

Question 33

I would welcome the Council's response to the representation (1113) by Mr Neil Arbon of DPDS on behalf of Paul Newman New Homes that the designation of additional Green Belt to the west of Leighton Linlade is unsound.

AVDC's response:

The representation by Neil Arbon sets out that the designation of additional Green Belt is unsound because:

*VALP fails to identify any exceptional circumstance to justify the inclusion of land west of Leighton-Linslade within the Green Belt, there is a clear conflict between the VALP and the NPPF. A policy barrier in relation to this proposal therefore also indicates that the Local Plan would **not be effective**.*

*In order for the Plan to be considered justified, it is considered that any changes to the Green Belt should be based on the findings of the Green Belt reviews conducted to inform the VALP. Therefore with regard to sites which perform equally or more strongly than the site west of Leighton-Linslade, it is **not justified** that land west of Leighton-Linslade is proposed for inclusion within the Green Belt based on the available evidence.*

*PNNH consider that the inclusion of their site within the Green Belt to "**balance the loss of the Green Belt in other areas**" is unjustified given that the VALP no longer proposes to remove land from the Green Belt in locations such as Wendover.*

The Council considers that there are exceptional circumstances that justify the inclusion of this area of land within the Green Belt. This has been considered as part of the Aylesbury Vale Green Belt Assessment Part 2 (CD.GB.003) pages 38-43, specifically at paragraph 4.12, within VALP at paragraph 3.31 and in the Green Belt Topic Paper (CD.TP.006) which explains the process for considering Green Belt and specifically looks at exceptional circumstances at paragraph 9.3.

All options in Aylesbury Vale considered for inclusion within the Buckinghamshire Green Belt as part of the work for Green Belt Assessment Part 1 (CD.GB.001), were also considered in the Aylesbury Vale Green Belt Assessment Part 2. This looked at whether they should be proposed for inclusion within the Green Belt as part of the Local Plan. Consideration was given to a range of factors, as set out in the NPPF, including whether exceptional circumstances existed rather than just looking at the performance of these areas and which areas performed strongest. Only the areas considered to perform strongly, demonstrate exceptional circumstances and meet the other requirements set out in the NPPF were then proposed for inclusion. The same process was applied to the sites considered for inclusion in Wycombe District.

The point made about the sites such as Wendover now not being removed from the Green Belt and how this affects the proposed sites for inclusion is considered at paragraph 9.4 of the Green Belt Topic Paper.