

3.0

VISION

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3.1

VISION

The VISION for Little Haldens is founded in the Development Brief, shaped by Human+Nature's framework drivers and principles for 'Remarkable Places', informed by the evidence of the land and by the many contributions made in consultation by special interest and expert organisations and people in local communities.

This VISION sets the ambition, tone, key challenges and indeed key components of a 21st-century sustainable place and community and will serve as an anchor and reference point for all future work.

LITTLE HALDENS

The secluded valley

Little Haldens in the Gomm Valley will be a place of exceptional and enduring quality, designed to stand the test of time.

The plan has evolved from a carefully considered multi-disciplinary professional and public engagement process. This was to help ensure it is sensitive to and indeed honours its wonderful setting, is founded in the evidence of the land, respectful of its cultural history, and bespoke to its unique condition and character.

This is no ordinary development project. The masterplan and designs for Little Haldens have been crafted to regenerate the valley landscape and habitats, make or reinforce important green connections and create the conditions for a new and complementary urban ecology to thrive. High Wycombe will have a new park with extensive public access which celebrates all life and provides multiple opportunities to be in the open, to experience nature and to play.

A wide range and choice in housing is proposed: a place to start out in life and a place to stay. Every effort has been made to design for a strong identity across the plan to establish a distinctive but refined sense of place, with buildings set into the landscape - contemporary yet respectful of the best of the local vernacular designs and materials - and enveloped by an abundant and productive greenery of trees, green roofs and corridors, gardens and community allotments.

The streets have been designed for gentle and safe yet efficient movement and to not jar with the sensitivity of the overall plan in its valley setting. The principal connection - Ashwells Lane - curves sinuously along the slopes of the western side of the valley. This Lane is designed at a 1:20 gradient which, despite the very hilly situation, offers the option of walking and cycling. The provision of local cafes, shops, a school and nursery, and community services and facilities in Little Haldens will give new residents and those from homes in adjacent communities a way of meeting everyday needs in a beautiful and neighbourly public square without having to travel long distances or jump in the car.

And Little Haldens looks to the future as a low carbon community with efficient and adaptable homes, clean energy supply, e-bikes and an e-car club, facilities for local composting and energy generation from green waste, a local food programme and community governance that helps bake in the shift towards an active community where people live well but with a low environmental impact.

Little Haldens can become the greenest and most elegant new place in England.

3.2

THE PROCESS

STARTING POINTS

Planning Policy inclusive of:

- NPPF
- WD LOCAL PLAN
- DEVELOPMENT BRIEF

Human + Nature Studies

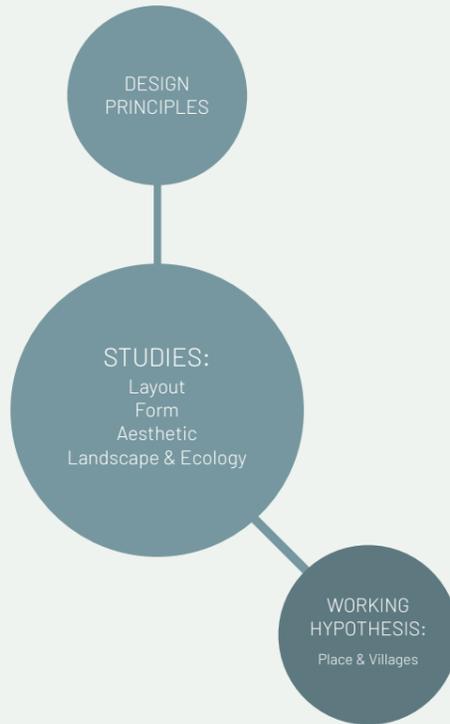
Principles of:

- Ecology
- LVIA
- Topography
- Geography
- Connectivity
- Hydrology
- Geology
- Local Vernacular

