



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 29 May 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 3rd June 2019 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

- 1. Election of Chair**
To elect a Chair of the Committee for 2019-2020
- 2. Election of Vice Chair**
To elect a Vice Chair of the Committee for 2019-2020
- 3. Apologies for Absence**
Members are asked to receive apologies from Members.
- 4. Declarations of Interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
- 5. Minutes**
To receive the minutes of the Planning Committee Meeting held on Monday 13th May 2019 to be put before the Full Council meeting to be held on 15th July 2019
Copy previously circulated
- 6. Terms of Reference** **Appendix A**
To review and agree the Terms of Reference as agreed at Full Council (min 22.2.3/19)
- 7. North Buck Parishes Planning Consortium (min 22.6/19)**
Members to discuss and agree two Town Council representatives on the North Bucks Parishes Planning Consortium.

Buckingham



Twinned with Mouvaux, France

Members are reminded to declare any prejudicial interest as soon as it becomes apparent.
All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

8. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

To receive any update.

9. **Action Reports**

9.1 To receive action reports as per the attached list.

Appendix B

9.2 16/00151/AOP, Walnut Drive, Maids Moreton.

9.2.1 To receive and discuss a response to Cllr. Stuchbury's further questions

Appendix C

9.2.2 To receive documents arising from a FOI request [electronic copies of the documents can be accessed under <https://www.buckingham-tc.gov.uk/?p=4283>]

9.3 (960/18) 19/01253/INF4, advertising signs for Beefeater, Costa, Premier Inn. Members asked for further information. The response from Parish Support is:

"This is not a planning application or an advertisement application but an enquiry from the applicant. I am unsure on how you have stumbled upon this application but it is not for public view or statutory consultation. As this an enquiry I am unable to answer the questions raised from the meeting, however if an application is submitted we can revisit the questions raised." *Clerk: it was listed along with other new applications on Buckingham's Monthly List.*

10. **Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 13th June and 4th July 2019, with SDMC meetings on 12th June and 3rd July 2019.

To consider planning applications received from AVDC and other applications

1. 19/01579/APP 40 Treefields, MK18 1GP
Single story rear extension
Low
2. 19/01717/ALB Rose Cottage, Bourton Road, MK18 7DR
Removal of an existing rear window and cill wall and insertion of a new door
Gavriel
3. 19/01850/APP 1 Highlands Road, MK18 1PN
Single storey rear extension
C/o agent
4. 19/01852/ALB 28 West Street, MK18 1HE
Mounting of a security camera, the installation of a security grill to the inside of the front door and shop windows, the display of non-illuminated signage on the front elevation, the rendering of the stall riser and paintwork to the shop front, the installations of a satellite dish and external lighting (part retrospective)
Kuganathan
5. 19/01919/APP 6 Skelton Road, MK18 1UT
Single storey rear extension
Brazier & Pafundo

6. 19/1976/ALB

6 Market Hill, MK18 1JN [*Clays Butchers*]

Partial demolition and internal alterations of retail/business accommodation along with change of use from office to residential for the purpose of student accommodation (Amendment to 18/03648/ALB)

Behan (Newbottle Investments Ltd)

[18/03648/ALB was approved in February 2019; Members had responded NO OBJECTIONS in October 2018]

AMENDED PLANS

6. 18/03593/APP

Bromley, Stratford Road, MK18 1NY

Demolition of the single storey rear extension and removal of covered area with construction of a new single storey side and rear extension

Wright

Amendments: the single storey extension is L-shaped, and houses a utility room (as before) with a 4th bedroom behind it; an new extension of the living room forms a flush rear wall; the extension has a continuous L-shaped single pitch roof with two skylights over the utility room (as before). The side wall is blank, the rear wall has two French windows, one set to the bedroom, the other to the living room. The 4th bedroom was previously in the 'the box-like first floor extension' (see below) with a studio beneath. There is adequate parking for a 4-bedroom house within the curtilage.

On 29th October 2018, when the description read:

Partial demolition of rear corner of the rear outrigger of the main house (2 storeys) and demolition of the single storey rear side extension. Construction of a part 2 storey to the rear and side and a part 1 storey extension to the side (between the 2 storey part and the main house) Members responded OPPOSE & ATTEND:

Members felt the proposal was overdevelopment, and the flat roof did not comply with the principles described in the Buckingham Vision & Design Statement though the house was within the Conservation Area, and the box-like first floor extension would be clearly visible from the newly approved Care Home due to its height.

The following Minor Amendment and Additional Information have been received, for information only:

7. 19/00823/APP

63 Moreton Road, MK18 1JZ

Description has been changed to

Raising of the roof, erection of rear extension and demolition of scullery and garage

From the less accurate Erection of rear extension and demolition of scullery and garage Members' response (25th March 2019) was: Members had no objections to the proposal, but would like to see evidence of there being sufficient parking and turning space for the enlarged dwelling. Concern had been expressed earlier in the evening (re 19/00735/APP – adjacent bungalow of similar construction) about the possibility of these bungalows having asbestos panels, and Members would like reassurance on this point and the safety of personnel and neighbouring properties during building works.

There is no evidence on the website of either of these matters being addressed.

8. 19/00532/ADP

Silverstone Motor Racing Circuit Biddlesden NN12 8TN

Reserved matters application for the Silverstone Hotel, drop off and associated car parking pursuant to condition 2 of outline planning permission 17/01840/AOP layout, scale, external appearance, the access, and the landscaping of the site with regards to condition 7 (details of highway, estate roads and manoeuvring, pedestrian and cycleway, communal car, cycle and vehicle parking provision, open storage/yards

and functional services, 8 (details of materials, elevation treatment, lighting, security and crime prevention measures, signage and way-marking, energy strategy) and 9 (hard and soft landscaping)

Pringle [Silverstone Circuits Ltd.]

The new information is related to the security of the hotel site and the circuit on and offsite, and the second response from Northants Police to this (their first was a holding response). In my opinion, BTC does not need to concern itself with this. However on looking into the application, and the predecessor AOP, I note that there is no response from Thames Valley Police, possibly because they have not been approached for comment; that the following applications – admittedly of lesser importance - have not been notified to us, either as a courtesy or for response (I have not corrected the spelling):

- 19/01285/APP Erection of 17m temporary mast in fenced off compound containing equipment cabinet and generator Status: Pending Consideration
- 19/01287/APP Erection of 17m temporary mast in fenced off compound containing equipment cabinet and generator Status: Pending Consideration
- 19/01781/APP Erection of 17m temporary mast to be installed at Silverstone for 8th June 2019 to 1st November 2019 in fenced off compound containing equipment cabinet and generator Status: Pending Consideration

However, on a more positive note, the submission of details for discharge of conditions is proceeding apace: this is the current situation (for the hotel site only):

Condition 2 (details of access, layout, scale, appearance and landscaping) : Pending Consideration

Condition 5 (construction traffic management plan) : Pending Consideration

Condition 6 (ground and floor levels) : Partly satisfied

Condition 10 and 11 (archaeology) : Partly satisfied

Condition 12 (desk study for contaminative source) : Pending Decision

Condition 17 and 18 (foul and surface water drainage) : Pending Consideration

Condition 19 (details of petrol/oil interceptors) & 20 (details of wastewater strategy) : Pending Cons.

Condition 21 (noise impact assessment) : Pending Consideration

Condition 23 (construction and environmental management plan) and 24 (landscape and ecological design strategy) : Partly satisfied

Condition 27, 28, 30 and 32 (traffic management) Status: Pending Consideration

Condition 38 (tree protection) : Partly satisfied

Condition 40 (BREEAM) : Partly satisfied

Condition 43 (storage of goods, material, plants and machinery) : Partly satisfied

Members' response (25th February 2019) was: OPPOSE & ATTEND: As usual, Members have not commented on the design of the building as it is not in their parish, only on the effect of the development on Buckingham.

