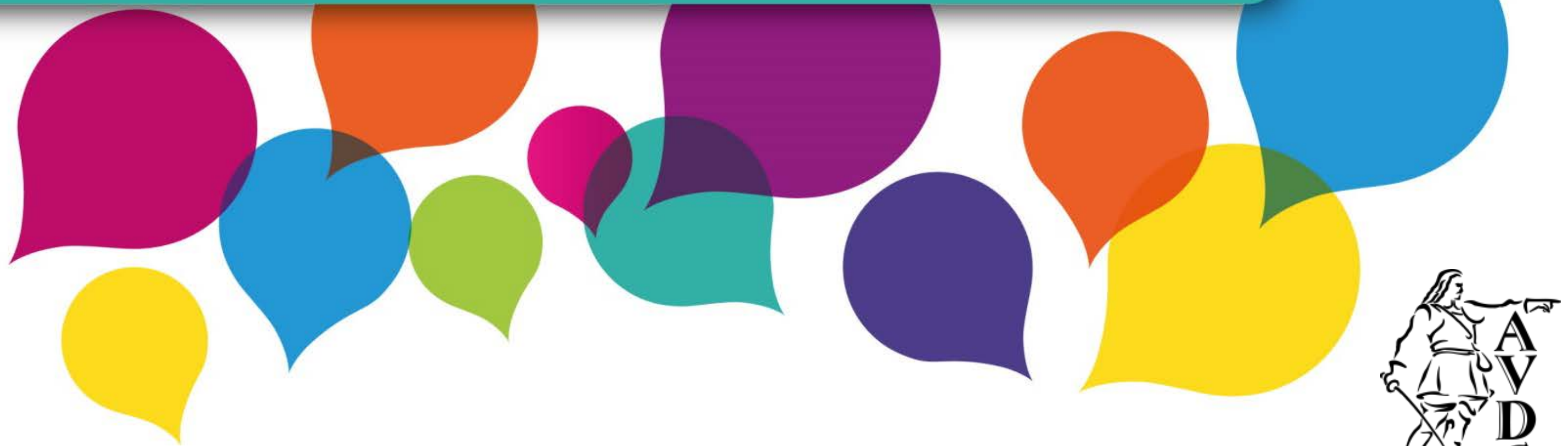


# Vale of Aylesbury Local Plan

Proposed Main Modifications to Submission Vale of  
Aylesbury Local Plan and Policies Maps

November 2019



## Consultation on the Proposed Main Modifications

This consultation relates to the Proposed Main Modifications to the Proposed Submission version of the Vale of Aylesbury Local Plan as published in November 2017. The Proposed Main Modifications are changes to the Plan that the inspector considers may be necessary to make the plan sound. There is also a table of Additional Modifications which are changes to the plan that do not relate to soundness and therefore are not subject to consultation. These Additional Modifications consist of changes such as factual updates, clarification and corrections to grammar and presentation. The Modifications can result from suggested changes before the VALP hearings session in 2018, during the sessions or since, including from the Council's response to Inspector's Questions.

The page, paragraph and policy numbers within the table below refer to those within the Proposed Submission version of the Local Plan, and do not take into account changes to the document order as a result of deletion or addition of text or new policies. The modifications below are expressed in the conventional form of strikethrough for deletions and underlining for addition of text, with text in italics specifying a modification.

### When and how to respond

Comments at this stage should be limited to the Proposed Main Modifications or the accompanying Sustainability Appraisal Addendum and the Habitats Regulations Assessment. Any comments about the new evidence produced to support the Proposed Main Modifications should be made against the related modification. You should not repeat or re-submit your previous representations or raise new issues that are not matters covered by the Proposed Main Modifications. The Inspector is not inviting further comments on issues not covered by the Proposed Main Modifications.

The consultation is running from 12pm Tuesday 5 November until 5.15pm Tuesday 17 December 2019. We would encourage consultees to make their representations via our online consultation platform, found at: <https://www.aylesburyvaledc.gov.uk/valp-main-modifications-consultation> as this will enable the council to deal with your representations in a more efficient way.

Comments can also be made via the representation form which can be downloaded from the website and returned via email to: [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk) or by post to: Planning Policy, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF

Comments received will be passed to the Planning Inspector for consideration. He will then decide whether any further hearings are necessary or any issues need to be revisited. At the end of the examination process the Inspector will present his final conclusions in a final, binding report. If the plan is found 'sound' and legally compliant with any necessary modifications, it will then be formally adopted by the council.

### Contact details

If you require a hard copy version of the response form, need assistance in completing your representation, or have any other questions then please contact the Planning Policy Team by email at [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk) or by phone on 01296 585308.

Vale of Aylesbury Local Plan Proposed Main Modifications 2019

Main modification reference	Page number (VALP Proposed Submission 2017)	Section / Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested change (deleted text shown as <del>struck through</del> , additions of text <u>underlined</u> and specified modifications in <i>italics</i> )
MM001		Whole plan		<i>Replace all references to 19,400 Aylesbury Vale OAN figure with 20,600</i>
MM002		Whole plan		<i>Replace all references to 1,370 annual requirement figure with 1,430</i>
MM003		Whole plan		<i>Replace all references to 27,400 total requirement figure with 28,600</i>
MM004	14	1.13	The overall strategy adopted by this council to meet housing need is to direct sustainable levels of development to existing settlements, through the implementation of a capacity-based approach. Local Plan site allocations are made on the basis of whether a site is suitable and in a sustainable location, rather than applying a blanket housing percentage based on settlement size. More than half of the new homes planned for the district are to go in Aylesbury. The Council anticipates these will be delivered in a way that is in line with the town's Garden Town status. Some new homes are expected to be delivered at RAF Halton once the site closes. The Plan recognises that in the longer term, beyond the Plan period, a new settlement may be needed. This is to be considered as part of an early review. Important factors within the delivery of new housing will be to meet the needs for particular types of housing. The Plan makes specific provision for affordable housing given the high cost of housing in the district and to meet specialist needs such as housing for the elderly and for people with disabilities and special needs. The Council also has to meet Traveller needs and has updated a joint survey of Traveller need with other councils in Buckinghamshire.	The overall strategy adopted by this council to meet housing need is to direct sustainable levels of development to existing settlements, through the implementation of a capacity-based approach. Local Plan site allocations are made on the basis of whether a site is suitable and in a sustainable location, rather than applying a blanket housing percentage based on settlement size. More than half of the new homes planned for the district are to go in Aylesbury. The Council anticipates these will be delivered in a way that is in line with the town's Garden Town status. Some new homes are expected to be delivered at RAF Halton once the site closes. The Plan recognises that in the longer term, beyond the Plan period, a new settlement may be needed. <del>This is to be considered as part of an early review.</del> Important factors within the delivery of new housing will be to meet the needs for particular types of housing. The Plan makes specific provision for affordable housing given the high cost of housing in the district and to meet specialist needs such as housing for the elderly and for people with disabilities and special needs. The Council also has to meet Traveller needs and has updated a joint survey of Traveller need with other councils in Buckinghamshire.
MM005	17	1.23	The Local Plan Policies Map show areas marked as 'not built development' on certain sites, which are required due to flood risk vulnerability covered in the SFRA and the Sequential Test and/or the recommendations from the Strategic Landscape and Visual Impact Capacity Study (2017). These areas should only comprise green infrastructure, landscape or biodiversity mitigation or water compatible development unless a sequential test has been passed. They do not denote the full extent of green infrastructure, landscape or other open space that may be needed within the site allocations. The Masterplan SPDs may set out further areas of open space and the Council may require additional green infrastructure or open space areas in considering the impacts of planning applications.	The Local Plan Policies Map show areas marked as 'not built development' on certain sites, which are required due to flood risk vulnerability covered in the SFRA and the Sequential Test and/or the recommendations from the Strategic Landscape and Visual Impact Capacity Study (2017). These areas should only comprise green infrastructure, landscape or biodiversity mitigation or water compatible development unless a sequential test has been passed. They do not denote the full extent of green infrastructure, landscape or other open space that may be needed within the site allocations. <del>The Masterplan</del> Individual SPDs may set out further areas of open space and the <del>Council</del> <u>council</u> may require additional green infrastructure or open space areas in considering the impacts of planning applications.
MM006	21	1.62	To assess whether the Local Plan is meeting its aims and objectives we	To assess whether the Local Plan is meeting its aims and objectives we have identified a series of monitoring indicators. Where

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			have identified a series of monitoring indicators. Where policies are failing to deliver the strategic objectives of this plan, necessary actions will be identified in the Council's Annual Monitoring Report (AMR). This may include an early review of the Plan.	policies are failing to deliver the strategic objectives of this plan, necessary actions will be identified in the <del>Council's</del> <u>council's</u> Annual Monitoring Report (AMR). <del>This may include an early review of the Plan.</del>
MM007	27	2.6 point 4	Development will be allocated in accordance with the settlement hierarchy taking a capacity-led approach. It is also an Aylesbury Garden Town first approach. Therefore the main focus of development will be in sustainable locations at Aylesbury Garden Town where the majority of development will be located. The remainder of housing will be then be located in the next most sustainable locations, the other strategic settlements, which are Buckingham, Haddenham, Winslow and Wendover, together with an appropriate level of development at the most sustainable settlements in the rural areas.	Development will be allocated in accordance with the settlement hierarchy taking a capacity-led approach. It is also an Aylesbury Garden Town first approach. Therefore the main focus of development will be in sustainable locations at Aylesbury Garden Town where the majority of development will be located. The remainder of housing will be then be located in the next most sustainable locations, the other strategic settlements, which are Buckingham, Haddenham, Winslow and Wendover, <u>the north east of Aylesbury Vale adjacent to Milton Keynes</u> , together with an appropriate level of development at the most sustainable settlements in the rural areas.
MM008	33	3.15	A new settlement had been proposed to be part of the strategy for VALP in order to help deliver the housing requirement. As a result of the reduction in our housing figures, a new settlement is no longer part of this plan. However, we fully anticipate the need to carry out an early review of VALP to take into account newly emerging issues such as the Government's changed methodology on calculating housing need, as well as the impacts of major strategic schemes such as the Oxford to Cambridge Expressway, the London Plan and the expansion of Heathrow, and we expect a new settlement to form part of that Local Plan review.	A new settlement had been proposed to be part of the strategy for VALP in order to help deliver the housing requirement. As a result of the reduction in our housing figures, a new settlement is no longer part of this plan. <del>However, we fully anticipate the need to carry out an early review</del> <u>This will be reconsidered in any future Local Plan update</u> to take into account newly emerging issues such as the Government's changed methodology on calculating housing need, as well as the impacts of major strategic schemes such as the Oxford to Cambridge Expressway, the London Plan and the expansion of Heathrow, <del>and we expect a new settlement to form part of that Local Plan review.</del>
MM009	33	3.17	In total, the development allocated in this plan, alongside existing commitments and completions totals 28,830, which represents a 5.2% buffer on top of the requirement to meet the district's own objectively assessed need and the unmet need from the other authorities (27,400). This gives sufficient flexibility in case sites do not come forward at the rate or density anticipated in the Plan.	In total, the development allocated in this plan, alongside existing commitments and completions totals <del>28,830</del> <u>30,233</u> , which represents a <del>5.2</del> <u>5.7</u> % buffer on top of the requirement to meet the district's own objectively assessed need and the unmet need from the other authorities ( <del>27,400</del> <u>28,600</u> ). This gives sufficient flexibility in case sites do not come forward at the rate or density anticipated in the Plan.
MM010	34	S2	The Vale of Aylesbury Local Plan will make provision for the delivery of the following in the period to 2033: This is made up of: <ul style="list-style-type: none"> <li>A total of at least 27,400 new homes in accordance with the spatial distribution set out below and in Table 1.</li> <li>19,400 homes to meet the needs of Aylesbury Vale District</li> <li>2,250 homes to meet the needs of Wycombe District</li> <li>5,750 homes to meet the needs of Chiltern/South Bucks Districts</li> <li>Provision for the identified need of at least 27 hectares of</li> </ul>	The Vale of Aylesbury Local Plan will make provision for the delivery of the following in the period to 2033: <del>This is made up of:</del> <ul style="list-style-type: none"> <li>A total of <u>at least 27,400</u> <del>27,400</del> <u>28,600</u> new homes in accordance with the spatial distribution set out below and in Table 1.</li> <li><del>19,400 homes to meet the needs of Aylesbury Vale District</del></li> <li><del>2,250 homes to meet the needs of Wycombe District</del></li> <li><del>5,750 homes to meet the needs of Chiltern/South Bucks Districts</del></li> <li>Provision for the identified need of <u>at least 27</u> hectares of employment land and additional provision of some employment land to contribute to the employment needs of the wider economic market area.</li> <li>Retail convenience floor space of <u>at least 7,337</u> sqm<sup>3</sup> and comparison floor space of <u>at least 29,289</u> sqm<sup>4</sup>.</li> </ul>

<sup>3</sup> Made up of 6,980 sqm at Aylesbury town centre, 29 sqm at Wendover and 328 sqm at Winslow

<sup>4</sup> District-wide provision



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			<p>employment land and additional provision of some employment land to contribute to the employment needs of the wider economic market area.</p> <ul style="list-style-type: none"> <li>Retail convenience floor space of at least 7,337 sqm<sup>1</sup> and comparison floor space of at least 29,289 sqm<sup>2</sup>.</li> <li>Associated infrastructure to support the above.</li> </ul> <p>The primary focus of strategic levels of growth and investment will be at Aylesbury, and development at Buckingham, Winslow, Wendover and Haddenham supported by growth at other larger, medium and smaller villages. The strategy also allocates growth at a site adjacent to Milton Keynes which reflects its status as a strategic settlement immediately adjacent to Aylesbury Vale District. The spatial distribution will be as set out below.</p> <p>Strategic growth and investment will be concentrated in sustainable locations as follows:</p> <ol style="list-style-type: none"> <li>Aylesbury Garden Town (comprising Aylesbury town and adjacent parts of surrounding parishes), will grow by at least 16,398 new homes. It will be planned and developed drawing on Garden City principles which are set out in the Aylesbury Garden Town section, with high quality place-making and urban design principles at the core. This development will seek to support the revitalisation of the town centre. New housing will be delivered through existing commitments, including Berryfields and Kingsbrook, and complemented by other sustainable extensions and smaller scale development within the existing urban area. New homes to support economic growth will be accommodated through the effective use of previously developed land or sustainable greenfield urban fringe sites. These sites will provide or support delivery of identified strategic infrastructure requirements, and sustainable transport enhancements and make connections to strategic green infrastructure and the Vale's enterprise zones.</li> <li>Buckingham will accommodate growth of at least 2,359 new homes. This, growth will enhance the town centre and its function as a market town, and will support sustainable economic growth in the north of the district.</li> <li>Haddenham will accommodate growth of at least 1,051 new homes. This will be supported by infrastructure and recognise the important role of Haddenham and Thame railway station.</li> </ol>	<ul style="list-style-type: none"> <li>Associated infrastructure to support the above.</li> </ul> <p>The primary focus of strategic levels of growth and investment will be at Aylesbury, and development at Buckingham, Winslow, Wendover and Haddenham supported by growth at other larger, medium and smaller villages. The strategy also allocates growth at a site adjacent to Milton Keynes which reflects its status as a strategic settlement immediately adjacent to Aylesbury Vale District. The spatial distribution will be as set out below.</p> <p>Strategic growth and investment will be concentrated in sustainable locations as follows:</p> <ol style="list-style-type: none"> <li>Aylesbury Garden Town (comprising Aylesbury town and adjacent parts of surrounding parishes), will grow by <del>16,398</del><u>16,586</u> new homes. It will be planned and developed drawing on Garden City principles which are set out in the Aylesbury Garden Town section, with high quality place-making and urban design principles at the core. This development will seek to support the revitalisation of the town centre. New housing will be delivered through existing commitments, including Berryfields and Kingsbrook, and complemented by other sustainable extensions and smaller scale development within the existing urban area. New homes to support economic growth will be accommodated through the effective use of previously developed land or sustainable greenfield urban fringe sites. These sites will provide or support delivery of identified strategic infrastructure requirements, and sustainable transport enhancements and make connections to strategic green infrastructure and the Vale's enterprise zones.</li> <li>Buckingham will accommodate growth of <del>2,359</del><u>2,166</u> new homes. This, growth will enhance the town centre and its function as a market town, and will support sustainable economic growth in the north of the district.</li> <li>Haddenham will accommodate growth of <del>1,051</del><u>1,032</u> new homes. This will be supported by infrastructure and recognise the important role of Haddenham and Thame railway station.</li> <li>Winslow will accommodate growth of <del>1,166</del><u>897</u> new homes, linked with the development of East-West Rail and the new railway station in Winslow.</li> <li>Wendover will accommodate around <del>1,128</del><u>1,132</u> 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.</li> <li>Land <del>within</del> <u>in the north east of</u> Aylesbury Vale <del>adjacent to Milton Keynes</del> will make provision for <del>2,212</del><u>3,362</u> on a number of sites.</li> <li>At larger villages, listed in <del>Table 2</del><u>Policy S3</u>, housing growth of <del>1,963</del><u>2,271</u> will be at a scale in keeping with the local character. This will help meet identified needs for investment in housing and improve the range and type of employment opportunities across the district.</li> <li>At medium villages, listed in <del>Table 2</del><u>Policy S3</u>, there will be housing growth of <del>1,095</del><u>1,282</u> at a scale in keeping with the local character and setting. This growth will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.</li> <li>At smaller villages, listed in <del>Table 2</del><u>Policy S3</u>, there will be more limited housing growth coming forward through either 'windfall' applications or neighbourhood plan allocations rather than allocations in this Plan.</li> <li>Elsewhere in rural areas, housing development will be strictly limited. This is likely to be incremental infill development and should be principally in line with Policy D4 and other relevant policies in the Plan.</li> </ol>

<sup>1</sup> Made up of 6,980 sqm at Aylesbury town centre, 29 sqm at Wendover and 328 sqm at Winslow

<sup>2</sup> District-wide provision

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			<p>d. Winslow will accommodate growth of at least 1,166 new homes, linked with the development of East-West Rail and the new railway station in Winslow.</p> <p>e. Wendover will accommodate around at least 1,128 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.</p> <p>f. Land within Aylesbury Vale adjacent to Milton Keynes will make provision for at least 2,212 homes on a number of sites.</p> <p>g. At larger villages, listed in Policy S3, housing growth of at least 1,963 will be at a scale in keeping with the local character. This will help meet identified needs for investment in housing and improve the range and type of employment opportunities across the district.</p> <p>h. At medium villages, listed in Policy S3, there will be housing growth of at least 1,095 at a scale in keeping with the local character and setting. This growth will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.</p> <p>i. At smaller villages, listed in Policy S3, there will be more limited housing growth coming forward through either 'windfall' applications or neighbourhood plan allocations rather than allocations in this Plan.</p> <p>j. Elsewhere in rural areas, housing development will be strictly limited. This is likely to be incremental infill development and should be principally in line with Policy D4 and other relevant policies in the Plan.</p>	
MM011	36	Table 1		<i>Updated figures - See separate document</i>
MM012	38	Table 2		<i>Updated figures - See separate document</i>
MM013	42	3.22	The Council will seek to preserve the character and identities of neighbouring settlements or communities. The Council will resist development that would compromise the open character of the countryside between settlements, especially where the gaps between them are already small.	<u>Part of the character of Aylesbury Vale is the distribution of settlements with individual identities. Settlement identity therefore needs to be protected to retain this important element in the area's character.</u> The Council will <del>therefore seek to preserve</del> <u>prevent</u> the character and identities of neighbouring settlements or communities <u>being degraded by development that would negatively affect their individual identities.</u> <del>To further protect the area's character the Council</del> <u>council will also</u> resist development that would compromise the open character of the countryside between settlements, especially where the gaps between them are already small.
MM014	42	S3	The scale and distribution of development should accord with the settlement hierarchy set out in Table 2, and the site allocation policies that arise from it. Other than for specific proposals and land of allocations in the Plan, new development in the countryside should be	The scale and distribution of development should accord with the settlement hierarchy set out in Table 2, <del>and</del> <u>the site allocation policies that arise from it and the requirements of Policy S1.</u> Other than for specific proposals <u>which accord with policies in the plan to support thriving rural communities and land</u> <del>and the development of</del> <u>allocations in the Plan,</u> new development in the countryside should be avoided, especially where it would:

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			<p>avoided, especially where it would:</p> <ul style="list-style-type: none"> <li>a. compromise the character of the countryside between settlements, and</li> <li>b. result in a negative impact on the identities of neighbouring settlements or communities leading to their coalescence<sup>5</sup>.</li> </ul> <p>In considering applications for building in the countryside the Council will have regard to maintaining the individual identity of villages and avoiding extensions to built-up areas that might lead to coalescence between settlements.</p>	<ul style="list-style-type: none"> <li>a. compromise the character of the countryside between settlements, and</li> <li>b. result in a negative impact on the identities of neighbouring settlements or communities leading to their coalescence<sup>98</sup>.</li> </ul> <p>In considering applications for building in the countryside the <del>Council</del> council will have regard to maintaining the individual identity of villages and avoiding extensions to built-up areas that might lead to <u>further</u> coalescence between settlements.</p>
MM015	42	S3 footnotes 7&9	Coalescence is the merging or coming together of separate settlements to form a single entity	<p><i>Footnote 9 becomes footnote 8</i></p> <p>Coalescence is the merging <u>or perceived merging</u> or coming together of separate settlements to form a single entity</p>
MM016	44	3.32	<p>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 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 20262 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, because of the change in circumstances and the future work to be done around how the site is developed after its closure, it is considered premature to define the boundary of the site to be released the site from the Green Belt. This boundary will be defined in a future Local Plan review.</p>	<p>At the draft plan stage the <del>Council</del> 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 20262 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 <u>are</u> arguments for releasing the RAF Halton site <del>still remain</del>, because of the change in circumstances and the future work to be done around how the site is developed after its closure, it is considered premature to <del>define the boundary of the site to be released the site from the Green Belt. This boundary will be defined in a future Local Plan review.</del></p>
MM017	46	3.41	Infrastructure should be delivered in a timely manner and integrated alongside new development, with the specific phasing to be determined in agreement with the local planning authority	<p><del>Infrastructure should be delivered in a timely manner and integrated alongside new development, with the specific phasing to be determined in agreement with the local planning authority.</del></p>
MM018	48	S5	All new development must provide appropriate on- and off-site infrastructure (in accordance with the Infrastructure Delivery Plan) in order to:	<p>All new development must provide appropriate on- and off-site infrastructure (in accordance with the Infrastructure Delivery Plan) in order to:</p> <ul style="list-style-type: none"> <li>a. avoid placing additional burden on the existing community</li> </ul>

<sup>7&5</sup> Coalescence is the merging or coming together of separate settlements to form a single entity

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			<p>a. avoid placing additional burden on the existing community</p> <p>b. avoid or mitigate adverse social, economic and environmental impacts and</p> <p>c. make good the loss or damage of social, economic and environmental assets.</p> <p>In planning for new development, appropriate regard will be given to existing deficiencies in services and infrastructure provision. Development proposals must demonstrate that these have been taken into account when determining the infrastructure requirements for the new development.</p> <p>The provision of infrastructure should be linked directly to the phasing of development to ensure that infrastructure is provided in a timely and comprehensive manner to support new development.</p> <p>Where an applicant advises that a proposal is unviable in light of the infrastructure requirement(s), open book calculations will need to be provided by the applicant and then verified by an independent consultant verified by the Council at the expense of the applicant and be submitted to the Council for its consideration.</p> <p>A Community Infrastructure Levy or Local Infrastructure Tariff for Aylesbury Vale will be developed to secure funding for infrastructure. A supplementary planning document will be produced regarding the delivery and use of Section 106 planning obligation agreements.</p>	<p>b. avoid or mitigate adverse social, economic and environmental impacts and</p> <p>c. make good the loss or damage of social, economic and environmental assets.</p> <p>In planning for new development, appropriate regard will be given to existing deficiencies in services and infrastructure provision. Development proposals must demonstrate that these have been taken into account when determining the infrastructure requirements for the new development. <u>Development proposals must secure sufficient bin storage.</u></p> <p>The provision of infrastructure should be linked directly to the phasing of development to ensure that infrastructure is provided in a timely and comprehensive manner to support new development.</p> <p>Where an applicant advises that a proposal is unviable in light of the infrastructure requirement(s), open book calculations <u>verified by an independent consultant approved by the council</u> will need to be provided by the applicant <del>and then verified by an independent consultant verified by the Council at the expense of the applicant</del> and be submitted to the Council for its consideration.</p> <p><del>A Community Infrastructure Levy or Local Infrastructure Tariff for Aylesbury Vale will be developed to secure funding for infrastructure. A supplementary planning document will be produced regarding the delivery and use of Section 106 planning obligation agreements.</del></p>
MM019	55	3.72	<p>‘Made’ neighbourhood plans will not replace the Local Plan but will sit alongside it, with their policies applying ahead of similar policies in the Local Plan, e.g. in relation to parking requirements . The Council will work with local communities to deliver growth through neighbourhood plans and good communication between the Council and local communities will be essential.</p>	<p>‘Made’ neighbourhood plans will not replace the Local Plan but will sit alongside it, with their policies applying ahead of similar policies in the Local Plan, e.g. in relation to parking requirements . The Council will work with local communities to deliver growth through neighbourhood plans and good communication between the Council and local communities will be essential. <u>Importantly section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that any conflict between plan policies must be resolved in favour of the policy in the last document to become part of the development plan. The strategic policies in this plan will therefore override the policies in made neighbourhood plans except where specifically provided for in this plan’s strategic policies.</u></p>
MM020	55	S8 and new paragraph 3.75	<p><b>S8 Neighbourhood plans</b></p> <p>The preparation and production of neighbourhood plans will be supported. Neighbourhood plans should:</p> <p>a. show how they are contributing towards the strategic policies of the Local Plan and be in general conformity with its strategic approach</p> <p>b. clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan, and have regard to information on local need for</p>	<p><del><b>S8 Neighbourhood plans</b></del></p> <p><del>The preparation and production of neighbourhood plans will be supported. Neighbourhood plans should:</del></p> <p><del>a. show how they are contributing towards the strategic policies of the Local Plan and be in general conformity with its strategic approach</del></p> <p><del>b. clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan, and have regard to information on local need for new homes, jobs and facilities, for their plan area.</del></p> <p><i>New paragraph:</i></p>

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			new homes, jobs and facilities, for their plan area.	<p><u>3.75 To support neighbourhood plans and clarify their relationship with the Local Plan the local planning authority will expect the following principles to be applied in the development of neighbourhood plans.</u></p> <p><u>Neighbourhood plans should:</u></p> <ol style="list-style-type: none"> <li><u>show how they are contributing towards the strategic policies of the Local Plan and be in general conformity with its strategic approach</u></li> <li><u>clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan, and have regard to information on local need for new homes, jobs and facilities, for their plan area.</u></li> <li><u>Identify development opportunities in accordance with table 2 and policy H2 of this plan</u></li> </ol>
MM021	57	3.76	As required by the duty to co-operate, due consideration will be given (including through a review of the Plan where appropriate) to the housing needs of other local planning authorities in circumstances when it has been clearly established through the Local Plan process that those needs must be met through provision in Aylesbury Vale.	As required by the duty to co-operate, due consideration will be given ( <del>including through a review of the Plan where appropriate</del> ) to the housing needs of other local planning authorities in circumstances when it has been clearly established through the Local Plan process that those needs must be met through provision in Aylesbury Vale.
MM022	57	3.77	<p>On the basis of current available evidence, it is envisaged that the Plan will need to be reviewed soon after adoption. Regional, national and international connectivity schemes such as the Oxford-Cambridge Expressway and Heathrow expansion will potentially have a significant impact on the district in the future, and therefore will inevitably influence future planning. Other circumstances that would trigger either a review of the plan, or alternative sustainable sites to be brought forward, include:</p> <ul style="list-style-type: none"> <li>site allocations not coming forward at the rate anticipated in the housing trajectory, leading to development not being delivered at the rate expected in the plan</li> <li>evidence established through another Local Planning authority's Local Plan process show that its unmet need can only be accommodated in Aylesbury Vale</li> <li>changes to travel-to-work patterns</li> <li>changes in national planning policy and guidance that mean one or more of the policies in the Plan are not up to date, or</li> <li>evidence in the monitoring report shows that one or more of the policies in the Plan are not achieving the Plan's objectives or is working contrary to effective planning in the district.</li> </ul>	<p><del>On the basis of current available evidence,</del> It is envisaged that the Plan will need to be <u>updated at some point in the future reviewed soon after adoption.</u> Regional, national and international connectivity schemes such as the Oxford-Cambridge Expressway and Heathrow expansion will potentially have a significant impact on the district in the future, and therefore will inevitably influence future planning. Other circumstances that would trigger either a review of the plan, or alternative sustainable sites to be brought forward, include:</p> <ul style="list-style-type: none"> <li>site allocations not coming forward at the rate anticipated in the housing trajectory, leading to development not being delivered at the rate expected in the plan</li> <li>evidence established through another Local Planning authority's Local Plan process show that its unmet need can only be accommodated in Aylesbury Vale</li> <li>changes to travel-to-work patterns</li> <li>changes in national planning policy and guidance that mean one or more of the policies in the Plan are not up to date, or</li> <li>evidence in the monitoring report shows that one or more of the policies in the Plan are not achieving the Plan's objectives or is working contrary to effective planning in the district.</li> </ul>
MM023	57	3.78	A housing trajectory accompanying the Plan shows how sites are envisaged to deliver housing over the Plan period, based on discussions with developers, infrastructure providers and looking at previous delivery rates as well as other relevant factors. This illustrates that the Council will deliver the overall housing	<p><u>The National Planning Policy Framework requires authorities to demonstrate that they have a five year supply of 'deliverable' sites. A housing trajectory accompanying the Plan, Appendix A, shows how sites, made up from existing commitments and VALP allocations, are envisaged to deliver housing over the Plan period.</u> <del>This is</del> <u>This is</u> based on discussions with developers, infrastructure providers and looking at previous delivery rates as well as other relevant factors. <del>It This</del> illustrates that the Council will deliver the overall housing requirement and also maintain a five-year housing land supply <u>of deliverable housing sites using the period 2018-</u></p>

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			requirement and also maintain a five-year housing land supply. It will be kept up to date and monitored to ensure that the projected housing delivery is achieved. The trajectory sets out when delivery can reasonably be expected but does not prevent earlier or accelerated delivery.	<u>2023</u> . It will be kept up to date and monitored to ensure that the projected housing delivery is achieved. The trajectory sets out when delivery can reasonably be expected but does not prevent earlier or accelerated delivery.
MM024	57	3.79	Annualising the overall housing requirement results in a yearly need to build 1,370 homes. However there have already been four years of the Plan period with another one likely to have passed before the Plan is adopted. The delivery in these years, whilst significantly higher than delivery rates previously, has cumulatively fallen short of this target:	Annualising the overall housing requirement results in a yearly need to build <del>1,370</del> <u>1,430</u> homes. However there have already been <del>four</del> <u>six</u> years of the Plan period with <u>the majority</u> of another one likely to have passed before the Plan is adopted. The delivery in these years, whilst significantly higher than delivery rates previously, has cumulatively fallen short of this target:  <i>Update table 7 Housing delivery in the plan period</i>
MM025	58	3.80		To address this shortfall and provide the 5% buffer on top of the housing need required by the NPPF (it would increase to a 20% buffer in the event of persistent under-delivery), there needs to be an annual rate of delivery higher than <del>1,370</del> <u>1,430</u> dwellings to ensure a five-year housing land supply.
MM026	59	S9	The policies in the Plan will be monitored at least annually to ascertain whether or not they are fulfilling their aims.  The Plan will be reviewed, or proposals for alternative sustainable sites considered favourably (subject to compliance with other policies in the Plan), in any of the following circumstances:  a. Site allocations are not coming forward at the rate anticipated in the housing trajectory, leading to development not being delivered at the rate expected in the Plan b. Evidence established through another local planning authority's Local Plan process show that its unmet need can only be accommodated in Aylesbury Vale c. Changes in national planning policy and guidance that mean one or more of the policies in the Plan are not up to date, or d. Evidence in the monitoring report shows that one or more of the policies in the plan are not achieving the Plan's objectives or is working contrary to effective planning in the district.  Irrespective of the above criteria, the Plan will be reviewed within five years.	The policies in the Plan will be monitored at least annually to ascertain whether or not they are fulfilling their aims.  The Plan will be reviewed, or proposals for alternative sustainable sites considered favourably (subject to compliance with other policies in the Plan), in any of the following circumstances:  a. Site allocations, <u>committed sites, and windfall sites</u> are not coming forward at the rate anticipated in the housing trajectory, leading to development not being delivered at the rate expected in the Plan b. Evidence established through another local planning authority's Local Plan process show that its unmet need can only be accommodated in Aylesbury Vale c. Changes in national planning policy and guidance that mean one or more of the policies in the Plan are not up to date, or d. Evidence in the monitoring report shows that one or more of the policies in the plan are not achieving the Plan's objectives or is working contrary to effective planning in the district.  Irrespective of the above criteria, the Plan will <del>be reviewed</del> <u>have undergone a review</u> within five years <u>of the adoption of this plan</u> .
MM027	62	4.7	Taking forward past completions since 2013 (2,861 dwellings) <sup>13</sup> and projected supply from existing allocated sites and other deliverable sites (5,727 dwellings), this leaves 7,810 dwellings to be allocated at Aylesbury in the VALP.	Taking forward past completions since 2013 ( <del>2,861</del> <u>3,790</u> dwellings) <sup>13</sup> and projected supply from existing allocated sites and other deliverable sites ( <del>5,727</del> <u>9,257</u> dwellings), this leaves <del>7,810</del> <u>3,539</u> dwellings to be allocated at Aylesbury in the VALP.
MM028	65	4.18	Providing appropriate new infrastructure to support housing and	Providing appropriate new infrastructure to support housing and employment development at Aylesbury is essential to the creation

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			employment development at Aylesbury is essential to the creation of sustainable garden communities. With growth comes an increased demand for additional community facilities and infrastructure, but it also brings about a need to integrate new developments into existing communities and vice versa. Infrastructure includes hard infrastructure such as roads and cycle routes, community infrastructure such as schools, higher education, healthcare facilities, and green infrastructure such as green spaces and wildlife corridors. Policies D2 and S4 support infrastructure delivery. Design and development of new communities and infrastructure should maximise opportunities for community cohesion.	of sustainable garden communities. With growth comes an increased demand for additional community facilities and infrastructure, but it also brings about a need to integrate new developments into existing communities and vice versa. Infrastructure includes hard infrastructure such as roads and cycle routes, community infrastructure such as schools, higher education, healthcare facilities, and <u>multi functional</u> green infrastructure such as green spaces and wildlife corridors. <del>Policies D2 and S4 support infrastructure</del> <u>Policy S5 supports the VALP's Infrastructure delivery, alongside the AGT Framework and Infrastructure SPD.</u> Design and development of new communities and infrastructure should maximise opportunities for community cohesion.
MM029	66	4.21	The green infrastructure proposal map for this, shown below, sets out the proposal area and some detail about the project. More information can be found in the green infrastructure proposals schedule in the delivery plan. Policy I1 supports the delivery of green infrastructure.	The green infrastructure <del>proposal</del> map for this, shown below, sets out the <del>proposal</del> area and some detail about the project. More information can be found in the green infrastructure proposals schedule in the delivery plan. Policy I1 supports the delivery of <u>multi functional green infrastructure</u> . <u>In 2016 the Buckinghamshire and Milton Keynes Natural Environment Partnership, which includes AVDC and BCC, produced a 'Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes' setting out a number of principles to support the delivery of high quality green infrastructure. The document serves as a supplementary update to the 2009 GI Strategy and should be implemented as part of policy I1.</u>
MM030	66	4.21 Map title	Aylesbury Linear Park Green Infrastructure Proposals Map	Aylesbury Linear Park Green Infrastructure <del>Proposals</del> Map
MM031	69	D1	<p><b>D1 Delivering Aylesbury Garden Town</b></p> <p>Aylesbury Garden Town is the focus for the majority of the district's growth. It should develop in accordance with the vision for Aylesbury Garden Town set out above and deliver key infrastructure requirements (in accordance with Policy S5).</p> <p>Aylesbury will deliver 16,398 new homes. Taking account of commitments and completions, 7,810 homes are allocated at Aylesbury in the Plan. The Policies Map allocates the following major sites for development:</p> <ul style="list-style-type: none"> <li>• South Aylesbury (D-AGT1)</li> <li>• South west Aylesbury (D-AGT2)</li> <li>• Aylesbury north of A41 (D-AGT3)</li> <li>• Aylesbury south of A41 (D-AGT4)</li> <li>• Berryfields, Aylesbury (D-AGT5)</li> <li>• Kingsbrook, Aylesbury (D-AGT6)</li> </ul> <p>The following smaller sites are also allocated:</p> <ul style="list-style-type: none"> <li>• Ardenham Lane Aylesbury (D-AYL032)</li> </ul>	<p><b>D1 Delivering Aylesbury Garden Town</b></p> <p>Aylesbury Garden Town is the focus for the majority of the district's growth. It should develop in accordance with the vision for Aylesbury Garden Town set out above and deliver key infrastructure requirements (in accordance with Policy S5).</p> <p>Aylesbury will deliver <u>at least 16,586</u> new homes. Taking account of commitments and completions, <del>7,810</del> <u>3,539</u> homes are allocated at Aylesbury in the Plan. The Policies Map allocates the following major sites for development:</p> <ul style="list-style-type: none"> <li>• South Aylesbury (D-AGT1)</li> <li>• South west Aylesbury (D-AGT2)</li> <li>• Aylesbury north of A41 (D-AGT3)</li> <li>• Aylesbury south of A41 (D-AGT4)</li> <li>• Berryfields, Aylesbury (D-AGT5)</li> <li>• Kingsbrook, Aylesbury (D-AGT6)</li> </ul> <p>The following smaller sites are also allocated:</p> <ul style="list-style-type: none"> <li>• Ardenham Lane Aylesbury (D-AYL032)</li> </ul>



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			<ul style="list-style-type: none"> <li>• Land at Thame Road/Leach Road, Aylesbury (D-AYL073)</li> <li>• Post Office Sorting Office Cambridge Street (D-AYL052)</li> <li>• Land at the Junction of Buckingham Street &amp; New Street (D-AYL059)</li> <li>• Oaklands Hostel Aylesbury (D-AYL077)</li> <li>• Hampden House (D-AYL063)</li> <li>• Land North of Manor Hospital (D-AYL068)</li> <li>• Rabans Lane (D-AYL115)</li> </ul> <p>Provision will be made for employment within the enterprise zones and at identified employment sites across the town in line with Policy E1 and allocations AGT3, AGT4, AGT5 and AGT6.</p> <p>All development in Aylesbury should make a significant contribution to meeting the Aylesbury Transport Strategy.</p> <p>To complement housing and employment provision, developments in the town centre will contribute to consolidating and enhancing its role as set out in policy D7.</p> <p>The design and delivery of development within Aylesbury Garden Town should adhere to the following principles:</p> <ol style="list-style-type: none"> <li>a. To create distinctive, sustainable, high quality, successful new communities with the highest quality, planning, design and management of the built and public realm. This will ensure that new garden communities and development within the Garden Town is distinctive, enhancing local assets and establishing environments that promote health, happiness and well-being. Detailed design guidance will be set out within the overarching Aylesbury Garden Town Design Guidance SPD and individual site-specific supplementary planning documents (SPDs)</li> <li>b. Ensuring the right infrastructure is provided at the right time, ahead of or in tandem with the development that it supports, to address the impacts of new garden communities and to meet the needs of residents (in accordance with Policy S5 and the Infrastructure Delivery Plan). The Aylesbury Garden Town Strategic Infrastructure Delivery SPD will set out in detail when infrastructure is required and how it will be delivered and funded</li> <li>c. Community and stakeholder engagement is embedded within the design and delivery of the Garden Town from the outset. The stakeholder and engagement strategy for the Garden Town will</li> </ol>	<ul style="list-style-type: none"> <li>• Land at Thame Road/Leach Road, Aylesbury (D-AYL073)</li> <li>• Post Office Sorting Office Cambridge Street (D-AYL052)</li> <li>• Land at the Junction of Buckingham Street &amp; New Street (D-AYL059)</li> <li>• <del>Oaklands Hostel Aylesbury (D-AYL077)</del></li> <li>• Hampden House (D-AYL063)</li> <li>• Land North of Manor Hospital (D-AYL068)</li> <li>• Rabans Lane (D-AYL115)</li> </ul> <p>Provision will be made for employment within the enterprise zones and at identified employment sites across the town in line with Policy E1 and allocations AGT3, AGT4, AGT5 and AGT6.</p> <p><del>All</del><u>To comply with policy T1 Delivering The Sustainable Transport Vision, all</u> development in Aylesbury <u>Garden Town</u> should make a significant contribution to meeting the Aylesbury Transport Strategy.</p> <p>To complement housing and employment provision, developments in the town centre will contribute to consolidating and enhancing its role as set out in policy D7.</p> <p>The design and delivery of development within Aylesbury Garden Town should adhere to the following principles:</p> <ol style="list-style-type: none"> <li>a. To create distinctive, <u>inclusive</u>, sustainable, high quality, successful new communities <u>which support and enhance existing communities</u>, with the highest quality, planning, design and management of the built and public realm. This will ensure that new garden communities and development within the Garden Town is distinctive, <del>enhancing</del><u>creates a local identity, enhances local assets and establishing</u> environments that promote health, happiness and well-being. <del>Detailed The Aylesbury Garden Town design principles will be set out in the AGT Framework and Infrastructure SPD and detailed design guidance will be set out within the overarching Aylesbury Garden Town Vale District Design Guidance SPD and individual site-specific supplementary planning documents (SPDs)-AGT1 Masterplan SPD</del></li> <li>b. Ensuring the right infrastructure is provided at the right time, ahead of or in tandem with the development that it supports, to address the impacts of new garden communities and to meet the needs of residents <u>and the town's changing demographics</u> (in accordance with Policy S5 and the Infrastructure Delivery Plan). <del>The Aylesbury Garden Town Strategic</del><u>The AGT Framework and Infrastructure Delivery</u> SPD will set out in detail when infrastructure is required and how it will be delivered and funded</li> <li>c. Community and stakeholder engagement is embedded within the design and delivery of the Garden Town from the outset. The stakeholder and engagement strategy for the Garden Town will need to be taken into account and long-term community engagement planned for</li> <li>d. Development will be delivered to provide a truly balanced <del>and</del><u>inclusive and accessible</u> community <del>and</del><u>that</u> meet the needs of local people, including the mix of dwellings sizes, tenures and types including provision for custom and self build and for an ageing population (in line with policies H5, <del>H6</del> <u>H6a, b and c</u>); the Garden Town will also deliver housing for those most in need through delivery of a minimum of 25% affordable housing (in line with policy H1)</li> <li>e. Providing and promoting opportunities for <u>local</u> employment for new and existing residents, both within and alongside new garden communities, to support and enhance the overall economic viability of Aylesbury Garden Town (inline with policies E1, E2, E3, <del>and</del> <u>E4 and E5</u>)</li> <li>f. Promote and encourage sustainable travel choices through <del>the requirement of travel</del><u>integrated, forward looking and accessible transport options which support economic prosperity and wellbeing for residents. Travel plans will be required</u> to increase walking, cycling and the promotion of public transport routes connecting new garden communities to the town and beyond.</li> </ol>

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			<p>need to be taken into account and long-term community engagement planned for</p> <p>d. Development will be delivered to provide a truly balanced and inclusive community and meet the needs of local people, including the mix of dwellings sizes, tenures and types including provision for custom and self build and for an ageing population (in line with policies H5, H6 and H7); the Garden Town will also deliver housing for those most in need through delivery of a minimum of 25% affordable housing (in line with policy H1)</p> <p>e. Providing and promoting opportunities for employment for new and existing residents, both within and alongside new garden communities, to support and enhance the overall economic viability of Aylesbury Garden Town (inline with policies E1, E2, E3 and E4)</p> <p>f. Promote and encourage sustainable travel choices through the requirement of travel plans to increase walking, cycling and the promotion of public transport routes connecting new garden communities to the town and beyond. New development should be planned around a user hierarchy that places pedestrians and cyclists at the top. Consideration should also be given to delivering electric vehicle infrastructure in new development and disability discrimination requirements. Policies T1, T2, T3, T4, T5, T6 and T7 should be taken into account</p> <p>g. New garden communities should be designed to be easily accessible and create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community service and facilities including health, education, retail, culture, community meeting spaces, multifunctional open space, sports and leisure facilities and well connected to public transport. Policies I2 and I3 should be taken into account. Site-specific supplementary planning documents (SPDs) will be developed as required to set out clear and detailed requirements for place-making</p> <p>h. Creation of distinctive environments which seek to achieve a minimum of 50% land within the proposed garden communities as local and strategic green infrastructure which should be designed as multifunctional, accessible, and maximise benefits such as wildlife, recreation and water management. This will include land required to mitigate the ecological and flood risk impacts of development. Management regimes should be developed in tandem with the detailed development of GI for each of the garden communities. Policies I1, I2, I3, NE1, NE2, NE3, NE4 and NE5 should be taken into account. Site-specific SPDs will be developed as required to set out clear and detailed requirements</p>	<p>New development should be planned around a user hierarchy that places pedestrians and cyclists at the top. Consideration should also be given to delivering electric vehicle infrastructure in new development and disability discrimination requirements. Policies T1, T2, T3, T4, T5, T6 and T7 should be taken into account</p> <p>g. New garden communities should be designed to be easily accessible and <u>maximize opportunities to integrate with existing communities to create healthy, sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community service and facilities including health/wellbeing, education, retail, culture, community meeting spaces, multifunctional open space, sports and leisure facilities and well connected to public transport.</u> Policies I2 and I3 should be taken into account. <del>Site</del><u>A site-specific supplementary planning documents (SPDs document (SPD))</u> will be developed as required to set out clear and detailed <del>requirements</del> <u>advice</u> for place-making</p> <p>h. Creation of distinctive environments which seek to achieve a minimum of 50% land within the proposed garden communities as local and strategic <u>multi functional</u> green infrastructure which should be designed as multifunctional, accessible, and maximise benefits <del>such as for</del> <u>wildlife, recreation and water management.</u> This will include land required to mitigate the ecological and flood risk impacts of development. <u>As part of the masterplan for allocated sites, areas of Best and Most Versatile Agricultural Land will be preferred to be used for green infrastructure.</u> Management regimes should be developed in tandem with the detailed development of GI for each of the garden communities. Policies I1, I2, I3, <del>I4, I5, I6,</del> NE1, NE2, NE3, NE4 and NE5 should be taken into account. <del>A Site-specific SPDs</del> <u>Masterplan SPD</u> will be developed <del>as required for AGT1 Aylesbury South in order to</del> set out clear and detailed <del>requirements</del> <u>advice</u> for place-making</p> <p>i. Establishing opportunities for appropriate and sustainable governance and stewardship arrangement for community assets including green space, public realm, community and other relevant facilities. Such arrangements should be funded by developments and include community representation</p> <p>j. <del>To preserve or enhance heritage assets including through mitigation as required.</del> <u>New garden communities should be designed to be resilient places that allow for changing demographics, future growth and the impacts of climate change by anticipating opportunities for technological change including renewable energy measures and 5G.</u></p>

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			<p>for place-making</p> <p>i. Establishing opportunities for appropriate and sustainable governance and stewardship arrangement for community assets including green space, public realm, community and other relevant facilities. Such arrangements should be funded by developments and include community representation</p> <p>j. To preserve or enhance heritage assets including through mitigation as required.</p>	
MM032	72	4.33	Given the large number of smaller sites that make up this allocation, an overall masterplan SPD will be essential to ensure a co-ordinated and comprehensive approach to development, and to guide phasing of the site.	Given the large number of smaller <u>parcels sites</u> that make up this allocation, an overall <u>AGT1 Masterplan</u> SPD will be essential to ensure a co-ordinated and comprehensive approach to development, and to guide phasing of the site. <u>This must include a coordinated approach to vehicular access which should be achieved from the B4443 Lower Road and A413 Wendover Road.</u>
MM033	72	4.35	Parts of the overall site have individual planning applications which are at varying stages. SMD004 has an as-yet undetermined application for 125 dwellings (16/04608/AOP). SMD018 has outline planning permission for 117 dwellings.	<p><del>Parts of the overall site have individual planning applications which are at varying stages. The current planning status of the site is as follows:</del></p> <ul style="list-style-type: none"> <li>• <u>The western parcel of SMD004 has an as-yet undetermined application detailed permission for 125 dwellings and is under construction (18/00913/ADP16/04608/AOP). SMD018 has outline planning permission for 117 dwellings.</u></li> <li>• <u>There is an as yet undetermined application for 750 dwellings which covers the remainder of SMD004 as well as SMD006 (19/01628/AOP).</u></li> </ul> <p><u>The 125 permitted dwellings are expected to be delivered between 2019 and 2022. The remainder of the site is to come forward in the later years of the plan between 2024 and 2033, as it is dependent on the delivery of infrastructure related to the development of HS2. The AGT1 Masterplan SPD will provide further guidance and information on phasing expected time of delivery.</u></p>
MM034	72	4.37	<p>A Master Plan SPD for the site will establish the site layout and disposition of land uses. The development will adhere to the following place-shaping principles:</p> <p>integration between the existing built-up area of Aylesbury and new development</p> <p>maintain the settings and individual identity of Stoke Mandeville</p> <p>connections to existing footpaths and cycleways and to public transport, enabling sustainable travel</p> <p>take account of long-distance views across the site to the Chilterns AONB</p> <p>respond positively to the best characteristics of the surrounding area</p> <p>provision of green corridors linking development with the surrounding communities and wider countryside.</p>	<p><del>A Master Plan</del> <u>The AGT1 Masterplan</u> SPD for the site will <del>establish</del> <u>elaborate on policy D-AGT1 by advising on</u> the site layout and disposition of land uses. <del>The development will adhere to the following place-shaping principles:</del></p> <ul style="list-style-type: none"> <li>• <del>integration between the existing built up area of Aylesbury and new development</del></li> <li>• <del>maintain the settings and individual identity of Stoke Mandeville</del></li> <li>• <del>connections to existing footpaths and cycleways and to public transport, enabling sustainable travel</del></li> <li>• <del>take account of long-distance views across the site to the Chilterns AONB</del></li> <li>• <del>respond positively to the best characteristics of the surrounding area</del></li> <li>• <del>provision of green corridors linking development with the surrounding communities and wider countryside.</del></li> </ul> <p><u>The vision and objectives for the site are set out below:</u></p> <ul style="list-style-type: none"> <li>• <del>To create a new comprehensively planned garden community in an urban extension to the town which is derived from the field pattern and landscape features on the site.</del></li> <li>• <del>The design and layout of the site should take account of the proximity to lower density housing in Stoke Mandeville and the existing edge of Aylesbury.</del></li> <li>• <del>The site layout and design should also take account with key long-distance views to the Chiltern Hills.</del></li> <li>• <del>The scheme will also enable the delivery of a distributor road between Lower Road and Wendover Road to cross the railway line.</del></li> </ul>

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				<ul style="list-style-type: none"> <li>• <del>Creating a high quality built and semi-natural environment, providing high quality housing for both the private and social sectors as well as provision of new community facilities.</del></li> <li>• <del>The site will be opened up to a range of open spaces, including the new linear park, and have been carefully designed to respect the identity and character of existing urban area.</del></li> <li>• <del>This mixed use development is in a highly accessible location that reinforces the town's infrastructure and provides homes, community facilities and recreational opportunities for its future residents and neighbours.</del></li> </ul>
MM035	74	D-AGT1 South Aylesbury	<p><b><u>New box underneath: Size (hectares)</u></b></p> <p><b>Allocated for (key transport development and land use requirements)</b></p> <ul style="list-style-type: none"> <li>• 1,000 dwellings</li> <li>• One primary school</li> <li>• Multi-functional green infrastructure</li> <li>• Link road between Lower Road and Wendover Road</li> <li>• Aylesbury South East Link Road (A413 to B4443 Lower Road)</li> <li>• Local centre</li> <li>• Cycling and walking links</li> </ul> <p><b>Site-specific Requirements</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>a. Provision of land for around 1,000 dwellings at a density that takes account of the adjacent settlement character and identity</li> <li>b. Provision of 5 Gypsy and Traveller pitches</li> <li>c. Provision of a dual carriageway distributor road between Lower Road and Wendover Road to cross the railway line</li> <li>d. Provision of new access points into the sites</li> <li>e. Provision for public transport into the town and to surrounding areas</li> <li>f. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</li> <li>g. Proposals must retain and enhance existing habitats where</li> </ol>	<p><i>Add new row to policy below site size:</i></p> <p><b><u>Expected time of delivery</u></b></p> <p><u>125 homes to be delivered 2018-2023 and 875 homes to be delivered 2024-2033</u></p> <p><b>Allocated for (key transport development and land use requirements)</b></p> <ul style="list-style-type: none"> <li>• 1,000 dwellings</li> <li>• One primary school</li> <li>• Multi-functional green infrastructure</li> <li>• <del>Link road between Lower Road and Wendover Road</del></li> <li>• Aylesbury South East Link Road (A413 to B4443 Lower Road)</li> <li>• Local centre</li> <li>• Cycling and walking links</li> </ul> <p><b>Site-specific Requirements</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>a. Provision of land for <del>around</del> <u>at least</u> 1,000 dwellings at a density that takes account of the adjacent settlement character and identity, <u>integrates new development with the existing built area of Aylesbury and responds positively to the best characteristics of the surrounding area</u></li> <li>b. Provision of 5 Gypsy and Traveller pitches</li> <li>c. <del>Provision</del> <u>Prioritising the delivery</u> of a dual carriageway distributor road between <u>B4443 Lower Road and A413 Wendover Road</u> to cross the railway line</li> <li>d. Provision of new access points into the sites <u>development parcels from the B4443 (Lower Road) and A413 (Wendover Road). No vehicular access to or from the South East Aylesbury Link Road (SEALR) will be permitted to serve the development parcels.</u></li> <li>e. Provision for public transport into the town and to surrounding areas</li> <li>f. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</li> <li>g. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding</li> </ol>

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			<p>practicable, including the creation of linkages with surrounding wildlife assets</p> <p>h. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside</p> <p>i. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB</p> <p>j. Detailed modelling will be required to confirm 1 in 20, 100 and 1,000 year extents and 1 in 100 year plus climate change extents on the ordinary watercourse (see SFRA Level 2)</p> <p>k. Surface water modelling should be undertaken to define the level of surface water risk and the risk areas/flow paths. Climate change should be modelled using the +40% allowance (February 2016) for rainfall intensity. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere. Opportunity to mitigate against potential surface water flooding of Stoke Mandeville Hospital</p> <p>l. Risk of overtopping or breach of the Aylesbury Arm (Grand Union Canal) should be modelled</p> <p>m. The development should be designed using a sequential approach. Flood Zones 2 and 3, and 3a plus climate change (subject to a detailed flood risk assessment) should be preserved as green space, with built development restricted to Flood Zone 1</p> <p>n. Drainage designs should 'design for exceedance' and accommodate existing surface water flow routes, with development located outside surface water flood areas</p> <p>o. Provision of buffer between the new development and Stoke Mandeville</p> <p>provision of land, buildings and car parking for a combined primary school, including playing field provision</p> <p>p. Provision of land, buildings and car parking for a new local centre, including community hall</p> <p>q. Provision of on-site health facilities and community buildings (including temporary buildings if necessary)</p> <p>Provision of and contribution to infrastructure as appropriate.</p> <p><b>Implementation Approach</b></p> <p>Development of the South Aylesbury Strategic Site Allocation will come forward towards the latter end of the Plan period, and only once a Masterplan SPD for the allocation has been prepared and adopted by the Council. Proposals for development within the South Aylesbury Strategic Site Allocation will be expected to demonstrate how they</p>	<p>wildlife assets <u>and green corridors linking development with the wider countryside and surrounding communities</u></p> <p>h. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside <u>as part of a high quality built and semi-natural environment</u></p> <p>i. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB <u>and the field pattern and landscape features on the site</u></p> <p>j. Detailed modelling will be required to confirm 1 in 20, 100 and 1,000 year extents and 1 in 100 year plus climate change extents on the ordinary watercourse (see SFRA Level 2)</p> <p>k. Surface water modelling should be undertaken to define the level of surface water risk and the risk areas/flow paths. Climate change should be modelled using the +40% allowance (February 2016) for rainfall intensity. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere. Opportunity to mitigate against potential surface water flooding of Stoke Mandeville Hospital</p> <p>l. Risk of overtopping or breach of the Aylesbury Arm (Grand Union Canal) should be modelled</p> <p>m. The development should be designed using a sequential approach. Flood Zones 2 and 3, and 3a plus climate change (subject to a detailed flood risk assessment) should be preserved as green space <u>as shown in the policies map as the area of 'not built development'</u>, <del>with built</del> <u>Built development should be</u> restricted to Flood Zone 1</p> <p>n. Drainage designs should 'design for exceedance' and accommodate existing surface water flow routes, with development located outside surface water flood areas</p> <p>o. Provision of buffer between the new development and Stoke Mandeville <u>to maintain the setting and individual identity of the village</u></p> <p>p. Provision of land, buildings and car parking for a combined primary school, including playing field provision, <u>and a contribution to upper school provision</u></p> <p>q. Provision of land, buildings and car parking for a new local centre, including <del>community hall</del> <u>a minimum of 370 sq m of convenience retail floorspace</u></p> <p>r. Provision of <u>financial contributions towards off-site</u> <del>on-site</del> health facilities <u>and community buildings (including temporary buildings if necessary)</u></p> <p>s. <u>Provision of community buildings, including temporary buildings if necessary</u></p> <p>t. Provision of and contribution to infrastructure as appropriate.</p> <p>u. <u>Retention of the Grade II listed Magpie Cottage within an appropriate setting</u></p> <p><b>Implementation Approach</b></p> <p>Development of the South Aylesbury Strategic Site Allocation will come forward towards the latter end of the Plan period, and only once a <u>AGT1</u> Masterplan SPD for the allocation has been prepared and adopted by the Council. Proposals for development within the South Aylesbury Strategic Site Allocation will be expected to demonstrate how they positively contribute to the achievement of the SPD and the Aylesbury Garden Town Principles as set out in Policies <del>D1 and D2</del>. Any development on this site should be in</p>

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			positively contribute to the achievement of the SPD and the Aylesbury Garden Town Principles as set out in Policies D1 and D2. Any development on this site should be in accordance with the overarching policies and principles for the development of Aylesbury Garden Town.	accordance with the overarching policies and principles for the development of Aylesbury Garden Town.
MM036	76	4.40	<p>The allocation comprises the following sites:</p> <ul style="list-style-type: none"> <li>Land between Oxford Road, Standalls Farm and Aylesbury – up to 1,382 dwellings</li> <li>Land at Lower Road Aylesbury – already committed for 190 dwellings</li> <li>Land between Marsh Lane, Princes Risborough Railway Line and Aylesbury – up to 168 dwellings.</li> </ul>	<p>The allocation comprises the following sites:</p> <ul style="list-style-type: none"> <li>Land between Oxford Road, Standalls Farm and Aylesbury (<u>STO016 and SMD009</u>) – up to <u>1,382,400</u> dwellings</li> <li>Land at Lower Road Aylesbury (<u>SMD012</u>) – already <del>committed</del> <u>permitted</u> for 190 dwellings</li> <li><del>Land between Marsh Lane, Princes Risborough Railway Line and Aylesbury – up to 168 dwellings.</del></li> </ul>
MM037	76	4.42	The majority of the allocation is planned to come forward later in the Plan period especially due to the relationship to and dependence on the delivery of HS2. The site comprises agricultural land located to the south and south-west of the built-up area of Aylesbury. To the north-east lies existing residential development fronting Lower Road, Bucks CC Sports Club and playing fields and Booker Park School. Part of the site wraps around the existing commercial buildings of the Fountain Business Centre and Stoke Mandeville Auto Centre. To the west and south lies open countryside.	The majority of the allocation is planned to come forward <del>later in the Plan period</del> <u>between 2022 and 2033 and the delivery will be affected by the site's</u> <del>especially due to the</del> relationship to and dependence on the delivery of HS2. The site comprises agricultural land located to the south and south-west of the built-up area of Aylesbury. To the north-east lies existing residential development fronting Lower Road, Bucks CC Sports Club and playing fields and Booker Park School. Part of the site wraps around the existing commercial buildings of the Fountain Business Centre and Stoke Mandeville Auto Centre. To the west and south lies open countryside.
MM038	76	4.43	The site boundaries are defined by established hedgerows with occasional hedgerow trees There are existing public footpaths which cross the fields to the west and south of the site. Two listed buildings are associated with Hall End Farmhouse and Stoke Cottage. Hartwell House historic park and garden and Hartwell conservation area and numerous listed buildings are located due west of the site. The HS2 route forming the southern boundary to the site could be a significant constraint and will have a potential effect on the developable area and mitigation. A noise buffer will be required which will reduce the developable area of the site. Delivery of access to the site will need to take into account the differing levels between the realigned A410 and the underpass of the Aylesbury to Princes Risborough railway line. This needs to be fully considered through the preparation of the SPD. There is an area of flood risk zone to the north of the site, from the Stoke Brook and surface water and groundwater flood risk as set out in the SFRA Level 2. Overhead power lines bisect the site to the south-west. The areas of the site in Flood Zones 2 and 3 and HS2 buffer zone will only be suitable for green infrastructure, a strategic link road and footpaths. There are existing hedges and	The site boundaries are defined by established hedgerows with occasional hedgerow trees. There are existing public footpaths which cross the fields to the west and south of the site. Two listed buildings are associated with Hall End Farmhouse and Stoke Cottage. Hartwell House historic park and garden and Hartwell conservation area and numerous listed buildings are located due west of the site. The HS2 route forming the southern boundary to the site could be a significant constraint and will have a potential effect on the developable area and mitigation. A noise buffer will be required which will reduce the developable area of the site. Delivery of access to the site will need to take into account the differing levels between the realigned <del>A410</del> <u>A4010</u> and the underpass of the Aylesbury to Princes Risborough railway line. <del>This needs to be fully considered through the preparation of the SPD.</del> There is an area of flood risk zone to the north of the site, from the Stoke Brook and surface water and groundwater flood risk as set out in the SFRA Level 2. Overhead power lines bisect the site to the south-west. The areas of the site in Flood Zones 2 and 3 and HS2 buffer zone will only be suitable for green infrastructure, a strategic link road and footpaths. There are existing hedges and mature trees including black poplars and these features must be retained. Highways impacts on Marsh Lane and sustainable transport options into Aylesbury need to be addressed.