Evidence of the land



STRATEGIC REVIEW



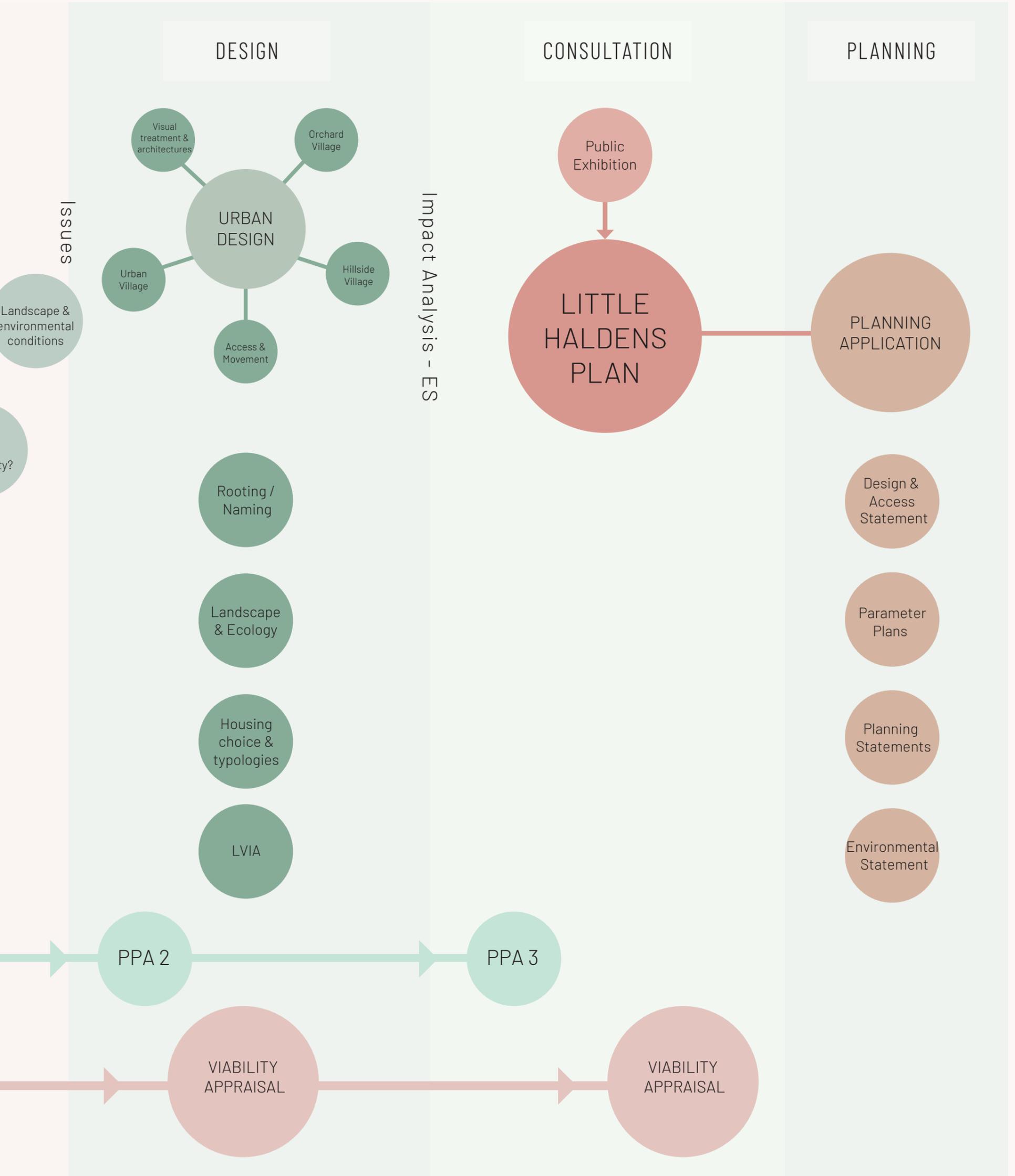
Iterative interdisciplinary design

COMMUNITY DESIGN EVENT



PPA 1

VIABILITY APPRAISAL



3.3

ILLUSTRATIVE MASTERPLAN

INTRODUCTION

Little Haldens is a comprehensive plan for the Aviva owned land in the Gomm Valley. The design incorporates a number of key features (described here) of both the landscape and built form.

