

How to view the planning application

There is a link to the planning application in the 'news' section of the council website at <https://padburyparishcouncil.com>. Or, go to the Buckinghamshire Council website <https://www.buckinghamshire.gov.uk>. Take the option 'view and comment on a planning application', then select 'Aylesbury Vale' and in the search box enter the planning reference (22/03695/AOP). You will now be on the planning application page. Select 'documents' and you will see the planning documents and comments already made by residents.

How to comment on the planning application

Via internet: Follow the above links but take the option for 'comments'. You will be presented with a form to complete with your comments.

By post: Write to: D Hird, ref 22/03695, Buckinghamshire Council, Planning Department, Walton Street, Aylesbury, HP20 1UA. Please make sure that you include in your letter that you are a resident and that you object to the application, if that is the case.

Comments need to be submitted by 2 December 2022. Your comments need to be about planning issues, for example traffic issues, drainage, compliance with local plans, etc. Comments about such matters as private property rights, the effect on the value of nearby properties, inconvenience, etc. will not be taken into account. You may wish to use some of the concerns detailed above or you may have your own.

What can you do?

- Look at the planning application.
- If you have expert knowledge on any of the matters in the planning application and you have concerns about the information presented please let the parish council know.
- Attend the village meeting (Tuesday 22 November at 7pm in the village hall) so that the parish council can hear your views.
- Make your views known to Buckinghamshire Council by 2 December 2022. The more the better!

PLEASE NOTE: Padbury Parish Council pays for the printing of this publication as a service to Padbury residents. It is kindly distributed by volunteers. Also available online at www.padburyparishcouncil.com

The Padbury

Parish



Pump

Special Edition November 2022

81 New Dwellings Planned for Padbury

Buckinghamshire Council has received an outline planning application (reference 22/03695/AOP) for 81 dwellings at the edge of the village on the Winslow Road.

The Parish Council is holding a meeting to hear residents' views on this planning application:

**Tuesday 22 November
at 7pm
Padbury Village Hall**

Please note that this is a special edition and the copy deadline for the next issue remains as Friday 18th November so that copies can be delivered for the very beginning of December.

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What has happened so far?

On 3 August the parish council was contacted by Cerda Planning (<https://www.cerda-planning.co.uk>) on behalf of Kler Group Limited (<https://www.klergroup.co.uk>). It was explained that Kler Group Limited was considering submitting a planning application to Buckinghamshire Council for residential development. An outline plan showed the extent of the development, at the edge of the village on the Winslow Road, but no further details were provided. Cerda Planning noted that it would like to have a public engagement with 'stakeholders' and to meet the parish council.

In late August leaflets started to arrive in village letterboxes which indicated that 80 dwellings were planned on the site. Residents were invited to participate in an online consultation which only showed an outline plan of the site. The leaflet was not delivered to all houses in Padbury and the consultation web link was incorrect. Cerda Planning has not shared the results of that consultation.

Cerda Planning was invited to the parish council meeting on 27 September and a number of residents also attended, who all expressed concern at the proposals. On 2 November an outline planning application was submitted to Buckinghamshire Council and the parish council received notification on 4 November.

What is in the outline planning application?

The outline planning application consists of 18 documents covering such matters as traffic, ecology, tree surveys, noise, drainage, etc. and three plans, one being a site layout.

Many of these documents are highly technical. If you have knowledge of the matters discussed, it would be extremely helpful if you can read the material and pass any comments to the parish council.

There are no details of what the houses will look like but a location plan of the proposed housing types is given, and will consist of:

	1 bed-room	2 bed-room	3 bed-room	4+ bed-room	Total
Houses	-	8	39	10	57
Flats / maisonettes	2	2	-	-	4
Houses for social, affordable or intermediate rent	-	6	6	2	14
Flats / maisonettes for social, affordable or intermediate rent	4	2	-	-	6

cycle trip, two bus trips, and two train trips in a peak hour'. Given the reference to train trips the parish council is concerned about the accuracy of this assessment. As for car journeys there is little by way of employment opportunities in the village and retail outlets are also limited. The extra road traffic caused by the development is likely to be far in excess of that suggested in the traffic assessment.

- The 30 mph speed limit would be moved from its current position to further out of the village. The new position would be on the bend in the A413 and motorists would have limited notice of the change in speed limit.
- While Padbury has two public houses and a well-regarded butchers, these are limited facilities for the size the village would become if this application is approved.
- Much of the village is within a conservation area. Such a large development will totally alter, and not for the better, the character of the village. The proposed development is outside the built boundary of Padbury. In 2013 an application (12/02257/APP) for a single house adjacent to the Springfields estate was refused as it was outside the existing built development of Padbury. It was deemed to be detrimental to the visual amenities of the area and harmful to the public views of the site and of the entrance to the village. The refusal noted that the application was contrary to two policies of the Aylesbury Vale District Local Plan that was in force at the time:

- 1) RA14 Development at the edge of settlements; and
- 2) GP35 Design of new development proposals

Policy RA14 is carried forward in the current Vale of Aylesbury Local Plan as policy D3, referred to above. Policy GP35 is carried forward as policy BE2 - design of new development. That earlier application was for one house, this one is for 81 dwellings.

