

Your ref: 16/01040/AOP

Our ref: 32113

6 April 2017

For the attention of Susan Kitchen

Aylesbury Vale District Council
Development Control
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF



Peter Brett Associates LLP
Oxford Place
61 Oxford Street
Manchester
T: +44 (0)161 245 8900
E: manchester@peterbrett.com

Dear Ms Kitchen

16/01040/AOP: AMENDMENTS TO OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF AYLESBURY WOODLANDS, NORTH OF ASTON CLINTON ROAD, AYLESBURY

In March 2016, Buckinghamshire Advantage (the 'applicant') submitted an outline planning application on behalf of the Aylesbury Vale Advantage Legacy Board (AVALB), to Aylesbury Vale District Council (AVDC), for the development of land between Wendover Road and Aston Clinton Road, Aylesbury ('Aylesbury Woodlands').

The planning application was prepared by Peter Brett Associates LLP (PBA) on behalf of the applicant and was validated on the 29th March 2016 under reference 16/1040/AOP.

Application Amendments

Further to our recent discussions, we now submit formal amendments to the planning application, together with supporting information as described fully in the attached Appendix 1 under the following headings:

1. Revised Article 14 Land Ownership Certificate (the Certificate itself is attached at Appendix 2)
2. Revised Application Description
3. Revised Application Drawings
4. Phasing Strategy
5. Addendum to March 2016 Environmental Statement.

Appendix 1 also describes the rationale for the amendments and explains the procedures we have followed in submitting them.

The attached Appendix 3 contains a brief update of the planning policy position in Aylesbury.

As agreed with you, we enclose 6 No. paper copies and 2 No. DVD copies of the documents and plans listed in Appendix 1.

The submitted amendments and supporting information should be read and considered alongside the contents of the March 2016 application.



Vision

Buckinghamshire Advantage's vision for Aylesbury Woodlands remains as submitted with the application in March 2016, as below:

Aylesbury Woodlands Vision Statement

"Aylesbury Woodlands will become a new Gateway in Buckinghamshire. The development will bring much needed infrastructure and a transformational employment offer for the region.

Aylesbury Woodlands will complete the Eastern Link Road, part of the emerging strategic highway network to create better connectivity around Aylesbury. The mix of new businesses within a designated 'Enterprise Zone' will be ideally situated alongside the A41 and just twenty minutes from London's M25.

The development will also provide high-quality homes to diversify Aylesbury's housing offer, organised around a strong local centre and set within an unprecedented quantum of recreational space, sports facilities and Green Infrastructure networks which make up more than half of the development's total site area.

The net result will be a self-contained, highly sustainable, community giving people who choose to live or work here easy access on foot or cycle to day to day facilities, all within an exceptional environment."

Benefits

We would highlight that the Aylesbury Woodlands proposal has a number of key benefits:

Anchor to Aylesbury's economic regeneration, supporting the wider growth of the town

- *Delivery of substantial economic growth (up to 102,800 sq m of employment floor-space) within the designated Arla/Woodlands Enterprise Zone. The development will support an estimated 4,564 jobs on site and a further 1,141 in the wider economy through supply chain linkages and spending (5,705 gross jobs). Of these jobs, it is estimated that 2,634 jobs and £152.3 million GVA per annum will be new to the Aylesbury Vale district economy. The scale and mix of floor-space proposed will attract companies from priority sectors and play a key role, over time, in restructuring the economy of Aylesbury Vale and Buckinghamshire as a whole;*

Essential highway infrastructure as 'up-front' provision, enabling a new orbital route to be created around Aylesbury

