



For internal Use only	ID:		Rep No:	

Responses are encouraged via the Council's online consultation system available on the website, see <https://aylesburyvaledc.jdi-consult.net/localplan>. However, this form can be returned via email to [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk) or in hard copy if necessary to:

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

**The consultation runs from 12pm Tuesday 5 November until 5.15pm Tuesday 17 December**

This form has two parts:  
Part A - Personal Details and Part B - Your comments

## PART A

### • Personal Details

Title *MR*

First Name Last Name ~~Organisation~~

(Where relevant) *DAVID VOWLES*

Address Line 1

Address Line 2



# PART B

# REPRESENTATION FORM

**Please Note:** You do not need to return this form if you have made the same comments via the council's online system for this consultation. Duplicates will not be considered.

Please specify which Proposed Main Modification, part of the Sustainability Appraisal addendum or Habitat Regulation Assessment your comments relate to. Any representations on the content of the new evidence published alongside the Proposed Main Modifications must also relate to a specified Main Modification to the VALP or they will not be accepted. If you wish to comment on more than one Modification please use a separate form for each.

e.g. MM001

MM 070

Do you support or object?

Support  Object

Do you consider the Local Plan to be legally compliant?

Yes  No

Do you consider the Local Plan to be sound?

Yes  No

If you do NOT consider the Local Plan to be sound, please specify on what grounds:

Positively prepared  Justified  Effective  Consistent with National Policy

Enter your full representation here:

Continue onto another page if needed

Total housing completions in 2017/18 was 1414. According to the July 2019 Housing Trajectory (added to the Plan at Appendix A) completions are predicted to rise to a (challenging) peak of 2031 in 2020/21 then drop slightly before rising again to a second peak of 1985 in 2024/25. Thereafter they will drop to a total of 989 in 2032/33.

The peak of just under 2000 completions predicted in 2024/25 correlates with the current Government target of building 300,000 houses per year by the mid 2020's (the incoming government post 12/12/19 may, of course, change this target). Presumably it would be the intention that this national target, once reached, would be maintained for, say, at least 5 years. If so it would follow that, if the projection (which according to Policy S9 a) of the Plan is in fact a target) for almost 2000 dwellings per year is reached in 2024/25, building in the district should also be maintained at this level for at least 4 years. This would require about 1500 additional dwellings to be built in this period, beyond the target set out in the Plan.

Using data from the Housing Trajectory I have compiled the PTD

attached table showing how the predicted housing output would be distributed geographically.

In 2018/19 the trajectory predicts the building of 1443 dwellings, of which 1269 would be built on 50 sites of more than 5 dwellings as follows:-

Aylesbury	722 dwellings	on 18 sites
Buckingham	14 dwellings	on 2 sites
Waddenden	69 dwellings	on 3 sites
Wendover	1 dwelling	(the residual development on a larger site)
Wishaw	55 dwellings	on 1 site
North East AV	60 dwellings	on 1 site
larger villages	296 dwellings	on 17 sites
medium villages	42 dwellings	on 3 sites
smaller villages	10 dwellings	on 4 sites (including residual development on larger sites)

In 2026/27 1517 dwellings are predicted to be built, but on only 13 sites, at Aylesbury (8 sites), Buckingham (1 site of 10 dwellings), Halton Camp (1 site), North East AV (2 sites) and Waddenden (1 site of 15 dwellings). After 2026/27 development <sup>on</sup> sites of more than 5 dwellings will take place only in Aylesbury, Halton Camp and North East AV. Indeed in the last 6 years of the Plan the Trajectory predicts that 7369 dwellings will be built on just 9 sites, 6 of them in Aylesbury.

Although some of the larger sites at Aylesbury and the sites at Halton Camp and North East AV could be subdivided and developed separately, there must be considerable doubt about the practicality of relying on such a restricted number and distribution of sites.

To mitigate, at least in part, the above shortcomings in housing provision and delivery, which my geographical analysis of the Housing Trajectory has revealed, I propose, as an interim measure pending a review of the Plan, that additional sites, each for between 5 & 50 dwellings, and capable of delivering a total of 1500 dwellings, should be identified ~~by~~ by March 2023 in the rest of the district outside Aylesbury, for development after March 2028. Such identification could include new or reviewed Neighbourhood Plans.

This proposal would also respond to paragraphs 418-42 of the Inspector's Interim Findings (ED166).

If your representation is more than 100 words, please provide a summary under 100 words here:

Provision should be made in the Plan for the identification, by March 2023, of additional sites for development after March 2025 in the rest of the district outside Aylesbury. Each of these sites should be capable of accommodating between 5 & 50 dwellings and yield a total of 1500 dwellings.

Please specify the changes you think are needed to be made to the proposed main modification. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Insert the following immediately after "D-QUA 014-016 Land at Station Road, Quainton" in the new Policy D2 :-  
" Pending a full review of the Plan further sites of between 5 and 50 dwellings each, totalling 1500 dwellings, will be identified before March 2023 in the rest of the district, including in new or reviewed Neighbourhood Plans, for development after March 2025 "

If the inspector decides further hearing sessions are needed would you wish to speak at these?

Yes  No

If Yes - you wish to speak at any further hearings, please outline why you consider this to be necessary:

To elaborate on and debate my suggestion, if this would assist the Inspector.

Do you wish to be notified...

- When the Inspector's report is published?  
 When the Vale of Aylesbury Local Plan is adopted?

Vale of Aylesbury Local Plan: Responses should be returned to Aylesbury Vale District Council by 5.15pm Tuesday 17 December 2019  
(responses will not be accepted after this time)



HOUSING TARGETS 2018-2033 (SPLIT OF 5 OR MORE DWELLINGS)

	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
APPLESBURY GARDEN TOWN	722	832	828	615	663	861	1055	1081	967	965	940	910	858	730	690	12717
BUCKINGHAM	14	37	129	191	225	291	234	120	10	0	0	0	0	0	0	1251
HADDENHAM	69	124	145	160	188	135	49	0	0	0	0	0	0	0	0	870
WENSLOVE (KILTON CAMP)	1	0	0	0	0	0	25	100	125	125	125	125	125	125	125	1001
WINSLOW	55	60	72	122	88	130	135	65	0	0	0	0	0	0	0	727
NORTH EAST AV	60	76	45	50	100	200	300	350	400	400	450	405	150	100	100	3186
LARGER VILLAGES	296	323	321	388	284	117	51	40	15	0	0	0	0	0	0	1840
MEDIUM VILLAGES	42	108	235	183	40	89	62	17	0	0	0	0	0	0	0	776
SMALLER VILLAGES	10	<del>26</del>	81	0	0	0	0	0	0	0	0	0	0	0	0	117
<b>TOTAL</b>	1269	1586	1856	1704	1593	1823	1911	1773	1517	1490	1515	1440	1133	955	915	22485
COMMITTED SITES LESS THAN 5 DWELLINGS	124	174	175	0	0	0	0	0	0	0	0	0	0	0	0	523
WINDFALL	0	0	0	74	74	74	74	74	74	74	74	74	74	74	74	888
<b>GRAND TOTAL</b>	1443	1760	2031	1783	1667	1897	1985	1847	1591	1584	1589	1514	1207	1029	989	23896

BASED ON DATA FROM JULY 2019 HOUSING TARGETORY

