

AYLESBURY VALE DISTRICT COUNCIL
VALE OF AYLESBURY LOCAL PLAN

SITE DELIVERY STATEMENT BETWEEN

AYLESBURY VALE DISTRICT COUNCIL (AVDC)

AND

ARMSTRONG RIGG PLANNING,
BELLWAY HOMES, BELLCROSS CO. LTD, & FOSBERN MANUFACTURING LTD

July 2018

1 Background

- 1.1 This site delivery statement (SDS) has been prepared jointly by Aylesbury Vale District Council, Armstrong Rigg Planning, Bellway Homes, Bellcross Co. Ltd and Fosbern Manufacturing Ltd. The purpose of this SDS is to set out matters which have been agreed relating to the estimated delivery of site BUC043 during the Plan Period in order to assist the Inspector when examining the Vale of Aylesbury Local Plan (VALP).
- 1.2 Site BUC043 named Land West of AVDLP allocation BU.1, Moreton Road, Buckingham is allocated in the VALP for around 130 dwellings. The site was assessed in the HELAA under reference BUC043, with the site boundary for this site defined by how it was promoted to the Council.
- 1.3 The site is owned by Avenue Farms Ltd. The site is under option to Bellway Homes, Bellcross Co. Ltd and Fosbern Manufacturing Ltd who successfully delivered two previous phases of residential development on land immediately to the east of the site.
- 1.4 In August 2014, the site was the subject of a hybrid planning application which was registered in September 2014 and given application reference 14/02601/AOP. The application was in two parts, seeking outline planning permission, with access included for consideration, for up to 130 dwellings. It also sought full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space. The application, which received no objections from statutory consultees commenting on technical matters, was considered by Strategic Development Management Committee (SDMC) in March 2015 with an officer recommendation for approval. At the meeting it was resolved to approve the application subject to the completion of a legal agreement (with BCC and AVDC as appropriate) and subject to there being no new material representations.
- 1.5 In June 2015, just prior to the completion of the Section 106 agreement, following the publication of the Examiners Report on the Buckingham Neighbourhood Development Plan (BNDP), officers advised the applicants this represented a material change in circumstances that required the application to be returned to committee to be re-considered. A further report was presented to SDMC at the meeting on 2nd September 2015. Following a thorough assessment of the application in light of the changed circumstances the officer recommendation was again that the application be approved. At the meeting an Article 31 Holding Direction letter from the Secretary of State was presented. This prompted the deferral of the application by the SDMC. The BNDP was subsequently 'made' on the 30 September 2015. After some further delay to allow for traffic modelling data to be provided which had been requested by the Highway Authority, to include sites allocated for housing in the BNDP the application was considered again by SDMC in April 2016 where it was resolved to grant permission subject to the lifting of the Article 31 Direction and a supplementary S106 agreement to cover

one additional highways obligation. The officer report noted that AVDC were unable to demonstrate a 5 year housing land supply and therefore housing supply policies of the development plan including the BNDP were out of date and the 'tilted balance' required by paragraph 14 of the NPPF needed to be applied to the determination of the application. The Secretary of State called in the application in May 2016. AVDC published an updated housing position statement in October 2016 which indicated a 5.8 year housing land supply. This was followed in December 2016 by the publication of the Written Ministerial Statement (WMS) on Neighbourhood Planning. In January 2017 the application was considered again by SDMC where it was resolved that the application would now be refused had they retained the power to determine the application, as there was now a 5 year housing land supply for the district, for the single reason that the application proposals were deemed to be contrary to policy HP1 of the BNDP. A Public Inquiry was held in February 2017.

- 1.6 The Secretary of State issued his decision in July 2017, which turned on his assessment that there was conflict with policy HP1 of the BNDP. In this regard he disagreed with the inspector who identified no conflict with this policy and had recommended that planning permission be granted and dismissed the call-in application. However in doing so, other than the conflict with the BNDP (policy HP1) which the Secretary of State identified, neither the Inspectors Report or Secretary of State's decision letter determined there to be any other clearly identified harm which would be caused by the proposals other than that relating to some encroachment into the countryside to which he attached modest weight. Indeed in summing up the case in paragraph 207 of the Inspectors Report it was observed that the proposals would result in no significant adverse effects and offered significant benefits, including tangible benefits in terms of housing, open space and sports facilities.
- 1.7 The extent of the allocation along with the individual parcels can be seen on the map attached and sent by email with this SDS.