- *Delivery of the Eastern Link Road (South) - the ELR (S) - will enable strategic growth to the east of Aylesbury and is fundamental to the delivery of the Government approved Aylesbury Garden Town. The ELR (S) is also identified as a key pillar underpinning the Buckinghamshire and Thames Valley Local Enterprise Partnership's Local Growth Deal. The ELR (S) will be a key link for orbital transport movements, reducing congestion and improving the quality of the town centre environment, whilst improving strategic connectivity, including with Milton Keynes and the M25;*
- *The completion of the ELR (S), the Southern Link Road (SLR), the Stoke Mandeville Bypass and associated South Eastern Link Road (SELR) is forecast to have a beneficial impact on levels of traffic delay across the modelled network for Aylesbury, even with the inclusion of substantial traffic growth to 2034 in addition to the traffic likely to be generated by Woodlands and Hampden Fields. In the 2034 Scenario (Cumulative with Hampden Fields) key links (Walton Gyratory, A418 through Berton, Aston Clinton, Weston Turville, Stoke Mandeville and Bedgrove) are forecast to experience a general decrease in traffic volumes as a result of the proposed developments and associated highway infrastructure. In addition to the forecast general decreases in traffic volumes outlined above, Aylesbury Woodlands also proposes that traffic calming be provided in Aston Clinton and Weston Turville;*



- *Crucially, the ELR(S) and most of the employment floor-space will be delivered in phase 1 of the development, providing an essential platform in the short term to facilitate future investment in the delivery of the Aylesbury Garden Town and its associated benefits for the wider community;*

A balanced community with a new ‘custom build’ housing offer for the district

- *Delivery of up to 1,100 market and affordable dwellings, including a proportion of custom build dwellings, and an additional 60 residential extra care units, together with a mixed use local centre and provision of land for a new primary school. Collectively, this mix will make a major contribution to housing supply and result in the creation of a highly sustainable, balanced community, with an estimated 1,700 residents of working age living within easy walking and cycling distance of a new major employment hub – thereby offering something quite different to existing and other proposed developments in Aylesbury. The mix of uses proposed will both deliver the vision described above and ensure the provision of appropriate supporting infrastructure, such as the ELR(S);*

Flood risks carefully managed

- *The Flood Mitigation Scheme will ensure that there is no increase in flood risk offsite as a result of the construction of the ELR(S); furthermore, there will be a small reduction in flood risk on the Bear Brook downstream of the site. Following the sequential approach advocated by the National Planning Policy Framework (the NPPF), all ‘More Vulnerable’ and ‘Less Vulnerable’ land uses are proposed within Flood Zone 1 ‘Low Probability of Flooding’ following construction of the ELR(S). The submitted Flood Risk Assessment confirms that the development is safe, it does not increase flood risk and does not detrimentally affect third parties, in accordance with the objectives of the NPPF;*

Providing the platform for a Sports Village to support the growing Aylesbury community

- *Enabling the provision of sports facilities and creating connections with Stoke Mandeville in providing for the establishment of a sports village and athletes’ accommodation. Additional sports facilities will benefit the local community, who will have access to them, and new sports pitch provision will help to meet the existing deficit in the local area;*

Green credentials for a sustainable community

- *Establishing a sustainable, connected community with reduced reliance on private vehicular use. The proposed masterplan promotes walking and cycling and substantial open spaces will allow residents to enjoy local recreation;*
- *Green Infrastructure, taking up about half of the site area, will provide green corridors for wildlife and people from urban through suburban to the rural environment. This network of multi-functional green spaces will form a key component of the Aylesbury Linear Park; and*
- *The development of the canal side and retail, restaurant and other leisure uses will provide jobs, leisure and entertainment for residents, workers and visitors, to complement, not compete, with Aylesbury town centre.*

Environmental Effects

The March 2016 Environmental Statement, together with the Addendum enclosed now comprise the Environmental Statement (ES) for the consideration of this planning application. The ES clearly demonstrates that the majority of likely significant environmental effects arising from the development, where considered to be adverse, can be suitably mitigated.

In some cases, this can be achieved by providing on site mitigation as part of the proposed development; in other situations, mitigation will be delivered via suitable planning conditions and obligations. Where relevant these are identified in the ES.



The ES also demonstrates that the proposed development gives rise to likely significant positive effects, including those set out in the Socio-economics chapter and to a large extent reflect the overwhelming benefits of the scheme which are summarised above.

It is accepted that there are some adverse impacts as there would be in any scheme of this size, but we have demonstrated that on the whole adverse impacts have been mitigated and any likely significant residual adverse effects have been minimised.

