

VALP examination 2018

Matters and Issues 7.5.18

1) Development Strategy; Q1, Q29, Q45, Q86

Although I have had a satisfactory response to my Q1, a hearing session will be needed to hear those listed in my Qs29,45 and 86 who have a right to be heard and who have questioned the justification for the spatial distribution strategy proposed in the plan including whether the strategy of allocation to smaller settlements by capacity is justified and how it was carried out. (1 hour)

2) Housing need and requirement

a) Housing Market Area; Q29(i)

A hearing session will be needed to hear those listed in my Qs29 and 51 who have a right to be heard and who have questioned whether it is justified to base the housing requirement for VALP solely on an analysis of the "best fit" HMA for the four Buckinghamshire authorities. (1 hour)

b) Unmet Need; Q29(ii)

A hearing session will be needed to hear those listed in my Qs29 and 51 who have a right to be heard and who have questioned whether it is justified for VALP to make provision for a defined quantity of housing demand displaced from Wycombe Chiltern and South Bucks in advance of adopted Local Plans for those areas defining the quantity of unmet need but to make no provision for unmet need displaced from Luton when there is an adopted plan for that area which defines the quantity of displacement which Aylesbury Vale is likely to experience. (30 minutes)

c) Demographics; Q29(iii), Q51

A hearing session will be needed to hear those listed in my Qs29 and 51 who have a right to be heard and who have questioned whether it is justified to adjust the demographic base on which the housing demand is predicated. (1hour)

d) Market uplift;Q29(iv) and Q51(x)

A hearing session will be needed to hear those listed in my Qs29 and 51 who have a right to be heard and who have questioned whether the market uplift for affordability should be 10% or higher and whether it is justified to pray in aid the potential effects of the Oxford-Cambridge expressway for retaining a greater quantity of employment land than economic forecasts suggest is necessary whilst not identifying a greater

quantity of housing demand expected to result from the Oxford-Cambridge expressway (30 minutes)

e) Viability; Q7, Q22

I have had a satisfactory written response to my Q7 and I anticipate that my Q22 ought to be capable of being dealt with by a written response but, in the event that the HBF wishes to exercise a right to be heard, then a hearing session may be required (30 minutes)

f) Deliverability; Q8, Q9, Q29(v) and Five years' supply; Q51

I have had a satisfactory written response to my question 9 and am awaiting a further written response to my Q8 but a hearing session will be needed to hear those listed in my Qs29 and 51 who have a right to be heard and who have questioned whether the likely delivery rates overall and the delivery rates achievable by a concentration of large allocations around Aylesbury represents a deliverable and therefore effective strategy and whether, upon adoption, the allocations identified in the plan would be capable of supplying sufficient specific deliverable sites to provide five years' worth of housing against the housing requirements of the plan . (1-2 hours)

g) Affordable housing; ~~Q14 (definition and scope)~~, Q29(vii), Q79 (%)

Although I have had a satisfactory written response to my Q14, a hearing session will be needed to hear those listed in my Qs29 and 51 who have a right to be heard and who have questioned whether the requirement for affordable housing should be varied between different parts of Aylesbury Vale. (30 minutes)

h) special needs Housing (policy H6); Q29(viii), Q41(Critical mass), Q82

Although I would expect that a written response would deal adequately with my questions 29 (viii), 41 and 51, a hearing session will be needed if those listed in my Qs29, 41 and 51 exercise a right to be heard and will be needed to hear those listed in my Q82 who have commented on the soundness of other aspects of policy H6. (1 hour)

i) Gypsy and Traveller's site at Oaksvie Park Boarstall; Q49

Although I would be content to deal with this issue in writing, a hearing session may be required if those listed in my Q 49 exercise a right to be heard. (1hour) (possibly in conjunction with matters and issues item 16 (c)).

3) Employment land requirement; Q53, Q84

A hearing session will be needed to consider the points made in relation to employment land provision by those listed in my Qs53 and84.

4) Duplication of policy and text; ~~Q2~~

I am content with the Council's response to my question 2. There is one follow-up question which I anticipate will be dealt with in writing. I would be glad to have sight of the modifications proposed in due course. No hearing session is required to discuss this matter.