2. Infrastructure

- 2.1 This site allocation will be expected to deliver both on site infrastructure and contribute towards off site infrastructure. The supporting Infrastructure Delivery Plan (IDP) identifies the required infrastructure to assist in delivering growth at Buckingham.
- 2.2 Set out below is a list of on-site and off-site infrastructure items of on and off-site infrastructure which AVDC would be seeking a contribution towards. The level of contribution would be a matter of negotiation at the Section 106 stage. The infrastructure items would need to be delivered in a timely manner alongside the delivery of the site allocation in accordance with the VALP Housing trajectory. The items are informed by a completed S106 agreement which was agreed by all parties at the public inquiry held in 2017 and the IDP.

2.3 The intention is to adopt a Community Infrastructure Levy under either the existing or amended regulations and following its introduction this will affect the number and nature of offsite contributions to be sought.

On site:

- Amenity Land which is to be provided with a NEAP and the LEAP and the Sports Pitches. The Amenity Land, subject to agreement, would be transferred to the Town Council following a maintenance period and a commuted sum paid to the Town Council for upkeep of that land.
- Facilitate the provision of ultra-fast broadband connections
- A hard and soft landscaping scheme
- A landscape-led approach to development and design, informed by a fully detailed Landscape and Visual Impact Assessment.
- An ecological management plan for trees, hedges, pond creation, 2ha of migratory grassland and covering ongoing management of the site
- A satisfactory vehicular access
- A surface water drainage strategy and foul water drainage strategy
- Archaeological assessment and evaluation

Off site:

- Sport and Leisure Contribution to the District Council prior to the Commencement of the Development.
- Secondary education contribution to be agreed with the County Council to be spent on the provision of additional sports teaching facilities at Royal Latin Grammar School Buckingham.
- Contribution to increasing capacity of Library Services in Buckingham
- Contribution to the provision of ANPR Cameras (Thames Valley Police)
- Primary education contribution to enhanced capacity at either Buckingham or Maids Moreton
- The sum of the Travel Plan Monitoring Fee in respect of the Travel Plan to the County Council.
- A Highways Works Agreement is required to be entered into with the County Council for the Highway Works.
- A Highway Contribution solely to be spent on the cost of providing a left turn filter slip lane at the A412/A422 Stratford roundabout junction.

- Other highway contributions to the implementation of the Buckingham Transport Strategy (highway route upgrade and downgrade and also cycleway improvements as detailed in the IDP)
- 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
- Contribution to nursing home provision for housing needs of the elderly in Buckingham
- Assessment of the capacity of sewerage capacity and water resources capacity in Buckingham, working with Anglian Water. Possible contribution offsite to water cycle infrastructure.

3. Projected delivery

- 3.1 All parties agree that the land identified within the proposed strategic allocation at BUC043 on the policies map is 'suitable, available and achievable' for development, meeting the criterion of effectiveness set out in paragraph 182 of the National Planning Policy Framework. 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 not any known constraints to the site coming forward. The below table in the top row of projected completions shows the trajectory for delivery of the whole site as in the [VALP Housing Land Supply Soundness document](#), which was part of the submission documents for the VALP. These estimations were based on the latest information from developers at the time along with officer knowledge of site delivery in the district. The [VALP Housing Land Supply Soundness 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.
- 3.3 The row below this shows the delivery estimations based on information from the site promotor as part of the work for this SDS.

		Past completions				Projected completions																
	VALP and HELAA ref	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	TOTAL
VALP Soundness Document (AVDC) and Armstrong Rigg Planning for the site promoter	BUC043								20	50	50	10										130

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

	BUC043
Expected number of house builders on site	2
Stage	
Outline application submitted	2018/19
Resolution to grant subject to S106	2019
Reserved matters and discharge of pre-commencement conditions	End 2019
Start on site	2020
First Completions	2020/21
Summary of anticipated delivery	50 dwellings per year after 20 dwellings in the 'lead in' year. Only 10 dwellings would be left to be built in 2023/24.

Signed on behalf of Armstrong Rigg Planning:

Handwritten signature of Geoff Austey in black ink.

Position: Director

Date: 13.7.2018

Signed on behalf of Aylesbury Vale District Council:

Handwritten signature of Cllr Carole Paternoster in black ink.

Position: Cllr Carole Paternoster, Cabinet member for Growth Strategy

Date: 13.7. 2018