*Given that Silverstone is one of only two designated employment areas in the Vale *, and many jobs at the Circuit are currently being advertised, Members reiterated their concerns expressed previously at the Outline Plan stage that no consideration appeared to have been given to improving accessibility from the Buckingham area, though the town is expanding rapidly. The s106 offers only £45,000 towards work in Dadford village, and none of the three listed bus services are relevant to Buckingham unless employees are prepared to travel to Brackley or Milton Keynes first, making the journey to work unfeasibly long given the service frequencies. The suggestion that a safe cycle route via Stowe Gardens be provided has not been pursued. Even with improvements in the village itself, the direct route via Dadford is unsuited to additional volumes of traffic and unsafe for cycling.*

The other designated employment area in the Vale is even less accessible by public transport, and yet Section 9 of the NPPF advocates sustainable transport means.

With the increase in other offerings at the Circuit (such as the Heritage Centre) it is unrealistic to assume that all visitors and employees – some of which will be working shifts and therefore uncatered-for by public transport anyway – will travel out of their way to use the A43 and access the Circuit from the north. It behoves both AVDC & BCC to consider their own side of the boundary as Northants seems to have won most of the s106 benefits.

*Members asked for a proper traffic survey on the roads south of the Circuit and around Buckingham, as access from the south to both the A422 (for Brackley and the A43) and the A413 (for Whittlebury and the A43) both involve traffic moving through the congested town centre, and voted to **OPPOSE and ATTEND** until a satisfactory solution to the lack of access was submitted, especially a safe route for cyclists.*

* The other designated employment area is at Westcott, equally inaccessible by public transport or safe cycle route from Buckingham.

9. 18/03475/APP 2 Market Hill (ex Nat West Bank)
Change of use of land from public highway to an outdoor seating area
Coffee #1

In light of the submission of a revised drawing and revised comment from Highways, the Committee was asked to review its response of OPPOSE & ATTEND; the decision of all 5 Members who responded was No, and this has been communicated to AVDC.

11. Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

		BTC response	Officer recomm ⁿ
Approved			
18/03047/APP 4 Chandos Close	S/st side/rear extn, pitched roof to garage	No objections	
19/00703/ALB 19 Castle Street	Widen internal opening to create single retail area	No objections subj.HBO	
19/00944/APP 31 Small Crescent	Rear replacement conservatory	No objections	
19/01012/APP 7 Otters Brook	Single storey front extension	No objections	

Withdrawn

- 19/00773/APP 57 Aris Way Loft conv, alter hipped to gable end No objections*
*But "Members regretted the loss of the hipped roof profile which reduced the apparent bulk of the roof."

Not Consulted on:

Approved

- 19/00928ATC 22 Chandos Road Works to trees
19/00956ATP Waglands Garden Works to trees

Planning Inspectorate

- a) 18/2726/APP – 17 Gifford Place; two storey front extension and conversion of garage
Inspector has allowed the appeal against non-determination.
b) 18/00938/AOP - [land at the rear of] 11 Lenborough Close; outline application for the subdivision of the existing plot for the construction of a single detached dwelling.
Inspector has dismissed the appeal against refusal.

12. Development Management Committee

- 12.1 Strategic Development Management (15th May 2019) *No Buckingham applications*
12.2 Development Management (16th May 2019) *No Buckingham applications*

13. Enforcement

- 13.1 To receive an update, if available.
13.2 To report any new breaches

14. Railway/Scenic Walk

To receive a verbal report from the Town Clerk on progress towards Right of Way designation.

15. **Bridleway 13 (across Lace Hill employment area) (Appl.17/01003/APP refers)**

To note that the order for diversion has been made, so that the bridleway now passes along the boundary between the employment area and the housing. Map attached for information.

Appendix D

16. **Matters to report**

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

17. **Chairman's items for information**

18. **Date of the next meeting:**

Monday 24th June 2019 following the Interim Council meeting.

To Planning Committee:

Cllr. M. Cole (Chair and Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons (Vice Chair)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)



Buckingham Town Council

Terms of Reference

Date Agreed: 20/05/19
Minute Number: 22/19
 Reviewed 20th May 2019
Prepared by:
 Paul Hodson
Version: 4

Name

1. The Committee shall be known as the **PLANNING COMMITTEE**.
2. The Committee may be referred to as Planning.

Membership

3. Membership of the Committee is open to any Councillor who wishes to be a member
 - 3.1. Councillors who are not Members of the Committee may attend the meeting, but they may not vote on a decision.
4. The Committee shall be subject to a quorum of 3 or one third of its membership, whichever is greater.
5. In the event of an inquorate meeting, the Chair/Chairman, Vice-Chair/Chairman and the Mayor may agree a response to a time-sensitive application, either by re-arranging the meeting or, should time not allow, agree a decision in line with Council Policy and planning history. Should one or all of the designated Councillors not be present or available then those present, numbering not less than three, shall agree a response.

Chairman

6. The Committee shall elect a Chair/Chairman at the first meeting after the Annual Town Council Meeting. The Chair/man's period of office is for one year.
7. The Committee shall elect a Vice-Chair/Chairman at the first meeting after the Annual Town Council Meeting. The Vice-Chair/Chairman's period of office is for one year.
8. The Chair/Chairman if present shall Chair the Committee meeting.

Conduct of the Meeting

9. All meetings of the Planning Committee shall be convened in accordance with the Town Council's standing orders and current legislation.
10. All business undertaken at the Planning Committee shall be done in accordance with the Town Council's standing orders and current legislation

Area of Operations

11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council's functions:

- Reviewing Planning Applications (excluding those for more than 10 houses or for new multi-unit retail and multi-unit industrial developments)
- Transport
- Forward planning
- Planning Enforcement

12. In addition to the areas of operation above the Planning and Development Committee has the following responsibilities:

- 12.1 to undertake all powers and duties of the Council in respect of the powers conferred on it from time to time under the Town and Country Planning Acts and the Orders and Regulations including development control and the Local Development Framework process and any other strategic plans for Aylesbury Vale
- 12.2 to undertake all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act
- 12.3 to make representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the relevant legislation which are for fewer than 10 housing units and for non-mixed development.
- 12.4 to consult with the committee and tree wardens by email in respect of all applications relating to trees and tree preservation orders, and convey collated comments to the AVDC Tree Officer.
- 12.5 to make suggestions in respect of street naming.
- 12.6 to make representations involving Listed Buildings and the Conservation Area in Buckingham
- 12.7 to act as the consultee and make representations as required in respect of all matters relating to roads and highways including, road signs, street furniture, street lighting, car parking, traffic management, footpaths, traffic regulations and bus services
- 12.8 To promote all elements of equality in the built environment
- 12.9 Public Services – to act as the consultee, make representations, and support as required all matters relating to
 - housing strategy
 - public/community transport including Local Transport Plans
 - utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
 - waste infrastructure
 - mineral extraction
 - planning policy changes
 - economic development of the town

Further Information

- 13. The Committee has authority to proceed with all items within its budget, but must refer to Full Council when non budgeted expenditure is anticipated.
- 14. The Committee shall appoint sub committees and working groups as and when it is deemed necessary and shall set out Terms of References for those bodies
- 15. The Committee shall undertake reviews of Terms of Reference as and when appropriate for sub-committees and working groups under its remit, and should make recommendations to Full Council regarding its own Terms of Reference.

ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received	Date of appearance
Min. 953/18 960/18 21/19	13/5/19 Extraordinary + 13/5/19 Planning via Parish Channel 20/5/19 Full Council via Parish Support (as it prematurely vanished from the Consultee In-Tray)		Min.	News release none agreed	
Subject AVDC	Minute	Form	Rating √ = done	Response received	
2 Bourtonville Chairman of AVDC Strategic Dev' Management Committee	598.2.2 915/18	Contact BCC with concerns Chair and Planning Clerk to write a formal letter questioning the competence of District Cllr Brian Foster, Chairman of the AVDC Strategic Development Management Committee, evidenced by the meeting on the 3 rd April 2019 to determine Station Road Car Park development,	√	Members are asked to confirm whether this is still necessary in light of a new Chair having been appointed.	
BCC:					
CCTV	917.1/18	Letter to be written to Mark Shaw regarding continuing lack of CCTV installation on Tesco roundabout	√		
Bridge Street Footbridge - flooding	917.3/18	Planning Clerk to write to both the County Councillors and TfB asking for a timescale to repair or unblock the drainage.	To do		

ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received
Other:				
Lace Hill balancing lakes	654/18 ; 920/18	Write to Chamonix as minuted Planning Clerk forward a copy of the response to the Lace Hill Residents Association	To do √	
HS2	917.2/18	Town Clerk to write to the Government and HS2 appealing for the cessation of construction work until the line north of Birmingham is confirmed.		
Section 106	919/18	Planning Clerk to investigate and report back on the following: Balance not yet committed - what has the money been spent on? Why is Section 106 funding being allocated to a private playing field pavilion owned by the University and where is Verney Road?	√	Verbal report from the Town Clerk

ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received
Enforcement reports and queries				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dales: 12/5/17. 13 High Street, Buckingham: we had in the past met with the owner to secure the removal of the signs. Whilst this had not materialised we had been aware that its ownership may change and had hoped that the new owner may be have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress.
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	26/10/17 I have written to the operator of the premises asking them to confirm a timetable for the removal of the signage. If a timetable is not agreed then the Council will have to consider formal action. I will update you further when I have received a response from the operator.
		Chased 13/4/18		J Wilmot Planning Enforcement Consultant
	957/17	Advise no longer advertised; Listed Bldg status omitted from description Update requested	√	25/4/18: Thank you for your email. The update is that we have been in applying pressure to the owner to either remove the signage or sell the property. We noted that the property had been put back on the market a few weeks ago and appears to be under offer. We are continuing to maintain pressure in order to resolve the issue.
	8/10/18	Broken window, water leak and damaged front door reported	√	Jim Wilmot Acknowledged
	528/18	Details to Cllr. Stuchbury for action	√	Acknowledged and given case number 18/00478/CON3
				Response 5/12/18: I've now had the chance to have a look at the attached and to review progress to date. Apologies that those concerned feel that they haven't been kept in the loop. In short it has historically been very difficult to get any engagement with the building owner, who is very evasive. Certainly we had hoped that progress with this case would be made once the property was sold, but this has since stalled. Given the above - I have asked that we take a fresh look at this and an officer is going out to visit this week. We'll also check land registry to see if the building has changed hands in the meantime. I should add that any building disrepair is not a planning enforcement issue, rather whether this is an at risk historic building. We'll make the necessary referrals if this is the case. I'll update you again once a case officer has visited. Peter Brown > Interim Group Manager - Regulatory Services Customer Fulfillment See agenda 6.2 21/1/19 Update reported to 25/2/19 meeting

ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further		& added to list of concerns for 21/1/19 meeting Cabinet Member's response to 25/2/19.
'Unresolved' case load	759/18	Respond to Cabinet Member as minuted	To do	
8 Bridge Street		Report ? unauthorised change of use	√	

MEMBER'S WRITTEN QUESTION



Name of Member submitting the question: Councillor Robin Stuchbury

Date received by Democratic Services: 18 April 2019

To the Cabinet Member for Planning and Enforcement (Councillor Strachan)

Follow-Up Questions on Maids Moreton Planning Application 16/00151/AOP

Background: Councillor Stuchbury originally submitted written questions on Maids Moreton Planning Application 16/00151/AOP in March 2019 and received a response. A series of follow up questions have now been submitted. For clarity:-

- Original questions from Councillor Stuchbury – in **BLACK**
- Responses from Councillor Strachan – in **RED**
- Follow up questions from Councillor Stuchbury – in **BLUE**
- Further response – **GREEN**

Follow Up Written questions

I would like information about the amendment made to the HELAA following the planning application made by David Wilson Homes. I understand HELAA is the document which informs the VALP as to which sites should be allocated for development. In HELAA v3 (published May 2016), this site was designated as 'unsuitable' for 170 dwellings on the grounds that:-

“Development would not relate to existing pattern of development of the village and there is no suitable access to the land. Would extend village significantly north east into open countryside.”

Is this correct and, if so, why was it considered unsuitable?

Response: There were both landscape and highways concerns about the site at that time that led to a conclusion that the site was unsuitable.

In HELAA v4 (published Jan 2017) the site is designated as 'suitable' for the development of 170 houses. I understand that no grounds or evidence-based reasons were given for this re-designation and that there was no public or formal consultation with the Maids Moreton PC or Fosco PM and no notification of the change. Is this correct?

Response: No.

Please provide the evidence-based reasons for redesignating this site – including how such an enormous development now relates to the existing pattern of development of the village, and evidence that the development no longer extends significantly into open countryside.

Please also provide evidence of that public consultation, together with formal consultation with Maids Moreton PC and Fosco PM, as well as the evidence of notification of the change beyond publication of HELAA v4 on the AVDC website, in accordance with planning

policy guidance, Paragraph 008 (Ref ID: 3-008-20140306).

Further Response: The evidence is the supply of landscape and development layout details in support of the planning application that remedied concerns relating to the impact on the countryside and the relationship to the existing built development. This was the subject of verbal discussions between the landscape officer and planning policy officers before the publication of HELAA V4. The document can be seen at https://publicaccess.aylesburyvaledc.gov.uk/online-applications/files/105CBFFD044E53E4538EA28ABC7004AA/pdf/16_00151_AOP-MINOR_AMENDED_ILLUSTRATIVE_LANDSCAPE_MASTER_PLAN-1607893.pdf

The landscape officer's comments on the application can be seen at https://publicaccess.aylesburyvaledc.gov.uk/online-applications/files/5FAA85D831CCA214930ABFF5ED912360/16_00151_AOP-LANDSCAPE_OFFICER-1970967.docx

Public consultation regarding the HELAA was undertaken in association with public consultation at each stage of the local plan's production. At the Issues and Options stage there were 539 comments and at the Draft Plan stage there were 55 comments. Maids Moreton PC and Fosco PM were written to as part of the pre submission consultation stage where representations can be made to both the plan and to supporting evidence like the HELAA. Both organisations and others subsequently made representations about site D-MMO006 which are being considered as part of the VALP Public Examination and were the subject of a public hearing session on 17 July 2018.

The public consultation undertaken at each stage of the local plan's preparation included the opportunity to comment on the content of the HELAA. This satisfies the requirements of Planning Practice Guidance Paragraph:008 Reference ID:3-008-20140306.

It is my understanding that in the seven months between the publication of HELAA v3 and HELAA v4, nothing about the site changed - AVDC simply received a planning application from David Wilson Homes. Is that correct?

Response: No. Further information had been submitted in support of the planning application and this informed the HEELA

What further information had been submitted and by whom? I understand that further information had been submitted in relation to site access. However, the site was also deemed unsuitable on the grounds that development would not relate to existing pattern of development of the village and it would extend the village significantly north east into open countryside. What evidence or information has been submitted in relation to these two issues?