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			mature trees including black poplars and these features must be retained. Highways impacts on Marsh Lane and sustainable transport options into Aylesbury need to be addressed.	
MM039	77	4.47	<p>The Masterplan SPD for the site will establish more detail with regard to the site layout and disposition of land uses. The development will adhere to the following place-shaping principles:</p> <ul style="list-style-type: none"> <li>• Integration of new development with the existing build area of Aylesbury, and the surrounding countryside</li> <li>• Consideration of the impact of HS2 and flood risk on the site</li> <li>• Provide sustainable connections to existing urban area and to the countryside beyond through provision of cycleways, footpaths and access to public transport</li> <li>• Take account of long-distance views across the site to the Chilterns AONB</li> <li>• Respond positively to the best characteristics of the surrounding area</li> <li>• Provision of green corridors linking development with surrounding communities</li> </ul>	<p><i>Delete paragraph 4.47:</i></p> <p><del>The Masterplan SPD for the site will establish more detail with regard to the site layout and disposition of land uses. The development will adhere to the following place-shaping principles:</del></p> <ul style="list-style-type: none"> <li><del>• Integration of new development with the existing build area of Aylesbury, and the surrounding countryside</del></li> <li><del>• Consideration of the impact of HS2 and flood risk on the site</del></li> <li><del>• Provide sustainable connections to existing urban area and to the countryside beyond through provision of cycleways, footpaths and access to public transport</del></li> <li><del>• Take account of long-distance views across the site to the Chilterns AONB</del></li> <li><del>• Respond positively to the best characteristics of the surrounding area</del></li> <li>• <u>Provision of green corridors linking development with surrounding communities</u></li> </ul>
MM040	77	4.49	<p>The vision and objectives for the site are set out below:</p> <ul style="list-style-type: none"> <li>• To create a new garden community derived from the field pattern and mature landscape features on the site.</li> <li>• The design and layout of the site should take account of the proximity to lower density housing in Stoke Mandeville and the existing edge of Aylesbury. The site layout and design should also take account of key long-distance views to the Chiltern Hills, and also the new hard boundary of the site with HS2 and the associated linear park alongside it.</li> <li>• The scheme will also enable the delivery of the South West Link Road, relieving traffic pressures in the town centre and enabling easier vehicular movement around Aylesbury.</li> <li>• The site will improve and mitigate existing flood risk, and provide flood alleviation to Stoke Brook, through diversion of the brook and appropriate complementary measures, such as attenuation lakes, which provide betterment to the existing community.</li> <li>• Creating a high quality built and semi-natural environment, providing high quality housing for both the private and social sectors as well as provision of new community facilities.</li> </ul>	<p><i>Delete paragraph 4.49:</i></p> <p><del>The vision and objectives for the site are set out below:</del></p> <ul style="list-style-type: none"> <li><del>• To create a new garden community derived from the field pattern and mature landscape features on the site.</del></li> <li><del>• The design and layout of the site should take account of the proximity to lower density housing in Stoke Mandeville and the existing edge of Aylesbury. The site layout and design should also take account of key long distance views to the Chiltern Hills, and also the new hard boundary of the site with HS2 and the associated linear park alongside it.</del></li> <li><del>• The scheme will also enable the delivery of the South West Link Road, relieving traffic pressures in the town centre and enabling easier vehicular movement around Aylesbury.</del></li> <li><del>• The site will improve and mitigate existing flood risk, and provide flood alleviation to Stoke Brook, through diversion of the brook and appropriate complementary measures, such as attenuation lakes, which provide betterment to the existing community.</del></li> <li><del>• Creating a high quality built and semi-natural environment, providing high quality housing for both the private and social sectors as well as provision of new community facilities.</del></li> <li><del>• The site will be opened up to a range of open spaces, including the new linear park, and have been carefully designed to respect the identity and character of the existing urban area.</del></li> <li><del>• Further flood mitigation measures that will benefit the site and also cover part of the town will be provided, in addition to a sustainable urban drainage system to meet the needs of the development.</del></li> <li><del>• This mixed use development is in a highly accessible location that reinforces the town's infrastructure and provides homes, community facilities and recreational opportunities for its future residents and neighbours.</del></li> </ul>



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			<ul style="list-style-type: none"> <li>The site will be opened up to a range of open spaces, including the new linear park, and have been carefully designed to respect the identity and character of the existing urban area.</li> <li>Further flood mitigation measures that will benefit the site and also cover part of the town will be provided, in addition to a sustainable urban drainage system to meet the needs of the development.</li> <li>This mixed use development is in a highly accessible location that reinforces the town's infrastructure and provides homes, community facilities and recreational opportunities for its future residents and neighbours.</li> </ul>	
MM041	78	D-AGT2 South west Aylesbury	<p><b>Allocated for (key development and land use requirements)</b></p> <ul style="list-style-type: none"> <li>Around 1,550 dwellings</li> <li>One primary school</li> <li>Multi-functional green infrastructure (totalling 56.33ha)</li> <li>Strategic flood defences and surface water attenuation</li> <li>South West Link Road between Stoke Mandeville A4010 realignment and A418 Oxford Road single carriageway (safeguarded for future dualling) Junction improvements at A413 and A418</li> <li>Provision of a linear park</li> <li>Buffer zone for HS2 and noise mitigation</li> <li>Cycling and walking links</li> </ul> <p><b>Site-specific Requirements</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>Provision for land for around 1,550 dwellings at a density that takes account of the adjacent settlement character and identity. The development should be integrated with the existing built area of Aylesbury and respond positively to the best characteristics of the surrounding area to deliver a high quality built and semi-natural environment</li> <li>Provision of five Gypsy and Traveller pitches</li> <li>Consideration must be given to the provision of a buffer and</li> </ol>	<p>Add new table row for 'Expected time of delivery' to policy below 'Size (hectares):'</p> <p><b>Expected time of delivery</b></p> <p><u>250 homes to be delivered 2018-2023 and 1,350 homes to be delivered 2024-2033</u></p> <p><b>Allocated for (key development and land use requirements)</b></p> <ul style="list-style-type: none"> <li><del>Around</del> <u>At least 1,550</u> 1,590 dwellings</li> <li>One primary school</li> <li>Multi-functional green infrastructure (totalling 56.33ha)</li> <li>Strategic flood defences and surface water attenuation including flood mitigation via a diversion of Stoke Brook</li> <li>South West Link Road between Stoke Mandeville A4010 realignment and A418 Oxford Road single carriageway (safeguarded for future dualling) Junction improvements at A413 and A418</li> <li>Provision of a linear park</li> <li>Buffer zone for HS2 and noise mitigation</li> <li>Cycling and walking links</li> </ul> <p><b>Site-specific Requirements</b></p> <p>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 <del>and the Masterplan SPD to be prepared for the site.</del> In addition, proposals should comply with the following criteria:</p> <ol style="list-style-type: none"> <li><u>Create a new garden community providing</u> <del>Provision for</del> land for <del>around</del> <u>at least 1,550-1590</u> dwellings at a density that takes account of the adjacent settlement character and identity. <u>The development should be integrated with the existing built area of Aylesbury and respond positively to the best characteristics of the surrounding area to deliver a high quality built and semi-natural environment</u></li> <li><u>The scheme will also enable the delivery of the South West Link Road, relieving traffic pressures in the town centre and enabling easier vehicular movement around Aylesbury</u></li> </ol>

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			<p>associated mitigation to reduce the impact on HS2 on the residents</p> <p>d. Provision of land, building and car parking for one primary school with a pre-school, funding to support for a children’s centre, upper school provision, grammar school provision, and expansion of existing special schools</p> <p>e. Existing vegetation should be retained where practicable, including woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, including pedestrian and cycle routes, to directly and appropriately link the site with surrounding communities and facilities.</p> <p>f. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages, including green corridors, with surrounding wildlife assets and surrounding communities</p> <p>g. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB and reflecting the field pattern and mature landscape features on the site</p> <p>h. Provision for public transport into the town and to surrounding areas</p> <p>i. Detailed modelling will be required to confirm flood zone and climate change extents. The Environment Agency and lead local flood authority should be consulted to obtain the latest hydraulic modelling for the site at the time of the flood risk assessment. They will advise as to whether existing detailed models need to be updated</p> <p>j. The development should be designed using a sequential approach. Flood Zones 2 and 3 and 3a plus climate change (subject to detailed flood risk assessment) should be preserved as green space with built development restricted to Flood Zone 1</p> <p>k. Residual risk to the site should be investigated, for example overtopping or breach of the Aylesbury Vale Flood Alleviation Scheme storage areas, risk of overtopping or breach from the Aylesbury Arm (Grand Union Canal), impact of blockage of the A418 culvert on flood risk and deployment of the temporary</p>	<p>c. Provision of five Gypsy and Traveller pitches</p> <p>d. Consideration must be given to the provision of a buffer and associated mitigation to reduce the impact on HS2 on the residents</p> <p>e. Provision of land, building and car parking for one primary school with a pre-school, funding to support for a children’s centre, upper school provision, grammar school provision, and expansion of existing special schools</p> <p>f. Existing vegetation should be retained where practicable, including woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, <u>including pedestrian and cycle routes,</u> to directly and appropriately link the site with surrounding communities and facilities.</p> <p>g. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages, <u>including green corridors,</u> with surrounding wildlife assets and surrounding communities. The site will be opened up to a range of open spaces, <u>including the new linear park alongside HS2, and have been carefully designed to respect the identity and character of the existing urban area</u></p> <p>h. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB <u>respond positively to the best characteristics of the surrounding area and reflecting the field pattern and mature landscape features on the site</u></p> <p>i. Provision for public transport into the town and to surrounding areas</p> <p>j. Detailed modelling will be required to confirm flood zone and climate change extents. The Environment Agency and lead local flood authority should be consulted to obtain the latest hydraulic modelling for the site at the time of the flood risk assessment. They will advise as to whether existing detailed models need to be updated</p> <p>k. The development should be designed using a sequential approach. Flood Zones 2 and 3 and 3a plus climate change (subject to detailed flood risk assessment) should be preserved as green space <u>as shown in the policies map as the area of ‘not built development’.</u> <del>with built</del> Built development <u>should be restricted to Flood Zone 1</u></p> <p>l. Residual risk to the site should be investigated, for example overtopping or breach of the Aylesbury Vale Flood Alleviation Scheme storage areas, risk of overtopping or breach from the Aylesbury Arm (Grand Union Canal), impact of blockage of the A418 culvert on flood risk and deployment of the temporary barriers at the Willows</p> <p>m. Flood alleviation through measures identified in the SFRA Level 2 for investigation, <u>including through flood alleviation systems benefitting the wider community and provision of sustainable drainage systems (SUDS),</u> will be required to reduce pressure on the existing drainage network. <u>The site will also provide flood alleviation to Stoke Brook through diversion of the brook and appropriate complementary measures, such as attenuation lakes.</u></p> <p>n. Surface water modelling should be undertaken to define the level of surface water risk and the risk areas/flow paths. Climate change should be modelled using the +40% allowance (February 2016) for rainfall intensity. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere</p> <p>o. A site drainage strategy should consider whether infiltration is feasible under all groundwater conditions and a site investigation carried out to identify likely groundwater levels. A potential detailed hydrogeological assessment may be required, subject to the outcomes of the site investigation. The site should be designed with consideration of potentially high groundwater levels, subject to the above. An assessment of modifications in the behaviour of the groundwater system underlying the site carried out due to the development and any proposed mitigation, together with assessment of off-site implications/impacts on groundwater flood risk, particularly to the communities of Walton Court, Southcourt and the Willows to the north. A drainage strategy should assess and detail the management of the above groundwater findings together with interactions with surface water and watercourses</p> <p>p. The impact of the blockage of the culvert under the railway should be modelled</p> <p>q. New major transport infrastructure such as <del>Stoke Mandeville A4010 realignment,</del> <u>the A413-A418 Link Road and HS2</u> should be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk. They should also be designed to ensure that they remain operational and safe for users in times of flood</p> <p>r. <del>Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside,</del> <u>Integration of new development with existing built up area of Aylesbury and existing countryside through internal and external walking and cycling links and through 50% AnGST compliant GI and deliver open spaces that respect the character and identity</u></p>

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			<p>barriers at the Willows</p> <p>l. Flood alleviation through measures identified in the SFRA Level 2 for investigation including through flood alleviation system benefitting the wider community and provision of sustainable drainage systems (SUDS) will be required to reduce pressure on the existing drainage network</p> <p>m. Surface water modelling should be undertaken to define the level of surface water risk and the risk areas/flow paths. Climate change should be modelled using the +40% allowance (February 2016) for rainfall intensity. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere</p> <p>n. A site drainage strategy should consider whether infiltration is feasible under all groundwater conditions and a site investigation carried out to identify likely groundwater levels. A potential detailed hydrogeological assessment may be required, subject to the outcomes of the site investigation. The site should be designed with consideration of potentially high groundwater levels, subject to the above. An assessment of modifications in the behaviour of the groundwater system underlying the site carried out due to the development and any proposed mitigation, together with assessment of off-site implications/impacts on groundwater flood risk, particularly to the communities of Walton Court, Southcourt and the Willows to the north. A drainage strategy should assess and detail the management of the above groundwater findings together with interactions with surface water and watercourses</p> <p>o. The impact of the blockage of the culvert under the railway should be modelled</p> <p>p. New major transport infrastructure such as Stoke Mandeville A4010 realignment, A413-A418 Link Road and HS2 should be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk. They should also be designed to ensure that they remain operational and safe for users in times of flood</p> <p>q. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside, and deliver open spaces that respect the character and identity of the existing urban area</p> <p>r. Provision of on-site health facilities and community buildings</p>	<p><u>of the existing urban area</u></p> <p>s. Provision of <del>on-site</del> <u>financial contributions towards off-site</u> health facilities and <del>community buildings (including temporary community buildings if necessary)</del></p> <p>t. <u>Provision of community buildings, including temporary buildings if necessary</u></p> <p>u. Provision of and contribution to infrastructure as appropriate.</p> <p>v. <u>Retention of a suitable setting for Grade II listed Hall End farm house and Stoke Cottage</u></p> <p><b>Implementation Approach</b></p> <p>Development of the South west Aylesbury Strategic Site Allocation will come forward towards the latter end of the Plan period, and only once a Masterplan and Delivery SPD for the allocation has been prepared and adopted by the Council.</p>

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			<p>(including temporary buildings if necessary)</p> <p>s. Provision of and contribution to infrastructure as appropriate.</p> <p><b>Implementation Approach</b></p> <p>Development of the South west Aylesbury Strategic Site Allocation will come forward towards the latter end of the Plan period, and only once a Masterplan and Delivery SPD for the allocation has been prepared and adopted by the Council.</p>	
MM042	80	4.51	<p>The allocation comprises the following sites:</p> <ul style="list-style-type: none"> <li>• Woodlands: allocated for 1,100 dwellings and 102,800 sqm of employment land alongside infrastructure. This site will form a key development area of employment and custom build housing to support the growth of the Garden Town</li> <li>• Manor Farm: allocated for 350 dwellings</li> <li>• Westonmead Farm: allocated for 60 dwellings</li> <li>• College Farm: allocated for 250 dwellings</li> </ul>	<p>The allocation comprises the following sites:</p> <ul style="list-style-type: none"> <li>• <del>Woodlands;</del> <u>College Road North (WTV018)</u> – allocated for <u>and has a resolution to grant permission subject to a Section 106 agreement for 1,100 dwellings (1,000 up to 2033 and 100 after the plan period)</u> and 102,800 sqm of employment land alongside infrastructure. This site will form a key development area of employment and custom build housing to support the growth of the Garden Town</li> <li>• <del>Manor Farm;</del> <u>Broughton (BIE022)</u> – allocated for 350 dwellings</li> <li>• <del>Westonmead Farm;</del> <u>A41 London Road (WTV017)</u> – allocated for <del>60</del>157 dwellings</li> <li>• <del>College Farm;</del> <u>(AST037)</u> – allocated for 250 dwellings</li> </ul>
MM043	81	4.59	<p>The area of the site known as Woodlands has a current planning application, 16/01040/AOP, as yet undetermined. It proposes up to 102,800 sqm of employment land, a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage, and up to 1,100 dwellings (including custom and self build units), and a 60-bed care home/extra care facility.</p>	<p><u>The current planning status of the site is as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>The area of the site known as Woodlands (WTV018) has a current planning application, 16/01040/AOP, which has a resolution to grant permission subject to a Section 106 agreement as yet undetermined.</u> It proposes up to 102,800 sqm of employment land, a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage, and up to 1,100 dwellings (including custom and self build units), and a 60-bed care home/extra care facility.</li> <li>• <u>Westonmead Farm (WTV017) has an as yet undetermined application in for 157 dwellings (19/00619/AOP).</u></li> </ul>
MM044	81	4.60	<p>Development of this site will commence within the first five years of the Plan period, and will complete by the end of the Plan period.</p>	<p><del>Development of the first 1,000 homes of Woodlands this site will commence within the first five years of the Plan period, projected to deliver between 2021 and 2033, with the final 100 delivering by 2034. and Delivery of will complete by the end of the Plan period the remainder of the site is expected between 2024 and 2033.</del></p>
MM045	81	4.61	<p>Detail about phasing and implementation will be set out in the Masterplan SPD for the site.</p>	<p><del>Delete paragraph 4.61</del></p> <p>Detail about phasing and implementation will be set out in the Masterplan SPD for the site.</p>
MM046	81	4.63	<p>The Masterplan SPD for the site will establish more detail with regard to the site layout and disposition of land uses. The development will adhere to the following place-shaping principles:</p> <ul style="list-style-type: none"> <li>• Integration of new development with the existing build area of Aylesbury, and the surrounding countryside</li> <li>• Provision of employment to support the growth of the Garden Town</li> <li>• Provide sustainable connections to existing urban area and to the countryside beyond through provision of cycleways,</li> </ul>	<p><del>Delete paragraph 4.63</del></p> <p>The Masterplan SPD for the site will establish more detail with regard to the site layout and disposition of land uses. The development will adhere to the following place-shaping principles:</p> <ul style="list-style-type: none"> <li>• <del>Integration of new development with the existing build area of Aylesbury, and the surrounding countryside</del></li> <li>• <del>Provision of employment to support the growth of the Garden Town</del></li> <li>• <del>Provide sustainable connections to existing urban area and to the countryside beyond through provision of cycleways, footpaths and access to public transport</del></li> </ul>

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			<p>footpaths and access to public transport</p> <ul style="list-style-type: none"> <li>• Take account of long-distance views across the site to the Chilterns AONB</li> <li>• Respond positively to the best characteristics of the surrounding area</li> <li>• Provision of green corridors linking development with surrounding communities.</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Take account of long distance views across the site to the Chilterns AONB</del></li> <li>• <del>Respond positively to the best characteristics of the surrounding area</del></li> <li>• <del>Provision of green corridors linking development with surrounding communities.</del></li> </ul>
MM047	82	4.65	<p>The vision and objectives for the site are set out below:</p> <ul style="list-style-type: none"> <li>• A new garden community to the eastern edge of Aylesbury.</li> <li>• An opportunity to provide much-needed infrastructure and employment for the Garden Town.</li> <li>• This will provide a self-contained, employment-led, highly sustainable, community giving people who choose to live or work here easy access on foot or cycle to day-to-day facilities, all within an exceptional environment.</li> <li>• The development will also provide high-quality homes to diversify Aylesbury's housing offer, with custom/self build, organised around a strong local centre and set within recreational space, sports facilities and green infrastructure networks which make up more than half of the development's total site area.</li> <li>• It will deliver over 100,000sqm of high quality commercial development, a new sports village and a viable mix of around 1,660 private and affordable dwellings and associated physical and social infrastructure.</li> <li>• Through delivery of the Eastern Link Road South (ELR(S)) the site will reduce congestion and improve the quality of the town centre environment.</li> <li>• By developing landmark sporting facilities with associated athletes' accommodation, development will build upon the Paralympic sporting heritage of Aylesbury and Stoke Mandeville.</li> <li>• Green corridors for wildlife and people will link and extend the network of existing green infrastructure connecting and contributing to the Aylesbury linear park. The new community will capture the value of the Grand Union Canal by creating a new canal-side destination and bringing water into the design.</li> </ul>	<p><del>Delete paragraph 4.65:</del></p> <p><del>The vision and objectives for the site are set out below:</del></p> <ul style="list-style-type: none"> <li>• <del>A new garden community to the eastern edge of Aylesbury.</del></li> <li>• <del>An opportunity to provide much needed infrastructure and employment for the Garden Town.</del></li> <li>• <del>This will provide a self-contained, employment-led, highly sustainable, community giving people who choose to live or work here easy access on foot or cycle to day to day facilities, all within an exceptional environment.</del></li> <li>• <del>The development will also provide high quality homes to diversify Aylesbury's housing offer, with custom/self build, organised around a strong local centre and set within recreational space, sports facilities and green infrastructure networks which make up more than half of the development's total site area.</del></li> <li>• <del>It will deliver over 100,000sqm of high quality commercial development, a new sports village and a viable mix of around 1,660 private and affordable dwellings(up to 2033) and associated physical and social infrastructure</del></li> <li>• <del>Through delivery of the Eastern Link Road South (ELR(S)) the site will reduce congestion and improve the quality of the town-centre environment.</del></li> <li>• <del>By developing landmark sporting facilities with associated athletes' accommodation, development will build upon the Paralympic sporting heritage of Aylesbury and Stoke Mandeville.</del></li> <li>• <del>Green corridors for wildlife and people will link and extend the network of existing green infrastructure connecting and contributing to the Aylesbury linear park. The new community will capture the value of the Grand Union Canal by creating a new canal-side destination and bringing water into the design.</del></li> </ul>
MM048	83	D-AGT3 Aylesbu	<p><b>Allocated for (key development and land use requirements)</b></p> <ul style="list-style-type: none"> <li>• Around 102,800 sqm of employment land (B1 (25,600sqm), B2</li> </ul>	<p>Add new table row for 'Expected time of delivery' to policy below Size (hectares):</p>

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		ry north of A41	<p>(44,400 sqm) and B8 (32,800 sqm))</p> <ul style="list-style-type: none"> <li>• Around 1,660 dwellings (including custom and self build units)</li> <li>• 60 residential extra care units (Use Class C2)</li> <li>• Mixed use local centre of around 4,000 sqm (Use Classes A1, A2, A5 and D1)</li> <li>• Strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road</li> <li>• Strategic flood defences</li> <li>• Around 5,000 sqm hotel and conference centre (Use Class C1)</li> <li>• A local centre</li> <li>• Around 16ha for sports village and pitches</li> <li>• Athletes' accommodation</li> <li>• Around 2ha for a two-form entry primary school (D1)</li> <li>• Open space totalling 0.2ha play areas, 74.2ha informal open spaces, 16.7ha formal open spaces, 1.2ha allotments/community orchards, and 5.5ha woodland area</li> <li>• Landscape buffers and ecological mitigation</li> <li>• Flood mitigation and drainage including sustainable drainage systems (SuDS)</li> <li>• Cycling and walking links</li> </ul> <p><b>Site specific requirements</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>Provision for land for around 1,660 dwellings at a density that takes account of the adjacent settlement character and identity. The development should be integrated with the existing build area of Aylesbury, and maintain the settings and individual identity of Aston Clinton, Broughton and the existing urban edge as well as responding positively to the best characteristics of the surrounding area including the Aylesbury Arm of the Grand Union Canal</li> <li>Provision of a distributor road between the ELR (N) and the A41 Aston Clinton Road and any related highway improvements</li> <li>Provision of land, building and car parking for one primary school with a pre-school, funding to support a children's centre, upper</li> </ol>	<p><b>Expected time of delivery</b></p> <p><u>30 homes to be delivered 2018-2023 and 1,727 homes to be delivered 2023-2033</u></p> <p><b>Allocated for (key development and land use requirements)</b></p> <ul style="list-style-type: none"> <li>• Around 102,800 sqm of employment land (B1 (25,600sqm), B2 (44,400 sqm) and B8 (32,800 sqm))</li> <li>• <u>Around 1,660,1,757 dwellings up to 2033</u> (including custom and self build units)</li> <li>• 60 residential extra care units (Use Class C2)</li> <li>• Mixed use local centre of around 4,000 sqm (Use Classes A1, A2, A5 and D1)</li> <li>• Strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road</li> <li>• Strategic flood defences</li> <li>• Around <del>5,000</del> <u>6,000</u> sqm hotel and conference centre (Use Class C1)</li> <li>• A local centre</li> <li>• Around 16ha for sports village and pitches</li> <li>• Athletes' accommodation</li> <li>• Around 2ha for a two-form entry primary school (D1)</li> <li>• Open space totalling 0.2ha play areas, 74.2ha informal open spaces, 16.7ha formal open spaces, 1.2ha allotments/community orchards, and 5.5ha woodland area</li> <li>• Landscape buffers and ecological mitigation</li> <li>• Flood mitigation and drainage including sustainable drainage systems (SuDS)</li> <li>• Cycling and walking links</li> </ul> <p><b>Site specific requirements</b></p> <p>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 <del>and the Masterplan SPD to be prepared for the site.</del> In addition, proposals should comply with the following criteria:</p> <ol style="list-style-type: none"> <li>Provision for land for <del>around</del> <u>at least 1,660 1,757</u> dwellings (up to 2033) at a density that takes account of the adjacent settlement character and identity. The development <del>and the resulting new urban edge</del> should be integrated with the existing <del>build</del> <u>built</u> area of Aylesbury, and maintain the settings and individual identity of Aston Clinton, Broughton and the existing urban edge <u>as well as responding positively to the best characteristics of the surrounding area including the Aylesbury Arm of the Grand Union Canal</u></li> <li>Provision of a distributor road between the ELR (N) and the A41 Aston Clinton Road and any related highway improvements <u>to be delivered within five years of the development commencing</u></li> <li>Provision of land, building and car parking for one primary school with a pre-school, funding to support a children's centre, upper school provision, grammar school provision, and expansion of existing special schools</li> <li>Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</li> <li>Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding wildlife assets</li> </ol>

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			<p>school provision, grammar school provision, and expansion of existing special schools</p> <p>d. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</p> <p>e. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding wildlife assets</p> <p>f. The development should be designed using a landscape-led approach including consideration of the long distance views of the AONB</p> <p>g. Provision for cycleways, footpaths and public transport connections into the town and to surrounding areas. Active travel links to be established to Broughton Lane, the Garden Community and the Aylesbury Arm of the Grand Union Canal</p> <p>h. Town-wide flood defences through a flood alleviation system benefitting the wider community and provision of sustainable drainage systems (SuDS) will be required to reduce pressure on the existing drainage network</p> <p>i. Detailed modelling will be required to confirm flood zone and climate change extents. The Environment Agency and lead local flood authority should be consulted to obtain the latest hydraulic modelling for the site at the time of the flood risk assessment. They will advise as to whether existing detailed models need to be updated</p> <p>j. Reservoir flood risk to the site should be investigated, for example overtopping or breach of the Weston Turville Reservoir and also canal flood risk of overtopping or breach of the Aylesbury Arm (Grand Union Canal). The impact of blockage of the siphon under the canal or blockage of the culverted ordinary watercourse in the centre of the Woodlands part of the site should be considered. Mitigation for reservoir flood risk should be discussed with the Environment Agency</p> <p>k. The development should be designed using a sequential approach. Flood Zones 2 and 3 and 3a plus climate change (subject to detailed flood risk assessment) should be preserved as green</p>	<p>f. The development should be designed using a landscape-led approach including consideration of the long distance views of the AONB. Criteria f: The development should be designed using a landscape-led approach including consideration of the long distance views of the AONB <u>and respond positively to best characteristics of surrounding area</u></p> <p>g. Provision for <u>cycleways, footpaths and public transport connections</u> into the town and to surrounding areas. Active travel links to be established to Broughton Lane, the Garden <u>Town</u> Community and the Aylesbury Arm of the Grand Union Canal</p> <p>h. <del>Town-wide</del> flood defences through a flood alleviation system benefitting the wider community and provision of sustainable drainage systems (SuDS) will be required to reduce pressure on the existing drainage network</p> <p>i. Detailed modelling will be required to confirm flood zone and climate change extents. The Environment Agency and lead local flood authority should be consulted to obtain the latest hydraulic modelling for the site at the time of the flood risk assessment. They will advise as to whether existing detailed models need to be updated</p> <p>j. Reservoir flood risk to the site should be investigated, for example overtopping or breach of the Weston Turville Reservoir and also canal flood risk of overtopping or breach of the Aylesbury Arm (Grand Union Canal). The impact of blockage of the siphon under the canal or blockage of the culverted ordinary watercourse in the centre of the Woodlands part of the site should be considered. Mitigation for reservoir flood risk should be discussed with the Environment Agency</p> <p>k. The development should be designed using a sequential approach. Flood Zones 2 and 3 and 3a plus climate change (subject to detailed flood risk assessment) <del>shown as areas of not built development on the policies map should be preserved as green space</del> <u>laid out for uses compatible with these Flood Zones</u> with built development restricted to Flood Zone 1</p> <p>l. New major transport infrastructure such as Eastern Link Road should be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk. They should also be designed to ensure that they remain operational and safe for users in times of flood</p> <p>m. <u>Land at Manor Farm (BIE022) shall not be developed until the Eastern Link Road (South) through the adjacent site WTV018 (Woodlands) has been delivered and opened to traffic. A planning application on site BIE022 must demonstrate that Flood Risk Exception Test Part 2 (See VALP Flood Risk Sequential Test 2017) has been met by a developer. The Exception Test Part 2 will be supported by a site specific Flood Risk Assessment (FRA) to support a planning application and shall demonstrate that access and egress from and to the development, via the ELR and on-site access routes, will be safe and operational in times of flooding. The main access to the site shall be from the ELR (S) and not from Broughton Lane. The FRA must meet all the recommendations for the site in the Aylesbury Vale SFRA Level 2 (2017) and VALP Policy I4.</u></p> <p>n. Resilience measures will be required to ensure that development is safe if buildings are situated within Flood Zone 2</p> <p>o. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere</p> <p>p. <del>Provision and management of 50% of green infrastructure to link to other new development areas and the wider countryside.</del> <u>Integration of new development with existing built up area of Aylesbury and existing countryside through internal and external walking and cycling links and through 50% AnGST compliant GI.</u> The site will also deliver a 16ha sports village and pitches</p> <p>q. Landscape buffers to Broughton, Eastern Link Road and ecological mitigation supporting Kingsbrook</p> <p>r. <del>Development restricted to the southern half of the site and the built up area of the former farm buildings</del></p> <p>s. <del>The site at allocation. At Westonmead Farm to integrate into open space proposals included with the Woodlands development proposals, development is to be kept to the southern section of the area. The northern section of the area identified as 'not built development' is to be retained for green infrastructure (criteria p above) the Aylesbury Linear Park</del></p> <p>t. Appropriate ecological mitigation</p> <p>u. <del>Provision for health facilities in consultation with the CCG. reserved land and accommodation for a health facility conditioned through a request notification or equivalent financial contributions towards off-site health facilities and community buildings (including temporary buildings if necessary)</del></p> <p>v. <u>Provision of community buildings, including temporary buildings if necessary</u></p> <p>w. Provision of and contribution to infrastructure as appropriate</p> <p>x. <u>Any proposal will need to ensure a condition is applied requiring the submission of a detailed Design Code (covering built form, highways and, landscaping) ahead of any Reserved Matters applications.</u></p> <p><u>This site allocation contains 5 grade 2 listed canal structures along the Grand Union Canal to the north of the site. Along with the</u></p>



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			<p>space with built development restricted to Flood Zone 1</p> <ul style="list-style-type: none"> <li>l. New major transport infrastructure such as Eastern Link Road should be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk. They should also be designed to ensure that they remain operational and safe for users in times of flood</li> <li>m. Resilience measures will be required to ensure that development is safe if buildings are situated within Flood Zone 2</li> <li>n. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere</li> <li>o. Provision and management of 50% green infrastructure including green corridors to link to other new development areas and the wider countryside. The site will also deliver a 16ha sports village and pitches</li> <li>p. Landscape buffers to Broughton, Eastern Link Road and ecological mitigation supporting Kingsbrook</li> <li>q. Development restricted to the southern half of the site and the built-up area of the former farm buildings</li> <li>r. Landscape buffers to existing development on the northern part of the site at Westonmead Farm to integrate into open space proposals included with the Woodlands development proposals</li> <li>s. Appropriate ecological mitigation</li> <li>t. Provision of on-site health facilities and community buildings (including temporary buildings if necessary)</li> <li>u. Provision of and contribution to infrastructure as appropriate</li> </ul> <p><b>Implementation Approach</b></p> <p>Development of the Aylesbury north of the A41 strategic site allocation will come forward towards the latter end of the Plan period, in accordance with the Masterplan and Delivery SPD for the allocation that has been prepared and adopted by the Council.</p> <p>Proposals for development within this strategic site allocation will be expected to demonstrate how they positively contribute to the achievement of the SPD and the Aylesbury Garden Town Principles as set out in Policy D1.</p>	<p><u>consideration of these structures, the setting of the list Listed Buildings adjacent to Woodlands located at Threshers Bern, Turners Meadow at Aston Clinton and Burnham's Field at Weston Turville will also need to be considered in relation to any proposals.</u></p> <p><b>Implementation Approach</b></p> <p>Development of the Aylesbury north of the A41 strategic site allocation will come forward towards the latter end of the Plan period, in accordance with the Masterplan and <del>Delivery SPD</del> for the allocation <del>that has been prepared and adopted by the Council.</del></p> <p>Proposals for development within this strategic site allocation will be expected to demonstrate how they positively contribute to the achievement of <del>the SPD and</del> the Aylesbury Garden Town Principles as set out in Policy D1.</p> <p><i>Include most up to date Concept Plan for Woodlands</i></p>

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MM049	86	4.67	<p>The allocation comprises the following sites:</p> <ul style="list-style-type: none"> <li>the first is the major development area known as Hampden Fields which allocates 3,000 homes and 46,800 sqm of employment. This site will form a vital urban extension to Aylesbury, integral to the town's Garden Town status</li> <li>the second site known as 'Land adjacent to Aston Clinton Holiday Inn' will deliver 60 homes</li> <li>the third known as 'Land at New Road Weston Turville' will deliver a further 51 homes.</li> </ul>	<p>The allocation comprises the following sites:</p> <ul style="list-style-type: none"> <li><del>the first is the major development area known as Hampden Fields which allocates 3,000 homes and 46,800 sqm of employment. This site will form a vital urban extension to Aylesbury, integral to the town's Garden Town status</del></li> <li><del>the second site known as 'Land adjacent to Aston Clinton Holiday Inn' will deliver 60 homes</del></li> <li>the third known as 'Land at New Road Weston Turville' will deliver a further 51 homes.</li> <li><u>Land at Hampden Fields (WTV022) – allocated for 3,000 dwellings and 46,800 sqm of employment. This site will form a vital urban extension to Aylesbury, integral to the town's Garden Town status</u></li> <li><u>Land adjacent to Aston Clinton Holiday Inn' (WTV019) – allocated for 108 dwellings</u></li> <li><u>Land at New Road, Weston Turville (WTV021) – allocated for 51 dwellings</u></li> <li><u>Land east of New Road, Weston Turville (WTV020) – already permitted for 64 dwellings</u></li> <li><u>Land bounded By New Road And Aston Clinton Road (WTV025) – already permitted for 135 dwellings</u></li> </ul>
MM050	86	4.73	<p>Currently this site is the subject of two planning applications:</p> <ul style="list-style-type: none"> <li>Hampden Fields outline planning application (under consideration) reference 16/00424/AOP</li> <li>Land adjacent to Holiday Inn, planning application (under consideration) reference 16/03388/AOP.</li> </ul>	<p><del>Currently this site is the subject of two planning applications:</del></p> <ul style="list-style-type: none"> <li><del>Hampden Fields outline planning application (under consideration) reference 16/00424/AOP</del></li> <li><del>Land adjacent to Holiday Inn, planning application (under consideration) reference 16/03388/AOP.</del></li> </ul> <p><u>The current planning status of the site is as follows:</u></p> <ul style="list-style-type: none"> <li><u>Land at Hampden Fields has a resolution to grant permission subject to a Section 106 agreement reference (16/00424/AOP)</u></li> <li><u>Land adjacent to Aston Clinton Holiday Inn (WTV019) , has an as yet undetermined application for 108 dwellings (16/03388/AOP)</u></li> <li><u>Land east of New Road, Weston Turville (WTV020) has detailed permission and is under construction (17/00533/ADP)</u></li> <li><u>Land Bounded By New Road And Aston Clinton Road (WTV025)has detailed permission and is under construction (16/01254/ADP)</u></li> </ul>
MM051	86	4.74	<p>The site will commence delivery within the end of the first five years, with the whole scheme being delivered by the end of the Plan period.</p>	<p><del>The site will commence delivery within the end of the first five years, with the whole scheme being delivered by the end of the Plan period.</del> <u>Land Bounded By New Road And Aston Clinton Road is expected to be completed by 2020 and Land east of New Road is expected to complete by 2021. Land at Hampden Fields is projected to come forward between 2021 and 2033 and the remainder of the site between 2022 and 2026.</u></p>
MM052	87	4.75	<p>Careful consideration needs to be given to phasing and co-ordination of the delivery of the whole site through the Masterplan and Delivery SPD.</p>	<p>Careful consideration needs to be given to phasing and co-ordination of the delivery of the whole site <del>through the Masterplan and Delivery SPD.</del></p>
MM053	87	4.77		<p><i>Deletion of paragraph 4.77.</i></p> <p>The concept plan sets out the key components for the site: the strategic road links within the site should be included, along with the location of the key land use elements of the site, particularly employment, housing, schools and the green infrastructure. The development will adhere to the following place-shaping principles:</p> <ul style="list-style-type: none"> <li>Integration of new development with the existing build area of Aylesbury, and maintain the settings and individual identity of Stoke Mandeville and Weston Turville</li> <li>Provide sustainable connections to existing urban area and to the countryside beyond through provision of cycleways, footpaths and access to public transport</li> <li>Take account of long distance views across the site to the Chilterns AONB</li> <li>Respond positively to the best characteristics of the surrounding area</li> </ul>

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				Provision of green corridors linking development with surrounding communities.
MM054	87	4.79		<p><i>Deletion of paragraph 4.79.</i></p> <p>The vision and objectives for the site are set out below:</p> <ul style="list-style-type: none"> <li>• <del>To create an urban extension to the town which is derived from the field pattern and mature landscape features on the site, the proximity to lower density housing in Stoke Mandeville and Weston Turville, together with key long-distance views to the Chiltern Hills AONB</del></li> <li>• <del>A mixed use development in a highly accessible location, that reinforces the town's infrastructure, and provides homes, community facilities and recreational and employment opportunities for its future residents and neighbours</del></li> <li>• <del>Creating a high quality built and semi-natural environment, providing high quality housing for both the private and social sectors as well as provision of new community facilities including schools and a new local centre which will include a range of facilities for future residents and workers</del></li> <li>• <del>Proposed employment development is provided in a strategic location which should be attractive to occupiers who seek an accessible, high quality location</del></li> <li>• <del>The scheme will also enable the delivery of the Southern Link Road and provides space for a new park &amp; ride off the Aston Clinton Road (A41), relieving traffic pressures in the town centre and enabling easier vehicular movement</del></li> <li>• <del>The site will be opened up to a range of new parks and other open spaces, that have been carefully designed to respect the identity and character of Weston Turville</del></li> </ul> <p>Town wide flood mitigation measures are proposed in addition to a sustainable urban drainage system to meet the needs of the development.</p>
MM055	88	D-AGT4 Aylesbury south of A41	<p><b>Site-specific Requirements</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>a. Provision of land for around 3,111 dwellings at a density that takes account of the adjacent settlement character and identity. The development should be integrated with the existing build area of Aylesbury, and maintain the settings and individual identity of Stoke Mandeville and Weston Turville</li> <li>b. Provision of land, building and car parking for two primary schools each with a pre-school, a children's centre on one of the primary school sites and funding to support upper school provision, grammar school provision, and expansion of existing special schools</li> <li>c. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a</li> </ol>	<p>Add new row to policy below <b>Size (hectares):</b></p> <p><b><u>Expected time of delivery</u></b></p> <p><u>41 homes built up to 2018, 338 homes to be delivered 2018-2023 and 2,979 homes to be delivered 2023-2033</u></p> <p><b>Site-specific Requirements</b></p> <p>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 <del>and the Masterplan SPD to be prepared for the site.</del> In addition, proposals should comply with the following criteria:</p> <ol style="list-style-type: none"> <li>a. Provision of <del>land for around</del> <u>at least 3,111 3,358</u> dwellings at a density that takes account of the adjacent settlement character and identity. The development should be integrated with the existing build area of Aylesbury, and maintain the settings, <del>and</del> <u>individual identity and character</u> of Stoke Mandeville and Weston Turville</li> <li>b. Provision of land, building and car parking for two primary schools each with a pre-school, a children's centre on one of the primary school sites and funding to support upper school provision, grammar school provision, and expansion of existing special schools</li> <li>c. Existing vegetation <u>and landscape features</u> should be retained where practicable, including <u>field patterns</u>, existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities <u>utilising green corridors</u></li> </ol>

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			<p>wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</p> <p>d. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding wildlife assets. This includes the wildlife area within Bedgrove Park</p> <p>e. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB</p> <p>f. Provision for public transport into the town and to surrounding areas</p> <p>g. Town-wide flood defences through a flood alleviation system benefitting the wider community and provision of sustainable drainage system (SuDS) will be required to reduce pressure on the existing drainage network</p> <p>h. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside</p> <p>i. Detailed modelling will be required to confirm flood zone and climate change extents. The Environment Agency and lead local flood authority should be consulted to obtain the latest hydraulic modelling for the site at the time of the flood risk assessment. They will advise as to whether existing detailed models need to be updated</p> <p>j. Residual risk to the site and reservoir flood risk to the site should be investigated, for example overtopping or breach of the Weston Turville Reservoir</p> <p>k. The impact of blockage of structure(s) under Aston Clinton Road and on Bedgrove Road should also be modelled</p> <p>l. Surface water modelling should be undertaken to define the level of surface water risk and the risk areas/flow paths. Climate change should be modelled using the +40% allowance (February 2016) for rainfall intensity. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere</p> <p>m. The development should be designed using a sequential approach. Flood Zones 2 and 3 and 3a plus climate change</p>	<p>d. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding wildlife assets. This includes the wildlife area within Bedgrove Park</p> <p>e. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB <u>and respond positively to the best characteristics of the surrounding area</u></p> <p>f. Provision for <u>cycleways, footpaths and public transport connections</u> into the town and to surrounding areas</p> <p>g. Town-wide flood defences through a flood alleviation system benefitting the wider community and provision of sustainable drainage system (SuDS) will be required to reduce pressure on the existing drainage network</p> <p>h. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside</p> <p>i. Detailed modelling will be required to confirm flood zone and climate change extents. The Environment Agency and lead local flood authority should be consulted to obtain the latest hydraulic modelling for the site at the time of the flood risk assessment. They will advise as to whether existing detailed models need to be updated</p> <p>j. Residual risk to the site and reservoir flood risk to the site should be investigated, for example overtopping or breach of the Weston Turville Reservoir</p> <p>k. The impact of blockage of structure(s) under Aston Clinton Road and on Bedgrove Road should also be modelled</p> <p>l. Surface water modelling should be undertaken to define the level of surface water risk and the risk areas/flow paths. Climate change should be modelled using the +40% allowance (February 2016) for rainfall intensity. A surface water drainage strategy should ensure that the development does not increase flood risk elsewhere</p> <p>m. The development should be designed using a sequential approach. Flood Zones 2 and 3 and 3a plus climate change (subject to detailed flood risk assessment), <u>as shown on the policies map as “areas of not built development”</u>, should be preserved as green space with built development restricted to Flood Zone 1</p> <p>n. New major transport infrastructure such as Eastern Link Road should be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk. They should also be designed to ensure that they remain operational and safe for users in times of flood</p> <p>o. Drainage designs should ‘design for exceedance’ and accommodate existing surface water flow routes, with development located outside of surface water flood risk areas</p> <p>p. Provision of <del>on-site health facilities and community buildings (including temporary buildings if necessary)</del> <u>an on-site health facility. Where it is justified provision for expansion or an alternative larger site may need to be identified and secured for a</u></p>

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			<p>(subject to detailed flood risk assessment) should be preserved as green space with built development restricted to Flood Zone 1</p> <p>n. New major transport infrastructure such as Eastern Link Road should be designed so that the potential loss of floodplain and change of flow pathways resulting from their implementation do not have an adverse effect on flood risk. They should also be designed to ensure that they remain operational and safe for users in times of flood</p> <p>o. Drainage designs should ‘design for exceedance’ and accommodate existing surface water flow routes, with development located outside of surface water flood risk areas</p> <p>p. Provision of on-site health facilities and community buildings (including temporary buildings if necessary)</p> <p>q. Provision of and contribution to infrastructure as appropriate.</p> <p><b>Implementation approach</b></p> <p>Development at Hampden Fields and Land adjacent to the Holiday Inn should be brought forward in accordance with their outline planning consent and the Aylesbury Garden Town principles in Policy D1. A Masterplan SPD for the whole site allocation should be prepared and adopted to inform the submission of design codes and reserved matters for these sites, and prior to the submission of any planning applications for the New Road site.</p> <p>Design should take account of the over-arching Garden Town principles (policy D1) and details within the Garden Town Design SPD to ensure a comprehensive development. The SPD for the overall site allocation here should be prepared to ensure a comprehensively planned development as well as demonstrating how the allocation links to and contributes to the delivery of the AGT overall.</p>	<p><u>multi purpose health facility to accommodate further growth and service demand to increase capacity.</u></p> <p>q. <u>Provision of community buildings, including temporary community buildings if necessary</u></p> <p>r. Provision of and contribution to infrastructure as appropriate</p> <p>s. <u>Provision of employment land which is attractive to occupiers who seek an accessible, high quality location .</u></p>
MM056	90	4.87	<p>The vision and objectives for the site are outlined below:</p> <ul style="list-style-type: none"> <li>To create an efficient, attractive and sustainable environment in which to live, work and play, taking the form of development comprising distinctive linked / coalesced ‘urban villages’ reflecting local distinctiveness (with regards to pattern and form of development and building form and materials), set within a unifying planning and design framework.</li> <li>To achieve a diversity of layout and design which reflects the range of ‘local distinctiveness’</li> <li>To recognise the proximity to the new railway station</li> </ul>	<p><del>Delete paragraph 4.87</del></p> <p><del>The vision and objectives for the site are outlined below:</del></p> <ul style="list-style-type: none"> <li><del>To create an efficient, attractive and sustainable environment in which to live, work and play, taking the form of development comprising distinctive linked / coalesced ‘urban villages’ reflecting local distinctiveness (with regards to pattern and form of development and building form and materials), set within a unifying planning and design framework.</del></li> <li><del>To achieve a diversity of layout and design which reflects the range of ‘local distinctiveness’</del></li> <li><del>To recognise the proximity to the new railway station</del></li> <li><del>To retain the existing employment allocation providing opportunities to work locally and thus reduce the need to travel.</del></li> </ul> <p><del>Community facilities to come forward within a neighbourhood centre to provide local facilities to create a sustainable garden</del></p>

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			<ul style="list-style-type: none"> <li>To retain the existing employment allocation providing opportunities to work locally and thus reduce the need to travel. Community facilities to come forward within a neighbourhood centre to provide local facilities to create a sustainable garden community.</li> </ul>	<del>community.</del>
MM057	92	D-AGT5 Berryfields	<p><b>Site-specific Requirements</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>employment allocation of 9ha split on two sites with a range of employment uses and space for start-up units in high quality buildings. The proposed development will add variety to the portfolio of employment in Aylesbury</li> <li>the district centre includes the secondary school, combined school, recreational facilities, shopping, key services and community facilities, some limited employment opportunities and residential development</li> <li>the district centre is located at the intersection of the principal road, pedestrian and cycle networks, and consideration should be given to design to ensure public transport and sustainable travel choices are maximised</li> <li>incorporated within the district centre will be a series of related open spaces to contribute to the sense of place and quality of the centre</li> <li>adequate parking should be provided. Parking should be located close to the Western Link Road</li> </ol> <p><b>Implementation Approach</b></p> <p>Design proposals for both the employment allocation and district centre should be in line with the Berryfields MDA Development Brief (2004) and design codes and the Aylesbury Garden Town development principles within policy D1 and subsequent supporting Garden Town Supplementary Planning Documents (SPDs).</p>	<p><i>Add new table row for ‘Expected time of delivery’ to policy below Size (hectares):</i></p> <p><b><u>Expected time of delivery</u></b></p> <p><u>2,335 homes built up to 2018, 669 homes to be delivered 2018-2023 and 250 homes to be delivered 2023-2033</u></p> <p><b>Site-specific Requirements</b></p> <p>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 <del>and the Masterplan SPD to be prepared for the site.</del> In addition, proposals should comply with the following criteria:</p> <ol style="list-style-type: none"> <li>employment allocation of 9ha split on two sites with a range of employment uses and space for start-up units in high quality buildings. The proposed development will add variety to the portfolio of employment in Aylesbury <u>and retain existing provision</u></li> <li>the district centre includes the secondary school, combined school, recreational facilities, shopping, key services and community facilities, some limited employment opportunities and residential development</li> <li>the district centre is located at the intersection of the principal road, pedestrian and cycle networks, and consideration should be given to design to ensure public transport and sustainable travel choices are maximised <u>whilst recognising proximity to the new railway station</u></li> <li>incorporated within the district centre will be a series of related open spaces to contribute to the sense of place and quality of the centre</li> <li>adequate parking should be provided. Parking should be located close to the Western Link Road</li> <li><u>achieve a form of development comprising distinctive linked / coalesced ‘urban villages’ with a diversity of layout and design which reflects the range of ‘local distinctiveness’.</u></li> </ol> <p><b>Implementation Approach</b></p> <p>Design proposals for both the employment allocation and district centre should be in line with the Berryfields MDA Development Brief (2004) and design codes and the Aylesbury Garden Town development principles within policy D1 and <u>the subsequent supporting Aylesbury Garden Town Framework and Infrastructure Supplementary Planning Documents (SPDs).</u></p>

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MM058	93	4.91	<p>The housing development is based on the principle of creating three villages within the overall framework of the site. Reserved matters have been approved for two of the three villages, Oakfield Village and Orchard Green, comprising 1,353 dwellings of which some 300 are complete or under construction. Key elements of transport infrastructure including the Eastern Link Road and Stocklake Link are also well under way.</p>	<p>The housing development is based on the principle of creating three villages within the overall framework of the site. Reserved matters have been approved <del>for two of the three villages, Oakfield Village and Orchard Green, comprising for 1,353,641 dwellings</del> of which some <del>300-311</del> <u>are complete or with more</u> under construction. Key elements of transport infrastructure including the Eastern Link Road and Stocklake Link are also well under way. <u>The status of the three villages is as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Oakfield</u>– detailed permission for 492 dwellings and under construction (14/03486/ADP)</li> <li>• <u>Canal Quarter</u> – detailed permission for 288 dwellings (18/01153/ADP) and an as yet undetermined detailed application for 384 dwellings (19/01732/ADP)</li> <li>• <u>Orchard Green</u> – detailed permission for 861 dwellings (15/01767/ADP)</li> </ul> <p><u>The site is expected to be completed by 2031.</u></p>
MM059	94	4.99	<p>Outline planning permission (10/02649/AOP) was granted in December 2013. Two villages have since had approved reserve matters. The site is being delivered according to the following phasing:</p> <p><b>Phase 1:</b> Years one to seven: the first phase of development would see the commencement of construction of approximately 770 residential units within the western village. Access to phase 1 will primarily be achieved through delivery of the initial section of the Stockdale Link Road, from its junction with Douglas Road and Oakfield Road. The first phase will see construction of the Stockdale Link Road to the east, beyond its junction with Broughton Lane, thus the proposed junction arrangements for Broughton Lane and Burcott Lane are also to be delivered in phase 1. Also in Phase 1 the remainder of the Stocklake Link Road and the northern section of the Eastern Link Road, from its junction with the A418 to the Stocklake Link Road, will be constructed.</p> <p><b>Phase 2:</b> Years two to 10: the second phase of development would provide an additional 780 dwellings, the first primary school and, should it be required, the secondary school site.</p> <p><b>Phase 3:</b> Years five to 16: the final broad phase would deliver the final 900 residential units, the second primary school and the 10ha of employment land.</p>	<p><i>Delete paragraph 4.99</i></p> <p><del>Outline planning permission (10/02649/AOP) was granted in December 2013. Two villages have since had approved reserve matters. The site is being delivered according to the following phasing:</del></p> <p><b>Phase 1:</b> <del>Years one to seven: the first phase of development would see the commencement of construction of approximately 770 residential units within the western village. Access to phase 1 will primarily be achieved through delivery of the initial section of the Stockdale Link Road, from its junction with Douglas Road and Oakfield Road. The first phase will see construction of the Stockdale Link Road to the east, beyond its junction with Broughton Lane, thus the proposed junction arrangements for Broughton Lane and Burcott Lane are also to be delivered in phase 1. Also in Phase 1 the remainder of the Stocklake Link Road and the northern section of the Eastern Link Road, from its junction with the A418 to the Stocklake Link Road, will be constructed.</del></p> <p><b>Phase 2:</b> <del>Years two to 10: the second phase of development would provide an additional 780 dwellings, the first primary school and, should it be required, the secondary school site.</del></p> <p><b>Phase 3:</b> <del>Years five to 16: the final broad phase would deliver the final 900 residential units, the second primary school and the 10ha of employment land.</del></p>
MM060	94	4.101	<p>The vision and objectives of the site are outlined below:</p> <ul style="list-style-type: none"> <li>• The delivery of a well-designed, connected, safe and integrated urban extension to Aylesbury that will deliver essential market and affordable homes, jobs, community facilities and infrastructure of town- and county-wide significance whilst protecting and enhancing environmental assets. The delivery of infrastructure of town and county-wide importance underpins this vision, namely:</li> </ul>	<p><i>Delete paragraph 4.101</i></p> <p><del>The vision and objectives of the site are outlined below:</del></p> <ul style="list-style-type: none"> <li>• <del>The delivery of a well-designed, connected, safe and integrated urban extension to Aylesbury that will deliver essential market and affordable homes, jobs, community facilities and infrastructure of town- and county-wide significance whilst protecting and enhancing environmental assets. The delivery of infrastructure of town and county-wide importance underpins this vision, namely:</del> <ol style="list-style-type: none"> <li><del>a) Construction of a substantial part of the Aylesbury Eastern Link Road, the complete construction of the rural section of the Stocklake Link Road and with contributions to secure the complete length of the Eastern Link Road (i.e. land from</del></li> </ol> </li> </ul>



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			<ul style="list-style-type: none"> <li>a. Construction of a substantial part of the Aylesbury Eastern Link Road, the complete construction of the rural section of the Stocklake Link Road and with contributions to secure the complete length of the Eastern Link Road (i.e. land from the Barratt-funded section adjacent to the Grand Union Canal to the A41 (Aston Clinton Road Major Development Area)</li> <li>b. Traffic calming scheme to the village of Bierton to improve road safety and the quality of life for the existing residents</li> <li>c. Improvements to the Aylesbury Town Centre flood alleviation scheme</li> <li>d. Green infrastructure comprising 67% of the gross site area. The hierarchy and integrated network of green spaces will incorporate recreation and sports facilities, public open space, play areas, allotments and orchards, sustainable drainage, nature reserves and ecological enhancement areas, and education/interpretation facilities as well as attractive pedestrian and cycle routes to the town centre</li> <li>e. New education facilities, including a new site for a new secondary school and two new primary schools.</li> </ul>	<p><del>the Barratt-funded section adjacent to the Grand Union Canal to the A41 (Aston Clinton Road Major Development Area)</del></p> <ul style="list-style-type: none"> <li><del>b) Traffic calming scheme to the village of Bierton to improve road safety and the quality of life for the existing residents</del></li> <li><del>e) Improvements to the Aylesbury Town Centre flood alleviation scheme</del></li> <li><del>d) Green infrastructure comprising 67% of the gross site area. The hierarchy and integrated network of green spaces will incorporate recreation and sports facilities, public open space, play areas, allotments and orchards, sustainable drainage, nature reserves and ecological enhancement areas, and education/interpretation facilities as well as attractive pedestrian and cycle routes to the town centre</del></li> <li><del>e) New education facilities, including a new site for a new secondary school and two new primary schools.</del></li> </ul>
MM061	96	D-AGT6	<p><b>Site specific requirements</b></p> <p>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.</p> <ul style="list-style-type: none"> <li>a. Provision for land for around 2,450 dwellings at a density that takes account of the adjacent settlement character and identity</li> <li>b. Provision of land, building and car parking for two primary schools and land for a secondary school</li> <li>c. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</li> <li>d. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding wildlife assets. A new wetland park should be provided</li> <li>e. The development should be designed using a landscape-led</li> </ul>	<p><i>Add new row to policy below Size (hectares):</i></p> <p><b><u>Completions and expected time of delivery</u></b></p> <p><u>311 homes built up to 2018, 875 homes to be delivered 2018-2023 and 1,264 homes to be delivered 2023-2033</u></p> <p><b>Site specific requirements</b></p> <p>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 <del>and the Masterplan SPD to be prepared for the site.</del></p> <ul style="list-style-type: none"> <li>a. Provision for land for <del>around</del> <u>at least</u> 2,450 dwellings at a density that takes account of the adjacent settlement character and identity</li> <li>b. Provision of land, building and car parking for two primary schools and land for a secondary school</li> <li>c. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Existing public rights of way need to be retained and integrated into the development within safe and secure environments as part of a wider network of sustainable routes, to directly and appropriately link the site with surrounding communities and facilities</li> <li>d. Proposals must retain and enhance existing habitats where practicable, including the creation of linkages with surrounding wildlife assets. A new wetland park should be provided</li> <li>e. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB <u>as well as of potential landscape visual impact from the AONB</u></li> <li>f. Provision for public transport into the town and to surrounding areas</li> <li>g. A flood alleviation system benefitting the wider community and provision of sustainable drainage systems (SuDS) will be required to reduce pressure on the existing drainage network</li> <li>h. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside. <u>This</u></li> </ul>

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			<p>approach including consideration of the long-distance views of the AONB</p> <p>f. Provision for public transport into the town and to surrounding areas</p> <p>g. A flood alleviation system benefitting the wider community and provision of sustainable drainage systems (SuDS) will be required to reduce pressure on the existing drainage network</p> <p>h. Provision and management of 50% green infrastructure to link to other new development areas and the wider countryside</p> <p>i. Provision of on-site health facilities and community buildings (including temporary buildings if necessary)</p> <p>j. Provision of and contribution to infrastructure as appropriate.</p> <p><b>Implementation Approach</b></p> <p>Two villages already have reserved matters approved planning applications. Construction is already under way to develop the site in accordance with the planning permissions, the approved development brief and principles within Policy D1 and any subsequent supporting Garden Town.</p> <p>A concept masterplan/SPD for the third village should be prepared and adopted to inform the submission of a design code and reserve matters for that village. Design should take account of the over-arching Garden Town principles (policy D1) and details within the Garden Town Design SPD to ensure comprehensive development. The SPD should demonstrate how the village links to and contributes to the delivery of Aylesbury Garden Town as a whole.</p>	<p><u>should incorporate: recreation and sports facilities, public open space, play areas, allotments and orchards, sustainable drainage, nature reserves and ecological enhancement areas, education/interpretation facilities and attractive pedestrian and cycle routes to the town centre</u></p> <p>i. Provision of on-site health facilities and community buildings (<del>including temporary buildings if necessary</del>)</p> <p>j. Provision of and contribution to infrastructure as appropriate.</p> <p>k. <u>A traffic calming scheme to the village of Bierton</u></p> <p><b>Implementation Approach</b></p> <p>Two villages already have reserved matters approved planning applications. Construction is already under way to develop the site in accordance with the planning permissions, the approved development brief and principles within Policy D1 and any subsequent supporting Garden Town.</p> <p>A concept masterplan/<del>SPD</del> for the third village should be prepared and adopted to inform the submission of a design code and reserve matters for that village. Design should take account of the over-arching Garden Town principles (policy D1) and details within the <u>Aylesbury Garden Town Framework and Infrastructure SPD</u> <del>Garden Town Design SPD</del> to ensure comprehensive development. The SPD should demonstrate how the village links to and contributes to the delivery of Aylesbury Garden Town as a whole.</p> <p><i>Include most up to date detail plans for Kingsbrook</i></p>
MM062	98	D-AYL032	<p><b>Allocated for</b></p> <p>70 dwellings</p> <p><b>Phasing</b></p> <p>Delivery within 1-15 years of VALP adoption</p> <p><b>Site criteria</b></p> <p>a. The site will make provision for approximately 70 dwellings based on Sunley House and although much of the site could be developed though permitted development rights and/or prior approval the densities should take account of the adjacent settlement character. The site should make provisions for a comprehensive scheme including those elements of the site that are currently being marketed. Sunley House is currently occupied by the Job Centre + on the ground floor and office accommodation</p>	<p><b>Allocated for</b></p> <p><u>70</u>54 dwellings</p> <p><b><u>Phasing-Expected time of delivery</u></b></p> <p><del>Delivery within 1-15 years of VALP adoption</del> <u>No homes to be delivered 2018-2023 and 54 homes to be delivered 2023-2033</u></p> <p><b><u>Site-criteria-specific requirements</u></b></p> <p>The site will make provision for <del>approximately 70 flats</del> <u>at least 54 dwellings</u> based on Sunley House and although much of the site could be developed though permitted development rights and/or prior approval the densities should take account of the adjacent settlement character. The site should make provisions for a comprehensive scheme including those elements of the site that are currently being marketed. Sunley House is currently occupied by the Job Centre + on the ground floor and office accommodation above. This office building could be converted into residential under prior approval/change of use and could yield approximately <u>40</u>38 flats. <del>Ashton</del><u>Ardenham</u> Court could also be converted into residential under Prior Approval/Change of Use and could yield approximately 16 flats</p>

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			above. This office building could be converted into residential under prior approval/change of use and could yield approximately 40 flats. Ashton Court could also be converted into residential under Prior Approval/Change of Use and could yield approximately 16 flats	
MM063	100	D-AYL073	<p><b>Phasing</b></p> <p>Delivery within 1-5 years of VALP adoption</p> <p><b>Site criteria</b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for around 18 dwellings at a density that takes account of the adjacent settlement character</p>	<p><del>Phasing-Expected time of delivery</del></p> <p><del>Delivery within 1-5 years of VALP adoption</del> <u>No homes to be delivered 2018-2023 and 18 homes to be delivered 2023-2033</u></p> <p><del>Site criteria-specific requirements</del></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for <del>around</del> <u>at least</u> 18 dwellings at a density that takes account of the adjacent</p>
MM064	101	D-AYL052	<p><b>Phasing</b></p> <p>Delivery within 6-15 years of VALP adoption</p> <p><b>Site Criteria</b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for around 23 dwellings at a density that takes account of the adjacent settlement character.</p>	<p><del>Phasing-Expected time of delivery</del></p> <p><del>Delivery within 6-15 years of VALP adoption</del> <u>23 homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><del>Site Criteria specific requirements</del></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for <del>around</del> <u>at least</u> 23 dwellings at a density that takes account of the adjacent settlement character.</p>
MM065	103	D-AYL059	<p>Policy criterion a. The site will make provision for around 14 dwellings notwithstanding any permitted development rights, at a density that takes account of the adjacent settlement character including the listed buildings nearby including Royal Buckinghamshire Hospital and Ardenham House. The western section of the site is the only part suitable for redevelopment. Fairfax House is not being allocated for housing as it is currently well occupied, housing the Vale of Aylesbury Housing Trust (VAHT). This is a prominent entrance to the town and any proposal should be designed to accord with the design SPD and express an exemplary design</p> <p>Policy criterion e. The existing trees and hedgerows [and/or anything else] should be retained</p>	<p>Policy criterion a. The site will make provision for <del>around</del> <u>at least</u> 14 dwellings notwithstanding any permitted development rights, at a density that takes account of the adjacent settlement character including the listed buildings nearby including Royal Buckinghamshire Hospital and Ardenham House. The western section of the site is the only part suitable for redevelopment. Fairfax House is not being allocated for housing as it is currently well occupied, housing the Vale of Aylesbury Housing Trust (VAHT). This is a prominent entrance to the town and any proposal should be designed to accord with the <del>design</del> <u>District Design SPD</u> and express an exemplary design</p> <p>Policy criterion e. The existing trees and hedgerows <del>[and/or anything else]</del> should be retained</p> <p><del>Phasing-Expected time of delivery</del></p> <p><del>Delivery within 6-15 years of VALP adoption. The site has multiple occupants.</del> <u>No homes to be delivered 2018-2023 and 14 homes to be delivered 2024-2033</u></p>

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			<p><b>Phasing</b></p> <p>Delivery within 6-15 years of VALP adoption. The site has multiple occupants.</p>	
MM066	105	D-AYL077 Oaklands Hostel, 3 Bierton Road, Aylesbury		<i>Delete this Site Allocation Policy</i>
MM067	106	D-AYL063	<p><b>Phasing</b></p> <p>Delivery within 1-5 years of VALP adoption</p> <p><b>Site Criteria</b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will comply with a development brief that will steer proposals to make provision for around 112 dwellings at a density that takes account of the adjacent settlement character. The site should also retain its retail (A1) provision on the ground floor</p>	<p><del>Phasing-Expected time of delivery</del></p> <p><del>Delivery within 1-5 years of VALP adoption</del> <u>No homes to be delivered 2018-2023 and 112 homes to be delivered 2023-2033</u></p> <p><del>Site Criteria specific requirements</del></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will comply with a development brief that will steer proposals to make provision for <u>around at least 112 dwellings</u> at a density that takes account of the adjacent settlement character. The site should also retain its retail (A1) provision on the ground floor</p>
MM068	107	D-AYL068	<p><b>Phasing</b></p> <p>Delivery within 6-15 years of VALP adoption</p> <p><b>Site criteria</b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for 39 dwellings at a density that takes account of the adjacent settlement character. Part of the site should be retained for hospital services.</p>	<p><del>Phasing-Expected time of delivery</del></p> <p><del>Delivery within 6-15 years of VALP adoption</del> <u>No homes to be delivered 2018-2023 and 39 homes to be delivered 2023-2033</u></p> <p><del>Site Criteria specific requirements</del></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for <u>at least 39 dwellings</u> at a density that takes account of the adjacent settlement character. Part of the site should be retained for hospital services</p>

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MM069	108	D-AYL115	<p><b>Phasing</b></p> <p>Delivery within 1-5 years of VALP adoption</p> <p><b>Site criteria</b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>The site will make provision for around 200 dwellings at a density that takes account of the adjacent residential character north of the railway line.</p>	<p><del><b>Phasing</b></del> <b><u>Expected time of delivery</u></b></p> <p><del>Delivery within 1-5 years of VALP adoption</del> <u>No homes to be delivered 2018-2023 and 200 homes to be delivered 2023-2033</u></p> <p><b><u>Site Criteria specific requirements</u></b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. The site will make provision for <del>around</del> <u>at least</u> 200 dwellings at a density that takes account of the adjacent residential character north of the railway line</p>
MM070	109	New policy and supporting text		<p><i>Insert new policy ‘D2 Delivering site allocations in the rest of the district’ and accompanying pre amble</i></p> <p><b><u>Delivering site allocations in the rest of the district</u></b></p> <p><u>In order to fulfil the level of growth for Aylesbury Vale set out in policy S2 Spatial Strategy for Growth, sites have also been allocated at other settlements in the district as well as at Aylesbury Garden Town. Allocating sites in the Local Plan allows growth to be located in the most suitable sites in the most sustainable locations by taking into account, through further assessment beyond the HELAA, factors such as landscape, flooding, settlement form and site availability.</u></p> <p>This section deals with the strategic settlements of Buckingham, Haddenham, Winslow and Wendover (Aylesbury is covered in the previous sub-section and is considered to be a sub-regional strategic settlement). The strategic settlements are the most sustainable towns and villages in the district as they have the highest provision of services and facilities and are therefore the focus for the majority of the rest of the district’s development. As set out in Policies S2 and S3, the strategic settlements (excluding Aylesbury) will provide a total of <del>5,730</del> <u>5,227</u> new homes between 2013 and 2033. Those sites that already have planning permission (as at <del>2016/17</del> <u>2017/18</u>) and homes already built in the period 2013-<del>2017</del> <u>2018</u> are included in the total to be provided.</p> <p><u>Aylesbury Vale will deliver a total of 30,233 new homes across the Plan period. Taking account of commitments, completions and allocations in Aylesbury Garden Town already listed in policy D1, and a windfall allowance, 12,759 homes are allocated across the rest of the district.</u></p> <p>Buckingham, Haddenham and Winslow all have neighbourhood plans which have had a high level of community support, albeit the housing policies in the Haddenham neighbourhood plan have since been quashed. This Plan aims to reflect the need for housing delivery in the most sustainable locations whilst not undermining the aims of the neighbourhood plans, taking the quashed allocations, where possible, in the Haddenham neighbourhood plan as the community’s preference for the location of development. This Plan allocates <del>the reserve sites at Buckingham and Haddenham, and</del> just one site beyond the neighbourhood plans’s expectations/allocations, at Haddenham and Winslow, specifically north of Rosemary Lane at Haddenham (<del>at least 315</del> <u>at least 269</u> homes) and east of the B4033 at Winslow (<del>585</del> <u>at least 315</u>), and allocates two further sites at Buckingham, reflecting it being the second most sustainable settlement in the district, specifically Moreton Road at Buckingham (130 homes) and land off Osier Way, south of A421 and east of Gawcott Road (420 homes).</p>

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				<p>In terms of Wendover, approximately 1,000 homes will come forward during the Plan period at RAF Halton Camp after its closure in 2022. This is considered to be a realistic and somewhat conservative estimate, and the figure could increase as detailed masterplanning is developed.</p> <p><u>The Local Plan also allocates sites for growth within Aylesbury Vale at the edge of Milton Keynes namely North East Aylesbury Vale and this area forms its own category in the settlement hierarchy. The same appraisal process detailed above has been followed to select these sites and consideration has also been given to Milton Keynes' capacity to accommodate further growth.</u></p> <p><i>Insert new policy (new D2):</i></p> <p><b><u>D2 Delivering site allocations in the rest of the district</u></b></p> <p><u>The rest of the district outside of Aylesbury Garden Town plays an important role in delivering the required growth in the Vale. The site allocations identified in this policy should be developed in accordance with policies S1, S2, S3 and S5.</u></p> <p><u>The rest of the district outside of the Garden Town will deliver 12,759 new homes. The Policies Map allocates the following major sites in the strategic settlements and in North East Aylesbury Vale for development:</u></p> <ul style="list-style-type: none"> <li>• <u>D-NLV001 Salden Chase</u></li> <li>• <u>D-WHA001 Shenley Park</u></li> <li>• <u>D-BUC043 Land west of AVDLP allocation BU1 Moreton Road, Buckingham</u></li> <li>• <u>D-BUC046 Land off Osier Way (south of A421 and east of Gawcott Road)</u></li> <li>• <u>D-HAD007 Land north of Rosemary Lane</u></li> <li>• <u>D-HAL003 RAF Halton</u></li> <li>• <u>D-WIN001 Land to east of B4033, Great Horwood Road</u></li> </ul> <p><u>The following sites are also allocated in large and medium villages:</u></p> <ul style="list-style-type: none"> <li>• <u>D-STO008 Land south of Creslow Way, Stone</u></li> <li>• <u>D-WHI009 Holt's Field, Whitchurch</u></li> <li>• <u>D-CDN001 Land North of Aylesbury Road and rear of Great Stone House</u></li> <li>• <u>D-CDN003 Dadbrook Farm</u></li> <li>• <u>D-ICK004 Land off Turnfields</u></li> <li>• <u>D-MMO006 Land east of Walnut Drive and west of Foscoote Road</u></li> <li>• <u>D-NLV005 Land south of Whaddon Road and west of Lower Rd, Newton Longville</u></li> <li>• <u>D-QUA001 Land south west of 62 Station Road, Quainton</u></li> <li>• <u>D-QUA0014-016 Land adjacent to Station Road, Quainton</u></li> </ul> <p><u>The design and delivery of development at allocations in the rest of the district should adhere to the site specific allocation policies and other policies in the Plan.</u></p>
MM071	109	4.112	As a result of further assessment and taking account of the overall housing requirement for Aylesbury Vale, Salden Chase has been	<del>As a result of further assessment and taking</del> <u>Taking</u> account of the overall housing requirement for Aylesbury Vale, Salden Chase and Shenley Park <del>has</del> <u>have</u> been identified as the most appropriate strategic <del>allocation</del> <u>allocations</u> to come forward at this stage.

