

SITE DELIVERY STATEMENT (SDS)

BETWEEN

AYLESBURY VALE DISTRICT COUNCIL (AVDC)

AND

Lands Improvement

CALA Group

REGARDING

Site AGT1 – South Aylesbury

This site delivery statement (SDS) has been prepared jointly by Aylesbury Vale District Council and the following developers:

- **Lands Improvement Holdings (LIH)**
- **CALA Group**

The purpose of this SDS is to set out matters, which have been agreed relating to the capacity and delivery of Site AGT1 during the Plan Period in order to assist the Inspector when examining the Vale of Aylesbury Local Plan (VALP).

The attached plan shows the landowners / developer interests that relate to Site ATG1, including land controlled by LIH and CALA Group.

Site AGT1 is proposed to be allocated in the VALP for residential development and supporting community facilities, including a primary school and green infrastructure. The principle of this allocation is supported by LIH and CALA Group. Both have raised concerns on the detailed wording /requirements of the draft policy and have suggested changes to allow Policy D-AGT1 to be found sound, which are set out in representations to the VALP in December 2017.

Site AGT1 includes land for the delivery of the South East Link Road (SELR), which is being progressed by Bucks County Council. LIH and CALA Group are engaging with BCC on this. It is anticipated that S106 contributions will be made by developers across Site AGT1 (and more widely) where appropriate towards the delivery of this strategic highways infrastructure at planning application stage.

The draft VALP includes a site-specific policy (D-AGT1 South Aylesbury). The draft VALP suggests a site capacity of around 1,000 new homes. It is acknowledged that this is contrary to the VALP evidence base, specifically the HEELA (2017) and the AECOM Cumulative Growth Impact Aylesbury (2017), which both suggest a site capacity of 1,569 new homes.

LIH and CALA Group are supportive of a site capacity in the order of 1,600 new homes, in line with the VALP evidence base, and consider this to be deliverable while still achieving high quality residential development in line with the green infrastructure objectives associated with Aylesbury's Garden Town status reflected in the current evidence base.

LIH and CALA Group consider a significant element of the South Aylesbury allocation can be delivered in the short-term, within the first 5 years after the VALP is adopted. Neither site is reliant on the proposed SEALR for vehicular access, but in any event, BCC's SELP timetable is working to delivery in 2019-2020.

All parties agree that the land identified within the proposed strategic allocation at AGT1 on the policies map is available and suitable for development now and there is a realistic prospect that a significant element (circa 490 homes) can be delivered within five years from the date the VALP is adopted. The AGT Site is therefore able to deliver housing development in accordance with the aims of the Local Plan and the

NPPF requirement to boost significantly the supply of housing for the purposes of NPPF 47. The representations submitted by AGT1 landowners/developers identify how draft Policy D-AGT1 needs to change to allow the Plan to meet the criterion of effectiveness set out in paragraph 182 of the National Planning Policy Framework.

All parties agree that the below projected build out rates are achievable and there are not any known constraints to the site coming forward.

		Past completions				Projected completions																
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
Aylesbury South	LIH								100	130	130	130	130	130	100							850
	CALA Group								30	50	50	50	50	22								252

The LIH and CALA Group anticipated programme for delivery is set out in the table below:

	AGT1 – CALA Group	AGT1 - LIH
Expected number of housebuilders on site	1	2
Stage		
Outline application submitted	Summer 2018	Summer 2018
Planning consent	Early 2019	Early 2019
Reserved matters and discharge of pre-commencement conditions	Summer 2019	Late 2019
Start on site	Spring 2020	Spring 2020
First Completions	Autumn 2020	Autumn 2020

In order to promote sustainable development, infrastructure will be provided both on-site and off-site through direct works or financial contributions where necessary to make development acceptable, as appropriate.

Signed on behalf of Aylesbury Vale District Council

Name

Position

Date

Signed on behalf of Lands Improvement

Name AIOIFE CONACUR

Position HEAD OF PLANNING

Date 15-01-18

Signed on behalf of CALA Group

Name P. J. MCCANN (P. J. McCann)

Position STRATEGIC LAND DIRECTOR

Date 15/1/18