The Planning Balance and Conclusions

Having regard to all information now submitted it is considered that the proposal constitutes sustainable development which is in accordance with Government advice set out in the NPPF. It also complements the strategy of the emerging Vale of Aylesbury Local Plan and the objectives for the Government approved Aylesbury Garden Town, as we describe in the planning policy update at Appendix 3.

The three dimensions of sustainable development (economic, social and environmental) described in the NPPF are fully addressed in that:

- the ELR(S) and employment floor-space proposed will contribute significantly to building a strong, responsive economy;
- the proposed housing and other commercial, education, sport/recreation and open space uses will support an economically and socially vibrant, healthy community whilst contributing to protecting and enhancing the natural environment; and
- collectively, the development will also deliver significant economic, social and environmental benefits for Aylesbury, nearby communities and the wider area.

The importance of acknowledging that material considerations such as the social and economic benefits derived from a scheme can outweigh policy and potential environmental effects, is demonstrated nowhere more clearly than the recent Lichfield decision – a recovered appeal by the Secretary of State, dated 13th February 2016 (appeal ref. APP/K3415/A/14/2224354).

The Lichfield decision related to the refusal of planning permission, on 16th January 2014, for the removal of buildings and other structures and construction of up to 750 dwellings, primary school, care village, neighbourhood facilities including retail and community facilities and a series of associated works. It was recovered because it would significantly impact upon the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities.

The comparison between how the Lichfield scheme and Aylesbury Woodlands both satisfy that core objective of the Government can surely not go unnoticed.

Although the Secretary of State concluded that the appeal scheme was not in accordance with a number of Core policies of the relevant adopted development plan and considerable harm would be caused to the setting of a number of heritage and natural assets, he attached considerable weight to the social and economic benefits of the proposals including the very substantial weight he gave to the provision of housing.

Paragraph 55 of the appeal decision states:

'..... the Secretary of State concludes that the social and economic benefits of providing affordable and market housing are of such importance that they outweigh the environmental harm, and that the proposals would thus represent sustainable development. Overall, therefore, he concludes that the material considerations indicate that the appeal should be allowed.'

Applying the same approach to Aylesbury Woodlands as taken by the Secretary of State in the above decision, and in the light of the information now enclosed, it is demonstrable that the planning application before you for consideration would deliver substantial social and economic



benefits which would significantly and demonstrably outweigh any likely significant adverse effects. It therefore constitutes sustainable development of a type and form to which the presumption in favour contained within paragraph 14 of the NPPF applies. Accordingly, planning permission should be granted.

We trust this letter and the enclosures are self-explanatory but if you do require anything further or have any queries, please do not hesitate to contact me.

Yours sincerely

Tim Coleby

Senior Associate

For and on behalf of

PETER BRETT ASSOCIATES LLP

cc: Richard Harrington, Buckinghamshire Advantage
Jerry Unsworth, Buckinghamshire Advantage
Michael Parkinson, Peter Brett Associates LLP
Rob Hall, Peter Brett Associates LLP

Encs



APPENDIX 1: APPLICATION AMENDMENTS

This appendix lists both the amendments made to the application and the additional information submitted. It also summarises the key statutory procedures we have followed in making the submission.

1. Revised Article 14 Land Ownership Certificate (Certificate C)

A copy of ownership certificate C is submitted, as attached at Appendix 2.

This is a large site and the applicant has served notice on the multiple owners and agricultural tenants listed on the certificate. For completeness and as a precautionary measure, we have also completed certificate C. The associated requisite press notice, informing any other potential owners or tenants how and by when they may make representations in respect of the application, will be published in the Bucks Herald on 12th April 2017.

