



Strategic Sites Committee Update

Application Number: 22/03709/AOP

Proposal: Outline application with access to be considered for redevelopment of the site comprising up to 100 residential units (Use Class C3) and the provision of green open space, together with associated landscaping and parking, widening of access and alterations to 149-151 Lower Road to accommodate widened access, and an internal link road to Booker Park School

Site Location: Bucks C C Sports and Social Club, Lower Road, Stoke Mandeville, Buckinghamshire

Applicant: Buckinghamshire Council

Case Officer: Sue Pilcher

Ward affected: AYLESBURY SOUTH EAST

Parish Council: STOKE MANDEVILLE

Date Application Valid date: 10 November 2022

Statutory Determination date: 9 February 2023

Recommendation: **(updated)** The recommendation is that the application be deferred and delegated to the Director of Planning and Environment for APPROVAL subject to the referral of the application to the Secretary of State given the objection to the development from Sport England. In the event that the application is not called in by the Secretary of State, for the application to be approved subject to the satisfactory completion of a Memorandum of Understanding, the details of which have been set out in this report including a financial contribution towards health in the event that officers are satisfied it is CIL compliant, and subject to the conditions as proposed (with any amendments or additions as considered appropriate) by Officers and receipt of no new material representations or if these are not achieved for the application to be refused.

The following amendments are to be incorporated and considered as part of the report:

Update	Reason
1. Reason for referral to Strategic Sites Committee	To provide clarification.
This application has been submitted by Buckinghamshire Council and in accordance with the Council's constitution it must be referred to the	

relevant committee for a decision. Under Part D section 4.4 of the constitution, the Strategic Sites Committee have responsibility for wider strategic development; sites which have a significant impact beyond the specific local area; and sites fundamental to the implementation of an adopted or emerging Local Plan. This will include but is not limited to large scale major development comprising housing (approx. 400 dwellings or more). In this case, the development comprises up to 100 dwellings, which would have a significant impact beyond the specific local area having regards to the permitted residential development in the local area and the wider strategic allocations and associated applications and as such would fall within the terms of reference to be considered by the Strategic Sites Committee for determination.

2. Update on VALP Policy D3

Para 7.5 is amended (at the end) to read:

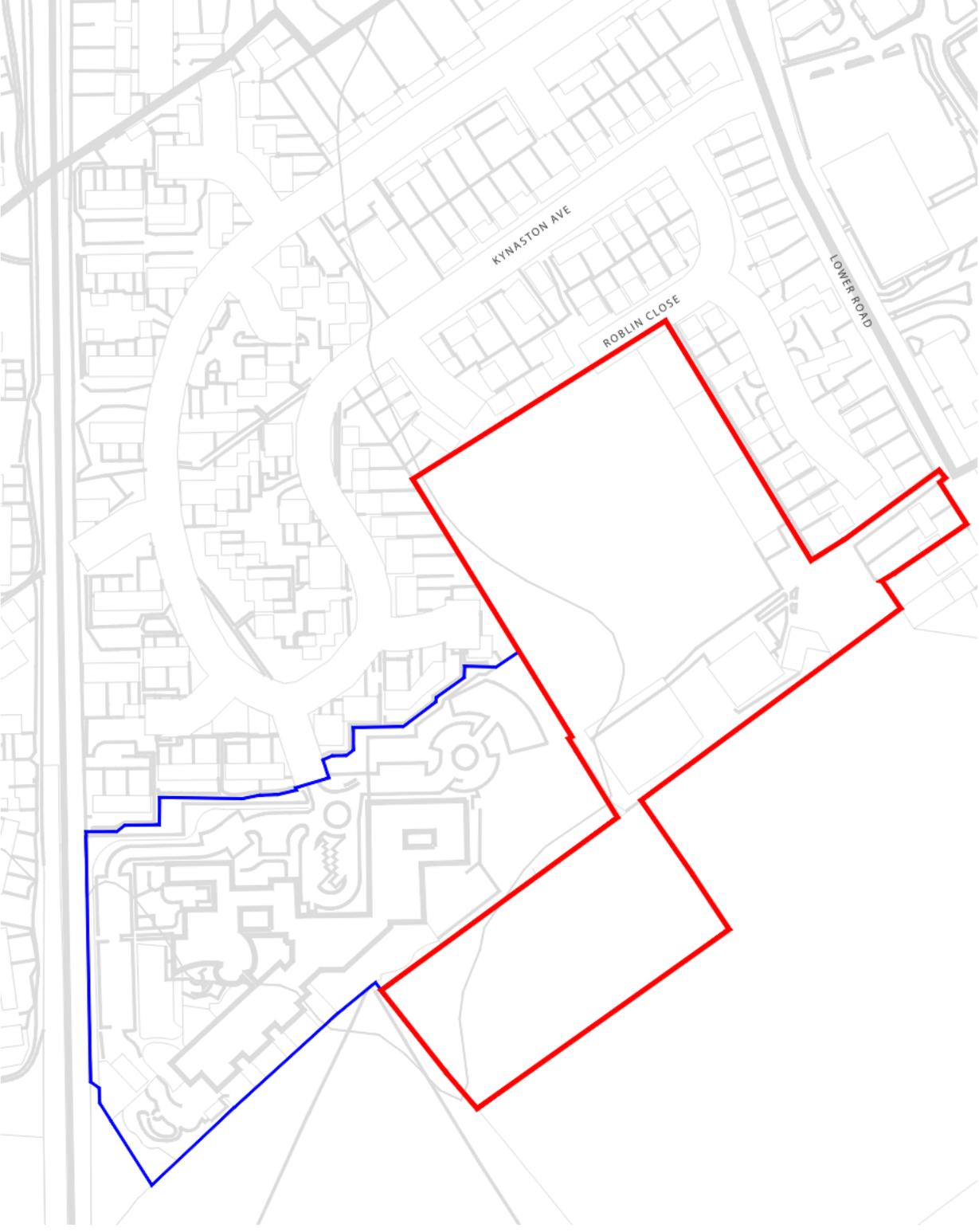
7.5 Having regard to the above policy, it is considered that this development would represent a larger scale development and therefore point 2 and criteria c – h are applicable. The Council's monitoring information which reviews delivery on all the VALP allocated sites indicates that whilst some sites may not be being delivered as anticipated, other sites are delivering more than anticipated. Overall, at this point in time (the relevant monitoring period being to end of the 2022/23 period) there is a slight surplus of delivery over the anticipated rates. However, as set out in the latest Five Year Housing Land Supply Position Statement (September 2023) overall Buckinghamshire Council is unable to demonstrate a five-year supply of deliverable housing sites for the Aylesbury Vale area from a 31 March 2023 base date. This assessment identifies that Aylesbury Vale has a 4.5-year supply of housing sites for the five-year period 2023-2028. The proposal is considered to represent sustainable development, as set out in the remainder of this report, and there are not considered to be any reasons why the site could not be delivered, albeit that the appropriate procedures would need to be followed in respect of the Asset of Community Value (discussed below). Furthermore, it is considered that the development could accord with the criteria c-h above, accepting that further consideration will also take place through detailed design at the reserved matters stage. It is acknowledged that VALP policy D3 is a housing policy and is considered to be out of date to the extent that it relates to the supply of housing given the Council's current lack of a robust 5 year housing land supply in the Aylesbury Vale Area. On this basis VALP policy D3 can be attributed limited weight at this time. However, as stated above, this proposal is considered to represent sustainable development and would be in accordance with the development plan as a whole. Having regard to these matters it is considered that the principle of the development would be acceptable.

