

Welcome

Thank you for attending this exhibition which gives the public an early chance to see proposals for a significant planning application before it is submitted to Buckinghamshire Council.

We are proposing a pioneering operational net zero carbon development just outside Waddesdon.

The highly sustainable new community will include:

- A green energy park that harnesses enough energy from the wind and sun to meet the equivalent of 100% of the new community's annual energy needs as well as 2,761 average Buckinghamshire homes annual needs
- A new hotel and conference facility that brings a wide range of new jobs to the local area and supports the local economy
- A range of communal uses to meet the needs of all, from a new primary school to a community hub with a café and flexible workspaces through to integrated care provision for older residents
- The gradual, phased development of up to 650 sensitively designed, low-carbon, energy-efficient new homes meeting a range of needs
- Large open areas of parkland and extensive woodland for residents and visitors alike to enjoy all year round

Members of the project team are on hand to answer any questions you have. Please give us your feedback – we will read it all carefully and make any necessary amendments to the scheme before making a planning application to the Council next month.



LITTLETON GREEN
a clean, green new community for generations to come

About AWG

AWGroup is a Renewable Energy and Land Development business, based in Leighton Buzzard.

We are different because we are truly committed to a sustainable tomorrow. We embrace renewable energy and place it at the very heart of our business. We work hard to ensure that the communities we design will have enough green, renewable electricity generated on-site to power every home, school, care home, shop, and hotel within them.

Our Vision

- Our vision is to deliver sustainable, desirable communities, future-proofed for a net-zero nation. We are committed to doing business in a way that helps our country to honour its pledge to become net zero carbon by 2050.
- The future we believe in has communities that people can be proud of, powered by locally generated renewable energy, and held up as examples to be followed.

Our Values

- **We are accountable.** To our communities, to our environment, and to our planet.
- **We are honest.** We do what we say, and we say what we do. We operate with transparency and integrity, and we are proud of what we do and how we do it.
- **We are brave.** We want to listen, understand and work to resolve issues that others might find uncomfortable, and to take our business into uncharted waters.
- We believe that we can offer solutions to some of the biggest challenges facing our country today and we are ready to confront those challenges, head on.



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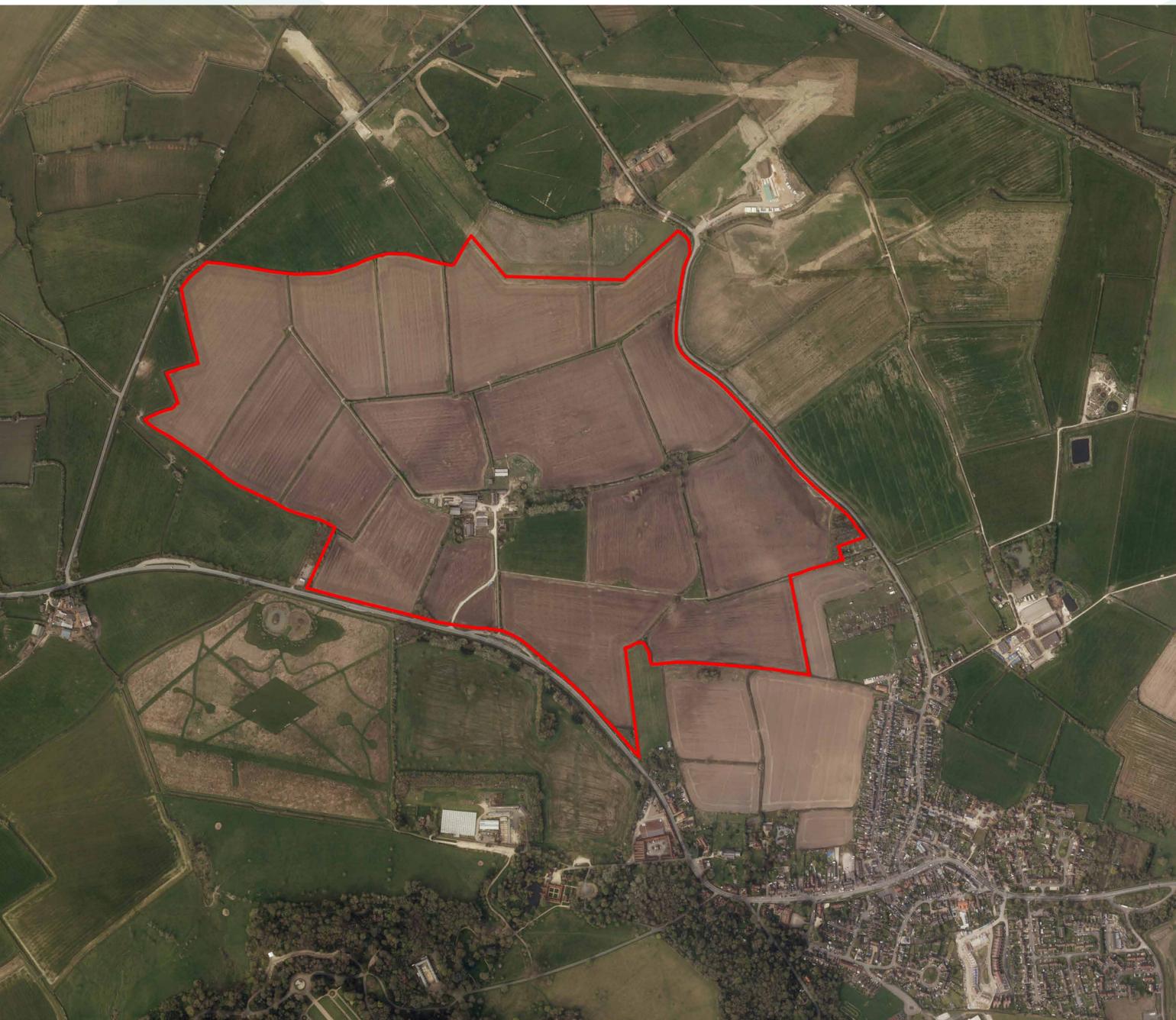
The Site

