

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

SITE DELIVERY STATEMENT BETWEEN

AYLESBURY VALE DISTRICT COUNCIL (AVDC)

and

Nexus Planning Limited

August 2018

1. Background

- 1.1 This Site Delivery Statement has been prepared jointly by Aylesbury Vale District Council, Nexus Planning Limited, The Ernest Cook Trust, the Trustees of Lord Carrington's 1963 Settlement the Pearce Family and Gleeson Strategic Land. The purpose of this statement is to set out matters which have been agreed relating to the estimated delivery of site AGT2 during the Plan Period in order to assist the Inspector when examining the Vale of Aylesbury Local Plan (VALP).
- 1.2 Site AGT2 named South West Aylesbury is allocated in the VALP for around 1,550 dwellings. The site was assessed in the HELAA under two different references, with the site boundaries for this document defined by how they were promoted to the Council.
- 1.3 There are three owners of the site, the largest site parcel (STO016) is owned by The Ernest Cook Trust and the Trustees of Lord Carrington's 1963 Settlement; the smaller site parcel (SMD009) is owned by the Pearce Family, both site parcels being represented by Nexus Planning Limited. Both site parcels are being promoted for development by Gleeson Strategic Land on behalf of the landowners.
- 1.4 The site is available immediately and will require some flood and landscape mitigation. Existing public rights of way, which cross the HS2 railway line, will be retained within the development. The latest delivery information from Nexus in January 2018 was used to inform the assumptions made on build out rates used for VALP, this information set out that housing completions are projected from 2021/22 with a 10 year build out timeframe and a peak in delivery of 180 dwellings per annum (similar to the build out rate achieved by the development at the Fairford Leys development on land owned by the Ernest Cook Trust).
- 1.5 The two parts of the site have been grouped together to form the large Major Development Area on the edge of Aylesbury of AGT2, the extent of this along with the individual parcels can be seen on the attached map.

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 (including S106, S278, CIL and Grampian Planning Conditions). AGT02 in the Proposed Submission VALP states that an SPD/Masterplan will be required to assist with the delivery of the site. This can be provided by the site promoters and adopted as SPD by the council. The supporting Infrastructure Delivery Plan (IDP) identifies the required infrastructure to assist in delivering this site. This is also identified in the criteria wording of Policy AGT02 itself.
- 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' as schemes are generated, completed, changes in funding mechanisms and changes in amounts regularly, this list can only provide a 'snapshot' on what has been consulted on through the VALP consultation including regulation 19 and 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 offsite contributions.

On site:

- 2.3 Provision for land for around 1,550 dwellings at a density that takes account of the adjacent settlement character and identity, south west link road between Stoke Mandeville A4010 realignment and A418 Oxford Road (with land reserved for future dualling) provision of five Gypsy and Traveller pitches (the provision of this is in dispute and interested parties will act in accordance with any decision taken at the Local Plan 'hearings', consideration must be given to the provision of a buffer and associated mitigation to reduce the impact on HS2 on the residents, provision of land, building and car parking for one primary school with a pre-school, existing vegetation should be retained where practicable, including woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities, provision for public transport into the town and to surrounding areas, cycling and walking links between the existing communities and new development. Flood alleviation will be informed by a site specific FRA to include benefits to the wider community. A sustainable drainage strategy will inform the basis of the detailed surface water arrangements for the site. .Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside.
- 2.4 Related new major transport infrastructure such as Stoke Mandeville A4010 realignment, A413-A418 Link Road and HS2 will be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk.
- 2.5 The site has two access points, only one of which is dependent on the completion of related new major infrastructure. Development can therefore commence before related infrastructure works are complete. The anticipated access arrangements have been considered by the highway authority and will be designed to meet all relevant standards and include provision for non-motorised users.

Off site:

- 2.6 Funding to support for a children's centre, upper school provision, grammar school provision, and expansion of existing special schools, funding/provision for public transport into the town and to surrounding areas, provision of on-site health facilities and community buildings (or off site contribution towards existing health facilities within the proposed development catchment) to mitigate the demand from the development (to be negotiated with CCG)
- 2.7 It is acknowledged that as part of the work on Aylesbury Garden Town and funding bids relating to this may mean that infrastructure could be delivered earlier which would therefore bring delivery on site forward.

3. Projected housing and infrastructure delivery

- 3.1 All parties agree that the land identified within the proposed strategic allocation at AGT2 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

		Past completions			Projected completions																	
	HEL AA 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
Infra structure										Delivery of South West Link Road 2FE Primary School - £8m S106 Contributions towards secondary and special school expansion												

Aylesbury South West	STO 016, SMD 009									50	120	120	180	180	180	180	180	120	120	120		1550
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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 It is acknowledged that as part of the work on Aylesbury Garden Town and funding bids relating to this may mean that infrastructure could be delivered earlier which would therefore bring delivery on site forward.

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

	STO016/SMD009
Expected number of house builders on site	
Stage	
Outline application submitted	Summer 2018
Resolution to grant subject to S106	Summer 2019
Approval of reserved matters and discharge of pre-commencement conditions	2019/2020
Start on site	2020/2021
First Completions	2021/2022

Summary of anticipated delivery	2031/2032
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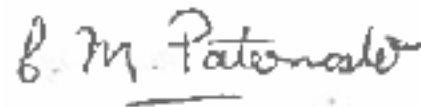
- 3.6 In order to promote sustainable development infrastructure will be provided both on site and as a means of off site contributions to mitigate any negative impacts as a result of the proposed development.

Signed on behalf of Gleeson Strategic Land



Steven Doel
Nexus Planning

Signed on behalf of Aylesbury Vale District Council:



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Position: Associate

Date: 31/07/2018

Position: Cabinet Member for Growth Strategy

Date: 31/07/2018