5) Clarifications; ~~Q3, Q5, Q10, Q11, Q13, Q15~~, Q18, Q25, Q26, Q27(b), Q43, Q85

I am content with the Council's responses to my Qs3, 5 and 10-15. I anticipate that my other requests for clarification will also be dealt with in writing. No hearing session is required to discuss this matter.

6) Ultra vires; Q4

I anticipate that this matter will be dealt with in writing. I do not anticipate the need for any hearing session.

7) SPDs; Q6, Q30, Q90, Q92

Although the Council has responded to my Q6, I consider that the degree to which policy requirements are delegated to spds would benefit from a discussion at a hearing session in which those listed in my questions Q90 and 92 should be invited to participate. (1 hour) (in conjunction with matters and issues 16(m) (policy H7) and 16(r) (policy BE4 Density)

8) Retail (Aylesbury Town Centre); ~~Q12~~, Q27(a), Q55

Although I am content with the response to my Q12, a hearing session may be necessary if those listed in my Qs 27 and 55 exercise a right to be heard. (30 minutes) (possibly in conjunction with matters and issues item 16(i))

9) Relationship with Neighbourhood Plans; Q16

This issue would benefit from a brief discussion in a hearing session. There are representations from participants in addition to those listed in my Q16 who may wish to participate. (15-30 minutes)

10) Legal

a)Duty to Cooperate; Q17, Q44, Q103

I anticipate that this issue will be dealt with in writing. I do not anticipate the need for a hearing session.

b)Procedure;Q28

I anticipate that this issue will be dealt with in writing. I do not anticipate the need for a hearing session.

c)Inadequate SA; Q36

I anticipate that this issue will be dealt with in writing. I do not anticipate the need for a hearing session.

11) Justification; Q19 (heritage)

I anticipate that this issue will be dealt with in writing. I do not anticipate the need for a hearing session.

12) Justification; Q52 (Transport), Q88, Q89

There will need to be a hearing session to deal with the matters raised by the representations listed in these three questions (1 hour).

13) NPPF compliance; Q20 (heritage), Q42 (Sports facilities), Q106

I expect the matters raised in my Qs20, 42 and 106 to be dealt with in writing and not to need a hearing session unless the Sports Council exercises a right to be heard. (15 minutes, if required)

14) Monitoring (Q54)

I would be content for this matter to be dealt with in writing but a hearing session may be necessary if the parties making the representations listed in my Q54 exercise a right to be heard (30 minutes, if required)

15) Justification for allocation provisions

a) D- AGT1; Q21, Q31, Q35, Q38, Q48, Q56

I would be happy for the matters raised in my Qs21, 31, 35 and 48 to be dealt with in writing but a hearing session may be needed if the parties listed in Qs 38 and 56 exercise a right to be heard. (1 hour)

b) D-AGT2;Q21, Q31, Q35, Q37, Q48, Q57

I would be happy for the matters raised in my Qs21, 31, 35 and 48 to be dealt with in writing but a hearing session may be needed if the parties listed in Qs 37 and 57 exercise a right to be heard. (1 hour)

c) D-AGT3; Q21, Q31, Q35, Q48, Q58, Q104

I would be happy for the matters raised in my Qs21, 31, 35, 48 and 104 to be dealt with in writing but a hearing session may be needed if the parties listed in Q 58 exercise a right to be heard. (30 minutes)

d) D-AGT4, Q31, Q35, Q48

I would be happy for the matters raised in my Qs21, 31, 35 and 48 to be dealt with in writing without requiring a hearing session.

e) D-AGT5; Q59

A hearing session may be required if the party listed in my Q59 exercises a right to be heard. (20 minutes)

f) D-AGT6; Q31, Q35

I would be happy for the matters raised in my Qs 31 and 35 to be dealt with in writing without requiring a hearing session.

g) D-AYL032, Q48

I would be happy for the matters raised in my Q 48 to be dealt with in writing without requiring a hearing session.

h) D-AYL052; Q35, Q48

I would be happy for the matters raised in my Qs35 and 48 to be dealt with in writing without requiring a hearing session.

i) D-AYL059; Q35, Q48

I would be happy for the matters raised in my Qs35 and 48 to be dealt with in writing without requiring a hearing session.

j) D-AYL063, Q48

I would be happy for the matters raised in my Q 48 to be dealt with in writing without requiring a hearing session.

k) D-AYL068; Q35

I would be happy for the matters raised in my Q35 to be dealt with in writing without requiring a hearing session.