Littleton Manor Farm

The site is Littleton Manor Farm which lies to the north-west of Waddesdon village. It is currently used for agriculture.

The land is not in the Green Belt and has no other planning impediments to development.

The site is 91 hectares (225 acres). The majority of the site lies within Waddesdon Parish Council but a small parcel lies within Westcott Parish Council's boundaries.



Site Location

There are no listed buildings within the site boundary, however, adjacent to the site, south of the A41 is Waddesdon Manor Grade I Park and Garden.

There are no nationally designated archaeological assets within the site or in close proximity. The closest Conservation Area is in Waddesdon which is located south of the site.

The site has a low probability of flooding – less than 1 in 1,000 years. Our proposals will manage water within the development through SUDs and other mitigation methods.



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The Need For More Green Energy

There are 3 reasons why we are committed to playing our part in increasing the UK's renewable energy supply:

1. The Climate Crisis

The UK's homes account for nearly 15% of the UK's greenhouse emissions. Both the UK Government and Buckinghamshire Council are committed to achieving net zero carbon emissions by 2050.

2. Energy security

The war in Ukraine and the subsequent increase in gas and oil prices have highlighted the dangers of being dependent on foreign sources of energy. Introducing the Government's new energy security strategy, the Prime Minister said, "we need a flow of energy that is affordable, clean and above all secure. We need a power supply that's made in Britain, for Britain – and that's what this plan is all about."

3. Cheaper

We're all concerned about escalating energy bills and the cost of living crisis. Renewable energy can be cheaper than gas-fuelled electricity.



Our Proposed Energy Park

Estimated annual electricity from the energy park is equivalent to the annual energy consumption of 5,930 average Buckinghamshire homes.

The energy park will include:

A wind turbine up to 6.2MW with:

- hub height of up to 102.5m
- rotor diameter of up to 155m
- tip height of up to 180m

A solar array of 11.3 hectares (28 acres) of bifacial panels
An EV charging station alongside the A41 with:

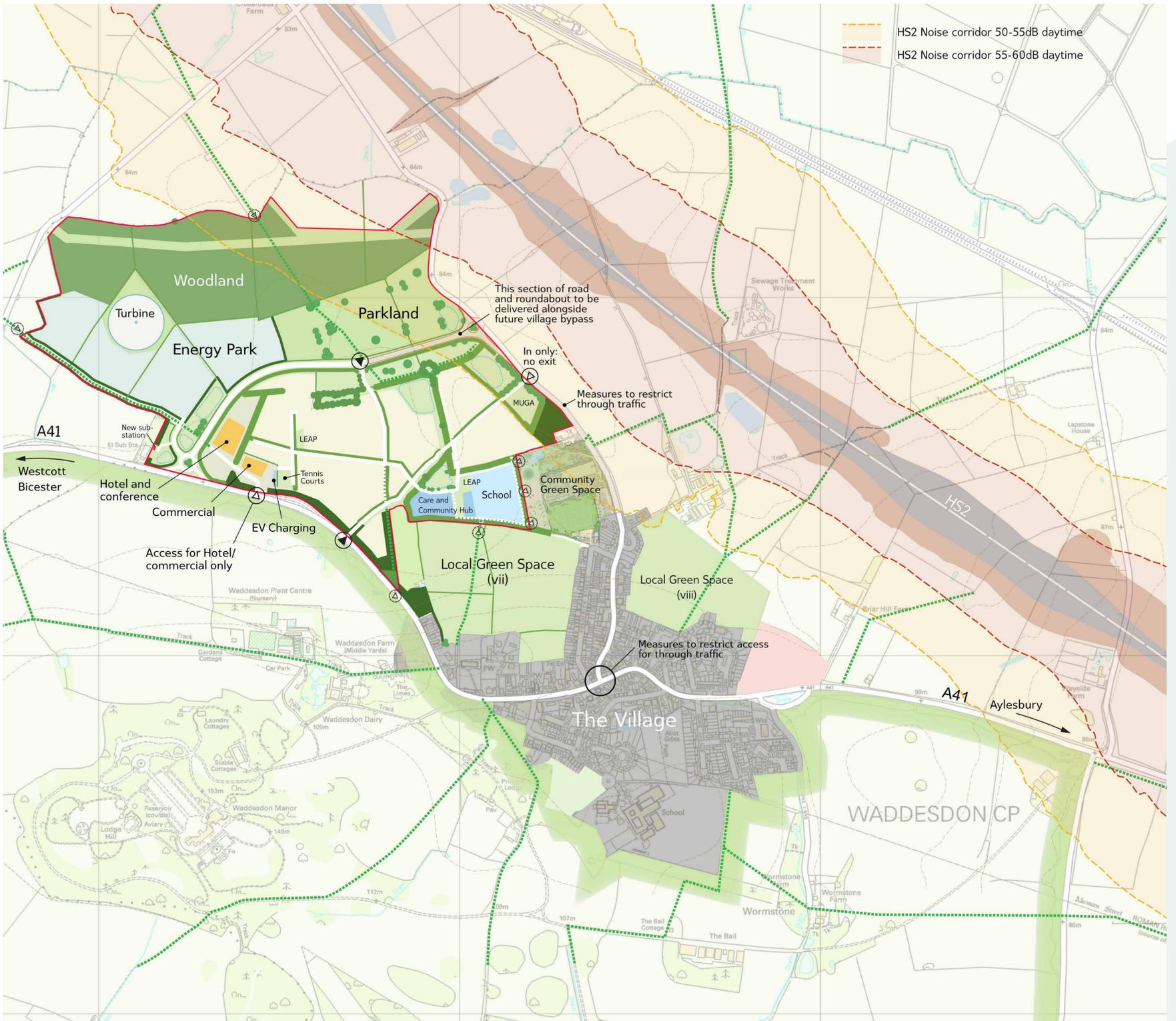
- up to 18 ultra-rapid chargers
- accompanying battery storage

A commitment to ground source heating infrastructure under the solar array to collect heat from the ground to heat the new homes.




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Masterplan



- Residential
- School/Care-Local Hub
- Hotel/commercial
- Energy Park - turbine and solar
- EV charging station
- Green space / Parkland
- Retention basin
- Parkland and street trees
- Green corridor planting
- New/reinforced woodland
- Principal access
- Minor access
- Pedestrian access

- Proposed access road
- Measures to restrict through traffic
- Footpaths
- HS2 proposed centre line
- HS2 Cutting/embankment
- HS2 Drainage basin
- HS2 Overbridge
- WAD2 (Neighbourhood Plan)
- WAD14 Local Green Space
- Waddesdon Manor
- Village
- Arable and pasture
- Woodland

Economic Benefits



The economic benefits of Land North of Waddesdon, Buckinghamshire

The proposed development at Waddesdon will provide 650 new homes together with a new Relief Road, an energy park, a hotel and a care and local hub. It will stimulate economic growth, assist in meeting the area's housing and employment requirements, add to the local authority's revenues and contribute to meeting the Council's climate change strategy.