Further Response: As stated above the supply of landscape and development layout details in support of the planning application remedied concerns relating to the impact on the countryside and the relationship to the existing built development.

Providing additional information, including any legal rationale, on the above would allow me to better understand the answer to the following three questions:

A. Who made the decision to amend the HELAA? Are there any minutes of a meeting in which this decision was made and any supporting information or report? If so then I'm also requesting this information or a written explanation of relevant information content.

Response: The HELAA is a high level technical evidence document produced by officers who make the decisions about its content. Written records of decisions are not kept. Information on the site MMO006 was received by officers through the progression of the planning application which justified the change in designation. The purpose of the document clearly states that it is an important evidence source to inform Plan-making, but does not in itself determine whether a site should be allocated for housing or economic development or whether planning permission should be granted. The allocation of a site for development can only be made in the Local Plan or through a Neighbourhood Plan. The Plan-making process will determine which suitable sites should come forward for development and for what level of development.

The question has not been answered: Who made the decision to amend site MMO006 in the HELAA? Which officers made this decision? For a 'high level technical evidence document' there MUST be a record of decisions made, by whom and for what reason.

Further response: The decision was made by planning policy officers alongside the re-appraisal of hundreds of sites. The term high level means that the consideration of each site was broad and generalized given the purpose of the HELAA is to give a general indication of the amount of land with development potential in an area not to allocate sites for development which can only be done through a local plan or neighbourhood plan. The consideration of sites was not documented.

B. On what grounds was the site now 'suitable' for development? It would be helpful to see the fact-based evidence supporting this change to the HELAA.

Response: As explained at the committee meeting during the technical questions to officers, the reason for the change was that applicants had submitted a revised landscape proposals and further work in relation to a potential access arrangement which indicated that the previous landscape and highway concerns highlighted in the previous HELAA could be overcome. The site is a proposed allocation in VALP, which was published and consulted on, and subject to Examination.

Please can you confirm that the issues quoted in HELAA v3 (ie the development would not relate to existing pattern of development of the village and would extend village significantly north east into open countryside) have not been dealt with, and remain problematic.

Further response: As stated above the supply of landscape and development layout details in support of the planning application remedied concerns relating to the impact on the countryside and the relationship to the existing built development.

C. Was this change communicated to David Wilson Homes, or indeed discussed with them at any point before or during the Strategic Development Control meeting where the contentious decision was made?

Response: David Wilson Homes (DWH) were not specifically informed of the alteration to the HELAA, but the HELAA is a public evidence document on the council's website though so they did not need to be informed. Officers preparing the HELAA also did not discuss the content of the HELAA with DWH.

Please explain how "further information in support of the planning application and this informed the HELAA" did not involve the applicant of that planning application? Why and how was it "through the progression of the planning application" that "justified the change in designation" of HELAA v.4?

Further response: The further information was submitted by the applicant in support of the planning application. It was not sent to the planning policy officers preparing the HELAA but was referred to in verbal discussions with other officers within the council. There was therefore no communication between David Wilson and the officers preparing the HELAA. As stated above the supply of landscape and development layout details in support of the planning application remedied concerns relating to the impact on the countryside and the relationship to the existing built development.

Signed: Councillor Mrs Paternoster

Date: 19 May 2019

Written questions:

- must be submitted to the Democratic Manager
- will be replied to within 10 working days
- will be published on the last Friday of each month

Fwd: *EXTERNAL: RE: Planning application reference
16/00151/AOP (Maids Moreton, Housing allocation under Policy
D-MMO006 in the VALP

RW

Rysdale, Will

Reply

Mon 7/16/2018 04:51 PM

To:

Williams, Peter;
Broadley, David;
Kirkham, Andy

D-MMO006 - DWH, Foscode Rd Statement.docxATT00001.htm
51 KB 478 bytes

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Hi

Please see the email below fyi.

Cheers

Will

Sent from my iPad

Begin forwarded message:

From: "Dillon, John" <[REDACTED]>

Date: 16 July 2018 at 16:47:11 BST

To: "Rysdale, Will" <WRysdale@aylesburyvaledc.gov.uk>, "Membery, Jeff"
<JMembery@aylesburyvaledc.gov.uk>

Cc: "Stevens, Charlotte" <CStevens@aylesburyvaledc.gov.uk>, "Kitchen, Susan"
<SKitchen@aylesburyvaledc.gov.uk>

Subject: RE: *EXTERNAL: RE: Planning application reference 16/00151/AOP (Maids
Moreton, Housing allocation under Policy D-MMO006 in the VALP

Dear Will/Jeff

Following on from previous correspondence I can confirm that Christine Urry will be in a position to tell the inspector tomorrow she has no objection on the grounds of highways.

In addition, please find attached an updated statement we have prepared on the planning application and deliverability on the site. I hope this can be considered as part of the hearing discussion tomorrow. I look forward to the outcome of tomorrow's meeting.

Kind Regards

John Dillon

From: Dillon, John

Sent: 05 July 2018 17:30

To: Rysdale, Will <WRysdale@aylesburyvaledc.gov.uk>

Cc: Stevens, Charlotte <CStevens@aylesburyvaledc.gov.uk>; Kitchen, Susan <SKitchen@aylesburyvaledc.gov.uk>; Membery, Jeff <JMembery@aylesburyvaledc.gov.uk>

Subject: RE: *EXTERNAL: RE: Planning application reference 16/00151/AOP (Maids Moreton, Housing allocation under Policy D-MMO006 in the VALP

Dear Will

Thank you for your email.

Yes, as it stands you will not have received anything formal but I can confirm that after a series of meetings and Conference Calls between both parties, BCC (Tim Thurley and Christine Urry) are now happy, subject to the submission of amended plans for traffic calming and details linked to a S106 Agreement with respect to the highway situation.

Our instructed transport consultant is sending extra completed information to BCC on the 6th July and Tim Thurley of BCC has stated that his positive response, on the basis of what has been agreed in principle on the Conference Calls, will be back to AVDC by the 13th July.

I am sure that a conversation between Susan and Tim Thurley would provide comfort pending his formal response and we will ensure that progress is made our end to expedite the situation in line with the timings of your process.

Kind regards,

John Dillon

From: Rysdale, Will [WRysdale@aylesburyvaledc.gov.uk]

Sent: 05 July 2018 11:41

To: Dillon, John; Membery, Jeff

Cc: Stevens, Charlotte; Kitchen, Susan

Subject: RE: *EXTERNAL: RE: Planning application reference 16/00151/AOP (Maids Moreton, Housing allocation under Policy D-MMO006 in the VALP

Dear Mr Dillon

Thank you copying me in to your e-mail following your conversation with Jeff. I have had a look into this for you this morning and as it currently stands I can confirm that we have not received anything from Bucks CC explaining that the issues have been resolved.

That said, Susan Kitchen is going to contact them directly asap and request any info that they can provide. Until we have this my team are unable to change the response, but should we have the required information then they will feed it in. I am also led to believe that this site will be in the second week of the examination so hopefully we will hear something shortly.

