

## **VALE OF AYLESBURY LOCAL PLAN EXAMINATION**

**Inspector: Paul Clark BA MA MRTPI**

**Inspector's Questions to the Council:**

**Q79-102**

Q79 My Q29(vii) has already raised the issue of the percentage of affordable housing to be required. In addition to the representations listed in that Q and in my subsequent Q51, the following representations also touch on the question of the percentage of affordable housing and other aspects of policy H1 so I would like them to be added to the list of representations on which I would welcome the Council's observations in response to my Q29(vii); 251 and 402 Alison Watt, 555 and 720 Graham Tyack of Haddenham Village Society, 160 David Saunders, 576 Andrew Docherty, 694 Alan Sherwell, 698 Suzanne Lindsey of Whaddon Parish Council, 861 and 864 Jon Hobbs of Vale of Aylesbury Housing Trust, 941 Dr Lucy Murfitt of Chiltern AONB Conservation Board, 1057 J Richards of Dandara Ltd, 1118 Nona Jones of Planning Potential on behalf of Kier Property, 1432 Dr Sean Carolan of Winslow Town Council, 1700 Cameron Austin-Fell of RPS on behalf of Richborough Estates, 1729 and 1776 Christopher Roberts and Taylor Cherrett of Turley Associates on behalf of Persimmon Homes Ltd and CALA Homes Ltd and Ainscough Strategic Land, 1839 Tim Northey of Rectory Homes Ltd, 1889 Victoria Firth of Granborough Parish Council, 1913 Mark Behrendt of Home Builders Federation Ltd, 1958 and 1975 Robert Love of Bidwells on behalf of Careys New Homes and Persimmon Homes Midlands, 2207 Geoff Culverhouse of North Bucks Parishes Planning Consortium, 2225 Gareth Sibley of RCA Regeneration Ltd, 2622 and 2632 Christopher Wayman and Councillor Robin Stutchbury of Buckingham Town Council.

Q80 I would welcome the Council's observations on representation 700 Suzanne Lindsey of Whaddon Parish Council suggesting that policy H2 is unsound.

Q81 I would welcome the Council's observations on representations commenting on the soundness of policy H5, self/custom build housing; 793 Mark Rose of Define on behalf of Bovis Homes, 1330 J Richards of Dandara Ltd, 1353 Roger Welchman of Armstrong Rigg planning on behalf of Bellway Homes Ltd, Bellcross Co Ltd and Fosbern Manufacturing Ltd, 1532 Alastair Bird of Barton Willmore on behalf of Catesby Estates Limited, 1624 Nicole Penfold on behalf of Gladman Developments Ltd, 1781 Tim Pearsall of Cerda Planning Ltd, 1852 Guy Wakefield of Hunter page Planning on behalf of CALA homes Ltd, 1976 Robert Love of Bidwells on behalf of Persimmon Homes Midlands.

Q82 My question 29 (viii) has already asked about one aspect of policy H6. I would welcome the Council's observations on those representations which

comment on the soundness of other aspects of policy H6; 1386, 1397, 1965 and 1970 Chris Cox of Pegasus Group on behalf of Edward Ware Homes, 1563, 1564, 1565, 1567, 1568, 1569, 1570, 1572, 1573, 1574, Andrew Boughton of BB Architecture and Planning on behalf of Inspire Villages Group, 794 Mark Rose of Define on behalf of Bovis Homes, 1183 Michael Wood of Indigo planning on behalf of Lands Improvement holdings plc, 1331 J Richards of Dandara Ltd, 1345 and 2073 Steven Doel of Nexus planning Ltd on behalf of Gleeson Strategic land and CEG, , 1541 Richard Purser of DPP Planning on behalf of FI Real Estate Management, 1629 Nicole Penfold of Gladman Developments Ltd, 1701 Cameron Austin-Fell of RPS Planing and Development on behalf of Richborough Estates, 1728 and 1777 Christopher Roberts and Taylor Cherrett of Turley Associates on behalf of Persimmon Homes Ltd and CALA Homes Ltd and Ainscough Strategic Land, 1803 Portia Banwell of Minton Health Care (Buckingham) Ltd, 1840 Tim Northey of Rectory Homes Ltd, 1918 Mark Behrendt of Home Builders Federation Ltd, 1940 (appendix 6) Laura Humphries of Pegasus Group on behalf of CALA Homes, 1960 and 1977 Robert Love of Bidwells on behalf of Careys New Homes, 2068 Steven Brown of Woolf Bond Planning on behalf of Persimmon Homes North London, 2623 and 2633 Christopher Wayman and Councillor Robin Stutchbury of Buckingham Town Council.

