

# BOYER PLANNING

ENVIRONMENTAL PLANNING AND DEVELOPMENT CONSULTANTS



**8Fiii / Boyer Planning (8036)**

***DRAFT SOUTH EAST PLAN  
EXAMINATION IN PUBLIC***

**MATTER 8F MILTON KEYNES AND  
AYLESBURY VALE**

***SUB-MATTER 8Fiii AYLESBURY TOWN  
AND AYLESBURY VALE***

**STATEMENT  
BY  
BOYER PLANNING**

**JANUARY 2007**

**Our Ref: 05.203**

This statement is submitted in line with the original representations made regarding development at Aylesbury. As such, it focuses on Questions 8Fiii.1 and 2. We will review the scope of our oral submissions on the other questions posed in light of the Participant Statements for this session.

**8Fiii.1 Does the draft RSS give sufficient priority to strengthening the economy of Aylesbury town, and how will this be achieved (section E8, para 5.3)?**

**1. The Role of Urban Extensions**

- 1.1 In our original representations we drew attention to the need for additional housing in Aylesbury town, in line with the sub-regional strategy which highlights the capacity of the urban area, and surrounding hinterland. To this end we support the MKSM strategy for Aylesbury Vale, and in particular the strengthened focus on growth at the Aylesbury Urban Area. The Borough has both the capacity and the ambition to sustainably increase its housing provision over the RSS plan period and beyond.
- 1.2 The Plan seeks to implement the growth area aspirations arising from the MKSM strategy. A key component of this is the delivery of new housing, provided in a way which will best harness physical and other infrastructure improvements. These in turn will assist in strengthening the economic vitality of the town. The role of the urban extensions – both committed and planned – is a key component of this strategy.
- 1.3 Policy MKAV2 refers to the sustainable urban extensions which are already committed to the north of Aylesbury but gives no locational guidance in relation to future urban extensions. It delegates this matter entirely to LDDs. The scale of housing growth required at Aylesbury requires early progress and this will be assisted by identifying as much certainty as possible through the RSS process.

- 1.4 Studies carried out by Aylesbury Vale District Council in connection with the emerging LDF Core Strategy have demonstrated a preference to development to the south of the town to combat future growth having regard both to transportation and environmental considerations. This growth would help to balance the development already committed to the north of the town and would be consistent with the need to deliver strategic infrastructure improvements, as referred to on page 56 of the South East Plan Implementation Plan (March 2006). We refer in this connection to two specific proposals:
- Aylesbury Southern Link Road
  - New station at Stoke Mandeville, stated to be required to serve new housing in the area.
- 1.5 Accordingly we propose that Policy MKAV2 should be strengthened by identifying land to the south of the town as the location for future urban extensions. This will include the potential to provide a distributor road to the South of the town, to aid with traffic congestion, whilst accommodating and encouraging growth in the economic sectors, already identified through the Aylesbury Local Plan and the emerging Aylesbury Vale Local Development Framework.
- 1.6 Para 1.17 of PPS11 allows for RSS to identify the broad location of new development whilst avoiding specificity. Draft RSS adopts this approach, for example in relation to the South Hampshire Sub-Region with the definition of SDAs in Policy SH12.

## 2. Past Completions

2.1 Recent net completions data for Aylesbury Town and the District are as follows:

| <b>Year</b> | <b>Aylesbury Town</b> | <b>Rest of District</b> | <b>Total Net Completions</b> |
|-------------|-----------------------|-------------------------|------------------------------|
| 1991/92     | 558                   | 304                     | 862                          |
| 1992/93     | 341                   | 411                     | 752                          |
| 1993/94     | 287                   | 270                     | 557                          |
| 1994/95     | 216                   | 443                     | 659                          |
| 1995/96     | 187                   | 493                     | 680                          |
| 1996/97     | 308                   | 417                     | 725                          |
| 1997/98     | 475                   | 470                     | 945                          |
| 1998/99     | 523                   | 294                     | 817                          |
| 1999/00     | 475                   | 300                     | 775                          |
| 2000/01     | 342                   | 385                     | 727                          |
| 2001/02     | 207                   | 309                     | 516                          |
| 2002/03     | 272                   | 227                     | 499                          |
| 2003/04     | 471                   | 462                     | 934                          |
| 2004/05     | 397                   | 270                     | 667                          |
| 2005/06     | 273                   | 370                     | 643                          |

2.2 Although rates have fluctuated they have remained consistently below the level required to achieve the MKSM strategy. This will be partly due to the delay in bringing forward the urban extensions committed under the existing Local plan. This points to the need to stimulate additional sources of supply, including future urban extensions, to safeguard and strengthen the economic vitality of the town.

