

Inspector Question 59

I would welcome the Council's response to representation 1815 from Mr Matthew Dawber of Savills on behalf of Berryfields Consortium concerning AGT5.

Summary

Policy D-AGT5 does not reference residential development and in particular around 1,180 homes remaining to be built.

Original allocation of 9 ha employment land is not justified; no interest for over 10 years; big oversupply of employment land and allocation should be reduced accordingly – reference to NPPF paragraph 22.

AVDC Response

In terms of the outstanding housing requirement this is addressed in paragraph 4.85 of the Plan – these dwellings (1,184 still to be built) have an extant planning consent, approved masterplan, design codes etc.; as such they do not need to be included in Policy D-AGT5.

In terms of employment land, the issue of employment land generally and HEDNA/FEMA and oversupply are covered in the response to Inspector's Questions Q53, Q84 & Q89.

To supplement the above response, the employment allocation at Berryfields was an integral part of the mixed use Major Development Area (MDA) allocated in the AVDLP adopted in 2004, with outline permission for the entire development area granted in 2007. Work on site never really got up to development delivery until 2010-12 (100 houses by March 2012). While it may be 19 years since Berryfields was first permitted, the realistic availability of the site dates from circa 2011-12. Noting paragraph 22 it is not accepted that the Council is slavishly holding onto employment land per se but rather ensuring that the mixed use development at Berryfields fulfils its potential as an integral element in Aylesbury Garden Town.

The Berryfields MDA represents one of the most sustainable residential/employment and other uses location in the Garden Town, astride one of the main radial routes into and out of Aylesbury, served by Aylesbury Vale Parkway station with rail links to Aylesbury town centre & London (and from mid 2020's a reopened route northwards to Milton Keynes and the national rail network); frequent bus service connectivity between Berryfields and Aylesbury town centre (Green route 4 buses every 15 minutes through the day); extensive internal and external active transport links between all major facilities in the development.

The first planning application for employment use on the employment site adjoining Aylesbury Vale Parkway station has recently been submitted to the Council.