2. Revised Application Description

The application description remains largely unchanged except for access to the A41 Woodlands roundabout (ELR[S]) and access at the Grand Union Canal Bridge (ELR[S]), which will now be reserved matters. Access to College Road North remains a matter for determination as part of the application. This is reflected in the following revised description of the proposed development:

“Outline application with means of access (in part) to be considered for up to 102,800 sq m employment (B1/B2/B8), up to 1,100 dwellings (C3), 60 residential extra care units (C2), mixed-use local centre of up to 4,000 sq m (A1/A2/A5/D1), up to 5,700 sq m hotel and Conference Centre (C1), up to 3,500 sq m Leisure facilities (A1/A3/A4), up to 16 ha for sports village and pitches, Athletes Accommodation (10 x 8 apartments), and up to 2 ha for a primary school (D1), with a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage.”

3. Revised Application Drawings

The applicant has also made a series of design amendments that are contained in revised application drawings. A summary of the revised application drawings and amendments that have been made is shown in the table below. Further details of the amendments are set out in chapter 2 of the Addendum to the March 2016 Environmental Statement (see below).

2016 APPLICATION		REVISED APRIL 2017	
Drawing Name	Drawing Reference	Revised Drawing Reference	Summary of amendments to the drawing
Site Location Plan	edp2524_02j	N/A	No change.
College Road North Highway Access	32113_2015_001 C	No change	No change.
ELR (S) A41 Southern Access Junction	B12798C7/0000 /D/041_rev1	No longer an application drawing.	Drawing withdrawn.
ELR(S) Grand Union Canal Bridge	B12798C7/0000/D/101 Rev3	No longer an application drawing	Drawing withdrawn



2016 APPLICATION		REVISED APRIL 2017	
Drawing Name	Drawing Reference	Revised Drawing Reference	Summary of amendments to the drawing
Illustrative Masterplan	edp2524_45p	edp2524_45v	A41 Roundabout updated as access at this location is now a reserved matter. Offsite planting at College Farm. A41 interface landscape mitigation in the south-east of the site. Added sports village access road.
Land Use and Amount	edp2524_52h	edp2524_52l	Offsite planting at College Farm. A41 interface landscape mitigation in the south-east of the site. Addition of sports village access road.
Access and Movement	edp2524_54h	edp2524_54k	A41 Roundabout updated as access at this location is now a reserved matter. Addition of sports village access road.
Residential Density	edp2524_55g	edp2524_55h	A41 Roundabout updated as access at this location is now a reserved matter.
Maximum Heights	edp2524_56h	edp2524_56j	A41 Roundabout updated as access at this location is now a reserved matter. Minor adjustment to the ELR at the connection with the A41 Roundabout as access at this location is now a reserved matter. The height of buildings in the south-east corner has been limited to 15 m to address visual effects.
Minimum Heights	edp2524_57g	edp2524_57h	A41 Roundabout updated as access at this location is now a reserved matter. Minor adjustment to the ELR at the connection with the A41 Roundabout as access at this location is now a reserved matter.
Phase 1 Plan	Not originally submitted	edp2524_98e	

4. Phasing Strategy

Page 3-6 of the March 2016 Environmental Statement established construction phasing as follows:

“The first phase of the development will see the construction of highway access at College Road North and employment land use supported by associated infrastructure works.

The ELR(N) is required to be completed no later than 5 years after commencement of development of the Aylesbury East site and with development having commenced in January 2016, this would indicate the latest completion of the ELR(N) as January 2021. Therefore, to ensure a complete Eastern Link Road (ELR) delivery the ELR(S) is likely to be in place by January 2021, establishing a north-south connection across the site with additional accesses at the Grand Union Canal Bridge (enabling linkage northwards to the ELR(N)) and southwards to the Aston Clinton Road (A41).

It is anticipated that flood alleviation, informal open space and associated landscape works would be in place at this stage to release subsequent phases of the development



(residential, local centre, leisure and education land uses) which will then take place generally from west to east from the ELR (S) to College Road North.”

Since the submission of the application in March 2016, extensive consultation with the highway authority, Buckinghamshire County Council (BCC), concluded that further traffic modelling was required to demonstrate a satisfactory position. Informal agreement was reached with BCC on the basis of a phased approach as described below.

A Phasing Plan has been developed which proposes that a ‘Phase 1’ would be completed and operational by 2022. A Phase 1 Plan (Parameter Plan 6) is included in the table of drawings above.

