrendon Leas Gateway



Green corridors along historic hedgerows



South of the site, beyond the Western Link Road, is Quarrendon Leas, an abandoned medieval village and the site of a Tudor mansion and gardens. These are designated as a Scheduled Ancient Monument.

The monument site has the potential to be the centrepiece of the Green Infrastructure on the western side of Aylesbury, offering visitor facilities, information and connections to the wider countryside (as identified in the County Council Green Infrastructure Strategy).

Quarrendon Fields is in a position to make a significant contribution toward realising that goal:

- improved access to the Quarrendon Leas site
- visitor facilities possibly including parking, a visitor centre and café
- green footpath corridors connecting the historic site with the wider countryside
- enhanced planting to reinforce historic boundaries
- riverside walk along Hardwick Stream

The masterplan also integrates key features of the historic landscape.

- historic hedgerows and trees retained within multi-functional green corridors
- remaining areas of historic pasture retained and enhanced
- floodplain retained within green space along river corridor
- river corridor returned to grassland
- areas with a strong sense of place retained as public open spaces

All of these features would help to make a significant improvement in biodiversity. The wide green corridors in particular would provide habitat and a way for wildlife to move through and around the site.

More than half the site is given over to green space.

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## Quarrendon Fields

# Making good use of road and rail connections



Wider footpaths and cycle-ways



A clear pattern of streets



Local footpaths and cycle-ways



**Quarrendon Fields is extremely well located to make best use of existing and committed road and rail connections. The development would not require any new major roads but would help to deliver the approved Western Link Road.**

The Link Road provides connections to both the A41 and the A413 for access to the town centre as well as Bicester, Buckingham and beyond.

There would be three access points along the road to disperse traffic.

### Public transport

Public transport to the site would be provided by new bus services to the Park and Ride sites at Weedon Hill and Aylesbury Vale Parkway, connecting with services to the town centre and other destinations.

- All houses would be within 400m of a bus stop
- Bus services to the station would be timed to integrate with train services
- All stops and potentially each dwelling would have real-time bus information
- Significant improvements could also be made to existing bus stop facilities within the surrounding area

The site is within walking and/or cycling distance of a number of facilities including:

- Berryfields neighbourhood centre
- Quarrendon Academy
- Aylesbury Vale Parkway station (about 1.5km) for Chiltern Line trains to London
- Aylesbury Vale Parkway Park and Ride for bus connections to Aylesbury
- Rabans Lane, Bicester Road, Gatehouse and the proposed Berryfields MDA employment areas
- Aylesbury town centre and Broadfields retail area

Trips to the employment areas and town centre can make use of the Rubyway cycle route or, via Weedon Hill and the new route along the Buckingham Road.

Development would help to extend the network of footpaths and cycle-ways with improved access along the Link Road and footpaths to the Quarrendon Leas site, along the river corridor and potential connections to Hardwick, Weedon and Berryfields.

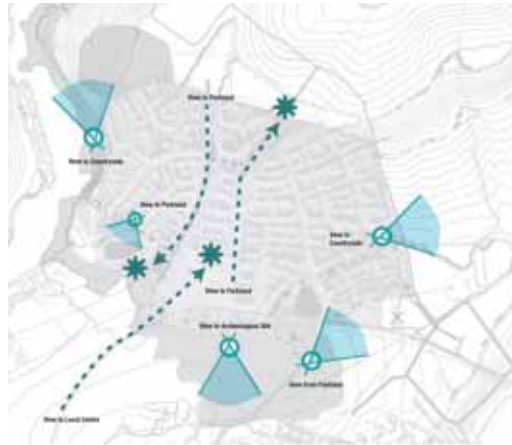
# 5

## Quarrendon Fields

# Providing sustainable energy and resources



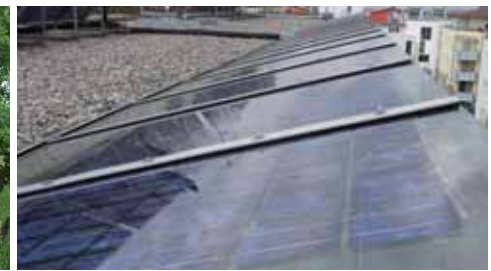
South facing slope for good solar exposure



Views



Neighbourhoods



The overall approach to energy and resources is to make the most of local resources. The main resources in the locality are sun, wind and land.

### Solar

Like many of the traditional settlements in the area such as Hardwick, Weedon, Wingrave and Mentmore, the Quarrendon Fields site is located on a south facing slope.

The southern orientation ensures the site gets full exposure to the sun for passive solar energy. The streets within the site are oriented mainly on an east-west axis to take best advantage of the position.

Combined with houses that meet the Code for Sustainable Homes, the southern orientation helps to reduce energy use within the houses and so reduce carbon emissions.

A south facing slope also helps to ensure gardens and public spaces have good solar exposure so they are comfortable and provide good growing conditions.

### Wind

By far the most pressing issue with respect to renewable energy is electricity. The solution adopted for Quarrendon Fields is to provide two wind turbines.

The turbines would generate all the electricity needed by the development and would generate a surplus to increase the total amount of renewable energy being produced. This would be a significant contribution toward local and national targets for renewables.

### Woodland, orchard and allotments

With more than half the site left undeveloped, a significant resource on the site is land. Rather than being an energy consumer in the form of the mowing and maintenance of amenity space, much of that land is identified for productive use including woodland, community orchard and allotments. Some may also remain as pasture.

Growing food locally helps reduce the total energy used in production, transport and sale. Woodland can be used for both timber as well as fuel and has wider benefits in terms of biodiversity and community access.

### Water

The proposed development would be located on gently rising ground fully outside the floodplain. The area covered by the floodplain would be retained as public open space and drainage features would ensure runoff is not increased.