The proposal



650 New homes
(25% Affordable Housing)

Energy Park
with capacity to power over 5,580 homes annually

Other details:
The development will also deliver Phase 1 of the Relief Road and a new A41 Junction together with a new hotel with conference facilities, primary school, EV charging station, local and care hub and a variety of open space, biodiversity enhancements and play areas.

Construction benefits

£188.2m
Construction value
(total construction cost)

£98.8m GVA
Economic output
(additional GVA p.a.)

525 FTE jobs
Construction jobs
(temporary jobs over the 5 year build period)

715 FTE Jobs
Supply chain jobs
(indirect/induced 'spin-off' jobs supported)



Operational and expenditure benefits

£9.9m
Resident expenditure
(within local shops and services p.a.)

£3.6m
First occupation expenditure
(spending to make a house 'feel like a home')

110 Supported jobs
(from increased expenditure in local area)



250-580 Direct jobs
(additional jobs from new commercial uses)

110-260 FTE Supply chain jobs
(indirect/induced jobs supported)

£17.4m
Economic output
(additional GVA p.a.)

Local Authority revenue benefits

£10m
Planning contributions
(SIO6 or CIL)

£1.4m
Council Tax revenues (p.a.)

c. £657,000
Business rate revenues (p.a.)



Analysis and design by Lichfields (June 2022)

(LF63309)



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Community Benefits

We're not just building houses and an energy park. We're creating a new neighbourhood. We want Littleton Green to be a place where people can learn, relax and enjoy outdoor activities – whether they live in Waddesdon, one of our new homes or are just visiting the area. Our proposals include:

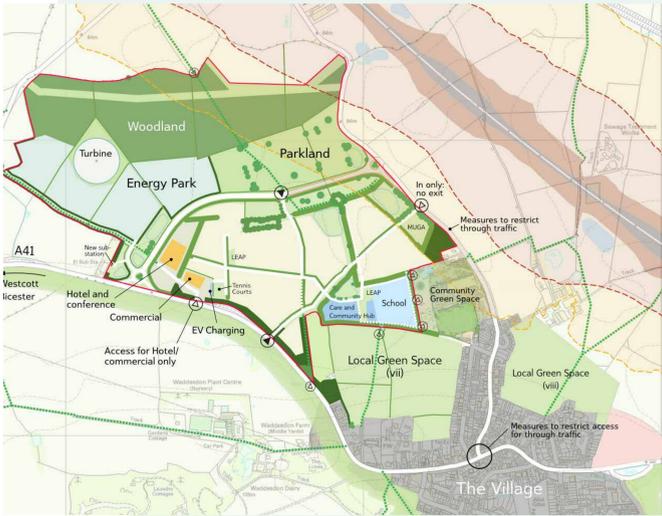


New Primary School

We will provide a site free of charge to Buckinghamshire Council for a new primary school. We will also make a large financial contribution (related to the number of children expected to live in the new development) towards the cost of building the new school.

Green Infrastructure

- 48ha (120 acres) of new, publicly accessible parkland and woodland
- Opportunity to rewild intensively farmed land, delivering big net gains in biodiversity
- Opportunity to complement and enhance the Parish Vision for the land near the Waddesdon Community Centre



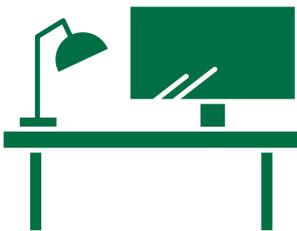
New Care Home

A new care home will be provided as part of the development to help care for the local ageing population. The home will be situated and designed to form an active part of the community.



New Hotel & Conference Facility

We believe there is a market for a new hotel with meeting rooms to support local businesses and tourism.