l) D-AYL073; Q35, Q60

I would be happy for the matters raised in my Q35 and 60 to be dealt with in writing without requiring a hearing session but if Mr Alan Sherwell exercises a right to be heard then a hearing session will be necessary. (20 minutes)

m) D-AYL077; Q35

I would be happy for the matters raised in my Q 35 to be dealt with in writing without requiring a hearing session.

n) D-AYL115; Q35, Q48; Q61

I would be happy for the matters raised in my Qs 35, 48 and 61 to be dealt with in writing without requiring a hearing session but if the parties listed in Q61 exercise a right to be heard then a hearing session may be necessary. (20 minutes)

o) D-NLV001 Salden Chase; Q35, Q62

I would be happy for the matters raised in my Qs 35 and 62 to be dealt with in writing without requiring a hearing session but one will be required if the parties listed in Q62 exercise a right to be heard. (20 minutes)

p) D-BUC043, D-BUC046 and D-BUC051; Q23, Q35, Q48, Q67 and Q104

I think it likely that the parties who made representations concerning these three allocations in Buckingham will wish to exercise a right to be heard and so a hearing session is likely to be needed. (1 hour). It could be a joint session with matters and issues item 15 (z) (allocation MMO006)

q) D-HAD007; Q24, Q35, Q47, Q68, Q104

I would be happy for the matters raised in my Qs 24, 35, 47, 68 and 104 to be dealt with in writing without requiring a hearing session but if the parties listed in Qs 47 and 68 exercise a right to be heard then a hearing session may be necessary. (30 minutes)

r) D-HAL003 (RAF Halton); Q21, Q35, Q66, Q69

The extent of public interest in this allocation is such that I think it advisable that a hearing session be held. (1 hour)

s) D-WIN001; Q35, Q39, Q70

If the parties listed in questions Q39 and Q70 exercise a right to be heard, then a hearing session will be required. Otherwise, I would be content for the matter to be dealt with in writing. (30 minutes)

t) D-SCD003; Q35, Q48

I would be happy for the matters raised in my Qs 35 and 48 to be dealt with in writing without requiring a hearing session.

u) D-SCD008; Q35, Q48

I would be happy for the matters raised in my Qs 35 and 48 to be dealt with in writing without requiring a hearing session.

v) D-STO008; Q35, Q71

I would be happy for the matters raised in my Qs 35 and 71 to be dealt with in writing without requiring a hearing session but if Mark Rose of Define exercises a right to be heard on behalf of Bovis Homes then a hearing session will be needed. (20 minutes)

w) D-WHI009; Q32, Q35

I would expect these matters to be adequately dealt with in a written response.

x) D-CDN001; Q73

I would be happy for the matters raised in my Q 73 to be dealt with in writing without requiring a hearing session but if either of Chris Muldoon, Ken Tre of Cuddington Parish Council or Mrs Gillian Fisher exercise a right to be heard then a hearing session will be needed. (20 minutes)

y) D-ICK004, Q40

I would be happy for the matters raised in my Q 40 to be dealt with in writing without requiring a hearing session but if Jonathan Harbottle exercises a right to be heard on behalf of Land and Partners then a hearing session will be needed. (20 minutes)

z) D-MMO006, Q48, Q72 and Q104

The extent of public interest in this allocation is such that I think it advisable that a hearing session be held. (1 hour). It could be a joint session with matters and issues item 15 (p) (Three allocations in Buckingham).

aa) D-NLV005; Q74

I would be happy for the matters raised in my Q 74 to be dealt with in writing without requiring a hearing session but if Jonathan Harbottle exercises a right to be heard on behalf of Land and Partners then a hearing session will be needed. (20 minutes)

ab) D-QUA014; Q46

I would expect this matter to be adequately dealt with in a written response.