Many thanks

Will

Will Rysdale

Assistant Director – Community Fulfilment

Aylesbury Vale District Council

The Gateway

Gatehouse Road

Aylesbury

Bucks

HP19 8FF

Tel. 01296 585561

From: Dillon, John [mailto: [REDACTED]]
Sent: 05 July 2018 09:27
To: Membery, Jeff
Cc: Rysdale, Will; Stevens, Charlotte; Kitchen, Susan
Subject: Re: *EXTERNAL: RE: Planning application reference 16/00151/AOP (Maids Moreton, Housing allocation under Policy D-MMO006 in the VALP
Jeff

Thanks for your speedy response.
I look forward to hearing from Will or Charlotte.
Regards
John
Sent from my iPhone

On 5 Jul 2018, at 09:17, Membery, Jeff <JMembery@aylesburyvaledc.gov.uk> wrote:



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the

Good Morning John
The VALP is the responsibility of my colleague Will Rysdale, however Will and I work very closely together as do the experts on planning in the two areas Charlotte Stevens and Susan Kitchen. I have copied them all in to this response so that they are aware of your concerns and the current position with the site.
Will/Charlotte would you kindly arrange a response to John on the point he has raised and copy me in please?
Kind regards

Jeff Membery

Jeff Membery
Assistant Director
Customer Fulfilment
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury, Bucks
HP19 8FF

Tel: 01296 585316
Web: www.aylesburyvaledc.gov.uk

From: Dillon, John [mailto: [REDACTED]]
Sent: 04 July 2018 17:28
To: Membery, Jeff
Cc: Ewers, Sandra
Subject: Planning application reference 16/00151/AOP (Maids Moreton, Housing allocation under Policy D-MMO006 in the VALP
Dear Jeff

Hopefully you will recall the meeting you attended with myself and other members of my team, and Aylesbury Vale District Council on the 26th April, to discuss the above planning application. You will be pleased to know that following that meeting, a series of conference calls have taken place, and I can now confirm following today's conference call, that the highways objection to this site will be removed imminently. We agreed today that by the 13th July, Tim Thurley of BCC, will be in a position to confirm via the BCC formal response that there is no highway objections to the application. This is obviously great news from a highways point of view and I thank you for your help with this.

The reason for me writing to you is I have been made aware that there is a risk of the site currently drafted as a housing allocation under Policy D-MMO006 in the VALP, being removed from the allocation. Please find a link to confirm this:

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/ED59%20AVDC%20response%20to%20Inspector%27s%20Q72_0.pdf

This is obviously a big concern to me, given the reason is cited as being down to highways which we have now overcome. With no technical objections to the future development of this site, the proposed allocation should remain.

I am obviously not clear who the key stakeholders and decision makers are internally regarding this, so I thought it best to first approach yourself. I am obviously concerned, particularly with Sue Pilcher not on the last 2 conference calls, that the decision makers of the policy are not being updated on the current progress of our planning application.

Can you please advise/help me with this in order to ensure that this application which has been running since January 2016 can remain in the housing plan.

I look forward to hearing from you at your earliest convenience.

Regards

John Dillon

Managing Director

Mobile: 07841 567630

From: Ewers, Sandra [<mailto:sewers@aylesburyvaledc.gov.uk>]

Sent: 04 July 2018 16:25

To: Dillon, John <[REDACTED]>

Subject: *EXTERNAL: Email Address For Jeff Membery

Importance: High



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases

Hi John

Please see below:

Kind regards

Sandra

Sandra Ewers

Personal Assistant for:

Jeff Membery, Assistant Director – Customer Fulfilment

Customer Fulfilment Senior Management Team

Aylesbury Vale District Council

The Gateway

Gatehouse Road

Aylesbury, Bucks

HP19 8FF

Tel: 01296 585219

Email: sewers@aylesburyvaledc.gov.uk







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Maids Moreton - Local Plan Examination (D MMO006)

Site

The site extends to some 8.79 hectares on the north-eastern edge of Maids Moreton village located some 2 km north-east of Buckingham town centre. The land is situated to the north east of existing residential development and can be accessed directly from both Walnut Drive and Foscote Road. The land is mainly agricultural of which part is used for grazing. Derelict farm buildings exist to the east of the site near to Foscote Road.

To the south west of the site are residential properties on Walnut Drive, The Pightle and Manor Park with properties on Foscote Road backing onto the south-eastern side of the site. To the north of the site lies Vitalograph Business Park, which is accessed via Walnut Drive, this is an existing employment site which hosts a range of businesses. The area to the north east and eastern boundaries of the site is open countryside.

A public footpath (Akeley Circular Walk) exists through the centre of the site which runs from Main Street (in between The Pightle and Manor Park) in a north easterly direction and then to the east joining Foscote Road. This footpath will be retained as part of the green infrastructure serving the future residential development.

Figure 1 – Outline of Site

The site is located within close proximity of the following key services:

- Main Street and village centre approximately 120m
- Maids Moreton School 500m
- St Edmunds Church 400m

Buckingham Town Centre is located within 2miles of the application site and served by a regular bus service from bus stops at Manor Park and Duck Lane/ Moreton Road. Buckingham town centre has numerous local facilities such as Local Health Services, Community Sports Club and commercial amenities. These services support the categorisation of Maids Moreton as a Medium Sized Village.

Planning History

There has been some separate applications made in between 1979 and 1998 for residential development off Walnut Drive and backing onto The Pightle. An outline planning application with all matters reserved apart from access for 170 dwellings was submitted in February 2016 and given a reference number of 16/00151/AOP.

Since submission, the Applicant has worked very closely with the LPA with regard to detailed consultation responses. In no particular order, the Applicant has provided extra information and assessment in respect of ecological enhancement as a result of the initial technical response from the Council's ecologist. We have also worked closely with the designated case officer since submission over detailed LVIA and heritage matters. These matters have been resolved and we await the prospect of discussing the application at Development Control Committee before the end of 2018.

Discussions with the Planning Officer has been positive to date, however concerns had been raised with regards to the access by the County Council Highways Officer. These concerns related to:

- Safety issues at the A422/ College Road junction caused by traffic from the development
- The unsuitability of Mill Lane (which the developer incorrectly refers to as College Road) for the amount of through traffic which will be created by the development
- Safety issues due to poor visibility at the Walnut Drive/ Main Street junction
- Concerns over the removal and restriction of residents and visitors parking

The highways concerns have been the only matter preventing the outline scheme from being positively determined. Matters have been progressed with the Highways Officer who has now removed the objection of the Buckinghamshire County Council Highways Team. These details should be with the Inspector for consideration at the hearing sessions.

Given these matters are now acceptable to the Highways Authority, discussions with the case officer have revealed it will likely go to Planning Committee in August or September. We would like to reiterate at this juncture that the principal reason for seeking to remove this allocation from the plan was on the grounds of the Highways issues associated with gaining access to the site. Now that this has been resolved we feel there is no demonstrable reason why this development should not be allocated in the adopted Vale of Aylesbury Local Plan.

5 Year Housing Land Supply

In the Proposed Submission Local Plan (November 2017), the housing delivery projection within Table 7 on Page 58 shows a cumulative shortfall of 638 dwellings between 2017 and 2018. This is somewhat contradictory to the Council's most recent Annual Monitoring Report of June 2018 which states that the Local Planning Authority has an 11.7 year Housing Land Supply between April 2018 and March 2023.

Whilst the two documents are clearly in conflict with each other, it should be worth noting that the Annual Monitoring Report of June 2018 is reliant on sites that are considered to be undeliverable in the short and medium term. An example being Sainsburys 13-19 Buckingham Street which is noted to deliver 49 dwellings between 2018/19 and 27 dwellings 2019 and 2010. The supermarket is still in operation and will clearly not deliver the houses projected within the Annual Monitoring Report. As stated below, and in previous submissions to the plan, our site is clearly deliverable. This is demonstrated by the fact that we have not sought to deliver this site through a plan allocation. Our original planning strategy was to provide sustainable residential development in light of the shortfall in housing land supply in the district.