Q83 My question 6 has already sought the Council's observations on whether the degree to which the plan delegates policy-making to SPDs would be sound. In addition to that, I would welcome the council's response to other representations which criticise policy H7 for its claimed lack of justification and imprecisison; 795 Mark Rose of Define on behalf of Bovis Homes, 1184 Michael Wood of Indigo Planning Ltd on behalf of Lands Improvement Holdings, 1332 J Richards of Dandara Ltd, 1346 and 2077 Steven Doel of Nexus Planning on behalf of Gleeson Strategic Land and CEG, 1806 Jonathan Liberman of Boyer Planning Ltd on behalf of Wates Developments, 1919 Mark Behrendt of HBF, 1961 and 1978 Robert Love of Bidwells on behalf of Careys New Homes and Persimmon Homes Midlands.

Q84 My question 53 has already sought the Council's observations on the representations concerning employment land provision made by Tim Burden of Turley on behalf of SEGRO PLC and Matthew Dauber of Savills on behalf of the Berryfields Consortium. To that, I would like to add the following representations; 1995 Mrs Rebecca McAllister of Savills Reading on behalf of Aylesbury Vale Estates, 708 Julia Riddle of Castle Planning on behalf of Rockspring Hanover Property Unit Trust and 630 John Shephard of J&J Design on behalf of the Brackley Fox lane Gospel Hall Trust making general arguments and 1671 David Maxwell of G L Hearn on behalf of Aviva Life and Pensions and 1124 Richard Purser of DPP Planning on behalf of FI Real Estate Management concerning the soundness of the particular designation of the Gatehouse Industrial Estate.

Q85 I would be pleased to receive the Council's observations on representations 266 Ed Whetham of Laxton Properties concerning the

identification of Halton Brook Business Park on the Proposals Map, 852 and 2501 Neil Trollope of Terence O'Rourke Ltd on behalf of MEPC Silverstone GP Ltd concerning the accuracy of the policy map in respect of Silverstone.

Q86 My Q1 has already sought the Council's observations on the implications for rural life of the development distribution strategy of policy S2. My Q29 added to that a request for the Council's observations on a number of representations made in respect of the spatial distribution strategy in terms of housing provision. To that, I now add representations 1342 Rebecca Howard of Ingleton Wood LLP on behalf of Ikram Haq of High Barrow Holdings, making a similar point in relation to employment uses.

Q87 I would welcome the Council's observations on representation 656 from Zahra Waters of Lichfields on behalf of Coal Pensions Properties Ltd commenting on the soundness of policy E5.

Q88 In my question 52 I sought the Council's observations on representations commenting on the capability of key elements of the network, on the poor validation of the County's transport model and on the identification and quantification of effects which the road proposals are intended to deal with. In addition to those points, I would welcome the Council's observations on the points made in paragraphs 15, 16, 17, 18, 19 and 20 of the representations 997 and 2680 from John Disley of Oxfordshire County council concerning the soundness of certain provisions of the plan and on representation 1555 Mike Taylor of Chilmark Consulting Ltd on behalf of Barwood Land and Estates.

Q89 In my question 51, I identified point (x) seeking the Council's views on the apparently disparate treatment of housing and employment allocations in relation to the proposed Oxford-Cambridge expressway. Whilst recognising that the preferred route of this project is not likely to be identified until the end of the year, I would welcome the Council's observations on the representations including 2184 by Heather Pugh of David Lock and Associates on behalf of O & H Properties, 1893 from Chris Dodds of Planning Prospects on behalf of Amarillo Ltd and Scandale, 2626 and 2639 from Christopher Wayman and Councillor Robin Stuchbury of Buckingham Town Council to the effect that the plan would be unsound without including some greater provision for the potential routes of the road than that of the final clause of policy T3.

Q90 My Q30, supplementing my Q6 raised the question of the soundness of delegating the plan's transport and parking policies to SPDs. Policy T5 effectively delegates policies on parking provision to a SPD. In addition to responding to my earlier questions, I would welcome the Council's response to representations 635 from Mr John Shephard of J & J Design 1841 from Mr Tim Northey of Rectory Homes, 1921 and 1922 from Mark Behrendt of HBF, 1962, 1963, 1979 and 1980 Robert Love of Bidwells on behalf of Careys New Homes and Persimmon Homes Midlands, 2441 from Jonathon Clover of Wendover neighbourhood Plan Steering Group on this point.

