

Date: 27 November 2020

Our Ref: 32113

**Attention: Susan Kitchen**

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

Dear Ms Kitchen,

**Re: Planning application reference 16/01040/AOP: 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 bed 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. Aylesbury Woodlands, College Road North, Aston Clinton.**

On behalf of Buckinghamshire Advantage, the above planning application was submitted to Aylesbury Vale District Council (AVDC) in March 2016 and was accompanied by an Environmental Statement under the Environmental Impact Assessment Regulations 2011 (“The 2011 EIA Regulations”).

The application was the subject of amendments and an associated Environmental Statement Addendum in April 2017. It was considered by AVDC’s Strategic Planning Committee on 26<sup>th</sup> October 2017, where the Committee resolved to approve the application, subject to conditions and a Section 106 planning obligation.

In the period since then, two comprehensive Planning Obligations (one with AVDC and one with Buckinghamshire County Council) were drafted and discussed with the applicant but have not yet been completed or signed. Since the unitary authority of Buckinghamshire Council came into being on 1st April 2020 these two drafts have been combined into one draft Planning Obligation.

In March 2020 AVDC sent a formal request for further information under Regulation 22 of the 2011 EIA Regulations. The request confirmed that the Aylesbury Transport Model 2020 had been published and this was considered to be a material change to the baseline upon which previous environmental assessment work had been undertaken. AVDC requested that this previous work be reviewed to take the new model into account and as a result a 2020 Environmental Statement Addendum (‘2020 ES Addendum’) is now being submitted, including updated assessments of the potential significant environmental effects of the proposed development in respect of:

- Socio-economics
- Traffic and Transport .

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- Air Quality
- Noise and Vibration
- Water Resources and Flood Risk
- Ecology
- Landscape and Visual.

A Non-Technical Summary of the Environmental Statement is also submitted, dated November 2020.

Also submitted are the following:

- a 2020 Transport Assessment Addendum;
- a 2020 Flood Risk Assessment Addendum;
- a Planning Statement Addendum, with a 2020 Flood Risk Sequential and Exception Test and a draft S106 Heads of Terms and CIL Compliance Table appended to it (noting that this Table is subject to further possible change during the planning application process);
- a revised Land Use and Amount parameter plan, reference edp2524\_d052n and a revised Illustrative Masterplan, reference edp2524\_d045w, both of which show a reduction in the size of the attenuation pond in the north-east part of the site;
- an updated Indicative Ecological Masterplan (Appendix G1 of the 2020 ES Addendum) to reflect the changes to biodiversity net gain since the April 2017 submission, and demonstrate the habitat types to be implemented on site in order to reach 15% biodiversity net gain; and
- amendments to the previous Eastern Link Road (South) flood risk mitigation measures, along with further flood risk mitigation measures in the form of small-scale landscaping features and ground lowering, as described within the Flood Risk Assessment Addendum which forms part of the 2020 ES Addendum.

The above revisions do not require any change to the description of the proposed development, which is set out in full above.

Whilst some changes to the Town and Country Planning Use Classes Order came into effect on 1st September 2020, Article 4 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 confirms that planning applications submitted prior to that date must be determined by reference to the use classes which were in effect on the date the planning application was submitted.

For this reason, no changes to the use classes included in the above description are required and the various 2020 addendum reports and submissions described in this letter have been prepared accordingly, on the basis of the use classes in effect in 2016, when the planning application was submitted.

The submitted documents and revised plans should be read and considered alongside the contents of the March 2016 application, as amended in April 2017, and the report to AVDC's Committee of 26<sup>th</sup> October 2017.

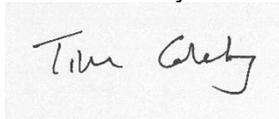
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We trust this letter and the enclosures are self-explanatory but if you do require anything further or have any queries, please do not hesitate to contact me.

Yours sincerely



**Tim Coleby**  
Senior Associate Planner