



**Vale of Aylesbury Local Plan (VALP)
Proposed Submission Draft Consultation
2nd November to 14th December 2017**

Introduction

AVDC has published its draft Local Plan (VALP) that sets out planning policy from 2013 to 2033.

<http://democracy.aylesburyvaledc.gov.uk/documents/s7626/MASTER%20draft%20Submission%20VALP%20-%20FINAL%20with%20maps%20low%20res.pdf>

The draft plan will then be submitted to the Government in Spring 2018, with the results of consultation, for review at a planning inquiry in mid-2018. The Plan will then be adopted (i.e. become binding) at the end of 2018.

The Parish Council will be reviewing the draft Plan at its meeting on **Monday 27th November 2017 at 7.30pm in the Bernard Hall.**

Parishioners are invited to send their comments to the Parish Clerk at cuddingtonpc@gmail.com and are also encouraged to send their response direct to AVDC.

Background

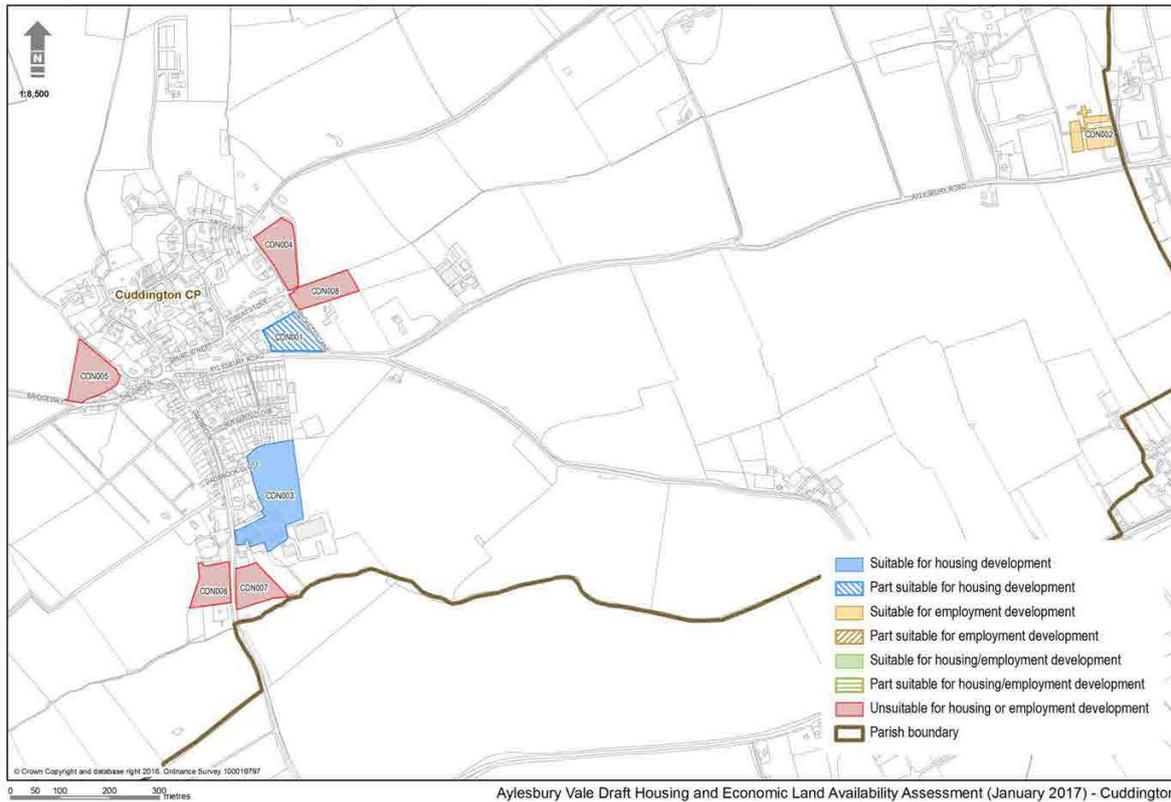
The 2013 to 2033 Plan allows for about 27,000 new homes in the plan period but new Government figures published in 2107 seek further growth in housing numbers. The first 5 year review of the Plan will start in 2018 and sites for more homes will need to be found at that stage.

Until VALP is adopted at the end of 2018 planning applications would be determined in accordance with the Adopted Aylesbury Vale District Local Plan (AVDLP) saved policies.

How housing sites were selected by AVDC

<https://www.aylesburyvaledc.gov.uk/sites/default/files/VALP/Aylesbury%20Vale%20HELAA%20Jan%202017%20Pt%202%20B-C%20R.pdf>

The Housing & Economic Land Availability Assessment (HELAA) Jan 2017 assessed sites that were put forward to AVDC by landowners or their agents. The sites submitted for Cuddington are shown on the attached plan. The red coloured sites have been rejected by AVDC and the blue coloured sites were found to be 'suitable' and have been allocated in the September 2017 submission draft.



Housing Proposals for Cuddington

The Draft proposals for Cuddington include 25 homes, 4 of which are in progress or completed and the remaining 21 have been allocated on two sites; Aylesbury Road (6 homes) (wrongly described in the Draft as Dadbrook Farm) and Dadbrook Farm (15 homes).