To provide update and clarification.

<p>3. Update on Stoke Mandeville Neighbourhood Plan</p> <p>(Para 6.3 of the officer's report) The Stoke Mandeville Plan has now been submitted to the Council and it is expected to be published for the Regulation 16 consultation in the next couple of weeks; it still holds limited weight in decision making.</p>	<p>For Members' awareness.</p>
<p>4. Further information from the applicant</p> <p>The applicant has provided an update in respect of the delivery of the development:</p> <p>'In terms of housing delivery , the Council will need to come to a political decision on how to develop the site and deal with its obligations under ACV (<i>Asset of Community Value</i>) legislation. That is likely to take six months, taking us to Summer 2024. It could then prepare a reserved matters application, likely to be submitted early 2025. This could lead to work starting in mid 2025, so housing deliver could probably occur early/mid 2026.'</p>	<p>For Members' awareness.</p>
<p>5. Possible update to NPPF</p> <p>The Council are aware that a statement has been made by a government representative that a revised NPPF is to be issued within the next few weeks – precise date unknown. It is expected the revision will contain further guidance on matters relating to 5 year land supply.</p> <p>This statement carries no weight in the assessment of this application; however, Members are reminded that Officers are of the view that the significant and demonstrable benefits highlighted relating to this development outweigh any harms. Had VALP Policy D3, as a housing supply policy, been assessed to carry full weight the scheme would still have remained acceptable in principle.</p>	<p>For Members' awareness.</p>
<p>6. Financial contributions request from the BOB ICB</p> <p>Further scrutiny of the consultation response is being undertaken to ensure that the request for a contribution is CIL compliant. This includes seeking further information on the capacity of GP practices in the area and ensuring that the costs being sought to address pressure on GP practices in the area through the provision of a new GP practice on the Hampden Fields development is justified.</p> <p>The recommendation for the application should be amended (paras 1.9, 9.9 and recommendation at start of report) to reflect the need for further information in respect of a financial contribution towards health provision as follows:</p> <p>The recommendation is that the application be deferred and delegated to the Director of Planning and Environment for APPROVAL subject to the referral of the application to the Secretary of State given</p>	<p>For Members' awareness.</p>

<p>the objection to the development from Sport England. In the event that the application is not called in by the Secretary of State, for the application to be approved subject to the satisfactory completion of a Memorandum of Understanding, the details of which have been set out in this report including a financial contribution towards health in the event that officers are satisfied it is CIL compliant, and subject to the conditions as proposed (with any amendments or additions as considered appropriate) by Officers and receipt of no new material representations or if these are not achieved for the application to be refused.</p>	
<p>7. Further representation</p> <p>One further representation has been received objecting to the development on the grounds that with all the developments in the area this would be a perfect social site that would be welcomed and well used by the community. The only reason it is not used now is that the council have gated it off. Without adequate infrastructure being put in place first this area can't support more people and traffic.</p>	<p>For Members' awareness.</p>
<p>8. Updated landscape plan</p> <p>An updated landscape strategy plan has been received which removes reference to rain gardens following consultee comments and amendments made to address ecology and drainage.</p>	<p>For Members' awareness.</p>
<p>9. Correction to report</p> <p>Para 3.2 – Should make reference to no. 149-151 Lower Road and not No.21 Lower Road.</p>	<p>For Members' awareness.</p>
<p>10. Site plan</p> <p>See attached red edge plan, illustrative masterplan, access arrangement plan and landscape strategy plan.</p>	<p>For Members' information and awareness.</p>

Red edge plan:



- Site boundary
- Booker Park School

Landscape Strategy drawing



Former Buckinghamshire County Council Sports and Social Club
 as behalf of Buckinghamshire Council

Working title: [redacted] drawing: [redacted] Lead Landscape Strategy
 Revision: [redacted] Date: [redacted] 17/04/2011