

BUCKINGHAM TOWN COUNCIL'S POSITION ON AFFORDABLE HOUSING

11 Is it justified for VALP Policy H1 to override policies on affordable housing in made NPs?

No. Affordable housing is a major issue for the whole district. Despite Ms Ornsby telling the VALP Examination on Tuesday that 25% AF would meet AVDC AF needs, it is shown quite clearly in the background CBHEDNA that there is a massive gap in the amount of affordable housing. On what evidence is her figure based?

Buckingham set its AF minimum at 35% in the BNDP and has delivered that since 2015, including the BNDP-allocated 400-home development at Tingewick Triangle, for which outline permission was granted last year. No developer has walked away because of our minimum.

It believes the VALP figure to be too low, and is concerned that a made VALP could supercede the BNDP. I would draw attention to the AF percentages for neighbouring LPAs:

South Oxfordshire DC 40%

Cherwell DC 35%

Milton Keynes 33%

South Northants 40% towns, 50% rural areas

Northampton 35%

Daventry DC: 25% town, 40% rural areas

It is also noted that the Vale of Aylesbury is expected to take unmet housing need from High Wycombe and Chiltern DC, which have AF minimums of 40% and 30% respectively. The lower this to 25% would be unacceptable.

13.7.18