Ashwells Site

ORCHARD VILLAGE

The Orchard Village sits at the north of the site on the western flank. It is the flattest area of the site with gradients ranging from 1:15 - 1:20. It is characterised by larger houses in short rows lining the main street and semi and detached houses overlooking the valley. The houses sit within an orchard woodland of fruit trees.

URBAN HABITATS

Throughout the villages will be a number of features which provide ecological habitat and biodiversity, such as: green roofs, allotment gardens and orchards, bird and bat boxes and natural drainage features, ponds and grassland.

THE GOMM VALLEY TRUST & GREEN TEAM

Housed in a purpose built facility in Little Haldens Park, the 'Green Team' will be responsible for managing the landscape and public realm across the site including the park, the wider Gomm Valley landscape, the Site of Special Scientific Interest (SSSI), the Local Wildlife Site (LWS) and the landscape within the three villages.

HILLSIDE VILLAGE

The Hillside Village sits on the western central area of the site and has some of the steepest gradients (ranging between 1:4 and 1:12). It has views toward the east of the valley and SSSI and is characterised by 2-3 storey row houses and some smaller duplex houses which are nestled into the side of the hills. There will also be a number of custom build homes along Twelve Acre Lane.

LITTLE HALDENS SCHOOL

Little Haldens School and companion Nursery will be a single form entry school, accommodating up to 210 pupils. The school will be accessed from Little Haldens Square with the outdoor space opening out into the park to the north beyond. The school will utilise the unique natural landscape and ecology of the site to make it truly special to the Gomm Valley.

LITTLE HALDENS SQUARE

The square, and the surrounding area is the mixed use centre of the scheme. The square is a generous public space which will include: e-bike and e-car charging, cycle parking, bus stops, seating areas and generous planting. Around the square at ground level the uses will include: a cafe; a restaurant; a local store; workspace; the Little Haldens School, assisted living with residential uses above.

URBAN VILLAGE

The Urban Village is the residential and mixed use area to the southern part of the site. It contains the centre of Little Haldens Square and Lower Brook, the housing area to the south east which joins Hammersley Lane. This area will have the most intensity of use and will have more smaller homes, including 1 and 2 bedroom apartments and duplexes and smaller 3 bedroom row houses as well as some larger town houses.

CHALK GRASSLAND

The proposal will reinstate the native grassland of the Chilterns area into the valley, creating over 20 hectares of chalk grassland and species rich grassland habitat which will form an ecological network across the site. The grassland will be maintained and managed by the 'Green Team' and will be publicly accessible all year round.

ASHWELLS VALLEY PATH

Within the valley will be a new public path for walking and cycling which will follow the base of the valley and rise at a gentle 1:20 gradient. The path will connect Gomm Road in the south via Little Haldens Square and Park to Tylers Green to the north.

WOODLAND STRIPS

The scheme will deliver an additional 2km of woodland strips which will reinforce the existing 'hedgerow' network and will strengthen and increase existing ecological connectivity.

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

Like the Local Wildlife Site, the Site of Special Scientific Interest (SSSI) will be improved through enhanced management and access. The SSSI is a great asset to the site & area and will be protected via a buffer zone (50m) and a continuous line of fencing and bespoke planting.

ASHWELLS LANE

Ashwells Lane is the main street which runs throughout the scheme from Hammersley Lane in the south east to Cock Lane in the North West. Ashwells Lane is the key organising feature of the development, winding at a gentle gradient making it comfortable to walk and cycle on. Ashwells Lane will change in character as it progresses through the site and will be a humanising element designed for people, whilst allowing for cars and other vehicles too.

LITTLE HALDENS PARK

The Park contains a number of public facilities including: a natural swimming pond, a community centre and growing and play space. It sits at the base of the valley and links Little Haldens Square to the rest of the Gomm Valley grasslands.

LOCAL WILDLIFE SITE

The Local Wildlife Site (LWS) will be extended and improved through better management both of the access control and the land; helping to prevent damage to the habitat and promote the growth of the chalk grassland. The design has relocated a part of the LWS to sit on the eastern shoulder of the site. With a new area added to make it larger, compensating for any potential loss of habitat. In addition an ecological link has been maintained along the route of the portion of the former LWS area.



