

# NEWTON LONGVILLE PARISH COUNCIL

Tel: 01908-367799  
Email: newtonlongvillepc@hotmail.co.uk

Longueville Hall  
Whaddon Road  
Newton Longville  
Buckinghamshire  
MK17 0AT

Office Hours: Mon, Wed & Fri 9:30 am – 3:30 pm

1<sup>st</sup> October 2018

Mr P Clark  
Planning Inspector  
c/o Louise St John Howe  
Programme Officer  
Vale of Aylesbury Local Plan Examination  
PO Services  
PO Box 10965  
Sudbury  
Suffolk CO10 3BF

Dear Mr Clark

## ED151 Site Delivery Statement: Site NVL001 Salden Chase

By chance we recently became aware of the submission of this statement submitted to you and since then have tried to review what if any evidence there may be, but AVDC have failed to make any evidence available as part of the public register and have refused to release to us.

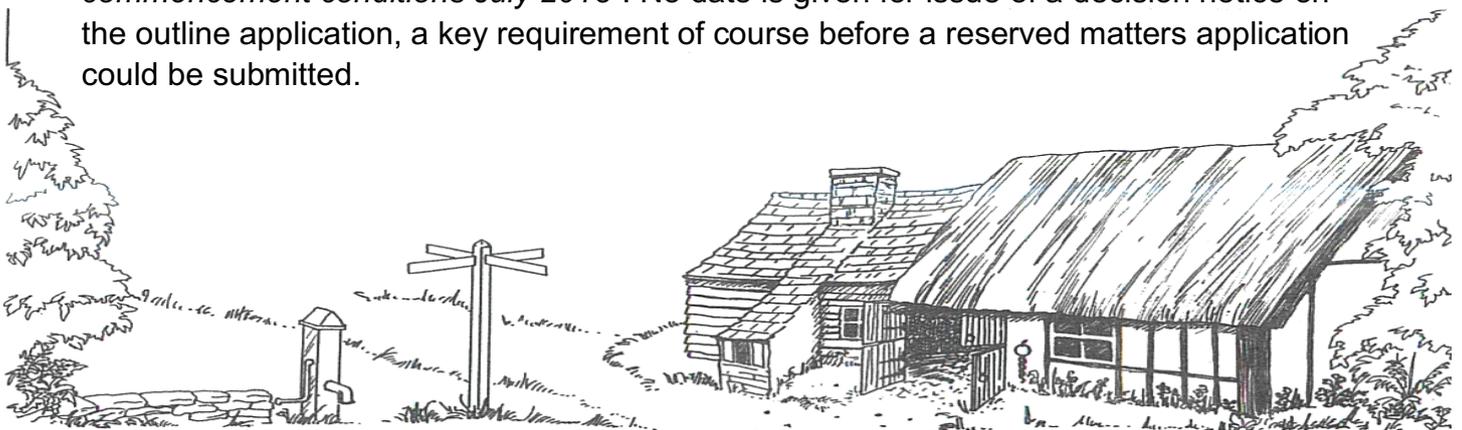
I'm therefore writing to ask you to thoroughly test the claims of deliverability presented by the applicants and AVDC within the statement. We have attempted to review what if any evidence there is to support the claims with the Site Delivery Statement, but AVDC have refused to release it. We believe it should be on the public planning register, but it is not.

We ask you to ensure AVDC and the applicants are required to submit robust evidence to demonstrate deliverability and sustainability and without this the site should not be allocated. We very much doubt such evidence exists.

It appears the statement was prepared by the applicants' agent and submitted to Aylesbury Vale DC on 26<sup>th</sup> January 2018, but not then signed by AVDC until 1<sup>st</sup> August 2018.

Even though Cllr Paternoster signed the Site Delivery Statement on 1<sup>st</sup> August 2018, in paragraph 3 of the statement is "*Completion of the S106 Obligation and issue of the decision notice is anticipated in early 2018.*"

In paragraph 2.4 is "*First Reserved matters applications and discharge of pre-commencement conditions July 2018*". No date is given for issue of a decision notice on the outline application, a key requirement of course before a reserved matters application could be submitted.



The above indicates a total lack of scrutiny by AVDC of the contents of the document. The document also fails to take account of the fact that before it could be progressed the application would also have to be approved by Milton Keynes Council (MKC).

The application has still to be determined by MKC but some indication of their likely approach can be drawn from the submission made by the MKC Development Control Committee to AVDC when consulted on the application to AVDC. Milton Keynes Council submitted a robust view opposing the application. (Copy enclosed with this letter.)

The application to MKC has been considered three times by the MKC Development Management Committee and thrown back each time largely when the parish councils and others challenged the data put forward by the applicants. At the third and most recent meeting in March 2017 MKC resolved that they would not again consider the application until if/after AVDC granted consent.