Site Deliverability

As noted in our Delivery Statement submitted to the Local Planning Authority in December 2017, it shows that this site is deliverable in the short term and will provide 170 dwellings within a highly sustainable location. David Wilson Homes are committed to the immediate delivery of dwellings at this site. Once permission is granted resources are there to submit a reserved matters application quickly and informal discussions have already been had with the Local Planning Authority.

Despite the timetable having been pushed back due to the delay in securing outline approval, the Local Planning Authority and the developers all agree that the following build out rates are achievable:

		Past completions				Projected completions																
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL
Maids Moreton	HELAA ref MH00 08 0,21,22						15	40	40	40	35											170

Once the Outline Permission (Assumed Mid-August) has been secured our delivery timetable is as follows -

- Reserved Matters Submission within 6 months of Outline Approval. This takes us to February.
- Aim to secure REM approval within the Statutory Timescales (13 Weeks) taking us to Mid-May.
- Secure Discharge of Pre-Commencement Conditions if any, (12 Weeks) during which time site enabling works would likely be implemented. This indicates a site start could take place in August 2019, subject to securing Outline approval at the August or September Planning Committee.

It should also be noted that the planning application has been accompanied with a Draft Heads of Terms which will be formalised through a Section 106 Agreement which include 30% affordable Housing. The draft s106 also provides policy compliant contributions for Education, Highways Works, Public Transport and a Sustainable Transport Strategy. There have been no concerns raised by the Local Planning Authority regarding the provisions within the Draft Heads of Terms.

Conclusion

At the heart of the NPPF is the presumption in favour of sustainable development. As noted above the site off Walnut Drive and Foscoate Road is located within a highly sustainable location. There are questions raised over the validity of the Councils 5 Year Housing Land Supply, and this site represents a deliverable site in the short term with a recognised and reputable national house builder on board.

FW: D-MMO006 - Foscote Road, Maids Moreton

D

de la Mothe, Lucie

Reply

Thu 4/11/2019 02:51 PM

To:

Broadley, David

From: PO Services [mailto: [REDACTED]]
Sent: 17 July 2018 16:24
To: de la Mothe, Lucie
Subject: Re: D-MMO006 - Foscote Road, Maids Moreton

Hi Lucie,

Many thanks for the double check - couldnt find them in the consultation portal or in my database so didnt think they had responded, but prefer to cover myself just in case!

Louise.

Louise St John Howe
Programme Officer,
PO Services
PO Box 10965,
Sudbury, Suffolk CO10 3BF
Email: [REDACTED]
Phone: [REDACTED]

On 17 Jul 2018, at 16:01, de la Mothe, Lucie <LdeLaMothe@aylesburyvaledc.gov.uk> wrote:

Hi Louise,

I have double checked in our consultation system as well as the Local Plan mailbox and have found no record of representations from David Wilson Homes.

Thanks,
Lucie

From: PO Services [mailto: [REDACTED]]
Sent: 17 July 2018 15:30
To: Fox, Edmund
Cc: de la Mothe, Lucie
Subject: Re: D-MMO006 - Foscote Road, Maids Moreton

Dear Mr. Fox,

Thank you for your email and attached document.

In order to be eligible to submit documentation to the examination it is necessary to have provided comments on the pre submission draft of the Local Plan, which is the regulation 19 stage .

I have checked through the regulation 19 representations, but cannot find one from David Wilson Homes.

If I am mistaken and David Wilson Homes did respond at the regulation 19 stage or if they were represented by an agent at the regulation 19 stage could you please let me know.

Many thanks,

Louise

Louise St John Howe
Programme Officer,
PO Services
PO Box 10965,
Sudbury, Suffolk CO10 3BF
Email: [REDACTED]
Phone: [REDACTED]

On 16 Jul 2018, at 16:59, Fox, Edmund <[REDACTED]> wrote:

Good Afternoon,

We have received confirmation from Buckinghamshire County Council that they will be withdrawing their objection to the access details. This demonstrates that this scheme is now deliverable. We have prepared a brief statement (attached) to support this position and to respond to some of the issues raised by the inspector. Hopefully this will be able to be considered as part of the hearings tomorrow afternoon. In any event I will be in attendance to listen to the debate.

Regards,

<image001.jpg>

Edmund Fox
Planning Manager

FW: D-MMO006 - Foscote Road, Maids Moreton

D

de la Mothe, Lucie

Reply

Thu 4/11/2019 02:51 PM

To:

Broadley, David

D-MMO006 - DWH, Foscote Rd Statement.docx

51 KB

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From: Fox, Edmund [mailto: [REDACTED]]

Sent: 16 July 2018 17:00

To: louise [REDACTED]

Cc: de la Mothe, Lucie

Subject: D-MMO006 - Foscote Road, Maids Moreton

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Regards,

Edmund Fox

Planning Manager

David Wilson Homes South Midlands

☎ Switchboard 01604 784 000

☎ Direct Dial [REDACTED]

☎ Mobile [REDACTED]

✉ e-Mail [REDACTED]

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www.dwh.co.uk

www.barrattdevelopments.co.uk

www.buildingcareerstogether.co.uk

Maids Moreton - Local Plan Examination (D MMO006)

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Maids Moreton	MMO0 08 9,21,22							15	40	40	40	35												170

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FW: Maids Moreton MMO006

D

de la Mothe, Lucie

Reply

Thu 4/11/2019 02:49 PM

To:

Broadley, David

From: Williams, Peter

Sent: 06 July 2018 12:01

To: 'PO Services'

Cc: Rysdale, Will; Kirkham, Andy; de la Mothe, Lucie; Broadley, David; Macrdechian, Greg

Subject: RE: Maids Moreton MMO006

Hi Louise

Just been discussing the situation with David Broadley who would be best placed to deal with the Maids Moreton session. There is a problem with the suggested rearrangement as he is also the officer dealing with Session 23 (ST0008), 24 (CDN-001 and CDN-003) 25 (Ickford) which you propose to move to the 18th when he is not available. As far as I am aware Greg Macrdechian will be able to deal with Salden Chase on the 18th. Some other rearrangement will be necessary.

Regards

Peter

*Peter Williams, Planning Policy Specialist,
Planning Policy, Community Fulfilment,
Aylesbury Vale District Council,
The Gateway, Gatehouse Road, Aylesbury, HP19 8FF
Tel - 01296 585208*

From: PO Services [mailto:]

Sent: 06 July 2018 11:16

To: Kirkham, Andy

Cc: Williams, Peter; Rysdale, Will; Kirkham, Andy; de la Mothe, Lucie

Subject: Maids Moreton MMO006

Hi Andy,

I spoke to Lucie about this site yesterday morning who confirmed that the information contained in Richard Colson's email which he copies me into - that you are waiting for written confirmation to see if the BCC highways objections either have been or would be overcome and having seen the document from Buckingham CC whether you would wish to propose any modification to the plan.

I have spoken to the Inspector about the situation and he has decided that it would be in the interests of the examination if the hearing session for this site were to be re-instated to ensure he has clarity concerning the proposed site.

I will email the two participants - Fingask Association and Maids Moreton Parish Council to let them know and will amend the timetable to show the alteration. The issues attached to the village heirarchy will be discussed at Matter 1 (Session 11) - Maids Moreton PC are participating in Matter 1, but the Fingask Asociation are not.

One further change is proposed for the second week of the hearing sessions. This is that the afternoons of Tues 17 and Wed 18 are altered so that David can attend the Buckingham session (and Maids Moreton). The suggested programme is set out below, and takes account of the hearing sessions in which there are no participants as these will not be required. Any issues relating to the allocations in Sessions 26,(Newton Longville) 31(Thame Road/Leach Road) and 32 (Rabans Lane) can be dealt with in writing.

