

Fleet Marston, Buckinghamshire

Jam was instructed by Barwood, with PHA Consult, to prepare a Sustainability Statement for an outline planning application for Fleet Marston, a sustainable urban extension to Aylesbury in Buckinghamshire.

The site is situated to the north west of Aylesbury, alongside the A41 (a primary public transport corridor) and the railway line and covers approximately 176ha.

The application proposed an exemplar sustainable development comprising:

- up to 3,150 dwellings
- 30,000 sqm of employment floorspace
- a primary school and a reserve second primary school
- up to 3,050 sqm of retail floorspace
- 60 bed care home and 20 'close-care' apartments
- 1,300 sqm multi-functional community space
- a doctor's surgery
- a gym
- a community recycling facility
- 97ha of multi-functional green infrastructure vehicular access from up to five locations along the A41
- internal roads, streets, lanes, squares, footpaths and cycle ways
- a railway station.

“Our vision is to create a new, distinctive, connected, sustainable urban extension with varied traditionally inspired character areas, in a landscape setting, which will be an alternative to continuous sprawl around Aylesbury.”

Barwood

Project:
Sustainable Urban
Extension

Jam:
Sustainability Statement,
Sustainability Appraisal
and Review,
Expert Witness for EiP

Client:
Barwood LaSalle Land Ltd
Partnership

Consultants:
CgMs
Connect
David Lock Associates
Duncan Thomas
Halcrow
Mishcon de Reya
Motion
PHA Consult
Pre-Construct
Archaeology
Robert Adam Architects
Turley Associates

Date Completed
March 2010

Core Strategy Withdrawn
October 2010

Fleet Marston, Buckinghamshire

“ The sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them. The sustainability appraisal must consider all reasonable alternatives and assess them in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan (the preferred approach). ”

National Planning Practice Guidance:
SEA/SA para. 018

The sustainability principles that guided the proposals were:

- Promote the right development in the right place to protect the character of Aylesbury
- Enhance the existing advantages of connectivity and sustainable transport
- Reflect local character and distinctiveness
- Provide public access to the Vale floor and wealth of open spaces
- Design and deliver memorable places
- Provide homes, jobs, schools, community facilities in a framework of open spaces integrated within the surrounding landscape
- Efficient and responsible use of natural resources
- Adapt to climate change and work towards zero carbon buildings
- A healthy place to live and work
- Deliver a sustainable community

Sustainability Appraisal

Jam was appointed separately to undertake a review of Aylesbury Vale District Council's Sustainability Appraisal (SA) process and reports that had been produced in the development of the Council's Core Strategy - the development plan for the area.

The review examined the entire SA process from 2006-2009, in particular, the selection of options for sites allocated for development within the plan. The review identified some significant flaws in the SA process and reports.

Jam also undertook a Sustainability Appraisal of the proposals for Fleet Marston to show that Fleet Marston would not have a negative impact upon the Council's Core Strategy, should the site be included. In fact the reverse was found to be the case.

The findings of **Jam's** review and the SA of Fleet Marston were submitted as representations on the Core Strategy and used in the Examination in Public (EiP), where **Jam** attended as an expert witness. A preliminary report on the findings of the Examination issued by the Planning Inspector concluded that he had serious concerns regarding the Council's strategy for growth, which could lead to a finding that the Core Strategy was unsound. The Inspector, therefore, requested that the Council consider an alternative option for growth that included the Fleet Marston site. The Core Strategy was subsequently withdrawn.