

Inspectors Question 61

I would welcome the Council's response to representations 644 from Mr Alan Sherwell and 1994 from Mrs Rebecca McAllister of Savills Reading on behalf of Aylesbury Vale Estates concerning allocation D-AYL115.

Representations

644 Alan Sherwell

This is prime employment land on the best located commercial site in Aylesbury - on the edge of Town directly connected to the A41. If we are to attract employment (as we should), we need to keep sites like this in employment use.

Response

AVDC have provided a Topic Paper that justifies its employment demand and land requirement position. As the proposed submission VALP acknowledges, employment need is usually met by new allocations to satisfy the forecast requirement. However the district's forecast requirement is 27ha whilst the Council has a supply of over 100ha (excluding site allocations not yet consented). The proposed approach is, however, considered reasonable and justified for several reasons.

Q53 and Q84 also acknowledge the demand and supply of employment land in Aylesbury.

With regard to AYL115, there is currently an occupier on the site. Although the current lease expires June 2022, there is a mutual break option allowing AVE LLP to gain vacant possession in April 2021.

The building was bespoke for its original purpose of pressing vinyl records and storing and distributing them and dates from an era of much lower standards of insulation and flexibility. It is fundamentally an obsolete facility. It is extremely unlikely that any tenant would agree to take on the whole building should the present occupier move on or cease/change its trading pattern. The building is not suitable for splitting up given its bespoke characteristics. The logistics element of the building is no longer located in the most appropriate part of Aylesbury; areas to the east of the town are recognised as more suitable for logistics given the better proximity to trunk roads and motorways.

Accordingly, prior to gaining vacant possession of the site in April 2021, AVE LLP intend to proceed with obtaining residential planning permission for the site.

Representations

1994 Mrs Rebecca McAllister

Whilst we support the principle of the allocation of the Rabans Lane/Rabans Close site for at least 200 units (i.e. Policies D1 and D-AYL115) we have a number of comments in objection to its current format. There are no insurmountable constraints that would prevent the delivery of the Rabans Lane/Rabans Close site for development. The site is therefore suitable, available and achievable for residential development which can help to meet the identified housing need in Aylesbury, in a timely and sustainable manner. The development would contribute towards the overarching objective of the Framework in delivering suitable and

affordable housing provision in a sustainable location which would have wider economic benefits for the community. However, we consider that the additional land at Rabans Lane/Brunel Close should be considered as part of a comprehensive scheme, together with the proposed D-AYL115 allocation to deliver c.200 units and c.2.6ha for a high density employment use. The extract below shows how the site could be developed.

Response

AVDC have met with Savills to discuss the uses proposed on AYL115. This has led to the drafting of a Site Delivery Statement which identifies proposed phasing and delivery rates. It also acknowledges that *Aylesbury Vale Estates LLP consider that additional land at Rabans Lane/Brunel Close (Ref: AYL119) should be considered as part of a comprehensive scheme, together with site AYL115, to deliver at least 200 dwellings and c.2.6ha of high density employment use. However, support for the current site allocation for AYL115 is being provided by the promoter and this is what should be tested through the hearings.* In summary, both parties agree that AYL115 is a suitable site for housing and the SDS has been agreed/submitted to demonstrate its deliverability.

However, there is disagreement between the parties whether additional land owned by AVE, identified at AYL119, should be considered as part of a comprehensive scheme, together with AYL115, to deliver at least 200 new homes and c. 2.6ha of high density employment land.

AVDC consider that land at AYL119 should be retained for employment uses and complement the employment uses immediately adjacent therefore retaining the existing commercial character of the area. Notwithstanding this position, it is not for the hearings to address this site as it is not a proposed allocation therefore, consideration for the uses identified within AYL115 should be the only basis for discussion.