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			identified as the most appropriate strategic allocation to come forward at this stage.	
MM072	109	4.118	<p>A masterplan supplementary planning document (SPD) for the site will establish the site layout and disposition of land uses. The development will adhere to the following place shaping principles:</p> <ul style="list-style-type: none"> <li>provide a long term defensible boundary to the western edge of Milton Keynes recognise that, whilst being located totally within Aylesbury Vale, the development will use some facilities in Milton Keynes, given its proximity. Milton Keynes also provides access point into the site</li> <li>ensure the long term retention of Newton Longville and Whaddon as separate communities with unique identities, and protect them and other neighbouring communities, (including Mursley and Far Bletchley), from direct and indirect negative impacts generated by the development</li> <li>be deliverable so as to maximise speed of delivery, enable faster delivery of key infrastructure whilst minimising disruption and delay</li> <li>provide a sustainable and strategic approach to flood mitigation and urban drainage, linked to multi-functional green infrastructure, to control surface water flows and flooding, (as set out in the Milton Keynes Strategic Flood Risk Assessment and Water Cycle Study)</li> <li>ensure green infrastructure and green open space is provided in the form of a liner park to the south of the site to minimise impacts to Howe Park Wood site of special scientific interest (SSSI) and that there are adequate green links to neighbouring Tattenhoe Park</li> <li>infrastructure will need to be provided and phased alongside development, the details of which will be agreed through developer contribution agreements</li> </ul>	<p><i>Delete paragraph 4.118:</i></p> <p><del>A masterplan supplementary planning document (SPD) for the site will establish the site layout and disposition of land uses. The development will adhere to the following place shaping principles:</del></p> <ul style="list-style-type: none"> <li><del>provide a long term defensible boundary to the western edge of Milton Keynes recognise <u>recognising</u> that, whilst being located totally within Aylesbury Vale, the development will use some facilities in Milton Keynes, given its proximity. Milton Keynes also provides access point into the site</del></li> <li><del>ensure the long term retention of Newton Longville and Whaddon as separate communities with unique identities, and protect them and other neighbouring communities, (including Mursley and Far Bletchley), from direct and indirect negative impacts generated by the development</del></li> <li><del>be deliverable so as to maximise speed of delivery, enable faster delivery of key infrastructure whilst minimising disruption and delay</del></li> <li><del>provide a sustainable and strategic approach to flood mitigation and urban drainage, linked to multi-functional green infrastructure, to control surface water flows and flooding, (as set out in the Milton Keynes Strategic Flood Risk Assessment and Water Cycle Study)</del></li> <li><del>ensure green infrastructure and green open space is provided in the form of a liner park to the south of the site to minimise impacts to Howe Park Wood site of special scientific interest (SSSI) and that there are adequate green links to neighbouring Tattenhoe Park</del></li> <li><del>infrastructure will need to be provided and phased alongside development, the details of which will be agreed through developer contribution agreements</del></li> </ul>
MM073	110	4.119	<p>The vision and objectives for this site are:</p> <ul style="list-style-type: none"> <li>To create an exemplar development, of regional significance, which will be a great place to live, work and grow. Built to a high sustainable design and construction standards, the development will provide a balanced mix of facilities to ensure</li> </ul>	<p><i>Delete paragraph 4.119:</i></p> <p><del>The vision and objectives for this site are:</del></p> <ul style="list-style-type: none"> <li><del>To create an exemplar development, of regional significance, which will be a great place to live, work and grow. Built to a high sustainable design and construction standards, the development will provide a balanced mix of facilities to ensure that</del></li> </ul>

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			<p>that it meets the needs and aspirations of new and existing residents</p> <ul style="list-style-type: none"> <li>• To create a sustainable community providing a mix of uses to ensure that housing development is accompanied by employment, infrastructure services and facilities</li> <li>• To ensure that high quality walking, cycling and public transport links to and from Newton Longville, Bletchley and the city of Milton Keynes are an integral part of the development</li> <li>• To take account of the delivery of EWR instead and not compromising – safeguarding against noise etc.</li> <li>• To ensure that infrastructure, facilities and services are delivered in the right place at the right time, for example, provision of new education facilities, and well planned and laid out local centres to establish the heart of new communities.</li> <li>• To ensure that the deciduous woodland priority habitat the north of the site is retained and that green infrastructure is an integral part of the design</li> <li>• To ensure that strong place shaping, community safety and sustainability principles are embedded throughout, creating a socially diverse place with a mix of dwelling types and tenure mix including at least 30% affordable housing ‘pepper-potted’ throughout the site, and</li> <li>• To be designed in a way to ensure that the new development relates to the wider site context including the relationship with Milton Keynes and Newton Longville and other surrounding villages.</li> </ul>	<p><del>it meets the needs and aspirations of new and existing residents</del></p> <ul style="list-style-type: none"> <li>• <del>To create a sustainable community providing a mix of uses to ensure that housing development is accompanied by employment, infrastructure services and facilities</del></li> <li>• <del>To ensure that high quality walking, cycling and public transport links to and from Newton Longville, Bletchley and the city of Milton Keynes are an integral part of the development</del></li> <li>• <del>To take account of the delivery of EWR instead and not compromising – safeguarding against noise etc.</del></li> <li>• <del>To ensure that infrastructure, facilities and services are delivered in the right place at the right time, for example, provision of new education facilities, and well planned and laid out local centres to establish the heart of new communities.</del></li> <li>• <del>To ensure that the deciduous woodland priority habitat the north of the site is retained and that green infrastructure is an integral part of the design</del></li> <li>• <del>To ensure that strong place shaping, community safety and sustainability principles are embedded throughout, creating a socially diverse place with a mix of dwelling types and tenure mix including at least 30% affordable housing ‘pepper potted’ throughout the site, and</del></li> <li>• <del>To be designed in a way to ensure that the new development relates to the wider site context including the relationship with Milton Keynes and Newton Longville and other surrounding villages.</del></li> </ul>
MM074	110	D-NLV001	<p><b>Phasing</b></p> <p>100 homes to be delivered 2017-2022 and 1,755 homes to be delivered from 2023-2033</p> <p><b>Public rights of way</b></p> <ul style="list-style-type: none"> <li>• A number of improvements to the surfacing of the local footpaths will be required within the site and be completed as part of the development and a financial contribution is to be secured as part of the Section 106 Agreement for those routes outside of the site. The improvements within the site include: <ul style="list-style-type: none"> <li>○ ensure a Redway compliant Grid Road reserve to link with existing PROW</li> <li>○ upgrade of footpath and resurface between Weasel Lane and the railway underpass; route to be dedicated</li> </ul> </li> </ul>	<p><b><u>Phasing-Expected time of delivery</u></b></p> <p><del>100</del> <u>150</u> homes to be delivered <del>2017-2022</del> <u>2018-2023</u> and <del>1,755</del> <u>1,705</u> homes to be delivered from <del>2024-2033</del></p> <p><b><u>Allocated for (key development and land use requirements)</u></b></p> <p>Resolution to approve - 15/00314/AOP – Outline planning application with all matters reserved except for access for a mixed use sustainable urban extension on land to the south west of Milton Keynes to provide up to 1,855 mixed tenure dwellings; an employment area (B1); a neighbourhood centre including retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses; a primary and a secondary school; a grid road reserve; multi- functional green space; a sustainable drainage system; and associated access, drainage and public transport infrastructure.</p> <p>Access into the site is a matter for consideration in this application and as submitted, there are three points of access proposed from the development onto the local highway network at the following locations: Whaddon Road, Buckingham Road and A421 Standing Way. Of these three access/egress points serving the site, Buckingham Road and A421 Standing Way are both within the control of Milton Keynes Council and Whaddon Road is within the control of Aylesbury Vale District Council.</p>



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			<p>as a public bridleway</p> <ul style="list-style-type: none"> <li>○ resurface byway in Newton Longville Parish and in Mursley Parish between Dagnall House Buckingham Road to the adopted highway</li> </ul> <p><b>Landscape</b></p> <p>Site proposals will be required to respect and complement the physical characteristics of the site and its surroundings, the building tradition of the locality, and the scale and context of the setting, the natural qualities and features of the area and the effect of the development on important public views and skylines.</p> <p><b>Community facilities and Green Infrastructure</b></p> <p>The site will need to make provision for a comprehensive network of multifunctional open spaces and green corridors with both formal and areas of informal public open space. This will include 53.67ha of green open space and 1.18ha of allotment land, nine locally equipped areas of play (LEAPs) and also two neighbourhood equipped areas of play, which each include a multi use games area. In addition to the provision of LEAPs and NEAPs on site, youth shelter, a multi-use games area (MUGA), sports hall, changing pavilion, skateboard park, sports pitches, cricket wicket, tennis courts and a community centre will be required through a S106 Agreement. Multi functional Green Infrastructure will be required to control surface water flows and flooding</p> <p><b>Implementation Approach</b></p> <p>An updated illustrated masterplan has been submitted in support of the planning application. The masterplan aims to encourage walking and cycling as realistic alternatives to that of the private car, through high quality infrastructure. The masterplan identifies ‘alternative’ Redway routes through the site which is considered a positive benefit and will need to be developed further as part of any future reserved matter applications.</p> <p>The details of the cycle and pedestrian infrastructure within the site will need to form and be considered as part of any future reserved matters application.</p>	<p><b>Highway Improvements by Condition(s)</b></p> <ul style="list-style-type: none"> <li>• Buckingham Road Access signalised gyratory including Stage 1 Road Safety Audit</li> <li>• Whaddon Road Access speed limit reduction and further detailed design</li> </ul> <p><b>Highway Improvements by s106 agreement(s)</b></p> <ul style="list-style-type: none"> <li>• A421 Standing Way left in only junction and further detailed design</li> <li>• Signalisation of the priority junctions of the A421/ Warren Road and A421/Shucklow Hill/Little Horwood Road.</li> <li>• In order to mitigate the potential impact in Whaddon a financial contribution is required towards road safety improvements on Coddimoor Lane and Stock Lane</li> <li>• Newton Longville Traffic Calming Proposals. Currently this is an indicative scheme which may include enhanced gateway features on all roads leading into the village and raised junction tables and signing/lining</li> </ul> <p><b>Internal Road Layout</b></p> <ul style="list-style-type: none"> <li>• <u>The objective is to ensure that high quality walking, cycling and public transport links to and from Newton Longville, Bletchley and the city of Milton Keynes are an integral part of the development.</u> A new network of primary streets will form the principal circulation route for all vehicular traffic including a bus route. The route will connect with the existing highway network at the three access points. Plans should show that the primary street is to be at least 7.3m wide, with a footway/cycleway of 3m wide and will need to consider drop off provision, widened footways, crossing points, road signage and lining to provide for a serviced school site</li> </ul> <p><b>Grid Road</b></p> <ul style="list-style-type: none"> <li>• Whilst the site only requires a single carriageway road for access, a dual carriageway could be provided in the future. The land for the grid road will need to be adequately secured in the S106 Agreement for the future extension of Snelshall Street (V1) so that AVDC/BCC can develop and implement a scheme in the future</li> </ul> <p><b>Public rights of way</b></p> <ul style="list-style-type: none"> <li>• A number of improvements to the surfacing of the local footpaths will be required within the site and be completed as part of the development and a financial contribution is to be secured as part of the Section 106 Agreement for those routes outside of the site. The improvements within the site include: <ul style="list-style-type: none"> <li>○ ensure a Redway compliant Grid Road reserve to link with existing PROW</li> <li>○ upgrade of footpath and resurface between Weasel Lane and the railway underpass; route to be dedicated as a public bridleway</li> <li>○ resurface byway in Newton Longville Parish and in Mursley Parish between Dagnall House Buckingham Road to the adopted highway</li> <li>○ <u>Provision should be made for adequate green links to Tattenhoe Park</u></li> </ul> </li> </ul> <p><b>Public Transport Provision</b></p> <ul style="list-style-type: none"> <li>• The enhancement of the existing bus service or provision of a new service to operate between the proposed development and Central Milton Keynes (CMK) via the existing rail station will be required and included within the Framework Travel Plan.</li> </ul> <p><i>Text alignment of headings and supporting text to be corrected in the next section</i></p> <p><b>Site-specific Requirements</b></p> <p>Conserving and enhancing the natural environment. In terms of the impact on the landscape, site proposal should use land efficiently and create a well-defined boundary <u>as the western edge of Milton Keynes</u> between the settlement and the country side,</p>

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				<p><u>ensuring that Newton Longville, Whaddon, Mursley and Far Bletchley remain separately identifiable.</u></p> <p><b>Landscape</b></p> <p>Site proposals will be required to respect and complement the physical characteristics of the site and its surroundings, <u>including the implementation of a defensible boundary along the western edge of Milton Keynes.</u> Proposals will be required to identify the building tradition of the locality, <del>and</del> the scale and context of the setting, the natural qualities and features of the area, and the effect of the development on important public views and skylines <u>including the protection of Newton Longville and Whaddon villages.</u></p> <p><b>Air Quality</b></p> <p>An air quality assessment will be required and its content and conclusions accepted prior to construction phases.</p> <p><b>Noise contamination</b></p> <p>An Environmental Management plan will be required via a condition and with detailed consideration of the layout at reserved matters stage <u>to take account of the delivery of EWR, safeguarding against noise.</u> A condition can be attached in case any contamination is found.</p> <p><b>Conservation</b></p> <p>The significance of any heritage assets affected including any contribution made by their setting will need to be considered. When considering the impact on the significance, great weight should be given to the asset's conservation. The protection and enhancement of sites of archaeological importance needs to be considered.</p> <p><b>Ecology Biodiversity</b></p> <p>Proposals will need to quantify ecological impacts in a meaningful way to enable pre and post development comparison, sufficient to objectively assess net losses or gains and to provide for multifunctional habitats. Proposals will need to minimise the impact on Howe Park Wood SSSI.</p> <p><b>Trees and hedgerows</b></p> <p>An <del>arboricultural</del> <u>arboricultural</u> survey has been undertaken for the site and has identified that trees of A and B category are to be retained and incorporated into any development. New structural and screen tree planting, hedge and shrub planting will be required as part of the future detailed scheme.</p> <p><b>Place-Making Framework</b></p> <p>The site will comprise; residential development; employment area; neighbourhood centre; land for a three form entry primary school with early years provision and four form entry secondary school; green infrastructure and associated drainage; <u>and</u> highway and transport infrastructure. <del>and the</del> <u>The</u> proposed distribution of uses across the site are set in the parameters plan.</p> <p><b>Community facilities and Green Infrastructure</b></p> <p>The site will need to make provision for a comprehensive network of multifunctional open spaces and green corridors <u>including a linear park to the south of the site</u> with both formal and areas of informal public open space. This will include 53.67ha of green open space and 1.18ha of allotment land, nine locally equipped areas of play (LEAPs) and also two neighbourhood equipped areas of play, which each include a multi use games area. In addition to the provision of LEAPs and NEAPs on site, youth shelter, a multi-</p>

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				<p>use games area (MUGA), sports hall, changing pavilion, skateboard park, sports pitches, cricket wicket, tennis courts and a community centre will be required through a S106 Agreement. <u>The existing woodland priority habitat in the north of the site should be retained</u> Multi functional Green Infrastructure will be required to control surface water flows and flooding. <u>Impact on the Howe Wood SSSI must be kept to a minimum and green links to Tattenhoe park-Park must be provided.</u></p> <p><b>Flood Mitigation</b></p> <p><u>Provision of a sustainable and strategic flood mitigation and urban drainage scheme linked to multi functional Green Infrastructure must be provided.</u></p> <p><b>Education</b></p> <p>The site will need to makes provision for a three-form entry primary school, with early years pre-school facilities on 3ha of land and a secondary school on 5.2ha of land. Provision is also made for accessible recreation and community uses to serve the new residents, designed and located with the intention to be complementary to the delivery of the new schools.</p> <p><b>Health Facilities</b></p> <p>A contribution towards or delivery of a healthcare facilities either by way of site provision in an accessible location or direct funding to provide for a minimum 4GP with reserve to 6GP surgery will be required at reserved matters or detail stages.</p> <p><b>Local Centre</b></p> <p>The site will need to make provision for a neighbourhood centre on 0.67ha of land to include retail (A1/A2/A3/A5 and A5) and community facilities (D1 and D2).</p> <p><b>Employment Area</b></p> <p>The site will need to make provision for an employment area (B1) on 2.07ha of land.</p> <p><b>Implementation Approach</b></p> <p>An updated illustrated masterplan has been submitted in support of the planning application. The masterplan aims to encourage walking and cycling as realistic alternatives to that of the private car, through high quality infrastructure. The masterplan identifies 'alternative' Redway routes through the site which is considered a positive benefit and will need to be developed further as part of any future reserved matter applications.</p> <p>The details of the cycle and pedestrian infrastructure within the site <u>and linking to Newton Longville, Bletchley and Central Milton Keynes</u> will need to form and be considered as part of any future reserved matters application.</p>
MM075	114	New sub-heading after D-NLV001	N/A	<p><i>Add new sub-heading after D-NLV001 Concept Plan</i></p> <p><u>Shenley Park</u></p>
MM076	114	D-WHA00		<p><i>Add new site policy:</i></p>

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		1		<p><b><u>D-WHA001 Shenley Park</u></b></p> <p><b><u>Site reference</u></b></p> <p><u>WHA001</u></p> <p><b><u>Size (hectares)</u></b></p> <p><u>About 99ha</u></p> <p><b><u>Allocated for (key developments and land use requirements)</u></b></p> <p><u>To create an exemplar development, of regional significance, which will be a great place to live, work and grow. Built to a high sustainable design and construction standards, the development will provide a balanced mix of facilities to ensure that it meets the needs and aspirations of new and existing residents, at least 1,150 homes, 110 bed care home/extra care facility, new primary school, subject to need a site for new secondary school, multi-functional green infrastructure (in compliance with Policies I1 and I2 and associated Appendices), mixed use local centre, exemplary Sustainable Drainage Systems, new Link Road between A421 Buckingham Road and H6 and or H7 Childs Way/Chaffron Way, public transport and cycling and walking links.</u></p> <p><b><u>Source</u></b></p> <p><u>HELAA</u></p> <p><b><u>Current neighbourhood plan status</u></b></p> <p><u>N/A</u></p> <p><b><u>Expected time of delivery</u></b></p> <p><u>The site is expected to be delivered between 2024 and 2033</u></p> <p><b><u>Site-specific Requirements</u></b></p> <p><u>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. To ensure a comprehensive development of the site an SPD is to be prepared for the site and in addition, proposals should comply with all of the following criteria:</u></p> <ol style="list-style-type: none"> <li>a. <u>The site will make provision for at least 1,150 dwellings at a density that respects the adjacent settlement character and identity. To ensure that strong place shaping, community safety and sustainability principles are embedded throughout, creating a socially diverse place with a mix of dwelling types and tenure mix including a minimum of 25% affordable housing ‘pepper-potted’ throughout the site.</u></li> <li>b. <u>Provision of 110 bed care home/extra care facility</u></li> <li>c. <u>Provision of land, buildings and car parking for a 2FE primary school (capacity 420) with 52 place nursery. Infrastructure will need to be provided and phased alongside development, the details of which will be agreed through developer contribution agreements.</u></li> <li>d. <u>Subject to detailed discussions and agreement with the Education Authority, a financial contribution towards existing secondary schools will be required or provision of a site for a new secondary school if the need for an on site facility is proven; and a</u></li> </ol>

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				<p><u>financial contribution to special needs education</u></p> <p>e. <u>Provision of land, buildings and car parking for new local centre including community hall and a contribution towards or delivery of a healthcare facility either by way of site provision or direct funding (including temporary buildings if necessary). To create a sustainable community providing a mix of uses to ensure that housing development is accompanied by infrastructure services and facilities</u></p> <p>f. <u>The site will be designed using a landscape-led approach. The development design and layout will be informed by a full detailed landscape and visual impact assessment (LVIA) It will provide a long term defensible boundary to the western edge of Milton Keynes. This recognises that, whilst being located totally within Aylesbury Vale, the development will use some facilities in Milton Keynes, given its proximity. Milton Keynes also provides an access point into the site</u></p> <p>g. <u>Conserve the setting of Whaddon village and Conservation Area by creating a substantial, well designed and managed countryside buffer (not formal open space) and enhanced Briary Plantation woodland belt between the development and the village of Whaddon</u></p> <p>h. <u>Create high quality walking and cycling links to and from Whaddon, Bletchley and Milton Keynes as an integral part of the development and shall include an extension of the Tatternhoe Valley Park into the site</u></p> <p>i. <u>An ecological management plan shall be submitted to and approved in writing by the Council covering tree planting, hedge planting, pond creation and ongoing management of the site</u></p> <p>j. <u>Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Specific attention should be made to enhancing Briary Plantation, Bottlehouse Plantation and other significant blocks of woodlands/hedgerows within or on the edge of the site</u></p> <p>k. <u>Hard and soft landscaping scheme will be required to be submitted for approval</u></p> <p>l. <u>Archaeological assessment and evaluation shall be required to be submitted to the Council. Development must minimise impacts on the Statutory Ancient Monument of Site of Snelshall Monastery on the northern boundary of the site</u></p> <p>m. <u>The scheme layout shall have regard to the findings of an archaeological investigation and preserves in situ any remains of more than local importance</u></p> <p>n. <u>The development must provide a satisfactory vehicular access from the A421 Buckingham Road</u></p> <p>o. <u>More detailed traffic modelling will be required to inform on the extent of off site highway works to determine-whether the section of A421 between the Bottledump roundabout and the site access roundabout needs to be dualled.</u></p> <p>p. <u>Provide for a Link Road connection through the site to Grid Road H6 Childs Way and or H7 Chaffron Way</u></p> <p>q. <u>Existing public rights of way need to be retained, enhanced and integrated into the development with safe and secure environments as part of a wider network of sustainable routes (utilising amongst others the Redway and Sustrans network), to directly and appropriately link the site with surrounding communities and facilities</u></p> <p>r. <u>Provision of public transport service improvements and associated new facilities into Milton Keynes, including new or improved links to Bletchley railway station, and to surrounding areas</u></p> <p>s. <u>An air quality and noise assessment shall be submitted to and approved in writing by the Council prior to development</u></p>

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				<p><u>commencing</u></p> <p>t. <u>A surface water drainage strategy will be required for the site, based on sustainable drainage principles and an assessment submitted to the Council for approval and should ensure that development does not increase flood risk elsewhere. The strategy will create new green infrastructure corridors along major surface flowpaths. Development on this site, which would drain into the management area for the Loughton Brook, will seek to reduce flood risk downstream on the Loughton Brook</u></p> <p>u. <u>Detailed modelling will be required to confirm 1 in 20, 100 and 1,000 year extents and 1 in a 100 year plus climate change extents on the ordinary watercourse. Climate change modelling should be undertaken using the up-to-date Environment Agency guidance for the type of development and level of risk and should consider surface water risk. The impact of culvert blockage should be considered for the modelled watercourse. The impacts of climate change must be taken into account in designing the site's SuDs and in any other flood mitigation measures proposed</u></p> <p>v. <u>A foul water strategy is required to be submitted to and approved in writing by the Council</u></p> <p>w. <u>An updated assessment of sewerage capacity and water supply network shall be carried out, working with Anglian Water, to identify the need for infrastructure upgrades and how and when these will be carried out to inform site delivery.</u></p> <p>x. <u>The road access to the A421 will be designed to avoid areas of flood zone 3a with climate change and remain operational and safe for users in times of flood</u></p>
MM077	115	4.120-4.121		<p><i>Move paragraphs 4.120 and 4.121 and accompanying titles to the start of strategic delivery chapter (page 61) to become paragraphs 4.1 and 4.2. Modify title:</i></p> <p><b>Delivering growth at strategic settlements, larger and medium villages</b></p>
MM078	115	4.121	As set out in the spatial strategy (S2), sites are allocated based on the capacity of a settlement to accommodate development, taking into account factors such as landscape, flooding and settlement form as well as site availability. Site-specific allocations for strategic settlements (other than Aylesbury), larger and medium villages are set out in the following sections.	As set out in the spatial strategy (S2), sites are allocated based on the capacity of a settlement to accommodate development, taking into account factors such as landscape, flooding and settlement form as well as site availability. Site-specific allocations for strategic settlements <del>(other than Aylesbury)</del> , <u>the north east of Aylesbury Vale</u> , larger and medium villages are set out in the following sections. <u>The sites at these allocations are sufficient to meet the development needs for the area.</u>
MM079	115	4.122	Sites not allocated in this Plan or in a made Neighbourhood Plan will not normally be permitted, as the district's required level of growth is to be met in full by these allocations. The only exceptions to this are where the Council's monitoring of delivery across the district shows that the allocated sites are not being delivered at the expected rate, or where the proposals are for small-scale areas of land in accordance with Policy D2. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner and meet all of the criteria in the Policy below.	Sites <del>not</del> allocated in this Plan, <del>or</del> in a made Neighbourhood Plan <u>or committed by planning permission</u> will <del>not</del> normally be permitted, <del>as</del> <u>deliver</u> the district's required level of growth <del>is to be met in full by these allocations.</del> <u>Proposals for development in other locations will be determined on the basis of the policies within this Plan and made Neighbourhood plans.</u> The only exceptions to this are where the Council's monitoring of delivery across the district shows that the allocated sites are not being delivered at the expected rate, <del>or</del> <u>and</u> where the proposals are for small-scale areas of land in accordance with Policy D2. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner and meet all of the criteria in the Policy below.
MM080	115	D2	<b>D2 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages</b>  Development in strategic settlements, larger and medium villages that are not allocated in this plan or in a made neighbourhood plan will be restricted to small scale areas of land within the built-up areas of	<b>D2 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages</b>  <i>Prior to the first line of the policy add the title</i> <u>1. Small scale development and infilling</u>  Development <u>proposals</u> in strategic settlements, larger and medium villages that are not allocated in this plan or in a made neighbourhood plan will be restricted to small scale areas of land within the built-up areas of settlements. Subject to other policies

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			<p>settlements. Subject to other policies in the Plan, permission will be granted for development comprising:</p> <ul style="list-style-type: none"> <li>a. infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or</li> <li>b. development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site</li> </ul> <p>Further development beyond allocated sites and small-scale development as set out in criteria a) or b) above will only be permitted where the Council’s monitoring of housing delivery across the district shows that the allocated sites are not being delivered at the anticipated rate. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner. The proposal must contribute to the sustainability of that settlement, be in accordance with all applicable policies in the Plan, and fulfil all of the following criteria:</p> <ul style="list-style-type: none"> <li>c. be located within or adjacent to the existing developed footprint of the settlement * or, where there is a made neighbourhood plan which includes a settlement boundary, the site is located entirely within that settlement boundary</li> <li>d. not lead to coalescence with any neighbouring settlement</li> <li>e. be of a scale and in a location that is in keeping with the existing form of the settlement, and not adversely affect its character and appearance</li> <li>f. respect and retain natural boundaries and features such as trees, hedgerows, embankments and drainage ditches</li> <li>g. not have any adverse impact on environmental assets such as landscape, historic environment, biodiversity, waterways, open space and green infrastructure, and</li> <li>h. provide appropriate infrastructure provision such as waste water drainage and highways.</li> </ul> <p>*The existing developed footprint is defined as the continuous built form of the village, and excludes individual buildings and groups of</p>	<p>in the Plan, permission will be granted for development comprising:</p> <ul style="list-style-type: none"> <li>a. infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or</li> <li>b. development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site</li> </ul> <p><i>Following criteria b. and ahead of the next paragraph add the title</i></p> <p><u>2. Larger scale development</u></p> <p><u>Exceptionally further</u> development beyond allocated sites and small-scale development as set out in criteria a) or b) above will only be permitted where the Council’s monitoring of housing delivery across the district shows that the allocated sites are not being delivered at the anticipated rate. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner. The proposal must contribute to the sustainability of that settlement, be in accordance with all applicable policies in the Plan, and fulfil all of the following criteria:</p> <p><i>Revise criteria c. as follows</i></p> <ul style="list-style-type: none"> <li>c. be located within or adjacent to the existing developed footprint of the settlement * <del>or, except</del> where there is a made neighbourhood plan which <del>includes</del> <u>defines</u> a settlement <u>or development</u> boundary, <u>where</u> the site <del>is</del> <u>should be</u> located entirely within that settlement boundary</li> <li>d. not lead to coalescence with any neighbouring settlement</li> <li>e. be of a scale and in a location that is in keeping with the existing form of the settlement, and not adversely affect its character and appearance</li> <li>f. respect and retain natural boundaries and features such as trees, hedgerows, embankments and drainage ditches</li> <li>g. not have any adverse impact on environmental assets such as landscape, historic environment, biodiversity, waterways, open space and green infrastructure, and</li> <li>h. provide appropriate infrastructure provision such as waste water drainage and highways.</li> </ul> <p><i>Revise footnote as follows</i></p> <p>*the existing developed footprint is defined as ‘the continuous built form of the village, and excludes individual buildings and groups of dispersed buildings. <del>This includes</del> <u>The exclusion covers</u> former agricultural barns that have been converted, agricultural buildings and associated land on the edge of the village...</p>

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			dispersed buildings. This includes former agricultural barns that have been converted, agricultural buildings and associated land on the edge of the village and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the village.	
MM081	117	4.124	Buckingham, Haddenham and Winslow all have neighbourhood plans which have had a high level of community support, albeit the housing policies in the Haddenham neighbourhood plan have since been quashed. This Plan aims to reflect the need for housing delivery in the most sustainable locations whilst not undermining the aims of the neighbourhood plans, taking the quashed allocations, where possible, in the Haddenham neighbourhood plan as the community's preference for the location of development. This Plan allocates the reserve sites at Buckingham and Haddenham, and just one site beyond the neighbourhood plan's expectations/allocations, at Haddenham and Winslow, specifically north of Rosemary Lane at Haddenham (315 homes) and east of the B4033 at Winslow (585), and allocates two further sites at Buckingham, reflecting it being the second most sustainable settlement in the district, specifically Moreton Road at Buckingham (130 homes) and land off Osier Way, south of A421 and east of Gawcott Road (420 homes).	Buckingham, Haddenham and Winslow all have neighbourhood plans which have had a high level of community support, albeit the housing policies in the Haddenham neighbourhood plan have since been quashed. This Plan aims to reflect the need for housing delivery in the most sustainable locations whilst not undermining the aims of the neighbourhood plans, taking the quashed allocations, where possible, in the Haddenham neighbourhood plan as the community's preference for the location of development. This Plan allocates <del>the reserve sites at Buckingham and Haddenham, and</del> just one site beyond the neighbourhood plan's <u>plans'</u> expectations/allocations, at Haddenham and Winslow, specifically north of Rosemary Lane at Haddenham ( <del>315</del> <u>at least 269</u> homes) and east of the B4033 at Winslow ( <del>585</del> <u>at least 315</u> ), and allocates two further sites at Buckingham, reflecting it being the second most sustainable settlement in the district, specifically Moreton Road at Buckingham ( at least 130 homes) and land off Osier Way, south of A421 and east of Gawcott Road (at least 420 homes).
MM082	119	D-BUC043 site allocation	<p><b>Site Criteria:</b></p> <p>a. Provision of around 130 dwellings at a density that takes account of the adjacent settlement character and identity</p> <p>k. An assessment of sewerage capacity and water resources and water supply will be required in consultation with Anglian Water. The water supply is likely to require an infrastructure upgrade by Anglian Water to serve the level of growth on the site. The Buckingham Wastewater Treatment Works needs upgrading and the delivery of the site will need to work with Anglian Water's asset management plan for delivering the needed upgrade. The surface water network capacity for the sewerage system also needs upgrading.</p> <p><b>Phasing</b></p> <p>The site is expected to be delivered between 2018 and 2023</p>	<p><b>Site Criteria specific requirements:</b></p> <p>a. Provision of <del>around</del> <u>at least</u> 130 dwellings at a density that takes account of the adjacent settlement character and identity</p> <p>k. An assessment of sewerage capacity <del>and water resources</del> and water supply network will be required in consultation with Anglian Water. The water supply <u>network</u> is likely to require an <del>infrastructure</del> upgrade by Anglian Water to serve the level of growth on the site. The Buckingham Wastewater Treatment Works needs upgrading and the delivery of the site will need to <u>be aligned work with investment in Anglian Water's aAsset mManagement pPlan for delivering the needed upgrade.</u> <del>The surface water network capacity for the sewerage system also needs upgrading.</del></p> <p>l. <u>A financial contribution will be needed towards funding appropriate elements of the Buckingham Transport Strategy</u></p> <p>m. <u>Amenity land which is to be provided with a NEAP and LEAP with sports pitches. The amenity land, subject to agreement, would be transferred to the Town Council following a maintenance period and a commuted sum paid to the Town Council for the upkeep of that land.</u></p> <p><b>Phasing-Expected time of delivery</b></p> <p><del>The site is expected to be delivered between 2018 and 2023</del> <u>No homes to be delivered 2018-2023 and 130 homes to be delivered 2024-2033</u></p>
MM083	120	D-BUC051		Delete Policy D-BUC051



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		West Buckingham, land bounded by Brackley Road and the River Great Ouse		
MM084	121	D-BUC046	<p><b>Size (hectares)</b></p> <p>25.8</p> <p><b>Current neighbourhood plan status</b></p> <p>Neighbourhood plan, made in October 2015. The land has no notation but is outside the settlement boundary.</p> <p><b>Phasing</b></p> <p>100 _homes to be delivered 2018-23 and 320 _homes from 2024-2033</p> <p><b>Site Criteria:</b></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. Provision of around 420 dwellings at a density that takes account of the adjacent settlement character and identity</p> <p>b. The development shall be based on a design code to be prepared for the site because it is a large strategic site in a sensitive location on the edge of the settlement</p> <p>c. The site will be designed using a landscape-led approach. The development design and layout will be informed by a full detailed landscape and visual impact assessment (LVIA) to be submitted and agreed by the Council. A landscape mitigation scheme that reduces wider landscape and visual impact will be required on the southern boundaries of the site</p> <p>d. The development must provide a satisfactory vehicular access</p>	<p><b>Size (hectares)</b></p> <p><del>25.8</del><u>22.7</u>ha</p> <p><b>Current neighbourhood plan status</b></p> <p>Neighbourhood plan, made in October 2015. The land has no notation but is outside the settlement boundary. <u>The neighbourhood plan is in early stages of review.</u></p> <p><del>Phasing</del><u>Expected time of delivery</u></p> <p><del>100</del> <u>150</u> homes to be delivered 2018-<u>2023</u> and <del>320</del> <u>270</u> homes <del>from</del> <u>to be delivered 2024</u><del>2023-2033</del></p> <p><del>Site Criteria:</del><u>Site-specific requirements</u></p> <p>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. In addition, proposals should comply with all of the following criteria:</p> <p>a. Provision of <del>around</del> <u>at least</u> 420 dwellings at a density that takes account of the adjacent settlement character and identity</p> <p>b. The development shall be based on a design code to be prepared for the site because it is a large strategic site in a sensitive location on the edge of the settlement</p> <p>c. The site will be designed using a landscape-led approach. The development design and layout will be informed by a full detailed landscape and visual impact assessment (LVIA) to be submitted and agreed by the Council. A landscape mitigation scheme that reduces wider landscape and visual impact will be required on the southern boundaries of the site</p> <p>d. The development must provide a satisfactory vehicular access to be agreed with Buckinghamshire County Council. The <del>primary vehicular</del> access should be off Gawcott Road and Osier Way. A transport assessment will be required to demonstrate access and impact are acceptable and achievable by all modes of transport</p> <p><del>e. An ecological management plan (EMP) shall be submitted to the Council for approval. Wooded areas on the site have a high ecology impact and these would need to be retained along with the provision of 20m buffer either side of the stream and pond</del></p> <p>f. At the planning application stage, a site-specific flood risk assessment and surface water drainage strategy will be required. Any development must have consideration for its impact on the Buckingham and River Ouzel IDB drainage district and be aware of</p>

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			<p>to be agreed with Buckinghamshire County Council. The primary vehicular access should be off Gawcott Road. A transport assessment will be required to demonstrate access and impact are acceptable and achievable by all modes of transport</p> <p>e. An ecological management plan (EMP) shall be submitted to the Council for approval. Wooded areas on the site have a high ecology impact and these would need to be retained along with the provision of 20m buffer either side of the stream and pond</p> <p>f. At the planning application stage, a site-specific flood risk assessment and surface water drainage strategy will be required. Any development must have consideration for its impact on the Buckingham and River Ouzel IDB drainage district and be aware of its byelaws. Detailed modelling will be required to confirm the 1 in 20, 100 and 1,000 year extents and 1 in 100 year plus climate change extents on the ordinary watercourse through the centre of the site. Other sources of flooding, particularly surface water flow routes, should be considered as part of a site-specific flood risk assessment. Development proposals must meet the 'Guidance for site design and making development safe' in the SFRA Level 2</p> <p>g. Drainage designs should 'design for exceedance' and accommodate existing surface water flood routes e.g. from Gawcott Fields.</p> <p>h. An assessment of sewerage capacity and water resources and water supply will be required in consultation with Anglian Water. The water supply is likely to require an infrastructure upgrade by Anglian Water to serve the level of growth on the site. The Buckingham Wastewater Treatment Works needs upgrading and the delivery of the site will need to work with Anglian Water's asset management plan for delivering the needed upgrade. The surface water network capacity for the sewerage system also needs upgrading.</p>	<p>its byelaws. Detailed modelling will be required to confirm the 1 in 20, 100 and 1,000 year extents and 1 in 100 year plus climate change extents on the ordinary watercourse through the centre of the site. Other sources of flooding, particularly surface water flow routes, should be considered as part of a site-specific flood risk assessment. Development proposals must meet the 'Guidance for site design and making development safe' in the SFRA Level 2</p> <p>g. Drainage designs should 'design for exceedance' and accommodate existing surface water flood routes e.g. from Gawcott Fields.</p> <p>h. An assessment of sewerage capacity <del>and water resources</del> and water supply <u>network</u> will be required in consultation with Anglian Water. The water supply <u>network</u> is likely to require an <del>infrastructure</del> upgrade by Anglian Water to serve the level of growth on the site. The Buckingham Wastewater Treatment Works needs upgrading and the delivery of the site will need to <u>be aligned work with investment in Anglian Water's a-Asset m-Management p-Plan for delivering the needed upgrade. The surface water network capacity for the sewerage system also needs upgrading.</u></p> <p>i. <u>A financial contribution will be required towards funding appropriate elements of the Buckingham Transport Strategy</u></p>
MM085	123	D-HAD007	<p><b>Site criteria</b></p> <p>a. Provision of around 315 dwellings</p> <p>h. The site should be accessed via Churchway with the retention of the existing footpaths and further provision of pedestrian and cycle linkages through the site and into the village including along Churchway, to the train station and with connections with the adjoining approved airfield development</p>	<p><del>Site criteria</del> <b>Site specific requirements</b></p> <p>a. Provision of <del>around</del> <u>at least 315-269</u> dwellings</p> <p>h. The site should be accessed via Churchway with the retention of the existing footpaths and further provision of pedestrian and cycle linkages through the site and into the village including along Churchway, to the train station and with connections with the adjoining approved Haddenham Airfield development <del>if appropriate and possible</del> <u>(site HAD005 on the VALP Policies Map)</u></p> <p><b>Size (hectares)</b></p> <p><del>10 ha</del> <u>13.5 ha</u></p>

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			<p>if appropriate and possible</p> <p><b>Size (hectares)</b></p> <p>10 ha</p> <p><b>Allocated for</b></p> <p>315 homes</p> <p><b>Phasing</b></p> <p>50 homes to be delivered 2017-22 and 265 homes from 2023-2033</p>	<p><b>Allocated for</b></p> <p><del>315</del><u>269</u> homes</p> <p><b><u>Phasing-Expected time of delivery</u></b></p> <p><del>50</del><u>135</u> homes to be delivered <del>2017-22</del> <u>2018-2023</u> and <del>265</del><u>134</u> homes <del>from</del> <u>to be delivered 2023-20</u></p>
MM086	125	4.136	The proximity of the Chilterns AONB will need to be addressed in the design and layout of any development. The masterplan SPD for the site will establish the site layout and disposition of land uses	The proximity of the Chilterns AONB will need to be addressed in the design and layout of any development. The masterplan SPD for the site will establish the site layout and disposition of land uses. <u>The amount and quality of existing sports provision within the allocation and elsewhere around the camp is a valuable asset which is why policy D-HAL003 requires its retention wherever possible in any proposed redevelopment.</u>
MM087	125	4.137	<p>4.137 The development of this site will adhere to the following place-shaping principles: In the first phases, development will be concentrated on those areas that are already built-up, through the redevelopment or remodelling of existing buildings.</p> <ul style="list-style-type: none"> <li>• Provision of 50% green infrastructure, to reflect the high level of open space already present on the site including green corridors linking development with the surrounding countryside</li> <li>• Provision of links to and from Aylesbury Town and to the wider area including for walking and cycling</li> <li>• Respond positively to the best characteristics of the surrounding area.</li> </ul>	<p>4.137 <del>The development of this site will adhere to the following place-shaping principles:</del> In the first phases, development will be concentrated on those areas that are already built-up, through the redevelopment or remodelling of existing buildings.</p> <ul style="list-style-type: none"> <li>• <u>Provision of 50% green infrastructure, to reflect the high level of open space already present on the site including green corridors linking development with the surrounding countryside</u></li> <li>• <u>Provision of links to and from Aylesbury Town and to the wider area including for walking and cycling</u></li> <li>• <u>Respond positively to the best characteristics of the surrounding area.</u></li> </ul>
MM088	126	D-HAL003	<p><b>Allocated For</b></p> <p>Around 1,000 homes during the Plan period and associated infrastructure, services and facilities including a primary school, new local centre, new access routes if needed and new green infrastructure</p> <p><b>Site-specific Requirements</b></p> <p>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</p>	<p><b>Allocated For</b></p> <p><del>Around</del> <u>At least</u> 1,000 homes during the Plan period and associated infrastructure, services and facilities including a primary school, new local centre, new access routes if needed and new green infrastructure</p> <p><i>Add new row to policy below ‘Allocated for’:</i></p> <p><b><u>Expected time of delivery</u></b></p> <p><u>No homes to be delivered 2018-2023 and 1,000 homes to be delivered 2023-2033</u></p> <p><b>Site-specific Requirements</b></p> <p>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</p>

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			<p>criteria:</p> <ul style="list-style-type: none"> <li>a. Provision of land for 1,000 dwellings during this plan period at a density that takes account of the existing curtilage of the buildings on the site, and that of the adjacent settlement character and identity if appropriate</li> <li>b. Be planned using a landscape-led approach, taking account of the character and setting of the Chilterns AONB</li> <li>c. Provision of junction improvements onto the B4009 Upper Icknield Way</li> <li>d. Provision for public transport into Wendover and to surrounding areas</li> <li>e. Establishment of and safeguarding for a network of cycling and walking links</li> <li>f. Provision of green infrastructure to link to other new development areas and the wider countryside</li> <li>g. Provision of land, buildings and car parking for a combined primary school including playing field provision</li> <li>h. Provision of land, buildings and car parking for a new local centre including community hall.</li> </ul> <p><b>Phasing and Delivery Programme</b></p> <p>Development of this site will come forward towards the latter part of the plan period as the site will not be released until 2022.</p> <p>Detail about phasing and implementation will be set out in the masterplan SPD for the site.</p> <p><b>Implementation Approach</b></p> <p>Development at RAF Halton will come forward towards the latter end of the Plan period, and only once a masterplan SPD for the allocation has been prepared and adopted by the Council. Proposals for development within the RAF Halton Strategic Site Allocation will be expected to demonstrate how they positively contribute to the achievement of the SPD and the Aylesbury Garden Town principles as set out in Policy D1.</p>	<p>be prepared for the site. In addition, proposals should comply with the following criteria:</p> <ul style="list-style-type: none"> <li>a. Provision of land for <u>at least 1,000</u> dwellings during this plan period at a density that takes account of the existing curtilage, <u>the scale and massing</u> of the buildings on the site, and that of the adjacent settlement character and identity if appropriate, <u>as well as retaining the openness of the green belt</u></li> <li>b. Be planned <u>in a manner that responds positively to the best characteristics of the surrounding area</u> using a landscape-led approach, taking account of the character and setting of the Chilterns AONB</li> <li>c. Provision of junction improvements onto the B4009 Upper Icknield Way</li> <li>d. Provision for public transport into Wendover and to surrounding areas</li> <li>e. Establishment of and safeguarding for a network of cycling and walking links <u>to and from Aylesbury Town and to the wider area</u></li> <li>f. Provision of <u>50% green infrastructure, to reflect the high level of open space already present on the site including green corridors</u>, to link to other new development areas and the wider countryside</li> <li>g. Provision of land, buildings and car parking for a combined primary school including playing field provision</li> <li>h. Provision of land, buildings and car parking for a new local centre including community hall.</li> <li>i. <u>The conservation and enhancement of heritage assets and their settings whilst ensuring viable uses consistent with their conservation</u></li> <li>j. <u>The retention of existing sports facilities as part of a long term strategy for sport and recreation to serve new residents and the existing community</u></li> </ul> <p><b>Phasing and Delivery Programme</b></p> <p>Development of this site will come forward towards the latter part of the plan period as the site will not be <u>fully</u> released until <del>2022</del> <u>2025</u>.</p> <p><u>Further</u> <del>D</del>detail about phasing and implementation will be set out in the masterplan SPD for the site</p> <p><b>Implementation Approach</b></p> <p>Development at RAF Halton will come forward towards the latter end of the Plan period, and only once a masterplan SPD for the allocation has been prepared and adopted by the Council. Proposals for development within the RAF Halton Strategic Site Allocation will be expected to demonstrate how they <u>deliver a comprehensive redevelopment of this site and</u> positively contribute to the achievement of the SPD and the Aylesbury Garden Town principles as set out in Policy D1.</p>
MM089	127	D-WIN001	<b>Allocated for:</b> 585 homes and green infrastructure	<b>Allocated for:</b> <u>At least 585 315</u> homes and green infrastructure

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			<p><b>Phasing</b></p> <p>50 homes to be delivered 2017-22 and 535 homes from 2023-2033</p> <p><b>Site criteria</b></p> <p>a. Provision of around 585 dwellings</p> <p>d. The development will limit built form beyond the watercourse, development will only be to the south of this nearest to the existing built-up area and the proposed railway station</p> <p>e. The existing trees, hedgerows and ponds should be retained and where possible integrated into the green infrastructure provision. There should be an ecological buffer provided along the watercourse to the north of the site</p>	<p><del>Phasing</del> <b><u>Expected time of delivery</u></b></p> <p><del>50</del><u>125</u> homes to be delivered <del>2017-22</del> <u>2018-2023</u> and <del>535</del> <u>190</u> homes <del>from</del> <u>to be delivered 2023-2033</u></p> <p><del>Site criteria</del> <b><u>specific requirements</u></b></p> <p>a. Provision of <del>around</del> <u>at least</u><del>585</del><u>315</u> dwellings</p> <p>d. <u>The built form of the development will be limited to areas outside of those shown on the VALP Policies Map as ‘Not built development’.</u> <del>The development will limit built form beyond the watercourse, development will only be to the south of this nearest to the existing built-up area and the proposed railway station</del></p> <p>e. The existing trees, hedgerows and ponds should be retained <u>or if necessary replanted</u> and where possible integrated into the green infrastructure provision. There should be an ecological buffer provided along the watercourse to the north of the site</p>
MM090	129	4.143	<p>Allocations are made at the following larger villages:</p> <ul style="list-style-type: none"> <li>• Steeple Claydon (118)</li> <li>• Stone (10)</li> <li>• Whitchurch (22)</li> </ul>	<p>Allocations are made at the following larger villages:</p> <ul style="list-style-type: none"> <li>• <del>Steeple Claydon (118)</del></li> <li>• Stone (<del>10</del><u>26</u>)</li> <li>• Whitchurch (22)</li> </ul>
MM091	129	4.145	<p>Development proposed in the larger villages that is not allocated in the Local Plan or a neighbourhood plan will be permitted in exceptional circumstances where it can be demonstrated that sites allocated are not coming forward at the rate anticipated. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner, along with satisfying each of the criteria set out in policy D2 above.</p>	<p><u>Sites allocated in this Plan or in a made Neighbourhood Plan or committed by planning permission will normally deliver the district’s required level of growth in full. Proposals for development in other locations will be determined on the basis of the policies within this Plan and made Neighbourhood plans. Exceptionally additional larger scale <del>D</del>development proposed in the larger villages on land that is not allocated in the Local Plan or a neighbourhood plan <del>only will only</del> be permitted in exceptional circumstances where it can be demonstrated <u>through the council’s monitoring of housing delivery</u> that sites allocated are not <del>being delivered</del> <u>coming forward</u> at the rate anticipated. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner, along with satisfying each of the criteria set out in policy D2 above.</u></p>
MM092	130	D-SCD003		<i>Delete Policy</i>
MM093	131	D-SCD008		<i>Delete Policy</i>
MM094	132	D-STO008	<p><b>Allocated for</b></p> <p>10 homes, green infrastructure</p> <p><b>Phasing</b></p> <p>The site should be delivered during 2018-2023</p> <p><b>Site criteria</b></p> <p>a. Provision of around 10 dwellings</p>	<p><b>Allocated for</b></p> <p><del>10</del><u>26</u> homes, green infrastructure</p> <p><del>Phasing</del> <b><u>Expected time of delivery</u></b></p> <p><del>The site should be delivered during 2018-2023</del> <u>26 homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><del>Site criteria</del> <b><u>specific requirements</u></b></p> <p>a. Provision of <del>around</del> <u>at least</u><del>10</del><u>26</u> dwellings</p>

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MM095	133	D-WHI009	<p><b>Phasing</b></p> <p>The site should be delivered during 2018-2023</p> <p><b>Site Criteria</b></p> <p>Provision of around 22 dwellings at a density that takes account of the adjacent settlement character and identity</p>	<p><del>Phasing</del> <b><u>Expected time of delivery</u></b></p> <p><del>The site should be delivered during 2018-2023</del> <u>11 homes to be delivered 2018-2023 and 11 homes to be delivered 2023-2033</u></p> <p><del>Site criteria</del> <b><u>specific requirements</u></b></p> <p>Provision of <del>around</del> <u>at least 22</u> dwellings at a density that takes account of the adjacent settlement character and identity</p>
MM096	134	4.153	<p>Allocations are therefore made at the following medium villages:</p> <ul style="list-style-type: none"> <li>• Cuddington (21)</li> <li>• Ickford (20)</li> <li>• Maids Moreton (170)</li> <li>• Marsh Gibbon (9)</li> <li>• Newton Longville (17)</li> <li>• Quainton (37)</li> </ul>	<p>Allocations are therefore made at the following medium villages:</p> <ul style="list-style-type: none"> <li>• Cuddington (<del>21</del><u>23</u>)</li> <li>• Ickford (<del>20</del><u>30</u>)</li> <li>• Maids Moreton (170)</li> <li>• Marsh Gibbon (9)</li> <li>• Newton Longville (17)</li> <li>• Quainton (37)</li> </ul>
MM097	134	4.154	<p>Additional development in the medium villages that are not allocated either in the Local Plan or neighbourhood plan will only be permitted in exceptional circumstances where it can be demonstrated that sites allocated are not coming forward at the rate anticipated. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner, along with satisfying the each of the criteria set out in Policy D4 above.</p>	<p><u>Sites allocated in this Plan or in a made Neighbourhood Plan or committed by planning permission will normally deliver the district's required level of growth in full. Proposals for development in other locations will be determined on the basis of the policies within this Plan and made Neighbourhood plans. Exceptionally <del>Additional larger scale development proposed</del> in the medium villages <u>on sites that are not allocated either in the Local Plan or neighbourhood plan will only be permitted in exceptional circumstances where it can be demonstrated through the council's monitoring of housing delivery that sites allocated are not being delivered coming forward</u> at the rate anticipated. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner, along with satisfying the each of the criteria set out in Policy <del>D2</del> <u>D4</u> above.</u></p>
MM098	135	D-CDN001	<p><b>Size</b></p> <p>0.27ha</p> <p><b>Allocated for</b></p> <p>6 dwellings</p> <p><b>Phasing</b></p> <p>1 – 5 years</p> <p><b>Site criteria</b></p> <p>a. Provision of around six dwellings</p>	<p><b>Size</b></p> <p><del>0.27ha</del> <u>0.6ha</u></p> <p><b>Allocated for</b></p> <p><del>6</del> <u>8</u> dwellings</p> <p><del>Phasing</del> <b><u>Expected time of delivery</u></b></p> <p><del>1 – 5 years</del> <u>Eight homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><del>Site criteria</del> <b><u>specific requirements</u></b></p> <p>a. Provision of <del>around</del> <u>at least six</u> <del>eight</del> <u>eight</u> dwellings</p>
MM099	135	D-CDN003	<p><b>Phasing</b></p> <p>1 – 5 years</p> <p><b>Site criteria</b></p> <p>Provision of 15 dwellings at a density that takes account of the</p>	<p><del>Phasing</del> <b><u>Expected time of delivery</u></b></p> <p><del>1 – 5 years</del> <u>15 homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><del>Site criteria</del> <b><u>specific requirements</u></b></p>

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			adjacent settlement criteria and identity	Provision of <u>at least</u> 15 dwellings at a density that takes account of the adjacent settlement criteria and identity
MM100	137	D-ICK004	<p><b>Size</b></p> <p>1.4ha</p> <p><b>Allocated for</b></p> <p>20 dwellings</p> <p><b>“Source”</b></p> <p>HELAA</p> <p><b>Current neighbourhood plan status</b></p> <p>No neighbourhood plan</p> <p><b>Phasing</b></p> <p>This site is expected to be delivered between 2018-2023.</p> <p><b>Site criteria</b></p> <p>a. Provision of around 20 dwellings</p>	<p><b>Size</b></p> <p><del>1.4ha</del> <u>1.6ha</u></p> <p><b>Allocated for</b></p> <p><del>20</del><u>30</u> dwellings</p> <p><b>Source</b></p> <p>HELAA <u>and planning application 17/02516/AOP</u></p> <p><b>Current neighbourhood plan status</b></p> <p><del>No neighbourhood plan</del> <u>Between Pre Submission and Submission stage</u></p> <p><del><b>Phasing</b></del> <b><u>Expected time of delivery</u></b></p> <p><del>This site is expected to be delivered between 2018-2023.</del> <u>30 homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><del><b>Site criteria</b></del> <b><u>specific requirements</u></b></p> <p>a. Provision of <del>around</del> <u>at least</u><del>20</del><u>30</u> dwellings</p>
MM101	138	D-MMO006	<p><b>Source:</b> HELAA and planning application 16/00151/AOP (pending)</p> <p><b>Phasing</b></p> <p>The site is expected to be delivered between 2017 and 2022.</p> <p><b>Site Criteria:</b></p> <p>a. Provision of 170 dwellings at a density that takes account of the adjacent settlement character and identity and the edge of countryside location</p> <p>c. A satisfactory vehicular access, parking, cycle and walking movement strategy needs to be proposed in a transport assessment and transport statement agreed by the Council setting out necessary highways improvements as required</p> <p>e. An updated assessment of wastewater treatment works capacity and surface water network capacity needs to be carried out, working with Anglian Water, to identify the need for infrastructure upgrades and how and when these will be carried out to inform site delivery. Furthermore, development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of</p>	<p><b>Size</b></p> <p><del>7.7ha</del> <u>8.8ha</u></p> <p><b>Source:</b> HELAA and planning application 16/00151/AOP (<del>pending</del> <u>resolution to grant planning permission subject to Section 106 agreement</u>)</p> <p><del><b>Phasing</b></del> <b><u>Expected time of delivery</u></b></p> <p><del>The site is expected to be delivered between 2017 and 2022.</del> <u>105 homes to be delivered 2018-2023 and 65 homes to be delivered 2023-2033</u></p> <p><del><b>Site Criteria</b></del> <b><u>specific requirements:</u></b></p> <p>c. <del>A satisfactory new vehicular</del> <u>means of access to Foscode Road and Walnut Drive, including satisfactory visibility splays to Foscode Road, a scheme for parking, garaging, manoeuvring and a cycling e and walking movement strategy needs to be proposed in a transport assessment and transport statement must be agreed by the Council setting out necessary highways improvements including triggers associated with the progress of the development as required</u></p> <p>e. An updated assessment of wastewater treatment works capacity <del>and surface water network capacity</del> needs to be carried out, working with Anglian Water, to identify the need for infrastructure upgrades and how and when these will be carried out to inform site delivery. Furthermore, development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning authority</p>

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			the development, has been submitted to and approved in writing by the Local Planning authority	<u>n. A financial contribution will be required towards funding appropriate elements of the Buckingham Transport Strategy</u>
MM102	140	D-MGB003		<i>Delete Policy</i>
MM103	141	D-NLV005	<p><b>Phasing</b></p> <p>Delivery within 1-5 years of VALP adoption</p> <p><b>Site criteria</b></p> <p>a. The site will make provision for around 17 dwellings at a density that takes account of the adjacent settlement character</p>	<p><del>Phasing-Expected time of delivery</del></p> <p><del>Delivery within 1-5 years of VALP adoption</del> <u>17 homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><b>Site criteria specific requirements</b></p> <p>a. The site will make provision for <u>at least around</u> 17 dwellings at a density that takes account of the adjacent settlement character</p>
MM104	142	D-QUA001	<p><b>Phasing</b></p> <p>The site is anticipated to be delivered between 2018 and 2023.</p> <p><b>Site criteria</b></p> <p>a. Provision for around 13 dwellings at a density that takes account of the adjacent settlement character and identity</p>	<p><del>Phasing-Expected time of delivery</del></p> <p><del>The site is anticipated to be delivered between 2018 and 2023.</del> <u>13 homes to be delivered 2018-2023 and no homes to be delivered 2023-2033</u></p> <p><b>Site criteria specific requirements</b></p> <p>a. Provision for <u>at least around</u> 13 dwellings at a density that takes account of the adjacent settlement character and identity</p>
MM105	143	D-QUA014-016	<p><b>D-QUA0014-016 Land adjacent to Station Road, Quainton</b></p> <p><b>Phasing</b></p> <p>The site is anticipated to be delivered between 2018 and 2023.</p> <p><b>Site criteria</b></p> <p>a. Provision for around 24 dwellings at a density that takes account of the adjacent settlement character and identity</p>	<p><b>D-QUA0014-016 Land adjacent to Station Road, Quainton</b></p> <p><del>Phasing-Expected time of delivery</del></p> <p><del>The site is anticipated to be delivered between 2018 and 2023.</del> <u>No homes to be delivered 2018-2023 and 24 homes to be delivered 2023-2033</u></p> <p><b>Site criteria specific requirements</b></p> <p>a. Provision for <u>at least around</u> 24 dwellings at a density that takes account of the adjacent settlement character and identity</p>
MM106	145	4.167	New housing development at other settlements will be very strictly controlled to ensure that new development is directed to the most sustainable locations in the district. The replacement of existing homes and the infilling of one or two homes in an otherwise built-up frontage will generally be acceptable, provided that the proposal is in accordance with all other relevant policies in the Local Plan.	<u>The overall spatial strategy set out in policy S2 is to direct new development to the larger settlements, with moderate amounts of development in villages and very restricted development in the other settlements that are not defined as villages in the settlement hierarchy. This is because the ‘other’ settlements in the settlement hierarchy have very limited facilities and are therefore not regarded as sustainable locations for strategic growth. Importantly the communities in those ‘other’ settlements can still however seek to allocate land for development in neighbourhood plans. New housing development at other settlements will be very strictly controlled to ensure that new development is directed to the most sustainable locations in the district. The replacement of existing homes and the infilling of one or two homes in an otherwise built-up frontage is not regarded as strategic growth and will also generally be acceptable, provided that the proposal is in accordance with all other relevant policies in the <u>development plan Local Plan.</u></u>
MM107	145	D4	<p><b>D4 Housing at other settlements</b></p> <p>In other settlements, permission for the construction of new homes</p>	<p><b>D4 Housing at other settlements</b></p> <p>In other settlements, where there is no made neighbourhood plan in place, permission for the construction of new homes will only</p>



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			<p>will only be granted:</p> <p>a. in the exceptional circumstances of providing affordable housing to meet local housing needs established through a housing need survey, or housing necessary for the purposes of essential rural needs, or</p> <p>b. for infilling of small gaps in developed frontages with one or two homes in keeping with the scale and spacing of nearby homes, and for the replacement of existing homes in their original curtilage, where there would be no adverse effect on the character of the countryside or other planning interests, subject to other policies in the Local Plan.</p>	<p>be granted:</p> <p><del>a. in the exceptional circumstances of providing affordable housing to meet local housing needs established through a housing need survey, or housing necessary for the purposes of essential rural needs, or</del></p> <p>for infilling of small gaps in developed frontages with one or two homes in keeping with the scale and spacing of nearby homes and for the replacement of existing homes in their original curtilage, where there would be no adverse effect on the character of the countryside or other planning interests, subject to other policies in the Local Plan.</p>
MM108	146	4.174	<p>Continuing provision of land and premises suitable for employment uses is needed, of a type and scale appropriate to the characteristics of the local area. This should provide sufficient opportunities for employment needs to be met locally, reduce the need to travel to work, and promote economic growth and social inclusion. This will be achieved by the protection of suitable existing employment sites, (including enterprise zones), from other forms of development, existing commitments and allocations. A flexible approach is required to allow employment development to come forward on other suitable sites where a specific requirement needs to be met. Re-use or replacement of an existing building in an urban or rural area will be supported provided this is well designed, appropriate to its context having regard to the scale of the proposal, location and impact on the surrounding area.</p>	<p>Continuing provision of land and premises suitable for employment uses is needed, of a type and scale appropriate to the characteristics of the local area. This should provide sufficient opportunities for employment needs to be met locally, reduce the need to travel to work, and promote economic growth and social inclusion. This will be achieved by the protection of suitable existing employment sites, (including enterprise zones), from other forms of development, existing commitments and allocations, <u>as set out in policies E1 and E2</u>. A flexible approach is required to allow employment development to come forward on other suitable sites where a specific requirement needs to be met. Re-use or replacement of an existing building in an urban or rural area will be supported provided <u>it is appropriate as per the conditions of policy D5</u> <del>this is well designed, appropriate to its context having regard to the scale of the proposal, location and impact on the surrounding area.</del></p>
MM109	147	D5	<p>Criterion d. through the appropriate re-use or replacement of an existing building, or</p> <p>Woodlands, College Road (part of Woodlands/Arla Enterprise Zone): 25,600 sqm B1b, 44,400 sqm B2 and 32,800 sqm B8 (total 102,800 b use) (see Policy D-AGT3 )</p>	<p>Criterion d. through the appropriate re-use or replacement of an existing building <u>provided this is well designed, appropriate to its context having regard to the scale of the proposal, location and impact on the surrounding area</u>. Or,</p> <p>Woodlands, College Road (part of <u>Arla/Woodlands/Arla</u> Enterprise Zone): 25,600 sqm B1b, 44,400 sqm B2 and 32,800 sqm B8 (total 102,800 b use) (see Policy D-AGT3 )</p>
MM110	159	D7	<p>The policies map also identifies an area for the Aylesbury transport hub. This area is allocated for comprehensive mixed use redevelopment including co-locating the bus and railway stations to create a new public transport interchange, provision of new residential units, public realm improvements, connectivity improvements to the rest of the town, new open space and other main town centre uses including a new hotel and the relocation of the superstore. Friarage Road may need to be rerouted to accommodate the new development.</p>	<p>The policies map also identifies an area for the Aylesbury transport hub. This area is allocated for comprehensive mixed use redevelopment including co-locating the bus and railway stations to create a new public transport interchange, provision of new residential units, public realm improvements, connectivity improvements to the rest of the town, new open space, <u>new green infrastructure (in line with policy NE1 and I1)</u> and other main town centre uses including a new hotel and the relocation of the superstore.</p>

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MM111	159	D8	Elsewhere in the town centre, proposals for retail and other main town centre uses will be supported to reflect Aylesbury's status as Garden Town and the opportunities this will bring. Proposals should contribute positively to improving the quality of the town centre and delivering the vision and strategic aims for the town centre set out above and in accordance with the latest published town centre plan. Proposals should have particular regard to enhancements to the built environment, improvements for pedestrian access and environmental enhancements to the public realm.	Elsewhere in the town centre, proposals for retail and other main town centre uses will be supported to reflect Aylesbury's status as Garden Town and the opportunities this will bring. Proposals should contribute positively to improving the quality of the town centre and delivering the vision and strategic aims for the town centre set out above and in accordance with the latest published town centre plan. Proposals should have particular regard to enhancements to the built environment, improvements for pedestrian access and environmental enhancements <u>(in line with policy NE1 and I1)</u> to the public realm.
MM112	164	5.2	The Housing and Planning Act 2016 introduced starter homes into legislation. They are expected to be added to the definition of affordable housing, will cost 20% less than market value for first time buyers and regulations to control their provision were expected. However  the Government has since produced a Housing White Paper (HWP)(February 2017) which has suggested a different approach to their provision and revisions to the definition of affordable housing. This means that the policy and supporting evidence will probably need to be altered from that set out below before the Plan is adopted.	<del>The Housing and Planning Act 2016 introduced starter homes into legislation. They are expected to be added to the definition of affordable housing, will cost 20% less than market value for first time buyers and regulations to control their provision were expected. However the Government has since produced a Housing White Paper (HWP)(February 2017) which has suggested a different approach to their provision and revisions to the definition of affordable housing. This means that the policy and supporting evidence will probably need to be altered from that set out below before the Plan is adopted.</del>
MM113	165	5.6	Policy H1 states that affordable housing will be sought on developments of 11 or more dwellings or, to prevent the development of sites with large houses at very low densities simply to avoid the threshold, sites of 0.3 hectares or larger. This reflects the recently introduced Government threshold of 10 dwellings or fewer under which Section 106 planning obligations for affordable housing should not be sought. Where the affordable housing policy would result in a requirement that more than half of an affordable home should be provided, the calculation will be rounded upwards and where it would be less than 0.5 a financial contribution of equivalent value may be sought.	Policy H1 states that affordable housing will be sought on developments of 11 or more dwellings or, to prevent the development of sites with large houses at very low densities simply to avoid the threshold, sites of 0.3 hectares or larger. This reflects the recently introduced Government threshold of 10 dwellings or fewer under which Section 106 planning obligations for affordable housing should not be sought. <del>Where the affordable housing policy would result in a requirement that more than half of an affordable home should be provided, the calculation will be rounded upwards and where it would be less than 0.5 a financial contribution of equivalent value may be sought.</del>
MM114	165	5.7	Applicants seeking a lower percentage of affordable housing than sought by the policy must demonstrate why it is not economically viable to provide the required level. Open book calculations will need to be provided by the applicant and then verified at their expense by an independent consultant chosen by the Council who will then give it their consideration. Applicants will need to demonstrate that the viability assessment in place to support the Local Plan does not address the factors that they consider make the proposed development of the site unviable. Where development is demonstrated to be unviable, further negotiations will take place	Applicants seeking a lower percentage of affordable housing than sought by the policy must demonstrate why it is not economically viable to provide the required level. Open book calculations <u>verified by an independent consultant chosen by the Council</u> will need to be provided by the applicant to <u>demonstrate why the required level of affordable housing cannot be provided</u> <del>and then verified at their expense by an independent consultant chosen by the Council who will then give it their consideration.</del> Applicants will need to demonstrate that the viability assessment in place to support the Local Plan does not address the factors that they consider make the proposed development of the site unviable. Where development is demonstrated to be unviable, further negotiations will take place including consideration of the mix and type of social housing proposed, to test whether there is a better and more viable arrangement.

