

**AYLESBURY VALE DISTRICT COUNCIL
VALE OF AYLESBURY LOCAL PLAN**

SITE DELIVERY STATEMENT BETWEEN

AYLESBURY VALE DISTRICT COUNCIL (AVDC)

AND

BOYER PLANNING AND WATES DEVELOPMENTS LTD

JULY 2018

1.0 Background

- 1.1 This Site Delivery Statement (SDS) has been prepared jointly by Aylesbury Vale District Council, Boyer Planning (Planning Consultant), Wates Developments Ltd (Site Promoter), Harper Partners and the Garratt family (landowners). The purpose of this SDS is to set out matters which have been agreed relating to the estimated delivery of site BUC046 during the Plan Period in order to assist the Inspector when examining the Vale of Aylesbury Local Plan (VALP).
- 1.2 Site BUC046 named Land off Osier Way (south of A421 and east of Gawcott Road) is allocated in the VALP for 420 homes, and a green infrastructure landscape buffer (Plan 1). The site was assessed in the HELAA with the site boundaries for this document defined by how they were promoted to the Council (Plan 2). This is a larger site than the VALP allocation. The HELAA conclusion was that the promoted site was part suitable for development for housing and/or employment use¹.
- 1.3 The site is owned by Harper Partners and the Garratt family and the whole site is the subject of an Agreement with Wates Developments. The entire site was originally promoted in May 2014 through the 'Call-for-Sites' process via GVA Limited for Harper Partners. Parts of the site were also promoted in 2014 by Kirkby Diamond for Mrs Garratt and Trust. Wates Developments acquired an interest in the site shown in red on the Site Location Plan (Plan 2) in January 2016 and in June 2016 began promoting the entire site for development through the Local Plan process. Boyer confirmed in its submission of June 2016 that the 'Call for Sites' promotion was being made with the support of the landowners (there are formalised agreements in place to provide for promotion of the site and collaboration between the two landowners) and that '*The site is available immediately and development could commence within 0-5 years.*' Boyer notified AVDC in February 2017 that it had begun detailed technical work and site masterplanning.
- 1.4 AVDC's delivery information for the site has been based on assumptions using past delivery rates of similar schemes within the district. This information sets out that housing completions are projected from 2021/22 with a 5 year build out timeframe.

¹ Full conclusion is p.132 of HELAA version 4 (January 2018)

2. Infrastructure

- 2.1 This site allocation will be expected to deliver both on-site infrastructure and contribute towards off-site infrastructure through a variety of mechanisms. The supporting Infrastructure Delivery Plan (IDP) identifies the required infrastructure to assist in delivering growth at Buckingham.
- 2.2 The list below has been devised through supporting evidence that demonstrates and justifies the timing and delivery of the infrastructure to ensure the timely delivery of the site allocation to accord with the VALP Housing trajectory. It must be mentioned that as the IDP is in effect a 'living document'. The list below can only provide a 'snapshot' of what has been consulted on through the VALP consultation including Regulation 19, and further discussions will take place through a Planning Performance Agreement process with the site promoters. The intention is also to adopt a Community Infrastructure Levy under either the existing or amended regulations and this too will have a bearing when it comes to negotiation for off- site contributions.

On-Site

- Facilitate in the detailed layout and design of the site, the provision of ultra fast broadband connections by a future infrastructure provider.
- A landscape-led approach to development and design, including a landscaping mitigation scheme on the southern boundaries of the site informed by a fully detailed Landscape and Visual Impact Assessment.
- An ecological management plan for trees, hedges, and pond creation as necessary and covering on-going management of the site.
- A satisfactory vehicular access agreed by the County Council, the accesses would be from Gawcott Road and Osier Way.
- A site specific flood risk assessment and surface water drainage strategy.
- Development must include a scheme to reduce water use (see Buckingham Neighbourhood Plan Policy I3).
- Development must demonstrate an acceptable solution to sewerage drainage (See Buckingham Neighbourhood Plan Policy I5).