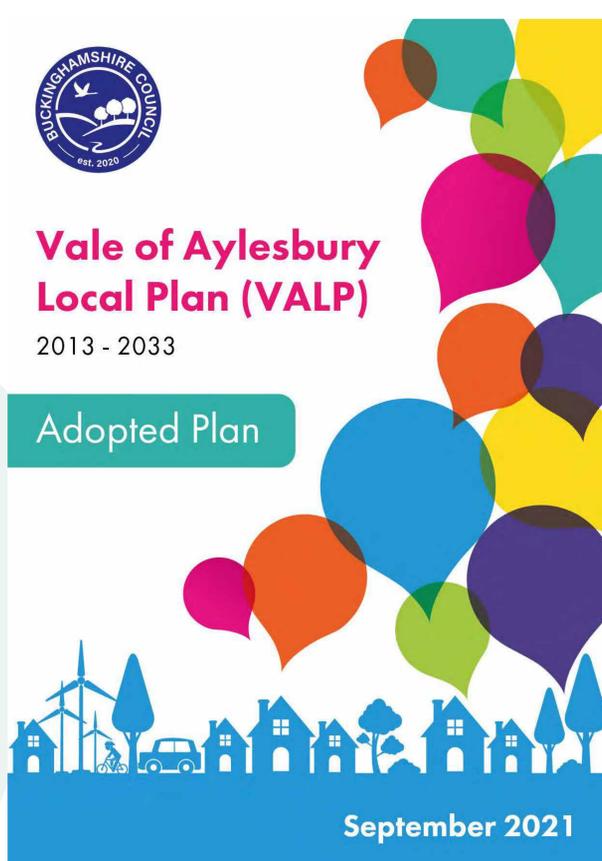
New Community Hub

All of us have adapted to new ways of working over the last 2 years – and working from home is likely to be much more prevalent in the future. We will provide a new hub with flexible workspaces open to new and existing residents so people can work locally without having to stay in their homes.

Why Does Bucks Need More Homes?

This part of Buckinghamshire (unlike others) has an up to date Local Plan which provides the planning policy for the area. It was adopted by the Council in 2021, but is based on historic housing figures and needs, makes no provision for larger scale renewable energy, such as wind turbines, and does not positively address climate change in a meaningful fashion.

Buckinghamshire Council has started work on a new Local Plan which will allocate sites for development across the county up to 2040 to meet Buckinghamshire's housing and economic development needs. The Council has already stated that at least 27,000 new homes are needed in Buckinghamshire to 2040, over and above those they already have given planning permission for or included in the Local Plans.



Littleton Green will help the Council meet its growth needs, relieve pressure on the Green Belt and does not require any publicly funded infrastructure to be delivered.

House Prices in Waddesdon

Properties in Waddesdon had an overall average price of £386,761 over the last year, whilst the average salary in the Aylesbury Vale area was £27,000. This means the average house in Waddesdon is 14 times more than the average salary in the wider area – a significant gap.

New homes are needed to deliver affordable housing and to provide opportunities for young people who grew up in the village, to stay within the village.

New Homes

At this stage of the planning process, we have not designed the new homes. We want to get the Council's approval for the principle of development on the site first.

AWGroup will be the master developer and deliver serviced parcels to partner with housebuilders to build out subject to strict design codes. This will ensure new homes are built to very high design and sustainability standards. There will be a variety of sizes and tenures.

25% of the new homes (up to 162) will be affordable assisting hard working local residents to live and remain in the village.



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Transport – Highways

Proposed Access:

- 3 new access points from the A41
- 1 new access point from Quainton Road (restricted to entry only)

Traffic Management Proposals:

- Traffic control measures for the A41 and Quainton Road.
- Revised speed limits for the A41 and Quainton Road.
- Traffic calming measures along Quainton Rd to promote safer walking and cycling.
- Improved pedestrian/cycle infrastructure along the A41 and Quainton Road.



Construction Management

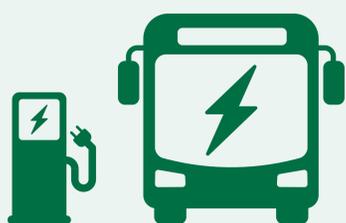
AWGroup is committed to minimising the impact of construction on the local community and will be delivering a high-quality construction management plan. This will deal with areas such as construction on site, traffic, and hours of operation.

The Construction Management Plan will be agreed with Buckinghamshire Council before work starts. The council will monitor and enforce it during the construction period. There will be a hotline to contact with any questions.

Transport – Active Travel

Designed to Encourage Walking and Cycling:

- Extensive array of new green corridors for walking and cycling
- Internal roads speed limit of 20mph for safer walking and cycling.
- A “shared spaces” design to encourages lower vehicle speeds and reduce car dominance
- Pedestrian and cycle access provided at all access points for connections to the wider area.
- Extension of existing bus services that synchronise with rail services at Aylesbury Vale Parkway Station.
- Mobility Hub to encourage active, green transport with:



New “on-demand” electric bus for both new and surrounding residents to connect to places such as Westcott, Aylesbury Parkway Station, Aylesbury and Bicester.



