

Inspectors Q57

My Q37 sought the Council's observations on a representation relating to allocation D-AGT-2, as did my Qs21 and 48. Please add to the representations to which I would like a response the following; representations 384 (Simon Milliken), 1737 (Christopher Roberts of Turley on behalf of Persimmon Homes Ltd and CALA Homes Ltd) and 1338 from Steve Doel of Nexus Planning on behalf of Gleeson Strategic Land.

Representation:

In accordance with the Aylesbury Garden Town Vision (Para 4.28) and the development criteria set out in Policy D1 relating to the need to preserve and enhance heritage assets, WE/NT/HHH are strongly opposed to any form of housing development to the south-west of Aylesbury (D-AGT2 - 1,550 dwellings) on the grounds that it will result in a tendency towards coalescence between the outer edge of Aylesbury Town and Hartwell / Stone and will have a significant impact on the setting of Hartwell House (Grade 1) and Registered Park and Gardens in terms of its location within the countryside. Instead this land should form part of the landscape buffer running between the proposed H2S line and the urban edge.

Significant new road infrastructure is required together with strategic-level flood defences, and (as previously stated) there remain concerns as to how such infrastructure is to be financed. Draft Policy D-AGT2 indicates that a Masterplan and Delivery SPD will be required before the allocation can come forward, with the delivery of the site being anticipated to occur at the end of the Plan period.

The development on the land at South West Aylesbury will commence in the early / middle part of the plan period and that delivery of the site is not dependent on HS2.

AVDC Response:

D-AGT2 is proposed to the east of the HS2 line which will be separated from the proposal site (and Aylesbury) by bunds and planting. This mitigation will also have the effect of visually divorcing the landscape to the west of the line – including Hartwell House, its registered park and garden, and Hartwell/Stone, from the proposed development site such that there will be no direct inter-visibility.

The policy (D-AGT2) requires that 'existing vegetation should be retained', the provision of 50% green infrastructure, the delivery of a 'linear park' and the retention of flood areas as 'green space'. All these factors will ensure that the northern end of the proposal site in the vicinity of the A418 will retain a green character at the entry point to Aylesbury (or conversely) Sedrup/Hartwell/Stone. The content of the SPD, which will be subject to public consultation, will add further detail to how the northern part of the development will be treated but the inclusion of detailed site design is not a matter for the local plan.

The site has been subject to a Site Delivery Statement which sets out agreed delivery rates, start and completion timeframes and infrastructure commitment. Conversations with the site promoters are ongoing and an amicable outcome is envisaged. In summary, the presence of HS2 and its associated mitigation plus the requirements set out in policy D-AGT2 will ensure that there will be an adequate buffer between Aylesbury and Hartwell/Stone and Hartwell House and its registered park and garden thereby avoiding any perception of 'a tendency

towards coalescence'. There would also be no 'significant impact on the setting of Hartwell House' etc. that would result from the proposed development.

HS2 and the delivery of AGT2 are linked. Previous meetings between stakeholders and applicants through the Planning Performance Agreement (PPA) have indicated that several pieces of work have to be undertaken prior to an application being validated for the HS2 work.

The PPA has previously considered that the application for D-AGT2 needs to precede the HS2 application on the roundabout and Stoke Mandeville Road realignment so it is dependent on HS2 infrastructure works.

The HS2 Act requires modelling from HS2 in terms of flooding and that this data should be taken into account before an application on AGT2 can be submitted

However, AVDC are content that references to the realigned A4010 and HS2 should be removed from criterion p. because they are outside of the control of Gleeson.

- General Historic England points have been addressed in Q21
- General Water Utility points have been addressed in Q48