The allocated sites are shown on the plan below and are expected to come forward in the first 5 years of the Plan. To proceed with development housebuilders would still need to submit detailed planning applications for approval by AVDC and these would be subject to consultation in the usual way.

Aylesbury Road site

Rectory Homes have already submitted detailed planning application for the Aylesbury Road site but have withdrawn it after objections from AVDC and Cuddington Parish Council. A new application is expected in 2018. It is expected to have a range of smaller and larger houses but falls below the threshold for affordable homes.

To date the Parish Council have not objected to the principle of development on this site but have concerns about the detail design and access arrangements. Rectory Homes have agreed to consult the Parish Council prior to the submission of any new application.

Dadbrook Farm site

Rectory Homes have expressed an interest in developing this site if this land comes forward in the future. There is no information about when this site (if allocated) might be developed.

The site is big enough to require an element of affordable homes and the VALP policy is to seek 25% above a threshold of 11 homes. Therefore 4 of the 15 homes would need to be affordable.

Allotments

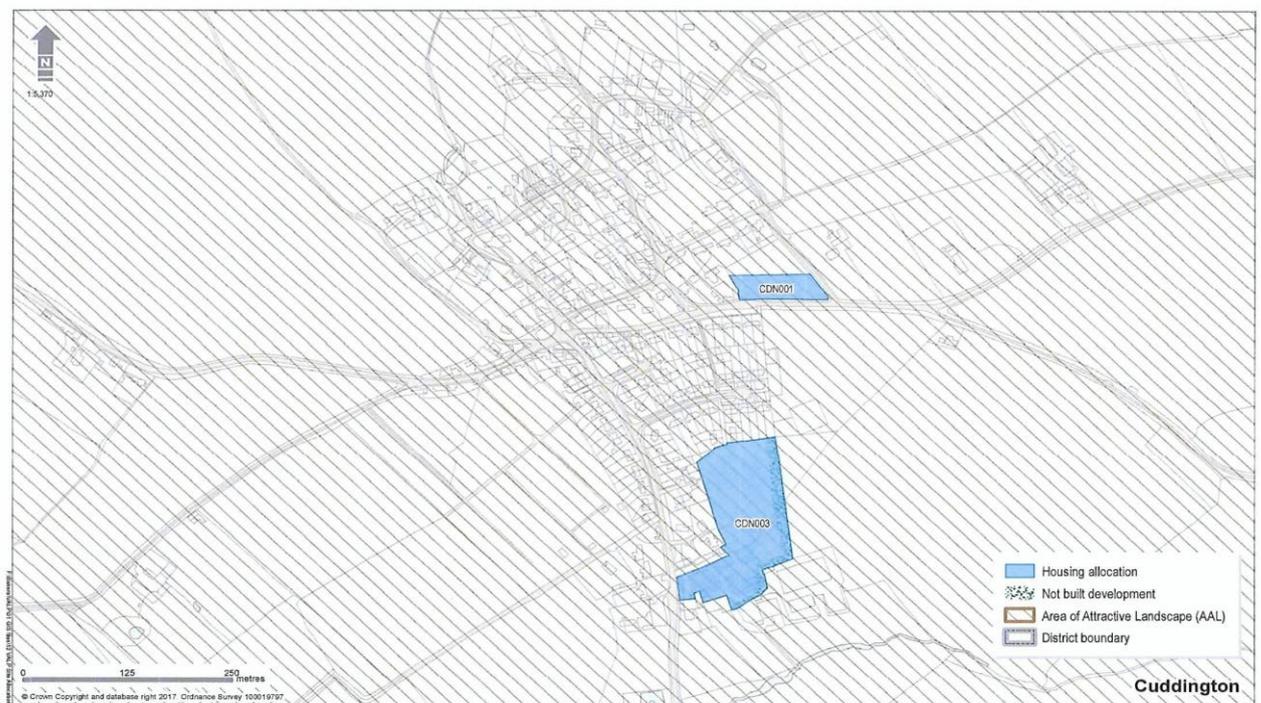
Housing on the allotments was not brought forward through the VALP process. However, it is understood that Rectory Homes are considering a planning application for part of the allotments site in 2018 using the existing residential access from Dadbrook. As the VALP has not yet been adopted any proposals would need to be assessed against the Adopted Aylesbury Vale District Local Plan (AVDLP) saved policies. Policy GP.92 specifically deals with allotments although other policies would also apply: -

GP.92 The Council will protect working allotment gardens from adverse development.

Exceptionally, permission will only be granted for the change of use from allotment purposes in cases:

- a) where there is no demonstrable allotment demand; and**
- b) where suitable alternative provision can be made; and**
- c) where the allotment facility would be enhanced through the development.**

Extract from the Submission Draft VALP for Cuddington



Feedback - please return completed sheet to the Village Shop

Question 1:

What are your views about the proposed AVDC housing allocations at Aylesbury Road and Dadbrook farm?

Question 2:

What are your views about housing proposals on the allotments if they retained enough land for current and future demand for allotments?

Question 3:

It is understood that there may be land that is not currently being used for allotments and could be released for housing development. Do you have any information about this?

Question 4:

What are your views on housing mix. For example, should there more emphasis on smaller homes?

Question 5:

Do you have any other comments on the submission Draft of VALP?

Name and Address (optional)