~~a) WAD006; Q102~~

~~I would expect this matter to be adequately dealt with in a written response but if Mrs Lee Turkel of Waddesdon Neighbourhood Plan Steering Group exercises a right to be heard then a hearing session will be required.~~

- 16) Justification for policies
a) S1; Q35

I would expect this matter to be adequately dealt with in a written response.

b) S4; Q35

I would expect this matter to be adequately dealt with in a written response.

c) S6; Q50

I would be happy for the matters raised in my Q 50 to be dealt with in writing without requiring a hearing session but if Steven Doel of Nexus Planning Ltd exercises a right to be heard on behalf of Gleeson Strategic Land then a hearing session will be needed. (20 minutes) (possibly in combination with matters and issues item 2(i).

d) D1; Q35

I would expect this matter to be adequately dealt with in a written response.

e) D2; Q63, Q64, Q65

I would be happy for the matters raised in my Qs 63, 64 and 65 to be dealt with in writing without requiring a hearing session but if any of the parties listed in those Qs exercises a right to be heard then a hearing session will be needed. (30 minutes).

f) D3; Q75

A hearing session may be required if any of the parties listed in my Q75 exercise a right to be heard (30 minutes) but otherwise, I am content for this issue to be dealt with in writing.

g) D4; Q35, Q76

A hearing session may be required if any of the parties listed in my Q76 exercise a right to be heard (30 minutes) but otherwise, I am content for this issue to be dealt with in writing.

h) D5; Q77

A hearing session may be required if any of the parties listed in my Q77 exercise a right to be heard (30 minutes) but otherwise, I am content for this issue to be dealt with in writing.

i) D7 and D8; Q35, Q78

A hearing session (possibly in conjunction with matters and issues item 8) may be required if any of the parties listed in my Q78 exercise a right to be heard (30 minutes) but otherwise, I am content for this issue to be dealt with in writing.

j) D10; Q21

It ought to be possible for this matter to be dealt with in writing, without a hearing session

k) H2; Q35, Q80

I would be content for this matter to be dealt with in writing but if Suzanne Lindsey of Whaddon Parish Council exercises a right to be heard then a hearing session will be necessary (20 minutes)

l) H5; Q81

I would be content for this matter to be dealt with in writing but if any of the parties listed in Q81 exercises a right to be heard then a hearing session will be necessary (45 minutes)

m) H7; Q83

This matter would be best discussed in conjunction with matters and issues 7 (spds)

n) E5; Q87

I would be content for this matter to be dealt with in writing but if Zahra Waters of Lichfields exercises a right to be heard on behalf of Coal Pensions Properties Ltd then a hearing session will be necessary (15 minutes)

o) E7; Q34, Q35

It ought to be possible for this matter to be dealt with in writing, without a hearing session

p) E8 and E9; Q35

It ought to be possible for these matters to be dealt with in writing, without a hearing session

q) BE1; Q21, Q91

It ought to be possible for this matter to be dealt with in writing, without a hearing session

r) BE4; Q93

This matter would be best discussed in conjunction with matters and issues 7 (spds)

s) NE1; Q35, Q94

I would be content for this matter to be dealt with in writing, without a hearing session

t) NE2; Q35, Q95, Q104

I would be content for this matter to be dealt with in writing, without a hearing session but if any of the parties listed in Q95 exercise a right to be heard then a hearing session will be necessary (45 minutes)

u) NE3: Q35, Q96

I would be content for this matter to be dealt with in writing, without a hearing session

v) NE4, 6, 11 & 14, and C2; Q35

It ought to be possible for these matters to be dealt with in writing, without a hearing session

w) NE5; Q97

I would be content for this matter to be dealt with in writing, without a hearing session but if any of the parties listed in Q97 exercise a right to be heard then a hearing session will be necessary (45 minutes).

x) NE8; Q35, Q98

It ought to be possible for this matter to be dealt with in writing, without a hearing session

y) C3; Q99, Q104, Q105

It ought to be possible for this matter to be dealt with in writing, without a hearing session

z) I2; Q100, Q106

I would be content for this matter to be dealt with in writing, without a hearing session but if Mark Rose of Define or Cameron Austin-Fell exercise a right to be heard on behalf of Bovis Homes or Richborough Estates then a hearing session will be necessary (30 minutes)

aa) I3; Q101

I would be content for this matter to be dealt with in writing, without a hearing session but if Cameron Austin-Fell exercises a right to be heard on behalf of Richborough Estates then a hearing session will be necessary (20 minutes)

17) Green Belt west of Leighton Linlade; Q33

I would be content for this matter to be dealt with in writing, without a hearing session but if Neil Arbon of DPDS exercises a right to be heard on behalf of Paul Newman New Homes then a hearing session will be necessary. (30 minutes) There is also a party who made a representation in favour of this designation who would need to be invited to take part.