Phase 1 will include only the following:

- The Eastern Link Road (South), including associated improvements to the A41 Woodlands roundabout and providing connection to the Eastern Link Road (North);
- Flood mitigation works;
- Highways Link from ELR(S) to College Road North
- 3,070 sq m B1 floor-space;
- 39,850 sq m B2 floor-space;
- 32,800 sq m B8 floor-space; (these B1/B2/B8 quanta amount to some 74% of total proposed employment floor-space)
- Enabling works (essentially land profiling) for the area in Phase 1 identified for later sport and recreation facilities; and
- Associated landscape works and open space.

All other components of the application scheme, including the remainder of the proposed employment floor-space and all the residential units, will be treated together as subsequent phases.

The phasing strategy makes no change to the planning application description (including the total quanta of development proposed) or to the application red line boundary, and the application remains for outline planning permission on the entire site as submitted in March 2016.

The premise of the phasing strategy is that the above phase 1 works can be implemented in full (subject to reserved matters approval), and associated impacts (transport, flood risk, landscape, ecology etc) satisfactorily mitigated, as a stand-alone development and without the need for any off site (ie beyond the current application red line area) infrastructure to be provided, other than mitigation works to existing junctions within the public highway and landscape mitigation works adjoining the site at College Farm.

At the same time, the strategy includes an acceptance that works in subsequent phases cannot be implemented until off site infrastructure is delivered, including the Southern Link Road though the adjoining site at Hampden Fields (which is also the subject of a currently undetermined planning application) and also improvements to the existing highway network on a phased basis.

In this regard, the cumulative traffic impact of the Aylesbury Woodlands development proposal and the Hampden Fields development proposal has been considered jointly with consultants acting on behalf of the Hampden Fields applicants.

It is proposed that the details of the off-site infrastructure provision, including triggers to establish when it must be delivered, will be jointly agreed, in a Joint Infrastructure Delivery Plan (JIDP), with AVDC, BCC (as highway authority) and with the Hampden Fields applicants.



Further details in respect of the phasing strategy, cumulative traffic impact and the Joint Infrastructure Delivery Plan are contained within the Transport Assessment Addendum Report 2034 Cumulative Assessment with Hampden Fields (see Appendix C-2 of the Addendum to the March 2016 Environmental Statement, as referred to below)

For completeness, the applicant considers that it is necessary to review the EIA in light of the phasing strategy as now proposed, to outline any new or different likely significant environmental effects anticipated to arise specifically from the development of Phase 1.

Within the Addendum to the March 2016 Environmental Statement, each topic has been reviewed and, where further assessment has been required, this has been incorporated into topic specific chapters as necessary, as described below.

5. Addendum to March 2016 Environmental Statement

The Addendum contains the following:

Non-technical Summary	PBA
Addendum	
1. Introduction	PBA
2. Further Information Submitted	PBA
3. Socio-economics	PBA
4. Transport	PBA
5. Air Quality	PBA
6. Noise and Vibration	PBA
7. Archaeology and Heritage	EDP
8. Ecology	Swift Ecology
9. Landscape and Visual	EDP
10. Agriculture and Soil	PBA
11. Impact Interactions	PBA
Figures	
Appendices	
Appendix A ES Addendum Scoping Letter	Various
Appendix B Flood Risk Assessment Addendum (including Sequential Test)	
Appendix C Transport Assessment Addendums	
Appendix D Air Quality Appendices	
Appendix E Noise and Vibration Appendices	
Appendix F Heritage Appendices	
Appendix G Ecology Appendices	
Appendix H Landscape and Visual Appendices	

The purpose of this Addendum is to detail the application amendments and further information submitted and identify any resultant new or different likely significant effects to those identified in the March 2016 Environmental Statement.

The Addendum should therefore be read in conjunction with the March 2016 Environmental Statement.

Full details of the structure of the Addendum and the statutory process followed in preparing it are given in chapters 1 and 2 of the Addendum itself. In brief the process has included the following key elements:



EIA Scoping

An EIA Scoping Opinion request to agree the further information to be submitted, was issued to AVDC on the 23rd December 2016. The request for scoping described the further information proposed to be submitted under Regulation 22 of the EIA Regulations and why the applicant considered that further information was required to support the ES (March 2016). Further details are provided in section 2.2 of the Addendum itself.