Off-Site

- 2.4 The proposed development would be expected to make a proportionate contribution towards off-site infrastructure (subject to meeting relevant NPPF and CIL tests) including:

- Sport and leisure contribution to the District Council.
- Primary education contribution to enhanced capacity at either Buckingham or Maids Moreton.
- Contribution to increasing capacity of library services in Buckingham.
- Contribution to the provision of ANPR Cameras (Thames Valley Police).
- A highway contribution for off-site works necessary to make the development acceptable in planning terms (to assist the implementation of the Buckingham Transport Strategy (highway route upgrade and downgrade)).
- A contribution to footpath and Cycle way improvements in accordance with the Buckinghamshire Green Infrastructure Delivery Plan.
- A contribution to Primary Care Facility capacity needs in Buckingham.
- A Contribution to provision for housing needs of the elderly in Buckingham.
- Assessment of sewerage capacity and water resources capacity in Buckingham, working with Anglian Water at an early stage before submitting an application. Possible water cycle infrastructure upgrades may be required and so liaison with Anglian Water is needed as to how any upgrades needed are realised.

3. Projected delivery

3.1 All parties agree that the land identified within the proposed strategic allocation at BUC046 on the policies map is deliverable, namely, 'suitable, available and achievable' for development, meeting the National Planning Policy Framework requirements as set out in footnote 11. The site is able to deliver housing development in accordance with the aims of the Local Plan.

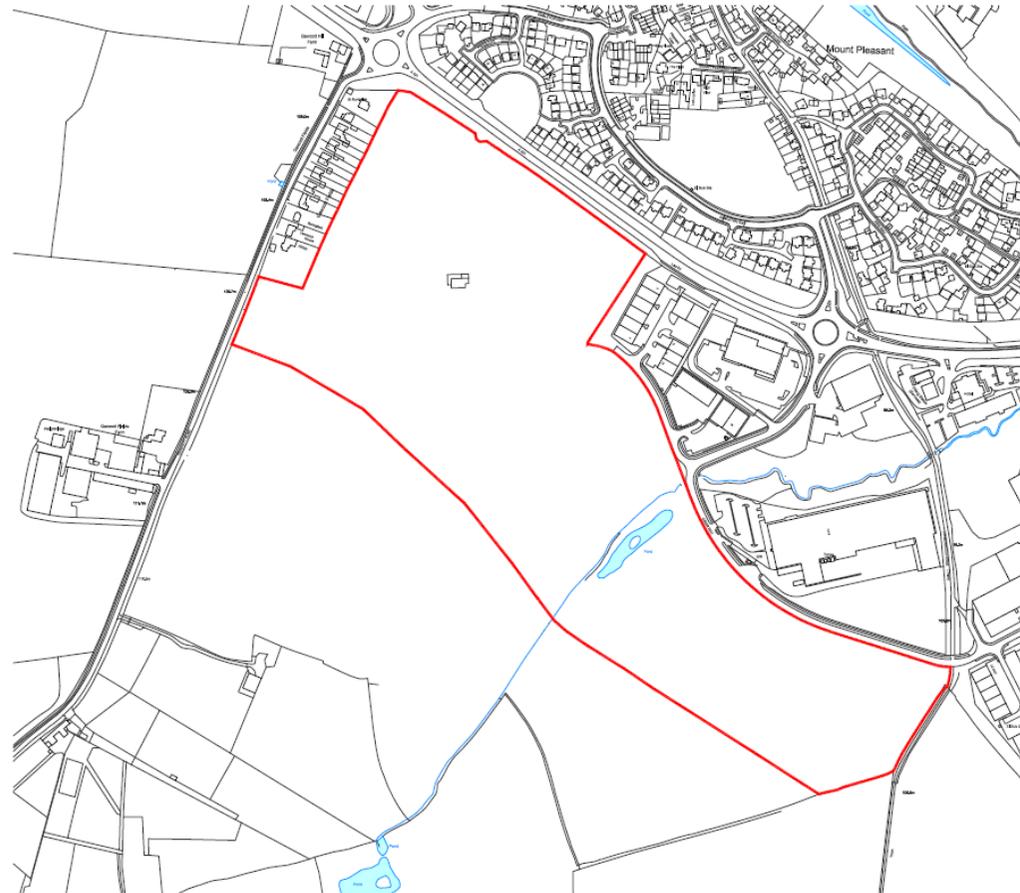
3.2 All parties agree that the below projected build out rates are deliverable and there are no known constraints to the site coming forward.