E-bike and e-scooter hiring, charging, storage



Facilitation of EV car share scheme

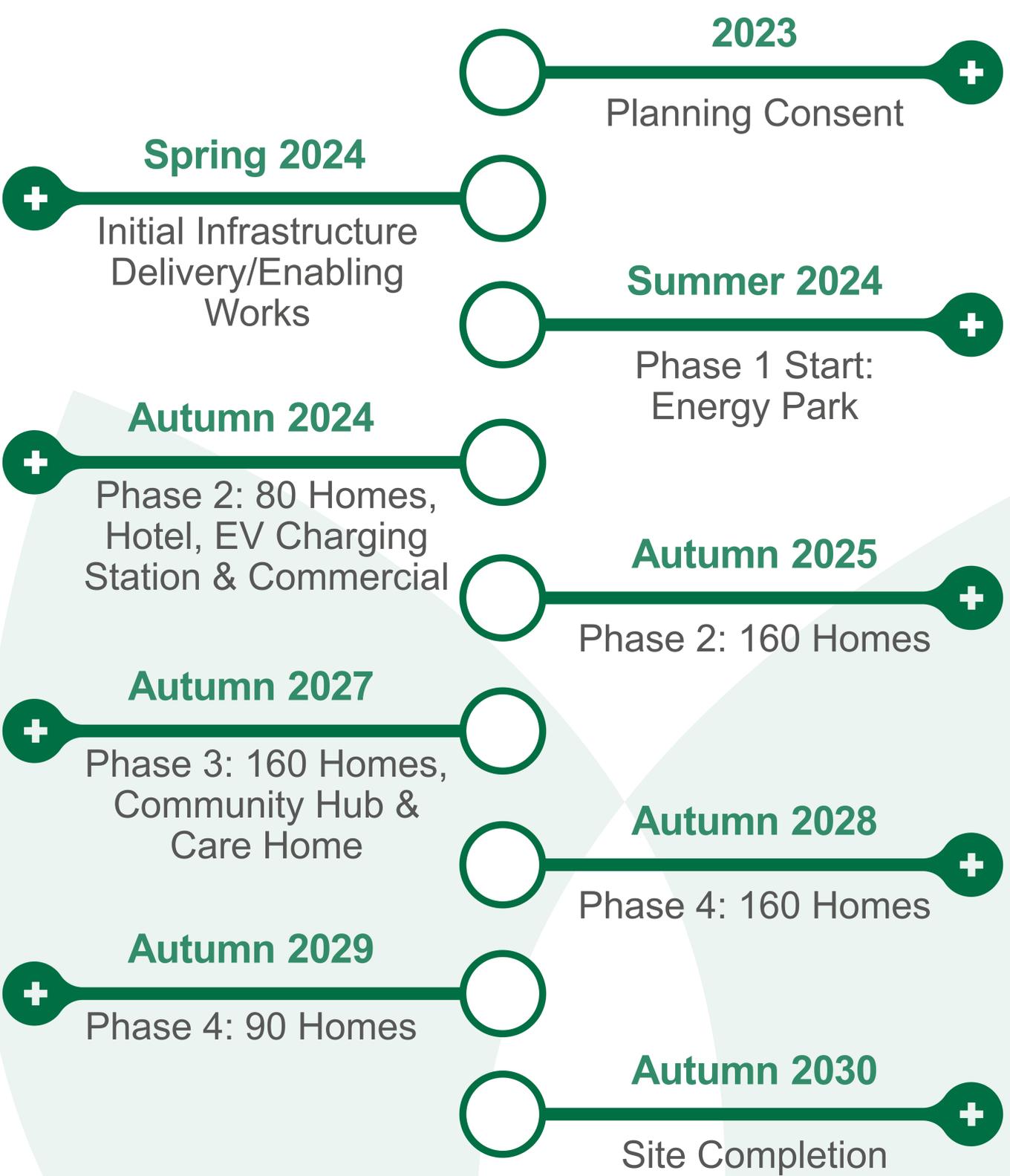


Potential for reduced charging and hire rates for new and existing local residents

Parking:

- On and off-street parking to be provided in accordance with Buckinghamshire Council’s Parking Standards.

Next Steps



Feedback

Provide feedback by:

- Filling in a survey today
- Visiting www.littleton.green
- Speaking to one of our representatives
- Emailing nick.stanton@chessengage.com