Cumulative Impact Assessment

The March 2016 Environmental Statement included an assessment of cumulative effects of the proposed development with other 'committed developments' in the area.

However, since March 2016, it has come to the applicant's attention that an additional proposed development has come forward which also has the potential to cumulatively interact with the proposed development at Aylesbury Woodlands, which may lead to new or different likely significant cumulative effects. This additional development is known as the Hampden Fields development (ref: 16/00424/AOP).

The applicant's interpretation of the EIA Regulations is to assess what is reasonably known and therefore the applicant considers that 'further information' relating to the cumulative effects of the proposed development with the Hampden Fields development should be submitted to AVDC to enable an assessment of the likely significant cumulative effects of the proposed development by the decision maker.

The Addendum to the March 2016 Environmental Statement therefore provides an assessment of the likely significant cumulative effects of the proposed development and the Hampden Fields development.

Archaeological Evaluation

A programme of archaeological evaluation was undertaken following the submission of the application, in accordance with a scheme of investigation agreed with archaeological advisors at Buckinghamshire County Council. The results of this investigation constitute 'further information' not previously available at the time of the application (March 2016); the applicant therefore considers this new evidence should be submitted to the planning authority, and considered within the EIA. Chapter 7 Archaeology and Heritage of the ES Addendum therefore provides the further information as an update to the baseline conditions, and an assessment of the likely significant effects to archaeology and heritage in light of this further information.



APPENDIX 2: REVISED ARTICLE 14 LAND OWNERSHIP CERTIFICATE

25. Certificates (Certificate C)

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Land Registry and Title investigations.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Messrs DF, EL, NL, RE Evett Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: C/O College Farm Locality: College Road North Town: Aylesbury Postcode: HP22 5EZ	06/04/2017
Name: Highways England Company Ltd c/o The Company Secretary Number: 1 <input type="text"/> Suffix: <input type="text"/> House name: Bridge House Street: Walnut Tree Close Locality: Guildford Town: Surrey Postcode: GU1 4LZ	06/04/2017
Name: Highways England Company Limited - National Property Management & Disposal Number: <input type="text"/> Suffix: <input type="text"/> House name: Ash House Street: Falcon Road Locality: Sowton Town: Exeter Postcode: EX2 7LB	06/04/2017
Name: HT Lear Number: <input type="text"/> Suffix: <input type="text"/> House name: Grendon Hill Farm Street: Grendon Hill Locality: Berton Town: Aylesbury	06/04/2017

25. Certificates (Certificate C)

Postcode:	<input type="text" value="HP22 5DB"/>					
Name:	<input type="text" value="HB, LJ, SD, AR and NL Lear"/>			<input type="text" value="06/04/2017"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="Creslow Manor"/>
Street:	<input type="text"/>					
Locality:	<input type="text" value="Whitchurch"/>					
Town:	<input type="text" value="Aylesbury"/>					
Postcode:	<input type="text" value="HP22 4EH"/>					
Name:	<input type="text" value="HT Lear, SC Draper and JD Lear. C/O Bidwells"/>			<input type="text" value="06/04/2017"/>		
Number:	<input type="text" value="45"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Grosvenor Road"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="St Albans"/>					
Postcode:	<input type="text" value="AL1 3AW"/>					
Name:	<input type="text" value="Messrs JE, PH and DC Lear and EM Little. C/O J Bainbridge Esq"/>			<input type="text" value="06/04/2017"/>		
Number:	<input type="text" value="256"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="Carter Jonas Mayfield House"/>
Street:	<input type="text" value="Banbury Road"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="Oxford"/>					
Postcode:	<input type="text" value="OX2 7DE"/>					
Name:	<input type="text" value="Buckinghamshire County Council c/o Mr Joe Nethercoat"/>			<input type="text" value="06/04/2017"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text" value="County Hall"/>
Street:	<input type="text" value="Walton Street"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="Aylesbury"/>					
Postcode:	<input type="text" value="HP20 1UY"/>					
Name:	<input type="text" value="SJ Greenwood & JA Ivelaw-Chapman c/o W Abbott, WJA Rural Practice"/>			<input type="text" value="06/04/2017"/>		
Number:	<input type="text" value="1"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="Church Street"/>					
Locality:	<input type="text" value="Twyford"/>					
Town:	<input type="text" value="Buckingham"/>					
Postcode:	<input type="text" value="MK18 4EU"/>					
Name:	<input type="text" value="SJ Greenwood & JA Ivelaw-Chapman c/o Steve Griffiths, TaylorWalton LLP"/>			<input type="text" value="06/04/2017"/>		
Number:	<input type="text"/>	Suffix:	<input type="text"/>		House name:	<input type="text"/>
Street:	<input type="text" value="28-44 Alma Street"/>					
Locality:	<input type="text"/>					
Town:	<input type="text" value="Luton"/>					
Postcode:	<input type="text" value="LU1 2PL"/>					