Tues 17 July pm: Session 34. Buckingham sites and Maids Moreton site.

Wed 18 July pm: Session 23 (ST0008), 24 (CDN-001 and CDN-003) 25 (Ickford) and 33 (Salden Chase) .

Could you let me know as soon as possible if this will cause any difficulties with officers who will need to take part in any of these sessions.

Many thanks,

Louise

Louise St John Howe
Programme Officer,
PO Services
PO Box 10965,
Sudbury, Suffolk CO10 3BF
Email: [REDACTED]
Phone: [REDACTED]

FW: Maids Moreton MMO006

D

de la Mothe, Lucie

Reply

Thu 4/11/2019 02:48 PM

To:

Broadley, David

From: PO Services [mailto: [REDACTED]]
Sent: 06 July 2018 11:16
To: Kirkham, Andy
Cc: Williams, Peter; Rysdale, Will; Kirkham, Andy; de la Mothe, Lucie
Subject: Maids Moreton MMO006

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Louise

Louise St John Howe
Programme Officer,
PO Services
PO Box 10965,
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FW: Policy D-MMO006 in the VALP - Maids Moreton

D

de la Mothe, Lucie

Reply

Thu 4/11/2019 02:47 PM

To:

Broadley, David

This message was sent with high importance.

From: Richard Colson [mailto: [REDACTED]]
Sent: 04 July 2018 11:16
To: Williams, Peter; Stevens, Charlotte
Cc: Louise [REDACTED] de la Mothe, Lucie
Subject: Policy D-MMO006 In the VALP - Maids Moreton
Importance: High

Dear Both,

Although we have not been directly involved with the longer term promotion of this site, this was dealt with by David Wilson Homes, we feel it is prudent to make you aware of the progress being made in regard of the future development of the site and the advancement of technical work since the submission of the VALP.

Whilst I spoke to your colleague Lucie de la Mothe on Tuesday of this week, I thought I would email you on the basis of where we are in respect of application reference 16/00151/AOP (Maids Moreton) which, for clarity, is currently drafted as a housing allocation under Policy D-MMO006 in the VALP.

I note the response to question 72 post the Reg. 19 consultation however on the basis of an update, I can confirm that after a series of meetings and Conference Calls between both parties, BCC are now happy, subject to the submission of amended plans for traffic calming and details linked to a S106 Agreement with respect to the highway situation. And, therefore it will shortly be confirmed that there is no objection, in highways terms to the future development of the site.

The instructed transport consultant is sending extra information to BCC on the 6th July and Tim Thurley of BCC has stated that his response, on the basis of what has been agreed in principle, will be back by the 13th July. At this time and via the BCC formal response we anticipate that there will be no highway objections to this application and therefore the commentary in regards to issues in accessing the site (AVDC Response to Inspector Q72) is factually inaccurate. Therefore, with no technical objections to the future development of the site, the proposed allocation should remain.

When I spoke to Lucie, she helpfully told me to send over the final submitted Highway documents and the formal response of BCC Highways. I intend to do this but I expect it is better I send it to you once we have the formal BCC response so you have it all in a single package with the response.

I have copied this to the Programme Officer also.

Clearly, as an aside, if you wish to speak to BCC direct on this then I am sure Tim Thurley can highlight what I have explained here.

Kind regards,
Richard

**Richard Colson BA (Hons) BTP MRTPI
Director**

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Email: [REDACTED]

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Environmental Information Regulations - Standard Response

Frequently Asked Questions and Responses

On Site MMO006 in the VALP, HELAA site MMO006 and planning application 16/00151/AOP

- 1. Who at AVDC made the decision to make the site unsuitable in HELAA v3 or suitable in HELAA v4?**

The decisions on HELAA suitability were made informally by AVDC Planning Policy officers, following a wider technical consultation with other AVDC officers and of Buckinghamshire County Council officers. There was no formal meeting held to make the decision, hence there is no documentation available.

- 2. How were the decisions on the HELAA reports communicated - to residents, parish councils or housebuilders?**

Apart from the Call for Sites, which commenced in 2014, there was no consultation with the public, parish councils or housebuilders in producing each of the HELAA studies. Once each of the HELAA studies were completed, then the reports were published on the Council website at <https://www.aylesburyvaldc.gov.uk/supporting-evidence> and all parties were able to comment on the studies as part of the evidence base supporting the VALP at the Draft Plan (2016) and Proposed Submission (2017) consultation stages.

- 3. What correspondence took place specifically on site MMO006 between AVDC and housebuilders or parish councils in producing the HELAA?**

There is no correspondence or minutes relating to the HELAA entry for the Maids Moreton site.

- 4. What is the reason site MMO006 was reassessed i.e. HELAA v4 says the site is 'suitable' and HELAA v3 the year before says the site is 'unsuitable'?**

AVDC officers reassessed all sites for HELAA version 4 as well as new sites promoted since HELAA version 3 in May 2016. Sites are reassessed in accordance with the agreed methodology to see if there has been any change in circumstances or new information regarding a site. The Methodology can be viewed at the link provided in our response to Q6 below.

- 5. Who made the decision to amend HELAA v4 and change the suitability conclusion? Where can I see a copy of the minutes of the meeting in which this was decided?**

AVDC Planning Policy officers. There are no minutes as there was no formal meeting held.

6. When did the planners who made this decision visit the site and on what basis did they make their decision for the HELAA suitability?

HELAA 3 – The site visits for all sites were carried out on various dates in March and April 2016. HELAA 4 – October and November 2016. The specific date (s) site MMO006 itself was visited is not recorded but it is in the ranges above.

The officer who visited the site was not the decision maker on the HELAA, there were several officers involved, with agreement of the Planning Policy Manager and Forward Plans Manager. The decision was based on information from the site visit and carrying out the HELAA methodology published at http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Central-Bucks-HELAA-Methodology-with-Consultation-Amendments-15.05.2015-with-erratum.pdf Paragraphs 2.8-2.29 set out the considerations for assessing the suitability of a site

7. The site is now being included in the new Vale of Aylesbury Local Plan (known as VALP for short) suitable for 170 houses. Please provide the evidence used to include this site for development; evidence of the consultation with Maids Moreton and Foscote (the public and parish councils) ; the traffic surveys that must have carried out in 2016 and 2017 to support this as a development site; minutes of the meetings in which the suitability of this site was discussed and scrutinised.

Evidence used to support the allocation of the site can be seen at <https://www.aylesburyvaledc.gov.uk/supporting-evidence>. In terms of the site allocated as part of the VALP, there was consultation with Maids Moreton Parish Council, residents of Maids Moreton, Foscote Parish Meeting and residents of Foscote as part of the VALP Proposed Submission stage (**SEE SEPARATE ATTACHED CONSULTATION LETTER**). The VALP Scrutiny Committee of September 2017 discussed the Draft of the Proposed Submission VALP and the minutes are available at <https://democracy.aylesburyvaledc.gov.uk/ieListDocuments.aspx?CId=177&MId=2445&Ver=4>. The VALP was then considered at Cabinet, October 2017 and the minutes are available <https://democracy.aylesburyvaledc.gov.uk/ieListDocuments.aspx?CId=133&MId=2271&Ver=4>. The VALP was then considered at Full Council on 18 October 2017 and the minutes are available at <https://democracy.aylesburyvaledc.gov.uk/ieListDocuments.aspx?CId=135&MId=2282&Ver=4>

There were undocumented internal verbal discussions with various officers at AVDC and Buckinghamshire County Council between the evidence base of VALP being completed and the formal agreement of the VALP in autumn 2017, as well as the HELAA, Buckingham Transport Strategy and County-wide transport modelling which are published at <https://www.aylesburyvaledc.gov.uk/supporting-evidence>. There has also been formal correspondence received on the planning application 16/00151/AOP published at <https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O108Y9CLH3L00> which has also informed verbal discussions between AVDC officers and AVDC and Buckinghamshire County Council officers concerning the allocation of site MMO006 in the VALP. Please also see the attached emails.

