Dear Information Requester

RESPONSE TO INFORMATION REQUEST
This request was answered under the Environmental Information Regulations 2004

REQUEST

29 March 2019
Dear Sir/Madam

Freedom of Information Request in relation to the inclusion of site MO0066 in the VALP, and planning application no.16/00151/AOP

I am writing to make an open government request for all the information to which I am entitled under the Freedom of Information Act 2000, in relation to the allocation of site MMO006 (Maids Moreton) as a development site for 170 houses in the Vale of Aylesbury Local Plan.

BACKGROUND

A.
In response to Inspector's Question 72, (ED59) on 14/6/2018 AVDC stated:
The Council is proposing to remove the allocation policy D-MMO006 Land east of Walnut Drive and west of Foscote Road from the VALP as a major modification. This is based on the access issues raised in the comments from the Buckinghamshire County Council Highways team on the planning application, 16/00151/AOP, for development of the proposed allocation. The comments show that the site cannot be accessed to the satisfaction of the highway authority and the site is therefore regarded as unsuitable for development. New commitments from 2017/18 are expected to balance the loss of dwellings from this site so replacement provision will not be required. During the regulation 19 consultation the allocation received a high number of representations of objection, with a significant number raising traffic impact and the expected population increase to Maids Moreton. The proposed removal of the site from the plan addresses these concerns.

B.
This was reiterated by AVDC on 19/6/2108 in response to the Inspector's Question 104 (ED 103): D-MMO006 it should be noted that, as per the response to question 72, it is the intention of the Council to remove policy D-MMO006 from the VALP.

C.
At the Public Examination Agenda session 34 on 17/08/18, the Inspector noted that in relation to
Site MMO006. “The Council initially responded by agreeing that there is no satisfactory vehicle access and proposed to Modify the Plan by deleting this allocation, but information subsequently received suggests that the County Council accepts that there could be a satisfactory vehicular access and so there needs to be a discussion of the soundness of this allocation”.

The inspector asked the following questions:
1. Have I correctly understood the thrust of the representations?
2. Categorisation of settlement
3. Access
4. Other points concerning the justification for the allocation”

INFORMATION REQUESTS

1. Evidence of AVDC’s response in relation to its reason to Question 72 for initially removing site MMO06 and subsequently including it in the allocation regarding:

(a) “traffic impact”: all correspondence, emails, telephone communication and minutes of meetings between the Highways Authority and the David Wilson Homes

The “traffic impact” referred to is that raised by objectors in their representations and the council has no further information other than the content of the representations which can be seen at https://avlesburyvaledc.jdi-consult.net/localplan/readdoc.php?id=3&.

(b) “the expected population increase to Maids Moreton”: all correspondence, emails, telephone communications, minutes of meetings relating to AVDC’s justification for the expected population increase.

The “expected population increase” referred to is that raised by objectors in their representations and the council has no further information other than the content of the representations which can be seen at https://avlesburyvaledc.jdi-consult.net/localplan/readdoc.php?id=3&.

(c) Evidence of AVDC’s reply (emails, correspondence, minutes of meetings, telephone communications) to the Inspector’s questions 1-4 (quoted above) raised at the Public Meeting, Agenda Session 34, on 17/08/2018.

AVDC's response to Inspector's questions 1-4 is published at https://www.avlesburyvaledc.gov.uk/examination-updates on 11/05/18 and updated 12/06/18.

The email sending the responses to the Programme Office is attached.

2. All evidence (minutes, emails etc) relating to traffic surveys and evaluation of suitability of Foscoate Lane for vehicular traffic.

In terms of the VALP, there were undocumented internal verbal discussions with various officers at AVDC and Buckinghamshire County Council between the evidence base of VALP being completed and the formal agreement of the VALP in autumn 2017, as well as the HELAA, Buckingham Transport Strategy and County-wide transport modelling which are published at https://www.avlesburyvaledc.gov.uk/supporting-evidence. Specific discussions with the County Council took place on the results of the traffic modelling for Buckingham, but no discussion took place regarding impacts on Foscoate Lane. No objection was received from the Highway Authority to the allocation of MMO006.
There has also been formal correspondence received on the planning application 16/00151/AOP published at https://publicaccess.aylesburyveraldc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O108Y9CLH3L00 which has also informed verbal discussions between AVDC officers and AVDC and Buckinghamshire County Council officers concerning the allocation of site MMO006 in the VALP. Please also see the attached emails.

3. All evidence (minutes, emails etc) of consultation with Foscote Parish Meeting

In terms of the VALP, a letter (Attached) was emailed or posted on 24 October 2017 to all statutory consultees (including parish councils and parish meetings) and active consultees on our mailing list. A further letter (Attached) was sent on 1 November 2017 informing consultees of the impending start of the Proposed Submission consultation, which began on 2 November 2017. On the planning application 16/00151/AOP, all the consultation that has taken place is set out at https://publicaccess.aylesburyveraldc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O108Y9CLH3L00

4. All evidence (minutes, emails etc) of consideration by AVDC and BCC Highways Authority of the 8 Objections raised by Foscote Parish Meeting to Planning Application 16/00151/AOP from 2016 to 2018.

No correspondence is held other than the information already in the public domain: https://publicaccess.aylesburyveraldc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O108Y9CLH3L00

5. Evidence of decision (minutes, emails etc) and officers involved, that led to the decision in HELAA v3, that site MMO006 was unsuitable for development.

There is no evidence in the form of minutes and emails in making the decision on suitability of site MMO006 for HELAA v3. The process was done informally by AVDC planning policy officers with verbal discussions with other AVDC officers and BCC officers.

6. Evidence of decision (minutes, emails etc), and officers involved, that led to the amendment of HELAA v4 that site MMO006 was suitable for 170 houses and how this decision was communicated to Maids Moreton Parish Council and Foscote Parish Meeting.

There is no evidence in the form of minutes and emails in making the decision on amending the suitability of the site MMO006 for HELAA v4. All sites in the HELAA were reassessed as part of reviewing HELAA v3. In terms of the decision on agreeing HELAA v4, the process was done informally by AVDC planning policy officers with verbal discussions with other AVDC planning officers. Contact with the two organisations is dealt with in the answer to question 3.

7. All correspondence, notes of meetings and emails between AVDC and David Wilson Homes which communicated to David Wilson Homes the change of allocation.

There is no correspondence with David Wilson Homes in terms of the HELAA or the VALP on the change of allocation.
I would like the above information to be provided to me as electronic copies where possible, and paper copies if electronic copies are not available. If some parts of this request are easier to answer than others, I would ask that you release the available data as soon as possible.

If any of this information is already in the public domain, please can you direct me to it, with page references and URLs if necessary.

If the release of any of this information is prohibited on the grounds of breach of confidence, I ask that you supply me with copies of the confidentiality agreement and remind you that information should not be treated as confidential if such an agreement has not been signed.

I understand that you are required to respond to my request within the 20 working days after you receive this letter. I would be grateful if you could confirm in writing that you have received this request.

I look forward to hearing from you.

Yours faithfully,

[Name redacted]

RESPONSE

Thank you for your information request to Aylesbury Vale District Council (AVDC).

Please see our response above.

Should you require further information, please contact records@aylesburyvale.gov.uk or write to the Information Compliance Officer at the address given below.

If you feel that your request has not been properly handled or if you are dissatisfied with the outcome, you can request an internal review by e-mailing us at the above email address, or writing to us at:

Information Compliance Officer
Corporate Governance
Business Strategy & Support
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF

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The Information Commissioner, however, will normally expect a complainant to have exhausted a public authority’s internal review procedures first.

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Yours faithfully

Information Compliance Officer