

AYLESBURY VALE DISTRICT COUNCIL
VALE OF AYLESBURY LOCAL PLAN

SITE DELIVERY STATEMENT BETWEEN
AYLESBURY VALE DISTRICT COUNCIL (AVDC)

AND

SWMK Consortium

August 2018

Background

1. This Site Delivery Statement has been prepared jointly by Aylesbury Vale District Council and the SWMK Consortium comprising of William Davis Ltd, Taylor Wimpey, Hallam Land Management, Connolly Homes and Bellcross Homes. The purpose of this statement is to set out matters which have been agreed relating to the estimated delivery of housing on site NLV001 during the Plan Period in order to assist the Inspector when examining the Vale of Aylesbury Local Plan (VALP).
2. Site NLV001 named Salden Chase, north west of Newton Longville and South West of Milton Keynes is allocated in the VALP for around 1,855 dwellings. The site was assessed in the HELAA, the site boundaries defined by reference to the submitted planning application (15/00314/AOP).
3. The planning application was considered on 7 June 2017 by the Council's Strategic Development Management Committee which resolved to grant planning permission for the development, subject to any subsequent direction from the Secretary of State and the completion of a legal agreement (with BCC and AVDC as appropriate) as considered appropriate by officers. The application was made in outline with all matters reserved except for access to provide for up to 1,855 dwellings; an employment area (B1); a neighbourhood centre including retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses; a primary and a secondary school; a grid road reserve; multi-functional green space; a sustainable drainage system; and associated access, drainage and public transport infrastructure. Completion of the S106 Obligation and issue of the decision notice is anticipated in early 2018.
4. A duplicate planning application was made to Milton Keynes Council (15/00619/FUL) as two of the three principal access points to the site from the A421 and Buckingham Road falls within that Council's administrative area. A decision on the application is anticipated following issue of the decision notice by Aylesbury Vale District Council.
5. The application site is controlled by an experienced developer consortium, comprising both housebuilders and land promoters. Januarys, acquired by Carter Jonas LLP in 2015, has acted as planning consultant in preparation and submission of the planning applications; and promotion of the site through the development plan process. Following the grant of planning permission by the local planning authorities

and completion of contractual arrangements with landowners, the Consortium will progress the development of the site in accordance with agreed phasing and conditional requirements.

- 6. The site is available immediately and the latest delivery information from the SWMK Consortium has been used to inform the assumptions made on build out rates used for VALP, this information set out that housing completions are projected from 2020/21 with a nine year build out timeframe and a peak in delivery of 250 dwellings per annum.

- 7. The extent of the site can be seen on the attached map.

Projected delivery

- 8. All parties agree that the land identified within the proposed strategic allocation at NLV001 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.

- 9. 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																
	HELAA ref	201 3/14	201 4/15	201 5/16	201 6/17	201 7/18	201 8/19	201 9/20	202 0/21	202 1/22	202 2/23	202 3/24	202 4/25	202 5/26	202 6/27	202 7/28	202 8/29	202 9/30	203 0/31	203 1/32	203 2/33	TOTAL
SWMK	NLV00 1								50	100	200	250	250	250	250	250	255					1855

10. 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.

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

	NLV001
Expected number of house builders on site	3
Stage	
Outline application submitted	January 2015
Resolution to grant subject to S106	June 2017
First Reserved matters applications and discharge of pre-commencement conditions	July 2018
Start on site	July 2019
First Completions	July 2020
Summary of anticipated delivery	

2.5 In order to promote sustainable development infrastructure will be provided both on site and by means of off-site contributions to mitigate any adverse impacts and to ensure that the development is acceptable in planning terms.

Signed on behalf of Aylesbury Vale District Council:

Handwritten signature of Cllr Carole Paternoster in black ink.

Cllr Carole Paternoster

Position: Cabinet Member for Growth Strategy

Date: 1st August 2018

Signed on behalf of SWMK Consortium

Handwritten signature of Mark Hyde in blue ink.

Mark Hyde

Partner Carter Jonas LLP

Date: 26th January 2018

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