



Strategic Sites Committee minutes

Minutes of the meeting of the Strategic Sites Committee held on Thursday 7 April 2022 in The Oculus, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF, commencing at 10.02 am and concluding at 1.57 pm.

Members present

A Bond, N Brown, P Cooper, P Fealey, N Marshall, A Turner (Chairman), P Turner, J Waters (Vice-Chairman) and A Wheelhouse

Agenda Item

1 Apologies for absence

Apologies for absence had been received from Councillor Jackson Ng, Councillor Paul Bass, Councillor Richard Newcombe and Councillor Mohammad Fayyaz. Councillor Neil Marshall attended as a substitute for Councillor Ng.

2 Declarations of interest

There were no declarations of interest.

3 **16/01040/AOP - Aylesbury Woodland, College Road North, Aston Clinton, Buckinghamshire**

Proposal: 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.

A site visit was carried out on 6 April 2022.

Susan Kitchen, Strategic Planning Adviser provided a verbal update on the report:

There had been two late representations primarily related to the Richmond Road/Broughton Lane junction, the early delivery of the Eastern Link Road and the concerns over Broughton Lane not being suitable to accommodate additional traffic but did not raise any new material representations.

The following minor amendments to the officer's report were read out:

- Page 4, paragraph 1.2; the first sentence should read 'since the resolution at work has progressed on the Section 106 legal agreement and was close to agreement in 2020'.
- Page 10, paragraph 2.19, line 8; should read, 'that the applicant submitted an addendum which anticipates that the Phase 1 development is completed and operational by 2024.' The Eastern Link Road is programmed to completed and operational by 31 December 2024. The remainder of the Phase 1 employment uses may not have been completed by that stage.
- On page 11 there were duplicate paragraph numbers for 2.18 and 2.19.
- Page 15, para 4.1 referred to Boughton Hamlet Parish as a council, however, it was a 'parish meeting'.
- There were some minor points of clarification on Pages 120 and 121 where the report set out the conditions but they were not read out due to being so minor.
- The legal agreement had been agreed with the applicant.

Speaking as a Member of Buckinghamshire Council, Councillor Mark Winn.

Speaking as a representative of Aston Clinton Parish Council and Weston Turville Parish Council, Councillor Colin Read.

Speaking as a representative of Kingsbrook Parish Council and Berton Parish Council, Councillor James Ingall.

Speaking as a representative of Aylesbury Town Council, Councillor Alan Sherwell.

Speaking as an objector on behalf of the Hampden Fields Action Group and the Richmond Road Residents Group, Phil Yerby.

Speaking as the applicant, Richard Harrington; speaking as consultant on behalf of the applicant, Nigel Fern and Amy Hensler.

It was proposed by Councillor Cooper and seconded by Councillor Waters and agreed at a vote

Resolved:

that permission be deferred and delegated to the Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a legal agreement to secure financial contributions towards provision of land for on-site primary education facilities and financial contribution towards primary and secondary education facilities (including a deferral/reduction of the secondary level contribution and review mechanisms to secure an increase in education contributions subject to viability), on-site provision of land to be made available for use as a sports village facilities, athletes accommodation and hotel/conference, on-

site provision of affordable housing, custom built/self-build housing and extra care units, (including review mechanisms to secure an increase in affordable housing subject to viability), SUDS provision and maintenance, design codes, on-site provision of land for a health centre, provision and maintenance of on-site public open space, recreation and play areas and landscaping, on-site and off-site biodiversity enhancement scheme, on-and off-site highways works/road infrastructure works, travel plans and sustainable transport measures (and/or financial contributions thereto) on-site provision of land for employment use, local centre and canal side leisure facilities, together with a phasing strategy, bonds and monitoring fees and subject to conditions broadly in accordance with the details set out in the report and as considered appropriate by Officers, or if these are not achieved for the application to be refused for reasons considered appropriate.

Note 1: A break was taken between 12.16 and 12.47.