10th April 2018

Louise St John Howe
Programme Officer
Vale of Aylesbury Local Plan Examination
PO Services
PO Box 10965
Sudbury
Suffolk CO10 3BF

Dear Mr Clark

VALE OF AYLESBURY LOCAL PLAN, EXAMINATION – TRANSPORT AND HIGHWAYS MODELLING EVIDENCE AND HOUSING DEMAND AND REQUIREMENTS

We are instructed by and write on behalf of LaSalle Land Limited Partnership (LLLP) with respect to the Vale of Aylesbury Local Plan (VALP) Examination in Public.

Barwood LaSalle Land Limited Partnership (formerly the representor Barwood Land and Estates Ltd.) and now known as LaSalle Land Limited Partnership has lodged a number of duly made representations to the Proposed Submission VALP (December 2017) and has reviewed your Initial Questions to the Council closely (ED1 – ED10).

Our client wishes to ensure that you have available a comprehensive evidence base for the VALP Examination hearings. In particular, following your Initial Questions set out in ED8:

- Question 29 – LLLP’s representations to VALP policies S2 and H1 were concerned with the approach and justification for the adjustments/ manipulations of the demographic base, unmet needs, the approach to determining the OAN including market uplifts and the requirements for affordable housing in concluding the District’s housing requirement.
  
  The questions raised with the Council now are considered to be of fundamental importance to the examination of the VALP and complete clarity on the Council’s approach and position is to be welcomed.

- Question 30 – we wish to draw your attention now to the wider lack of complete transport modelling and impact analysis evidence (the Countywide Local Plan Modelling work) that would underpin the proposed highways infrastructure and development sites allocated in the VALP around Aylesbury town.

  There is insufficient evidence available to demonstrate what the highway impacts of the proposed site allocations in Aylesbury would be in the absence of the aspirational North East Link Road, for which there is no delivery mechanism identified in the plan period and yet which is included in the available highways modelling evidence. For your convenience, LLLP’s ‘s representation concerning VALP policy T1 sets this issue out in greater detail.
We respectfully raise your attention to these two matters now. This is in order that you may request that the Council prepare and publish a full analysis of the cumulative highway effects; and expedite a detailed written response to the housing requirement, demand and demographic issues that you have raised, at the earliest opportunity prior to the Examination Hearing sessions.

Yours sincerely,

MIKE TAYLOR BsocSc (Hons) MSc MRTP MIED CIHM
Managing Director, Chilmark Consulting Ltd.

cc. Mr Wayland Pope, for and on behalf of LLLP