

Inspector's Q36

I would welcome the Council's response to the representation made by Sarah Butterfield of WYG on behalf of Corbally (Finmere) Group and Mrs Vanessa Tait to the effect that the submitted plan is unsound because the Sustainability Appraisal failed to assess the former Finmere Airfield as Previously developed Land.

AVDC Response

Finmere airfield is an operational airfield located to the south of a dual carriageway section of the A421 and a short distance away from the village of Tingewick (classed as a 'medium village') to the north east which lies to the north of the A421.

Page 110 of the SA Technical Annex (CD.SUB.005 Sustainability Assessment Report - Technical Annex (AECOM, Sept 2017) assesses the site referenced 'TIN006'. AVDC can confirm that the SA did consider the presence of brownfield/previously developed land on all sites, albeit the technical annex does not specifically state the presence of such land in the report for every site. Generally the site would have been considered in the SA as part of a dispersed development option, but the site's location isolated from a medium village did not allow it to be considered as a suitable alternative.

It is unclear what the representor means by 'taken account of all available and relevant information'. However, certainly what is on the site, its history and status as brownfield/previously developed was taken into account as part of the HELAA assessment. The HELAA reference for the site is CD/HOU/007 and on page 342 it makes it clear in the conclusion that the site is a former airfield and has been used for occasional car boot sales. However a microlight training operation has used the runway recently and planes still occasionally land there.

The Central Buckinghamshire Housing and Economic Land Availability Assessment Methodology (2015) (CD/HOU/006) makes it clear in several references to 'PDL/ Previously Developed Land'/Brownfield land that this is a factor in carrying out the HELAA process for all districts.

The site was promoted to AVDC in June 2014 following a 'Call for Sites' and so fed into the HELAA process. The site was promoted by Nigel Moor for the Tredwell Brothers, stated as owner of the site. The previous use of the site for Car Boot Sales was noted. The promoted site boundary is the same as the HELAA site. The site was promoted for either housing or employment purposes. Nobody else has promoted the site since to AVDC through this process.

It is therefore considered that the site has therefore been properly assessed through the HELAA and SA processes.