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Mr Paul Clark
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16th December 2019

Dear Mr Clark,

VALE OF AYLESBURY DISTRICT COUNCIL LOCAL PLAN 2013 - 2033 MAIN MODIFICATIONS CONSULTATION RESPONSE

This representation is prepared and submitted by Carter Jonas on behalf of Mactaggart and Mickel.

Mactaggart and Mickel is pleased that the Vale of Aylesbury District Council has progressed its Local Plan 2013 - 2033 through to this "Main Modifications" consultation.

Mactaggart and Mickel supports the proposed allocation D-AGT3 (Aylesbury north of A41) which incorporates its land interests, Land at Manor Farm, for around 350 homes. It is expected that development at Manor Farm will be delivered within the early part of the Plan Period and that it will help the District maintain a healthy housing land supply through to 2033.

Mactaggart and Mickel is committed to bringing Land at Manor Farm forward for development and a policy that clearly articulates that ambition for the site is welcomed.

On behalf of Mactaggart and Mickel, we wish to make the following specific comment on the proposed modifications to Policy D-AGT3 (Aylesbury north of A41).

Criterion M states that "Land at Manor Farm (BIE022) shall not be developed until the Eastern Link Road (South) through the adjacent site WTV018 (Woodlands) has been delivered and opened to traffic."

Mactaggart and Mickel objects to this policy criterion, as it considers that it could lead to significant delays in delivering new homes on Land at Manor Farm.

Criterion M should be reworded as described below (amendments in red):

*m. **New homes at** Land at Manor Farm (BIE022) shall not be **occupied developed** until the Eastern Link Road (South) through the adjacent site WTV018 (Woodlands) has been delivered and opened to traffic. A planning application on site BIE022 must demonstrate that Flood Risk Exception Test Part 2 (See VALP Flood Risk Sequential Test 2017) has been met by a developer. The Exception Test Part 2 will be supported by a site specific Flood Risk Assessment (FRA) to support a planning application and shall demonstrate that access and egress from and to the development, via the ELR and on-site access routes, will be safe and operational in times of flooding. The main access to the site shall be from the ELR (S) and not from Broughton Lane. The FRA must meet all the recommendations for the site in the Aylesbury Vale SFRA Level 2 (2017) and VALP Policy 14.*

The amendments described above will enable development to commence onsite while the Eastern Link Road is under construction. This will avoid potentially significant delays in the site coming forward and will ensure the timely delivery of housing.

This approach would be consistent and 'sound' in accordance with Paragraph 35 of National Planning Policy Framework (Paragraph 35). In particular, it will ensure that the plan is 'positively prepared' (criterion a) as it seeks to meet the area's objectively assessed needs and 'consistent with national policy' (criterion d) by enabling the delivery of sustainable development in accordance with the policies in the Framework.

I trust that this representation is helpful. If you require any further information or would like to discuss this matter in further detail, please do not hesitate to contact me.

Yours sincerely,



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Associate

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