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			including consideration of the mix and type of social housing proposed, to test whether there is a better and more viable arrangement.	
MM115	166	H1	<p>Residential developments of 11 or more dwellings gross or sites of 0.3ha or more will be required to provide a minimum of 25% affordable homes on site. In addition:</p> <ul style="list-style-type: none"> <li>a. The type, size, tenure and location of affordable housing will be agreed with the Council, taking account of the Council's most up-to-date evidence on housing need and any available evidence regarding local market conditions.</li> <li>b. Where an applicant advises that a proposal is unviable in the light of the above policy requirement, other policy requirements, specific site characteristics and other financial factors, an open book financial appraisal of the development should be provided by the applicant which will then be independently assessed at the expense of the applicant*.</li> <li>c. Exceptionally affordable housing provision may be provided off-site or a financial contribution made in lieu of such provision. This will need to be justified as an exception to normal policy as part of the planning application.</li> <li>d. Where a site forms part of a larger site of a size which is capable of being developed, the affordable housing requirements will be applied on a cumulative basis.</li> <li>e. The affordable homes will be expected to be integrated throughout the development site in accordance with the adopted Supplementary Planning Document.</li> </ul> <p>Further details regarding the implementation of this policy will be provided in the Affordable Housing Supplementary Planning Document.</p> <p>*the independent consultant who will assess the financial appraisal will be chosen by the Council</p>	<p>Residential developments of 11 or more dwellings gross or sites of 0.3ha or more will be required to provide a minimum of 25% affordable homes on site <u>except where a different requirement already applies in a neighbourhood plan which has been made before the adoption of VALP.</u> In addition:</p> <ul style="list-style-type: none"> <li>a. The type, size, tenure and location of affordable housing will be agreed with the Council, taking account of the Council's most up-to-date evidence on housing need and any available evidence</li> <li><del>b.</del>—Where an applicant advises that a proposal is unviable in the light of the above policy requirement, other policy requirements, specific site characteristics and other financial factors, an <u>independently assessed*</u> open book financial appraisal of the development should be provided by the applicant <del>which will then be independently assessed at the expense of the applicant*</del></li> <li>c. Exceptionally affordable housing provision may be provided off-site or a financial contribution made in lieu of such provision. This will need to be justified as an exception to normal policy as part of the planning application.</li> <li>d. Where a site forms part of a larger site of a size which is capable of being developed, the affordable housing requirements will be applied on a cumulative basis.</li> <li>e. The affordable homes will be expected to be integrated throughout the development site in accordance with the adopted Supplementary Planning Document.</li> <li>f. <u>Where the affordable housing policy would result in a requirement that more than half of an affordable home should be provided, the calculation will be rounded upwards and where it would be less than 0.5 a financial contribution of equivalent value may be sought.</u></li> </ul> <p>Further details regarding the implementation of this policy will be provided in the Affordable Housing <del>Supplementary Planning Document</del> <u>SPD</u>.</p> <p>*the independent consultant who will assess the financial appraisal will be chosen by the Council</p>
MM116	167	5.18	It is expected that rural exception sites will generally deliver 100% affordable housing. In some cases however, as recognised in paragraph 54 of the NPPF, some 'market housing' may be appropriate on sites where it can be demonstrated that the market housing is necessary to cross-subsidise the delivery of significant additional	It is expected that rural exception sites will generally deliver 100% affordable housing. In some cases however, as recognised in paragraph 54 of the NPPF, some 'market housing' may be appropriate on sites where it can be demonstrated that the market housing is necessary to cross-subsidise the delivery of significant additional affordable housing within the scheme. On the basis of the NPPF text it is considered that 'some' cannot mean more than 50% of the houses within an exception site being market housing. In order for the Council to establish if market housing is required, and if so the quantity, the applicant will be expected to provide an

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			affordable housing within the scheme. On the basis of the NPPF text it is considered that 'some ' cannot mean more than 50% of the houses within an exception site being market housing. In order for the Council to establish if market housing is required, and if so the quantity, the applicant will be expected to provide open book financial appraisal of the development. This will then be independently assessed at the expense of the developer to demonstrate the viability of the revised scheme.	<u>independently assessed</u> open book financial appraisal of the development. <del>This will then be independently assessed at the expense of the developer</del> to demonstrate the viability of the revised scheme.
MM117	169	5.19	National policy (National Planning Policy Framework paragraph 55) states that 'Local Planning authorities should avoid new isolated homes in the countryside, unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside'.	National policy (National Planning Policy Framework paragraph 55) states that 'Local Planning authorities should avoid new isolated homes in the countryside, unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside'. <u>Policy H3 applies this national policy. The definition of a rural worker is not limited to someone employed in agriculture or forestry. It can include, for example, those employed in equestrian or other rural-based enterprises, water-based businesses, etc. The policy makes this explicit. The definition does not apply to someone whose business or occupation is carried out in a wide locality in the rural area, for example a tradesperson who does not require fixed premises.</u>
MM118	169	5.20	The following policy sets out the Council's approach to the provision of dwellings for agricultural, forestry and other full-time workers in the countryside where there is an essential need for them to live at or near their place of work.	<del>The following policy sets out the Council's approach to the provision of dwellings for agricultural, forestry and other full-time workers in the countryside where there is an essential need for them to live at or near their place of work.</del>  <b><u>The need for a full-time worker</u></b>  <u>The provision of a dwelling for occupational purposes in the countryside is an exception to normal planning policy. Consequently, the policy requires evidence clearly demonstrating that the scale and nature of an existing or intended enterprise is sufficient to require one or more full-time workers to live at or near to the place of work. The particular assessments applied can be different depending on whether the application is for a dwelling for an agricultural, forestry or other essential rural worker and whether the application is for temporary or permanent accommodation.</u>
MM119	169	5.21	A new permanent occupational dwelling will only be permitted: <ul style="list-style-type: none"> <li>• for a full-time (rather than part-time) occupational worker</li> <li>• if it can be justified on a functional and financial basis</li> <li>• if the identified accommodation need cannot be met in any other way, and</li> <li>• if it is of an appropriate size, design and is well-sited.</li> </ul>	<del>A new permanent occupational dwelling will only be permitted:</del> <ul style="list-style-type: none"> <li>• <del>for a full time (rather than part time) occupational worker</del></li> <li>• <del>if it can be justified on a functional and financial basis</del></li> <li>• <del>if the identified accommodation need cannot be met in any other way, and</del></li> </ul> if it is of an appropriate size, design and is well-sited.  <b><u>Functional need for a temporary dwelling</u></b>  <u>The policy allows for temporary dwellings because a new farming, forestry or rural-based enterprise (whether on a newly created agricultural unit or an established one) may not be able to demonstrate the need for a permanent dwelling. By definition, these take the form of a caravan or structure which can easily be dismantled as any temporary permission will be granted for a specified period. This period will usually be for no longer than three years, with conditions requiring removal at the end of the period.</u>
MM120	169	5.22	The Council may permit temporary agricultural, forestry operations or other rural-based enterprises workers' dwellings where the need for a	<del>The Council may permit temporary agricultural, forestry operations or other rural-based enterprises workers' dwellings where the need for a permanent dwelling cannot currently be proved.</del>

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			permanent dwelling cannot currently be proved.	<p><b>Functional need for a permanent dwelling</b></p> <p><u>The assessment of ‘functional need’ establishes whether the proposed dwelling is essential to enable one or more workers to be readily available at most times to ensure the proper functioning of the existing enterprise, provided that such a requirement cannot be reasonably dealt with by any other means. For agricultural workers such a requirement might arise, for example, if workers are needed to be on hand day and night, such as in case animals or agricultural processes require essential care at short notice.</u></p>
MM121	169	5.23	The Council will control the occupancy of any occupational dwelling by condition or planning obligation. It will seek to secure such dwellings to support the rural economy unless it can be shown that an essential need on or within the vicinity of the site no longer exists.	<p><del>The Council will control the occupancy of any occupational dwelling by condition or planning obligation. It will seek to secure such dwellings to support the rural economy unless it can be shown that an essential need on or within the vicinity of the site no longer exists.</del></p> <p><b>Financial test for rural workers’ dwellings</b></p> <p><u>Occupational accommodation cannot be justified on agricultural, forestry or business grounds unless the business enterprise is economically viable. A financial test is necessary to establish whether this is the case for both temporary and permanent dwellings. New temporary dwellings will only be justified if the new enterprise is realistically expected to be profitable within a determined period. To justify a new permanent dwelling as sustainable development, the rural business enterprise must be well established. Applying the financial test can also help to establish the size and design of the dwelling which the farming, forestry or rural business unit can sustain.</u></p>
MM122	169	5.24	<p><b>Definition of a rural worker</b></p> <p>The definition of a rural worker is not limited to someone employed in agriculture or forestry. It can include for example, those employed in equestrian or other rural-based enterprises, water-based businesses, etc. The definition does not apply to someone whose business or occupation is carried out in a wide locality in the rural area, for example a tradesperson who does not require fixed premises.</p>	<p><del><b>Definition of a rural worker</b></del></p> <p><del>The definition of a rural worker is not limited to someone employed in agriculture or forestry. It can include for example, those employed in equestrian or other rural-based enterprises, water-based businesses, etc. The definition does not apply to someone whose business or occupation is carried out in a wide locality in the rural area, for example a tradesperson who does not require fixed premises.</del></p> <p><b>Occupancy and other conditions</b></p> <p><u>Where a dwelling for a farm, forestry or essential rural worker has been permitted, the council wishes to ensure that the dwelling is kept available for meeting this need for as long as it exists. Permitted development rights allow certain developments, such as extensions, within the curtilage of a dwelling house. These could result in an occupational dwelling increasing to a size either not justified by the identified functional requirement of the unit or becoming too expensive for any future potential occupier to buy or rent. The policy therefore makes provision for conditions and legal agreements to preserve the attributes of an occupational dwelling.</u></p>
MM123	169	5.25	<p><b>The need for a full-time worker</b></p> <p>The provision of a dwelling for occupational purposes in the countryside is an exception to normal planning policy. Consequently, the Council will not permit such a dwelling unless available evidence clearly demonstrates that the scale and nature of an existing or intended enterprise is sufficient to require one or more full-time workers to live at or near to the place of work. Reference to full-time shall be construed as including a person who is employed to solely or mainly work in the relevant occupation. The Council will not permit a permanent occupational dwelling for a part-time worker.</p>	<p><del><b>The need for a full-time worker</b></del></p> <p><del>The provision of a dwelling for occupational purposes in the countryside is an exception to normal planning policy. Consequently, the Council will not permit such a dwelling unless available evidence clearly demonstrates that the scale and nature of an existing or intended enterprise is sufficient to require one or more full-time workers to live at or near to the place of work. Reference to full-time shall be construed as including a person who is employed to solely or mainly work in the relevant occupation. The Council will not permit a permanent occupational dwelling for a part-time worker.</del></p> <p><b>Information and appraisals</b></p> <p><u>Applicants must provide sufficient information to enable the council to determine any application for an occupational dwelling or the removal of an occupancy condition. The council may also seek the advice of agricultural or other consultants to give a technical</u></p>

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				<u>appraisal of the case being put forward.</u>
MM124	169	5.26	In considering whether the need is essential in any particular case, the Council will consider the requirements of the enterprise concerned and not the personal preferences or circumstance of any of the individuals involved.	<i>Delete paragraph 5.26</i> <del>In considering whether the need is essential in any particular case, the Council will consider the requirements of the enterprise concerned and not the personal preferences or circumstance of any of the individuals involved.</del>
MM125	169	5.27	<b>Functional need and financial test</b>  The Council will seek functional and financial justification for all occupational dwellings in the countryside. The particular assessments applied can be different depending on whether the application is for a dwelling for an agricultural, forestry or other essential rural worker and whether the application is for temporary or permanent accommodation.	<i>Delete paragraph 5.27</i>  <b>Functional need and financial test</b>  <del>The Council will seek functional and financial justification for all occupational dwellings in the countryside. The particular assessments applied can be different depending on whether the application is for a dwelling for an agricultural, forestry or other essential rural worker and whether the application is for temporary or permanent accommodation.</del>
MM126	170	5.28	<b>Functional need for a permanent dwelling</b>  The assessment of 'functional need' establishes whether the proposed dwelling is essential to enable one or more workers to be readily available at most times to ensure the proper functioning of the existing enterprise, provided that such a requirement cannot be reasonably dealt with by any other means. For agricultural workers, such a requirement might arise, for example, if workers are needed to be on hand day and night, such as in case animals or agricultural processes require essential care at short notice.	<i>Delete paragraph 5.28</i>  <b>Functional need for a permanent dwelling</b>  <del>The assessment of 'functional need' establishes whether the proposed dwelling is essential to enable one or more workers to be readily available at most times to ensure the proper functioning of the existing enterprise, provided that such a requirement cannot be reasonably dealt with by any other means. For agricultural workers, such a requirement might arise, for example, if workers are needed to be on hand day and night, such as in case animals or agricultural processes require essential care at short notice.</del>
MM127	170	5.29	By itself the protection of livestock from theft or injury by intruders will not be sufficient to justify the need for a new agricultural dwelling. Requirements arising from food processing or agricultural contracting, as opposed to agriculture, also cannot be used to justify an agricultural dwelling, nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.	<i>Delete paragraph 5.29</i>  <del>By itself the protection of livestock from theft or injury by intruders will not be sufficient to justify the need for a new agricultural dwelling. Requirements arising from food processing or agricultural contracting, as opposed to agriculture, also cannot be used to justify an agricultural dwelling, nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.</del>
MM128	170	5.30	It is unlikely that an essential functional need for a dwelling for a forestry worker could be justified given the nature of forestry due to its limited scale in the district, and having regard to conventional methods of forestry management (which can involve the use of a seasonal or peripatetic workforce). Special circumstances, such as the need to service the intensive nursery production of trees, may however do so.	<i>Delete paragraph 5.30</i>  <del>It is unlikely that an essential functional need for a dwelling for a forestry worker could be justified given the nature of forestry due to its limited scale in the district, and having regard to conventional methods of forestry management (which can involve the use of a seasonal or peripatetic workforce). Special circumstances, such as the need to service the intensive nursery production of trees, may however do so.</del>
MM129	170	5.31	There may also be instances where special justification exists for new isolated dwellings associated with other rural-based enterprises. The essential need for a rural worker's dwelling should be justified in relation to the activities and operations of the business, not the personal preferences or circumstances of the individuals involved, or	<i>Delete paragraph 5.31</i>  <del>There may also be instances where special justification exists for new isolated dwellings associated with other rural-based enterprises. The essential need for a rural worker's dwelling should be justified in relation to the activities and operations of the business, not the personal preferences or circumstances of the individuals involved, or for security reasons. In these cases, the</del>

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			for security reasons. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling.	<del>enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling.</del>
MM130	170	5.32	<p><b>Financial test for permanent dwellings</b></p> <p>Permanent accommodation cannot be justified on agricultural, forestry or business grounds unless the business enterprise is economically viable. A financial test is necessary to establish whether this is the case.</p>	<p><i>Delete paragraph 5.32</i></p> <p><b>Financial test for permanent dwellings</b></p> <p><del>Permanent accommodation cannot be justified on agricultural, forestry or business grounds unless the business enterprise is economically viable. A financial test is necessary to establish whether this is the case.</del></p>
MM131	170	5.33	<p>To justify a new permanent dwelling as sustainable development, the rural business enterprise must be well established. When an application is submitted, it will need to be demonstrated that the enterprise to which the application relates:</p> <ul style="list-style-type: none"> <li>• has been established for a continuous period of at least the previous three years and in the case of an enterprise consisting of more than one activity, the three years shall apply to the latest activity relating to the application</li> <li>• has been profitable for at least one of those three years, and</li> <li>• is financially sound on that date and has a clear prospect of remaining so.</li> </ul>	<p><i>Delete paragraph 5.33</i></p> <p><del>To justify a new permanent dwelling as sustainable development, the rural business enterprise must be well established. When an application is submitted, it will need to be demonstrated that the enterprise to which the application relates:</del></p> <ul style="list-style-type: none"> <li>• <del>has been established for a continuous period of at least the previous three years and in the case of an enterprise consisting of more than one activity, the three years shall apply to the latest activity relating to the application</del></li> <li>• <del>has been profitable for at least one of those three years, and</del></li> <li>• <del>is financially sound on that date and has a clear prospect of remaining so.</del></li> </ul>
MM132	170	5.34	A proposal should be supported by a business plan and accounts prepared by a suitably qualified person, and be accompanied by evidence of how the maintenance or growth of the enterprise will be funded. Applying the financial test can also help to establish the size and design of the dwelling the farming, forestry or rural business unit can sustain. In applying this test, the Council will take a realistic approach to the level of profitability, taking account the nature of the enterprise concerned.	<p><i>Delete paragraph 5.34</i></p> <p><del>A proposal should be supported by a business plan and accounts prepared by a suitably qualified person, and be accompanied by evidence of how the maintenance or growth of the enterprise will be funded. Applying the financial test can also help to establish the size and design of the dwelling the farming, forestry or rural business unit can sustain. In applying this test, the Council will take a realistic approach to the level of profitability, taking account the nature of the enterprise concerned.</del></p>
MM133	171	5.35	<p><b>Meeting need in other ways</b></p> <p>Applicants will need to show that the identified needs could not be met in ways other than through a new permanent dwelling. For example, applicants will need to demonstrate why agricultural, forestry or other essential rural workers could not live in nearby towns or villages, or make use of accommodation already existing on the farm, area of forestry or business unit. Where applicable, the Council will take into account the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class</p>	<p><i>Delete paragraph 5.35</i></p> <p><b>Meeting need in other ways</b></p> <p><del>Applicants will need to show that the identified needs could not be met in ways other than through a new permanent dwelling. For example, applicants will need to demonstrate why agricultural, forestry or other essential rural workers could not live in nearby towns or villages, or make use of accommodation already existing on the farm, area of forestry or business unit. Where applicable, the Council will take into account the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for agricultural buildings to dwellings.</del></p>

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			Q for agricultural buildings to dwellings.	
MM134	171	5.36	The Council will investigate if it believes genuine need may not exist. For example, the Council may look into the history of an agricultural holding, area of forestry or rural business to establish the recent pattern of use of land and buildings. This may include whether any dwellings, or buildings suitable for conversion to dwellings, have recently been separated from the farmland, area of forestry or rural business concerned. Such activity may indicate a lack of a genuine need and in such circumstances an occupational dwelling will not be permitted.	<i>Delete paragraph 5.36</i>  <del>The Council will investigate if it believes genuine need may not exist. For example, the Council may look into the history of an agricultural holding, area of forestry or rural business to establish the recent pattern of use of land and buildings. This may include whether any dwellings, or buildings suitable for conversion to dwellings, have recently been separated from the farmland, area of forestry or rural business concerned. Such activity may indicate a lack of a genuine need and in such circumstances an occupational dwelling will not be permitted.</del>
MM135	171	5.37	<b>Dwelling size</b>  Agricultural, forestry or other occupational dwellings should be commensurate in size to the established functional requirement. In determining the appropriate size of a dwelling, the Council will consider the requirements of the enterprise rather than those of the owner or occupier. New dwellings must be of the minimum size commensurate with the established functional requirement and reflective of the enterprise's financial projections unless robustly justified. The Council will not permit dwellings that are: <ul style="list-style-type: none"> <li>• unusually large in relation to the agricultural, forestry or rural business needs of the unit, with net useable floor space not normally larger than 180sqm for the initial dwelling and 120sqm for each dwelling thereafter, excluding garaging but including associated offices such as a farm office, or</li> <li>• unusually expensive to construct in relation to the income the unit can sustain in the long-term.</li> </ul>	<i>Delete paragraph 5.37</i>  <b>Dwelling size</b>  <del>Agricultural, forestry or other occupational dwellings should be commensurate in size to the established functional requirement. In determining the appropriate size of a dwelling, the Council will consider the requirements of the enterprise rather than those of the owner or occupier. New dwellings must be of the minimum size commensurate with the established functional requirement and reflective of the enterprise's financial projections unless robustly justified. The Council will not permit dwellings that are:</del> <ul style="list-style-type: none"> <li>• <del>unusually large in relation to the agricultural, forestry or rural business needs of the unit, with net useable floor space not normally larger than 180sqm for the initial dwelling and 120sqm for each dwelling thereafter, excluding garaging but including associated offices such as a farm office, or</del></li> <li>• <del>unusually expensive to construct in relation to the income the unit can sustain in the long-term.</del></li> </ul>
MM136	171	5.38	<b>Siting of the dwelling</b>  Agricultural, forestry or other occupational dwellings should be sited so the worker is conveniently located to undertake activities required to meet the established functional need. New agricultural or forestry dwellings must be well related to existing farm or forestry buildings, or other dwellings, where these exist on or adjacent to the unit for which the functional need has been established. Occupational dwellings associated with a rural business should be located on the site of the rural business and well related to existing buildings, or other dwellings, where these exist on the site for which the functional need has been established.	<i>Delete paragraph 5.38</i>  <b>Siting of the dwelling</b>  <del>Agricultural, forestry or other occupational dwellings should be sited so the worker is conveniently located to undertake activities required to meet the established functional need. New agricultural or forestry dwellings must be well related to existing farm or forestry buildings, or other dwellings, where these exist on or adjacent to the unit for which the functional need has been established. Occupational dwellings associated with a rural business should be located on the site of the rural business and well related to existing buildings, or other dwellings, where these exist on the site for which the functional need has been established.</del>
MM137	171	5.39	<b>Temporary rural workers' dwellings</b>	<i>Delete paragraph 5.39</i>



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			The Council may permit a temporary dwelling for a full-time rural worker if it can be demonstrated that it is essential to support new farming, forestry or rural-based enterprise, whether on a newly created agricultural unit or an established one. The Council will assess the functional need and apply a financial test to any proposal for a temporary dwelling.	<b>Temporary rural workers' dwellings</b>  <del>The Council may permit a temporary dwelling for a full-time rural worker if it can be demonstrated that it is essential to support new farming, forestry or rural-based enterprise, whether on a newly created agricultural unit or an established one. The Council will assess the functional need and apply a financial test to any proposal for a temporary dwelling.</del>
MM138	171	5.40	The functional need for temporary accommodation will need to be justified in the same way as the need for a permanent occupational dwelling, except that need will have to be demonstrated in relation to the new enterprise. Clear evidence of a firm intention and ability to develop the enterprise, such as significant investment in new buildings and equipment, will have to be available. The Council will also require evidence that the functional need could not be fulfilled in any other way.	<del>Delete paragraph 5.40</del>  <del>The functional need for temporary accommodation will need to be justified in the same way as the need for a permanent occupational dwelling, except that need will have to be demonstrated in relation to the new enterprise. Clear evidence of a firm intention and ability to develop the enterprise, such as significant investment in new buildings and equipment, will have to be available. The Council will also require evidence that the functional need could not be fulfilled in any other way.</del>
MM139	172	5.41	In the case of assessing financial need, the Council will require the available evidence to demonstrate that the proposed enterprise has been planned on a sound financial basis with a reasonable prospect of delivering a sustainable profit before or by the expiry of the temporary period that the proposal seeks to secure.	<del>Delete paragraph 5.41</del>  <del>In the case of assessing financial need, the Council will require the available evidence to demonstrate that the proposed enterprise has been planned on a sound financial basis with a reasonable prospect of delivering a sustainable profit before or by the expiry of the temporary period that the proposal seeks to secure.</del>
MM140	172	5.42	The temporary dwelling should take the form of a caravan, a wooden structure or other temporary accommodation which can be easily dismantled. This is because any temporary permission will be granted for a specified period that will usually be for no longer than three years. Conditions will be imposed requiring its removal at the end of that period. Strong and clear justification will be required to support any proposals that a temporary period should extended.	<del>Delete paragraph 5.42</del>  <del>The temporary dwelling should take the form of a caravan, a wooden structure or other temporary accommodation which can be easily dismantled. This is because any temporary permission will be granted for a specified period that will usually be for no longer than three years. Conditions will be imposed requiring its removal at the end of that period. Strong and clear justification will be required to support any proposals that a temporary period should extended.</del>
MM141	172	5.43	The Council will not normally give temporary permission in a location where a permanent dwelling would not be permitted, or grant successive extensions to a temporary permission over a period of more than three years. If permission for a permanent dwelling is subsequently sought, the merits of the proposal will be assessed against the criteria in this policy relating to permanent occupational dwellings in the countryside.	<del>Delete paragraph 5.43</del>  <del>The Council will not normally give temporary permission in a location where a permanent dwelling would not be permitted, or grant successive extensions to a temporary permission over a period of more than three years. If permission for a permanent dwelling is subsequently sought, the merits of the proposal will be assessed against the criteria in this policy relating to permanent occupational dwellings in the countryside.</del>
MM142	172	5.44	<b>Occupancy and other conditions</b>  Where a dwelling for a farm, forestry or essential rural worker has been permitted, the Council wishes to ensure that the dwelling is kept available for meeting this need for as long as it exists. The Council may control the occupancy of dwellings for farm, forestry or essential rural workers by condition or S106 agreement.	<del>Delete paragraph 5.44</del>  <b>Occupancy and other conditions</b>  <del>Where a dwelling for a farm, forestry or essential rural worker has been permitted, the Council wishes to ensure that the dwelling is kept available for meeting this need for as long as it exists. The Council may control the occupancy of dwellings for farm, forestry or essential rural workers by condition or S106 agreement.</del>

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MM143	172	5.45	Where a dwelling for a farm, forestry or essential rural worker is proposed, the Council will also usually seek to impose, as part of any permission, conditions removing permitted development rights to ensure the continued viability of the property for its intended use. Permitted development rights allow certain developments, such as extensions, within the curtilage of a dwelling house that could result in an occupational dwelling increasing to a size either not justified by the identified functional requirement of the unit, or becoming too expensive for any future potential occupier to buy or rent.	<i>Delete paragraph 5.45</i> <del>Where a dwelling for a farm, forestry or essential rural worker is proposed, the Council will also usually seek to impose, as part of any permission, conditions removing permitted development rights to ensure the continued viability of the property for its intended use. Permitted development rights allow certain developments, such as extensions, within the curtilage of a dwelling house that could result in an occupational dwelling increasing to a size either not justified by the identified functional requirement of the unit, or becoming too expensive for any future potential occupier to buy or rent.</del>
MM144	172	5.46	<b>Removal of occupancy conditions</b> The removal of an agricultural or forestry occupancy condition will only be permitted if it can be demonstrated that it has outlived its usefulness. In such cases the Council would expect evidence to demonstrate why the dwelling is no longer required in connection with the related enterprise. The Council will also expect it to be evidenced that the dwelling has been: <ul style="list-style-type: none"> <li>• made publicly available without any unreasonable restriction and with amenity land proportionate to its size, and</li> <li>• suitably advertised and marketed at a price reflecting its condition and the existence of the occupancy restriction for a continuous period of at least 12 months or an appropriate period as agreed with the LPA immediately prior to the date that an application is submitted.</li> </ul>	<i>Delete paragraph 5.46</i> <b>Removal of occupancy conditions</b> <del>The removal of an agricultural or forestry occupancy condition will only be permitted if it can be demonstrated that it has outlived its usefulness. In such cases the Council would expect evidence to demonstrate why the dwelling is no longer required in connection with the related enterprise. The Council will also expect it to be evidenced that the dwelling has been:</del> <ul style="list-style-type: none"> <li>• <del>made publicly available without any unreasonable restriction and with amenity land proportionate to its size, and</del></li> <li>• <del>suitably advertised and marketed at a price reflecting its condition and the existence of the occupancy restriction for a continuous period of at least 12 months or an appropriate period as agreed with the LPA immediately prior to the date that an application is submitted.</del></li> </ul>
MM145	172	5.47	The Council would not expect an occupational dwelling for an essential rural worker to be severed from the business unit to which it is tied, unless the business fails. In particular the Council would be unlikely to support any subsequent application to remove an occupational condition on such a severed dwelling or any future application for a new dwelling relating to the business. Even if the business to which the dwelling relates fails, the Council would expect every reasonable effort to be made to retain the occupational dwelling. The Council would apply the same principles as it would to a proposal to remove an agricultural or forestry condition.	<i>Delete paragraph 5.47</i> <del>The Council would not expect an occupational dwelling for an essential rural worker to be severed from the business unit to which it is tied, unless the business fails. In particular the Council would be unlikely to support any subsequent application to remove an occupational condition on such a severed dwelling or any future application for a new dwelling relating to the business. Even if the business to which the dwelling relates fails, the Council would expect every reasonable effort to be made to retain the occupational dwelling. The Council would apply the same principles as it would to a proposal to remove an agricultural or forestry condition.</del>
MM146	172	5.48	Proposals for the removal of an agricultural or forestry occupancy condition will be considered on the basis of an up-to-date assessment of the demand for farm or forestry dwellings in the locality and not just on the particular farm or forestry holding. When considering proposals to remove the occupancy condition for an essential rural worker, the Council will need to be convinced that the dwelling is no longer needed for the continuing rural enterprise or, in the event that	<i>Delete paragraph 5.48</i> <del>Proposals for the removal of an agricultural or forestry occupancy condition will be considered on the basis of an up to date assessment of the demand for farm or forestry dwellings in the locality and not just on the particular farm or forestry holding. When considering proposals to remove the occupancy condition for an essential rural worker, the Council will need to be convinced that the dwelling is no longer needed for the continuing rural enterprise or, in the event that the dwelling is no longer needed for the continuing rural enterprise or, in the event that the enterprise fails, is not needed for any proposed new use with planning permission or to meet a wider need in the locality for an occupational dwelling for an agricultural,</del>

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			the enterprise fails, is not needed for any proposed new use with planning permission or to meet a wider need in the locality for an occupational dwelling for an agricultural, forestry or essential rural worker.	<del>forestry or essential rural worker.</del>
MM147	173	5.49	<p><b>Information and appraisals</b></p> <p>Applicants must provide sufficient information to enable the Council to determine any application for an occupational dwelling or the removal of an occupancy condition. The Council may also seek the advice of agricultural or other consultants to give a technical appraisal of the case being put forward.</p>	<p><del>Delete paragraph 5.49</del></p> <p><b>Information and appraisals</b></p> <p><del>Applicants must provide sufficient information to enable the Council to determine any application for an occupational dwelling or the removal of an occupancy condition. The Council may also seek the advice of agricultural or other consultants to give a technical appraisal of the case being put forward.</del></p>
MM148	173	Policy H3	<p><b>Permanent rural workers' dwellings</b></p> <p>A new permanent dwelling for an agricultural, forestry or rural worker will only be permitted if all of the following criteria are met:</p> <ol style="list-style-type: none"> <li>The need relates to a full-time worker and does not relate to a part-time requirement</li> <li>There is an essential existing functional need for a worker to live at, or in the immediate vicinity of, their place of work</li> <li>The economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the Council</li> <li>The functional need could not be fulfilled by any other means</li> <li>It is of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise's financial projections unless robustly justified</li> <li>It is sited so as to meet the identified functional need and is related to existing farm, forestry or rural business buildings, or other dwellings</li> <li>Suitable accommodation, including that which might have been converted, has not been sold separately from the land within the last five years</li> <li>Planning permission will be granted subject to a planning condition or S106 protecting its continued use by agricultural, forestry and other rural workers</li> <li>Permitted Development Rights may be removed in order to</li> </ol>	<p><del><b>Permanent rural workers' dwellings</b></del></p> <p><del>A new permanent dwelling for an agricultural, forestry or rural worker will only be permitted if all of the following criteria are met:</del></p> <ol style="list-style-type: none"> <li><del>The need relates to a full-time worker and does not relate to a part-time requirement</del></li> <li><del>There is an essential existing functional need for a worker to live at, or in the immediate vicinity of, their place of work</del></li> <li><del>The economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the Council</del></li> <li><del>The functional need could not be fulfilled by any other means</del></li> <li><del>It is of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise's financial projections unless robustly justified</del></li> <li><del>It is sited so as to meet the identified functional need and is related to existing farm, forestry or rural business buildings, or other dwellings</del></li> <li><del>Suitable accommodation, including that which might have been converted, has not been sold separately from the land within the last five years</del></li> <li><del>Planning permission will be granted subject to a planning condition or S106 protecting its continued use by agricultural, forestry and other rural workers</del></li> <li><del>Permitted Development Rights may be removed in order to ensure that a dwelling is not subsequently extended to a size which exceeds its functional requirement.</del></li> </ol> <p><del><b>Temporary rural workers' dwellings</b></del></p> <p><del>A new temporary dwelling for an agricultural, forestry or rural worker will only be permitted if all of the following criteria are met:</del></p> <ol style="list-style-type: none"> <li><del>part-time requirement</del></li> <li><del>It is essential to support a new rural business activity for which there is a clearly established functional need for the worker to live on or in the vicinity of the holding</del></li> <li><del>The future economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by a sound business plan</del></li> <li><del>The functional need could not be fulfilled by any other means</del></li> <li><del>It takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new rural business activity</del></li> <li><del>Suitable accommodation, including that which might have been converted, has not been sold separately from the land within the last five years.</del></li> </ol>

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			<p>ensure that a dwelling is not subsequently extended to a size which exceeds its functional requirement.</p> <p><b>Temporary rural workers' dwellings</b></p> <p>A new temporary dwelling for an agricultural, forestry or rural worker will only be permitted if all of the following criteria are met:</p> <p>j. The need relates to a full-time worker and does not relate to a part-time requirement</p> <p>k. It is essential to support a new rural business activity for which there is a clearly established functional need for the worker to live on or in the vicinity of the holding</p> <p>l. The future economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by a sound business plan</p> <p>m. The functional need could not be fulfilled by any other means</p> <p>n. It takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new rural business activity</p> <p>o. Suitable accommodation, including that which might have been converted, has not been sold separately from the land within the last five years.</p> <p><b>Removal of occupancy conditions</b></p> <p>An agricultural, forestry or rural worker occupancy condition will only be lifted if it can be demonstrated that both of the following criteria are met:</p> <p>p. A suitable sustained attempt has been made to advertise and market the dwelling for sale or rent at a price that reflects the occupancy restriction for a continuous period of at least 12 months or an appropriate period as agreed with the LPA and</p> <p>q. The rural worker dwelling no longer serves a need in connection with the holding to which it relates, and there is no agricultural, forestry or rural worker occupational need elsewhere that it could reasonably service, nor is it likely that any such needs will arise in the foreseeable future.</p>	<p><b><del>Removal of occupancy conditions</del></b></p> <p><del>An agricultural, forestry or rural worker occupancy condition will only be lifted if it can be demonstrated that both of the following criteria are met:</del></p> <p><del>p. A suitable sustained attempt has been made to advertise and market the dwelling for sale or rent at a price that reflects the occupancy restriction for a continuous period of at least 12 months or an appropriate period as agreed with the LPA and</del></p> <p><del>q. The rural worker dwelling no longer serves a need in connection with the holding to which it relates, and there is no agricultural, forestry or rural worker occupational need elsewhere that it could reasonably service, nor is it likely that any such needs will arise in the foreseeable future.</del></p> <p><b><u>Requirements for all rural workers' dwellings</u></b></p> <p><u>All new dwellings for an agricultural, forestry or rural worker will only be permitted if all of the following criteria are met:</u></p> <p>a. <u>The need relates to a full-time worker (someone employed to work solely or mainly in the relevant occupation) and does not relate to a part-time requirement</u></p> <p>b. <u>There is a functional need for a worker to live at, or in the immediate vicinity of, their place of work (considering the requirements of the activities, operations and security of the enterprise and not personal preferences or circumstances). For a temporary dwelling, the need is essential to support a new rural business activity and for a permanent dwelling, there is an essential existing functional need. By itself, the protection of livestock from theft or injury by intruders does not establish need, nor do requirements arising from food processing or agricultural contracting, and nor does a retirement home for a former farmer. Conventional methods of forestry management are unlikely to give rise to an essential functional need.</u></p> <p>c. <u>The functional need could not be fulfilled by any other means. For example, applicants will need to demonstrate why agricultural, forestry or other essential rural workers could not live in nearby towns or villages, or make use of accommodation already existing on the farm, area of forestry or business unit. Where applicable, the council will take into account the Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 3 Class Q for changes of use from agricultural buildings to dwellings.</u></p> <p>d. <u>It is sited so as to meet the identified functional need and is related to existing farm, forestry or rural business buildings, or other dwellings where these exist on or adjacent to the unit for which the functional need has been established.</u></p> <p>e. <u>Suitable accommodation has not been sold separately from the land within the last five years, including that which might have been converted</u></p> <p><b><u>Temporary rural workers' dwellings</u></b></p> <p><u>The council will not normally give temporary permission in a location where a permanent dwelling would not be permitted. New temporary dwellings for an agricultural, forestry or rural worker will only be permitted if all of the following additional criteria are also met:</u></p> <p>f. <u>The future economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by a sound business plan. This should demonstrate that the proposed enterprise has been planned on a sound financial basis with a reasonable prospect of delivering a sustainable profit before or by the expiry of the temporary period that the proposal seeks to secure.</u></p> <p>g. <u>it takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new rural business activity.</u></p>

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				<p>The council will not normally grant extensions to a temporary permission over a period of more than three years. If permission for a permanent building is subsequently sought, the merits of the proposal will be assessed against the criteria in this policy relating to permanent occupational dwellings in the countryside.</p> <p><b>Permanent rural workers' dwellings</b></p> <p>New permanent dwellings for an agricultural, forestry or rural worker will only be permitted if all of the following additional criteria are also met:</p> <p>h. <u>The economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the council. This should demonstrate that the enterprise to which the application relates:</u></p> <ul style="list-style-type: none"> <li>i. <u>has been established for a continuous period of at least the previous three years and in the case of an enterprise consisting of more than one activity, those three years shall apply to the latest activity relating to the application</u></li> <li>ii. <u>has been profitable (in a realistic sense, taking account of the nature of the enterprise) for at least one of those three years and</u></li> <li>iii. <u>is financially sound on that date and has a clear prospect of remaining so</u></li> </ul> <p>i. <u>Agricultural, forestry or other occupational dwellings should be commensurate in size to the established functional requirement. In determining the appropriate size of a dwelling, the council will consider the requirements of the enterprise rather than those of the owner or occupier. New dwellings must be of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise's financial projections unless robustly justified. The council will not permit dwellings that are:</u></p> <ul style="list-style-type: none"> <li>i. <u>unusually large in relation to the agricultural, forestry or rural business needs of the unit, with net useable floor space not normally larger than 180 sqm for the initial dwelling and 120 sqm for each dwelling thereafter. This threshold excludes garaging but including associated offices such as a farm office. Or</u></li> <li>ii. <u>unusually expensive to construct in relation to the income the unit can sustain in the long term.</u></li> </ul> <p><u>Permitted Development Rights may be removed in order to ensure that a dwelling is not subsequently extended to a size which exceeds its functional requirement.</u></p> <p><b>Occupancy conditions and removal of conditions</b></p> <p><u>Planning permission will be granted subject to a planning condition or S106 protecting its continued use by agricultural, forestry and other rural workers. An agricultural, forestry or rural worker occupancy condition will only be lifted if it can be demonstrated that both of the following criteria are met:</u></p> <ul style="list-style-type: none"> <li>j. <u>A suitable sustained attempt has been made to advertise and market the dwelling for sale or rent without any unreasonable restriction and with amenity land proportionate to its size and at a price that reflects the occupancy restriction for a continuous period of at least 12 months or an appropriate period as agreed with the Local Planning Authority. This should be evidenced through relevant documents such as marketing and valuation reports, which have been independently assessed* before submission to the council</u></li> <li>k. <u>The rural worker dwelling no longer serves a need in connection with the holding to which it relates and there is no agricultural, forestry or rural worker occupational need elsewhere that it could reasonably service, nor is it likely that any such needs will arise in the foreseeable future.</u></li> </ul> <p><u>The council would not expect an occupational dwelling for an essential rural worker to be severed from the business unit to which it</u></p>

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				<p>is tied, unless the business fails. In particular, the council would be unlikely to support any subsequent application to remove an occupational condition on such a severed dwelling or any future application for a new dwelling relating to the business. Even if the business to which the dwelling relates fails, the council would expect every reasonable effort to be made to retain the occupational dwelling. The council would apply the same principles as it would to a proposal to remove an agricultural or forestry condition.</p> <p><u>Proposals for the removal of an agricultural or forestry condition will be considered on the basis of an up-to-date assessment of the demand for farm or forestry dwellings in the locality and not just on the particular farm or forestry holding. When considering proposals to remove the occupancy condition for an essential rural worker, the council will need to be convinced that the dwelling is no longer needed for the continuing rural enterprise. Alternatively, in the event that the enterprise fails, it will need to be demonstrated that the dwelling is not needed for any proposed new use with planning permission or to meet a wider need in the locality for an occupational dwelling for an agricultural, forestry or essential rural worker.</u></p> <p><u>*the independent assessment should be by an assessor approved by the council.</u></p>
MM149	175	5.50	In the countryside outside the Green Belt, the replacement of existing dwellings will generally be acceptable. Whilst accepting the principle of the erection of replacement dwellings, it is important to take into account the overall effect of the proposed replacement. The effects of the proposed replacement should be compared with the impact of the existing dwelling. If the dwelling allowed exceeds the original size, the Council may impose a condition withdrawing future permitted development rights. For the purpose of the comparison the term 'dwelling' will not include any detached garaging or domestic outbuildings.	In the countryside <u>existing dwellings already form a part of the landscape and associations with other buildings and with infrastructure are already established.</u> Therefore, outside the Green Belt, the replacement of existing dwellings <u>with a similar dwelling</u> will generally be acceptable. Whilst accepting the principle of the erection of replacement dwellings, it is important to take into account the overall effect of the proposed replacement <u>on its surroundings.</u> <u>To avoid harmful impacts</u> The effects of the proposed replacement should be compared with the impact of the existing dwelling. If the dwelling <u>being</u> allowed exceeds the original size, the Council may impose a condition withdrawing future permitted development rights <u>to prevent further expansion harming the surrounding area.</u> For the purpose of the comparison the term 'dwelling' will not include any detached garaging or domestic outbuildings.
MM150	177	5.54	New text	<p><i>New Paragraph before 5.54</i></p> <p><u>Developers are expected to provide housing solutions that contribute to meeting the housing needs of the housing market area, as identified in the latest Housing and Employment Development Needs Assessment (HEDNA) and in any other appropriate local evidence. This means new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.</u></p>
MM151	177	5.54	A variety of housing types and sizes is necessary to meet the needs of the local population to enable households to more easily find housing which suits their needs and that they can afford. During consultations many residents commented that the proportion of larger houses in new developments was too large and more smaller units should be available	A variety of housing types and sizes is necessary to meet <u>current and future housing</u> <del>the</del> needs of the local population to enable households to more easily find housing which suits their needs and that they can afford. During consultations many residents commented that the proportion of larger houses in new developments was too large and more smaller units should be available. <u>The housing mix will be agreed taking into account the council's most up-to-date evidence on housing need and any evidence available regarding local market conditions. It is imperative to recognise that an appropriate housing mix will vary between urban and rural locations for example, large scale flatted development are not generally provided on small sites in villages.</u>
MM152	177	H6a	New residential development should provide a mix of housing types and sizes to meet current and future housing needs. The mix of housing will be agreed taking into account the Council's most up-to-date evidence on housing need, and any evidence available regarding local market conditions	<p><i>Additional title to go above 'Housing mix' and first part of policy H6 renumbered and revised to be H6a, to follow 5.56</i></p> <p><b><u>Meeting Accommodation Needs</u></b></p> <p><b><u>H6a Housing Mix</u></b></p> <p>New residential development <del>should</del> <u>will be expected to provide a mix of housing types and sizes</u> <del>homes</del> to meet current and</p>

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				<p><del>expected future housing needs requirements</del> in the interests of meeting housing need and creating socially mixed and inclusive communities. The mix of housing will be <del>agreed negotiated</del> <u>having regard to taking into account</u> the Council's most up-to-date evidence on housing need, <u>available and any evidence from developers on available regarding</u> local market conditions and shall be in general conformity with AVDC latest evidence* and Neighbourhood Development Plan evidence where applicable for the relevant area.</p> <p>*AVDC latest evidence is in the Buckinghamshire HEDNA update Dec 2016, but this will be subject to monitoring and review. <u>this will be updated periodically.</u></p>																																																					
MM153	177	5.57	<p><b>Housing for older people</b></p> <p>5.57 As set out in the NPPF plans should aim for a mix of housing to meet the needs of different groups in the community including the elderly (paragraph 50). The demographic projections in the HEDNA's housing needs assessment show that the population of Buckinghamshire is likely to increase by between 64,700 and 73,700 people over the 20-year period 2013-2033. The number of people aged 75 or over is projected to increase by around 35,000, around half the total growth. Those that do move home are therefore likely to need accessible housing that can meet the needs of older people. Specialist provision for older people is split into the following categories:</p> <ul style="list-style-type: none"> <li>mainstream (including adapted and wheelchair homes)</li> <li>specialised housing (including extra care and sheltered housing)</li> <li>care homes (including both registered nursing and registered care homes)</li> </ul>	<p><b>Housing for older people</b></p> <p>As set out <del>in</del> <u>at paragraph 50 of the NPPF 2012, plans</u> local planning authorities should <del>plan</del> <u>aim</u> for a mix of housing to meet the needs of different groups in the community – including <del>the elderly (paragraph 50)</del> <u>older people</u>. The Demographic projections in the HEDNA's housing needs assessment show that the population of Buckinghamshire is likely to increase by between 64,700 and 73,700 people over the 20-year period 2013-2033. The number of people aged 75 or over is projected to increase by around <del>35,000</del> <u>32,100, approximately around half of the total projected growth. It follows that there is likely to be a significant need for housing which will be able to meet the needs of older people. Those that do move home are therefore likely to need accessible housing that can meet the needs of older people. Specialist provision for older people is split into the following categories:</u></p> <ul style="list-style-type: none"> <li><del>mainstream (including adapted and wheelchair homes)</del></li> <li><del>specialised housing (including extra care and sheltered housing)</del></li> <li><del>care homes (including both registered nursing and registered care homes)</del></li> </ul>																																																					
MM154	178	5.59	<p>5.58 The HEDNA identifies the following demand for housing for older people:</p> <table border="1" data-bbox="602 1451 1362 1921"> <tr> <td>Change in population aged 75+ over Plan period for Aylesbury Vale</td> <td>+13,978</td> <td></td> </tr> <tr> <td colspan="3">Demand for older person housing</td> </tr> <tr> <td rowspan="2">Extra Care</td> <td>Owned</td> <td>420</td> </tr> <tr> <td>Rented</td> <td>210</td> </tr> <tr> <td rowspan="2">Sheltered 'plus' or 'enhanced' sheltered</td> <td>Owned</td> <td>140</td> </tr> <tr> <td>Rented</td> <td>140</td> </tr> <tr> <td>Dementia</td> <td></td> <td>80</td> </tr> <tr> <td>Leasehold Schemes for the Elderly (LSE)</td> <td></td> <td>1,680</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>2,679</td> </tr> </table>	Change in population aged 75+ over Plan period for Aylesbury Vale	+13,978		Demand for older person housing			Extra Care	Owned	420	Rented	210	Sheltered 'plus' or 'enhanced' sheltered	Owned	140	Rented	140	Dementia		80	Leasehold Schemes for the Elderly (LSE)		1,680	TOTAL		2,679	<p>The <u>Buckinghamshire HEDNA Update 2016</u> identifies the following demand for housing for older people <u>in Aylesbury Vale:</u></p> <table border="1" data-bbox="1492 1413 2543 1887"> <tr> <td>Change in population aged 75+ over Plan period for Aylesbury Vale</td> <td><del>+13,978</del> <u>+12,727</u></td> <td></td> </tr> <tr> <td colspan="3">Demand for older person housing</td> </tr> <tr> <td rowspan="2">Extra Care</td> <td>Owned</td> <td><del>420</del> <u>380</u></td> </tr> <tr> <td>Rented</td> <td><del>210</del> <u>190</u></td> </tr> <tr> <td rowspan="2">Sheltered 'plus' or 'enhanced' sheltered</td> <td>Owned</td> <td><del>140</del> <u>130</u></td> </tr> <tr> <td>Rented</td> <td><del>140</del> <u>130</u></td> </tr> <tr> <td>Dementia</td> <td></td> <td>80</td> </tr> <tr> <td>Leasehold Schemes for the Elderly (LSE)</td> <td></td> <td><del>1,680</del> <u>1,530</u></td> </tr> <tr> <td>TOTAL</td> <td></td> <td><del>2,679</del> <u>2,440</u></td> </tr> <tr> <td>Percentage of overall Objectively Assessed Need (OAN)</td> <td></td> <td><del>12.5</del> <u>12.6%</u></td> </tr> </table>	Change in population aged 75+ over Plan period for Aylesbury Vale	<del>+13,978</del> <u>+12,727</u>		Demand for older person housing			Extra Care	Owned	<del>420</del> <u>380</u>	Rented	<del>210</del> <u>190</u>	Sheltered 'plus' or 'enhanced' sheltered	Owned	<del>140</del> <u>130</u>	Rented	<del>140</del> <u>130</u>	Dementia		80	Leasehold Schemes for the Elderly (LSE)		<del>1,680</del> <u>1,530</u>	TOTAL		<del>2,679</del> <u>2,440</u>	Percentage of overall Objectively Assessed Need (OAN)		<del>12.5</del> <u>12.6%</u>
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			Percentage of overall Objectively Assessed Need (OAN)		12.5%	
MM155	178	5.59	It is important to note that the objectively assessed housing need (OAN) for the district does not include the projected increase of the institutional population (including people in residential care homes and nursing homes, use class C2). For the district, it is projected that the institutional population aged 75+ will increase by 1,160 people.			<del>It is important to note that</del> The objectively assessed housing need (OAN) for the district's older people set out in the table above does not include the projected increase of the <u>75+</u> institutional population in Aylesbury Vale (which includes <del>ing</del> older people in residential care homes and nursing homes (Use Class C2)). For the district, it is projected in the HEDNA that the institutional Class C2 population aged 75+ will increase by <del>1,160</del> <u>1,020</u> people over the plan period. Housing need for older people will therefore need to be met through a mixture of normal housing (Use Class C3) and institutional provision (Use Class C3).
MM156	178	5.60	Buckinghamshire County Council (BCC) has prepared a document entitled 'Housing for Older Citizens in Buckinghamshire' on the basis of population forecasts. This sets out how housing for older people should be delivered, but will need to be interpreted to ensure that its provisions meet the content of the HEDNA. We will continue working with BCC as this document and their strategy evolve, to ensure that the Plan reflects their expectations and objectives.			Buckinghamshire County Council (BCC) has prepared a <u>several</u> documents: 'Housing for Older Citizens in Buckinghamshire'; 'Market Position Statement for Specialised Housing' Update and Recommendations report – December 2016 Housing; and the Learning Improvement Network (LIN) 'Older and Vulnerable Adults Housing' report. These indicate a significant need for accommodation for <u>older people on the basis of population forecasts</u> . <del>This sets out how housing for older people should be delivered, but will need to be interpreted to ensure that its provisions meet the content of the HEDNA. We will continue working with BCC as this document and their strategy evolve, to ensure that the Plan reflects their expectations and objectives.</del>
MM157	178	5.61	5.61 The Plan will expect all larger developments in strategic settlements (Aylesbury, Buckingham, Haddenham, Wendover and Winslow) to provide an element of self-contained extra care dwellings as part of the overall housing mix, or an equivalent amount in an alternative location if this is agreed to be more appropriate. This will be based on the BCC document's expectations and requirements. It is considered that the 'larger' residential schemes referred to in the policy will be for more than 300 houses.			<u>In order to properly assess the need for residential care for older people it is important to differentiate between C2 (residential institutions) and C3 (residential dwelling house) provision for older people. Table 14 provides an analysis of the generic types of residential care and services offered, and the typical use class each type falls under. The types of accommodation identified in Table 14 are mostly provided through the private sector. However, services may be commissioned through Buckinghamshire County Council Health and Adult Social Care Services to provide an element of C2 care. AVDC will secure allocations for residential care to meet the forecast C2 demand.</u> <del>The Plan will expect all larger developments in strategic settlements (Aylesbury, Buckingham, Haddenham, Wendover and Winslow) to provide an element of self-contained extra care dwellings as part of the overall housing mix, or an equivalent amount in an alternative location if this is agreed to be more appropriate. This will be based on the BCC document's expectations and requirements. It is considered that the 'larger' residential schemes referred to in the policy will be for more than 300 houses.</del>
MM158	178	5.61	<b>New text</b>			<i>To be inserted after 5.61:</i>  <u>Recent appeal decisions, both locally and nationally, have found that some of the categories defined as C3 housing in the HEDNA should instead be identified as C2 institutional uses, based on an analysis of the care available/provided and levels of self-containment. On that basis, AVDC considers that some of the Use Class C3 or normal housing provision for the older people identified in the HEDNA should instead be included within the requirement for Use Class C2 or institutional accommodation for older people. These fall under the Extra Care (570), Sheltered 'plus'/enhanced sheltered (260) and Dementia (80) categories listed in the HEDNA table included above, and totals 910 units. This figure must be added to the overall projected aged 75+ institutional population increase demand for older people accommodation of 1,020 units. The resultant overall requirement for C2 older people provision therefore equates to 1,930 units need over the plan period (2013-2033).</u>
MM159	178	5.61	<b>New text</b>			<i>To be inserted after 5.61:</i>  <u>The remaining category in the HEDNA table is Leasehold Schemes for the Elderly (LSE), which totals 1,530 units. LSE units are still regarded as Use Class C3 housing given their lack of obligatory care packages or communal facilities. Such housing is normally provided by Registered Providers (RPs) and is another category of intermediate affordable housing beyond that addressed by policy H1. The LSE classification is now referred to as Older Persons Shared Ownership (OPSO) housing.</u>



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MM160	178	5.61	<b>New text</b>	<p><i>To be inserted after 5.61:</i></p> <p><u>5.65 In order to satisfy the HEDNA requirement for OPSO/LSE housing, RPs will be able to apply for funding to deliver these schemes through the Homes England Shared Ownership and Affordable Housing Programme 2016-2021. Individuals are also able to directly access OPSO housing through the Help to Buy initiative. The Help to Buy initiative sets out the eligibility criteria for applying for an OPSO scheme. The eligibility criteria will apply to occupants/owners of OPSO housing and provides, amongst other criteria that applicants must have a maximum annual household income threshold of £80,000 and be aged over 55. Under the OPSO scheme, the maximum equity share which can be owned is 75% of the value of the home. Once this percentage has been reached, the remaining 25% of the equity share remains with the equity loan holders.</u></p>															
MM161	178	5.61	<b>New text</b>	<p><i>To be inserted after 5.61:</i></p> <p><u>In order to identify the remaining need for C2 provision, an assessment of previous C2 commitments and completions was undertaken from the start of the plan period in 2013 to the end of the housing supply record in VALP to 2018. This figure currently stands at 1,130 units completed or committed since 2013. The remaining need of 800 units constitutes the local plan requirement of 800 units of C2 accommodation for older people which needs to be identified for the rest of the plan period (2018-2033).</u></p>															
MM162	178	5.61	<b>New wording</b>	<p><i>To be inserted after 5.61:</i></p> <p><u>Although paragraph 47 of the NPPF 2012 applies to housing growth, AVDC considers it best practise that C2 provision for older people should be made for a supply of specific, developable sites or broad locations for growth for years 1-5 of the remaining plan period (2018-2023). Dividing the overall remaining local plan C2 older person's requirement of 800 units by the remaining plan period of 15 years gives a per annum figure of 53 units. This equates to 266 units over years 1-5 needing to be allocated on specific developable sites. For the remaining 10 years of the plan period, years 6-15, AVDC considers it prudent to identify specific, developable sites where it is possible so that the remaining C2 requirement of 534 houses can be delivered. If this is not possible, it is considered acceptable to identify broad locations where portions of the remaining 534 units C2 older person's provision can be accommodated. Some of the C2 requirement may be met by mixed C2 and C3 schemes.</u></p>															
MM163	178	5.61	<b>New wording</b>	<p><i>To be inserted after 5.61:</i></p> <p><u>To aid in the categorisation of planning applications for older person's accommodation the following table provides an illustration of the types of accommodation for older people and the services they provide. The definitions in Table 14 have been accepted at previous examinations in public and recognised as industry standard definitions within the Housing Learning and Improvement Network (LIN).</u></p>															
MM164	178	Table 14	New text	<table border="1"> <thead> <tr> <th colspan="5" data-bbox="1397 1493 2875 1528">Table 14</th> </tr> <tr> <th data-bbox="1397 1528 1656 1606"><u>Housing Type</u></th> <th data-bbox="1656 1528 1932 1606"><u>Characteristics of population</u></th> <th data-bbox="1932 1528 2279 1606"><u>Typical design and facility requirements</u></th> <th data-bbox="2279 1528 2597 1606"><u>Typical service provision</u></th> <th data-bbox="2597 1528 2875 1606"><u>Use Class</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1397 1606 1656 1913"><u>Retirement Accommodation</u></td> <td data-bbox="1656 1606 1932 1913"><u>Independent population.</u></td> <td data-bbox="1932 1606 2279 1913"><u>Self contained accessible accommodation. A sustainable location in terms of access to local amenities and services. Built to meet lifetime homes standards. Guest room providing at</u></td> <td data-bbox="2279 1606 2597 1913"><u>Community Alarm. Visiting warden/scheme manager service on demand, floating support service.</u></td> <td data-bbox="2597 1606 2875 1913"><u>Typically C3, dependent on number of hours or type of service offered termed 'extra care' Domiciliary care on site or visiting.</u></td> </tr> </tbody> </table>	Table 14					<u>Housing Type</u>	<u>Characteristics of population</u>	<u>Typical design and facility requirements</u>	<u>Typical service provision</u>	<u>Use Class</u>	<u>Retirement Accommodation</u>	<u>Independent population.</u>	<u>Self contained accessible accommodation. A sustainable location in terms of access to local amenities and services. Built to meet lifetime homes standards. Guest room providing at</u>	<u>Community Alarm. Visiting warden/scheme manager service on demand, floating support service.</u>	<u>Typically C3, dependent on number of hours or type of service offered termed 'extra care' Domiciliary care on site or visiting.</u>
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						<u>least two bedrooms in each unit.</u>		
				<u>Conventional Sheltered Housing</u>	<u>Independent population.</u> <u>Capacity to cope with occasional care needs.</u>	<u>En-suite private accommodation.</u> <u>High standard of accessibility internal and external.</u> <u>Guest room.</u> <u>Enhanced communal facilities: e.g. craft facilities, IT suite, etc.</u> <u>Infrastructure in place for assistive technology.</u> <u>Generous storage space in addition to that within the individual unit.</u>	<u>Facilitated access to care services.</u> <u>Dedicated warden/scheme manager service.</u> <u>Facilitated social and recreational activity programme, floating support service.</u>	<u>Typically C3, dependent on number of hours or type of service offered termed 'extra care'</u> <u>Domiciliary care on site or visiting.</u>
				<u>Enhanced Sheltered Housing</u>	<u>Mixed dependency population.</u> <u>Including up to 12 hrs per week care needs.</u> <u>Aggregate care needs 150-200 hrs per week.</u>	<u>Assisted bathing facilities.</u> <u>Access to meals service.</u> <u>Recreational/Leisure facilities.</u> <u>Infrastructure in place for assistive technology.</u> <u>Guest accommodation.</u> <u>Restaurant.</u> <u>Fully equipped craft rooms.</u> <u>IT Suite.</u> <u>Exercise suite.</u> <u>Generous storage space in addition to that within the individual unit.</u>	<u>Manager based on site to provide support and facilitate access to day opportunity services.</u> <u>Expedited access to care services.</u> <u>Facilitated social and recreational activity programme.</u> <u>On site care and/or support.</u>	<u>C2</u>
				<u>Extra Care Sheltered Housing</u>	<u>Mixed dependency population, around 1/3rd having care needs in excess of 18 hrs care per week.</u> <u>1/3rd low care needs. 1/3rd no current care needs.</u> <u>Aggregate care needs at least 240 hrs per week.</u> <u>Existing residents supported in extreme</u>	<u>En-suite one bedroom accommodation.</u> <u>Restaurant.</u> <u>Fully equipped craft rooms.</u> <u>IT Suite.</u> <u>Exercise suite.</u> <u>Daytime activities.</u> <u>Scheme design encourages orientation.</u> <u>Infrastructure in place for assistive technology and some utilisation of assistive technology.</u> <u>Generous storage space in</u>	<u>Manager based on site to provide support and co-ordination 24/7 on site care.</u> <u>Facilitated recreation, social, cultural programme.</u> <u>Access to nursing/wellbeing services.</u> <u>Access to dementia services.</u>	<u>C2</u>

