

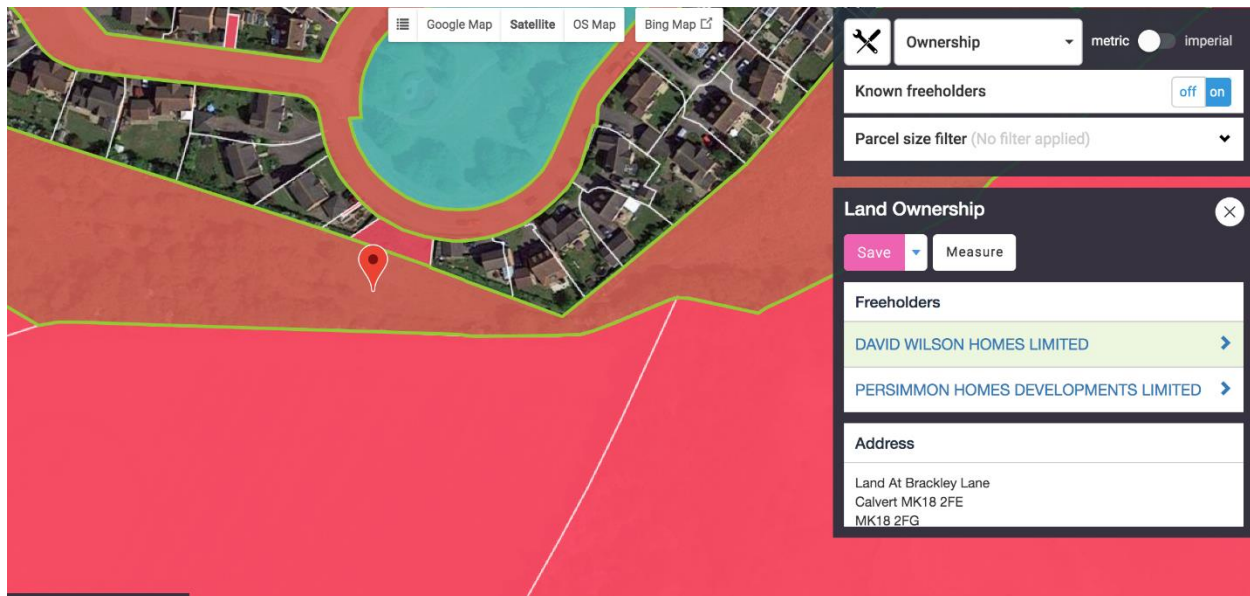
Dunsty Hill Farm, Calvert Green

Follow up to meeting on 9th September

Following the meeting between Highbarrow Holdings and Calvert Green Parish Council on Wednesday 9th September, please see below for further information in response to a number of questions raised at the meeting.

Delivery of the future Ramblers Path

We are aware that a section of the land that would be used to connect the path to the village is owned by a third party. We are currently looking into options as to how we can secure the footpath as part of our proposed RES development and would welcome a follow up conversation with the Parish Council in the coming weeks.



Sustainability measures

At this early stage of the proposals, we are considering a range of sustainability measures, including:

- SUDS drainage;
- Energy efficient construction;
- Air-sourced heat-pump heating systems;
- Water management features;
- Enhanced biodiversity through landscape planting and a new SUDS pond.

We are keen to understand the views of residents on these measures as part of the forthcoming consultation.

Development in Steeple Claydon

An outline application by Crest Nicholson for 95 new homes was approved via appeal in May 2017. The reserved matters application was approved by Aylesbury Vale District Council in January 2019.

The scheme provided a mix of two- to five-bed terraces, semi-detached houses, and detached houses, and one-bedroom apartments. The houses and the apartment building are two storeys in line with the requirements of the outline planning consent.

The scheme provided 30% affordable housing, comprising a mix of one-bedroom apartments and two- to three-bedroom houses. Of these 29 affordable homes, 22 are affordable rent and seven are shared ownership.

The homes that we are proposing will be reserved for local residents who can demonstrate a local connection to Calvert Green and sold at a 20% market discount, therefore meeting a local need and providing a distinct offer to the Steeple Claydon development.

Potential prices of the houses

The house prices will be reflective of market values in the local area, minus 20% discount. Currently, a two-bed house at the aforementioned Crest Nicholson development in Steeple Claydon is marketed at around £300k. We would therefore anticipate a two-bed home delivered at a 20% market discount to be marketed for sale around £240k. However, these values can only be indicative at this stage as market values are subject to change.