Q91 I would welcome the Council's observations on the various representations alleging that policy BE1 is inconsistent with passages of the NPPF; 278 Nigel Wilson on behalf of Buckinghamshire Archaeological Society, 797 Mark Rose of Define on behalf of Bovis Homes, 1638 Mrs Nicole Penfold of Gladman Developments Ltd, 1704 Cameron Austin-Fell of RPS Planning and Development on behalf of Richborough Estates, 1812, Jonathan Liberman of Boyer Planning Ltd on behalf of Wates Developments Ltd.

Q92 My earlier Q6 sought the Council's observations on the plan's apparent reliance on Supplementary Planning documents to state policy. In addition to responding to my earlier points, I would welcome the Council's response to the similar points made in representations 1355 and 1359 Roger Welchman of Armstrong Rigg Planning on behalf of Bellway Homes Ltd, Bellcross Co Ltd and Fosbern Manufacturing Ltd and Taylor Wimpey South Midlands, 1784 Cameron Austin-Bell of RPS Planning and Development on behalf of Richborough Estates in relation to policy BE2.

Q93 I would welcome the Council's observations on the representations claiming that policy BE4 would be unsound; 1185 by Michael Wood of Indigo planning Limited on behalf of Lands Improvement Holdings PLC and 1842 Tim Northey of Rectory Homes.

Q94 I would welcome the Council's observations on the representations commenting on the soundness of policy NE1; 446 Adrian Harford of AOTRA, 954 Dr Lucy Murfett of Chiltern AONB Conservation Board.

Q95 I would welcome the Council's observations on the representations commenting on the soundness of policy NE2; 1534 Alastair Bird of Barton Willmore on behalf of Catesby Estates Limited, 1639 Nicole Penfold of Gladman Developments Ltd; 1705 Cameron Austin-Fell of RPS Planning and Development on behalf of Richborough Estates, 1817 Jonathan Liberman of Boyer Planning Ltd on behalf of Wates Developments Ltd, 2069 Steven Brown of Woolf Bond Planning on behalf of Persimmon Homes North London, 2216 and 2217 Michelle Kidd of the Environment Agency, 2226 Gareth Sibley of RCA Regeneration Ltd on behalf of Malvern Homes Ltd.

Q96 I would welcome the Council's observations on the representations commenting on the justification for a 10m buffer in policy NE3; 1821 Jonathan Liberman of Boyer Planning Limited on behalf of Wates Developments Ltd.

Q97 I would welcome the Council's observations on the representations which comment on the soundness of the evidence base underlying the AAL and LLA designations; 466 Andrew Jenkinson of Tingewick Parish Council, 799 Mark Rose of Define on behalf of Bovis Homes, 899 Neil Homer of Great and Little Kimble cum Marsh Parish Council, 1549 Mike Taylor of Chilmark Consulting Ltd on behalf of Barwood Land and Estates, 1640 Nicole Penfold of Gladman Developments Ltd, 1941 Laura Humphries of Pegasus Group on behalf of CALA Homes, 2198 Emily Hale of Bloor Homes.

Q98 I would welcome the Council's observations on the representations which comment on the soundness of policy NE8; 800 Mark Rose of Define on behalf of Bovis Homes, 1535 Alastair Bird of Barton Willmore on behalf of Catesby Estates Ltd, 1603 Neil Tiley of Pegasus Group on behalf of Waldrige Garden Village Consortium, 1641 Nicole Penfold of Gladman Developments Ltd, 1707 Cameron Austin-Fell of RPS Planning and Development on behalf of Richborough Estates, 1783 Tina Pearsall of Cerda Planning Ltd, 1843 Tim Northey of Rectory Homes Limited, 1942 Laura Humphries of Pegasus Group on behalf of CALA Homes.

Q99 I would welcome the Council's observations on the representations which question the viability and effectiveness of policy C3; 669 Colin Wilkinson of the Royal Society for the Protection of Birds, 802 Mark Rose of Define on behalf of Bovis Homes, 1600 Neil Tiley of Pegasus Group on behalf of the Waldrige Garden Village Consortium, 1709 Cameron Austin-Fell of RPS Planning and Development on behalf of Richborough Estates, 2071 Steven Brown of Woolf Bond Planning on behalf of Persimmon Homes North London.

Q100 I would welcome the Council's observations on the representations commenting on the soundness of and justification for policy I2; 803 Mark Rose of Define on behalf of Bovis Homes, 1711 Cameron Austin-Fell on behalf of Richboroguh Estates.

Q101 I would welcome the Council's observations on the representations commenting on the soundness of policy I3; 1712 Cameron Austin-Fell on behalf of Richborough Estates.

Q102 I would welcome the Council's observations on representation 1071 from Mrs Lee Turkel of Waddesdon Neighbourhood Plan Steering Group concerning the justification for the provisions of allocation WAD006

18.4.18