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					<u>frailty. Some residents with moderate levels of dementia.</u>	<u>addition to that within the individual unit.</u> <u>Communal facilities available.</u>								
				<u>Registered Care Home</u>	<u>Minimum care needs 18 hrs per week up to highest level of personal care short of nursing.</u> <u>Capacity to cope with highest levels of physical and mental frailty.</u>	<u>In space and design standards meeting the requirements of the Commission for Social Care Inspection.</u> <u>Infrastructure for assistive technology and some utilisation of assistive technology.</u> <u>Exceeding the minimum space standards and with additional facilities to enrich the life experience of residents.</u> <u>Guest accommodation.</u>	<u>In staffing levels and practice meeting the requirements of the Commission for Social Care Inspection.</u> <u>Evidence of highest professional practice and staffing to support life enrichment for residents.</u>	<u>C2</u>						
MM165	178	5.61	<b>New Wording</b>	To allocate the 266 units needed to meet the C2 older persons' units requirement for 2018 – 2023, an assessment of suitable housing and employment HELAA sites was undertaken. A conservative estimation of developable area, density and site capacity was applied based on previous commitments and completions for C2 developments. Allowances were made for amenity space as well as other non-residential land use. To determine the broad capacity for each site, the assessment utilised two density categories – urban and less urban. 70 uph (units per hectare) was identified as an appropriate density for sites that have a less urban and more suburban or edge of settlement characteristic, and 100 uph was identified as appropriate for sites that are in an urban setting, where a higher density would be more suitable. Sites subsequently allocated for C2 use following this assessment process are listed in part a. of policy H6b.										
MM166	178	5.61	<b>New Wording</b>	In order to show how the remaining 534 C2 older persons' units requirement for 2023 - 2033 will be delivered, broad locations for growth have been identified in policy H6 b. Areas identified have been assessed as having the basic capacity to support C2 development for older persons. However, there is currently insufficient technical evidence and/or supporting infrastructure to make specific allocations. In addition, the provisions made in E1 Protection of key employment sites give sufficient flexibility for uses other than B1, B2 or B8 – including C2. Policy E2 Other employment sites also contains sufficient flexibility in its provisions for the redevelopment/reuse of sites outside key employment areas.										
MM167	178	H6b	<b>New policy</b>	<p><b><u>H6b Housing for older people</u></b></p> <p><u>Class C2 older persons' provision will be met in the following ways:</u></p> <table border="1"> <tr> <td colspan="3"><u>1. The following sites are allocated for the development of older persons C2 accommodation between 2018 and 2023:</u></td> </tr> <tr> <td><u>WIN020 - Buckingham Rd, Winslow (Winslow Neighbourhood Plan site)</u></td> <td><u>Site area (ha)</u> 4.2ha</td> <td><u>Capacity (approximately)</u> 100 units</td> </tr> </table>					<u>1. The following sites are allocated for the development of older persons C2 accommodation between 2018 and 2023:</u>			<u>WIN020 - Buckingham Rd, Winslow (Winslow Neighbourhood Plan site)</u>	<u>Site area (ha)</u> 4.2ha	<u>Capacity (approximately)</u> 100 units
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				<table border="1" data-bbox="1397 249 2546 401"> <tr> <td data-bbox="1397 249 1902 321"><u>WHA001 - Shenley Road, Whaddon (Shenley Park)</u></td> <td data-bbox="1911 249 2163 321"><u>55 (1ha for C2 site)</u></td> <td data-bbox="2172 249 2546 321"><u>110 units</u></td> </tr> <tr> <td data-bbox="1397 327 1902 401"><u>Adjacent to Tesco's, Tring Road, Aylesbury</u></td> <td data-bbox="1911 327 2163 401"><u>0.5</u></td> <td data-bbox="2172 327 2546 401"><u>60 units</u></td> </tr> </table> <p data-bbox="1397 407 2546 478">2. <u>The following broad locations are identified as containing suitable sites for the provision of C2 accommodation for older people between 2023 and 2033:</u></p> <p data-bbox="1397 485 2546 632">a. <u>Aylesbury town centre e.g. former HSBC bank, Walton Grove</u>  b. <u>Aylesbury key employment sites e.g. Gatehouse Employment Area, Gatehouse Way</u>  c. <u>Aylesbury other employment sites e.g. adjacent to Berryfields Neighbourhood Centre</u></p> <p data-bbox="1397 638 2546 709">d. <u>Suitable housing or employment sites identified in the HELAA</u></p> <p data-bbox="1397 716 2546 821">3. <u>Proposals for C2 older people accommodation, planning permission will be granted subject to the following criteria:</u></p> <p data-bbox="1397 827 2546 1094">a. <u>The proposal is in a sustainable location for amenities and services</u>  b. <u>There is an identified package of care provision on site</u>  c. <u>Minimum Clinical Commissioning Group inspected space standards are met or exceeded.</u>  d. <u>Facilities social and recreational activity.</u>  e. <u>Guest accommodation per unit (unless the proposal is for Extra Care Sheltered accommodation)</u></p>	<u>WHA001 - Shenley Road, Whaddon (Shenley Park)</u>	<u>55 (1ha for C2 site)</u>	<u>110 units</u>	<u>Adjacent to Tesco's, Tring Road, Aylesbury</u>	<u>0.5</u>	<u>60 units</u>
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<u>Adjacent to Tesco's, Tring Road, Aylesbury</u>	<u>0.5</u>	<u>60 units</u>								
MM168	178	5.63	5.63 The Buckinghamshire HEDNA identifies the proportion of dwellings in new developments that should comply with categories two and three above, based on the likely future need for housing for older and disabled people (including wheelchair user dwellings).	The Buckinghamshire HEDNA identifies the proportion of dwellings in new developments that should comply with categories two and three above, based on the likely future need for housing for older and disabled people (including wheelchair user dwellings). <u>It recommends that all dwellings should be built to at least category 2 standards and that 10% of general housing and 15% of affordable housing should be built to category 3 standards. The reasons for this are set out below. However it is currently Government guidance that wheelchair accessible (category 3) homes should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling so local plan policies should not require market housing to be wheelchair accessible. Moreover Government guidance advises that category 2 and 3 dwellings (which require step free access) should not apply to developments (in particular low rise flatted developments) if it is not viable to do so.</u>						
MM169	179	5.65		<p data-bbox="1397 1436 2875 1493"><i>New paragraph after 5.65 and 5.64</i></p> <p data-bbox="1397 1499 2875 1787"><u>Evidence for the proportion of wheelchair-using households compared with the overall household population is not available below the national level as the information is not collected in the Census however, AVDC Housing are bringing forward properties where they have been adapted to meet the needs for the mobility impaired including wheelchair users when there is knowledge of local need .AVDC Housing also facilitate a high number of retrospective adaptations using Disabled Facilities Grant monies, part of which is advance funded in a lump sum using Vale of Aylesbury Housing Trust as the largest provider. The number of claimants where someone within the household (claimant, partner, dependant, non-dependant, boarder/sub-tenant) is in receipt of DLA or PIP stands at 1,168 and this demand continues.</u></p>						
MM170	179	H6c	All new residential development should meet Category 2 (Accessible and Adaptable Dwellings) of Approved Document M: Volume 1, 10% of market housing should meet Category 3 of Approved Document M:	<p data-bbox="1397 1793 2875 1850"><i>New policy H6c</i></p> <p data-bbox="1397 1856 2875 1915"><b>H6c Accessibility</b></p>						

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			Volume 1, and 15% of affordable housing should meet Category 3.	<p>All development will be required to meet and maintain high standards of accessibility so all users can use them safely and easily. <u>Development will need to meet at least category 2 accessible and adaptable dwellings standards unless it is unviable to do so which will need to be demonstrated by the applicant and independently assessed. A minimum of 15% of Affordable Housing provided on housing sites will be required to be nominated by the LPA for M4(3) wheelchair accessible housing (dependant on the suitability of the site to accommodate wheelchair users and its proximity to services and facilities and public transport) unless it is unviable to do so which will need to be demonstrated by the applicant and independently assessed.</u></p> <p><u>In such cases wheelchair accessible housing means a dwelling which meets the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) for wheelchair accessible dwellings as contained in Category 3 – wheelchair user dwellings of Schedule 1 of the Building Regulations 2010 as amended.</u></p> <p><u>This policy will continue to apply to the nearest equivalent standards in any future modification to the above Building Regulations Approved Documents.</u></p> <p><del>All new residential development should meet Category 2 (Accessible and Adaptable Dwellings) of Approved Document M: Volume 1, 10% of market housing should meet Category 3 of Approved Document M: Volume 1, and 15% of affordable housing should meet Category 3.</del></p>
MM171	180	5.66	5.66 As set out in the NPPF the Government attaches great importance the design of the built environment and considers that good design is a key aspect of sustainable development (paragraph 56). The NPPF’s core planning principles say that planning should seek to secure a good standard of amenity for all existing and future occupants of buildings. Homes should therefore be designed and built to ensure that there is sufficient space for normal use of the dwelling including activity, privacy, circulation and storage space.	<p><del>Delete paragraph 5.66</del></p> <p><b>Dwelling sizes</b></p> <p><del>As set out in the NPPF the Government attaches great importance the design of the built environment and considers that good design is a key aspect of sustainable development (paragraph 56). The NPPF’s core planning principles say that planning should seek to secure a good standard of amenity for all existing and future occupants of buildings. Homes should therefore be designed and built to ensure that there is sufficient space for normal use of the dwelling including activity, privacy, circulation and storage space.</del></p>
MM172	180	5.67	5.67 Following concern about the size of homes currently being built, the Government has introduced Technical Housing Standards (March 2015) which set out requirements for the gross internal floor area of new homes dependent on the number of people expected to live there, as well as floor areas and dimensions for key parts of the home (notably bedrooms), storage requirements and floor to ceiling heights. The implementation of the new space standards is dependent on viability testing and evidence of need. Currently there is no evidence that space provision in new dwellings in Aylesbury Vale is below that set out in the standards.	<p><del>Delete paragraph 5.67</del></p> <p><del>Following concern about the size of homes currently being built, the Government has introduced Technical Housing Standards (March 2015) which set out requirements for the gross internal floor area of new homes dependent on the number of people expected to live there, as well as floor areas and dimensions for key parts of the home (notably bedrooms), storage requirements and floor to ceiling heights. The implementation of the new space standards is dependent on viability testing and evidence of need. Currently there is no evidence that space provision in new dwellings in Aylesbury Vale is below that set out in the standards.</del></p>
MM173	180	5.68	5.68 Nevertheless it is considered that a policy should be included to require new housing developments to provide sufficient space to meet the needs of expected occupiers. Further information about the Council’s expectations will be provided within a design SPD. The provision of space within new dwellings will be kept under review and should evidence emerge to justify the implementation of the Government’s space standards the need for a policy to implement	<p><del>Delete paragraph 5.68</del></p> <p><del>Nevertheless it is considered that a policy should be included to require new housing developments to provide sufficient space to meet the needs of expected occupiers. Further information about the Council’s expectations will be provided within a design SPD. The provision of space within new dwellings will be kept under review and should evidence emerge to justify the implementation of the Government’s space standards the need for a policy to implement them will be considered in any review of the Plan.</del></p>

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			them will be considered in any review of the Plan.	
MM174	180	5.69	5.69 Applicants will need to provide a schedule of floor areas for each type of dwelling unit proposed.	<i>Delete paragraph 5.69</i> <del>Applicants will need to provide a schedule of floor areas for each type of dwelling unit proposed.</del>
MM175	180	H7	<b>H7 Dwelling Sizes</b> New dwellings and extensions to existing dwellings will be required to provide sufficient internal space for normal residential activities commensurate in size with the expected occupancy of the dwelling.	<i>Delete Policy H7</i> <b><u>H7 Dwelling sizes</u></b> <del>New dwellings and extensions to existing dwellings will be required to provide sufficient internal space for normal residential activities commensurate in size with the expected occupancy of the dwelling.</del>
MM176	183	E1	<b>E1 Protection of key employment sites</b> Key employment sites will be protected through the following criteria: a. Within key employment sites (listed above and identified on the Policies Map) applications for B1 (light industrial), B2 (general industrial), B8 (storage and distribution) will be permitted. Other similar uses will be permitted subject to proposals not having a significant adverse impact on surrounding land uses. b. The use of key employment sites for employment purposes other than B1, B2 and B8 may be appropriate, if it can be proven that the use provides on-site support facilities, or demonstrates similar economic enhancement to B1/B2/B8 uses. Such development will not prejudice the efficient and effective use of the remainder of the employment area. c. Main town centre uses will not be supported, except as an ancillary facility to service a key employment site. Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character, (such as car showrooms, tyre and exhaust centres, or trade counters), may be permitted on employment sites which have good access to a range of transport options. d. Other uses that do not provide direct, on-going local employment opportunities will not be permitted.	<b><u>E1 Protection of key employment sites and enterprise zones</u></b> Key employment sites will be protected through the following criteria: a. Within key employment sites (listed above and identified on the Policies Map) applications for B1 (light industrial), B2 (general industrial), B8 (storage and distribution) will be permitted. Other similar uses will be permitted subject to proposals not having a significant adverse impact on surrounding land uses. b. The use of key employment sites for employment purposes other than B1, B2 and B8 may be appropriate, if it can be proven that the use provides on-site support facilities, or demonstrates similar economic enhancement to B1/B2/B8 uses. Such development will not prejudice the efficient and effective use of the remainder of the employment area. c. Main town centre uses <u>that do not fall within B1, B2 or B8</u> will not be supported, except as an ancillary facility to service a key employment site. Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character, (such as car showrooms, tyre and exhaust centres, or trade counters), may be permitted on employment sites which have good access to a range of transport options. d. Other uses that do not provide direct, on-going local employment opportunities will not be permitted.
MM177	184	6.8	Where there is no reasonable prospect of an employment site being used for employment purposes, alternative uses may be considered. Where an application is made for an alternative use other than employment, the following information will be sought: <ul style="list-style-type: none"><li>a description of any problems caused by the employment use, together with any evidence, the measures considered to try and mitigate these issues, and an explanation of why these</li></ul>	Where there is no reasonable prospect of an employment site being used for employment purposes, alternative uses may be considered. Where an application is made for an alternative use other than employment, <u>the following information will be sought to determine whether there are any reasons why the site is unsuitable for an employment use, if there are any other suitable sites in the vicinity and whether the site has been suitably marketed:-</u> <ul style="list-style-type: none"><li><del>a description of any problems caused by the employment use, together with any evidence, the measures considered to try and mitigate these issues, and an explanation of why these problems could not be overcome</del></li><li><u>any other reasons why the site is thought unsuitable for employment uses</u></li></ul>

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			<p>problems could not be overcome</p> <ul style="list-style-type: none"> <li>any other reasons why the site is thought unsuitable for employment uses</li> <li>details of how the property has been marketed, including for sale or rent, over what period and for what price (and how the asking price was calculated), what use(s) it was marketed for, where it was advertised, and whether there have been any offers received, and</li> <li>what other suitable, viable, alternative sites are available locally for employment uses, (this should include an assessment of existing sites and premises, in addition to land allocated by the Local Plan and where appropriate neighbourhood plans).</li> </ul>	<ul style="list-style-type: none"> <li><del>details of how the property has been marketed, including for sale or rent, over what period and for what price (and how the asking price was calculated), what use(s) it was marketed for, where it was advertised, and whether there have been any offers received, and</del></li> <li><del>what other suitable, viable, alternative sites are available locally for employment uses, (this should include an assessment of existing sites and premises, in addition to land allocated by the Local Plan and where appropriate neighbourhood plans).</del></li> </ul>
MM178	185	E2	<p><b>E2 Other employment sites</b></p> <p>Outside key employment sites, the redevelopment and/or reuse of employment sites to an alternative employment use will normally be permitted provided all of the following criteria apply:</p> <ol style="list-style-type: none"> <li>Where it will not prejudice the efficient and effective use of the remainder of the employment area</li> <li>The site has been marketed as an employment site for an employment use suitable to the site and location at a suitable price, by appropriate means for at least two years with no viable interest, and</li> <li>There is a substantial over-supply of suitable alternative employment sites in the local area.</li> </ol>	<p><b>E2 Other employment sites</b></p> <p>Outside key employment sites, the redevelopment and/or reuse of employment sites to an alternative <u>non-employment</u> use will normally be permitted provided all of the following criteria apply:</p> <ol style="list-style-type: none"> <li><del>Where it</del> <u>The development</u> will not prejudice the efficient and effective use of the remainder of the employment area</li> <li><u>Any existing B1, B2 and B8 businesses affected by the loss of employment land will be relocated to alternative premises so viable businesses are not affected</u></li> <li>The site has been marketed as an employment site for an employment use suitable to the site and location at a suitable price, by appropriate means for at least two years with no viable interest, <del>and</del></li> <li>There is a substantial over-supply of suitable alternative employment sites in the local area, <u>and</u></li> <li><u>There are specific issues with the continued use of the site for employment which cannot be mitigated sufficiently.</u></li> </ol>
MM179	186	6.12	<p>In existing employment areas, change of use of existing premises will be considered for complementary facilities provided these are suitably located and would not compromise surrounding employment uses. Where new employment areas are proposed, the need for such facilities should be considered as part of the overall development scheme.</p>	<p>In existing employment areas, change of use of existing premises <del>will be considered for</del> <u>to</u> complementary facilities <del>provided these are need to be</del> suitably located and <del>would</del> not compromise surrounding employment uses. Where new employment areas are proposed, the need for such facilities should be considered as part of the overall development scheme.</p>
MM180	186	6.13	<p>In all cases, only facilities of an appropriate nature and scale to meet the needs of employees will be permitted. Appropriate leisure facilities may include fitness centres/clubs and indoor sports facilities, which cannot be accommodated within the town centre or on an edge-of-centre site.</p>	<p>In all cases, <del>the only</del> <u>facilities need to be</u> of an appropriate nature and scale to meet the needs of employees <del>will be permitted.</del> Appropriate leisure facilities may include fitness centres/clubs and indoor sports facilities, which cannot be accommodated within the town centre or on an edge-of-centre site.</p>

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MM181	188	6.15		<p><i>Delete paragraph 6.15.</i></p> <p><del>The Council's preference is for retail development to take place within a town centre. Larger scale retail development may be accommodated at an edge or out-of-centre location, provided it does not harm the vitality or viability of the town centre. All potential out-of-town retail development will be required to consider the sequential test set out in national policy (NPPF paragraphs 24-27).</del></p>
MM182	188	6.16		<p><i>Delete paragraph 6.16.</i></p> <p><del>Where the type of goods sold and the particular retail format cannot reasonably be accommodated within an existing town centre, the first choice for alternative development sites should be edge-of-centre i.e. sites which directly adjoin, or can be reasonably related to, the existing town centre.</del></p>
MM183	189	6.17		<p><i>Delete paragraph 6.17.</i></p> <p><del>If such sites cannot meet the demand for additional floor space, then out-of-centre development can be considered for retailing such as superstores. This type of development may be acceptable on a peripheral site away from the town centre, providing it does not adversely affect the vitality and viability of the existing town centre, taking into account the cumulative effects of existing and proposed development.</del></p>
MM184	188	6.19	<p>Aylesbury Vale Retail Impact Thresholds report recommends that the Plan sets a local floor space threshold of 400 sqm (gross) above which an impact assessment will be required to accompany retail proposals outside town centres. For other main town centre uses the national threshold will apply. The impact assessment should comply with NPPF requirements in paragraph 26 by considering the impact of proposals on existing and planned investment in a town centre and the impact on town centre vitality and viability. The Council will expect any impact assessment to be proportionate to the scale and nature of the proposal and expected impact and will work proactively with applicants when scoping and agreeing the level of supporting retail information required.</p>	<p><del>Aylesbury Vale Retail Impact Thresholds report recommends that the Plan sets a local floor space threshold of 400 sqm (gross) above which an impact assessment will be required to accompany retail proposals outside town centres. The 2017 Aylesbury Vale Retail Impact Thresholds report recommends that a 400sqm district-wide floorspace threshold should be set, above which an impact assessment will be required to accompany retail proposals outside town centres.. However In August 2018, GL Hearn produced a supplement to the 2017 Aylesbury Vale Retail Impact Thresholds report, which recommended retaining the 400 sqm local floorspace threshold for the district, but with the addition of a separate local floorspace threshold of 1,500sqm for Aylesbury.</del></p> <p><u>Aylesbury Vale Retail Impact Thresholds report recommends that a 400sqm district-wide floorspace threshold should be set, above which an impact assessment will be required to accompany retail proposals outside town centres..</u> However In August 2018, GL Hearn produced a supplement to the 2017 Aylesbury Vale Retail Impact Thresholds report, which recommended retaining the 400 sqm local floorspace threshold for the district, but with the addition of a separate local floorspace threshold of 1,500sqm for Aylesbury.</p> <p>For other main town centre uses the national <del>threshold</del> <u>threshold</u> will apply. The impact assessment should comply with NPPF requirements in paragraph 26 by considering the impact of proposals on existing and planned investment in a town centre and the impact on town centre vitality and viability. The Council will expect any impact assessment to be proportionate to the scale and nature of the proposal and expected impact and will work proactively with applicants when scoping and agreeing the level of supporting retail information required.</p>
MM185	189	6.20		<p><i>Delete paragraph 6.20.</i></p> <p><del>Development outside town centres should be accessible to the community by foot, car, public transport and cycling. In addition, sufficient car parking should be provided on-site and developments should not add to traffic generation on the surrounding roads and in the town centre. Sites proposed for such development should not be required for other uses such as employment uses or housing.</del></p>
MM186	189	E5	<p><b>E5 Development outside town centres</b></p> <p>A sequential test will be applied to planning applications for main town centre uses that are not in an existing centre<sup>31</sup>. Town centre uses should be located in town centres, then edge-of-centre locations. Only</p>	<p><b>E5 Development outside town centres</b></p> <p><del>A sequential test will be applied to planning applications</del> <u>Proposals for main town centre uses that do not comprise small scale rural development and are not in an existing centre<sup>21</sup> within defined town centres<sup>6</sup> will undergo the following sequential test:</u></p>

<sup>6</sup> As defined in the Glossary



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			<p>when suitable sites are not available will out-of-town centre sites be considered. In terms of edge and out-of-town centre proposals, preference will be given to accessible sites that are well connected to the town centre. Proposals outside defined town centres for non-food retail and food retailing, including extensions, will be granted subject to compliance with all the following criteria:</p> <p>a. The proposal does not have a significant adverse impact on the vitality and viability of the defined town centres, either as an individual development or cumulatively with similar existing or proposed developments</p> <p>b. The proposed retail development on out-of-centre sites will need to demonstrate that no suitable site can be found, firstly within the existing town or local centre or, secondly, on the edge of the centre. Any assessment of suitability should consider factors such as viability and availability</p> <p>c. Proposals over the floor space threshold of 400 sqm are accompanied by a full assessment of the potential impact on town centres and nearby centres</p> <p>d. Proposals less than the above floor space threshold are accompanied by a retail assessment report if appropriate</p> <p>e. The type of goods sold and the form of shopping unit proposed could not be conveniently accommodated within the existing shopping centre, or where suitable sites and premises are not available, within the centre or edge-of-centre sites</p> <p>f. The type of goods sold and the facilities provided complement those provided in the existing retail centre</p> <p>g. Servicing and customer traffic can be safely and conveniently accommodated by the surrounding road network and does not add to traffic generation in the town centre</p> <p>h. The proposal is easily accessible by the highway network and public transport and includes provision for access by cycle and on foot, and</p> <p>i. The design of the buildings will not detract from the character or appearance of the site and/or surrounding area.</p>	<p><del>Main Town centre uses should primarily be located within defined town centres. If no suitable sites are available within defined town centres, main town centre uses should be located in town centres, then edge of defined town centre locations. Only when no suitable sites are not available in edge of defined town centre locations will out of town centre sites be considered. In terms of</del>  <u>When considering edge of centre and out of town centre proposals, preference will should be given to accessible sites that are well connected to the town centre. Proposals outside defined</u>  <u>In assessing suitability, factors such as viability, town centre vitality and availability should be considered.</u></p> <p><del>In addition to the above sequential test, proposals for non-food-retail and food-retailing-leisure, including extensions, on sites not allocated in plans and located outside defined town centres will be granted subject to compliance with all the following criteria:</del></p> <p>a. The proposal <del>does</del> <u>would</u> not have a significant adverse impact on the vitality and viability of the defined town centres, either as an individual development or cumulatively with similar existing or proposed developments. <u>An impact assessment submitted with the application if the proposal is likely to only affect the Aylesbury town centre and the proposal is 1,500 square metres or more-, or, If the proposal is likely to affect any other defined town centre, and the proposal is 400 square metres or more will assist the council in making this assessment;</u></p> <p><del>b. The proposed retail development on out-of-centre sites will need to demonstrate that no suitable site can be found, firstly within the existing town or local centre or, secondly, on the edge of the centre. Any assessment of suitability should consider factors such as viability and availability</del></p> <p><del>c. Proposals over the floor space threshold of 400 sqm are accompanied by a full assessment of the potential impact on town centres and nearby centres</del></p> <p><del>d. Proposals less than the above floor space threshold are accompanied by a retail assessment report if appropriate</del></p> <p><del>e. The type of goods sold and the form of shopping unit proposed could not be conveniently accommodated within the existing shopping centre, or where suitable sites and premises are not available, within the centre or edge-of-centre sites</del></p> <p><del>f. The type of goods sold and the facilities provided complement those provided in the existing retail centre</del></p> <p><del>g. Servicing and customer traffic can be safely and conveniently accommodated by the surrounding road network and does not add to traffic generation in the town centre</del></p> <p><del>h. The proposal is easily accessible by the highway network and public transport and includes provision for access by cycle and on foot, and</del></p> <p><del>i. The design of the buildings will not detract from the character or appearance of the site and/or surrounding area.</del></p> <p><u>b. The proposal does not have a significant adverse impact on existing, committed and planned public and/or private investment in a centre or centres in the catchment area of the proposal either as an individual development or cumulatively with similar existing or proposed developments.</u></p>
MM187	190	6.22	Primary shopping frontages are those which include a high proportion of retail units. Aylesbury Vale Retail Study 2015 defines these for	Primary shopping frontages are those which include a high proportion of retail units. Aylesbury Vale Retail Study 2015 defines these for Aylesbury (as shown on the Policies Map) and Buckingham Neighbourhood Plan defines these for Buckingham. Recognising the

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			Aylesbury (as shown on the Policies Map) and Buckingham Neighbourhood Plan defines these for Buckingham. Recognising the importance of the retail role of primary shopping frontages, and of having a mix of uses within town centres, the Council will seek to ensure that A1 (shops) continue to predominate, while allowing some provision of A3 (restaurants and cafes) and A2 uses, provided the overall mix of uses is considered acceptable <sup>7</sup> . Residential development will be encouraged in the primary shopping frontages above ground floor level.	importance of the retail role of primary shopping frontages, and of having a mix of uses within town centres, the Council will seek to ensure that A1 (shops) continue to predominate, while allowing some provision of A3 (restaurants and cafes) and A2 uses, provided the overall mix of uses is considered acceptable <sup>8</sup> . <del>Residential development will be encouraged in the primary shopping frontages above ground floor level.</del>
MM188	190	6.23	A number of outer shopping streets in Aylesbury have been defined as secondary shopping frontages (as shown on the Policies Map). Similarly, Buckingham Neighbourhood Plan also defines secondary shopping frontages. These provide greater opportunities for a diversity of uses. Again, recognising the value of a mix of uses within the town centre including the secondary frontages, non-retail uses such as offices, hotels and medical practitioners may be permitted, providing that they contribute positively to the vitality and viability of the town centre. Residential development will be encouraged in the secondary shopping frontages above ground floor level.	A number of outer shopping streets in Aylesbury have been defined as secondary shopping frontages (as shown on the Policies Map). Similarly, Buckingham Neighbourhood Plan also defines secondary shopping frontages. These provide greater opportunities for a diversity of uses. Again, recognising the value of a mix of uses within the town centre including the secondary frontages, non-retail uses such as offices, hotels and medical practitioners may be permitted, providing that they contribute positively to the vitality and viability of the town centre. <del>Residential development will be encouraged in the secondary shopping frontages above ground floor level.</del>
MM189	190	E6	<p><b>E6 Shop and business frontages</b></p> <p><b>Primary shopping frontages</b></p> <p>Within the primary shopping frontages in the town centres (as shown on the Policies Map) at ground floor level, only A1, A2 and A3 uses will be permitted. A2 and A3 uses will be permitted where they adjoin an A1 use, subject to achieving a good mix of retail uses overall provided the proposal:</p> <p>a. either cumulatively or individually is considered to contribute positively to the vitality and viability of the area*</p> <p>b. would not result in the loss of an A1 use on a visually prominent site.</p> <p>Consideration will be given to the size of the shop unit, the width of the shop frontage and surrounding uses.</p>	<p><b>E6 Shop and business frontages</b></p> <p><b>Primary shopping frontages</b></p> <p>Within the primary shopping frontages in the town centres (as shown on the Policies Map) at ground floor level, only A1, A2 and A3 uses will be permitted. A2 and A3 uses will be permitted where they adjoin an A1 use, subject to achieving a good mix of retail uses overall provided the proposal:</p> <p>a. either cumulatively or individually is considered to contribute positively to the vitality and viability of the area*</p> <p>b. would not result in the loss of an A1 use on a visually prominent site.</p> <p>Consideration will be given to the size of the shop unit, the width of the shop frontage and surrounding uses.</p> <p>The window and entrance should relate well to the design of the building and to the street scene and its setting. Regard should be given to Aylesbury Vale Shop Front Design Guide in the design of business and shop frontages.</p> <p>Residential development will be encouraged within the primary shopping frontage above ground floor level.</p>

<sup>7</sup> Buckingham Neighbourhood Development Plan (2015) Policy EE4 – restricts the introduction of new non-retail uses (Classes A2, A3, A4 and A5) to 35% of the sum total of the primary retail frontages.

<sup>8</sup> Buckingham Neighbourhood Development Plan (2015) Policy EE4 – restricts the introduction of new non-retail uses (Classes A2, A3, A4 and A5) to 35% of the sum total of the primary retail frontages.

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			<p>The window and entrance should relate well to the design of the building and to the street scene and its setting. Regard should be given to Aylesbury Vale Shop Front Design Guide in the design of business and shop frontages.</p> <p>Residential development will be encouraged within the primary shopping frontage above ground floor level.</p> <p>*This should take account of the mix of uses in the primary frontage, what is there currently and what development is committed, location, prominence and length of frontage of the premises, nature of the use proposed, including the level of pedestrian activity associated with it, and the number of ground floor vacancies in the area.</p> <p><b>Secondary shopping frontages</b></p> <p>Within defined secondary shopping frontages, (as shown on the Policies Map), the development, improvement or expansion of retail and appropriate non-retail <u>main town centre</u> uses and/or change of use of retail premises to appropriate non-retail <u>main town centre</u> uses will be permitted provided the proposal:</p> <p>c. either cumulatively or individually, is considered to contribute positively to the vitality and viability of the area*</p> <p>d. would not result in more than three non-A1 uses in a row, and</p> <p>e. would not result in the loss of an A1 use on a visually prominent site.</p> <p>A window and entrance should be provided or retained which relates well to the design of the building and to the street scene and its setting. Regard should be given to Aylesbury Vale Shop Front Design Guide in the design of business and shop frontages.</p> <p>Residential development will be encouraged within the secondary shopping frontage above ground floor level.</p> <p>*This should take account of the mix of uses in the secondary frontage, what is there currently and what development is committed, location, prominence and length of frontage of the premises, nature of the use proposed, including the level of pedestrian activity associated with it, and the number of ground floor vacancies in the area.</p>	<p>*This should take account of the mix of uses in the primary frontage, what is there currently and what development is committed, location, prominence and length of frontage of the premises, nature of the use proposed, including the level of pedestrian activity associated with it, and the number of ground floor vacancies in the area.</p> <p><b>Secondary shopping frontages</b></p> <p>Within defined secondary shopping frontages, (as shown on the Policies Map), the development, improvement or expansion of retail and <del>appropriate</del> non-retail <u>main town centre</u> uses and/or change of use of retail premises to <del>appropriate</del> non-retail <u>main town centre</u> uses will be permitted provided the proposal:</p> <p>c. either cumulatively or individually, is considered to contribute positively to the vitality and viability of the area*</p> <p>d. would not result in more than three non-A1 uses in a row, and</p> <p>e. would not result in the loss of an A1 use on a visually prominent site.</p> <p>A window and entrance should be provided or retained which relates well to the design of the building and to the street scene and its setting. Regard should be given to Aylesbury Vale Shop Front Design Guide in the design of business and shop frontages.</p> <p>Residential development will be encouraged within the secondary shopping frontage above ground floor level.</p> <p>*This should take account of the mix of uses in the secondary frontage, what is there currently and what development is committed, location, prominence and length of frontage of the premises, nature of the use proposed, including the level of pedestrian activity associated with it, and the number of ground floor vacancies in the area.</p> <p><b>Development within Primary Shopping Area outside Primary and Secondary frontages</b></p> <p><u>Proposals for retail uses which are outside the defined Primary and Secondary Shopping Frontages but within the Primary Shopping Area will be supported.</u></p> <p><u>Proposals for non-retail main town centre uses outside the defined Primary and Secondary Shopping Frontages but within the Primary Shopping Area will be supported if:</u></p> <p>f. <u>The proposal would complement the existing uses within the Primary Shopping Area, and</u></p> <p>g. <u>The proposal would contribute positively to the vitality and viability of the Primary Shopping Area, and</u></p> <p>h. <u>The proposal would maintain the attractiveness and interest of the street scene.</u></p> <p><u>Proposals for non-main town centre uses which are outside the defined primary and secondary shopping frontages within the Primary Shopping Area will be supported if the above listed criteria are fulfilled and the proposal would not cause undue concentration of non-main town centre uses within the Primary Shopping Area, or would be located above ground floor level.</u></p>
MM190	192	6.27	<p>Applications for tourism and leisure development in the countryside will need to be justified by the applicant. The Council will require a marketing strategy and business plan to be submitted to explain how the development will achieve a high quality tourism product that</p>	<p>Applications for tourism and leisure development in the countryside will need to be justified by the applicant <u>to show that it meets demand.</u> <del>The Council will require a marketing strategy and business plan to be submitted to explain how the development will achieve a high quality tourism product that meets demand. Proposals must demonstrate that their benefits outweigh harm, and that they do not cause an unacceptable impact to traffic on the local road network.</del> Tourism and leisure development should benefit</p>

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			meets demand. Proposals must demonstrate that their benefits outweigh harm, and that they do not cause an unacceptable impact to traffic on the local road network. Tourism and leisure development should benefit local businesses, the environment, communities and visitors in the long term. The Council will seek the right form of development in the right location, with evidence that the need is not already being met by existing provision.	local businesses, the environment, communities and visitors in the long term. The Council will seek the right form of development in the right location, with evidence that the need is not already being met by existing provision.
MM191	192	E7	<p><u>E7 Tourism development</u></p> <p>The Council will promote a growing, sustainable tourism sector, and support proposals. Proposals for new or expanded tourism, visitor or leisure facilities will be supported within or adjacent to settlements. Elsewhere, the nature of the proposed development must justify a countryside location and minimise environmental impacts, and avoid unacceptable traffic impact on the local road network. Development proposals will be supported where they meet all the following criteria:</p> <p>a. Respect the character, appearance and historic significance of the location</p> <p>b. Involve conversion or replacement of existing buildings</p> <p>c. Any extension or new building(s) forms part of an existing tourist facility</p> <p>d. In the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape, and</p> <p>e. Demonstrate that the need is not met by existing provision within nearby settlements.</p>	<p><u>E7 Tourism development</u></p> <p>The Council will promote a growing, sustainable tourism sector, and <u>will</u> support proposals <del>Proposals</del> for new or expanded tourism, visitor or leisure facilities <del>will be supported</del> within or adjacent to settlements.</p> <p><del>Elsewhere, the nature of the proposed development must justify a countryside location and minimise environmental impacts, and avoid unacceptable traffic impact on the local road network. Development proposals will be supported where they meet all the following criteria: <u>proposed development must:</u></del></p> <p><u>a. involve the conversion or replacement of buildings which form part of an existing tourist facility or well designed new building(s) which promotes diversification of agricultural and other land-based rural businesses,</u></p> <p><u>b. justify a countryside location and minimise environmental impacts, and</u></p> <p><u>c. demonstrate that the need is not met by existing provision within nearby settlements.</u></p> <p><del>a. Respect the character, appearance and historic significance of the location</del></p> <p><del>b. Involve conversion or replacement of existing buildings</del></p> <p><del>c. Any extension or new building(s) forms part of an existing tourist facility</del></p> <p><del>d. In the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape, and</del></p> <p><del>e. Demonstrate that the need is not met by existing provision within nearby settlements.</del></p> <p><u>In all cases such development must:</u></p> <p><u>d. respect the character and appearance of the location, and</u></p> <p><u>e. avoid unacceptable traffic impact on the local road network.</u></p> <p><u>f. In the case of seasonal structures these must be temporary in nature and not have an adverse impact on the landscape.</u></p> <p><u>g. Demonstrate that their benefits outweigh the harm.</u></p> <p><u>The Council will require a marketing strategy and business plan to be submitted to explain how the development will achieve a high</u></p>

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				<u>quality tourism product that meets demand.</u>
MM192	193	6.31	<p>6.31 To continue to be vibrant and competitive the tourism sector needs good quality built and temporary tourist accommodation to cater for the range of visitors and reflect visitor needs.</p> <ul style="list-style-type: none"> <li>For the purposes of this Plan, built tourist accommodation refers to permanent tourist accommodation such as hotels, guesthouses, B&amp;Bs and holiday lets (residential homes restricted to holiday use). It excludes more temporary and mobile units such as caravans (even though these may remain in situ for many years) and second homes.</li> <li>Where built tourist accommodation is permitted in a location where open market housing would normally be refused, the Council will restrict its occupation to ensure it remains in use as tourist accommodation.</li> </ul>	<p>6.31 To continue to be vibrant and competitive the tourism sector needs good quality built and temporary tourist accommodation to cater for the range of visitors and reflect visitor needs.</p> <ul style="list-style-type: none"> <li>For the purposes of this Plan, built tourist accommodation refers to permanent tourist accommodation such as hotels, guesthouses, B&amp;Bs and holiday lets (residential homes restricted to holiday use). It excludes more temporary and mobile units such as caravans (even though these may remain in situ for many years) and second homes.</li> <li><del>Where built tourist accommodation is permitted in a location where open market housing would normally be refused, the Council will restrict its occupation to ensure it remains in use as tourist accommodation.</del></li> </ul>
MM193	193	6.34	It would also be unduly restrictive to limit the development of existing accommodation in the countryside. In order to support existing businesses, the expansion of built tourist accommodation and sites will be allowed where this improves the quality of the accommodation on offer and the appearance of the site, provided that there is no significant harm, and development would be consistent with the other policies of this Plan.	It would also be unduly restrictive to limit the development of existing accommodation in the countryside. In order to support existing businesses <u>therefore</u> , the expansion of built tourist accommodation and sites <del>will be allowed where this</del> <u>in a way that will</u> improves the quality of the accommodation on offer and the appearance of the site, <del>provided that as long as</del> <u>the</u> there is no significant harm <del>and development would be consistent with the other policies of this Plan</del> <u>to the surrounding area, may be allowed</u> subject to the details of a proposal.
MM194	193	6.35	The information required in support of applications is likely to vary greatly depending on the nature of the proposal, its scale and location. Proposals for accommodation in less accessible locations should normally include information on the long-term viability of the enterprise, a clear justification of why such a location is needed, and the benefits to the local economy. As a town centre use, hotels should also comply with Policy E2. Where the impact of a new out-of-centre hotel would undermine the viability and contribution of more central hotels, or prejudice the potential to secure further hotel development on a more central site, development should be refused.	The information required in support of applications is likely to vary greatly depending on the nature of the proposal, its scale and location. Proposals for accommodation in less accessible locations should normally include <u>more</u> information on <u>things like</u> the long-term viability of the enterprise, <del>a clear justification of why such a</del> <u>less accessible</u> location is needed, and <u>what</u> the benefits to the local <u>area might be</u> <del>economy</del> . <del>As a town centre use, hotels should also comply with Policy E2. Where the impact of a new out-of-centre hotel would undermine the viability and contribution of more central hotels, or prejudice the potential to secure further hotel development on a more central site, development should be refused.</del>
MM195	193	6.36	Tourist accommodation provides critical support to tourist attractions and facilities and contributes to the economy through its support of retail, food and drink and travel services. It is therefore important to ensure that the loss of stock is carefully considered, particularly with regard to the hotels and larger guesthouses in the area. As a guide this means those that have at least six guest bedrooms. However it is also important to recognise that changes in the market will mean that some types of built tourist accommodation may become less attractive to visitors. If the offer cannot be improved, falling profits	Tourist accommodation <u>like hotels and guest houses</u> provides <u>a</u> critical support to tourist attractions and facilities and contributes to the economy through its support of retail, food and drink and travel services. It is therefore important to ensure that the loss of <u>accommodation</u> stock is carefully considered, particularly with regard to the hotels and larger guesthouses in the area <u>due to the</u> <u>potential impact of a loss</u> . <del>As a guide this means those that have at least six guest bedrooms.</del> However it is also important to recognise that changes in the market will mean that some types of built tourist accommodation may become less attractive to visitors. If the offer cannot be improved, <u>then</u> falling profits would <u>probably</u> result in poorly maintained and ultimately failing accommodation, neither of which is a desirable outcome. <del>A</del> <u>Therefore the council will take a</u> flexible approach <del>will be needed</del> in assessing to what extent the loss of such facilities should be resisted. Applicants will be required to demonstrate that real effort has been made to retain the tourist accommodation <u>in accord with the requirements of the policy</u> . <del>Evidence submitted should typically</del>

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			<p>would result in poorly maintained and ultimately failing accommodation, neither of which is a desirable outcome. A flexible approach will be needed in assessing to what extent the loss of such facilities should be resisted. Applicants will be required to demonstrate that real effort has been made to retain the tourist accommodation. Evidence submitted should typically include:</p> <ul style="list-style-type: none"> <li>• reasons why there is no longer a market for the premises in its tourist function</li> <li>• details of how the property has been marketed, the length of time that the marketing was active and any changes during this period, the sale asking price, the level of interest generated and any offers received</li> <li>• in the case of a reduction in size, the economic impact on the ongoing viability of the business.</li> </ul>	<p>include</p> <ul style="list-style-type: none"> <li>• <del>reasons why there is no longer a market for the premises in its tourist function</del></li> <li>• <del>details of how the property has been marketed, the length of time that the marketing was active and any changes during this period, the sale asking price, the level of interest generated and any offers received</del></li> <li>• <del>in the case of a reduction in size, the economic impact on the ongoing viability of the business.</del></li> </ul>
MM196	194	6.37	Should the district reach the situation where there is no need for further tourist accommodation, either overall or in a more specific location, an application for new or expanded tourist accommodation will require a viability study.	<p><u>The council is also concerned that viability of existing provision could be detrimentally affected by the provision of more accommodation than an area needs. As a result if <del>Should</del> the district <u>should ever</u> reach the situation where there is no need for further tourist accommodation, either overall or in a more specific location, an application for new or expanded tourist accommodation will require <del>a</del> <u>the submission of</u> viability <del>study</del> <u>evidence</u>.</u></p>
MM197	194	6.38	Proposals for both static and touring caravan sites as well as those for chalets and camping will be judged against the criterion specified in Policy E8. In certain circumstances restrictions will be applied through the imposition of planning conditions to avoid the continual residential use of a site. This reflects the need to preserve the supply of visitor accommodation in order to respond to demand, and equally that such sites may not be in a location considered sustainable for occupation as primary residences. Similarly, conditions may also be imposed to restrict seasonal occupancy of sites where considered necessary to safeguard landscape character through, for example, the winter months.	<p><del>Proposals</del> <u>As there are similar factors to take in to account as for permanent tourist accommodation it will be important for both static and touring caravan sites as well as those for chalets and camping <del>will</del> to be judged against the criterion specified in Policy E8. In certain circumstances <del>restrictions will be applied through the imposition of planning conditions,</del> to avoid the continual residential use of a site <del>and the potential negative impacts that would have,</del> restrictions will be applied through the imposition of <u>planning conditions</u>.</u> This reflects the need to preserve the supply of visitor accommodation in order to respond to demand, and equally that such sites may not be in a location considered sustainable for occupation as primary residences. Similarly, conditions may also be imposed to restrict seasonal occupancy of sites where considered necessary to safeguard landscape character through, for example, the winter months.</p>
MM198	194	6.39	In addition to the need to obtain planning permission, caravan, camping and chalet operators must obtain a site licence. The site licence, issued by Environmental Health, covers such matters as the number and standard of spacing of the caravans, and hygiene.	<p>In addition to the need to obtain planning permission <u>it should be noted that</u>, caravan, camping and chalet operators must obtain a site licence. The site licence, issued by Environmental Health, covers such matters as the number and standard of spacing of the caravans, and hygiene.</p>
MM199	194	E8	<p>Tourist accommodation in strategic settlements and large or medium villages, including new build, extensions or additions to existing facilities, will be supported where:</p> <ol style="list-style-type: none"> <li>a. The proposal is located within designated town centre of strategic settlements or in large or medium village centres</li> </ol>	<p>Tourist accommodation in strategic settlements and large or medium villages, including new build, extensions or additions to existing facilities, will be supported where:</p> <ol style="list-style-type: none"> <li>a. The proposal is located within designated town centre of strategic settlements or in large or medium village centres that are sustainable and accessible by a choice of transport modes, or</li> <li>b. Where a sequential test has been applied to a proposal on the edge or outside town centres and it has been satisfactorily</li> </ol>

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			<p>that are sustainable and accessible by a choice of transport modes, or</p> <p>b. Where a sequential test has been applied to a proposal on the edge or outside town centres and it has been satisfactorily demonstrated that there is no significant adverse impact on the vitality and viability of the surrounding town centres, and is accessible by a choice of transport modes.</p> <p>Tourist accommodation in smaller villages, other settlements or in the countryside outside the Green Belt will be supported where:</p> <p>c. It would involve the conversion of existing buildings in accordance with policy C1</p> <p>d. It would be sustainable and accessible by a choice of transport modes</p> <p>e. The applicant has satisfactorily demonstrated that the facilities are required to support a particular rural tourist facility or countryside attraction</p> <p>f. It would support sustainable tourism or leisure developments and benefit the economy of the and enhance community facilities, and</p> <p>g. The scale, design and use of the proposal is compatible with its wider landscape, surrounding environment or townscape setting and would not detract from the character or appearance of the area.</p> <p>Proposals that would result in the permanent loss or reduction in size of tourist accommodation will be resisted unless it can be demonstrated that their tourist function is no longer viable and the site has been marketed for a minimum period of 12 months at a price commensurate with its use.</p> <p>For proposals involving the provision of new camping and touring caravan sites or the expansion of existing sites, as well as other considerations set out in this plan, particular attention will be given to ensuring that:</p> <p>h. The location, access and scale of facilities can be satisfactorily accommodated within the landscape character of the area, and where appropriate, is supplemented with additional landscaping</p> <p>i. The site is well served by public transport or walking or cycling networks</p>	<p>demonstrated that there is no significant adverse impact on the vitality and viability of the surrounding town centres, and is accessible by a choice of transport modes.</p> <p>Tourist accommodation in smaller villages, other settlements or in the countryside outside the Green Belt will be supported where:</p> <p>c. It would involve the conversion of existing buildings in accordance with policy C1</p> <p>d. It would be sustainable and accessible by a choice of transport modes</p> <p>e. The applicant has satisfactorily demonstrated that the facilities are required to support a particular rural tourist facility or countryside attraction</p> <p>f. It would support sustainable tourism or leisure developments and benefit the economy of the and enhance community facilities, and</p> <p>g. The scale, design and use of the proposal is compatible with its wider landscape, surrounding environment or townscape setting and would not detract from the character or appearance of the area.</p> <p>Proposals that would result in the permanent loss or reduction in size of tourist accommodation <u>with at least 6 bedrooms</u> will be resisted unless it can be demonstrated that their tourist function is no longer viable and the site has been marketed for a minimum period of 12 months at a price commensurate with its use <u>with details of levels of interest and offers received</u>, that there is no longer a market for the premises in its tourist function and, in the case of a reduction in size, that the ongoing business will remain <u>viable</u>.</p> <p>For proposals involving the provision of new camping and touring caravan sites or the expansion of existing sites, as well as other considerations set out in this plan, particular attention will be given to ensuring that:</p> <p>h. The location, access and scale of facilities can be satisfactorily accommodated within the landscape character of the area, and where appropriate, is supplemented with additional landscaping</p> <p>i. The site is well served by public transport or walking or cycling networks</p> <p>j. The proposal does not cause significant highway problems</p> <p>k. Facilities and buildings associated with the proposal are constructed of appropriate materials, are of a scale appropriate to the locality and are landscaped effectively to minimise any visual impact, and</p> <p>l. Essential facilities such as toilets, showers and wash facilities are adequately provided for.</p> <p><u>Proposals for hotels will be subject to the following considerations:</u></p> <p>m. <u>As a town centre use, hotels should also comply with Policy E5</u></p> <p>n. <u>In a situation where the impact of a new out-of-centre hotel would undermine the viability and contribution of more central hotels, or prejudice the potential to secure further hotel development on a more central site, it may be appropriate to refuse the application to protect the role of the town centre in accord with Government policy.</u></p> <p>In granting permission, the <del>Council</del> <u>council</u> will impose conditions to control the use and occupation of <del>holiday</del> <u>tourist</u> accommodation. <u>This includes situations where built tourist accommodation is permitted in a location where open market housing would normally be refused, therefore the council will restrict its occupation to ensure it remains in use as tourist accommodation.</u></p>

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			<p>j. The proposal does not cause significant highway problems</p> <p>k. Facilities and buildings associated with the proposal are constructed of appropriate materials, are of a scale appropriate to the locality and are landscaped effectively to minimise any visual impact, and</p> <p>l. Essential facilities such as toilets, showers and wash facilities are adequately provided for.</p> <p>In granting permission, the Council will impose conditions to control the use and occupation of holiday accommodation.</p>	
MM200	196	6.41	In cases where the Council considers the building too large in relation to the holding, the Council may require evidence to support the need for the building, such as stocking rates and storage requirements.	In cases where the Council considers the building too large in relation to the holding, <del>the Council may require</del> evidence to support the need for the building <u>could include</u> , such as stocking rates and storage requirements.
MM201	196	E9	f. Sited close to existing buildings and designed in order to minimise adverse impact on the landscape character, residential amenity and reflect the operational requirements of the holding.	<p>The development of new agricultural buildings or extensions of existing buildings will be permitted where all the following criteria are met:</p> <p>a. The development is necessary for the purposes of agriculture on the unit or locally where facilities are to be shared</p> <p>b. The size is commensurate with the needs of the holding</p> <p>c. There are no existing buildings on the unit which are capable of re-use, and</p> <p>d. The use of the building would not unreasonably harm any aspect of the amenity of nearby residents.</p> <p>The scale, siting, design, external appearance and construction of the buildings and any associated hardstandings or parking should be:</p> <p>e. Appropriate for the proposed use, and</p> <p>f. Sited close to existing buildings and designed in order to minimise adverse impact on the <u>openness of the countryside</u>, landscape character, residential amenity and reflect the operational requirements of the holding. <u>Where the Council considers the building too large in relation to the holding, the Council may require evidence to support the need for the building.</u></p>
MM202	201	7.5	<p>In early 2016 Buckinghamshire County Council (BCC) commissioned AECOM to develop a transport strategy for Aylesbury in order to support and accommodate future planned growth and the upcoming release of the Plan. This is known as the Aylesbury Transport Strategy (ATS), which will be a plan for transport in Aylesbury, setting out the improvements needed to support the planned growth of the town between 2016 - 2033. The VALP identifies Aylesbury as playing a substantial and critical role in delivering growth for the district and the rest of Buckinghamshire. The town has been awarded Government backing as a Garden Town and will be a focus for developing the ATS and prioritising investment in multi-modal transport infrastructure.</p> <p>The strategy is also intended to address current issues on the transport network and therefore represents the opportunity for a single coordinated approach to planning improvements and upgrades</p>	<p>In early 2016 Buckinghamshire County Council (BCC) commissioned AECOM to develop a transport strategy for Aylesbury in order to support and accommodate future planned growth and the upcoming release of the Plan. This is known as the Aylesbury Transport Strategy (ATS), which <del>will be a plan for transport in Aylesbury, setting</del> <u>sets</u> out the improvements needed to support the planned growth of the town between 2016 - 2033. The VALP identifies Aylesbury as playing a substantial and critical role in delivering growth for the district and the rest of Buckinghamshire. The town has been awarded Government backing as a Garden Town and will be a focus for developing the ATS and prioritising investment in multi-modal transport infrastructure. The strategy is also <del>intended to address</del> <u>addresses</u> current issues on the transport network and therefore represents the opportunity for a single coordinated approach to planning improvements and upgrades to the transport network and will form a key transport policy document for both BCC and AVDC. The focus of the strategy is Aylesbury town centre and its immediate urban area, however the growth and travel patterns were considered in a much wider context, including most of the Aylesbury Vale area. <del>A list of mitigation schemes can be found in the Aylesbury Transport Strategy which is on the Council's website<sup>40</sup>.</del></p>



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			to the transport network and will form a key transport policy document for both BCC and AVDC. The focus of the strategy is Aylesbury town centre and its immediate urban area, however the growth and travel patterns were considered in a much wider context, including most of the Aylesbury Vale area. A list of mitigation schemes can be found in the Aylesbury Transport Strategy which is on the Council's website <sup>9</sup> .	
MM203	202	7.6	<p>The ATS will be used to justify the interventions required to facilitate growth in the Aylesbury Garden Town. The growth will be planned in a way which minimises the need to travel by private car, with more and more people choosing to walk, cycle or use public transport. Traffic growth will be managed to control congestion and provide opportunities to significantly maximise infrastructure improvements including:</p> <ul style="list-style-type: none"> <li>• increased public transport, building on the success of the Aylesbury Rainbow bus routes</li> <li>• increased walking and cycling facilities, building on the success of the Aylesbury Gemstone cycleways</li> <li>• improving road infrastructure linking new developments to the town, which will create a series of link roads around the town</li> <li>• enhancements to the regional rail infrastructure linking us to neighbouring growth areas</li> </ul>	<p><del>The ATS will be used to justify the</del> <u>Transport measures and interventions contained in the ATS are</u> required to facilitate growth in the Aylesbury Garden Town. The <u>key measures and interventions are set out in Policy [T3] below and supported by the Infrastructure Delivery Plan.</u> <del>The proposed</del> growth will be planned in a way which minimises the need to travel by private car, with more and more people choosing to walk, cycle or use public transport. Traffic growth will be managed to control congestion and provide opportunities to significantly maximise infrastructure improvements including:</p> <ul style="list-style-type: none"> <li>• increased public transport, building on the success of the Aylesbury Rainbow bus routes</li> <li>• increased walking and cycling facilities, building on the success of the Aylesbury Gemstone cycleways</li> <li>• improving road infrastructure linking new developments to the town, which will create a series of link roads around the town</li> <li>• enhancements to the regional rail infrastructure linking us to neighbouring growth areas</li> </ul>
MM204	202	7.8	The growth aspirations in the Plan are likely to have an impact on transport requirements in Buckingham; any may therefore necessitate a number of improvements in/around the town. The aim of the Buckingham Transport Strategy (BTS) is to consider these growth aspirations holistically and propose measures that address their impacts as a whole, rather than the impact of each individual development.	The growth aspirations in the <del>Plan</del> <u>VALP</u> are likely to have an impact on transport requirements in Buckingham; <del>any</del> <u>and</u> may therefore necessitate a number of improvements in/around the town. The aim of the Buckingham Transport Strategy (BTS) is to consider these growth aspirations holistically and propose measures that address their impacts as a whole, rather than the impact of each individual development <u>and support schemes contained in VALP.</u>
MM205	202	7.10	The BTS is expected to provide a guiding transport policy for Buckingham, to prioritise transport schemes for the area, and to promote a coordinated approach towards transport investment. A list of mitigation schemes can be found in the Buckingham Transport Strategy which is on the Council's website <sup>11</sup> .	<p><del>The BTS is expected to provide a guiding transport policy for Buckingham, to prioritise transport schemes for the area, and to promote a coordinated approach towards transport investment. A list of mitigation schemes can be found in the Buckingham Transport Strategy which is on the Council's website<sup>11</sup>.</del></p> <p><u>The BTS has been used as one of a series of evidence documents to support the infrastructure identified in VALP under Policy T3.</u></p>
MM206	203	T1	Development proposals should be consistent with and contribute to the implementation of the transport policies and objectives set out in the Buckinghamshire Local Transport Plan 4 (LTP). The Council,	<del>Development proposals should be consistent with and contribute to the implementation of the transport policies and objectives set out in the Buckinghamshire Local Transport Plan 4 (LTP). The Council, Buckinghamshire County Council and, where appropriate, Highways England, will work together to achieve the objectives and implement the proposals in the LTP, with particular</del>

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			<p>Buckinghamshire County Council and, where appropriate, Highways England, will work together to achieve the objectives and implement the proposals in the LTP, with particular emphasis on encouraging modal shift with greater use of more sustainable forms of transport and improving the safety of all road users.</p> <p>The Council will aim to ensure that development proposals will deliver the improvements identified in the transport studies that underpin the Local Transport Plan to ensure new housing and employment development identified in the Local Plan period does not create a significant negative impact on the highway and public transportation network.</p> <p>The Council will assist in delivering the pedestrian, cycle, public transportation and public realm improvements identified in Aylesbury town centre through the Aylesbury Garden Town initiative and Aylesbury Transport Strategy as well as the proposed improvements to the transportation network in Buckingham through the Buckingham Transport Strategy to help create sustainable, healthy and thriving communities.</p>	<p><del>emphasis</del>The strategy to deliver sustainable transport in Aylesbury Vale is based on encouraging modal shift with greater use of more sustainable forms of transport and improving the safety of all road users.</p> <p>The Council, <u>Buckinghamshire County Council and, where appropriate, Highways England</u>, will <del>aim</del><u>work together to achieve this strategy and those improvements required to deliver it.</u> The Council will seek to ensure that development proposals will deliver <del>the improvements identified in the highway and transport studies that underpin the Local Transport Plan</del><u>improvements</u> to ensure new housing and employment development identified in the Local Plan period does not create a <del>significant negative</del><u>severe</u> impact on the highway and public transportation network <u>and encourages modal shift with greater use of more sustainable forms of transport</u>.</p> <p>The Council will assist in delivering the pedestrian, cycle, public transportation and public realm improvements <del>identified in Aylesbury town centre through</del><u>to deliver the Aylesbury Garden Town initiative and Aylesbury Transport Strategy</u> as well as the <del>proposed any required</del> improvements to the transportation network in Buckingham <del>through and other areas of the Buckingham Transport Strategy district as required</del><u>to help create</u> <del>deliver</del> sustainable, healthy and thriving communities.</p>
MM207	203	7.12	<p>Planning applications will be assessed as to whether the implementation of a protected transport scheme would be prejudiced by a development proposal, the nature of the proposal, the programming of the transport scheme, and the extent to which implementation of the scheme would be compromised by the carrying out of the proposed development.</p>	<p><i>Delete para 7.12:</i></p> <p><del>Planning applications will be assessed as to whether the implementation of a protected transport scheme would be prejudiced by a development proposal, the nature of the proposal, the programming of the transport scheme, and the extent to which implementation of the scheme would be compromised by the carrying out of the proposed development.</del></p>
MM208	205	New para after 7.20		<p><i>New paragraph after 7.20</i></p> <p><b><u>Local Schemes</u></b></p> <p><u>Local transport schemes identified below and in Policy T3 are defined as critical for the reason that they are essential to enable or unlock strategic housing and employment floor space essential to deliver the scale of growth identified in the Plan.</u></p>
MM209	205	T2	<p><b>T2 Protected Transport Schemes</b></p> <p>Planning permission will not be granted for development that would prejudice the implementation of existing or protected transport schemes including the implementation of the East West Rail project including new stations and twin tracking to the south of Aylesbury.</p> <p>The Council will continue to work with High Speed 2 Ltd with the aim of influencing the design and construction of the route through Aylesbury Vale to minimise adverse impacts and maximise any benefits that arise from the proposal. Subject to being within the</p>	<p><b><u>T2 Protected Supporting and protecting transport schemes</u></b></p> <p>Planning permission will not be granted for development that would prejudice the implementation of existing or protected transport schemes including the implementation of the East West Rail project including new stations and twin tracking to the south of Aylesbury.</p> <p>The Council will continue to work with High Speed 2 Ltd with the aim of influencing the design and construction of the route through Aylesbury Vale to minimise adverse impacts and maximise any benefits that arise from the proposal <u>including support of the Stoke Mandeville A4010 realignment</u>. Subject to being within the provisions of the Act, the implementation of HS2 will also be expected to:</p>

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			<p>provisions of the Act, the implementation of HS2 will also be expected to:</p> <ul style="list-style-type: none"> <li>a. deliver high-quality design to protect local communities and the environment</li> <li>b. prevent or reduce prejudicial effects on road safety or on the free flow of traffic and to preserve sites of archaeological or historic interest or nature conservation value</li> <li>c. ensure that community and other benefits are fully realised.</li> </ul>	<ul style="list-style-type: none"> <li>a. deliver high-quality design to protect local communities and the environment</li> <li>b. prevent or reduce prejudicial effects on road safety or on the free flow of traffic and to preserve sites of archaeological or historic interest or nature conservation value</li> <li>c. ensure that community and other benefits are fully realised.</li> </ul>																																																	
MM210	205	T3	<p><b>T3 Supporting transport schemes</b></p> <p>The Council will actively support key transport proposals including those identified in both the Aylesbury Transport Strategy and Buckingham Transport Strategy.</p> <p>The route for the Oxford to Cambridge Expressway has yet to be agreed. The scheme is supported by the Council and once the agreed route is confirmed and further information is made available the scheme route will be protected in any review to the VALP.</p>	<p><b>T3 Supporting <u>local</u> transport schemes</b></p> <p>The <del>Council</del> <u>council</u> will actively support key transport proposals including those identified in both the Aylesbury Transport Strategy and Buckingham Transport Strategy.</p> <p><del>The route for the Oxford to Cambridge Expressway has yet to be agreed. The scheme is supported by the Council and once the agreed route is confirmed and further information is made available the scheme route will be protected in any review to the VALP.</del></p> <p><u>The council will support local transport schemes that provide benefits to the district in terms of reducing road congestion, providing mode choice and deliver the council’s sustainable spatial strategy.</u></p> <p><u>Planning permission will not be granted for development that would prejudice or diminish the integrity of the implementation of existing or protected and supported critical and necessary transport schemes identified in the list below. These protected and supported critical transport schemes are also shown on the Policies Map.</u></p> <table border="1" data-bbox="1406 1163 2783 1923"> <thead> <tr> <th colspan="7" style="background-color: #cccccc;">Short Term (2013-2018)</th> </tr> <tr> <th>Evidence Base</th> <th>Required Works</th> <th>Delivery Partner</th> <th>Indicative Cost</th> <th>Delivery Mechanism /Funding</th> <th>Anticipated Date /timescales</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td><u>Buckingham Transport Strategy.</u></td> <td><u>Buckingham Town-wide cycle network improvement</u></td> <td><u>BCC, AVDC, Sustrans</u></td> <td><u>£1.3m</u></td> <td><u>Developer contributions</u></td> <td><u>Incremental implementation</u></td> <td><u>Necessary</u></td> </tr> <tr> <td><u>Buckingham Transport Strategy.</u></td> <td><u>Buckingham to Silverstone Park cycle route</u></td> <td><u>BCC, AVDC, Sustrans</u></td> <td><u>£3m</u></td> <td><u>Developer contributions</u></td> <td><u>s106 obligation to be met – must be completed Stage 1 65,000 sqm occupation All – by 158,000 sqm occupation</u></td> <td><u>Necessary</u></td> </tr> <tr> <th colspan="7" style="background-color: #cccccc;">Medium Term (2018-2023)</th> </tr> <tr> <td colspan="7"><u>Aylesbury</u></td> </tr> <tr> <td><u>Kingsbrook Masterplan</u></td> <td><u>Stocklake improvement (rural section) and Eastern</u></td> <td><u>BCC, AVDC</u></td> <td><u>£11-19m</u></td> <td><u>Developer contribution</u></td> <td><u>Being built as part of s38 – likely to be completed by</u></td> <td><u>Critical</u></td> </tr> </tbody> </table>	Short Term (2013-2018)							Evidence Base	Required Works	Delivery Partner	Indicative Cost	Delivery Mechanism /Funding	Anticipated Date /timescales	Status	<u>Buckingham Transport Strategy.</u>	<u>Buckingham Town-wide cycle network improvement</u>	<u>BCC, AVDC, Sustrans</u>	<u>£1.3m</u>	<u>Developer contributions</u>	<u>Incremental implementation</u>	<u>Necessary</u>	<u>Buckingham Transport Strategy.</u>	<u>Buckingham to Silverstone Park cycle route</u>	<u>BCC, AVDC, Sustrans</u>	<u>£3m</u>	<u>Developer contributions</u>	<u>s106 obligation to be met – must be completed Stage 1 65,000 sqm occupation All – by 158,000 sqm occupation</u>	<u>Necessary</u>	Medium Term (2018-2023)							<u>Aylesbury</u>							<u>Kingsbrook Masterplan</u>	<u>Stocklake improvement (rural section) and Eastern</u>	<u>BCC, AVDC</u>	<u>£11-19m</u>	<u>Developer contribution</u>	<u>Being built as part of s38 – likely to be completed by</u>	<u>Critical</u>
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					<u>Link Road (N)</u>				<u>2021</u>	
				<u>Kingsbrook Masterplan</u>	<u>Aylesbury, remainder of Eastern Link Road (S)</u>	<u>Bucks Advantage</u>	<u>Approx. £38m</u>	<u>Developer contribution/BCC Capital Fund/LGF</u>	<u>Completed 5 years after work commences of 1<sup>st</sup> home (by 2021)</u>	<u>Critical</u>
				<u>Buckinghamshire County Model/Aylesbury Transport Study</u>	<u>North East Link Road/ Aylesbury</u>	<u>BCC, AVDC, LEP</u>	<u>Approx. £35m</u>	<u>Through Oxford-Cambridge Expressway</u>	<u>By 2033</u>	<u>Necessary</u>
				<u>Buckinghamshire County Model/Aylesbury Transport Study</u>	<u>Southern Link Road (between A41 and A413)</u>	<u>BCC, AVDC, developer s</u>	<u>Approx. £17+m</u>	<u>Developer contributions</u>	<u>2021</u>	<u>Critical</u>
				<u>Buckinghamshire County Model/Aylesbury Transport Study</u>	<u>Stoke Mandeville A4010 Realignment</u>	<u>HS2</u>			<u>By 2021</u>	<u>Critical</u>
				<u>Buckinghamshire County Model/Aylesbury Transport Study. DfT Retained scheme</u>	<u>Aylesbury South east Link Road (A413 to B4443 Lower Road)</u>	<u>BCC Developer</u>	<u>£23,550,000</u>	<u>Developer contributions/HS2/LGF</u>	<u>By 2021</u>	<u>Critical</u>
				<u>Buckinghamshire County Model/Aylesbury Transport Study</u>	<u>South West link (between Stoke Mandeville A4010 realignment and A418)</u>	<u>Developer</u>	<u>£14m-£31m</u>	<u>Developer contributions</u>	<u>Medium Term (2018 – 2023)</u>	<u>Critical</u>
				<u>Buckinghamshire County Model/Aylesbury Transport Study</u>	<u>Western link (between A418 and A41).</u>	<u>BCC, AVDC, LEP</u>	<u>£11m-£23m</u>	<u>likely to require grants (i.e. DfT).</u>	<u>Long term (by 2033)</u>	<u>Critical</u>
				<u>Aylesbury Transport Strategy.</u>	<u>Priority Public Transport Corridor A41 Bicester Road</u>	<u>BCC</u>	<u>£7m</u>	<u>Developer contributions</u>	<u>Initial works by 2020</u>	<u>Necessary</u>
				<u>Aylesbury Transport Strategy.</u>	<u>Priority Public Transport Corridor A41 Tring Road</u>	<u>BCC</u>	<u>£8m</u>	<u>Developer contributions</u>	<u>Long term by 2033</u>	<u>Necessary</u>
				<u>Aylesbury Transport Strategy.</u>	<u>Public Transport Corridor A413 Buckingham Road capacity</u>	<u>BCC</u>	<u>£4m</u>	<u>Developer contributions</u>	<u>By 2021</u>	<u>Necessary</u>
				<u>Aylesbury</u>	<u>Aylesbury town</u>	<u>BCC,</u>	<u>£12m-</u>	<u>Developer</u>	<u>Aylesbury</u>	<u>Necessary</u>

