

11 December 2019

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

Dear Sir / Madam

VALE OF AYLESBURY LOCAL PLAN – MAIN MODIFICATIONS CONSULTATION
Your Ref: 31567

Gleeson Strategic Land Limited and Linden Homes (“**hereafter referred to as Gleeson/Linden**”) control the land edged red on the enclosed site plan. We participated in earlier rounds of public consultation for the Vale of Aylesbury Local Plan (“**VALP**”) and now provide our comments on the Main Modifications Consultation.

Policy S2 Spatial strategy for growth

Gleeson/Linden continue to support Policy S2 in terms of its objectives to:

- (i) Deliver at least 28,600 new homes; and
- (ii) accommodate this development sustainably with a focus on the identified strategic settlements

[REDACTED] / Linden also continue to support the identification of Winslow as one of five settlements’. The re-opening of Winslow Railway Station on the ‘East-West Rail’ line will support the sustainability of Winslow.

However, and whilst housing numbers for four out of these five settlements have been reduced (Aylesbury Garden Town aside), we would note that the housing requirement for Buckingham, Haddenham and Winslow state that growth will be a certain figure, rather than a minimum or ‘around’ as is the case for Wendover.

On the basis that the aspiration is to deliver at least 28,600 the terminology for these settlements could be interpreted as a ceiling. Therefore, for consistency, the figures for all strategic settlements which feed into the overarching housing requirement figure should be a minimum or ‘around’ figure. The policy wording in relation to S2 parts b, c and d should therefore be revised as follows:

b. Buckingham will accommodate growth of **at least** 2,166~~359~~ new homes. This growth will enhance the town centre and its function as a market town, and will support sustainable economic growth in the north of the district.

c. Haddenham will accommodate growth of **at least** 1,032~~54~~ new homes. This will be supported by infrastructure and recognise the important role of Haddenham and Thame railway station.

d. Winslow will accommodate growth of **at least** 897~~4,166~~ new homes, linked with the development of East-West Rail and the new railway station in Winslow

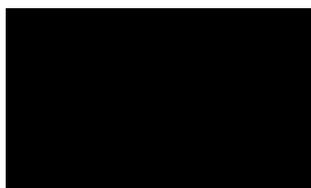
Policy D3 Proposal for non-allocated sites at strategic settlements, larger villages and medium villages

This policy sets out circumstances where development of non-allocated sites will be permitted, listing criteria that need to be fulfilled.

The proposed Main Modifications seek to insert the word 'Exceptionally' at the start of the supporting paragraph relating to 'Larger scale development'. However, it is considered that the insertion of this word is unnecessary - the circumstances under which further development would be permitted on non-allocated sites is confirmed within the text that follows.

We trust that these comments are taken into consideration in the finalising of the VALP.

Yours faithfully



John Smith
Planning Manager