

FW: D-MMO006 - Foscoote Road, Maids Moreton

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de la Mothe, Lucie

Reply

Thu 4/11/2019 02:51 PM

To:

Broadley, David

D-MMO006 - DWH, Foscoote Rd Statement.docx

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From: Fox, Edmund [mailto: [REDACTED]]

Sent: 16 July 2018 17:00

To: louise [REDACTED]

Cc: de la Mothe, Lucie

Subject: D-MMO006 - Foscoote Road, Maids Moreton

Good Afternoon,

We have received confirmation from Buckinghamshire County Council that they will be withdrawing their objection to the access details. This demonstrates that this scheme is now deliverable. We have prepared a brief statement (attached) to support this position and to respond to some of the issues raised by the inspector. Hopefully this will be able to be considered as part of the hearings tomorrow afternoon. In any event I will be in attendance to listen to the debate.

Regards,

Edmund Fox

Planning Manager

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Maids Moreton - Local Plan Examination (D MMO006)

Site

The site extends to some 8.79 hectares on the north-eastern edge of Maids Moreton village located some 2 km north-east of Buckingham town centre. The land is situated to the north east of existing residential development and can be accessed directly from both Walnut Drive and Foscoote Road. The land is mainly agricultural of which part is used for grazing. Derelict farm buildings exist to the east of the site near to Foscoote Road.

To the south west of the site are residential properties on Walnut Drive, The Pightle and Manor Park with properties on Foscoote Road backing onto the south-eastern side of the site. To the north of the site lies Vitalograph Business Park, which is accessed via Walnut Drive, this is an existing employment site which hosts a range of businesses. The area to the north east and eastern boundaries of the site is open countryside.

A public footpath (Akeley Circular Walk) exists through the centre of the site which runs from Main Street (in between The Pightle and Manor Park) in a north easterly direction and then to the east joining Foscoote Road. This footpath will be retained as part of the green infrastructure serving the future residential development.

Figure 1 – Outline of Site

The site is located within close proximity of the following key services:

- Main Street and village centre approximately 120m
- Maids Moreton School 500m
- St Edmunds Church 400m

Buckingham Town Centre is located within 2miles of the application site and served by a regular bus service from bus stops at Manor Park and Duck Lane/ Moreton Road. Buckingham town centre has numerous local facilities such as Local Health Services, Community Sports Club and commercial amenities. These services support the categorisation of Maids Moreton as a Medium Sized Village.

Planning History

There has been some separate applications made in between 1979 and 1998 for residential development off Walnut Drive and backing onto The Pightle. An outline planning application with all matters reserved apart from access for 170 dwellings was submitted in February 2016 and given a reference number of 16/00151/AOP.

Since submission, the Applicant has worked very closely with the LPA with regard to detailed consultation responses. In no particular order, the Applicant has provided extra information and assessment in respect of ecological enhancement as a result of the initial technical response from the Council's ecologist. We have also worked closely with the designated case officer since submission over detailed LVIA and heritage matters. These matters have been resolved and we await the prospect of discussing the application at Development Control Committee before the end of 2018.

Discussions with the Planning Officer has been positive to date, however concerns had been raised with regards to the access by the County Council Highways Officer. These concerns related to:

- Safety issues at the A422/ College Road junction caused by traffic from the development
- The unsuitability of Mill Lane (which the developer incorrectly refers to as College Road) for the amount of through traffic which will be created by the development
- Safety issues due to poor visibility at the Walnut Drive/ Main Street junction
- Concerns over the removal and restriction of residents and visitors parking

The highways concerns have been the only matter preventing the outline scheme from being positively determined. Matters have been progressed with the Highways Officer who has now removed the objection of the Buckinghamshire County Council Highways Team. These details should be with the Inspector for consideration at the hearing sessions.

Given these matters are now acceptable to the Highways Authority, discussions with the case officer have revealed it will likely go to Planning Committee in August or September. We would like to reiterate at this juncture that the principal reason for seeking to remove this allocation from the plan was on the grounds of the Highways issues associated with gaining access to the site. Now that this has been resolved we feel there is no demonstrable reason why this development should not be allocated in the adopted Vale of Aylesbury Local Plan.

5 Year Housing Land Supply

In the Proposed Submission Local Plan (November 2017), the housing delivery projection within Table 7 on Page 58 shows a cumulative shortfall of 638 dwellings between 2017 and 2018. This is somewhat contradictory to the Council's most recent Annual Monitoring Report of June 2018 which states that the Local Planning Authority has an 11.7 year Housing Land Supply between April 2018 and March 2023.

Whilst the two documents are clearly in conflict with each other, it should be worth noting that the Annual Monitoring Report of June 2018 is reliant on sites that are considered to be undeliverable in the short and medium term. An example being Sainsburys 13-19 Buckingham Street which is noted to deliver 49 dwellings between 2018/19 and 27 dwellings 2019 and 2010. The supermarket is still in operation and will clearly not deliver the houses projected within the Annual Monitoring Report. As stated below, and in previous submissions to the plan, our site is clearly deliverable. This is demonstrated by the fact that we have not sought to deliver this site through a plan allocation. Our original planning strategy was to provide sustainable residential development in light of the shortfall in housing land supply in the district.

Site Deliverability

As noted in our Delivery Statement submitted to the Local Planning Authority in December 2017, it shows that this site is deliverable in the short term and will provide 170 dwellings within a highly sustainable location. David Wilson Homes are committed to the immediate delivery of dwellings at this site. Once permission is granted resources are there to submit a reserved matters application quickly and informal discussions have already been had with the Local Planning Authority.

Despite the timetable having been pushed back due to the delay in securing outline approval, the Local Planning Authority and the developers all agree that the following build out rates are achievable:

	H&LBA ref MMOC 08 0.21.22	Pawl completions				Proposed completions											TOTAL					
		2017/14	2017/15	2017/16	2018/17	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
Mauls Mowson							15	40	40	40	35											170

Once the Outline Permission (Assumed Mid-August) has been secured our delivery timetable is as follows -

- Reserved Matters Submission within 6 months of Outline Approval. This takes us to February.
- Aim to secure REM approval within the Statutory Timescales (13 Weeks) taking us to Mid-May.
- Secure Discharge of Pre-Commencement Conditions if any, (12 Weeks) during which time site enabling works would likely be implemented. This indicates a site start could take place in August 2019, subject to securing Outline approval at the August or September Planning Committee.

It should also be noted that the planning application has been accompanied with a Draft Heads of Terms which will be formalised through a Section 106 Agreement which include 30% affordable Housing. The draft s106 also provides policy compliant contributions for Education, Highways Works, Public Transport and a Sustainable Transport Strategy. There have been no concerns raised by the Local Planning Authority regarding the provisions within the Draft Heads of Terms.

Conclusion

At the heart of the NPPF is the presumption in favour of sustainable development. As noted above the site off Walnut Drive and Foscoate Road is located within a highly sustainable location. There are questions raised over the validity of the Councils 5 Year Housing Land Supply, and this site represents a deliverable site in the short term with a recognised and reputable national house builder on board.