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				<u>Transport Strategy/Aylesbury Garden Town</u>	<u>centre improvements to the pedestrian network and public realm:</u> <u>a. Cambridge Street</u> <u>b. Exchange Street</u> <u>c. Friarage Road</u> <u>d. Vale Park Drive</u> <u>e. Upper Hundreds Way</u> <u>f. Walton Street</u> <u>g. Canal Basin</u> <u>h. Town Centre cycle parking</u>	AVDC	<u>£84m</u>	<u>contributions / grants</u>	<u>Transport Strategy/Aylesbury Garden Town</u>		
				<u>Aylesbury Transport Strategy</u>	<u>Improvements to the Royal Bucks Hospital roundabout (A418, A413, A41 junction)</u>	BCC	<u>£2m-£16m</u>	<u>Developer contributions</u>			<u>Necessary</u>
				<u>Aylesbury Area Transport Study</u>	<u>Accessibility improvements to Stoke Mandeville railway station.</u>	<u>Developer</u>	<u>&lt;£5m</u>	<u>Developer contributions</u>	<u>Developer</u>		<u>Necessary</u>
				<u>Aylesbury Area Transport Study</u>	<u>Bridge improvements at junction of Old Stoke Road and B4443</u>	BCC	<u>£40m</u>	<u>Grant Funding</u>	BCC		<u>Necessary</u>
				<u>Aylesbury Transport Strategy</u>	<u>Remodelling the bus station and reconfiguring of the pedestrian access between the railway station/bus station and town centre. To include demolition and redevelopment of immediate areas.</u>	<u>Developers</u>	<u>£5m</u>	<u>BCC/CIL</u>	<u>Developers</u>		<u>Critical</u>
				<u>Aylesbury Transport Strategy</u>	<u>Aylesbury town-wide cycle network improvements</u>	<u>BCC, AVDC, Sustrans</u>	<u>£1.6m</u>	<u>Developer contributions</u>	<u>Incremental implementation throughout plan period</u>		<u>Necessary</u>
				<b>Buckingham</b>							
				<u>Buckingham Transport Strategy.</u>	<u>A413 Buckingham Road Improvements</u>	<u>Developer</u>	<u>TBC</u>	<u>Developer contributions</u>	<u>Long term by 2033</u>		<u>Necessary</u>

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				<u>Buckingham Transport Strategy</u>	<u>Buckingham Left turn slip at A422/A413/Stratford Road roundabout</u>	<u>Developers</u>	<u>£1.0m-£1.5m</u>	<u>Developer contributions</u>	<u>Medium term 2018 - 2023</u>	<u>Necessary</u>
				<u>Widen Lee Rd Footpath</u>	<u>Quinton NDP</u>	<u>S106</u>	<u>£30k</u>		<u>2017-18</u>	<u>Necessary</u>
				<b>Winslow</b>						
				<u>Buckingham Transport Strategy.</u>	<u>Infrastructure to facilitate increase in bus frequency to Winslow Station</u>	<u>BCC, Bus operators, EWR Alliance</u>	<u>&lt;£5m</u>	<u>Operators – possible commercial service</u>	<u>Medium term by 2022</u>	<u>Necessary</u>
				<b>Edge of mk (north east aylesbury vale)</b>						
				<u>Buckinghamshire County Model</u>	<u>New roundabout access on A421 to serve Shenley Park and subject to more detailed traffic modelling possible dualling between new access and Bottledump roundabout</u>	<u>MK, BCC, developer s</u>	<u>£TBC</u>	<u>Developer contributions</u>	<u>Long term by 2033 tbc</u>	<u>Necessary</u>
				<b>Aylesbury vale wide</b>						
				<u>National Infrastructure Commission - "Partnering for Prosperity: A new deal for the Cambridge Milton Keynes-Oxford Arc"</u>	<u>East West Rail – Bicester, to Winslow, MK and Aylesbury. Includes new station at Winslow.</u>	<u>NIC</u>	<u>£5m-£50m (dependent on whether this is for the station cost or the cost of the whole line)</u>	<u>EWR Consortium/DfT/Network Rail/Local authorities/CIL/Other</u>	<u>Scheme due to be complete between <del>by end</del> 2024 early 2026</u>	<u>Critical</u>
				<u>Widen Lee Rd Footpath</u>	<u>Quinton NDP</u>	<u>S106</u>	<u>£30k</u>		<u>2017-18</u>	<u>Necessary</u>
				<u>Quinton NDP</u>	<u>Traffic calming in village centre</u>	<u>BCC</u>	<u>£50k est</u>	<u>S106</u>	<u>2017-18</u>	<u>Necessary</u>
MM211	205	7.21	New development will be required to evidence that there is sufficient capacity in the transport network to accommodate the increase in demand to travel as a result of the development. Where a new development is likely to have significant transport implications (see relevant DfT guidance for thresholds), a transport assessment and travel plan will be required and submitted in support of the planning application for the development.	Delete paragraph 7.21:  <del>New development will be required to evidence that there is sufficient capacity in the transport network to accommodate the increase in demand to travel as a result of the development. Where a new development is likely to have significant transport implications (see relevant DfT guidance for thresholds), a transport assessment and travel plan will be required and submitted in support of the planning application for the development.</del>						

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MM212	206	New policy		<p>After paragraph 7.24 insert text which was part of paragraph 7.21 as a policy:</p> <p><b><u>T4 Capacity of the transport network to deliver development</u></b></p> <p><u>New development will be permitted where there is evidence that there is sufficient capacity in the transport network to accommodate the increase in travel demand as a result of the development. The guidelines set out below which are taken from the Buckinghamshire County Council’s guidelines for Transport Assessment thresholds for development should be used in considering whether a transport impact assessment and travel plan will be required to assess the transport impacts of a development.</u></p> <p><b><u>Table 17</u></b></p> <table border="1" data-bbox="1397 751 2398 1535"> <thead> <tr> <th data-bbox="1397 751 1774 898">Land Use</th> <th data-bbox="1774 751 2071 898">Smaller Developments Require a Transport Statement</th> <th data-bbox="2071 751 2398 898">Major Developments Require a Transport Assessment and Travel Plan</th> </tr> </thead> <tbody> <tr><td data-bbox="1397 898 1774 926">A1 Food Retail</td><td data-bbox="1774 898 2071 926">250-800 sq.m2</td><td data-bbox="2071 898 2398 926">&gt;800 sq. m</td></tr> <tr><td data-bbox="1397 926 1774 953">A1 Non-food Retail</td><td data-bbox="1774 926 2071 953">800-1500 m2</td><td data-bbox="2071 926 2398 953">&gt;1500 sq. m</td></tr> <tr><td data-bbox="1397 953 1774 1014">A2 Financial and professional services</td><td data-bbox="1774 953 2071 1014">1000-2500 m2</td><td data-bbox="2071 953 2398 1014">&gt;2500 sq. m</td></tr> <tr><td data-bbox="1397 1014 1774 1041">A3 Restaurants and Cafes</td><td data-bbox="1774 1014 2071 1041">300-2500 sq. m</td><td data-bbox="2071 1014 2398 1041">&gt;1500 sq. m</td></tr> <tr><td data-bbox="1397 1041 1774 1068">A4 Drinking establishments</td><td data-bbox="1774 1041 2071 1068">300-600 sq. m</td><td data-bbox="2071 1041 2398 1068">&gt;600 sq. m</td></tr> <tr><td data-bbox="1397 1068 1774 1096">A5 Hot food takeaway</td><td data-bbox="1774 1068 2071 1096">250-500 sq. m</td><td data-bbox="2071 1068 2398 1096">&gt;500 sq. m</td></tr> <tr><td data-bbox="1397 1096 1774 1123">B1 Business</td><td data-bbox="1774 1096 2071 1123">1500-2500 sq. m</td><td data-bbox="2071 1096 2398 1123">&gt;2500 sq. m</td></tr> <tr><td data-bbox="1397 1123 1774 1150">B2 General industrial</td><td data-bbox="1774 1123 2071 1150">2500-4000 sq. m</td><td data-bbox="2071 1123 2398 1150">&gt;4000 sq. m</td></tr> <tr><td data-bbox="1397 1150 1774 1178">B8 Storage of distribution</td><td data-bbox="1774 1150 2071 1178">3000-5000 sq. m</td><td data-bbox="2071 1150 2398 1178">&gt;5000 sq. m</td></tr> <tr><td data-bbox="1397 1178 1774 1205">C1 Hotels</td><td data-bbox="1774 1178 2071 1205">75-100 bedrooms</td><td data-bbox="2071 1178 2398 1205">&gt;100 bedrooms</td></tr> <tr><td data-bbox="1397 1205 1774 1266">C2 Residential institutions – hospitals, nursing homes</td><td data-bbox="1774 1205 2071 1266">30-50 beds</td><td data-bbox="2071 1205 2398 1266">&gt;50 beds</td></tr> <tr><td data-bbox="1397 1266 1774 1327">C2 Residential institutions – residential education</td><td data-bbox="1774 1266 2071 1327">50-150 students</td><td data-bbox="2071 1266 2398 1327">&gt;150 students</td></tr> <tr><td data-bbox="1397 1327 1774 1388">C2 Residential institutions – hostels</td><td data-bbox="1774 1327 2071 1388">250-400 residents</td><td data-bbox="2071 1327 2398 1388">&gt;400 residents</td></tr> <tr><td data-bbox="1397 1388 1774 1415">C3 Dwelling houses</td><td data-bbox="1774 1388 2071 1415">50-80 units</td><td data-bbox="2071 1388 2398 1415">&gt;80 units</td></tr> <tr><td data-bbox="1397 1415 1774 1442">D1 Non-residential institutions</td><td data-bbox="1774 1415 2071 1442">500-1000 sq. m</td><td data-bbox="2071 1415 2398 1442">&gt;1000 sq. m</td></tr> <tr><td data-bbox="1397 1442 1774 1470">D2 Assembly and leisure</td><td data-bbox="1774 1442 2071 1470">500-1500 sq. m</td><td data-bbox="2071 1442 2398 1470">&gt;1500 sq. m</td></tr> <tr><td data-bbox="1397 1470 1774 1497">Others</td><td data-bbox="1774 1470 2071 1497">Discuss with Buckinghamshire County Council</td><td data-bbox="2071 1470 2398 1497"></td></tr> </tbody> </table> <p data-bbox="1397 1535 1872 1562"><i>Table 2 Guideline statement/assessment thresholds</i></p>	Land Use	Smaller Developments Require a Transport Statement	Major Developments Require a Transport Assessment and Travel Plan	A1 Food Retail	250-800 sq.m2	>800 sq. m	A1 Non-food Retail	800-1500 m2	>1500 sq. m	A2 Financial and professional services	1000-2500 m2	>2500 sq. m	A3 Restaurants and Cafes	300-2500 sq. m	>1500 sq. m	A4 Drinking establishments	300-600 sq. m	>600 sq. m	A5 Hot food takeaway	250-500 sq. m	>500 sq. m	B1 Business	1500-2500 sq. m	>2500 sq. m	B2 General industrial	2500-4000 sq. m	>4000 sq. m	B8 Storage of distribution	3000-5000 sq. m	>5000 sq. m	C1 Hotels	75-100 bedrooms	>100 bedrooms	C2 Residential institutions – hospitals, nursing homes	30-50 beds	>50 beds	C2 Residential institutions – residential education	50-150 students	>150 students	C2 Residential institutions – hostels	250-400 residents	>400 residents	C3 Dwelling houses	50-80 units	>80 units	D1 Non-residential institutions	500-1000 sq. m	>1000 sq. m	D2 Assembly and leisure	500-1500 sq. m	>1500 sq. m	Others	Discuss with Buckinghamshire County Council	
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MM213	207	7.29	Vehicle parking standards including cycle and motorcycle parking, based on Trip Rate Information Computer System data (TRICS), together with standards for non residential uses proposed within the district, are included within the design SPD.	Vehicle parking standards including <del>cycle cycles</del> and <del>motorcycle parking</del> , based on Trip Rate Information Computer System data (TRICS), together with standards for non residential uses proposed within the district <u>motorcycles</u> , are included within set out in <u>Appendix B of the design SPD-VALP</u> .																																																						
MM214	207	T5	<b>Vehicle Parking</b>  Development must provide an appropriate level of parking, taking into account:	<b>Vehicle Parking</b>  <del>Development</del> <u>All development</u> must provide an appropriate level of <u>car</u> parking, <del>taking in</del> <u>in accordance with the standards set out in Appendix B. If a particular type of development is not covered by the standards set out in Appendix B then the following criteria will</u>																																																						

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			<p>a. The accessibility of the site, including the availability of public transport, and</p> <p>b. The type, mix and use of development</p> <p>Garages/integral garages/car ports will not be included within the allocation of parking spaces unless they meet a minimum internal size as set out in the design SPD.</p> <p>Design must enable and encourage the maximum use of sustainable modes of transport, including provision for cyclists and low-emission vehicles. Within Aylesbury, Buckingham, Haddenham, Wendover, and Winslow infrastructure for electric vehicles should be built into new major development schemes where local centres are proposed.</p> <p>Vehicle parking standards will be set out in the design SPD.</p>	<p><u>be taken into account in determining the appropriate level of parking:</u></p> <p>a. The accessibility of the site, including the availability of public transport, and</p> <p>b. The type, mix and use of development</p> <p>c. <u>Local car ownership levels</u></p> <p>d. <u>Security and public realm</u></p> <p>e. <u>Provision for both on street and off street parking where appropriate</u></p> <p><del>Garages/integral garages/car ports will not be included within the allocation of parking spaces unless they meet a minimum internal size as set out in the design SPD.</del></p> <p><del>Design must enable and encourage the maximum use of sustainable modes of transport, including provision for cyclists and low-emission vehicles. Within Aylesbury, Buckingham, Haddenham, Wendover, and Winslow infrastructure for electric vehicles should be built into new major development schemes where local centres are proposed.</del></p> <p><del>Vehicle parking standards will be set out in the design SPD.</del></p> <p><u>Rear parking courts will only be provided in exceptional circumstances where no alternative parking can be provided and where the rear parking court is well located in terms of the development it serves, is overlooked, enclosed and secure. The provision of garages and/or car ports will not be counted as a parking space for a development unless they are of at least the size set out in Appendix B</u></p>
MM215	208	T6	<p><b>Footpaths and cycle routes</b></p> <p>For development which will have implications for the footpath and cycle route networks all the following criteria will apply:</p> <p>a. The delivery of a strategic cycle network and improvements to the footpaths will be supported in accordance with any county-wide or local cycle strategies</p> <p>b. The Council will protect existing cycle routes from adverse effects of new development. In dealing with planning applications the Council will seek new or improved cycle access and facilities, including cycle storage, and will use planning conditions or legal agreements to secure such arrangement.</p> <p>c. The Council will safeguard existing pedestrian routes from adverse effects of new development. Development proposals must provide for direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network and alongside strategic routes. In deciding planning applications the Council will use planning conditions or legal</p>	<p><b>Footpaths and cycle routes</b></p> <p>For development which will have implications for the footpath and cycle route networks all the following criteria will apply:</p> <p>a. The delivery of a strategic cycle network and improvements to the footpaths will be supported in accordance with <del>any county-wide or local cycle strategies</del> <u>schemes identified in Policy T3 Supporting Local Transport Schemes and in the IDP Appendix</u></p> <p>b. <del>The Council will protect existing cycle routes from adverse effects of new development.</del> In dealing with planning applications the Council will seek new or improved cycle access and facilities <u>where necessary</u>, including cycle storage, and will use planning conditions or legal agreements to secure such arrangement.</p> <p>c. <del>The Council will safeguard existing pedestrian routes from adverse effects of new development.</del> Development proposals must provide for direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network and alongside strategic routes. In deciding planning applications the Council will use planning conditions or legal agreements to secure the provision of new footpaths and the improvement of existing routes.</p> <p>d. The Council will ensure that networks of pedestrian and cycle routes are provided to give easy access into and through new developments and to adjacent areas, and also to public transport services.</p>



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MM216	209	New 7.36	N/A	<p><i>New paragraph 7.36</i></p> <p><u>An electric vehicle charging scheme submitted in support of a planning application will also need to include information that identifies how the charging equipment will be managed, e.g. who can use the charging points, payment arrangements, who will maintain the equipment.</u></p>						
MM217	209	New 7.37	N/A	<p><i>New paragraph 7.37</i></p> <p><u>The standards used in this policy have been derived by reflecting the uptake in electric vehicles both nationally and locally and in line with other local authorities with a similar level of growth in the demand for electric vehicle and who have adopted standards to reflect this. (Lancaster City Council Provision of Electric Vehicle Charging Points for New Development Guidance for Developers September 2017).</u></p>						
MM218	209	T7	<p>To maximise the use of sustainable modes of transport:</p> <p>a. New developments of 10 dwellings / totalling 760 sqm floorspace or more will be required to provide electric charging points, at the rate set out in the design SPD</p> <p>b. Fast charge electric vehicle charging points must be provided at long stay locations such as employment sites and railway station/long stay car parks. Rapid charge points should, where practicable, be sited at short stay locations such as service stations, large retail and leisure developments, particularly where these are located on the strategic road network. Charging points should be provided at a minimum rate of one charging point for every 25 parking spaces, except at petrol stations where one space should be provided at each petrol station</p> <p>c. Electric Vehicle (EV) charging points should, wherever possible, be coupled with renewable energy installations such as solar panels or urban wind to enhance the sustainability of the provision.</p>	<p><del>To maximise the use of sustainable modes of transport:</del></p> <p><del>a. New developments of 10 dwellings / totalling 760 sqm floorspace or more will be required to provide electric charging points, at the rate set out in the design SPD</del></p> <p><del>b. Fast charge electric vehicle charging points must be provided at long stay locations such as employment sites and railway station/long stay car parks. Rapid charge points should, where practicable, be sited at short stay locations such as service stations, large retail and leisure developments, particularly where these are located on the strategic road network. Charging points should be provided at a minimum rate of one charging point for every 25 parking spaces, except at petrol stations where one space should be provided at each petrol station</del></p> <p><del>c. Electric Vehicle (EV) charging points should, wherever possible, be coupled with renewable energy installations such as solar panels or urban wind to enhance the sustainability of the provision.</del></p> <p>Electric Vehicle <u>Parking infrastructure</u></p> <p><u>Electric vehicle charging points will provided as set out below:</u></p> <p>a. <u>Provision of parking bays and charging points for electric vehicles in new developments (including conversions)</u></p> <table border="1" data-bbox="1498 1640 2591 1948"> <tbody> <tr> <td data-bbox="1498 1640 1834 1717"><u>Houses*</u></td> <td data-bbox="1834 1640 2591 1717"><u>One electric vehicle dedicated charging point per house with garage or driveway</u></td> </tr> <tr> <td data-bbox="1498 1717 1834 1875"><u>Flats **</u></td> <td data-bbox="1834 1717 2591 1875"><u>At least 10% of parking bays*** shall be provided with dedicated electric vehicle charging points. All other parking spaces to be provided with passive wiring to allow future charging point connection.</u></td> </tr> <tr> <td data-bbox="1498 1875 1834 1948"><u>Other Development (&lt;50 Bays)**</u></td> <td data-bbox="1834 1875 2591 1948"><u>At least two parking bays *** shall be marked out for use by electric vehicles only, together with charging infrastructure and</u></td> </tr> </tbody> </table>	<u>Houses*</u>	<u>One electric vehicle dedicated charging point per house with garage or driveway</u>	<u>Flats **</u>	<u>At least 10% of parking bays*** shall be provided with dedicated electric vehicle charging points. All other parking spaces to be provided with passive wiring to allow future charging point connection.</u>	<u>Other Development (&lt;50 Bays)**</u>	<u>At least two parking bays *** shall be marked out for use by electric vehicles only, together with charging infrastructure and</u>
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				<table border="1" data-bbox="1498 247 2591 558"> <tr> <td data-bbox="1498 247 1834 285"></td> <td data-bbox="1840 247 2591 285"><u>cabling</u></td> </tr> <tr> <td data-bbox="1498 289 1834 365"><u>Other Development (&gt;50 Bays)**</u></td> <td data-bbox="1840 289 2591 365"><u>Further dedicated bays (3m x6m) totalling 4% of the total provision.</u></td> </tr> <tr> <td data-bbox="1498 369 1834 558"><u>Phasing</u></td> <td data-bbox="1840 369 2591 558"><u>If a development requires a phasing plan over a number of years the developer will be required to enter into negotiation with the local authority to make provision for the installation of groundwork / passive wiring in order to enable further future installation to match demand.</u></td> </tr> </table> <p data-bbox="1498 625 2881 810">* <u>In private dwellings including flatted development the minimum of a 3.7 KW 16A or higher Type 2 electric vehicle dedicated charger will be installed A charging rate of between 3.7kW 16A to 7.4kW 32A is needed to charge pure electric vehicles. For houses a switch inside the property will be provided for external sockets so that the power to the socket can be switched off (as technology changes the installation should reflect the most up to date guidance). Charging on this type of ‘slow’ charger usually takes 4-8 hours.</u></p> <p data-bbox="1498 844 2050 873">**<u>Dedicated freestanding weatherproof chargers</u></p> <p data-bbox="1498 907 2881 1012">*** <u>Electric vehicle parking bay size of 3mx 6m set on the basis that cars are charged from the front or back and others are charged at the side, and this would allow for cable and connector around these vehicles and allow sufficient room to avoid cables and their inherent trip hazards and the like.</u></p> <p data-bbox="1498 1045 2881 1117">b. <u>Fast charge electric vehicle charging points (at least 7.4 kW 32A with a normal charge time of between 2-4 hrs) must be provided at long stay locations such as employment sites and railway station/long stay car parks.</u></p> <p data-bbox="1498 1150 2881 1255">c. <u>For high turnover parking, such as at a supermarket, leisure facility or hospital, ‘rapid’ electrical vehicle charging points will be installed (at least 43kW etc.) This is to due to short time spent at such locations. (at least 43 kW/63A with a normal charge time of 30-60 minutes for an 80% charge).</u></p> <p data-bbox="1498 1289 2881 1360">d. <u>Charging points shall be provided at a minimum rate of one charging point for every 25 public parking spaces, except at petrol stations where one space should be provided at each petrol station.</u></p> <p data-bbox="1498 1394 2881 1465">e. <u>Where development generates the need for a Transport Assessment to be undertaken, provisions should also be made for alterative fuel vehicle types including electric vehicles</u></p>		<u>cabling</u>	<u>Other Development (&gt;50 Bays)**</u>	<u>Further dedicated bays (3m x6m) totalling 4% of the total provision.</u>	<u>Phasing</u>	<u>If a development requires a phasing plan over a number of years the developer will be required to enter into negotiation with the local authority to make provision for the installation of groundwork / passive wiring in order to enable further future installation to match demand.</u>
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MM219	211	8.1	The historic environment is an asset of great cultural, social, economic and environmental value. It contributes significantly to our quality of life and to the character of the district, representing a non-renewable resource that once lost is gone forever. Heritage assets are defined as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest, over and above their functional utility. Significance can be made up of many different aspects of an asset’s interest, and may be harmed by development directly affecting the physical fabric of the asset or	The historic environment is an asset of great cultural, social, economic and environmental value. It contributes significantly to our quality of life and to the character of the district, representing a non-renewable resource that once lost is gone forever. Heritage assets are defined as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest, over and above their functional utility. Significance can be made up of many different aspects of an asset’s interest, and may be harmed by development directly affecting the physical fabric of the asset or within the setting of the asset. <u>Government planning policy sets out that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. The following paragraphs supporting policy BE1 ‘Heritage assets’ are the response to that requirement.</u>						

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			within the setting of the asset.	
MM220	211	8.4	Designated heritage assets are a World Heritage site, scheduled monument, listed building, registered park and garden, registered battlefield, or conservation area. Designated heritage assets are protected by statute, as set out in relevant legislation, as well as by policy contained within the NPPF.	Designated heritage assets are a World Heritage site, scheduled monument, listed building, registered park and garden, registered battlefield, or conservation area. Designated heritage assets are protected by statute, as set out in relevant legislation, as well as by policy contained within the NPPF. <u>Where a designated heritage asset is affected by development proposed in this plan the appropriate policy makes specific reference to the heritage asset so that it can be taken into account in assessing relevant planning applications.</u>
MM221	216	BE1	<p>The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.</p> <p>Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and or its setting, the significance of the heritage asset and the impact of the proposal must be fully assessed and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or known possible archaeological site.</p> <p>Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development.</p> <p>The Council will:</p> <p>a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets</p> <p>b. Require development proposals that cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated proposals will not be supported unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss and accord with the requirements of national guidance, and</p>	<p>The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.</p> <p>Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting <del>negatively</del>, the significance of the heritage asset <del>and the impact of the proposal</del> must be fully assessed and supported in the submission of an application. <u>The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application.</u> Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or known possible archaeological site.</p> <p>Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development.</p> <p>The Council will:</p> <p>a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets</p> <p>b. Require development proposals that <u>would</u> cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable <u>on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply.</u> Where that <u>ease justification</u> cannot be demonstrated proposals will not be supported <del>unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss and accord with the requirements of national guidance</del>, and</p> <p>c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.</p> <p>Developments affecting a heritage asset should achieve a high quality design in accordance with <del>adopted</del> <u>the District Design SPD</u> and the Council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.</p>

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			<p>c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.</p> <p>Developments affecting a heritage asset should achieve a high quality design in accordance with adopted SPD and the Council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.</p>	
MM222	218	BE2	<p>All new development proposals shall follow the guidance set out within the Council's design SPD and shall respect and complement:</p> <p>a. The physical characteristics of the site and its surroundings including the scale and context of the site and its setting</p> <p>b. The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials</p> <p>c. The natural qualities and features of the area, and</p> <p>d. The effect on important public views and skylines.</p>	<p>All new development proposals shall <del>follow the guidance set out within the Council's design SPD and shall</del> respect and complement the <u>following criteria</u>:</p> <p>a. The physical characteristics of the site and its surroundings including the scale and context of the site and its setting</p> <p>b. The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials</p> <p>c. The natural qualities and features of the area, and</p> <p>d. The effect on important public views and skylines.</p> <p><u>More guidance on the detail for the application and implementation of this policy will be provided in the District Design SPD.</u></p>
MM223	220	BE4	<p>Proposed densities of developments should reflect those of their surroundings, and will be determined on a site-by-site basis. Where large scale developments are proposed, particularly towards the edge of settlements, higher density areas should be located towards the centre of the sites whilst the rural edge should be a lower density.</p>	<p>Proposed densities of developments should <del>reflect those</del> <u>generally constitute effective use of the land and reflect the densities</u> of their surroundings, and will be <del>determined</del> <u>appraised</u> on a site-by-site basis to ensure <u>satisfactory residential amenity</u>. Where large scale developments are proposed, particularly towards the edge of settlements, higher density areas should be located towards the centre of the sites whilst the rural edge should be a lower density. <u>The district design SPD will provide further guidance to assist applicants on this matter.</u></p>
MM224	222	Section 9		<p><i>Merge and reorder the policies and supporting text for NE1 and NE2:</i></p> <p><i>Move paragraph 9.6 to be 9.1, 9.7 becomes 9.2, 9.8 becomes 9.3, 9.9 becomes 9.3, 9.10 becomes 9.5, 9.11 becomes 9.6, 9.12 becomes 9.7, 9.13 becomes 9.8. then follow with new paragraph as new paragraph 9.9:</i></p> <p><u>Priority habitats are those habitats that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Priority habitats and priority species are not always fully protected under UK wildlife laws. However, they can be sensitive to development and both national and local priority species and habitats are capable of being a material consideration when determining planning applications. Priority Habitats in Aylesbury Vale include the following: Lowland Calcareous Grassland, Lowland Meadow, Lowland Beech and Yew Woodland, Lowland Mixed Deciduous, Wet Woodland Wood Pasture and Parkland, Flood Plain Grazing Marsh, Eutrophic Standing Water, Lowland Fens, Ponds, Reedbeds, Rivers, Arable Field Margins, Hedgerows, Lowland Heathland, Open Mosaic Habitats on Previously Developed Land, Traditional Orchard. Although not always protected under UK wildlife laws, these sites may have been designated as nationally important such as a SSSI, Ancient Woodland or locally important, such as a Local Wildlife Site.</u></p> <p><i>Move paragraph 9.14 to be 9.10, 9.15 becomes 9.11, 9.16 becomes 9.12, 9.17 becomes 9.13, then follow with a new paragraph as paragraph 9.14:</i></p>

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				<p><u>A biometric calculator applies a statistical analysis to biological data and measures the habitat gains or losses of a development and then quantifies how many “biodiversity units” would be lost or gained. Any development would need to generate a net gain so the unit figure would need to be positive. A negative unit loss would need to be offset. The biodiversity unit value can be equated to monetary value, and the relevant details will be considered in the SPD. In this way, a calculator quantifies how many biodiversity units would need to be paid for by a development in order to offset any biodiversity loss. Offset providers are able to offer for sale conservation projects that deliver biodiversity units, and these may be bought by a developer. Developer contributions will need to seek to show a net gain on the biometric calculator. Prior to the SPD being adopted, or a Buckinghamshire Biometric Calculator being formally agreed between Buckinghamshire Councils, Warwickshire’s current Biometric Calculator should be used to determine the quantitative ecological impact of any development.</u></p> <p><i>Then paragraphs 9.1, 9.3 and 9.4 (with amendments to them as detailed below) are renumbered – para 9.1 becomes 9.15, 9.2 becomes 9.60. Paragraph 9.3 becomes 9.7, paragraph 9.4 becomes 9.16</i></p> <p><i>Delete heading and paragraph 9.5:</i></p> <p><b>Protected sites</b></p> <p><del>Where significant adverse impacts are likely on protected sites, planning permission is likely to be refused unless there are exceptional circumstances where the advantages to the protected site and the local community clearly outweigh the significant adverse impacts. In that case, the Council will consider the wider implications of any adverse impact to a protected site, such as its role in providing a vital wildlife corridor, mitigating flood risk or ensuring good water quality in a catchment.</del></p> <p><i>Followed by policy NE1 (with amendments as detailed below)</i></p>																				
MM225	222	9.1	<p>Sites of Special Scientific Interest (SSSI) are hugely important to AVDC as these are sites of national importance for flora, fauna, geological and physiographical (landform) features. They are statutorily protected from harm under the Wildlife and Countryside Act 1981. Proposed development that has an adverse effect on a SSSI, whether individually or in combination with other developments, will not normally be permitted.</p>	<p>Sites of Special Scientific Interest (SSSI) are hugely important to AVDC as these are sites of national importance for flora, fauna, geological and physiographical (landform) features. They are statutorily protected from harm under the Wildlife and Countryside Act 1981. <del>Proposed development that would have an adverse effect on a SSSI, whether individually or in combination with other developments, will not normally be permitted.</del> <u>The 28 SSSIs in the district are:</u></p> <table border="1" data-bbox="1389 1350 2457 1875"> <tbody> <tr> <td><u>Ashridge Commons &amp; Woods</u></td> <td><u>Aston Clinton Ragpits</u></td> <td><u>Bacombe and Coombe Hills</u></td> <td><u>Bierton Clay Pit</u></td> <td><u>Bugle Quarry</u></td> </tr> <tr> <td><u>Dancer’s End</u></td> <td><u>Dancer’s End Waterworks</u></td> <td><u>Finmere Wood</u></td> <td><u>Foxcote Reservoir and Wood</u></td> <td><u>Grendon and Doddershall Woods</u></td> </tr> <tr> <td><u>Ham Home-cum-Hamgreen Woods</u></td> <td><u>Ivinghoe Hills</u></td> <td><u>Kings &amp; Bakers Woods and Heaths</u></td> <td><u>Long Herdon Meadow</u></td> <td><u>Muswell Hill</u></td> </tr> <tr> <td><u>Pilch Fields</u></td> <td><u>Pitstone Hill</u></td> <td><u>Pitstone Quarry</u></td> <td><u>Poker’s Pond Meadow</u></td> <td><u>Rushbeds Wood</u></td> </tr> </tbody> </table>	<u>Ashridge Commons &amp; Woods</u>	<u>Aston Clinton Ragpits</u>	<u>Bacombe and Coombe Hills</u>	<u>Bierton Clay Pit</u>	<u>Bugle Quarry</u>	<u>Dancer’s End</u>	<u>Dancer’s End Waterworks</u>	<u>Finmere Wood</u>	<u>Foxcote Reservoir and Wood</u>	<u>Grendon and Doddershall Woods</u>	<u>Ham Home-cum-Hamgreen Woods</u>	<u>Ivinghoe Hills</u>	<u>Kings &amp; Bakers Woods and Heaths</u>	<u>Long Herdon Meadow</u>	<u>Muswell Hill</u>	<u>Pilch Fields</u>	<u>Pitstone Hill</u>	<u>Pitstone Quarry</u>	<u>Poker’s Pond Meadow</u>	<u>Rushbeds Wood</u>
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				<u>Shabbington Woods Complex</u>	<u>Sheephouse Woods Complex</u>	<u>Stone</u>	<u>Tingewick Meadows</u>	<u>Tring Reservoirs</u>
				<u>Warren's Farm (Stewkley)</u>	<u>Weston Turville</u>	<u>Whitecross Green and Oriel Woods</u>		
MM226	222	9.3	Local geological sites, being of regional significance, are also accorded a high degree of importance. The district has 14 such sites, and in terms of size the most significant are Brill Hill, College Lake, the Ridgeway Complex, Ivinghoe Beacon to Inchcombe Hill and Wendover Woods. Any development proposal that adversely impacts upon one of these sites would need to be extremely well justified.	Local geological sites, being of regional significance, are also accorded a high degree of importance. The district has 14 such sites, and in terms of size the most significant are Brill Hill, College Lake, the Ridgeway Complex, Ivinghoe Beacon to Inchcombe Hill and Wendover Woods. <del>Any development that adversely impacts upon one of these sites would need to be extremely well justified.</del>				
MM227	222	9.4	Local nature reserves are places with wildlife or geological features that are of special interest locally. There are local nature reserves at Buckingham (Buckingham Sand Pit, Coombs Quarry) and at Haddenham (Snakemoor). Development proposals adversely affecting a local nature reserve will be considered on a case-by-case basis, according to the amount of information available about the site and its significance, relative to the type, scale and benefits of the development being proposed and any mitigation. Any mitigation strategy will need to include co-operation with the nature reserve managers.	Local nature reserves are places with wildlife or geological features that are of special interest locally. There are local nature reserves at Buckingham (Buckingham Sand Pit, Coombs Quarry) and at Haddenham (Snakemoor). <del>Development proposals adversely affecting a local nature reserve will be considered on a case-by-case basis, according to the amount of information available about the site and its significance, relative to the type, scale and benefits of the development being proposed and any mitigation. Any mitigation strategy will need to include co-operation with the nature reserve managers.</del>				
MM228	222	NE1	<p><b>NE1 Protected sites</b></p> <p>Development proposals that would lead to an individual or cumulative significant adverse impact on SSSIs, or irreplaceable habitats such as ancient woodland or ancient trees the Council will be refused unless exceptional circumstances can be demonstrated and that the impacts to the site are clearly out weighed by the benefits of the development.</p> <p>Sufficient information must be provided for the Council to assess the significance of the impact against the importance of the protected site and the species which depend upon it. This will include the area around the protected site. Planning permission will be granted only where:</p> <p>a. the benefits of the development at this site clearly outweigh any adverse impacts on the protected site and the ecosystem services it provides</p>	<p><del>NE1 Protected Sites</del> <b>Biodiversity and Geodiversity</b></p> <p><u>Protected Sites</u></p> <p><u>Internationally or nationally important Protected Sites (SACs and SSSIs) and species will be protected. Avoidance of likely significant adverse effects should be the first option. Development likely to affect the Chiltern Beechwoods SAC will be subject to assessment under the Habitat Regulations and will not be permitted unless any significant adverse effects can be fully mitigated.</u></p> <p>Development proposals that would lead to an individual or cumulative significant adverse impact on <u>an internationally or nationally important Protected Site or species</u> <del>SSSIs, or irreplaceable habitats such as ancient woodland or ancient trees</del> the Council will be refused unless exceptional circumstances can be demonstrated <del>and that the impacts to the site are clearly out weighed by the benefits of development as follows:</del></p> <p><del>Sufficient information must be provided for the Council to assess the significance of the impact against the importance of the protected site and the species which depend upon it. This will include the area around the protected site. Planning permission will be granted only where:</del></p> <p>a. the benefits of the development affecting the site <u>significantly and demonstrably</u> clearly outweigh <del>both the any adverse impacts on the protected site and the ecosystem it provides</del> <u>that it is likely to have on the features of the site that make it</u></p>				

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			<p>b. development has followed a mitigation hierarchy of avoid, then mitigate if avoidance cannot be achieved - then compensate/offset if mitigation cannot be achieved. Avoidance will require the applicant to demonstrate that the development could not be located in an alternative, less harmful location.</p>	<p><u>of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest, and</u></p> <p>b. <u>the loss can be mitigated and compensation can be provided to achieve a net gain in biodiversity/geodiversity.</u><del>development has followed a mitigation hierarchy of avoid, then mitigate if avoidance cannot be achieved — then compensate/offset if mitigation cannot be achieved. Avoidance will require the applicant the applicant to demonstrate that the development could not be located in an alternative, less harmful location</del></p> <p>Sufficient information must be provided for the Council to assess the significance of the impact against the importance of the Protected Site and the species which depend upon it. This will include the area around the Protected Site and the ecosystem services it provides and development has followed the mitigation hierarchy set out in (d) below.</p> <p><b><u>Protection and enhancement of Biodiversity and Geodiversity</u></b></p> <p><u>Protection and enhancement of biodiversity and geodiversity will be achieved by the following:</u></p> <p>c. <u>A net gain in biodiversity on minor and major developments will be sought by protecting, managing, enhancing and extending existing biodiversity resources, and by creating new biodiversity resources. These gains must be measurable using best practice in biodiversity and green infrastructure accounting and in accordance with any methodology (including a biometric calculator) to be set out in a future Supplementary Planning Document.</u></p> <p>d. <u>If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted. Mitigation, compensation and enhancement measures must be secured and should be maintained in perpetuity</u></p> <p>e. <u>Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of principal importance or the habitats of species of principal importance will not be permitted except in exceptional circumstances where the need for, and benefits of the development significantly and demonstrably outweigh the harm it would cause to the site, and the loss can be mitigated and compensation provided to achieve a net gain in biodiversity/geodiversity</u></p> <p>f. <u>The Council will, where appropriate, expect ecological surveys for planning applications. These must be undertaken by a suitably qualified person and consistent with nationally accepted standards (BS 42020:Biodiversity – Code of Practice for planning and development) as replaced</u></p> <p>g. <u>Where development proposals affect a Priority Habitat (As defined in the Buckinghamshire and Milton Keynes Biodiversity Action Plan or UK Biodiversity Action Plan) then mitigation should not be off-site. Where no Priority Habitat is involved then mitigation can be of-site. When there is a reasonable likelihood of the presence of protected or priority species or their habitats, development will not be permitted until it has been demonstrated that the proposed development will not result in adverse impacts on these species or their habitats. The only exception will be where the advantages of development to the protected site and the local community clearly outweigh the adverse impacts. In such a case, the Council will consider the wider implications of any adverse impact to a protected site, such as its role in providing a vital wildlife corridor, mitigating flood risk or ensuring good water quality in a catchment.</u></p> <p>h. <u>Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife corridors, incorporating features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value on site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors including water courses should form an essential component of green infrastructure</u></p>

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				<p><u>provision in association with new development to ensure habitat connectivity</u></p> <p>i. <u>Planning conditions/obligations will be used to ensure net gains in biodiversity by helping to deliver the Buckinghamshire and Milton Keynes Biodiversity Action Plan targets in the biodiversity opportunity areas. Where development is proposed within, or adjacent to, a biodiversity opportunity area, biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a biodiversity opportunity area from being achieved will not be permitted. Where there is potential for development, the design and layout of the development should secure biodiversity enhancement and the Council will use planning conditions and obligations as needed to help achieve the aims of the biodiversity opportunity area. A monitoring and management plan will be required for biodiversity features on site to ensure their long-term suitable management (secured through planning condition or Section 106 agreement).</u></p> <p>j. <u>Development proposals adversely affecting a local nature reserve will be considered on a case-by-case basis, according to the amount of information available about the site and its significance, relative to the type, scale and benefits of the development being proposed and any mitigation. Any mitigation strategy will need to include co-operation with the nature reserve managers.</u></p>
MM229	224	9.13	<p>The Council will consider planning applications for development affecting any of these sites against criteria weighted according to their ecological status and protection within a local, national and international status. Their local context is particularly important. Therefore, a particular habitat or species may be nationally frequent but extremely rare locally, or nationally scarce and locally frequent. Examples of this include native black poplar, water vole, otter or Bechsteins bat. Development affecting any of these sites or species is expected to result in appropriate mitigation and where possible a net gain to their area or populations.</p>	<p>The <del>Council will</del> <u>approach through Policy NE1 is to</u> consider planning applications for development affecting any of these sites against criteria weighted according to their ecological status and protection within <u>the hierarchy of sites, which assesses a particular site's</u> local, national and international status <del>(the hierarchy of sites)</del>. <del>A site's</del> <u>Their</u> local context is particularly important. <del>Therefore a</del> <u>A</u> particular habitat or species may be nationally frequent but extremely rare locally, or nationally scarce and locally frequent. Examples of this include native black poplar, water vole, otter or Bechsteins bat, <u>which are locally frequent but nationally rare.</u> <del>Development affecting any of these sites or species is expected to result in appropriate mitigation and where possible a net gain to their area or populations.</del></p>
MM230	225	9.14	<p>Many species are entirely dependant on human habitation for their reproductive success. Modern housing standards virtually eliminate opportunities for these species. Consequently where appropriate, features for biodiversity within development will be expected. Simple inexpensive measures can result in significant gains and these are listed in Appendix 2 of the Buckinghamshire and Milton Keynes Natural Environment report Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes (September 2016). These measures, if required, are expected to be permanent in order to deliver meaningful ecological gain and protection. Therefore these features will be expected to be built into suitable structures rather than provided as vulnerable, isolated and temporary boxes.</p>	<p>Many species <u>have historically been</u> entirely <del>depend</del> <u>dependent</u> on human habitation for their reproductive success. <del>However,</del> <u>Modern-modern</u> housing standards significantly reduce opportunities for these species. Consequently, where appropriate, features for biodiversity within development will be expected. Simple, inexpensive measures can result in significant gains and these are listed in Appendix 2 of the Buckinghamshire and Milton Keynes Natural Environment report 'Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes' (September 2016). <del>These measures, if required, are</del> <u>Such measures will be</u> expected to be permanent in order to deliver meaningful ecological gain and protection. <u>The location of any features for biodiversity provided in a development is very important.</u> <del>Therefore these Biodiversity</del> features will be expected to be <u>built integrated</u> into suitable structures rather than provided as vulnerable, isolated and temporary boxes <u>in order to help ensure the success of such features.</u></p>



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MM231	225	9.17	In order to achieve criterion (a) of the policy below, a supplementary planning document (SPD) will be prepared, working with the other Buckinghamshire councils, on a mechanism to achieve 'no net loss and net gain'. The SPD will consider the possibilities of adopting a biometrics calculator to quantify gains and losses and consider the threshold of development this should apply to , how the system will be managed and monitored.	In order to <u>implement</u> <del>achieve</del> criterion (a) of the policy below, a supplementary planning document (SPD) will be prepared, working with the other Buckinghamshire councils <del>on a mechanism</del> , to <u>explain how the policy objective of achieve no net loss and 'net gain' can be achieved.</u> <u>'Net gain' means protecting existing habitats and ensuring lost or degraded environmental features are compensated for by restoring or creating environmental features that are of greater value to wildlife and people.</u> The SPD will consider the possibilities of adopting a biometrics calculator to quantify gains and losses <del>and consider the threshold of development this should apply to,</del> <u>and</u> how the <u>requirement for net gain system</u> will be managed and monitored.
MM232	225	NE2		<i>Delete Policy NE2</i>
MM233	228	NE4	<p><b>The Chilterns AONB and setting</b></p> <p>The Chilterns Area of Outstanding Natural Beauty (AONB) is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy.</p> <p>Proposals for any major development affecting the AONB must demonstrate they:</p> <p>a. conserve and enhance, in accordance with criteria f-m below, the Chiltern AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation</p> <p>b. are appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment</p> <p>c. within the AONB areas, meet the aims of the statutory Chilterns AONB Management Plan39, making practical and financial contributions as appropriate;</p> <p>d. within the AONB area, have had regard to the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character, and</p> <p>e. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.</p> <p>In the case of major developments, actions to conserve and enhance the AONB shall be informed by landscape and visual impact assessment, having considered all relevant landscape character assessments, and shall focus upon:</p> <p>f. the Chilterns AONB's special qualities which include the steep</p>	<p><b>The Chilterns AONB and setting</b></p> <p>The Chilterns Area of Outstanding Natural Beauty (AONB) is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy.</p> <p>Proposals for any major development affecting the AONB must demonstrate they:</p> <p>a. conserve and enhance, in accordance with criteria f-m below, the Chiltern AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation</p> <p>b. are appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment</p> <p>c. within the AONB areas, meet the aims of the statutory Chilterns AONB Management Plan39, making practical and financial contributions as appropriate;</p> <p>d. within the AONB area, have had regard to the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character, and</p> <p>e. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.</p> <p>In the case of major developments, actions to conserve and enhance the AONB shall be informed by landscape and visual impact assessment, having considered all relevant landscape character assessments, and shall focus upon:</p> <p>f. the Chilterns AONB's special qualities which include the steep chalk escarpment with areas of flower-rich downland, broadleaved woodlands (especially beech), commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures</p> <p>g. the scope for enhancing and restoring those parts of the landscape which are degraded or subject to existing intrusive developments, utilities or infrastructure</p> <p>h. locally distinctive patterns and species composition of natural features such as chalk downland, trees, hedgerows, woodland, field boundaries, rivers and chalk streams</p> <p>i. the locally distinctive character of settlements and their landscape settings, including the transition between man-made and natural landscapes at the edge of settlements;</p>

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			<p>chalk escarpment with areas of flower-rich downland, broadleaved woodlands (especially beech), commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures</p> <p>g. the scope for enhancing and restoring those parts of the landscape which are degraded or subject to existing intrusive developments, utilities or infrastructure</p> <p>h. locally distinctive patterns and species composition of natural features such as chalk downland, trees, hedgerows, woodland, field boundaries, rivers and chalk streams</p> <p>i. the locally distinctive character of settlements and their landscape settings, including the transition between man-made and natural landscapes at the edge of settlements;</p> <p>j. visually sensitive skylines, geological and topographical features</p> <p>k. landscapes of cultural, historic and heritage value</p> <p>l. important views and visual amenity from public vantage points, including key views from the steep north-west facing chalk escarpment overlooking the low clay vale, and foreground views back to the AONB, and</p> <p>m. tranquillity, remoteness and the need to avoid intrusion from light pollution, noise, and transport.</p> <p>Any other (non-major) development can also have an impact on the AONB and its setting and will be required to meet criteria a., d. and e. above.</p>	<p>j. visually sensitive skylines, geological and topographical features</p> <p>k. landscapes of cultural, historic and heritage value</p> <p>l. important views and visual amenity from public vantage points, including key views from the steep north-west facing chalk escarpment overlooking the low clay vale, and foreground views back to the AONB, and</p> <p>m. tranquillity, remoteness and the need to avoid intrusion from light pollution, noise, and transport.</p> <p>Any other (non-major) development can also have an impact on the AONB and its setting and will be required to meet criteria a., d. and e. above. <u>Any development likely to impact on the AONB should provide a Landscape and Visual Impact Assessment (LVIA) in line with the Guidelines for Landscape and Visual Impact Assessment - version 3 or as amended.</u></p>
MM234	231	NE5	<p><b>NE5 Landscape character and locally important landscape</b></p> <p>To ensure that the district’s landscape character is maintained, development must have regard to the 2008 LCA (as amended 2015 and any future review). Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the assessment, their sensitivity to change and contribution to a sense of place. Development should consider the role of the landscape character area and meet all of the following criteria:</p> <p>a. be grouped where possible with existing buildings to minimise impact on visual amenity</p> <p>b. be located to avoid the loss of important on-site views and off-</p>	<p><b>NE5 Landscape character and locally important landscape</b></p> <p><del>To ensure that the district’s landscape character is maintained, development must have regard to the 2008 LCA (as amended 2015 and any future review).</del> Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the <u>Landscape Character Assessment (LCA)</u> their sensitivity to change and contribution to a sense of place. Development should consider the <u>role characteristics</u> of the landscape character area <u>by and meeting</u> all of the following criteria:</p> <p>a. <del>be grouped where possible with existing buildings to</del> minimise impact on visual amenity</p> <p>b. be located to avoid the loss of important on-site views and off-site views towards important landscape features</p> <p>c. <del>reflect</del> <u>respect</u> local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value</p> <p>d. Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture</p>

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			<p>site views towards important landscape features</p> <p>c. reflect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value</p> <p>d. Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)</p> <p>e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky</p> <p>f. ensure that the buildings and any outdoor storage and parking areas are not visually prominent in the landscape</p> <p>g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value</p> <p>The first stage in mitigating impact is to avoid the identified harmful impact. Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required and, as a last resort, compensation will be required as part of a planning application. Applicants must consider the enhancement opportunities identified in the LCA and how they apply to a specific site.</p> <p>The Policies Map defines areas of attractive landscape (AALs) and local landscape areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the areas of attractive landscape have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report 'Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and the LCA (2008).</p> <p>Development that adversely affects this character will not be permitted unless appropriate mitigation can be secured. Where permission is granted, the Council will require conditions to best ensure the mitigation of any harm caused to the landscape.</p>	<p>and boundary treatment (walls, hedges, fences and gates)</p> <p>e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky</p> <p>f. ensure that the <u>development is buildings and any outdoor storage and parking areas</u> are not visually prominent in the landscape, <u>and</u></p> <p>g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value</p> <p>The first stage in mitigating impact is to avoid <del>any</del> the identified <u>significant adverse</u> <del>harmful</del> impact. Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required <u>to minimise that harm</u> and, as a last resort, compensation <del>may</del> <u>will</u> be required appropriate as part of a planning application. <u>This reflects the mitigation hierarchy set out in paragraph 152 of the NPPF (2012).</u> Applicants must consider the enhancement opportunities identified in the LCA and how they apply to a specific site.</p> <p>The Policies Map defines areas of attractive landscape (AALs) and local landscape areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the <del>AALs areas of attractive landscape</del> have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report 'Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and the LCA (2008).</p> <p><u>Development will be supported where appropriate mitigation to overcome any adverse impact to the character of the receiving landscape has been agreed.</u></p> <p><del>Development that adversely affects this character will not be permitted unless appropriate mitigation can be secured.</del> Where permission is granted, the Council will require conditions to best ensure the mitigation of any harm caused to the landscape.</p>
MM235	237	NE8	<p><b>Best and most versatile agricultural land</b></p> <p>Subject to the development allocations set out in the VALP, the Council will seek to protect the best and most versatile farmland for</p>	<p><b>Best and most versatile agricultural land</b></p> <p>Subject to the development allocations set out in the VALP, the Council will seek to protect the best and most versatile farmland for the longer term. <u>Proposals involving development of agricultural land shall be accompanied by an assessment identifying the</u></p>

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			<p>the longer term. Where development involving best and more versatile agricultural land is proposed, those areas on site should be preferentially used as green open space and built structures avoided. Where development would result in the loss of best and more versatile agricultural land, planning consent will not be granted unless:</p> <ul style="list-style-type: none"> <li>a. There are no otherwise suitable sites of poorer agricultural quality that can accommodate the development, and</li> <li>b. The benefits of the proposed development outweighs the harm resulting from the significant loss of agricultural land</li> </ul>	<p><u>Grades (1 to 5) Agricultural Land Classification.</u> Where development involving best and more versatile agricultural land (<u>Grades 1,2 and 3a</u>) is proposed, those areas on site should be preferentially used as green open space and built structures avoided. Where <u>significant</u> development would result in the loss of best and more versatile agricultural land, planning consent will not be granted unless:</p> <ul style="list-style-type: none"> <li>a. There are no otherwise suitable sites of poorer agricultural quality that can accommodate the development, and</li> <li>b. The benefits of the proposed development outweighs the harm resulting from the significant loss of agricultural land</li> </ul>
MM236	239	NE9	<p><b>NE9 Trees, hedgerows and woodlands</b></p> <p>Development should seek to enhance and expand the district's tree and woodland resource, including native black poplars.</p> <p>Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required as part of the planning application. The implementation of any protective measures it identifies will be secured by the use of planning conditions.</p> <p>Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of any trees, hedgerows, community orchards, veteran trees or woodland which make an important contribution to the character and amenities of the area will be resisted. Where the loss of trees is considered acceptable, adequate replacement provision will be required that use species that are in sympathy with the character of the existing tree species in the locality and the site.</p> <p>Where species-rich native hedgerow (as commonly found on agricultural land) loss is unavoidable the developer needs to compensate for this by planting native species-rich hedgerow. This should result in a net gain of native hedgerow on the development site.</p> <p>Developers should aspire to retaining a 10m (with a minimum of 5m) natural buffer around retained and planted native hedgerows (100m with a minimum 25 m natural buffer around woodlands) for the benefit of wildlife, incorporating a dark corridor with no lighting.</p> <p>Within the buffer, native trees may be planted along with other ecology features to secure net gains in biodiversity and/or landscape mitigation unless the achievement of this would be contrary with</p>	<p><b>NE9 Trees, hedgerows and woodlands</b></p> <p>Development should seek to enhance and expand the district's tree and woodland resource, including native black poplars.</p> <p>Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required as part of the planning application. The implementation of any protective measures it identifies will be secured by the use of planning conditions.</p> <p><u>Development that would lead to an individual or cumulative significant adverse impact on ancient woodland or ancient trees will be refused unless exceptional circumstances can be demonstrated that the impacts to the site are clearly out weighed by the benefits of the development.</u></p> <p>Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of any trees, hedgerows, community orchards, veteran trees or woodland which make an important contribution to the character and amenities of the area will be resisted. Where the loss of trees is considered acceptable, adequate replacement provision will be required that use species that are in sympathy with the character of the existing tree species in the locality and the site.</p> <p>Where species-rich native hedgerow (as commonly found on agricultural land) loss is unavoidable the developer <del>needs to</del> <u>must</u> compensate for this loss by planting native species-rich hedgerow, <u>which</u>. This should result in a net gain of native hedgerow on the development site.</p> <p>Developers should aspire to retaining a 10m (with a minimum of 5m) natural buffer around retained and planted native hedgerows (100m with a minimum 25m natural buffer around woodlands) for the benefit of wildlife, incorporating a dark corridor with no lighting.</p> <p><u>Development must provide buffers to Ancient Woodland and should provide additional planting to join up fragmented areas of woodland as part of the development's GI. Buffers should allow the maximum space proportionate to the development, and would generally be expected to be a minimum of 50m between the ancient woodland and any built development or grey infrastructure.</u> Within the buffer, native trees may be planted along with other ecology features to secure net gains in biodiversity and/or landscape mitigation unless the achievement of this would be contrary <u>to</u> <del>with</del> other policies in the plan.</p>

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			other policies in the plan.	
MM237	241	10.8	The Council only permits the re-use of existing permanent buildings under this policy. This ensures that it is not used to establish a permanent use on a site where only a temporary consent exists or where a permanent use has lapsed as a result of dereliction. However, exceptionally, the Council may permit the re-use of a derelict building if the applicant can demonstrate that dereliction was the result of severe accidental damage or accidental destruction, for example, by fire, in the past two years.	The Council only permits the re-use of existing permanent buildings under this policy. This ensures that it is not used to establish a permanent use on a site where only a temporary consent exists or where a permanent use has lapsed as a result of dereliction. <u>The Council does not wish to penalise those who have recently lost convertible buildings due to accidental damage such as a fire.</u> <del>Therefore</del> <del>However</del> , exceptionally, the Council may permit the re-use of a <del>derelict</del> <u>such a building</u> if the applicant can demonstrate that dereliction was the result of severe accidental damage or <del>accidental destruction, for example by fire,</del> in the past two years.
MM238	242	10.11	The Council supports the re-use of buildings in the countryside, particularly those close to towns and villages, as a means of supporting sustainable growth. The re-use of buildings in the countryside, such as those that are located well away from the public highway in locations not served by utilities such as sewerage, water and electricity, will generally not be allowed.	The Council supports the re-use of buildings in the countryside, particularly those close to towns and villages, as a means of supporting sustainable growth. <del>However it is not considered that t</del> <u>The re-use of buildings in the countryside well away from settlements , such as those that are located well away from the public highway</u> in locations not served by utilities <u>would be sustainable due to traffic impacts, distance to facilities and the expense of providing utilities like</u> <del>such as</del> sewerage, water and electricity, <u>so re-use of such buildings</u> will generally not be allowed.
MM239	242	10.15	For existing agricultural buildings over 500sqm, the Council may not permit its retention and re-use if it considers that the existing building has a harmful impact on its surrounding or the wider landscape. Often, the removal of disused agricultural buildings is preferable to retention as it can bring about an environmental improvement. This is most likely to be the case with a modern building, whose retention and re-use is unlikely to be acceptable if it is large in scale, clad with unattractive materials such as profiled steel or asbestos sheeting, or has a very utilitarian appearance.	For existing agricultural buildings over 500sqm, the Council may not permit its retention and re-use if it considers that the <u>characteristics of the existing building has</u> <del>ve</del> a harmful impact on its <u>immediate</u> surrounding or the wider landscape. Often, the removal of disused agricultural buildings <u>which are damaging to rural character</u> is preferable to retention as it can bring about an environmental improvement. This is most likely to be the case with a modern building, whose retention and re-use is unlikely to be acceptable if it is large in scale, clad with unattractive materials such as profiled steel or asbestos sheeting, or has a very utilitarian appearance.
MM240	243	10.24	Within settlements, an extension may be acceptable if it is designed with sensitivity for the host building and does not conflict with any other planning requirements. An extension should enhance the character and appearance of its immediate surroundings, and where possible, make a positive contribution in the wider area.	Within settlements <u>it will be particularly important to ensure that any extension does not harm the essential character of its surroundings so,</u> an extension may be acceptable if it is designed with sensitivity for the host building and does not conflict with any other planning requirements. <u>In all locations a</u> <del>An</del> extension should enhance the character and appearance of its immediate surroundings, and where possible, make a positive contribution in the wider area, <u>so as to preserve an area's essential rural character.</u>
MM241	243	C1	<b>Building Characteristics</b> The re-use of an existing building that is of permanent and substantial construction and generally in keeping with the rural surroundings in the countryside will be permitted provided that all the following assessment criteria are met: a. Conversion works should not involve major reconstruction or significant extensions and should respect the character of the building and its setting b. Where the building is suitable for modern agricultural practice it would not give rise to a future need for another building to	<b>Building Characteristics</b> The re-use of an existing building that is of permanent and substantial construction and generally in keeping with the rural surroundings in the countryside will be permitted provided that all the following assessment criteria are met:  a. Conversion works should not involve major reconstruction or significant extensions and should respect the character of the building and its setting, <u>except in exceptional circumstances where it can be demonstrated that dereliction was the result of severe accidental damage or accidental destruction in the past two years</u> b. Where the building is suitable for modern agricultural practice it would not give rise to a future need for another building to fulfil the function of the building being re-used c. The long-term retention of a building that is by reason of its location, size, condition and appearance is harmful to the

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			<p>fulfil the function of the building being re-used</p> <p>c. The long-term retention of a building that is by reason of its location, size, condition and appearance is harmful to the character of the countryside is not encouraged</p> <p>d. The redundant or disused status of the building has been demonstrated and the re-use of the building would enhance the immediate setting</p> <p>e. The existing building is inherently suitable, in terms of its size, design and construction for the intended re-use, and the proposed scheme enables the intended re-use to be achieved without the need for complete or substantial reconstruction</p> <p>f. The proposed re-use is of a scale that would not have an adverse impact on its surroundings or the viability of existing facilities or services in nearby settlements</p> <p>g. Any extension to the existing building included in the proposed scheme is modest in scale, ancillary in nature, subordinate to the main building and necessary to meet the essential functional requirements of the intended re-use</p> <p>h. Any extension to the existing barn conversion is modest in scale, ancillary in nature, subordinate to the main building and in keeping with the rural character</p> <p>i. Where the existing building is of designated or non-designated heritage assets or contributes to local character, the proposed scheme would retain significant historical features and not adversely affect the character and appearance of the building or its setting</p> <p>j. Where any curtilage is required it should not be excessive in size and should relate well to the existing building and landscape</p> <p>k. The proposed scheme would not give rise to ancillary uses that could not be accommodated within the site and does not include, or would not give rise to, ancillary uses within the site, such as open storage, that would be visually intrusive, and</p> <p>l. Conversion works should not adversely impact upon wildlife using the structure. If impacts to nesting sites are unavoidable mitigation will be required (see Policy NE2).</p>	<p>character of the countryside is not encouraged</p> <p>d. The redundant or disused status of the building has been demonstrated and the re-use of the building would enhance the immediate setting</p> <p>e. The existing building is inherently suitable, in terms of its size, design and construction for the intended re-use, and the proposed scheme enables the intended re-use to be achieved without the need for complete or substantial reconstruction</p> <p>f. <u>The existing building is located well away from existing settlements where utilities are not available</u></p> <p>g. <u>The existing building is not damaging to the surrounding character by virtue of a utilitarian appearance or cladding in unattractive materials</u></p> <p>h. The proposed re-use is of a scale that would not have an adverse impact on its surroundings or the viability of existing facilities or services in nearby settlements</p> <p>i. Any extension to the existing building included in the proposed scheme is modest in scale, ancillary in nature, subordinate to the main building and necessary to meet the essential functional requirements of the intended re-use</p> <p>j. Any extension to the existing barn conversion is modest in scale, ancillary in nature, subordinate to the main building, <del>and</del> in keeping with the rural character, <u>designed with the sensitivity to the host building and will enhance the character and appearance of its immediate surroundings</u></p> <p>k. Where the existing building is of designated or non-designated heritage assets or contributes to local character, the proposed scheme would retain significant historical features and not adversely affect the character and appearance of the building or its setting</p> <p>l. Where any curtilage is required it should not be excessive in size and should relate well to the existing building and landscape</p> <p>m. The proposed scheme would not give rise to ancillary uses that could not be accommodated within the site and does not include, or would not give rise to, ancillary uses within the site, such as open storage, that would be visually intrusive, and</p> <p>n. Conversion works should not adversely impact upon wildlife using the structure. If impacts to nesting sites are unavoidable mitigation will be required (see Policy NE2-1).</p>
MM242	248	C2	<p><b>General criteria</b></p> <p>When considering proposals for horse-related development the Council will have particular regard to:</p> <p>a. The site being suitable for the keeping of horses and capable of supporting the number of animals proposed, having taken account of the arrangements for site management</p> <p>b. Adequate provision made for the exercising of horses without causing harm to rights of way, other equestrian routes, or</p>	<p><b>General criteria</b></p> <p>When considering proposals for horse-related development the Council will have particular regard to:</p> <p>a. The site being suitable for the keeping of horses and capable of supporting the number of animals proposed, having taken account of the arrangements for site management</p> <p>b. Adequate provision made for the exercising of horses without causing harm to rights of way, other equestrian routes, or other areas such as open land, that will be used for exercise</p> <p>c. Vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner</p>

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			<p>other areas such as open land, that will be used for exercise</p> <p>c. Vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner</p> <p>d. The impact on land of high agricultural or ecological value, or the fragmentation of farm units and the effect on the viability of farm units</p> <p>e. The environmental effects of the development in terms of noise, smell, light pollution or other disturbances</p> <p>f. The cumulative impacts of equestrian developments in the locality on the character of the countryside, appearance of the surrounding area, maintenance of the open nature and rural character of the land or on highway safety, and</p> <p>g. The scale, construction and appearance of the proposed development including the entrance and boundary treatment should be designed to minimise adverse impact on the landscape character and residential amenity.</p> <p><b>Private recreation and leisure uses</b> In the case of a new field shelter or stable used for private recreation or leisure use:</p> <p>h. It will be for the exclusive use of the horses that are grazed or kept on site</p> <p>i. It should be of a scale that reflects the number of horses to be kept or grazed on site</p> <p>j. It should be built of material that is capable of being easily removed if the equestrian use ceases, and</p> <p>k. It should be sited, where possible, adjacent to existing buildings or natural features such as trees or hedgerows, be of a design and constructed of such materials as are appropriate to the locality and proposed use, and be landscaped or screened so as to minimise any visual intrusion.</p> <p><b>Commercial recreation, leisure, training or breeding uses</b> In the case of commercial recreation, leisure, training or breeding enterprises, developments should re-use an existing building or group of buildings in the countryside. An element of new building or buildings may also be permitted alongside the re-use of an existing buildings (or group of buildings), provided that:</p> <p>l. it can be demonstrated that no other building or group of buildings is available that is capable to accommodating the proposed equestrian use,</p> <p>m. the element of new building is the minimum required to accommodate the proposed equestrian use (over and above the requirement to re-use the existing building or group of buildings), <del>and</del></p> <p>n. any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings), <u>and</u></p> <p>o. <u>be supported by a business plan that shows the proposed enterprise has a sound financial basis</u></p>	<p>d. The impact on land of high agricultural or ecological value, or the fragmentation of farm units and the effect on the viability of farm units</p> <p>e. The environmental effects of the development in terms of noise, smell, light pollution or other disturbances</p> <p>f. The cumulative impacts of equestrian developments in the locality on the character of the countryside, appearance of the surrounding area, maintenance of the open nature and rural character of the land or on highway safety, and</p> <p>g. The scale, construction and appearance of the proposed development including the entrance and boundary treatment should be designed to minimise adverse impact on the <u>immediate locality</u>, landscape character and residential amenity.</p> <p><b>Private recreation and leisure uses</b> In the case of a new field shelter or stable used for private recreation or leisure use:</p> <p>h. It will be for the exclusive use of the horses that are grazed or kept on site</p> <p>i. It should be of a scale that reflects the number of horses to be kept or grazed on site</p> <p>j. It should be built of material that is capable of being easily removed if the equestrian use ceases, and</p> <p>k. It should be sited, where possible, adjacent to existing buildings or natural features such as trees or hedgerows, be of a design and constructed of such materials as are appropriate to the locality and proposed use, and be landscaped or screened so as to minimise any visual intrusion.</p> <p><b>Commercial recreation, leisure, training or breeding uses</b> In the case of commercial recreation, leisure, training or breeding enterprises, developments should re-use an existing building or group of buildings in the countryside. An element of new building or buildings may also be permitted alongside the re-use of an existing buildings (or group of buildings), provided that:</p> <p>l. it can be demonstrated that no other building or group of buildings is available that is capable to accommodating the proposed equestrian use,</p> <p>m. the element of new building is the minimum required to accommodate the proposed equestrian use (over and above the requirement to re-use the existing building or group of buildings), <del>and</del></p> <p>n. any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings), <u>and</u></p> <p>o. <u>be supported by a business plan that shows the proposed enterprise has a sound financial basis</u></p> <p><b>Failure of a commercial enterprise</b> The change of use of an existing equestrian commercial site to another use (other than agriculture or forestry) will not be permitted, unless it can be demonstrated that the existing use is not, or cannot be made, viable.</p> <p><b>Ancillary development</b> In the case of a riding arena or other exercise facility:</p> <p>p. it <del>is</del> <u>can be justified in that location and is</u> of a size and scale appropriate to the existing commercial enterprise, or the number of privately kept horses that will use the facility,</p> <p>q. <u>any floodlighting is reasonably necessary and at an appropriate level for the use,</u> and</p> <p>r. it is located close to other buildings on the site and is not visually intrusive in the landscape.</p>

