

AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990

The Town and Country Planning (General Development Orders)

10/00500/AOP

Mr Neil Arbon  
DPDS Consulting Group  
100 Mansfield Road  
DERBY DE1 3TT

Mr Paul Newman  
Paul Newman New Homes  
134 Dunthorne Way  
Grange Farm  
MILTON KEYNES MK8 0LW

Subsequent to your application that was valid on the **12th March 2010** and in pursuance of their powers under the above mentioned Act and Orders, the Aylesbury Vale District Council as Local Planning Authority **HEREBY REFUSE PERMISSION FOR:**

Outline application for mixed use development including Residential (C3) - 900 dwellings, Employment (B1), Commercial (A1,A2,A3,A4,A5) Primary School, Health Centre (D1), Leisure and Community (D2), Land Use and associated Roads, Drainage, Car Parking, Servicing, Footpaths, Cycleways, Public Open Space/Informal Open Space and landscaping

**AT:**

Land at Valley Farm Leighton Road Soulbury

**The reasons for refusing your application are:**

- 1) The proposals, by virtue of their scale and siting beyond the built-up limits of a settlement would involve an intrusive development into the open countryside, to the detriment of the character and appearance of the countryside and the adjacent landscape designation area, contrary to Development Plan policy GP35 of the Aylesbury Vale District Local Plan, and national planning policy in PPS1, PPS3 and PPS7.
- 2) The Local Planning Authority has had regard to the information provided in support of the application in respect of the deliverability of housing land and the advice contained in PPS3, but considers that there is no shortfall in the availability of a District wide 5 year supply of housing land that would lead to the favourable consideration of the proposed development .
- 3) The proposals conflict with advice in PPS9 in that they fail to provide adequate mitigation measures to deal with any adverse biodiversity impacts arising from the development.

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- 4) The proposals fail to make adequate provision for the educational needs of residents of the proposed development contrary to the objectives for delivering sustainable development set out in PPS1.
- 5) There is inadequate infrastructure capacity in the water supply network, the foul sewerage system and the capacity of the sewage treatment works, as a result of which the proposals are in conflict with advice in PPS25.
- 6) As far as can be determined from the submitted information, forward visibility on the westbound approach to the primary site access junction will be substandard. The proposed development would therefore be detrimental to highway safety. The development is contrary to PPG13 and the aims of Buckinghamshire's Local Transport Plan.
- 7) Insufficient information has been submitted with the planning application to enable the highways, traffic, and transportation implications of the proposed development to be fully assessed. From the information submitted, it is considered that the additional traffic likely to be generated by the proposal would adversely affect the safety and flow of users of the existing distributor road network, contrary to PPG13 and the aims of Buckinghamshire's Local Transport Plan.
- 8) The location of the site and the proposed mitigation measures are such that it has only limited access by non-car modes of travel. The absence of adequate infrastructure and the site's remoteness from major built-up areas is such that it is likely to be reliant on the use of the private car contrary to local and national transport policy. The development is contrary to PPG13 and Buckinghamshire's Local Transport Plan.
- 9) On the information available, the Local Planning Authority is not satisfied that the proposed development can be satisfactorily accommodated in the local infrastructure capabilities of Leighton – Linslade without causing harm to environment and services of local residents.

**Your attention is drawn to the notes on the back of this form.**



**For and on behalf of the District Council  
4th August 2010**