**8Fiii.2 Does the level of housing provision proposed for Aylesbury town post 2021 take appropriate account of its growth area status, local constraints and opportunities, and current build rates (Policy MKAV2)?**

**3. Long term housing provision**

- 3.1 We note that housing provisions for the period 2021 – 2026 have been formulated on the basis of the provision figures given in the MKSM Part A Statement. Para.22 of that indicates a housing provision for Aylesbury Urban area of 8,500 over the period 2021 – 2031 but gives no figures for the rest of the District. It is furthermore made clear that those figures are provisional only and will be subject to the future review taking account of factors such as the Barker Review.
- 3.2 Evidently matters have moved on since the MKSM strategy was approved with the Government’s response to the Barker Report and more recently the 2003-based household projections. On this basis housing provision in the Aylesbury Urban Area will be required at a higher level than proposed in para.22 of MKSM Part A.
- 3.3 Consequently, whilst the proposed provision of 4,200 dwellings (2021 – 2026) represents a pro-rate apportionment of the ten years figure for Aylesbury set out in para. 22 of MKSM Part A, this is now insufficient.
- 3.4 We note furthermore that whilst Policy MKAV2 proposes a reduction in the rate of housing building at the Aylesbury Urban Area beyond 2021, it seeks to maintain the pre-2021 level for the rest of the District. In our submission this balance is incorrect given the increasingly pre-eminent role of Aylesbury in delivering the sustainable growth required for the Sub-Region.
- 3.5 As a minimum we propose that the Aylesbury Urban Area figure in Policy MKAV2 be increased to 4,400 and the rest of AVDC figure reduced to 900, maintaining the current District level of 5,300. If however housing provisions

overall are increased, as proposed in our separate paper on this subject, the Aylesbury Urban Area figure should be increased above 4,400 in that period.

- 3.6 Para. 4.4 of Section E8 of the Draft South East Plan acknowledges that there are various options for the future growth of Aylesbury. This is further supported by the MKSM Strategy and the emerging AVDC Local Development Framework.
- 3.7 In relation to the build rates shown in Section 3 of this Statement, it is noticeable that these do not meet the levels of development which are being proposed in the South East Plan. However, it is considered that these cannot be considered as a relevant guide to the level of development achievable in the District post 2021 as they relate to earlier planning strategies for the District. In addition, although these strategies do include the release of MDAs to the north of the town, these have not yet come forward sufficiently to impact on build rates.

#### **4. Conclusions**

- 4.1 In our original representations we drew attention to the need for additional housing in Aylesbury town, in line with the sub-regional strategy which highlights the capacity of the urban area, and surrounding hinterland. To this end we support the MKSM Strategy for Aylesbury Vale, and in particular the strengthened focus on growth at the Aylesbury Urban Area. The Borough has both the capacity and the ambition to sustainably increase its housing provision over the RSS plan period and beyond.
- 4.2 As a minimum, to incorporate the levels of growth required both in terms of housing need, and to support the high level of economic growth planned for Aylesbury Urban Area, we would propose that the Aylesbury Urban Area figure in Policy MKAV2 be increased to 4,400. This will necessitate a reduction in the rest

of the District figure to 900, if it is proposed to maintain the current District level of 5,300.

- 4.3 However, in light of recent Government guidance and reports it is considered that the post 2016 housing provision for the District needs to be increased, which will serve a variety of purposes, both reducing the level of housing need in the area, as well as servicing the proposed new employment areas. As such, an increase in the overall District housing requirement post 2016, in tandem with an increase in the housing required at Aylesbury, is considered most appropriate.
- 4.4 In particular, it is necessary to reflect the potential of further urban extensions to meet future housing requirements. It is appropriate for the RSS to give a locational steer to development at the regional level, whilst specific boundaries of the extension can be dealt with through the Local Development Framework. As such, the third paragraph of the policy should be amended to reflect growth to the south of the town.
- 4.5 On the basis of the considerations set out above, we propose the following changes to Policy MKAV2:
- An increase in housing provision for the Aylesbury Urban Area for the period 2021 – 2026 to 4,400 and a reduction in the rest of AVDC figure to 900 for this period. This representation is based upon the current level of overall housing provision set out in Policy H1 of Draft RSS. If the overall level is increased then the figure for the Aylesbury Urban Area should be reviewed accordingly.
  - The third paragraph of the policy (“Sustainable Urban Extensions ...”) should be amended by the addition of the words “*to the south of the town*” on line 3 after “*further extensions*”.

4.6 These recommendations supplement those set out in our overall Representations regarding housing provision, spatial strategy and soundness and should be read in conjunction with them.

*Boyer Planning Limited*

*January 2007*