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			<p>the requirement to re-use the existing building or group of buildings), and</p> <p>n. any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings).</p> <p><b>Failure of a commercial enterprise</b> The change of use of an existing equestrian commercial site to another use (other than agriculture or forestry) will not be permitted, unless it can be demonstrated that the existing use is not, or cannot be made, viable.</p> <p><b>Ancillary development</b> In the case of a riding arena or other exercise facility:</p> <p>o. it is of a size and scale appropriate to the existing commercial enterprise, or the number of privately kept horses that will use the facility, and</p> <p>p. it is located close to other buildings on the site and is not visually intrusive in the landscape.</p>	
MM243	252	C3	<p>Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impact, on the following issues:</p> <p>a. landscape and biodiversity including designations, protected habitats and species</p> <p>b. visual impacts on local landscapes</p> <p>c. the historic environment including designated and non designated assets and their settings</p> <p>d. the Green Belt, particularly visual impacts on openness</p> <p>e. aviation activities</p> <p>f. highways and access issues, and</p> <p>g. residential amenity.</p> <p>In seeking to achieve carbon emissions reductions, the Council will promote an 'energy hierarchy'. An energy hierarchy identifies the order in which energy issues should be addressed and is illustrated as follows:</p> <p>h. reducing energy use, in particular by the use of sustainable design and construction measures</p> <p>i. supplying energy efficiently and giving priority to decentralised energy supply</p> <p>j. making use of renewable energy</p> <p>k. making use of allowable solutions, and</p> <p>l. an energy statement will be encouraged for proposals for major residential developments (over 10 dwellings), and all non-residential development, to demonstrate how the energy</p>	<p><u>All development schemes should look to achieve greater efficiency in the use of natural resources.</u></p> <p>Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impact, on the following issues:</p> <p>a. landscape and biodiversity including designations, protected habitats and species</p> <p>b. visual impacts on local landscapes</p> <p>c. the historic environment including designated and non designated assets and their settings</p> <p>d. the Green Belt, particularly visual impacts on openness</p> <p>e. aviation activities</p> <p>f. highways and access issues, and</p> <p>g. residential amenity.</p> <p><u>The Council will seek to ensure that all development schemes achieve greater efficiency in the use of natural resources, including measures to minimise energy use, improve water efficiency and promote waste minimisation and recycling. Developments should also minimise, reuse and recycle construction waste wherever possible.</u></p> <p>In seeking to achieve carbon emissions reductions, the Council will <del>promote</del> <u>assess developments using</u> an 'energy hierarchy'. An energy hierarchy identifies the order in which energy issues should be addressed and is illustrated as follows:</p> <p>h. reducing energy use, in particular by the use of sustainable design and construction measures</p> <p>i. supplying energy efficiently and giving priority to decentralised energy supply</p> <p>j. making use of renewable energy</p> <p>k. making use of allowable solutions, and</p> <p>l. an energy statement will be <del>encouraged</del> <u>required</u> for proposals for major residential developments (over 10 dwellings), and all non-residential development, to demonstrate how the energy hierarchy has been applied.</p> <p>With continually improving standards through building regulations, new buildings carry reduced need for heating and loads are</p>



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			<p>hierarchy has been applied.</p> <p>With continually improving standards through building regulations, new buildings carry reduced need for heating and loads are based on winter heat and all year-round hot water demands. A feasibility assessment for district heating (DH) and cooling utilising technologies such as combined heat and power (CHP), including biomass CHP or other low carbon technology, will be encouraged for:</p> <ul style="list-style-type: none"> <li>m. all residential developments of 100 dwellings or more</li> <li>n. all residential developments in off-gas areas for 50 dwellings or more, and</li> <li>o. all applications for non-domestic developments above 1000sqm floorspace.</li> </ul> <p>Where feasibility assessments demonstrate that decentralised energy systems are deliverable and viable and can secure 10% of their energy from decentralised and renewable or low carbon sources, such systems will be required as part of the development.</p> <p>Planning permission will normally be granted for off-site renewable energy (for example, but not confined, to wind, solar, biomass and energy crops, anaerobic digestion and landfill gas), where it has been demonstrated that all the following criteria have been met:</p> <ul style="list-style-type: none"> <li>p. There is no significant adverse effect on landscape or townscape character, ecology and wildlife, heritage assets whether designated or not, areas or features of historical significance or amenity value</li> <li>q. there is no significant adverse impact on local amenity, health and quality of life as a result of noise, emissions to atmosphere, electronic interference or outlook through unacceptable visual intrusion, and</li> <li>r. there is no adverse impact on highway safety. Where development is granted, mitigation measures will be required as appropriate to minimise any environmental impacts. When considering the social and economic benefits, the Council will encourage community participation/ownership of a renewable energy scheme.</li> </ul> <p>Aylesbury Vale is located within an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day.</p>	<p>based on winter heat and all year-round hot water demands. A feasibility assessment for district heating (DH) and cooling utilising technologies such as combined heat and power (CHP), including biomass CHP or other low carbon technology, will be <del>encouraged</del> <u>required</u> for:</p> <ul style="list-style-type: none"> <li>m. all residential developments of 100 dwellings or more</li> <li>n. all residential developments in off-gas areas for 50 dwellings or more, and</li> <li>o. all applications for non-domestic developments above 1000sqm floorspace.</li> </ul> <p>Where feasibility assessments demonstrate that decentralised energy systems are deliverable and viable and can secure <u>at least</u> 10% of their energy from decentralised and renewable or low carbon sources, such systems will be <del>required</del> <u>encouraged</u> as part of the development.</p> <p>Planning permission will normally be granted for off-site renewable energy (for example, but not confined, to wind, solar, biomass and energy crops, anaerobic digestion and landfill gas), where it has been demonstrated that all the following criteria have been met:</p> <ul style="list-style-type: none"> <li>p. There is no significant adverse effect on landscape or townscape character, ecology and wildlife, heritage assets whether designated or not, areas or features of historical significance or amenity value</li> <li>q. there is no significant adverse impact on local amenity, health and quality of life as a result of noise, emissions to atmosphere, electronic interference or outlook through unacceptable visual intrusion, and</li> <li>r. there is no adverse impact on highway safety. Where development is granted, mitigation measures will be required as appropriate to minimise any environmental impacts. When considering the social and economic benefits, the Council will encourage community participation/ownership of a renewable energy scheme.</li> </ul> <p>Aylesbury Vale is located within an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day.</p> <p><u>Applications for the adaption of older buildings should include improved energy and water efficiency and retrofitted renewable energy systems where possible.</u></p>
MM244	254	10.63	Protection and enhancement of open space, sport and recreation sites, and sites of importance to nature conservation will assist in maintaining the green infrastructure network. Green corridors consist	Protection and enhancement of open space, sport and recreation sites, and sites of importance to nature conservation will assist in maintaining the green infrastructure network. Green corridors consist of canals, river corridors and hedgerows, together with public rights of way. These can provide areas for walking, cycling and horse riding and also provide opportunities for wildlife migration,

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			of canals, river corridors and hedgerows, together with public rights of way. These can provide areas for walking, cycling and horse riding and also provide opportunities for wildlife migration, which on a strategic scale can help to address the impact of climate change on biodiversity. Development proposals will be expected to retain and enhance existing green corridors, and maximise the opportunity to form new links between existing open spaces.	which on a strategic scale can help to address the impact of climate change on biodiversity. <del>Development proposals will be expected to retain and enhance existing green corridors, and maximise the opportunity to form new links between existing open spaces.</del>
MM245	254	C4	<p>The Council will enhance and protect public rights of way to ensure the integrity and connectivity of this resource is maintained.</p> <p>The protection and conservation of public rights of way needs to be reconciled with the benefits of new development, to maximise the opportunity to form links from the development to the wider public rights of way network, public transport, recreational facilities and green infrastructure. Planning permission will not normally be granted where the proposed development would cause unacceptable harm to the safe and efficient operation of public rights of way.</p>	<p>The Council will enhance and protect public rights of way to ensure the integrity and connectivity of this resource is maintained.</p> <p>The protection and conservation of public rights of way needs to be reconciled with the benefits of new development, to maximise the opportunity to form links from the development to the wider public rights of way network, public transport, recreational facilities and green infrastructure. <u>Development proposals will be required to retain and enhance existing green corridors, and maximise the opportunity to form new links between existing open spaces.</u> Planning permission will not normally be granted where the proposed development would cause unacceptable harm to the safe and efficient operation of public rights of way.</p>
MM246	256	11.1	<p><b>Green infrastructure</b></p> <p>Green infrastructure is a strategically planned network of high quality multi-functional green spaces in both urban and rural areas as well as associated features such as trees, hedgerows, ponds, waterways, green roofs and green walls. It is designed, developed and managed to meet the environmental, social and economic needs of communities and wildlife. The term includes open green spaces such as parks and gardens, country parks, allotments, cemeteries, green corridors (potentially including cycleways and rights of way), village greens and trees. It also includes informal amenity green spaces and accessible countryside such as river and canal corridors, woodland, natural grassland, wetlands, lakes and nature reserves.</p>	<p><b>Green infrastructure</b></p> <p>Green infrastructure is a strategically planned network of high quality multi-functional green spaces in both urban and rural areas as well as associated features such as trees, hedgerows, ponds, waterways, green roofs and green walls. It is designed, developed and managed to meet the environmental, social and economic needs of communities and wildlife. The term includes open green spaces such as parks and gardens, country parks, allotments, cemeteries, green corridors (potentially including cycleways and rights of way), village greens and trees. It also includes informal amenity green spaces and accessible countryside such as river and canal corridors, woodland, natural grassland, wetlands, lakes and nature reserves (<u>water related green infrastructure is also known as 'Blue Infrastructure'</u>). For the purposes of the VALP, 'Green Infrastructure' includes civic spaces, including market squares and other <u>hard surfaced community areas used for community activities.</u> Where the VALP site allocations require (or development coming forward on any other site that would be required to meet the standards in Policy I1) the provision of 'green infrastructure', <u>private green spaces such as residential gardens do not count towards meeting this requirement as they are not publicly accessible natural green space and so do not meet Natural England's definition of ANGSt in para 11.8.</u></p>
MM247	256	11.2	<p>Well-planned multi-functional green infrastructure is an important component of achieving sustainable communities. Green infrastructure helps to deliver conservation and enhancement of biodiversity, create a sense of place and appreciation of valuable landscapes and cultural heritage, increase recreational opportunities and support healthy living, improve water resources and flood management as part of environmentally sustainable design. It also positively contributes to; combating climate change through adaptation and mitigation of impacts and production of food, natural fibre and fuel. It helps deliver NHS initiatives around improving people's health and tackling obesity. The district's high quality green infrastructure is a vital asset and an important element in ensuring that the district is somewhere people choose to live and locate their</p>	<p>Well-planned multi-functional green infrastructure is an important component of achieving sustainable communities. Green infrastructure helps to deliver conservation and enhancement of biodiversity, create a sense of place and appreciation of valuable landscapes and cultural heritage, increase recreational opportunities and support healthy living, improve water resources and flood management as part of environmentally sustainable design. It <u>can</u> also positively contributes towards <u>combating</u> climate change through adaptation and mitigation of impacts and production of food, natural fibre and fuel. It helps deliver NHS initiatives around improving people's health and tackling obesity. The district's high quality green infrastructure is a vital asset and an important element in ensuring that the district is somewhere people choose to live and locate their businesses. Policy I1 below will be used to ensure a green infrastructure network is provided <u>across throughout</u> the district with enhancements <u>helping to replace remedy</u> existing green infrastructure deficiencies.</p>

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			businesses. Policy I1 below will be used to ensure a green infrastructure network is provided across the district with enhancements to replace existing green infrastructure deficiencies.	
MM248	256	11.4	<p>The Aylesbury Vale Green Infrastructure Strategy<sup>13</sup> was undertaken in 2011 and covers the period 2011-2026, giving more detail following on from the 2009 Buckinghamshire Green Infrastructure Strategy<sup>14</sup>. These strategies identify a deficiency in green infrastructure in the district. 69% of dwellings in the district meet none of Natural England's Accessible Natural Green space standards (ANGst). Two priority areas were also identified in the district, North Aylesbury Vale and Aylesbury Environs. The detailed deficiencies in these areas are set out in the Aylesbury Vale Green Infrastructure Strategy. Following this work, a Buckinghamshire Green Infrastructure Delivery Plan (2013)<sup>15</sup> was produced which sets out two specific proposals in Aylesbury Vale, Aylesbury linear park and Whaddon Chase. Part of the Aylesbury Linear Park proposals are delivered through Berryfields Major Development Area (MDA) which is currently under construction, the approved MDA site to the east of Aylesbury (Kingsbrook) will also provide approximately 100ha of wetlands park. Further development sites around Aylesbury should deliver green infrastructure in line with the delivery plan.</p>	<p><del>The Aylesbury Vale Green Infrastructure Strategy was undertaken in 2011 and covers the period 2011-2026, giving more detail following on from the 2009 Buckinghamshire Green Infrastructure Strategy. These strategies identify a deficiency in green infrastructure in the district. 69% of dwellings in the district meet none of Natural England's Accessible Natural Green space standards (ANGst). Two priority areas were also identified in the district, North Aylesbury Vale and Aylesbury Environs. The detailed deficiencies in these areas are set out in the Aylesbury Vale Green Infrastructure Strategy. Following this work, a Buckinghamshire Green Infrastructure Delivery Plan (2013) was produced which sets out two specific proposals in Aylesbury Vale, Aylesbury linear park and Whaddon Chase. Part of the Aylesbury Linear Park proposals are delivered through Berryfields Major Development Area (MDA) which is currently under construction, the approved MDA site to the east of Aylesbury (Kingsbrook) will also provide approximately 100ha of wetlands park. Further development sites around Aylesbury should deliver green infrastructure in line with the delivery plan.</del></p> <p>The following Green Infrastructure Strategies cover Aylesbury Vale at varying hierarchal levels:</p> <ul style="list-style-type: none"> <li>• <b><u>Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire &amp; Milton Keynes</u></b><sup>45</sup> <u><a href="http://www.bucksmknep.co.uk/wp-content/uploads/2016/09/NEP-GI-Vision-and-Principles-FINAL.pdf">http://www.bucksmknep.co.uk/wp-content/uploads/2016/09/NEP-GI-Vision-and-Principles-FINAL.pdf</a></u> (2016). County-wide. Produced by the Buckinghamshire and Milton Keynes Natural Environment Partnership ("NEP"), the Vision and Principles set out 9 Principles which should be followed to achieve the NEP vision by 2030.</li> <li>• <b><u>Buckinghamshire Green Infrastructure Delivery Plan (2013)</u></b><sup>46</sup><u><a href="https://www.buckscc.gov.uk/media/1521901/5326-Bucks-GI-Delivery-Plan-FINAL-ISSUE_2013_08_07_low_res.pdf">https://www.buckscc.gov.uk/media/1521901/5326-Bucks-GI-Delivery-Plan-FINAL-ISSUE_2013_08_07_low_res.pdf</a></u>. County-wide. The Delivery Plan includes specific project areas in the district, particularly Whaddon Chase, west of Milton Keynes and Aylesbury Linear Park. Part of Aylesbury Linear Park is being delivered through Berryfields and Kingsbrook (Aylesbury East) Major Development Areas (MDA's). Kingsbrook will provide approximately 100ha of wetlands park. Further development sites around Aylesbury should deliver green infrastructure in-line with the Delivery Plan.</li> <li>• <b><u>Aylesbury Vale Green Infrastructure Strategy (2011)</u></b><sup>47</sup><u><a href="http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury-Vale-Green-Infrastructure-Strategy-2011.pdf">http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury-Vale-Green-Infrastructure-Strategy-2011.pdf</a></u>. District-wide detail. The Green Infrastructure Strategy follows on from the 2009 Buckinghamshire Green Infrastructure Strategy. These strategies identified green infrastructure deficiencies within the district – for example, 69% of dwellings do not meet any of Natural England's Accessible Natural Green space standards (ANGSt). Priority areas identified include North Aylesbury Vale and Aylesbury Environs.</li> <li>• <b><u>Aylesbury Garden Town</u></b><sup>48</sup><u><a href="https://www.aylesburygardentown.co.uk/what-is-the-big-idea">https://www.aylesburygardentown.co.uk/what-is-the-big-idea</a></u> will have an accompanying Masterplan which will set out how Green Infrastructure will be integrated into new and existing Garden Town developments.</li> </ul>

<sup>13</sup> [http://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Aylesbury-Vale-Green-Infrastructure-Strategy-2011.pdf](http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Aylesbury-Vale-Green-Infrastructure-Strategy-2011.pdf)

<sup>14</sup> [http://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/CD-ENV-010-Buckinghamshire-Green-Infrastructure-Strategy-Bucks-CC-April-2009-.pdf](http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/CD-ENV-010-Buckinghamshire-Green-Infrastructure-Strategy-Bucks-CC-April-2009-.pdf)

<sup>15</sup> [https://www.buckscc.gov.uk/media/1521901/5326-Bucks-GI-Delivery-Plan-FINAL-ISSUE\\_2013\\_08\\_07\\_low\\_res.pdf](https://www.buckscc.gov.uk/media/1521901/5326-Bucks-GI-Delivery-Plan-FINAL-ISSUE_2013_08_07_low_res.pdf)

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MM249	256	11.5	The Buckinghamshire and Milton Keynes Natural Environment Partnership (the NEP), which include the local planning authorities on the board, has produced a Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes (2016) <sup>16</sup> document which updated this part of the Buckinghamshire Green Infrastructure Strategy. Further work is intended to be undertaken by AVDC to update the rest of the Green Infrastructure Strategy for Aylesbury Vale to be in line with future needs and used to deliver strategic green infrastructure. Further work will be undertaken on what potential there is to remedy existing deficiencies in accordance with the ANGst standards. Currently the Sport and Leisure Facilities SPG and Companion Document: Ready Reckoner is used to provide details on what developments should provide. The detail in these will be updated.	<del>The Buckinghamshire and Milton Keynes Natural Environment Partnership (the NEP), which include the local planning authorities on the board, has produced a Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes (2016) document which updated this part of the Buckinghamshire Green Infrastructure Strategy. Further work is intended to be undertaken by AVDC to update the rest of the Green Infrastructure Strategy for Aylesbury Vale to be in line with future needs and used to deliver strategic green infrastructure. Further work will be undertaken on what potential there is to remedy existing deficiencies in accordance with the ANGst standards. Currently the Sport and Leisure Facilities SPG and Companion Document: Ready Reckoner is used to provide details on what developments should provide. The detail in these will be updated.</del>  The 'Assessment for Open Space, Sports and Recreation Needs for Aylesbury Vale: Final Report' (2017) <sup>17</sup>  <a href="https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/CD.SLB_001%20Assessment%20of%20Open%20Space%2C%20Sports%20and%20Recreation%20Needs%20for%20AV%20%28Torkildsen%20Barclay%2C%20March%202017%29.pdf">https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/CD.SLB_001%20Assessment%20of%20Open%20Space%2C%20Sports%20and%20Recreation%20Needs%20for%20AV%20%28Torkildsen%20Barclay%2C%20March%202017%29.pdf</a> identifies typologies of green infrastructure, current provision of green infrastructure, provision standards and future need based on applying those standards. The 2017 Final Report makes clear that green infrastructure is able to cover any number of the typologies identified. It also identifies specific green infrastructure features which can enhance the sport and recreational value of green space while not duplicating other provision in an area. Therefore, the approach in the VALP Policy I1 is for Green Infrastructure to perform a range of functions where possible in order to enhance the sport and recreation value of green space.
MM250	257	New paragraph after 11.5	N/A	The 2017 Final Report also identifies accessibility/quantitative and qualitative standards to be applied to new development. These standards have been incorporated into the VALP to be applied for larger new housing developments or mixed use proposals including an element of housing. Quantitative standards are the size of green space provision. Accessibility standards represent a zone of influence of a provision and the distance that people are prepared to travel. The standards to be used are the ANGSt, developed nationally in the 1990s and reviewed by Natural England in 2008. These standards were also recommended in the Aylesbury Vale Green Infrastructure Strategy 2011.
MM251	257	New paragraph after 11.5	N/A	The ANGSt are a response to Natural England's belief that everyone should have access to good quality natural greenspace near to where they live. The three underlying principles of ANGSt are: Improving access to greenspaces; Improving naturalness of greenspaces; and Improving connectivity with greenspaces. The distances in the ANGSt are based on research into the minimum distances people would travel to experience the natural environment.
MM252	257	New paragraph after 11.5	N/A	In terms of meeting the ANGSt, to be 'Accessible' a place must be "available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle)" <sup>18</sup> <small>Natural England 'Nature Nearby' (2011)</small> <a href="https://webarhive.nationalarchives.gov.uk/20140605145320/http://publications.naturalengland.org.uk/publication/40004?category=47004">https://webarhive.nationalarchives.gov.uk/20140605145320/http://publications.naturalengland.org.uk/publication/40004?category=47004</a> The places must be available to all, which means that every reasonable effort must be made to comply with the requirements under the Equality Act (2010). For a space to be 'Natural' it must be a "place where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate" <sup>19</sup> <small>Natural England 'Nature Nearby' (2011)</small>  <a href="https://webarhive.nationalarchives.gov.uk/20140605145320/http://publications.naturalengland.org.uk/publication/40004?category=47004">https://webarhive.nationalarchives.gov.uk/20140605145320/http://publications.naturalengland.org.uk/publication/40004?category=47004</a>
MM253	257	New paragraph	N/A	The 2017 Final Report identifies deficiencies across the district against the ANGSt standards. Only three settlements in Aylesbury Vale – Aston Clinton, Buckingham and Wendover – meet the minimum ANGSt requirements for the provision of larger accessible

<sup>16</sup> <http://www.bucksmknep.co.uk/wp-content/uploads/2016/09/NEP-GI-Vision-and-Principles-FINAL.pdf>

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		ph after 11.5		<u>green space. Many parts of Aylesbury Vale do not meet the standard of providing at least one 20ha site within 2km or one 500ha site within 10km of people's homes. There is also a deficiency of accessible green infrastructure over 100ha in Aylesbury Vale.</u>
MM254	257	11.6	Development proposals, particularly on larger sites, can offer the opportunity to improve the green infrastructure network (as demonstrated through the Berryfields and Aylesbury East MDAs), Policy I1 looks to achieve this. Green infrastructure will be delivered through development proposals and will be obligated either on site or off site through the CIL regime, S106 contributions or conditions to the planning permission as appropriate. HS2 mitigation works will also deliver some green infrastructure. All green infrastructure proposals should include details of management and maintenance to ensure these areas are permanently protected.	Development proposals, particularly on larger sites, <del>provide an</del> <u>can offer</u> the opportunity to improve the green infrastructure network (as demonstrated through the Berryfields and Aylesbury East MDAs), Policy I1 <del>looks</del> <u>seeks</u> to achieve this. Green infrastructure will be delivered through development proposals and <del>will be obligated either</del> <u>on site or off site obligations will be imposed</u> through the CIL regime, S106 contributions or conditions to the planning permission as appropriate. HS2 mitigation works will also deliver some green infrastructure. All green infrastructure proposals should include details of management and maintenance to ensure these areas are permanently protected.
MM255	257	11.7	Policy T6 ensures development connects to existing pedestrian and cycle networks and provides new facilities, Policy NE2 secures biodiversity enhancements and Policy I2 sets out what is required in terms of sport and recreation provision. Development proposals will be expected to identify, retain and enhance existing green infrastructure assets, including corridors and ensure new links are provided between existing green spaces. Local green space designations, which are a fairly new concept, will mean protection for those areas, as outlined in Policy NE6. Green infrastructure should ensure permeability for wildlife through development and provide sufficient beneficial habitat to support target species, independent of its connective function. The incorporation of sustainable drainage systems can contribute to green infrastructure provision as well as helping alleviate flooding and bringing biodiversity benefits. New landscaping areas are important and will be required in larger development schemes to assimilate development into the landscape and assist in the transition between the urban and rural boundary. The size and location of green infrastructure is expected to be suitable for the function it is intended to fulfil.	<u>Although Policy I1 is the primary policy for green infrastructure, several VALP policies will also secure elements of green infrastructure.</u> Policy T6 ensures development connects to existing pedestrian and cycle networks and provides new facilities; Policy <del>NE12</del> <u>NE1</u> secures biodiversity enhancements; and Policy I2 sets out what is required in terms of sport and recreation provision. Development proposals will be expected to identify, retain and enhance existing green infrastructure assets, including corridors and <u>to ensure new links are provided between existing green spaces.</u> Local green space designations, which are <del>a fairly new concept</del> <u>now commonplace in neighbourhood plans,</u> will <del>mean</del> <u>provide</u> protection for those areas, as outlined in Policy NE6. Green infrastructure should ensure permeability for wildlife through development and provide sufficient beneficial habitat to support target species, independent of its connective function. The incorporation of sustainable drainage systems can contribute to green infrastructure provision as well as <u>helping to alleviate flooding and bringing providing other</u> biodiversity benefits. New landscaping areas are important and will be required in larger development schemes to assimilate development into the landscape and assist in the transition between the urban and rural boundary. The size and location of green infrastructure is expected to be suitable for the function it is intended to fulfil.
MM256	257	11.9	<b>Principles for Aylesbury Vale</b>  The Buckinghamshire and Milton Keynes Natural Environment Partnership sets out the nine principles below that should be followed to achieve its Green Infrastructure Vision by 2030 of a well-designed, well-connected multi-functional network of green spaces across Buckinghamshire and Milton Keynes. The vision states that specific landscape and green infrastructure features and benefits are identified in advance of development, and are protected, enhanced, connected, extended and extended to provide multiple benefits into the long term for the growing population of Buckinghamshire and	<b>Principles for Aylesbury Vale</b>  <u>The accessibility/quantitative and qualitative standards will apply to development proposals of 10 homes or more and which have maximum combined gross floorspace of more than 1,000 square metres (gross internal area). These thresholds are a national standard in Planning Practice Guidance for securing infrastructure contributions through planning applications. It is also considered a threshold whereby at 10 or more homes the development is more likely to itself create a deficiency. Where the standards are applicable, development proposals will need to demonstrate to the Council that a development itself, with committed developments, would not create a deficiency.</u>  <del>The Buckinghamshire and Milton Keynes Natural Environment Partnership sets out the nine principles below that should be followed to achieve its Green Infrastructure Vision by 2030 of a well-designed, well-connected multi-functional network of green spaces across Buckinghamshire and Milton Keynes. The vision states that specific landscape and green infrastructure features and</del>

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			<p>Milton Keynes. To achieve this, the principles should be applied at all scales, from strategic, county-and district-levels through to individual developments, and look across immediate planning, development and administrative boundaries so that green infrastructure and its upkeep is sufficiently planned for, and well-designed for, so that the benefits from green infrastructure for can be maximised and maintained into the long-term. The principles are:</p> <ol style="list-style-type: none"> <li>1. Green infrastructure is as important and necessary as grey (man-made, constructed) infrastructure and social infrastructure for the health and wellbeing of Buckinghamshire’s economy, environment and society</li> <li>2. Green infrastructure, its value and benefits are considered and planned for early and strategically at all spatial scales of development</li> <li>3. Green infrastructure across Buckinghamshire should be planned to provide a range of benefits, or ‘ecosystem services’</li> <li>4. (Related to 3, above) green infrastructure creation and improvement is planned to contribute to the delivery of objectives and targets, good practice actions and activities for Buckinghamshire’s environment, health and economy</li> <li>5. Green infrastructure is managed into the long-term</li> <li>6. Connected networks of green infrastructure are necessary – at both the landscape and local scale – to maximise the benefits</li> <li>7. Green infrastructure creation and improvement is coordinated with activities cross-border</li> <li>8. Green infrastructure improvement and provision is prioritised in locations where it can deliver most benefits</li> <li>9. It is linked and relevant to, informed by and co-ordinated with, other policy areas, strategies, activities and reviews</li> </ol>	<p><del>benefits are identified in advance of development, and are protected, enhanced, connected, extended and extended to provide multiple benefits into the long term for the growing population of Buckinghamshire and Milton Keynes. To achieve this, the principles should be applied at all scales, from strategic, county and district levels through to individual developments, and look across immediate planning, development and administrative boundaries so that green infrastructure and its upkeep is sufficiently planned for, and well-designed for, so that the benefits from green infrastructure for can be maximised and maintained into the long term. The principles are:</del></p> <ol style="list-style-type: none"> <li>1. <del>Green infrastructure is as important and necessary as grey (man-made, constructed) infrastructure and social infrastructure for the health and wellbeing of Buckinghamshire’s economy, environment and society</del></li> <li>2. <del>Green infrastructure, its value and benefits are considered and planned for early and strategically at all spatial scales of development</del></li> <li>3. <del>Green infrastructure across Buckinghamshire should be planned to provide a range of benefits, or ‘ecosystem services’</del></li> <li>4. <del>(Related to 3, above) green infrastructure creation and improvement is planned to contribute to the delivery of objectives and targets, good practice actions and activities for Buckinghamshire’s environment, health and economy</del></li> <li>5. <del>Green infrastructure is managed into the long term</del></li> <li>6. <del>Connected networks of green infrastructure are necessary – at both the landscape and local scale – to maximise the benefits</del></li> <li>7. <del>Green infrastructure creation and improvement is coordinated with activities cross-border</del></li> <li>8. <del>Green infrastructure improvement and provision is prioritised in locations where it can deliver most benefits</del></li> <li>9. <del>It is linked and relevant to, informed by and co-ordinated with, other policy areas, strategies, activities and reviews</del></li> </ol>
MM257	258	11.10		<i>Delete para 11.10 of the Submitted plan</i>
MM258	258	After paragraph 11.9 of Submitt	N/A	<u>Long term stewardship of the public realm is important to ensure that open space provided from development is maintained to high standards. The Open Space, Sports, Leisure and Public Realm SPD will set out detailed guidance for the maintenance and adoption of open space, and will set out how maintenance is to be provided by a developer; at what time period land ownership should be transferred to the Council or other body; and how payments may be required towards future maintenance after the land transfer – including arrangements for Performance Bonds. In the case of open space not being provided on site, the SPD will also set out a</u>

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		ed Plan new paragraph		<u>calculation for the financial amount due as a developer contribution and the general approach to the use of such contributions.</u>
MM259	258	After paragraph 11.9 of Submitted Plan new paragraph	N/A	<u>The SPD will set out the details as to how the policy and standards in Appendix C are to be implemented and guidance for where they will be appropriate for on or off site provision for open space, sports and leisure facilities (see Policy I2) and public realm. The SPD will also set out any possible exceptions to on or off site provision. Finally, the SPD will set out any good practice which the Council suggests should be followed in terms of how open space, sports and recreation and public realm are provided in/from development.</u>
MM260	258	I1	<p><b>I1 Green infrastructure</b></p> <p>The Council will work with partners to ensure that existing and new green infrastructure is identified, planned, delivered, enhanced and managed in a strategic way as an integral part of supporting sustainable communities and sustainable growth. The Council will implement the most up-to-date green infrastructure strategies. Green infrastructure networks whether existing or potential are expected to be a key part of site masterplanning as required in the VALP.</p> <p>AVDC seeks to realise the potential of green infrastructure to assist communities with mitigating and adapting to climate change as well as meeting health initiatives. It seeks to deliver high quality, multi-functional, accessible, and connected open spaces that are integral to new and existing development. It will do this at a landscape, district and local scale, looking beyond boundaries, to maximise opportunities arising from green infrastructure.</p> <p>As part of this, development proposals must demonstrate that the green infrastructure network would be maintained and, where appropriate, enhanced within the site and beyond development boundaries where possible as follows:</p> <ul style="list-style-type: none"> <li>a. Biodiversity mitigation, where warranted, should result in a net gain in biodiversity on greenfield sites and on other sites no net loss and a net gain where possible (linked with Policy NE2). Where possible green infrastructure is expected to positively contribute to the conservation, restoration, re-creation and enhancement of networks of biodiversity on a landscape scale</li> <li>b. Flood and water resource should be managed and where possible improved (linked with Policy I4)</li> </ul>	<p><b>I1 Green infrastructure</b></p> <p><del>The Council will work with partners to ensure that existing and new green infrastructure is identified, planned, delivered, enhanced and managed in a strategic way as an integral part of supporting sustainable communities and sustainable growth. The Council will implement the most up-to-date green infrastructure strategies. Green infrastructure networks whether existing or potential are expected to be a key part of site masterplanning as required in the VALP.</del></p> <p><del>AVDC seeks to realise the potential of green infrastructure to assist communities with mitigating and adapting to climate change as well as meeting health initiatives. It seeks to deliver high quality, multi-functional, accessible, and connected open spaces that are integral to new and existing development. It will do this at a landscape, district and local scale, looking beyond boundaries, to maximise opportunities arising from green infrastructure.</del></p> <p><del>As part of this, development proposals must demonstrate that the green infrastructure network would be maintained and, where appropriate, enhanced within the site and beyond development boundaries where possible as follows:</del></p> <ul style="list-style-type: none"> <li><del>a. Biodiversity mitigation, where warranted, should result in a net gain in biodiversity on greenfield sites and on other sites no net loss and a net gain where possible (linked with Policy NE2). Where possible green infrastructure is expected to positively contribute to the conservation, restoration, re-creation and enhancement of networks of biodiversity on a landscape scale</del></li> <li><del>b. Flood and water resource should be managed and where possible improved (linked with Policy I4)</del></li> <li><del>c. Green corridors and public rights of way to link with the wider green infrastructure network, providing walking, cycling and other exercise opportunities and avoiding habitat or linear network fragmentation</del></li> <li><del>d. New green infrastructure should demonstrate a range of types of green space such as the creation of living roofs and walls, native woodland, local nature reserves and community forests where possible</del></li> <li><del>e. Public open space within housing developments may include, but is not limited to: children's play areas, informal green space, wildlife areas and recreation areas, street trees, community orchards, woodland and parkland, in appropriate proportions, with safe and convenient access for people of all abilities</del></li> <li><del>f. Formal sports areas as part of housing developments including playing pitches and pavilions should be provided where appropriate in addition to, and separate from, public open space areas</del></li> <li><del>g. Where appropriate a landscaping scheme should be provided which deals positively with the transition between development and any adjoining open land and link to existing Green infrastructure and Green Infrastructure features</del></li> <li><del>h. Protect, create, and improve recreation, play and local food cultivation opportunities for communities</del></li> </ul>



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			<p>c. Green corridors and public rights of way to link with the wider green infrastructure network, providing walking, cycling and other exercise opportunities and avoiding habitat or linear network fragmentation</p> <p>d. New green infrastructure should demonstrate a range of types of green space such as the creation of living roofs and walls, native woodland, local nature reserves and community forests where possible</p> <p>e. Public open space within housing developments may include, but is not limited to: children’s play areas, informal green space, wildlife areas and recreation areas, street trees, community orchards, woodland and parkland, in appropriate proportions, with safe and convenient access for people of all abilities</p> <p>f. Formal sports areas as part of housing developments including playing pitches and pavilions should be provided where appropriate in addition to, and separate from, public open space areas</p> <p>g. Where appropriate a landscaping scheme should be provided which deals positively with the transition between development and any adjoining open land and link to existing Green infrastructure and Green Infrastructure features</p> <p>h. Protect, create, and improve recreation, play, and local food cultivation opportunities for communities</p> <p>i. Secure details of on-going management and maintenance of green infrastructure assets for at least 30 years past completion and during this time secure a mechanism to manage sites into perpetuity, and</p> <p>j. Protect and enhance the integrity, multi-functionality, quality and connectivity of the green infrastructure network.</p> <p>Green infrastructure and habitat creation should be monitored to ensure that it develops in accordance with its stated intention. If it is not achieving satisfactory condition within stipulated timeframes, remedial measures will be required. Mechanisms to achieve this should be put forward in development proposals.</p> <p>Development proposals must demonstrate that green infrastructure is maintained and where possible enhanced to the accessibility and quantitative standards as set out in the Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (2017) or replacement documents.</p>	<p><del>i. Secure details of on going management and maintenance of green infrastructure assets for at least 30 years past completion and during this time secure a mechanism to manage sites into perpetuity, and</del></p> <p><del>j. Protect and enhance the integrity, multi functionality, quality and connectivity of the green infrastructure network.</del></p> <p><del>Green infrastructure and habitat creation should be monitored to ensure that it develops in accordance with its stated intention. If it is not achieving satisfactory condition within stipulated timeframes, remedial measures will be required. Mechanisms to achieve this should be put forward in development proposals.</del></p> <p><del>Development proposals must demonstrate that green infrastructure is maintained and where possible enhanced to the accessibility and quantitative standards as set out in the Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (2017) or replacement documents.</del></p> <p><u>The Council will support proposals for green infrastructure where there is no significant adverse impact on:</u></p> <ul style="list-style-type: none"> <li>a. <u>Wider green infrastructure networks including public rights of way and green infrastructure opportunity zones identified by the Buckinghamshire and Milton Keynes Natural Environment Partnership</u></li> <li>b. <u>Potential to contribute to biodiversity net gains</u></li> <li>c. <u>Management of flood risk and provision of sustainable drainage systems</u></li> <li>d. <u>Provision of a range of types of green infrastructure</u></li> <li>e. <u>Provision of sports, recreation facilities or public realm improvements</u></li> <li>f. <u>Potential for local food cultivation by communities</u></li> <li>g. <u>Achieving a satisfactory landscaping scheme including the transition between the development and adjacent open land</u></li> </ul> <p><u>New housing developments of more than 10 units and which have maximum combined gross floorspace of more than 1,000 square metres (gross internal area) will be required to meet the ANGSt (accessible natural green space standards) in Appendix C to meet the additional demand arising from new residential development. Amenity green space will need to be provided on site. Sports and recreation facilities can be provided as required (Policy I2) on the same site where these are compatible with publicly accessible green infrastructure.</u></p> <p><u>The Accessibility Standards in Appendix C will need to be met by providing accessible natural green space on or off site for developments of more than 10 homes and which have maximum combined gross floorspace of more than 1,000 square metres (gross internal area) unless it has been demonstrated in an assessment for a planning application that accessible natural green space provision has already been met, when including the increased population of the new development and any other committed development.</u></p> <p><u>Conditions will be imposed on permissions or planning obligations sought in order to secure green infrastructure reasonably related to the scale and kind of housing proposed. The benefits to be obtained or provided by the Council by virtue of the obligation will be directly relevant to the development permitted and the needs of its occupiers and fairly and reasonably related to its scale and kind.</u></p> <p><u>To count towards any ANGSt quantitative/accessibility requirements, such green space must meet the definitions of ‘accessible’ and ‘natural’ in paragraph 11.8.</u></p> <p><u>The Council will only accept the loss of ANGSt including the incorporation of such areas into private garden land if:</u></p> <ul style="list-style-type: none"> <li>h. <u>The ANGSt has been subject to an assessment which shows it to be surplus to requirements</u></li> </ul>



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				<p>i. <u>The land does not fulfil a useful purpose in terms of its appearance, landscaping, recreational use or wildlife value</u></p> <p>j. <u>The land does not host an element of semi-natural habitat or any other feature of value to wildlife to a greater extent than would be the case if it were planted as a garden</u></p> <p>k. <u>The loss of publicly accessible green infrastructure would not set a precedent for other similar proposals which could cumulatively have an adverse effect on the locality or the environment</u></p> <p>l. <u>The continued maintenance of the land for publicly accessible green infrastructure would be impractical or unduly onerous</u></p> <p>m. <u>Publicly accessible green infrastructure lost will need to be replaced by equivalent or better following an assessment justifying this need based on applying the standards in Appendix C</u></p> <p><u>Formal outdoor sports areas, play areas, and allotments all serve a specific purpose and may be located within or outside ANGSt. Either way such facilities should be located on land that is additional to the ANGSt provided by a developer and be complimentary to it.</u></p> <p><u>Green infrastructure being provided must have a long term management and maintenance strategy to be agreed by the Council with assets managed for at least 30 years after completion and during this time secure a mechanism to manage sites into perpetuity. The management and maintenance strategy shall set out details of the owner, the responsible body and how the strategy can be implemented by contractors.</u></p>
MM261	260	11.12	Policy I1 on green infrastructure provides guidance on the provision of open space which includes parks, recreation grounds and amenity spaces. There is a cross over between this and facilities which fall under the category of sports and recreation. Where appropriate open spaces provided as part of new developments should include access to formal and informal recreational areas, including sports, playing pitches and children’s play areas.	<p><u>Accessible natural green space required through Policy I1 does not need to be planned separately and can co-exist within a properly masterplanned approach for open space on a development site. However, sports and leisure facilities provided to meet Policy I2 must be treated separately to accessible natural green space so these areas can function to ensure financial sustainability. Sports facilities are usually hired for a fee and may include built facilities such as a pavilion or club house. Access is usually limited and sports facilities may be co-located or shared with a school, college, community hall or sports club.</u></p> <p><del>Policy I1 on green infrastructure provides guidance on the provision of open space which includes parks, recreation grounds and amenity spaces. There is a cross over between this and facilities which fall under the category of sports and recreation. Where appropriate open spaces provided as part of new developments should include access to formal and informal recreational areas, including sports, playing pitches and children’s play areas.</del></p>
MM262	260	New paragraph under sports and rec sub-heading	N/A	<p><i>Add new para after 11.14</i></p> <p><u>The 2019 Playing Pitch and Built Facilities Strategies look closely at the users of facilities in the district and the existing facilities and sets out whether the existing facilities are adequate or not, need replacing, or can be expanded. The 2019 Playing Pitch Strategy (PPS) will ensure a strategic approach to playing pitch provision. The PPS will act as a tool for AVDC and partner organisations to guide resource allocation and to set priorities for pitch sports in the future. The PPS will provide robust evidence for capital funding. As well as proving the need for developer contributions towards pitches and facilities, the PPS provides evidence of need for a range of capital grants. Current funding examples include the Sport England Funding Programmes, Heritage Lottery Fund (for park improvements), the Football Foundation and the Big Lottery.</u></p>
MM263	260	New paragraph under sports	N/A	<p><i>Add new para after 11.14</i></p> <p><u>The PPS is a complete update and replacement of the 2010 Playing Pitch Strategy and will utilise elements of the 2017 Assessment of Open Space, Sport and Recreation Needs for Aylesbury Vale. The PPS will be produced in consultation with Sport England, National Governing Bodies of Sport, Neighbouring Local Authorities, Leisure Operators and Developers, Outdoor Sports Leagues,</u></p>

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		and rec sub-heading		<u>Major Sports Clubs, LEAP and Parish and Town Councils and will follow Sport England’s Playing Pitch Strategy Guidance.</u>
MM264	260	New paragraph under sports and rec sub-heading	N/A	<p><i>Add new para after 11.14</i></p> <p><u>A Built Facilities Strategy 2019 (BFS) is a strategic assessment that will provide an up to data analysis of the supply and demand of built sports facilities across Aylesbury Vale. In conjunction with the PPS, the BFS will provide a holistic analysis of sports facilities across the study area, leading to a comprehensive set of recommendations for the future development of facilities, in line with the demands and needs of local residents. The BFS will help ensure the priority provision, adoption and maintenance of sport and leisure facilities in the Vale. The facilities covered in the BFS will be swimming pools, sports halls, community halls, health and fitness/gyms, athletics, gymnastics, indoor tennis, indoor bowls, squash courts, multi sport leisure complex/sports villages and gymnastic centres. The Strategy will be produced in partners including Sport England, Leap, Bucks NHS CCG, Parish and Town Councils, site operators and Wheelpower.</u></p>
MM265	260	New paragraph under sports and rec sub-heading	N/A	<p><i>Add new para after 11.14</i></p> <p><u>Long term stewardship of sports and recreation facilities is important to ensure facilities provided from development are maintained to high standards. The Open Space, Sports, Leisure and Public Realm SPD will set out detailed guidance for the maintenance and adoption of facilities. The SPD will cover how maintenance is to be provided by a developer; at what time period land ownership should be transferred to the Council or another body; and how payments may be required towards future maintenance after the land transfer. In the case of facilities not being provided on site, the SPD will also set out a calculation for the financial amount due as a developer contribution and the general approach to what such contributions will be used for.</u></p>
MM266	260	New paragraph under sports and rec sub-heading	N/A	<p><i>Add new para after 11.14</i></p> <p><u>The SPD will set out guidance for where it will be appropriate for on or off site provision for open space, sports and leisure facilities (see Policy I2) and public realm. The SPD will also set out any possible exceptions to on or off site provision. The SPD will set out arrangements in general terms for Performance Bonds which will cover the expenses associated with the provision, maintenance and administration of open space, sports and leisure facilities and public realm. Finally, the SPD will set out any good practice which the Council suggests should be followed in terms of how open space, sports and recreation and public realm are provided in/from development.</u></p>
MM267	260	11.15	Currently, the ‘Sport and Leisure Facilities SPG Companion Document: Ready Reckoner’ is used to provide details on what developments should provide. The detail in this will be updated to reflect the latest information and support the growth set out in this Plan. In addition, an Aylesbury Vale Sports Facilities Strategy is being prepared and will provide information relating to locations for new sports facilities.	<p><del>Currently, the ‘Sport and Leisure Facilities SPG Companion Document: Ready Reckoner’ is used to provide details on what developments should provide. The detail in this will be updated to reflect the latest information and support the growth set out in this Plan. In addition, an Aylesbury Vale Sports Facilities Strategy is being prepared and will provide information relating to locations for new sports facilities.</del></p> <p><u>A new Sports and Leisure Facilities SPD and new Ready Reckoner are in preparation to be completed in early 2019 once the VALP has been adopted. These documents will further detail how Policy I2 is to be implemented on individual planning applications, provide advice on onsite and off-site provision and explain when financial contributions would be sought. These documents will replace the 2004 Sports and Leisure Facilities SPG and 2005 Ready Reckoner, providing details on what developments should provide. The documents will be developed utilising the standards in Chapter 6 of the 2017 Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (CD/SLB/001). In addition, an Aylesbury Vale Built Facilities Strategy and Aylesbury Vale Playing Pitch Strategy are being prepared for completion in early 2019.</u></p>

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MM268	260	I2	<p><b>I2 Sports and recreation</b></p> <p>The council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to, sport and recreation provision is secured through the following measures:</p> <ol style="list-style-type: none"> <li>To protect existing sites and facilities, planning permission will not normally be granted where this would result in the loss of sport and recreational facilities. When dealing with applications which involve this the Council will consider its recreational and amenity value, existing provision compared to need in the local area and if equivalent or better quantity and quality replacement provision are provided.</li> <li>Proposals for new facilities or those that expand/enhance existing provision to address existing deficiencies will be supported subject to compliance with other relevant planning policies. Facilities should be easily accessible by public transport and with safe pedestrian and cycle access for people of all abilities.</li> <li>Proposals for new development should include sufficient sport and recreation provision commensurate to the need generated by the proposals. Housing schemes designed for family occupation should where necessary make suitable provision for equipped play areas for children’s use, located safely and with due regard for residential amenity. Consideration should be given to the ongoing management and maintenance of facilities and their cost and viability. Where new facilities are provided they will be encouraged to go beyond the current accessibility standards.</li> </ol> <p>Where on-site provision is not achievable, a financial contribution will be sought for improvement of provision as close as possible elsewhere. If development proposals are considered to be unviable when complying with the above requirements, open book financial analysis of proposed developments will be expected.</p>	<p><b>I2 Sports and recreation</b></p> <p>The council will <del>encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to, sport and recreation provision is secured through the following measures:-</del> <u>support development proposals involving the provision of new sport and recreation facilities that are accessible by pedestrians and cyclists and public transport where available and have no unacceptable impact upon the following:</u></p> <ol style="list-style-type: none"> <li><u>visual, noise or other impact on public amenity including safety</u></li> <li><u>the highway network,</u></li> <li><u>on wildlife and habitats</u></li> <li><u>the historic environment,</u></li> <li><u>flooding or drainage</u></li> </ol> <p><u>New housing development of more than 10 units and which have maximum combined gross floorspace of more than 1,000 square metres (gross internal area) will be required to meet the Council’s adopted standards in Appendix D to secure adequate provision of sports and recreation facilities increased capacity to meet the additional demand for sports and recreation facilities arising from new residential development. Facilities are required to be provided on-site except where off-site provision is acceptable according to the circumstances in Appendix D.</u></p> <p><u>Accessible natural green space required through Policy I1 will be treated separately to formal outdoor sports areas, equipped play facilities and allotment provision, which may be located within or outside such accessible natural green space, on land that is in addition to the accessible natural green space required under Policy I1.</u></p> <p><u>Conditions will be imposed on permissions or planning obligations sought in order to secure appropriate sport and recreation facilities reasonably related to the scale and kind of housing proposed. The recreational benefits to be obtained or provided by the Council by virtue of the obligation will be directly relevant to the development permitted and the needs of its occupiers and fairly and reasonably related to its scale and kind.</u></p> <p><u>Any proposals involving the loss of existing sports and recreation facilities will only be accepted where any of the following criteria are met:</u></p> <ol style="list-style-type: none"> <li><u>An assessment has been undertaken which has clearly shown the sports and recreation facilities are surplus to requirements and their loss is not detrimental to the delivery of the Playing Pitch Strategy or Built Facilities Strategy; or</u></li> <li><u>The development will significantly enhance the Open Space network as a whole and help achieve the Council’s most recently adopted Green Infrastructure Strategy. In some cases, enhancements could be provided at nearby locations off site; or</u></li> <li><u>The loss of sports and recreation facilities would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or</u></li> <li><u>The developments is for other types of sports or recreational provision or ancillary development associated with the Open Space and the needs for which clearly outweigh the loss</u></li> </ol> <p><u>Sports and recreation facilities being provided must have a long term management and maintenance strategy agreed by the Council</u></p>

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				<p><u>and shall set out details of the owner, the responsible body and how the strategy can be implemented by contractors.</u></p> <p><u>The policy applies to all types of sports and associated built facilities required for their operation or facilities of a more community nature where sports can take place within. This includes sports halls, swimming pools, community centres and village halls, artificial grass pitches (such as for football), grass playing pitches (such as for cricket), climbing walls, stadia and facilities for outdoor and indoor tennis, outdoor and indoor bowls, athletics, golf, health and fitness, squash and climbing walls.</u></p> <p><u>Formal outdoor sports areas providing facilities for football, netball, cricket, hockey, rugby and other sports should be treated separate to ANGSt so these areas can function to ensure financial sustainability. Facilities are usually hired for a fee and may include built facilities such as a pavilion or club house. Access is controlled and to maximise day time use the facility should ideally be colocated/shared with a school, college, community hall, sports club or other facility</u></p> <p><del>a. To protect existing sites and facilities, planning permission will not normally be granted where this would result in the loss of sport and recreational facilities. When dealing with applications which involve this the Council will consider its recreational and amenity value, existing provision compared to need in the local area and if equivalent or better quantity and quality replacement provision are provided.</del></p> <p><del>b. Proposals for new facilities or those that expand/enhance existing provision to address existing deficiencies will be supported subject to compliance with other relevant planning policies. Facilities should be easily accessible by public transport and with safe pedestrian and cycle access for people of all abilities.</del></p> <p><del>c. Proposals for new development should include sufficient sport and recreation provision commensurate to the need generated by the proposals. Housing schemes designed for family occupation should where necessary make suitable provision for equipped play areas for children's use, located safely and with due regard for residential amenity. Consideration should be given to the ongoing management and maintenance of facilities and their cost and viability. Where new facilities are provided they will be encouraged to go beyond the current accessibility standards.</del></p> <p><del>Where on-site provision is not achievable, a financial contribution will be sought for improvement of provision as close as possible elsewhere. If development proposals are considered to be unviable when complying with the above requirements, open book financial analysis of proposed developments will be expected.</del></p>
MM269	262	11.17	The Council will refuse proposals therefore generally aim to resist proposals that would result in the erosion of the valuable community facilities and services in the Vale, unless it can be clearly demonstrated that there is no long-term requirement for their retention. In the case of a proposal affecting a commercial venture which operates as a community facility , the applicant will also need to satisfy the Council that the existing use is no longer commercially viable and, prove that a genuine attempt has been made to market the enterprise as a going concern.	The Council will <del>refuse proposals</del> therefore generally aim to resist <u>proposals</u> that would result in the erosion of <u>the valuable community facilities and services in the Vale</u> , unless it can be clearly demonstrated that there is no long-term requirement for their retention. In the case of a <u>proposal affecting a commercial venture which operates as a community facility</u> , <del>the applicant will need to satisfy the Council that</del> <u>it is important to establish that</u> the existing use is no longer commercially viable and, <u>to</u> prove that a genuine attempt has been made to market the enterprise as a going concern.
MM270	262	New Para after 11.19	N/A	<u>The Open Space, Sports, Recreation and Public Realm SPD will set out guidance for on or off site provision for open space, sports and leisure facilities (see Policy I2), public realm and also community facilities and community infrastructure required under Policy I3. The SPD will also set out any possible exceptions to on or off site provision.</u>
MM271	262	Policy I3	<b>I3 Community facilities and assets of community value</b>	<b>I3 Community facilities, <u>infrastructure</u> and assets of community value</b>

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			<p>The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need, unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In considering applications for alternative development or uses, the Council will consider the viability of the existing use, that the site/use has been marketed for a minimum period of 12 months at a price commensurate with its use together with proof there has been no viable interest, marketing of the building or facility at a price commensurate with its use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes converting the use of a building, conditions will be imposed to ensure later resumption of a community use is not excluded.</p> <p>In considering applications for residential development, the Council will consider the need for new community facilities arising from the proposal. Conditions will be imposed on permissions, or planning obligations sought in order to secure appropriate community facilities, or financial contributions towards community facilities, reasonably related to the scale and kind of development proposed.</p>	<p>The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need, unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In considering applications for alternative development or uses, the Council will consider the viability of the existing use, that the site/use has been marketed for a minimum period of 12 months at a price commensurate with its use together with proof there has been no viable interest, marketing of the building or facility at a price commensurate with its use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes converting the use of a building, conditions will be imposed to ensure later resumption of a community use is not excluded.</p> <p>In considering applications for residential development, the Council will consider the need for new community facilities <u>and community infrastructure</u> arising from the proposal. Conditions will be imposed on permissions, or planning obligations sought in order to secure appropriate community facilities, or financial contributions towards community facilities, reasonably related to the scale and kind of development proposed.</p> <p><u>A financial contribution will be required subject to compliance with the CIL Regulations to provide or enhance community facilities or community infrastructure on developments of more than 10 homes and which have maximum combined gross floorspace of more than 1,000 square metres (gross internal area).</u></p>
MM272	264	11.29	<p>In addition to safeguarding floodplains from development, opportunities will be sought to restore natural river flows and floodplains, increasing their amenity and biodiversity value. Building over or culverting of watercourses should be avoided, and the removal of existing culverts will be encouraged. The Council is in the process of bringing in a watercourse advice note covering watercourse corridors for biodiversity, recreational and amenity benefits. Existing flood defences will be protected from damaging development, and where development is considered appropriate in areas protected by such defences it must allow for the maintenance and management of the defences and be designed to be resilient to flooding. Site-specific flood risk assessments will be required to accompany development proposals in the following situations:</p> <p>all development proposals located in Flood Zones 2 or 3  development proposals of 1ha or more located in Flood Zone 1  development sites located in an area known to have experienced flooding problems, and  development sites located within 9m of any watercourses (8m in the Environment Agency's Anglian Region<sup>20</sup>)</p>	<p>In addition to safeguarding floodplains from development, opportunities will be sought <u>to restore natural river flows and floodplains, increasing their amenity and biodiversity value (see Policy NE3). <del>Building over or culverting of watercourses should be avoided, and the removal of existing culverts will be encouraged. The Council is in the process of bringing in a watercourse advice note covering watercourse corridors for biodiversity, recreational and amenity benefits. Existing flood defences will be protected from damaging development, and where development is considered appropriate in areas protected by such defences it must allow for the maintenance and management of the defences and be designed to be resilient to flooding. Site-specific flood risk assessments will be required to accompany development proposals in the following situations:</del></u></p> <p><del>all development proposals located in Flood Zones 2 or 3</del></p> <p><del>development proposals of 1ha or more located in Flood Zone 1</del></p> <p><del>development sites located in an area known to have experienced flooding problems, and</del></p> <p><del>development sites located within 9m of any watercourses (8m in the Environment Agency's Anglian Region)</del></p>

<sup>20</sup> north of a line from Marsh Gibbon-Whitchurch-Wingrave-Dagnall – p.35 of the Water Cycle Strategy Phase 1 (2017)

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MM273	265	11.30		<p><i>Delete paragraph 11.30</i></p> <p><i>Move footnote 50 so that it instead is a footnote to the word “Region” in modified policy I4 (a)</i> north of a line from Marsh Gibbon-Whitchurch-Wingrave-Dagnall – p.35 of the Water Cycle Strategy Phase 1 (2017)</p>
MM274	265	11.31	<p>Development should be safe and remain operational (where necessary). Proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding. Applications will also be assessed against the Environment Agency’s standing advice on flood risk. Account will also need to be taken of the Buckinghamshire Local Flood Risk Management Strategy (LFRMS) produced by BCC and the catchment flood management plans published by the Environment Agency for the Thames and Ouse catchments. Wherever a watercourse will be altered or diverted as a result of development land drainage consent will be required under Section 23 of the Land Drainage Act 1991.</p>	<p><del>Development should be safe and remain operational (where necessary). Proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.</del> <u>Planning</u> Applications will also be assessed against the Environment Agency’s standing advice on flood risk. Account will also need to be taken of the Buckinghamshire Local Flood Risk Management Strategy (LFRMS) produced by BCC and the catchment flood management plans published by the Environment Agency for the Thames and Ouse catchments. Wherever a watercourse will be altered or diverted as a result of development land drainage consent will be required under Section 23 of the Land Drainage Act 1991.</p>
MM275	265	I4	<p><b>I4 Flooding</b></p> <p><b>Management of flood risk</b></p> <p>In order to minimise the impacts of and from all forms of flood risk the following is required:</p> <p>a.Site-specific flood risk assessments (FRAs), informed by the latest version of the SFRA, where the development proposal is over 1ha in size and is in Flood Zone 1, or the development proposal includes land in Flood Zones 2 and 3 (as defined by the latest Environment Agency mapping). A site-specific FRA will also be required where a development proposal affects land in Flood Zone 1 where evidence, in particular the SFRA, indicates there are records of historic flooding or other sources of flooding, e.g. due to critical drainage problems, including from ordinary watercourses</p> <p>b.Other than sites allocated in the VALP, all development proposals must clearly demonstrate that the flood risk sequential test and sequential approach, as set out in the latest version of the SFRA, has been passed, and</p> <p>c.If the sequential test has been satisfied, development proposals, other than those allocated in this Plan, must also satisfy the exception test in all applicable situations as set out in the latest version of the</p>	<p><b>I4 Flooding</b></p> <p><b>Management of flood risk</b></p> <p>In order to minimise the impacts of and from all forms of flood risk the following is required:</p> <p>a. Site-specific flood risk assessments (FRAs), informed by the latest version of the SFRA, where the development proposal is over 1ha in size and is in Flood Zone 1, or the development proposal includes land in Flood Zones 2 and 3 (as defined by the latest Environment Agency mapping). A site-specific FRA will also be required where a development proposal affects land in Flood Zone 1 where evidence, in particular the SFRA, indicates there are records of historic flooding or other sources of flooding, e.g. due to critical drainage problems, including from ordinary watercourses <u>and for development sites located within 9m of any water courses (8m in the Environment Agency’s Anglian Region)</u></p> <p>b. <del>Other than sites allocated in the VALP, a</del>All development proposals must clearly demonstrate that the flood risk sequential test <del>and sequential approach</del>, as set out in the latest version of the SFRA, has been passed and <u>be designed using a sequential approach</u>, and</p> <p>c. If the sequential test has been satisfied, development proposals, other than those allocated in this Plan, must also satisfy the exception test in all applicable situations as set out in the latest version of the SFRA.</p> <p><b>Flood risk assessments</b></p> <p>All development proposals <u>requiring a Flood Risk Assessment in (a) above will assess all sources and forms of flooding</u>, must adhere to the advice in the latest version of the SFRA and will:</p> <p>d. provide level-for-level floodplain compensation and volume-for-volume compensation unless a justified reason has been</p>

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			<p>SFRA.</p> <p><b>Flood risk assessments</b></p> <p>All development proposals must adhere to the advice in the latest version of the SFRA and will:</p> <p>d. provide level-for-level floodplain compensation and volume-for-volume compensation unless a justified reason has been submitted and agreed which may justify other forms of compensation</p> <p>e. ensure no increase in flood risk on site or harm to third parties</p> <p>f. explore opportunities to reduce flood risk overall, including financial contributions from the developer where appropriate ensure development is safe from flooding for its lifetime including an assessment of climate change impacts</p> <p>h. ensure development is appropriately flood resistant, resilient and safe</p> <p>i. take into account all sources and forms of flooding</p> <p>j. ensure safe access and exits are available for development in accordance with Department for Environment, Food and Rural Affairs (DEFRA) guidance<sup>21</sup>. Access to “safe refuges” or “dry islands” are unlikely to be considered safe as this will further burden the Emergency Service in times of flood</p> <p>k. provide an assessment of residual flood risk</p> <p>l. provide satisfactory Evacuation Management Plans, where necessary, including consultation with the Emergency Services and Emergency Planners</p> <p><b>Sustainable drainage systems (SuDS)</b></p> <p>m. Ensure development layouts are informed by drainage strategies incorporating SuDS</p> <p>n. All development will be required to design and use sustainable drainage systems (SuDS) for the management of surface water run-off, as part of the submitted planning application. All development should</p>	<p>submitted and agreed which may justify other forms of compensation</p> <p>e. ensure no increase in flood risk on site or harm to third parties <u>and ensure there will be no increase in surface water discharge rates or volumes during storm events up to and including the 1 in 100 year storm event, with an allowance for climate change (the design storm event)</u></p> <p>f. <u>not flood from surface water up to and including the design storm event, or any surface water flooding beyond the 1 in 30 year storm event, up to and including the design storm event will be safely contained on site</u></p> <p><del>f.g.</del> explore opportunities to reduce flood risk overall, including financial contributions from the developer where appropriate</p> <p><del>g.h.</del> ensure development is safe from flooding for its lifetime <u>(and remain operational where necessary)</u> including an assessment of climate change impacts</p> <p><del>h.i.</del> ensure development is appropriately flood resistant, resilient and safe <u>and does not damage flood defences but does allow for the maintenance and management of flood defences</u> <del>take into account all sources and forms of flooding</del></p> <p>j. ensure safe access and exits are available for development in accordance with Department for Environment, Food and Rural Affairs (DEFRA) guidance<sup>22</sup> DEFRA ‘Flood Risks to People Methodology’ (FD2321/TR1 (2006) and ‘Framework and Guidance for Assessing and Managing Flood Risk for New Development’ (FD2320/TR2’ (2005) (As replaced) . Access to “safe refuges” or “dry islands” are unlikely to be considered safe as this will further burden the Emergency Service in times of flood</p> <p>k. provide an assessment of residual flood risk</p> <p>l. provide satisfactory Evacuation Management Plans, where necessary, including consultation with the Emergency Services and Emergency Planners</p> <p><b>Sustainable drainage systems (SuDS)</b></p> <p>m. Ensure development layouts are informed by drainage strategies incorporating SuDS</p> <p>n. All development will be required to design and use sustainable drainage systems (SuDS) for the <u>effective</u> management of surface water run-off <u>on site</u>, as part of the submitted planning application <u>and not increase flood risk elsewhere, including sewer flooding</u>. All development should adopt exemplar source control SuDS techniques to reduce the risk of flooding due to post-development runoff. SuDS design should follow current best practice (CIRIA Manual 2015 or as replaced) and Buckinghamshire County Council guidance on runoff rates and volumes to deliver wider environmental benefits. <u>Where the final discharge point is the public sewerage network the runoff rate should be agreed with the sewerage undertaker.</u></p> <p>o. Where site-specific FRAs are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems</p> <p>p. In considering SuDS solutions, the need to protect groundwater quality must be taken into account, especially where infiltration techniques are proposed in considering a response to the presence of any contaminated land. The Environment Agency need to be consulted where infiltration is proposed in contaminated land. SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. Opportunities will be sought to enhance natural river flows and floodplains, increasing</p>

<sup>21</sup> DEFRA ‘Flood Risks to People Methodology’ (FD2321/TR1 (2006) and ‘Framework and Guidance for Assessing and Managing Flood Risk for New Development’ (FD2320/TR2’ (2005) (As replaced)

Main modification reference	Page number (VALP Proposed Submission 2017)	Section / Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested change (deleted text shown as <del>struck through</del> , additions of text <u>underlined</u> and specified modifications in <i>italics</i> )
			<p>adopt exemplar source control SuDS techniques to reduce the risk of flooding due to post-development runoff. SuDS design should follow current best practice (CIRIA Manual 2015 or as replaced) and Buckinghamshire County Council guidance on runoff rates and volumes to deliver wider environmental benefits</p> <p>o. Where site-specific FRAs are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems</p> <p>p. In considering SuDS solutions, the need to protect groundwater quality must be taken into account, especially where infiltration techniques are proposed in considering a response to the presence of any contaminated land. The Environment Agency need to be consulted where infiltration is proposed in contaminated land. SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. Opportunities will be sought to enhance natural river flows and floodplains, increasing their amenity and biodiversity value and a watercourse advice note is being prepared for further guidance</p> <p>q. Applicants will be required to provide a management plan to maintain SuDS in new developments, and a contribution will be required for maintenance of the scheme/SuDS</p> <p>r. Onsite attenuation options should be tested to ensure that changing the timing of peak flows does not exacerbate flooding downstream, and</p> <p>s. Only in exceptional circumstances will surface water connections to the combined or surface water system be permitted. Applicants will need to demonstrate in consultation with the sewerage undertaker that there is no feasible alternative and that there will be no detriment to existing users.</p> <p>Applicants will be required to liaise with the lead local flood authority, Internal Drainage Boards, and the Environment Agency on any known flood issues, and identify issues from the outset via discussions with statutory bodies.</p> <p><b>Climate change</b></p> <p>t. Climate change modelling should be undertaken using the relevant allowances (February 2016) for the type of development and level of risk</p>	<p>their amenity and biodiversity value and a watercourse advice note is being prepared for further guidance</p> <p>q. Applicants will be required to provide a management plan to maintain SuDS in new developments, and a contribution will be required for maintenance of the scheme/SuDS</p> <p>r. Onsite attenuation options should be tested to ensure that changing the timing of peak flows does not exacerbate flooding downstream, and</p> <p>s. Only in exceptional circumstances will surface water connections to the combined or surface water system be permitted. Applicants will need to demonstrate in consultation with the sewerage undertaker that there is no feasible alternative and that there will be no detriment to existing users.</p> <p>Applicants will be required to liaise with the lead local flood authority, Internal Drainage Boards, and the Environment Agency on any known flood issues, and identify issues from the outset via discussions with statutory bodies.</p> <p><b>Climate change</b></p> <p>t. Climate change modelling should be undertaken using the relevant allowances (February 2016) for the type of development and level of risk</p> <p>u. Safe access and egress should be demonstrated in the 1 in 100 plus climate change event, and</p> <p>v. Compensation flood storage would need to be provided for any land-raising within the 1 in 100 plus appropriate climate change flood event</p>