25. Certificates (Certificate C)

Name:	Canal and Rivers Trust c/o Mr Osi Ivowi				
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Station House
Street:	First Floor North				
Locality:	500 Elder Gate				
Town:	Milton Keynes				
Postcode:	MK9 1BB				

06/04/2017

Name:	Secretary of State for Transport				
Number:	76	Suffix:	<input type="text"/>	House name:	Great Minster House
Street:	Marsham Street				
Locality:	<input type="text"/>				
Town:	London				
Postcode:	SW1P 4LY				

06/04/2017

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Bucks Herald

On the following date (which must not be earlier than 21 days before the date of the application):

Title: First name: Surname:

Person role: Declaration date: Declaration made



APPENDIX 3: PLANNING POLICY UPDATE

The **draft Vale of Aylesbury Local Plan** (the draft VALP) was consulted upon by AVDC during the summer of 2016. The application proposals are in accordance with the draft VALP as follows.

The draft sets out the following Spatial Vision:

“By 2033 Aylesbury Vale will have seen an appropriate amount and distribution of sustainable growth, which will contribute to creating a thriving, diverse, safe, vibrant place to live, work and visit, and where all residents enjoy a high quality of life.”

The draft VALP identifies a requirement for 33,300 new dwellings in Aylesbury Vale during the plan period to 2033. It also provides for additional employment land, including at the Woodlands/Arla Enterprise Zone, which includes a large part of the application site.

The draft VALP identifies Aylesbury Garden Town (funding for which was formally agreed by the Government in January 2017, see below) as the focus for the majority of the district's growth and therefore the proposed development at Aylesbury Woodlands, including the ELR(S), is critical to delivering the objectives and vision for the Garden Town. Emerging Policy D1 requires 'as much development as possible' to be located at suitable previously-developed sites, with the remainder of Aylesbury's housing development at 'linked and integrated sustainable urban extensions on greenfield sites around the town' (including Aylesbury Woodlands and Hampden Fields). Emerging Policy D1 also makes provision for employment within Enterprise Zones, such as the one at Woodlands/Arla.

The draft VALP identifies much of the proposed development site as being within the Aylesbury Enterprise Zone. The designation of an Enterprise Zone based around the existing Arla complex is recognised as supporting sustainable employment growth at a strategic location on the A41 leading directly to the M25 near Watford. The draft VALP states that jobs will be provided to support the delivery of homes, driven by the designated Enterprise Zone at Aylesbury Woodlands, to allow the creation of sustainable settlements, where people have the opportunity to both live and work without the need to travel long distances.

The submission version of the VALP was due to be consulted on during April – May 2017, before being submitted for independent examination in June 2017. However, AVDC is currently considering the implications of the Government's Housing White Paper and aims to publish an updated timetable as soon as possible. Once adopted, the VALP will replace all policies contained within the currently adopted development plan.

In January 2017, the Government announced its support for a new **Aylesbury Garden Town**, which includes the Aylesbury Woodlands site, together with funding to support delivery and access to further infrastructure funding programmes.