

Para Suggested Wording

HPC suggested Amendment

Rationale for Changes - Soundness

S2e Wendover will accommodate around 1,1281,132 new homes with 1,000 new homes at Halton Camp which is now confirmed to be closing in 2022 recognising the sustainability of Wendover and the railway station. No further growth is allocated at Wendover reflecting the environmental constraints of the surrounding AONB and Green Belt land.

Wendover will accommodate around 132 new homes and Halton will have 1,000 new homes at RAF Halton which is now confirmed to be closing in 2026. This recognises the sustainability of Wendover and the railway station, however there will be a requirement for infrastructure and community facility developments at Halton in line with Garden Village principles.. No further growth is allocated at Wendover reflecting the environmental constraints of the surrounding AONB and Green Belt land.

The current wording implies Halton is a residential suburb of Wendover which is factually wrong. We believe this will lead to bad planning and bad place making because it assumes the facilities of Wendover are easily available to the community of Halton which is not true. We believe the Plan needs to discretely recognise that there has to be some additional facilities at Halton.

109 In terms of Wendover, approximately 1,000 homes will come forward during the Plan period at RAF Halton Camp after its closure in 2022

In terms of Halton, approximately 1,000 homes will come forward during the Plan period at RAF Halton Camp after its closure in 2026

Factually the houses are in Halton and it will close in 2026

3.32 At the draft plan stage the Council council had also proposed two potential revisions to the boundary of the Green Belt to the north of Wendover. One revision was to provide a site for approximately 800 dwellings to the north of Wendover with the Green Belt removal potentially justified on the basis that there was very little capacity identified without this and another to remove part of RAF Halton as it is built up and has an urbanising effect within the Green Belt. Since then there has been an announcement that RAF Halton is to close by 2026 and an estimation for the amount of housing this site could deliver has been included in this plan in Policy D-HAL003. Because of the proximity of RAF Halton to Wendover it is considered that the justification for the site north of Wendover to provide 800 dwellings no longer exists as the capacity for housing in the area has significantly increased. Whilst there are arguments for releasing the RAF Halton site still remain,

At the draft plan stage the council had also proposed two potential revisions to the boundary of the Green Belt to the north of Wendover. One revision was to provide a site for approximately 800 dwellings to the north of Wendover and another to remove part of the RAF Halton main site to the south of Upper icknield Way abutting the AONB. During the development and review of the Local Plan these proposals were not justified and were withdrawn.

We objected strongly to the proposal lifting of the green Belt from RAF Halton, and pointed out not only was their analysis comprehensively flawed, but also potentially illegal. They withdrew the proposal to lift the green belt in this VALP, however have alluded to it without giving the public the opportunity to question it. Therefore the comments are misleading and not necessary for the soundness of the current Local Plan. On a second point AVDC had agreed at the examination to remove all hints about lifting the green belt so developers would not delay developing the land awaiting a possible change in the future. Their current response does not deliver their undertaking.

HAL003 Site-specific Requirements

Development proposals must be accompanied by the information required in the Council's Local Validation List and comply with all other relevant policies in the plan, including the principles of development for Aylesbury Garden Town and the Masterplan SPD to be prepared for the site. In addition, proposals should comply with the following criteria:

- a.a. Provision of land for at least 1,000 dwellings during this plan period at a density that takes account of the existing curtilage, the scale and massing of the buildings on the site, and that of the adjacent settlement character and identity if appropriate, as well as retaining the openness of the green belt
- b. Be planned in a manner that responds positively to the best characteristics of the surrounding area using a landscape-led approach, taking account of the character and setting of the Chilterns AONB
- c. Provision of junction improvements onto the B4009 Upper Icknield Way
- d. Provision for public transport into Wendover and to surrounding areas
- e. Establishment of and safeguarding for a network of cycling and walking links to and from Aylesbury Town and to the wider area
- f. Provision of 50% green infrastructure, to reflect the high level of open space already present on the site including green corridors, to link to other new development areas and the wider countryside
- g. Provision of land, buildings and car parking for a combined primary school including playing field provision
- h. Provision of land, buildings and car parking for a new local centre including community hall.
- i. The conservation and enhancement of heritage assets and their settings whilst ensuring viable uses consistent with their conservation
- j. The retention of existing sports facilities as part of a long term strategy for sport and

Add : k. Provision of some Retail and small business premises to support the new community as a garden village

This would make the Plan sound and comply with the objectives of being a Garden village