

Planning Application

We are preparing an outline planning application.

An outline planning application seeks to establish whether the principle and size of a proposed development is acceptable before a second detailed Reserved Matters planning application is put forward.

This will typically include information on the layout, scale and appearance of the development. No development can take place on site until the Reserved Matters application has been consented.

Both types of applications are required to undergo public consultation before submission.

Local residents and statutory consultees for example the Environment Agency and the Highways Authority will also have the opportunity to formally comment on the application once it is submitted and registered with Buckinghamshire Council.

Have Your Say

www.catesby-courtgate.co.uk contains a range of videos, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals and our planning application for the site progresses.

Your feedback will help shape our proposals before we submit our planning application to Buckinghamshire Council

Comments received will be compiled in Statement of Community Involvement documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 23RD JUNE 2024

You Can Submit Your Feedback In A Number Of Ways:

- Online via www.catesby-courtgate.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES



Public space example

About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about us at www.catesbyestates.co.uk

Catesby Estates

part of Urban&Civic



Court Gate

Off Little Marsh Road and Station Road, Marsh Gibbon

Proposed New Homes & Public Open Space

Catesby Estates are preparing proposals for a development of up to 100 new homes on land off Little Marsh Road & Station Road, Marsh Gibbon.

As part of designing a high-quality development we are seeking your feedback on our emerging proposals:



Up to 100 new energy efficient homes featuring low carbon renewable energy technologies such as air source heat pumps and solar photovoltaic panels (PV)



25% affordable housing (i.e., up to 25 affordable homes). Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market



Mix of house sizes and types, ranging from 1 to 5 bed homes including bungalows

We are seeking to identify, understand and resolve any concerns before we submit an outline planning application to Buckinghamshire Council.

To assist this process, we have prepared a number of plans showing the potential layout of the proposed development including vehicle and pedestrian access points, public open space and green infrastructure.

The plans shown in this leaflet are also available to download and view on the consultation website: www.catesby-courtgate.co.uk


Site Location





Framework Plan





A framework plan shows the extent of proposed land uses, as well as the main access positions for pedestrians, cyclists and vehicles into the site.


 Vehicular access off both Little Marsh Road and Station Road


 Pedestrian and cycle access proposed onto Little Marsh Road, combined with new sections of footpath on the corner of Swan Lane to encourage walking and cycling. A second pedestrian and cycle access is proposed off Station Road

 Pedestrian access proposed to the north-west corner of the site, promoting the continued use of adjacent public footpath networks

 Existing hedgerows, trees, watercourses and drainage ditches will be retained where possible and positively integrated with the open space areas

 Public open space including sustainable drainage features, children's play and recreation areas, new footpath and cycle routes and ecological enhancement areas

 10m wide gated landscape buffer zones between rear gardens of proposed development and existing properties backing onto the site


 Areas identified in yellow has the capacity to accommodate up to 100 homes at a gross density of around 11 dwellings per hectare


Illustrative Masterplan





This illustrative masterplan shows one way that development could come forward.


Key features include:


 Up to 100 new homes


 The height of homes has been limited to a maximum of 2 storeys


 Existing hedgerows, trees and field drains have been retained and integrated into proposed open spaces

 Significant areas of open space are proposed featuring equipped and natural children's play areas, informal recreation spaces, leisure routes and ecological enhancement zones

 Community orchards are proposed adjacent to the site entrances and there is an opportunity to create a village gateway on Station Road

 Vehicle access from Little Marsh and Station Road and a range of pedestrian and cycle connections

 10m wide gated landscape buffer zones between rear gardens of proposed development and existing properties backing onto the site

 Sustainable drainage measures to collect and store rainwater before slowly releasing