Over the past year we have also repeatedly asked AVDC for draft section 106 agreements, something that has been required by law since 2002 to be on the public planning register. To date our requests have been refused by AVDC on the basis *"it is not their normal practice"*. (The current law is Article 40 of the 2015 DMPO SI 2015/0595 paragraph 3.)

On 4<sup>th</sup> June we were told by AVDC:

*"I have been informed that currently our Principal Planner is working on the S106, and draft conditions for this application. Once the S106 agreement is complete, the next step will be to complete a post-committee report."*

On 9<sup>th</sup> August we were told by AVDC:

*"Currently the application is with our solicitors which are working on the S106 and [office name] will be meeting with them soon to ensure everything is on the right track."*

Newton Longville Parish Council does not believe sufficient evidence has been presented to demonstrate that this site will be able to make a significant contribution to the five-year housing supply and even to delivery from years 6 to 15.

Whilst the applicants refer to controlling all of the site, much of this is through options. They do not at present own all of the site. Even if this site had been owned by a single developer it is questionable if delivery of 200 dwellings per year would be achieved. Delivery on recent larger sites for developments within the Milton Keynes area demonstrates the low delivery rates achieved. That there are five different developers involved in promoting this site, will only add to the difficulties in achieving delivery.

The planning application was submitted in January 2015 and over three and a half years later has not yet been determined itself demonstrates little reliance can be placed on the applicants claims about sustainability and deliverability. Cllr Paternoster, the Cabinet member that signed the Site Delivery Statement on behalf of AVDC is on record as saying the application should be approved as it was in the South East Plan despite the plan having been revoked and of no relevance.

Since the application was first submitted the proposed completion dates have continually slipped. Within the Planning Statement submitted as part of the planning application in

January 2015 the applicants claimed the site could deliver 600 dwellings in the five-year period. What is in the Site Delivery Statement now shows how fanciful those claims were.

Paragraph 7.3 of the Planning Statement states:

*“The expected timetable for the Proposed Development is as follows:*

- *Planning Application submitted – 2014/15*
- *Outline planning permission granted (one year from submission) – 2015/16*
- *Reserved Matters approval (one year from outline permission) – 2016/17*
- *Start Date – 2016/17*
- *Infrastructure delivery (two years from outline permission) - 2017/18*
- *Housing delivery (seven years from reserved matters) – 2017/18 to 2023/24*
- *Completion – 2023/24.”*

Paragraph 7.4 gives estimated annual completions as:

|         |     |
|---------|-----|
| 2017/18 | 80  |
| 2018/19 | 210 |
| 2019/20 | 310 |
| 2020/21 | 360 |
| 2021/22 | 360 |
| 2022/23 | 360 |
| 2023/24 | 175 |

The Site Delivery Statement now gives projected completions which shows very different completion rates to those the applicants claimed in 2015 could be delivered. For comparison and to show the extent of the change I have added the previous figures in brackets.

|         |     |       |
|---------|-----|-------|
| 2017/18 | 0   | (80)  |
| 2018/19 | 0   | (210) |
| 2019/20 | 0   | (310) |
| 2020/21 | 50  | (360) |
| 2021/22 | 100 | (360) |
| 2022/23 | 200 | (360) |
| 2023/24 | 250 | (175) |
| 2024/25 | 250 | (0)   |
| 2025/26 | 250 | (0)   |
| 2026/27 | 250 | (0)   |
| 2027/28 | 250 | (0)   |
| 2028/29 | 255 | (0)   |

There is no more reason to believe the latest projected delivery rates than those originally claimed.

As is stated in our submission on the draft Local Plan, Newton Longville Parish Council and West Bletchley Council, the two parishes most affected by this proposal allocation and planning application, have consistently objected to the site allocation as well as to the planning application. Neither parish council is opposed to all development, but it is clear that whilst this site is put forward as an urban extension to Milton Keynes this is without the

support of Milton Keynes Council and would actually result in an unsustainable development entirely within Newton Longville Parish and Aylesbury Vale with most of the supporting road infrastructure within the Milton Keynes Council area.

The site delivery statement has been submitted as if it is a statement of fact whereas in reality we consider it is no more than wishful thinking and a display of the lack of scrutiny by Aylesbury Vale District Council. The applicants and AVDC have tried to present this as a development within Milton Keynes including changing the "name" of the site from "Salden Chase" to "South West Milton Keynes". Occasionally forget this pretence such as in the title to the Site Delivery Statement where it is referred to as "Salden Chase".

Yours sincerely

Mike Galloway  
Clerk to the Council