

Vale of Aylesbury Local Plan 2013-2033 examination

Agenda Session 1 10 July 2018 Matter 3 Employment Land

Participants: Inspector, Council, 29662 North Bucks Parishes Planning Consortium, 32240 Aylesbury Vale Estates, 32255 SEGRO plc (with Hearing Statement), 32283 Aviva Life and Pensions (with Hearing Statement), 32285 Berryfields Consortium (with Hearing Statement) and 32309 FI Real Estate Management (with Hearing Statement).

Summary of issues

My understanding of the thrust of the representations is that whilst NBPPC wishes to see the fifth bullet point of policy S2 expressed in terms of jobs not land and to see greater protection of employment land in policy E2, others see the plan's intention to retain (and even add to) an existing surplus of employment land in AVDC as based on a desire to accommodate demands for employment land displaced from south Buckinghamshire by a shortage of allocated land there.

Although the target of the representations from SEGRO is largely Wycombe District Council, the argument that VALP is unsound appears to be composed as follows;

- That there are two separate Functional Economic Market Areas, not one
- That displacement of demand will not work because;
 - manufacturing, offices and, in particular, warehousing, have separate needs and requirements which could not be met by the circumstances prevailing within AVDC
 - AVDC has poor accessibility which would discourage the location of warehousing in particular
- That it is not viable to redevelop/regenerate existing industrial areas for employment purposes

Whilst NBPPC argues for greater protection of employment land, other representations therefore argue for a lesser retention of employment land within VALP (SEGRO, Berryfields Consortium, Aylesbury Vale Estates) and, in particular, the exclusion of the Gateway Estate (Aviva Life and Pensions), or particular parts of it (FI-REM).

The Council's response

Is contained within its responses to my questions 53 and 84

Matters for discussion

- 1) Have I correctly understood the thrust of the representations?

- 2)** Is the shortage of suitable available land in the south of Bucks long-standing or recent? (if long-standing, is there evidence of suppressed as opposed to displaced demand?)(SEGRO's evidence throws light on these questions)
- 3)** If there is no change to the availability of suitable land in the south of Buckinghamshire, what should be the approach taken in VALP?
 - a) Is displacement unfeasible because the two sub-FEMAs are so different?
 - b) Would the East-West expressway (Oxford-Cambridge) make a difference?
 - c) Are the different requirements of manufacturing, offices and warehousing determinative of the issue?
- 4)** Is the unviability of regenerating or redeveloping existing employment land demonstrated?
- 5)** Should Verney House be excluded from the key employment site designation
- 6)** The specific changes to policy E2 sought by Aylesbury Vale Estates
- 7)** The specific changes to policy E2 sought by NBPPC
- 8)** The specific change to policy S2 sought by NBPPC.

P. W. Clark

Inspector

01.07.18