	VALP ref	Past completions				Projected completions																TOTAL
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
Land off Osier Way (south of A421 and east of Gawcott Road)	BUC046									50	100	120	100	50								420

3.3 The projected delivery rates shown above are based on the assumptions made as part of the work on the Vale of Aylesbury Local Plan work and are as set out in the [VALP Housing Land Supply Soundness document](#). This document sets out delivery rates for all committed sites and other allocations proposed within the VALP which includes other sites within the vicinity of this site. Whether build out rates are deliverable have been considered in this wider context.

3.4 Further timetabling detail is set out in the table below:

	BUC046
Expected number of house builders on site	2
Stage	
Outline application submitted	2018/19
Resolution to grant subject to S106	2019/20
Reserved matters and discharge of pre-commencement conditions	2020/21
Start on site	2020/21
First Completions	2021/22
Summary of anticipated delivery	Average 84 dwellings per year



Site Plan (Plan 1)
Drawing No. 2462-A-1101-A

Wates
developments

DATE	ISSUED	BY	REVISION
11/12/17	01/18	W	1

OMEGA
PARTNERSHIP

Omega Partnership Limited, Southfields Road, Basingstoke, Hampshire, UK, GU24 0JG, 01256 460000, www.omegapartnership.co.uk

WATES DEVELOPMENTS

Project: LAND OFF OSER WAY SOUTH OF A421 AND EAST OF GAWCOTT ROAD, BUCKINGHAM