- The site is crossed by a high voltage power line. There is guidance on how housing etc can co-exist with power lines, but the area under the power line is shown as public open space. It is inevitable that children will play here which could have unfortunate consequences.
- The archaeological desk-based assessment of the site claims that the ridge and furrow field system was destroyed by ploughing. This is not the case, as planning application 97/01203/APP shows. The site was deliberately levelled by the dumping of unknown materials. The geophysical survey identified ferrous debris across the site which could have come from the materials dumped and may pose an environmental hazard. The survey also identified a Bronze Age barrow and noted that this could be well preserved. Building on the site could destroy an important archaeological asset.

What are the parish council's concerns?

- The scale of the development is out of proportion to the size of the village. Currently there are approximately 390 dwellings in Padbury, which includes the 40 houses on the Padbury Fold estate. That estate represented an 11.3% increase in the number of dwellings in Padbury. The proposed development of 81 dwellings would be a further increase of 20.6%. Overall that would equate to an increase of 1/3 over a few years, with no increase in infrastructure except a toucan crossing and some 'intelligent' bus stops.
- The proposal offends against the Vale of Aylesbury Local Plan (VALP). Housing development has to comply with the VALP which sets housing targets for the period 2013 to 2033. In the VALP Padbury is 'allocated' 52 dwellings, the majority of which are the 40 houses on Padbury Fold. The outline planning application makes many references to the VALP, but not policy D3. This policy exceptionally allows for further development beyond the allocated sites but only if new housing across Aylesbury Vale is not being delivered at the anticipated rate. Buckinghamshire Council has told the parish council that delivery of housing is on target in the short term and to 2033, so there is no need for 81 dwellings.
- The proposal for sewage drainage is to connect to the existing foul water network in Lower Way. That network is already overloaded, with flooding in Lower Way which this development will make worse. This point was made repeatedly by residents at the meeting with the Cerda Planning representative but seems to have been ignored. Our understanding is that the existing sewage works, built in the 1950s and also serving Adstock, is under strain and having difficulty coping with current flows with extra sewage tankers already in use. Another 81 dwellings will have an obvious negative impact on the sewage system.
- Surface water will be discharged into an existing drainage ditch along the northern site boundary. It is understood that surface drainage from the existing Padbury Fold site is causing problems for neighbouring farms. This would increase substantially with the proposed development. In addition the 'surface water balancing area' is of a significant size and could pose health and safety issues as a large pond of stagnant water.
- With 81 new dwellings there will be children. Padbury Church of England School and the pre-school are at capacity and have no room to expand. Potentially children up to age 11 will have to be schooled outside the village.
- The traffic assessment is unrealistic. Ignoring additional car journeys, the transport assessment submitted as part of the application notes that the proposed development is 'expected to generate up to six pedestrian trips, one

There will be a single entrance to the site, just past the second entrance of the last house at the edge of the village. The road will be widened at this point to allow for cars turning right into the development.

It is proposed that the 30 mph speed limit is moved further out of the village, to approximately where there is a curve in the road.

The preferred option for sewage is to connect to the existing foul water network in Lower Way. Surface water will be discharged into an existing drainage ditch at the northern site boundary with a large 'surface water balancing area'.

There is nothing in the application to increase the facilities in the village.

What is an outline planning application?

An application for outline planning permission is used to obtain a decision on the general principles of how a site can be developed. If granted, it is subject to conditions requiring the later approval of one or more 'reserved matters'. These are details of the proposed development which need not be submitted at the outline stage. They are 'reserved' for later decision but must be approved before development can start. They can include:

Access – the accessibility of routes to and within the site, and how these link to other roads and pathways outside the site.

Appearance – detail of the houses which affect how they look.

Landscaping – the improvement or protection of the amenities of the site, the area and surrounding area.

Layout – how buildings, routes and open spaces within the development are situated in relation to each other and to buildings and spaces outside the development.

Scale – information on the size of the development, including the dimensions of each proposed building.

The outline application gives details of some of the above.

An application for outline planning permission should be decided within 8 weeks. This begins when Buckinghamshire Council, as the Local Planning Authority, validate the application which happened on 2 November 2022.

If outline planning permission is granted, applications must be made to deal with the reserved matters within three years of the consent. The details of these applications must be consistent with the outline approval, including any conditions attached to the permission.

Development can only commence once all reserved matters are approved and then must start in the two years after that.

A colour copy of this plan is in the news section at <https://padburyparishcouncil.com>



A 20.10.22 Layout updated

The Paddocks Padbury - Indicative Master Plan

22-442-02A July 2022 scale 1:500 @ A1

