



Planning Policy
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

14 December 2019
Representor ID: 1061
Our Ref: APL-079

Dear Sir/Madam

Proposed Main Modifications to the Vale of Aylesbury Local Plan

We act on behalf of IPE Orchestra Land Ltd, who have previously submitted representations to the Local Plan under representor ID 1061.

IPE Orchestra Land's previous representations related to the settlement of North Marston, and in particular land to the west of Portway, North Marston. We note that the scope of the consultation is limited to those Main Modifications proposed by the Council and these representations solely address matters relating to the proposed Main Modifications.

Our client contends that the Local Plan (as modified) is unsound. The Plan, as Modified, is not justified or the most appropriate strategy and does not meet the needs of the District. Table 1, below, identifies those Main Modifications which our client contends require further amendment in order to make the Plan sound.

Of particular concern is that the Plan still fails to address the key matter of ensuring the vitality and viability of Villages in the District, and in particular the Medium Villages. North Marston, is one such village wherein the future vitality and viability of the village is in question. The village is a sustainable settlement with a number of services and facilities, but the Plan does not propose any allocations and only the 9 committed dwellings. A lack of allocations within the Plan for a sustainable settlement with a number of facilities is contrary to the approach advocated in the Plan in Strategic Objective 5 (p.31) and therefore results in the Plan being unsound.

MM Reference	VALP Page No. & Paragraph No.	Comments
MM004	P.14; Para 1.13	The requirement for an early review should not be deleted and should instead be reinstated. The Housing Numbers for AVDC are set to rise under the Standard Methodology, and the time elapsed since the HEDNA was prepared. Therefore, an early review should still be proposed to address the increased housing need. This would be the most appropriate strategy, as required by the NPPF.
MM010	P.34, Policy S2	Bullets A-H should read “at least” XXX dwellings (where XXX is the figure of new homes referenced in each bullet). The global housing figure for AVDC is an “at least” figure (new wording included in this MM in the preceding text in Policy S2) and therefore these parts of the policy should contain the same wording in order to reflect that. Without the wording, the Policy is inconsistent nor is it effective.
MM012	Table 2	<p>The Settlement Hierarchy Assessment (September 2017) (CD/MIS/003) identifies North Marston as a Medium Village. The settlement has one of the lower populations of all of the Medium Villages but meets the joint highest number of criteria. The summary assessment of the site recognises that it has strong transport links (something relatively uncommon in villages of this size) and “good provision of key services”.</p> <p>However, with a smaller population, the ability to maintain these key criteria in the long term may be questionable, particularly if younger people are forced out of the village due to a lack of opportunities for housing. Table 2 only proposes 9 units for North Marston, which are existing completions.</p> <p>Therefore, we consider it is crucial that North Marston is allocated housing in the Local Plan to support the communities and ensure that they do not go into decline, in accordance with paragraph 4.177 (4.183 in the submitted version) of the VALP.</p> <p>Table 2 should be amended to include an allocation at North Marston of at least 100 dwellings (as set out in our client’s previous representations). The land at Portway, North Marston would be a suitable and deliverable location to meet this growth and could provide a range of housing types and sizes – in particular smaller units to meet demand.</p>

Table 1: Comments on Main Modifications

Proposed Changes to the Plan

We propose the Inspector recommend to AVDC a change to the Plan which would support both the short and long term future of these Medium Villages. We also consider that the formerly proposed early review be reinstated, as there is



no justification for delay, but considerable justification for the review to take place (as set out in Table 1).

We look forward to receiving confirmation that we can attend the Hearing session. In the meantime, if you require anything further then please contact me on the details at the head of this letter.

Best regards



Mark Schmull

Cc Mr B Aslam - IPE Orchestra Land Ltd