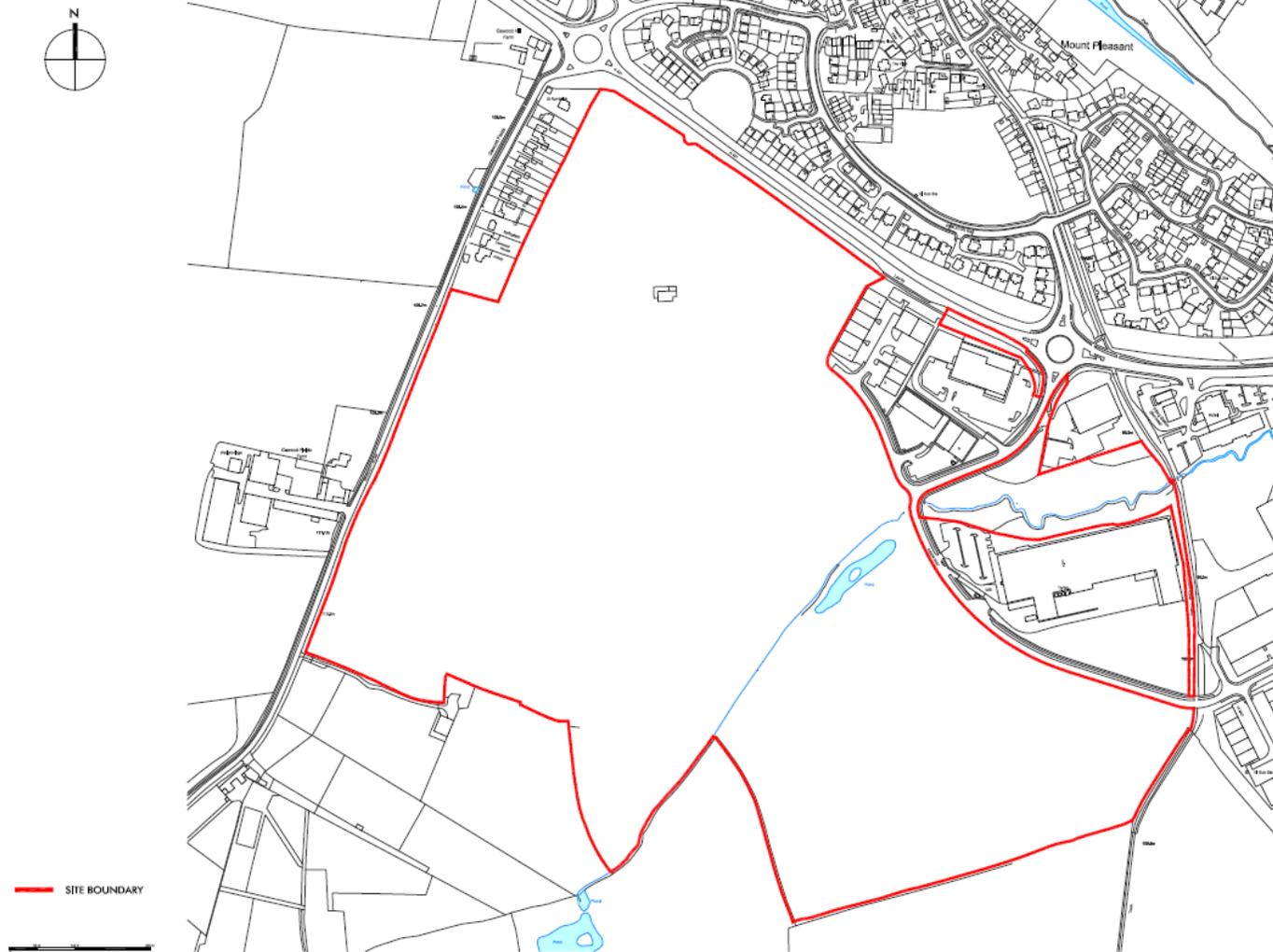
Location: LOCATION PLAN

PROJECT NUMBER	DRAWING NUMBER	REVISION
2492	A-1101	A

Scale: 1:2000 @ A1 Date: DECEMBER 2017

Phase: PRELIMINARY

2492-A-1101-A



Land Ownership Plan (Plan 2)
Drawing No. 2492-A-1101-C

Wates
DEVELOPMENTS

BY DATE	BY	REVISION
24.06.16	WJ	ISSUE
18.06.16	WJ	ISSUE
18.06.16	WJ	ISSUE

OMEGA
PARTNERSHIP

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T: 0121 716 933 W: www.omegapartnership.co.uk

WATES DEVELOPMENTS

Project: LAND OFF OXBUR WAY (SOUTH OF A42) AND EAST OF GAYCOTE ROAD, BUCKINGHAM

Document: LOCATION PLAN

Project number	Drawing number	Revision
2492	A-1100	C

Scale: 1:2000 @ A1 Date: JUNE 2016

Phase: PRELIMINARY

2492-A-1100-C

3.5 In order to promote sustainable development infrastructure will be provided both on-site and as a means of off-site contributions to mitigate any negative impacts as a result of the proposed development.

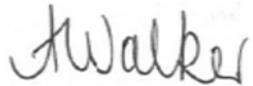
Signed on behalf of **Boyer Planning**



Position: Associate Director

Date: 16 July 2018

Signed on behalf of **Wates Developments Ltd**, under agreement of owners Harper Partners and the Garratt family



Position: Senior Land & Planning Manager

Date: 16 July 2018

Signed on behalf of **Aylesbury Vale District Council: Cllr Carole Paternoster**



Position: Cabinet Member for Growth Strategy

Date: 16 July 2018