- a) **I wish to see any evidence of AVDC's scrutiny of David Wilson Homes' traffic report, heritage report and environment report – while all of these reports are available to see on the AVDC website, Councillors are obliged to scrutinise and question them.**

In terms of the VALP, there is no evidence of such scrutiny, the evaluation of David Wilson traffic report as part of the planning application took place during the consideration of the planning application.

- b) **There has been no traffic survey or report done on the road through Foscoate – I wish to see evidence that this has been discussed and when and be given the reasons why no traffic survey has been done.**

The only evidence there is in terms of the VALP is provided in response to question 7.

8. **I wish to see copies of all correspondence, emails, minutes of meetings between Aylesbury Vale District Council and David Wilson Homes in relation to site MMO006 dating back to January 2016**

In terms of the HELAA, there was no correspondence between AVDC and David Wilson Homes and the only correspondence between AVDC and David Wilson Homes on the VALP was the formal consultation letter at the Proposed Submission stage . **(SEE SEPARATE ATTACHED CONSULTATION LETTER)** The only other correspondence was on the planning application and details are provided in response to (7) above.

9. **I wish to see documentation relating to the planners' visit to site MMO006, dates of this visit and correspondence with all concerned parties following this visit.**

In terms of the HELAA and the VALP, details of the site visit(s) by an AVDC planning policy officer are not recorded, were not accompanied and there was no correspondence relating to the site visit(s).

10. **I wish to see documentation, emails, minutes of meetings held with Highways department in relation to site MMO006, details of traffic surveys carried out, showing how development of site MMO006 would impact on local traffic. Minutes of meetings held with concerned parties to discuss traffic implications.**

The only information available is the correspondence referred to in the response on (7) above and the evidence of traffic modelling which can be seen at <https://www.aylesburyvaledc.gov.uk/supporting-evidence> .

11. **Documentation and minutes of meetings held showing consultation with Maid Moreton and Foscoate following traffic surveys being carried out.**

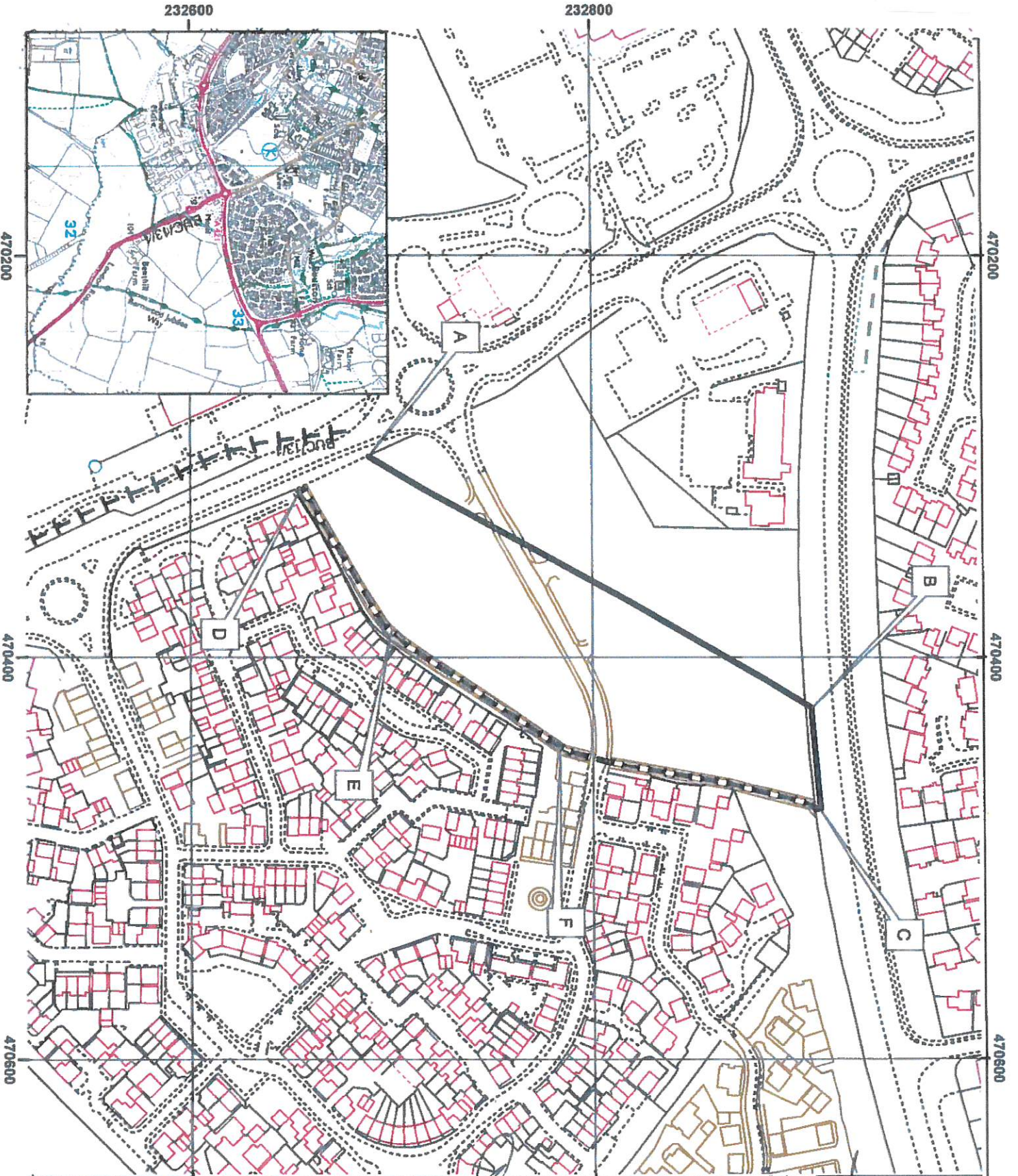
There are only the consultation letters on the VALP provided in response to (4) above and the consultation that has taken place on the planning application which is in the public domain referred to in response to (6) above.

12. Documentation, emails, minutes of meetings to discuss objections raised to planning application no. 16/00151/AOP. Correspondence with David Wilson Homes following these objections

Any correspondence which was relevant to the planning application decision will be available on our website. We suggest you check the planning portal in this respect

13. Documentation showing AVDC comments and recommendations on all reports and surveys carried out by David Wilson Homes in respect of planning application 16/00151/AOP

Any correspondence which was relevant to the planning application decision will be available on our website. We suggest you check the planning portal in this respect



Town and County
 Planning Act 1990
 Section 257
 Division of Public
 Bridleway No. 13 (Part)
 Parish of Buckingham

Public Rights of Way

Route to be added C-F-E-D
 Route to be deleted A-B-C

Unaffected
 Bridleway

Grid References

- Point A: SP7029-3268
- Point B: SP7042-3290
- Point C: SP7047-3291
- Point D: SP7031-3265
- Point E: SP7038-3269
- Point F: SP7044-3278

This is not the Definitive Map but a working copy. While every effort has been made to ensure the accuracy of the data presented, we cannot guarantee that the data will always be accurate and complete. The data is intended to be viewed at a scale of 1:2,500 or smaller.

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