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			<p>u.Safe access and egress should be demonstrated in the 1 in 100 plus climate change event, and</p> <p>v. Compensation flood storage would need to be provided for any land-raising within the 1 in 100 plus appropriate climate change flood event</p>	
MM276	268	I5	<p><b>I5 Water resources</b></p> <p>The Council will seek to improve water quality, ensure adequate water resources, promote sustainability in water use and ensure wastewater collection and treatment has sufficient capacity.</p> <p>The baseline position on water resources, quality and supply infrastructure, wastewater collection and treatment work capacity is set out in the Aylesbury Vale Water Cycle Study 2017. Consultation will be required with either Anglian or Thames Water (whichever is appropriate) at the time a planning application is submitted (and evidence of this must be provided) to understand if the baseline position on water resources and wastewater has changed. Development proposals must meet all the following criteria:</p> <p><b>Water quality</b></p> <p>a. Water quality will be maintained and enhanced by avoiding adverse effects of development on the water environment. Development proposals will not be permitted which would adversely affect the water quality of surface or underground water bodies(including rivers, canals, lakes, reservoirs, source protection zones and groundwater aquifers) as a result of directly attributable factors.</p> <p><b>Water resource availability</b></p> <p>b. Development will only be permitted where adequate water resources exist, or can be provided without detriment to existing uses. New homes should be built to not exceed the water consumption standard of 110 litres per person per day .</p> <p><b>Wastewater treatment</b></p> <p>c. Planning applications must take into account the capacity available at wastewater treatment works. At the Aylesbury, Buckingham, Great Horwood, Ivinghoe and Whaddon Wastewater Treatment Works, any application for an increased flow permit should be accompanied by a flood risk assessment to quantify whether the additional flow poses an increase in flood risk.</p>	<p><b>I5 Water resources and Wastewater Infrastructure</b></p> <p>The Council will seek to improve water quality, ensure adequate water resources, promote sustainability in water use and ensure wastewater collection and treatment has sufficient capacity.</p> <p>The baseline position on water resources, quality and supply infrastructure, wastewater collection and treatment work capacity is set out in the Aylesbury Vale Water Cycle Study 2017. <u>On major developments where development could have an impact on water resources and wastewater infrastructure capacity, early consultation is advised.</u> <del>Consultation will be required</del> with either Anglian or Thames Water (whichever is appropriate) at the time a planning application is submitted (and evidence of this must be provided) to understand if the baseline position on water resources and wastewater has changed. Development proposals must meet all the following criteria:</p> <p><b>Water quality</b></p> <p>a. Water quality will be maintained and enhanced by avoiding adverse effects of development on the water environment. Development proposals will not be permitted which would adversely affect the water quality of surface or underground water bodies(including rivers, canals, lakes, reservoirs, source protection zones and groundwater aquifers) as a result of directly attributable factors.</p> <p><b>Water resource availability</b></p> <p>b. Development will only be permitted where adequate water resources exist, or can be provided without detriment to existing uses. New homes should be built to not exceed the water consumption standard of 110 litres per person per day .</p> <p><b>Wastewater treatment</b></p> <p>c. Planning applications must <u>demonstrate that adequate capacity is take into account the capacity available or can be provided within the foul sewerage network and at wastewater treatment works in time to serve the development.</u> <del>At the Aylesbury, Buckingham, Great Horwood, Ivinghoe and Whaddon Wastewater Treatment Works, any application for an increased flow permit should be accompanied by a flood risk assessment to quantify whether the additional flow poses an increase in flood risk.</del></p> <p><b>Planning obligations-Phasing</b></p> <p>d. Where appropriate, phasing of development will be used to enable the relevant water infrastructure to be put in place <u>in time to serve development. Conditions may be used to secure this phasing.</u> <del>and planning obligations will be used to secure contributions to capacity improvements required as a result of development.</del></p>

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			<p><b>Planning obligations</b></p> <p>d. Where appropriate, phasing of development will be used to enable the relevant water infrastructure to be put in place and planning obligations will be used to secure contributions to capacity improvements required as a result of development.</p>	
MM277	274	Glossary – Defined Town Centres		<p><b>Defined Town Centres</b> – A locally designated area which defines the extent of a town centre. The defined town centres of Aylesbury Vale are located in Aylesbury, Buckingham, Winslow and Wendover respectively. The extent of the defined town centres are specified on the policies maps</p>
MM278	284	Policies maps		<p><i>Added strategic infrastructure (HS2, East-west rail, Aylesbury link roads) to policies maps.</i></p>
MM279	284	Policies Map		<p><i>Shift order of layers and darken the colour of the ‘commitments’ layer.</i></p>
MM280	286	Aston Clinton Policy Map		<p><i>Halton Brook Business Park added to extent.</i></p>
MM281	286	Aylesbury Policies Map		<p><i>Extend Arla key employment site extent to cover the adjoining commitments and part of EZ.</i></p> <p><i>Re-adjust northern boundary of AGT1.</i></p> <p><i>Added Enterprise Zones as separate map layer. Added extents for Westcott Venture Park EZ, Arla/Woodlands EZ and Silverstone Park EZ.</i></p> <p><i>Amended depiction of Aylesbury Transport Hub on policies maps.</i></p> <p><i>Extent of AGT2 altered.</i></p> <p><i>Amendment to Gatehouse Industrial Estate key employment site to exclude planning references 18/02217/COUOR and 16/03499/COUOR.</i></p> <p><i>Align area of ‘not built development’ within AGT3 to match area of Flood Zone 2,3a and 3b</i></p>
MM282	287	Central Aylesbury policy map		<p><i>Extent of AYL058 to be amended.</i></p> <p><i>Delete site AYL077 as a housing allocation.</i></p>

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MM283	290	Buckingham and Maids Moreton policy map		<p><i>Delete site BUC051 as a housing allocation.</i></p> <p><i>Add new commitment for 12 homes at Scotts Farm, Towcester Road (planning reference 16/02669/AOP) to west of site MMO006 .</i></p> <p><i>Changed BUC039 from ‘committed site’ to ‘neighbourhood plan allocation’.</i></p> <p><i>Move extent of Network 421 to west of Radclive Road.</i></p> <p><i>Extent of allocation MMO006 amended to match extent of outline planning application with reference 16/00151/AOP, which has a resolution to grant permission subject to Section 106 Agreement.</i></p> <p><i>Extent of ‘Not built development’ on allocation MMO006 amended to match the Illustrative Landscape Masterplan as submitted by applicants for outline planning application with reference 16/00151/AOP.</i></p>
MM284	291	Cuddington Policies Map		<p><i>Extent of allocation CDN001 amended to match extent of outline planning application with reference 18/00137/APP, which now has permission granted.</i></p>
MM285	293	Haddenham policies Map		<p><i>Add site HAD005 to reflect 16/04575/ADP planning permission.</i></p>
MM286	294	Halton Policy Map		<p><i>Halton Brook Business Park taken out of map extent.</i></p>
MM287	295	Ickford Policy Map		<p><i>Extent of allocation ICK004 amended to match extent of outline planning application with reference 17/02516/AOP, which now has permission granted.</i></p>
MM288	297	Marsh Gibbon policy map		<p><i>Delete policy map.</i></p>
MM289	284	Milton Keynes, Bletchley & Newton Longville policy map		<p><i>Rename the Milton Keynes, Bletchley &amp; Newton Longville policy map to ‘Northeast Aylesbury Vale’</i></p>
MM290	302	Silverstone		<p><i>Removed Key Employment Site extent outside of the Silverstone Park EZ extent.</i></p>

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		Policy Map		
MM291	305	Steeple Claydon Policy Map		<i>Change SCD008 from 'allocated site' to 'neighbourhood plan allocation'</i>
MM292	285	New Appendix A		<i>New Appendix to be included: Housing Trajectory</i>
MM293	285	New Appendix B		<i>New Appendix to be included: Parking Standards</i>
MM294	285	New Appendix C		<i>New Appendix to be included: The standards for Accessible Natural Green Space</i>
MM295	285	New Appendix D		<i>New Appendix to be included: The standards for Sports and Recreation</i>
MM296	285	New Appendix E		<i>New Appendix to be included: Summary list of Supplementary Planning Documents</i>
MM297	285	New Appendix F		<i>New Appendix to be included: Schedule of Saved Policies replaced by VALP</i>

Modified tables

**ORIGINAL**

**Table 1 Spatial strategy for growth in Aylesbury Vale**

Category	Settlement	Completions 2013 - 2017	Commitments as at March 2017	Completions and Commitments 2013-2017	Allocations in this plan	Total development
Strategic settlements	Aylesbury	2,861	5,727	8,588	7,810	16,398
	Buckingham	826	683	1,509	850	2,359
	Haddenham	135	601	736	315	1,051
	Wendover / Halton Camp	108	20	128	1,000	1,128
	Winslow	128	453	581	585	1,166
	Land adjacent to Milton Keynes	166	191	357	1,855	2,212
Larger villages	-	275	1,380	1,655	308	1,963
Medium villages	-	184	637	821	274	1,095
Smaller villages and other settlements	-	240	256	496	No allocations made at these locations	496
Windfall	-	-	-	-	-	962
Total	-	4,923	9,948	14,871	12,997	28,830 <sup>1</sup>

<sup>1</sup> This represents a 5.2% buffer on top of the total housing requirement made up of Aylesbury Vale's objectively assessed need and the unmet need from other authorities (27,400).

## MODIFIED

**Table 1 Spatial strategy for growth in Aylesbury Vale**

Category	Settlement	Completions 2013 - 2018	Commitments as at March 2018	Completions and Commitments 2013-2018	Allocations in this plan	Total development
Strategic settlements	Aylesbury	<u>3,790</u>	<u>9,257</u>	<u>13,047</u>	<u>3,539</u>	<u>16,586</u>
	Buckingham	<u>894</u>	<u>722</u>	<u>1,616</u>	<u>550</u>	<u>2,166</u>
	Haddenham	<u>170</u>	<u>593</u>	<u>763</u>	<u>269</u>	<u>1,032</u>
	Wendover / Halton Camp	<u>117</u>	<u>15</u>	<u>132</u>	1,000	<u>1,132</u>
	Winslow	<u>145</u>	<u>437</u>	<u>582</u>	<u>315</u>	<u>897</u>
	North east Aylesbury Vale	<u>176</u>	<u>2,036</u>	<u>2,212</u>	<u>1,150</u>	<u>3,362</u>
Larger villages	-	<u>477</u>	<u>1,746</u>	<u>2,223</u>	<u>48</u>	<u>2,271</u>
Medium villages	-	<u>273</u>	<u>732</u>	<u>1,005</u>	<u>277</u>	<u>1,282</u>
Smaller villages and other settlements	-	<u>295</u>	<u>322</u>	<u>617</u>	No allocations made at these locations	<u>617</u>
Windfall	-					<u>888</u>
Total	-	<u>6,337</u>	<u>15,863</u>	<u>22,197</u>	<u>5,998</u>	<u>30,233</u> <sup>2</sup>

<sup>2</sup> This represents a 5.7% buffer on top of the total housing requirement made up of Aylesbury Vale's objectively assessed need and the unmet need from other authorities (28,600).

**ORIGINAL**

**Table 2 Proposed settlement hierarchy and housing development**

Category	Description	Settlements	Amount of housing development	
			Total	Made up of
Strategic settlements	The most sustainable towns and villages in the district and the focus for the majority of development. These settlements act as service centres for other villages around them. The plan will allocate sites at strategic settlements	Aylesbury Buckingham Haddenham Wendover/Halton Camp Winslow	16,398 <sup>1</sup> 2,359 1,051 1,128 1,166 (TOTAL 22,102)	8,588 completions/commitments, 7,810 allocated 1,509 completions/commitments, 850 allocated 736 completions/commitments, 315 allocated 128 completions/commitments, 1,000 allocated 581 completions/commitments, 585 allocated
Land adjacent to Milton Keynes	Allocation of land adjoining Milton Keynes that falls within Aylesbury Vale district	Sites within the parish of Newton Longville.	2,212	357 completions/commitments, 1,855 allocated
Larger villages	Larger, more sustainable villages that have at least reasonable access to facilities and services and public transport, making them sustainable locations for development. The plan allocates sites at some of the larger villages	Aston Clinton Edlesborough Ivinghoe Long Crendon Pitstone Steeple Claydon Stoke Mandeville Stone (including Hartwell) Waddesdon (including Fleet Marston) Whitchurch Wing Wingrave	627 176 18 100 199 216 128 36 166  63 125 109 (TOTAL 1,963)	627 completions/commitments, no allocated sites 116 completions/commitments, 60 allocated 18 completions/commitments, no allocated sites 77 completions/commitments, 23 allocated 199 completions/commitments, no allocated sites 98 completions/commitments, 118 allocated 128 completions/commitments, no allocated sites 26 completions/commitments, 10 allocated 91 completions/commitments, 75 allocated  41 completions/commitments, 22 allocated 125 completions/commitments, no allocated sites 109 completions/commitments, no allocated sites

<sup>1</sup> This includes some figures for Stoke Mandeville, Bierton and Weston Turville parishes.



Category	Description	Settlements	Amount of housing development	
Medium villages	Medium villages have some provision key services and facilities, making them moderately sustainable locations for development. The plan allocates some sites at medium villages	Bierton (including Broughton) Brill Cheddington Cuddington Gawcott Great Horwood Grendon Underwood Ickford Maids Moreton Marsh Gibbon Marsworth Newton Longville North Marston Padbury Quainton Stewkley Stoke Hammond Tingewick Weston Turville	23 6 107 25 8 74 42 23 171 47 15 48 8 48 59 101 149 105 36 (TOTAL 1,095)	23 completions/commitments, no allocated sites 6 completions/commitments, no allocated sites 107 completions/commitments, no allocated sites 4 completions/commitments, 21 allocated 8 completions/commitments, no allocated sites 74 completions/commitments, no allocated sites 42 completions/commitments, no allocated sites 3 completions/commitments, 20 allocated 1 completion/commitment, 170 allocated 38 completions/commitments, 9 allocated 15 completions/commitments, no allocated sites 31 completions/commitments, 17 allocated 8 completions/commitments, no allocated sites 48 completions/commitments, no allocated sites 22 completions/commitments, 37 allocated 101 completions/commitments, no allocated sites 149 completions/commitments, no allocated sites 105 completions/commitments, no allocated sites 36 completions/commitments, no allocated sites
Smaller villages	Smaller, less sustainable villages which have relatively poor access to services and facilities. It is expected that some small scale development could be accommodated at smaller villages without causing unreasonable harm. This level of development is also likely to help maintain existing communities. Sites at smaller villages will come forward either through neighbourhood plans or by individual 'windfall'	Adstock Akeley Ashendon Aston Abbotts Beachampton Bishopstone Buckland Calvert Green Chackmore Charndon Chearsley	To come forward through neighbourhood plans or through the development management process considered against relevant policies in the Plan	

Category	Description	Settlements	Amount of housing development
	planning applications, no site allocations are made at smaller villages	Chilton Cublington Dagnall Dinton Drayton Parslow East Claydon Ford Granborough Great Brickhill Halton Hardwick Ivinghoe Aston Little Horwood Ludgershall Mentmore and Ledburn Mursley Nash Northall Oakley Oving (including Pitchcott) Preston Bissett Shabbington Slapton Soulbury Stowe and Dadford Swanbourne Thornborough Turweston Twyford Weedon Westbury Westcott	

Category	Description	Settlements	Amount of housing development
		Whaddon Worminghall	
Other settlements	The remainder of settlements in the district which are not sustainable locations for development and are places where it is likely that any development would cause harm to the local environment. Some very limited development could take place in accordance with the policies in this plan, but no allocations for housing will be made	All remaining settlements (listed in the settlement hierarchy document)	To come forward through neighbourhood plans or through the development management process considered against relevant policies in the Plan

## MODIFIED

**Table 2 Proposed settlement hierarchy and housing development**

Category	Description	Settlements	Amount of housing development		
			Total	Made up of Completions and commitments	Allocations
Strategic settlements	The most sustainable towns and villages in the district and the focus for the majority of development. These settlements act as service centres for other villages around them. The plan will allocate sites at strategic settlements	Aylesbury	<u>16,586</u> <sup>2</sup>	<u>13,047</u>	<u>3,539</u>
		Buckingham	<u>2,166</u>	<u>1,616</u>	<u>550</u>
		Haddenham	<u>1,032</u>	<u>763</u>	<u>269</u>
		Wendover/Halton Camp	<u>1,132</u>	<u>132</u>	<u>1,000</u>
		Winslow	<u>897</u>	<u>582</u>	<u>315</u>
		(TOTAL)	<u>21,813</u>		
<u>North east Aylesbury Vale</u>	Allocation of land adjoining Milton Keynes that falls within Aylesbury Vale district	Sites within the parishes of Newton Longville, Stoke Hammond and Whaddon.	<u>3,362</u>	<u>2,212</u>	<u>1,150</u>
Larger villages	Larger, more sustainable villages that have at least reasonable access to facilities and services and public transport, making them sustainable locations for development. The plan allocates sites at some of the larger villages	Aston Clinton	<u>625</u>	<u>625</u>	<u>0</u>
		Edlesborough	<u>177</u>	<u>177</u>	<u>0</u>
		Ivinghoe	<u>26</u>	<u>26</u>	<u>0</u>
		Long Crendon	<u>103</u>	<u>103</u>	<u>0</u>
		Pitstone	<u>199</u>	<u>199</u>	<u>0</u>
		Steeple Claydon	<u>293</u>	<u>293</u>	<u>0</u>
		Stoke Mandeville	<u>284</u>	<u>284</u>	<u>0</u>
		Stone (including Hartwell)	<u>54</u>	<u>28</u>	<u>26</u>
		Waddesdon (including Fleet Marston)	<u>192</u>	<u>192</u>	<u>0</u>
		Whitchurch	<u>82</u>	<u>60</u>	<u>22</u>
		Wing	<u>125</u>	<u>125</u>	<u>0</u>
		Wingrave	<u>111</u>	<u>111</u>	<u>0</u>
		(TOTAL)	<u>2,271</u>		
Medium villages	Medium villages have some provision key services and	Bierton (including Broughton)	<u>23</u>	<u>23</u>	<u>0</u>

<sup>2</sup> This includes some figures for Stoke Mandeville, Bierton and Weston Turville parishes.

Category	Description	Settlements	Amount of housing development		
	facilities, making them moderately sustainable locations for development. The plan allocates some sites at medium villages	Brill Cheddington Cuddington Gawcott Great Horwood Grendon Underwood Ickford Maids Moreton Marsh Gibbon Marsworth Newton Longville North Marston Padbury Quinton Stewkley Stoke Hammond Tingewick Weston Turville	<u>5</u> <u>112</u> <u>28</u> <u>15</u> <u>75</u> <u>56</u> <u>33</u> <u>185</u> <u>60</u> <u>32</u> <u>53</u> <u>9</u> <u>51</u> <u>58</u> <u>100</u> <u>209</u> <u>108</u> <u>70</u> (TOTAL <u>1,282</u> )	<u>5</u> <u>112</u> <u>5</u> <u>15</u> <u>75</u> <u>56</u> <u>3</u> <u>15</u> <u>60</u> <u>32</u> <u>36</u> <u>9</u> <u>51</u> <u>21</u> <u>100</u> <u>209</u> <u>108</u> <u>70</u>	<u>0</u> <u>0</u> <u>23</u> <u>0</u> <u>0</u> <u>0</u> <u>30</u> <u>170</u> <u>0</u> <u>0</u> <u>17</u> <u>0</u> <u>0</u> <u>37</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>
Smaller villages	Smaller, less sustainable villages which have relatively poor access to services and facilities. It is expected that some small scale development could be accommodated at smaller villages without causing unreasonable harm. This level of development is also likely to help maintain existing communities. Sites at smaller villages will come forward either through neighbourhood plans or by individual 'windfall' planning applications, no site allocations are made at smaller villages	Adstock Akeley Ashendon Aston Abbots Beachampton Bishopstone Buckland Calvert Green Chackmore Charndon Chearsley Chilton Cublington Dagnall Dinton	To come forward through neighbourhood plans or through the development management process considered against relevant policies in the Plan		

Category	Description	Settlements	Amount of housing development
		Drayton Parslow East Claydon Ford Granborough Great Brickhill Halton Hardwick Ivinghoe Aston Little Horwood Ludgershall Mentmore and Ledburn Mursley Nash Northall Oakley Oving (including Pitchcott) Preston Bissett Shabbington Slapton Soulbury Stowe and Dadford Swanbourne Thornborough Turweston Twyford Weedon Westbury Westcott Whaddon Worminghall	
Other settlements	The remainder of settlements in the district which are not sustainable locations for development and are places where it is likely that any development would cause harm to the local environment. Some very limited development could take place in accordance	All remaining settlements (listed in the settlement hierarchy document)	To come forward through neighbourhood plans or through the development management process considered against relevant policies in the Plan

Category	Description	Settlements	Amount of housing development
	with the policies in this plan, but no allocations for housing will be made		

**ORIGINAL****Table 7 Housing delivery in the plan period**

	2013/4	2014/5	2015/6	2016/7	2017/8
Annual requirement	1,370	1,370	1,370	1,370	1,370
Completions	990	1,419	1,191	1,323	1,289 (projected)
Cumulative shortfall	-380	-331	-510	-557	-638

**MODIFIED****Table 7 Housing delivery in the plan period**

	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9
Annual requirement	<u>1,430</u>	<u>1,430</u>	<u>1,430</u>	<u>1,430</u>	<u>1,430</u>	<u>1,430</u>
Completions	990	1,419	1,191	1,323	<u>1,414</u>	<u>1,443</u> (projected)
Cumulative shortfall	<u>-440</u>	<u>-451</u>	<u>-690</u>	<u>-797</u>	<u>-813</u>	<u>-800</u>



# Concept Plans

















# D-NLV001 Salden Chase concept plan



# Appendices

# Appendix A

## Appendix A: VALP Aylesbury Vale District Housing Trajectory for 2013-2033

	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	
Past Completions	990	1419	1191	1323	1414																	6337
Projected Supply - from existing commitments						1443	1752	1937	1480	1166	1239	1215	1067	872	800	800	805	514	400	370		15860
Projected supply - from proposed allocations						0	8	94	229	427	584	696	706	645	690	715	635	619	555	545		7148
Windfall									74	74	74	74	74	74	74	74	74	74	74	74		888
<b>Total Past Completions</b>	<b>990</b>	<b>1419</b>	<b>1191</b>	<b>1323</b>	<b>1414</b>																	
<b>Total Projected Completions</b>						<b>1443</b>	<b>1760</b>	<b>2031</b>	<b>1783</b>	<b>1667</b>	<b>1897</b>	<b>1985</b>	<b>1847</b>	<b>1591</b>	<b>1564</b>	<b>1589</b>	<b>1514</b>	<b>1207</b>	<b>1029</b>	<b>989</b>		<b>23896</b>
<b>VALP Target</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>1430</b>	<b>28600</b>
<b>VALP Target - Cumulative</b>	<b>1430</b>	<b>2860</b>	<b>4290</b>	<b>5720</b>	<b>7150</b>	<b>8580</b>	<b>10010</b>	<b>11440</b>	<b>12870</b>	<b>14300</b>	<b>15730</b>	<b>17160</b>	<b>18590</b>	<b>20020</b>	<b>21450</b>	<b>22880</b>	<b>24310</b>	<b>25740</b>	<b>27170</b>	<b>28600</b>		
Cumulative Completions	990	2409	3600	4923	6337	7780	9540	11571	13354	15021	16918	18903	20750	22341	23905	25494	27008	28215	29244	30233		
Number dwellings above or below cumulative target	-440	-451	-690	-797	-813	-800	-470	131	484	721	1188	1743	2160	2321	2455	2614	2698	2475	2074	1633		
Annual requirement taking account of past/projected completions	1430	1453	1455	1471	1480	1484	1487	1466	1419	1386	1358	1298	1212	1121	1043	939	777	531	193	-644		

Prepared July 2019











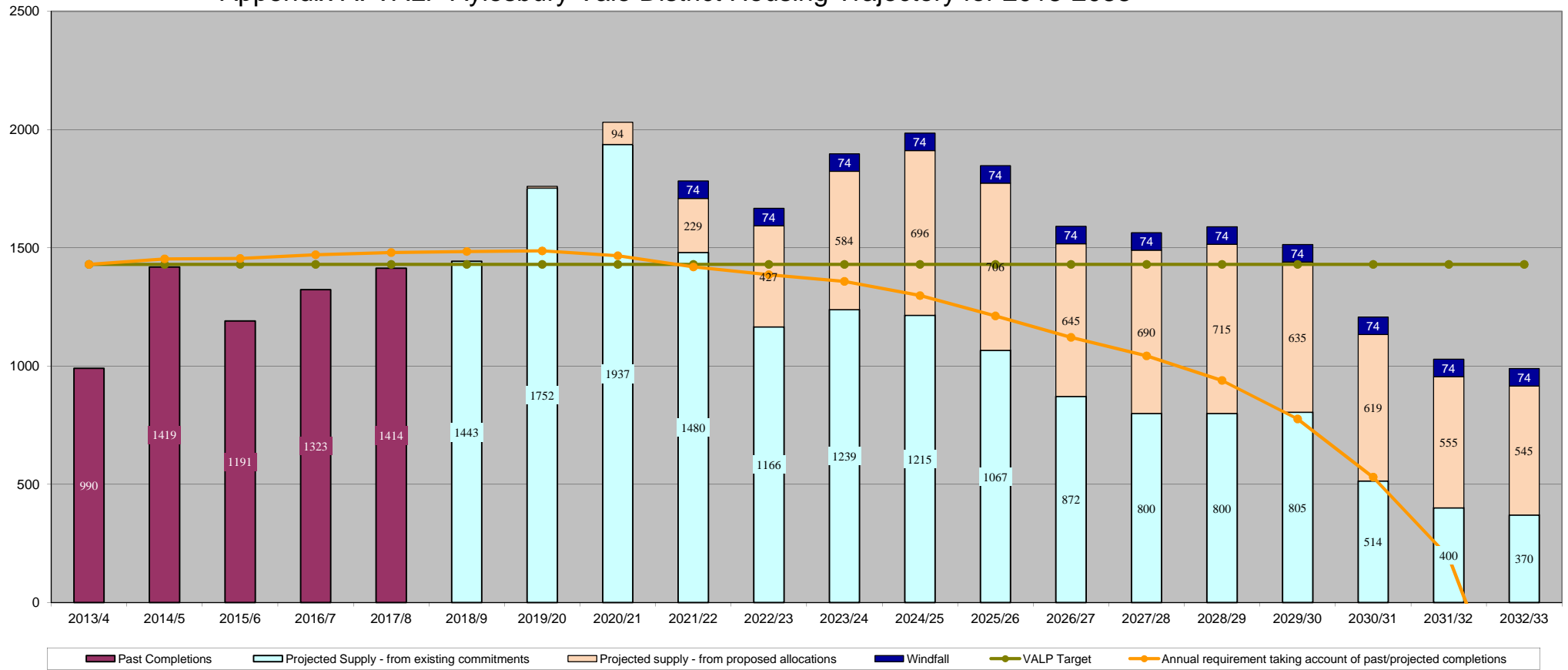




			Past completions					Projected completions																
	Settlement		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	
Land south west of 62 Station Rd	QUA001	Quainton								13													13	
Land north of Aylesbury Rd and r/o Great Stone House	CDN001	Cuddington							8														8	
<b>Total for allocations</b>								0	8	94	229	427	584	696	706	645	690	715	635	619	555	545	7148	
<b>Total projections for all deliverable sites</b>								1443	1760	2031	1709	1593	1823	1911	1773	1517	1490	1515	1440	1133	955	915	23008	
<b>Windfall Sites</b>											74	74	74	74	74	74	74	74	74	74	74	74	74	888

Prepared July 2019

### Appendix A: VALP Aylesbury Vale District Housing Trajectory for 2013-2033





**Appendix A: List of sites contributing to the projected housing supply excluding proposed VALP allocations**

Our ref	Status as at 31/03/2018	Total number of dwellings	Estimated number of completions			Deliverability commentary			
			2018-2033 *	2018-2023 (five years)	2019-2024 (five years)	Available	Suitable	Achievable	
	<b>Sites with Planning Permission</b>								
001h0157	Berryfields Major Development Area (MDA) Aylesbury	AVDLP*** & Permission	3000	900	650	550	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
031h0036	Kingsbrook, Land East of Aylesbury, Broughton Crossing, Aylesbury	Permission	2450	2139	875	875	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0304	Land North of Aston Clinton Road, Weston Turville	Permission	400	400	175	250	✓	✓	Assume completions start in 2020/21
016h0175	Land North Of A421 Tingewick Road Buckingham	Permission & BNP allocation	400	400	325	400	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0278	Gatehouse Quarter, Aylesbury	Permission	370	32	32	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
102h0029	Land south of Newton Leys, Stoke Hammond	Permission	351	175	175	115	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0087	Haddenham Glebe	Permission	280	280	230	280	✓	✓	Contact made for estimated completion rate from developers/agents.
125h0123	Land Adjacent To Furze Lane, Winslow	Permission & WNP allocation	247	233	233	178	✓	✓	Contact made for estimated completion rate from developers/agents.
58h0081	Haddenham Airfield, Thame Road, Haddenham	Permission	233	233	233	188	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
103h0045	Lower Road, Stoke Mandeville	Permission	190	190	190	145	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
120h0055	Land bounded by New Road & Aston Clinton Road, Weston Turville	Permission	135	94	94	44	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0163	Land adj Tesco, Tring Road, Aylesbury	Permission	135	135	135	135	✓	✓	Assume completions 2019/20.
103h0051	Land off Lower Road, Stoke Mandeville	Permission	125	125	125	125	✓	✓	Contact made for estimated completion rate from developers/agents.
103h0044	Land east of Lower Road, Stoke Mandeville	Permission	117	117	117	117	✓	✓	Assume completions 2020/21.
037h0031	Land West of Mentmore Road, Partridge & Barkham Close, Cheddington	Permission & CNP allocation	100	100	100	100	✓	✓	Assume completions 2019/20.
001h0363,363a	Off Gatehouse Way, Aylesbury	Permission	98	50	50	50	✓	✓	Phase 1 completed 2017/2018. Phase 2 assume completions start 2020/21.
100h0063	Land North of Sandholme and East of Buckingham Road, Steeple Claydon	Permission	95	95	95	95	✓	✓	Assume completions 2020/21.
026h0091	Land off Chapel Drive/Green End Street, Aston Clinton	Permission	95	63	63	28	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
026h0101	Land South of Aylesbury Road, Aston Clinton	Permission	93	93	93	93	✓	✓	Assume completions 2019/20.
026h0088	Land North of Brook Farm, Aston Clinton	Permission	91	91	91	56	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
110h0048	Land off Main Street, Tingewick	Permission	85	30	30	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0403	Sainsburys, 13-19 Buckingham Street, Aylesbury	Permission	76	76	76	27	✓	✓	Under construction.
114h0045	Allotments, Baker Street, Waddesdon	Permission	75	75	75	60	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
103h0053	Land at Thornbrook House and Roylands, Risborough Road, Stoke Mandeville	Permission	74	74	74	74	✓	✓	Assume completions 2020/21.
102h0040	Fenny Road, Stoke Hammond	Permission	74	74	74	74	✓	✓	Assume completions 2019/20.

001h0397	Former TRW Site Buckingham Road, Aylesbury	Permission	73	11	11	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0403	Tindal Centre, Bierton Road, Aylesbury	Permission	69	27	27	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
091h0049	Land rear of Vicarage Road, Pitstone	Permission	68	68	68	33	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
101h0099	Land off Soulbury Road & Dove Street, Stewkley	Permission	67	67	0	25	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
120h0061	Land east of New Road, Weston Turville	Permission	64	64	64	64	✓	✓	Assume completions 2019/20.
100h0059	North End Farm, Steeple Claydon	Permission	60	60	60	40	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0527	Frmr Dayla site, High Street, Aylesbury	Permission	59	59	59	59	✓	✓	Under construction.
001h0435	Frmr BCC Offices/Civic Centre Site, Aylesbury	Permission	58	58	58	28	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
050h0057	Land off High Street, Edlesborough	Permission	57	57	57	57	✓	✓	Assume completions 2020/21.
123h0065	Meadow Way/Moorlands, Wing	WNP & Permission	52	11	11	0	✓	✓	Under construction.
026h0098	Land rear of Aylesbury Road, Aston Clinton	Permission	50	50	50	40	✓	✓	Under construction.
026h0099	Land at 108 Weston Road & Longhorn Farm, Aston Clinton	Permission	50	35	35	0	✓	✓	Under construction.
001h0453	Kingfisher House, 61 Walton Street, Aylesbury	Permission	48	11	11	0	✓	✓	Under construction.
026h0089	Land off Chapel Drive, Aston Clinton	Permission	47	3	3	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0488	Manor House Hospital, Bierton Road, Aylesbury	Permission	44	44	44	22	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0227	Land East of Circus Fields, Stocklake, Aylesbury	Permission	42	12	12	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
074h0078	Land at Madges Farm, Chearsley Road, Long Crendon	Permission	41	41	41	21	✓	✓	Under construction.
089h0027	Land adj Winslow Road, Padbury	Permission	40	40	40	40	✓	✓	Assume completions 2020/21.
058h0089	Stanbridge Road, Haddenham	Permission	40	40	40	20	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
091h0045	Land Rear Of Glebe Close and Rushendon Furlong, Pitstone	Permission	40	26	26	0	✓	✓	Under construction.
026h0104	Park Farm, Church Lane, Aston Clinton	Permission	36	36	36	36	✓	✓	Assume completions 2020/21.
102h0044	Brook Farm, Leighton Road, Stoke Hammond	Permission	33	33	33	33	✓	✓	Assume completions 2020/21.
016h0192	Land rear of Hamilton House, West Street, Buckingham	Permission	31	31	31	31	✓	✓	Assume completions 2020/21.
055h0036	Land South of Little Horwood Road, Great Horwood	Permission & GHNP allocation	30	30	30	30	✓	✓	Assume completions 2020/21.
050h0050	Cow Lane, Edlesborough	Permission	30	30	30	20	✓	✓	Under construction.
026h0093	Stratford Close, Aston Clinton	Permission	30	13	13	0	✓	✓	Under construction.
026h0087	Land off Brook Street, Aston Clinton	Permission	27	10	10	0	✓	✓	Under construction.
120h0065	Worlds End Lane, Weston Turville	Permission	26	26	26	26	✓	✓	Contact made for estimated completion rate from developers/agents.
058h0088	Dollicott, Haddenham	Permission	25	4	4	0	✓	✓	Under construction.

125h0140	Land south of Tinkers Drive, Winslow	Permission & WNP allocation	24	24	24	24	✓	✓	Assume completions 2020/21.
001h0495a	Alton House Business Park, Gatehouse Way, Aylesbury	Permission	24	24	24	24	✓	✓	Assume completions 2020/21.
001h0477	Bell Business Park, Brunel Road, Aylesbury	Permisson	24	24	24	12	✓	✓	Under construction.
079h0043	Site A, Land South Of Little Marsh Road And East Of Swan Lane, Marsh Gibbon	Permission	22	22	0	11	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
047h0079	Land off Wainwrights, Long Crendon	Permission	19	19	19	14	✓	✓	Under construction.
001h0419	Berryfields Cottage, Berryfields, Quarrendon	Permission	19	19	19	19	✓	✓	Assume completions 2019/20.
080h0016	British Waterways Repair Yard, Bulbourne Road,	Permission	17	17	17	17	✓	✓	Assume completions 2020/21.
114h0051	Land rear of 23 Anstey Close, Waddesdon	Permission	16	16	16	16	✓	✓	Assume completions 2020/21.
001h0544	Former Hoseworth House site, Oxford Road, Aylesbury	Permission	15	15	15	15	✓	✓	Assume completions 2020/21.
085h0036	Cobb Hall Road, Newton Longville	Permission	15	15	0	15	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
102h0043	Hillersdon Chase, Stoke Hammond	Permission	14	14	0	14	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
056h0050	Lawn Farm, Main Street, Grendon Underwood	Permission	14	14	14	14	✓	✓	Under construction.
101h0096	66 High Street North and adjoining land, Stewkley	Permission	14	14	14	14	✓	✓	Assume completions 2020/21.
001h0402	Garage site, Whaddon Chase, Aylesbury	Permission	14	12	12	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0093	Fairfields Farm, Stanbridge Road, Haddenham	Permission	13	13	13	13	✓	✓	Assume completions 2020/21.
016h0170	Fmr Police Station, 50 Moreton Road, Buckingham	Permission	13	4	4	0	✓	✓	Under construction.
016h0185	Land adj 73 Moreton Road, Buckingham	Permission	13	13	0	13	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
106h0017	Mursley Road, Swanbourne	Permission	13	13	13	13	✓	✓	Assume completions 2020/21.
102h0036	Bragenham Side, Stoke Hammond	Permission	13	7	7	0	✓	✓	Under construction.
001h0467	Fmr Britannia PH, Buckingham Road, Aylesbury	Permission	13	13	13	0	✓	✓	Under construction.
114h0039	Land East of 14 & 27 New Street, Waddesdon	Permission	12	12	12	12	✓	✓	Contact made for estimated completion rate from developers/agents.
078h0028	Land at Scotts Farm, Maids Moreton	Permission	12	12	0	12	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
087h0044	Land adjacent to Elmwood Close, Oakley	Permission	12	12	12	12	✓	✓	Assume completions 2020/21.
104h0066	Fmr Harrow PH, Bishopstone Road, Bishopstone	Permission	12	12	12	12	✓	✓	Assume completions 2020/21.
127h0026	21-39 Clifden Road, Worminghall	Permission	12	12	12	12	✓	✓	Assume completions 2019/20.
001h0541	21A Buckingham Street, Aylesbury	Permission	11	11	11	11	✓	✓	Assume completions 2020/21.
056h0048	Land off Shakespeare Orchard, Grendon Underwood	Permission	11	11	11	11	✓	✓	Assume completions 2020/21.
120h0064	Land rear of 13 Brook End, Weston Turville	Permission	10	11	11	11	✓	✓	Assume completions 2020/21.
079h0047	Castle Street/Longherdon Farm, Marsh Gibbon	Permission	10	10	10	10	✓	✓	Assume completions 2020/21.
050h0062	5 Slicketts Lane, Edlesborough	Permission	10	10	10	10	✓	✓	Assume completions 2020/21.
102h0038	Stoke Hammond Garage, Stoke Hammond	Permission	10	10	10	10	✓	✓	Assume completions 2019/20.
016h0189	Chandos Road, Buckingham	Permission	10	10	10	0	✓	✓	Under construction.

026h0110	138 London Road, Aston Clinton	Permission	9	9	9	0	✓	✓	Under construction.
079h0046	Site C Land south of Castle Street & West of Leopold Farm, Marsh Gibbon	Permission	9	9	9	9	✓	✓	Assume completions 2020/21.
120h0058	Land East New Road, Weston Turville	Permission	9	4	4	0	✓	✓	Under construction.
117h0112	Frmr Police Station, 166/67 Ayl Road, Wendover	Permission	9	1	1	0	✓	✓	Under construction.
110h0053	Land off Gorrell Lane, Tingewick	Permission	9	9	9	9	✓	✓	Assume completions 2019/20.
084h0030	Land at Stratford Road, Nash	Permission	9	1	1	0	✓	✓	Contact made for estimated completion rate from developers/agents.
099h0027	Mill Road, Slapton	Permission	8	8	8	8	✓	✓	Assume completions 2019/20.
091h0051	Victor House, Westfield Road, Pitstone	Permission	8	8	8	8	✓	✓	Assume completions 2019/20.
097h0021	Franklins Farm, Ickford Road, Shabbington	Permission	8	8	8	8	✓	✓	Assume completions 2020/21.
016h0116	The Saleroom, Moreton Road, Buckingham	Permission	8	7	7	7	✓	✓	Under construction.
055h0042	Horwood Mill, Spring Lane, Great Horwood	Permission	7	7	7	7	✓	✓	Assume completions 2019/20.
026h0108	Land off Chapel Drive, Aston Clinton	Permission	7	7	7	7	✓	✓	Assume completions 2020/21.
118h0023	Land off Mill Lane, Westbury	Permission	7	3	3	0	✓	✓	Under construction.
001h0463	Elmhurst Youth Centre, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
114h0041	Littleton Manor Farm, Bicester Road, Waddesdon	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
085h0041	Dagnall House, Buckingham Road, Newton Longville	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
048h0018	New Farm, St Marys Road, East Claydon	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
001h0388	Kingsbury House, 2 George Street, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
001h0439	Heron House, Ground Floor, 49 Buckingham Street, Aylesbury	Permission	6	6	6	6	✓	✓	Under construction.
016h0156	Fleece Yard, Market Hill, Buckingham	Permission	5	5	5	5	✓	✓	Under construction.
107h0025 & 25a	Hillcroft Industrial Estate, Stewkley Road, Soulbury	Permission	5	1	1	0	✓	✓	Under construction.
058h0055	40 Thame Road, Haddenham	Permission	5	4	4	4	✓	✓	Under construction.
102h0037	Land at Lodge Lane, Stoke Hammond	Permission	5	5	5	0	✓	✓	Under construction.
087h0037	25 Oxford Road, Oakley	Permission	5	5	5	0	✓	✓	Under construction.
001h0480	112 High Street, Aylesbury	Permission	5	5	5	5	✓	✓	Assume completions 2019/20.
046h0031	Chapel Lane, Drayton Parslow	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
001h0518	Garages adj 8 Eastern Street, Aylesbury	Permission	5	5	5	5	✓	✓	Assume completions 2019/20.
053h0016	Land adjacent to Winslow Road, Granborough	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
001h0499	37 Bicester Road, Aylesbury	Permission	5	5	5	0	✓	✓	Under construction.
079h0038	Whales Lane, Marsh Gibbon	Permission	5	5	5	5	✓	✓	Assume completions 2019/20.
031h0044	Land To The West of Rowsham Road, Bierton	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
107h0055	Land to the south east of No 10-14, The Courtyard, Liscombe Park, Soulbury	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
	Sites < 5 dwellings (see appendix 2 below)			523	523	349			
	<b>Total - With Planning Permission</b>			<b>8416</b>	<b>6409</b>	<b>5547</b>			

	<b>Sites with resolution to grant p.p. subject to S106**</b>								
120h0066	Land Between Wendover Road And Aston Clinton Road, Aylesbury	Resolution to grant subject to S106	3000	3000	180	400	✓	✓	Contact made for estimated completion rate from developers/agents.
085h0046	Land to South West of Milton Keynes	Resolution to grant subject to S106	1855	1855	150	350	✓	✓	Contact made for estimated completion rate from developers/agents.
026h0112	Aylesbury Woodland, College Road North, Aylesbury	Resolution to grant subject to S106	1100	1000	30	100	✓	✓	100 to be delivered year 2033/34. Contact made for estimated completion rate from developers/agents.
103h0052	Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road, Stoke Mandeville	Resolution to grant subject to S106	73	73	73	73	✓	✓	Assume completions 2021/22.
016h0196	Hamilton Precision Ltd, Tingewick Road, Buckingham	Resolution to grant subject to S106	50	50	50	50	✓	✓	Assume completions 2021/22.
124h0046	Land at Leighton Road, Wingrave	Wingrave NP & resolution to grant subject to S106	40	40	40	40	✓	✓	Assume completions 2021/22.
122h0044	Land off Bushmead Road, Whitchurch	Resolution to grant subject to S106	21	21	21	21	✓	✓	Contact made for estimated completion rate from developers/agents.
055h0049	Land North of Little Horwood Road, Great Horwood	Gt Horwood NP & resolution to grant subject to S106	15	15	15	15	✓	✓	Assume completions 2021/22.
	<b>Total - Sites with resolution to grant p.p. subject to S106**</b>			<b>6054</b>	<b>559</b>	<b>1049</b>			
	<b>Sites allocated in Neighbourhood Plans without permission</b>								
100h0053	Molly's Field, Land Adjacent, Addison Road, Steeple Claydon	Steeple Claydon NP	90	90	30	60	✓	✓	Allocated for 110 in NP, current application in for 90 but not approved as of 31 March 2018
016h0177	Above Rumbolds Well & next to Field Farm (I)	Buckingham NP	100	100	0	30	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
114h0052	Land North East of the village, Waddesdon	Waddesdon NP	75	75	0	10	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
125h0126	Land at Winslow Rugby Club, Winslow	Winslow NP	75	75	0	25	✓	✓	Assume completions start in 2023/24
091h0022	Land at Marsworth Road/Vicarage Road, Pitstone	Pitstone NP	70	70	70	70	✓	✓	Assume completions 2021/22.
125h0127	Land off Station Road, Winslow	Winslow NP	65	65	0	30	✓	✓	Assume completions start in 2023/24
050h0065	Land Off Slicketts Lane And Dove House Close, Edlesborough	Edlesborough NP	40	40	40	40	✓	✓	Assume completions 2021/22.

016h0176	St Rumbolds Well (J), Buckingham	Buckingham NP	39	39	0	19	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
124h0047	Land South of Twelve Leys, Wingrave	Wingrave with Rowsham NP	30	30	30	30	✓	✓	Assume completions 2021/22.
124h0048	Land South of Leighton Road, Wingrave	Wingrave with Rowsham NP	29	29	29	29	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
016h0173	Land at corner of Wells & Bridge Street (K), Buckingham	Buckingham NP	28	28	0	14	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
050h0066	Land Rear Of Good Intent, Edlesborough	Edlesborough NP	15	15	0	15	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
055h0038	Land off Nash Road, Great Horwood	Great Horwood NP	14	14	14	14	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
074h0084	Land off Westfield Road, Long Crendon	Long Crendon NP	13	13	5	13	✓	✓	Assume completions 2023/24 following appeal decision APP/J0405/W/18/3203307.
074h0085	Land off Sandy Lane, Long Crendon	Long Crendon NP	10	10	10	10	✓	✓	Assume completions start in 2023/24
100h0062	Land at Queen Catherine Road, Steeple Claydon	Steeple Claydon NP	8	8	8	8	✓	✓	Assume completions start in 2023/24
050h0064	29 The Green, Edlesborough	Edlesborough NP	5	5	2	5	✓	✓	Assume completions start in 2023/24
	<b>Total - Sites Allocated in Neighbourhood Plans</b>			<b>706</b>	<b>238</b>	<b>422</b>			
	<b>Permitted development</b>								
001h0516	Oxford House, Oxford Road, Aylesbury	Prior approval application	193	193	193	193	✓	✓	Assume completions start in 2020/21
001h0524	Hampden House, Aylesbury	Prior approval application	112	112	0	0	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0482-4, 95-96	Alton House Business Park, Gatehouse Way, Aylesbury	Prior approval application	74	74	74	64	✓	✓	Under construction.
001h0411	Heron House, Floors 1-5, 49 Buckingham Street, Aylesbury	Prior approval application	55	55	55	55	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0510	Prebendal Court, Oxford Road, Aylesbury	Prior approval application	50	50	50	50	✓	✓	Assume completions start in 2019/20
001h0514	Sloane House, 24 New Street, Aylesbury	Prior approval application	34	34	34	34	✓	✓	Assume completions 2020/21.
001h0531	Verney House, Gatehouse Road, Aylesbury	Prior approval application	28	28	28	28	✓	✓	Assume completions 2020/21.
001h0451	Wing House, 5 Britannia Street	Prior approval application	18	18	18	18	✓	✓	Assume completions start in 2019/20
001h0512	Cambridge Place House, Aylesbury	Prior approval application	15	15	15	15	✓	✓	Assume completions 2020/21.
001h0472	Western House, 14 Rickfords Hill, Aylesbury	Prior approval application	15	15	15	15	✓	✓	Assume completions start in 2019/20
058h0094	Chiltern House, Thame Road, Haddenham	Prior approval application	12	12	12	12	✓	✓	Assume completions 2020/21.
001h0375	Ardenham Lane House, Ardenham Lane, Aylesbury	Prior approval application	9	6	6	0	✓	✓	Under construction.

122h0041	The Firs, Whitchurch	Prior approval application	8	8	8	8	✓	✓	Assume completions start in 2019/20
127h0027	Elizabeth House, Wornal Park, Worminghall	Prior approval application	8	8	8	8	✓	✓	Assume completions 2020/21.
034h0035	Homesitters, Buckland Wharf, Buckland	Prior approval application	6	6	6	6	✓	✓	Assume completions 2020/21.
122h0043	The Coach House, The Firs, Whitchurch	Prior approval application	6	6	6	6	✓	✓	Assume completions 2020/21.
	<b>Total - Permitted development</b>			<b>640</b>	<b>528</b>	<b>512</b>			
	<b>Use Class C3 commitments older person's housing</b>								
125h0129	Winslow Centre, Winslow	Winslow NP	30	30	30	30	✓	✓	Assume completions start 2021/22
016h0191	Rear of Grand Junction PH, High Street, Buckingham	Permission	14	14	14	14	✓	✓	Assume completions start 2020/21
	<b>Total - Use Class C3 older persons' housing</b>			<b>44</b>	<b>44</b>	<b>44</b>			
	<b>District - Total for all sites</b>			<b>15860</b>	<b>7778</b>	<b>7574</b>			

All dwelling figures are net of losses through demolition or conversion

\* This is not necessarily the same as the total number of dwellings on the site, as there may have been completions prior to 2018

\*\* S106: Section 106 or planning obligation agreement

\*\*\* Aylesbury Vale District Local Plan

**Appendix A: Projected supply from sites less than 5 dwellings**

<b>Location</b>	<b>Parish</b>	<b>Status as at 31st March 2018</b>	<b>Net Commitments*</b>
Hanover Farmhouse Barn, Addington Estate Roads	Addington	Permission	1
Moat House Addington Estate Roads	Addington	Permission	0
Folly Inn PH Buckingham Road MK18 2HS	Adstock	Permission; under construction	1
Folly Inn Ph, Buckingham Road	Adstock	Permission	4
Land adjacent to Adstock House, East Street	Adstock	Permission	1
Land Between 17 & 18 Coronation Cottages	Akeley	Permission	4
Maple Tree Cottage, Chapel Lane	Akeley	Permission	1
Foxglove Cottage, Akeley Wood Lodge Road	Akeley	Permission	0
Akeley Village Hall, Lillingstone Road	Akeley	Permission	1
Land Adj Rose Cottage, Chapel Lane	Akeley	Permission	1
Home Farm, Akeley Wood Lodge Road	Akeley	Permission	1
Manor Farm Lower Pollicott	Ashendon	Permission; under construction	4
Land At Upper Pollicott	Ashendon	Permission	3
Burston Hill Farm, Weeden Road	Aston Abbots	Permission; under construction	1
Saddlers Farm,Cublington Road	Aston Abbots	Permission; under construction	1
Burston Hill Farm, Weeden Road	Aston Abbots	Permission	1
Saddlers Farm, Cublington Road	Aston Abbots	Permission	1
The Royal Oak Ph, Wingrave Road	Aston Abbots	Permission	1
Norduck Farm, Moat Lane	Aston Abbots	Permission	1
64 Green End Street	Aston Clinton	Permission; under construction	1
Masons Meadow, Aylesbury Road	Aston Clinton	Permission; under construction	1
Woodgate House, Park View	Aston Clinton	Permission; under construction	1
Land Adj Old Rectory London Road	Aston Clinton	Permission	4
The Paddock House, 31 London Road, Aston Clinton	Aston Clinton	Permission	2
Land adjoining Overways, Aston Clinton	Aston Clinton	Permission	1
Longhorn Farm, Weston Road	Aston Clinton	Permission	1
The Bungalow, Green Park, Stablebridge Road	Aston Clinton	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission	-1
Land Adjacent To Chimneys, Aylesbury Road	Aston Clinton	Permission	1
93 Weston Road	Aston Clinton	Permission	0
13 Russell Avenue	Aylesbury	Permission; under construction	1
Land Rear Of 18 Northumberland Avenue	Aylesbury	Permission; under construction	1
Garage Court, Narbeth Drive	Aylesbury	Permission; under construction	4
29 Russell Avenue, Aylesbury	Aylesbury	Permission; under construction	1
9 & 11 Wendover Road	Aylesbury	Permission; under construction	1
1-2 Castle Close	Aylesbury	Permission; under construction	2
Sheffield Funerals, 152 High Street	Aylesbury	Permission; under construction	2
12 Gatehouse Road	Aylesbury	Permission; under construction	1
Site Of Former 40 To 42, Mill Street	Aylesbury	Permission; under construction	2
34 Wendover Road	Aylesbury	Permission; under construction	1
7 Wendover Road	Aylesbury	Permission; under construction	0
Heron House, 49 Buckingham Street	AYLESBURY	Permission	4
57 Buckingham Road	Aylesbury	Permission	4
16-18 High Street	Aylesbury	Permission	4
Ramblers, 20 Buckingham Street	Aylesbury	Permission	4
Western House, 14 Rickfords Hill	Aylesbury	Permission	3
Gi Gees Takeaway, 23 Kingsbury	Aylesbury	Permission	3
55 Buckingham Road	Aylesbury	Permission	3
55 Buckingham Road	Aylesbury	Permission	-1
14-18 Temple Street	Aylesbury	Permission	2
33 Prebendal Avenue	Aylesbury	Permission	1
80 Narbeth Drive	Aylesbury	Permission	1
26 Mount Street	Aylesbury	Permission	1
100 Weedon Road	Aylesbury	Permission	1
6-18 Mill Street	Aylesbury	Permission	2
Serenity Hair And Beauty 60 Kingsbury	Aylesbury	Permission	2
3 Stocklake, Aylesbury	Aylesbury	Permission	1
10 Meadow Way, Aylesbury	Aylesbury	Permission	1
165A Cambridge Street	Aylesbury	Permission	1
40 Buckingham Street	Aylesbury	Permission	2
6-12 And 18-20 Mill Street	Aylesbury	Permission	1
17 Abbots Road	Aylesbury	Permission	1
84 Wendover Road	Aylesbury	Permission	1
Heron House, 49 Buckingham Street	Aylesbury	Permission	1
29 Aiston Place	Aylesbury	Permission	1
Garage Site, Henry Road	Aylesbury	Permission	1
Flat 1, Green End House, 10 Rickfords Hill, Aylesbury	Aylesbury	Permission	1
55 Camborne Avenue	Aylesbury	Permission	1
108 Broughton Avenue	Aylesbury	Permission	0
122C High Street	Aylesbury	Permission	1



Former Azurie Blue Factory Site, Willow Road	Aylesbury	Permission	1
Prontaprint, 40 High Street	Aylesbury	Permission	1
Garage Court Rear Of Shops, Parton Road	Aylesbury	Permission	1
1 Redcliffe Walk	Aylesbury	Permission	1
79 Meadowcroft	Aylesbury	Permission	1
6 Douglas Road	Aylesbury	Permission	1
18 Queen Street	Aylesbury	Permission	1
Ground Floor, Wing House, 5 Britannia Street	Aylesbury	Permission	1
Vernons Chartered Surveyors, 24 Temple Street	Aylesbury	Permission	1
Land Adjacent To 28 Ascott Road	Aylesbury	Permission	1
20 Berryfield Road	Aylesbury	Permission	1
Mission Hall , Fleet Street	Aylesbury	Permission	1
10 Glaven Road	Aylesbury	Permission	1
78 Oxford Road	Aylesbury	Permission	1
Land R/O 149 Wendover Road	Aylesbury	Permission	1
36 Buckingham Street	Aylesbury	Permission	1
Berryfield Cottage, Berryfields, Quarrendon	Aylesbury	Permission	-1
Dropshort Farm, Buckingham Road	Biddlesden	Permission	0
Land Adj Grove Court, Rowsham Road	Bierton with Broughton	Permission; under construction	1
72 Aylesbury Road	Bierton with Broughton	Permission; under construction	1
80 Aylesbury Road	Bierton with Broughton	Permission	2
46 Burcott Lane	Bierton with Broughton	Permission	1
Badricks Farm, 94 Aylesbury Road	Bierton with Broughton	Permission	1
Land Adj To Conkers Barn 178A Aylesbury Road	Bierton with Broughton	Permission	1
Land Adj To 27 Brae Hill	Brill	Permission; under construction	1
Lane Cottage, South Hills	Brill	Permission; under construction	0
Hybanks North Hills	Brill	Permission	0
Hillside Farm, Oakley Road	Brill	Permission	1
Hillside Farm, Oakley Road	Brill	Permission	1
18 Church Street	Brill	Permission	-1
Land At Lenborough Road	Buckingham	Permission; under construction	1
Land To The Rear Of Hamilton House West Street	Buckingham	Permission; under construction	1
Meadows House, Well Street	Buckingham	Permission; under construction	4
Land At Fleece Yard, Market Hill	Buckingham	Permission; under construction	1
Land Adjacent to Verdun, Western Avenue	Buckingham	Permission	4
Nursery Bungalow, West Street	Buckingham	Permission	4
Nursery Bungalow, West Street	Buckingham	Permission	-1
Manor Beeches Avenue Road	Buckingham	Permission	3
Dipalee Tandoori, 18 Castle Street	Buckingham	Permission	2
Revans Action Learning Workshop Elm Street	Buckingham	Permission	2
19 Well Street	Buckingham	Permission	1
The Villas, Stratford Road	Buckingham	Permission	1
Willow Bank, Mill Lane	Buckingham	Permission	-1
Stoneleigh House 17 Castle Street	Buckingham	Permission	-1
New Farm Bungalow Main Road	Buckland	Permission; under construction	1
Canal Farm, Lower Buckland Road	Buckland	Permission; under construction	1
Land Adj 69 Buckland Road	Buckland	Permission	1
Round Spring, Dancers End Lane	Buckland	Permission	0
Bees Cottage, Main Road	Buckland	Permission	1
Pine Ridge, Dancers End Lane	Buckland	Permission	0
Badgers Wood, Dancers End Lane	Buckland	Permission	1
Pound Orchard, Peggs Lane	Buckland	Permission	1
Badgers Wood, Dancers End Lane	Buckland	Permission	-1
13 Brackley Lane,	Charndon	Permission	1
48 Chearsley Road	Chearsley	Permission; under construction	1
The Lodge, Church Lane	Chearsley	Permission	1
Grove Farm, Chearsley Road	Chearsley	Permission	1
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
Chearsley Barn, Chilton Road	Chearsley	Permission	1
12 Mentmore Road	Cheddington	Permission; under construction	1
Land Adjacent To Mentmore Cottage, 32-34 Mentmore Road	Cheddington	Permission; under construction	1
40 Mentmore Road, Cheddington	Cheddington	Permission	4
Beechwood, 10 Mentmore Road	Cheddington	Permission	2
Land Adjacent To 1A Church Hill	Cheddington	Permission	1
40 Mentmore Road	Cheddington	Permission	-1
13 Thame Road	Chilton	Permission; under construction	1
The Old Estate Yard, Thame Road	Chilton	Permission; under construction	1
Cutter's Barn, Chilton Grounds Farm, Chapel Lane	Chilton	Permission	1
The annex at The Old Stables, Reads Lane	Cublington	Permission; under construction	1
New Dairy Farm, Stewkley Road	Cublington	Permission	2
1 Roses Close	Cublington	Permission	1
Land Off Bridle Track, Bridgeway	Cuddington	Permission; under construction	1
Wychert Barn, Frog Lane	Cuddington	Permission; under construction	1
Dadbrook Farm, Dadbrook	Cuddington	Permission	0

1 Dadbrook Close	Cuddington	Permission	1
Pasture Farm, School Lane	Dinton	Permission; under construction	1
Dinton Castle, Oxford Road	Dinton	Permission; under construction	1
Land West Of New Road	Dinton	Permission	4
Staddlestones, New Road,	Dinton	Permission	1
Motts Coaches, Oxford Road	Dinton	Permission	1
Os 7924, Upton Road	Dinton	Permission	1
Springhill House, Cuddington Road	Dinton	Permission	1
Westlington House, Oxford Road	Dinton	Permission	1
Crispins Corner, Boot Lane	Dinton	Permission	1
Middlemeadow	Dorton	Permission; under construction	0
Spa Farm	Dorton	Permission	1
Stoke Road Farm, Bletchley Road	Drayton Parslow	Permission; under construction	4
Ridge Farm, Main Road	Drayton Parslow	Permission	1
Old RAF Buildings, Dorcas Farm Lane	Drayton Parslow	Permission	1
Land At Ridge Farm, Main Road	Drayton Parslow	Permission	1
The Barns, 3 Main Road	Drayton Parslow	Permission	1
Manor Farmhouse, Main Road	Dunton	Permission	1
Lower Park Farm, Main Road	Dunton	Permission	1
Dunton Manor Barn, Hoggeston Road	Dunton	Permission	1
New Farm, 2 St Marys Road	East Claydon	Permission	4
Monkomb Farm, Winslow Road	East Claydon	Permission	1
Bernwood Farm, Weir Lane, Botolph Claydon	East Claydon	Permission	1
Barn At Monkomb Farm, Winslow Road	East Claydon	Permission	1
Garage Site Buckingham Road	Edgcott	Permission	2
Clover Meadow, Marsh Gibbon Road, Edgcott	Edgcott	Permission	1
Land At Avenue House, Moor End	Edlesborough	Permission; under construction	1
The Waste Land, Dunstable Road, Dagnall	Edlesborough	Permission; under construction	0
B & H Autos Crossways Garage Dunstable Road	Edlesborough	Permission	3
Yew Tree Malting Lane Dagnall	Edlesborough	Permission	1
Land Adjacent To 3 & 4 Leighton Road,Northall	Edlesborough	Permission	1
Churchgate House, High Street	Edlesborough	Permission	0
The Old Bakery, Leighton Road	Edlesborough	Permission	1
Meadowbank, New Inn Lane	Gawcott	Permission	2
Meadowbank, New Inn Lane	GAWCOTT	Permission	2
Milford House, Hillesden Road	Gawcott	Permission	1
The Laurels , Lenborough Road	Gawcott	Permission	1
Land Adj To Lenborough Farm, Hillesden Road	Gawcott	Permission	1
Brendale, Church Street	Gawcott	Permission	1
Milford House, Hillesden Road	Gawcott	Permission	-2
3 Winslow Road	Granborough	Permission; under construction	2
Lathwells Farm Marston Road	Granborough	Permission	3
The Farm, 34 Green End	Granborough	Permission	1
Land To West Of Winslow Road	Granborough	Permission	1
Blossom Hill Farm, Partridge Hill, Great Brickhill	Great Brickhill	Permission; under construction	1
53 Lower Way	Great Brickhill	Permission	0
2 Home Farm Lane	Great Brickhill	Permission	1
Land At Green End Cottage, Green End	Great Brickhill	Permission	1
30 Cuff Lane	Great Brickhill	Permission	0
Paper Mill Farm, Bragenham Side	Great Brickhill	Permission	1
Orchard Bungalow, Singleborough Lane,Singleborough	Great Horwood	Permission; under construction	0
Woodleigh Cottage, 16 Nash Road	Great Horwood	Permission	0
Paddock View, 15C Little Horwood Road, Great Horwood	Great Horwood	Permission	1
Abbey Farm, Singleborough Lane	Great Horwood	Permission	1
Old Chapel, Little Horwood Road	Great Horwood	Permission	1
Land at Saye and Sele Close, Main Street,	Grendon Underwood	Permission	2
Land to Rear of Grove Farm, Main Street	Grendon Underwood	Permission	1
Little Grove, Main Street	Grendon Underwood	Permission	1
Ebenezer Cottage, Bicester Road,Kingswood	Grendon Underwood	Permission	1
1 Park Road	Grendon Underwood	Permission	1
Prune Farm, Lawn Hill, Edgcott	Grendon Underwood	Permission	1
Bernwode, Main Street	Grendon Underwood	Permission	0
11 Pilots Place	Haddenham	Permission; under construction	1
Scotsgrove Farm, Aylesbury Road,	Haddenham	Permission; under construction	1
Scotsgrove Mill, Mill Lane,	Haddenham	Permission; under construction	1
Ivor Newton & Sons, Aston Road	Haddenham	Permission	1
Core Business Services, 2 Thame Road	Haddenham	Permission	1
Former Dairy On Land Off Aylesbury Road	Haddenham	Permission	1
10 Roberts Road	Haddenham	Permission	1
Land Rear Of White Tara Cottage, Buckingham Road	Hardwick	Permission	1
The Old Dairy, Jubilee Farm Road	Hillesden	Permission	2
Dairy Farm Hillesden Road	Hillesden	Permission	0
Jubilee Farm Barns, Jubilee Farm Road	Hillesden	Permission	1
Hogshaw Farm, Claydon Road	Hogshaw	Permission	3

Borshaw Farm, Claydon Road	Hogshaw	Permission	1
Hill End Stables	Hogshaw	Permission	1
Church Farm House, 23 Church Road	Ickford	Permission; under construction	1
17 Sheldon Road, Ickford	Ickford	Permission	1
The Brownlow, Horton Road	Ivinghoe	Permission	4
Builders Yard, High Street	Ivinghoe	Permission	2
Ivinghoe Aston Farm, Ivinghoe Aston	Ivinghoe	Permission	2
Bull Lake Farm, Ford End	Ivinghoe	Permission	1
Beacon House, Orchard Farm	Ivinghoe	Permission	1
Barn Adj Keepers Cottage, Tythrop Park	Kingsey	Permission	1
Land Adj To Oakfield Fishery, Kingswood Lane	Kingswood	Permission; under construction	1
The Orchard, Wicken Road	Leckhamstead	Permission	0
The Barn, Shire Hill Farm, Towcester Road	Lillingstone Lovell	Permission	1
Lovel Wood, Towcester Road	Lillingstone Lovell	Permission	1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission; under construction	2
Land Adj Old Oaks, 18 Wood End	Little Horwood	Permission	1
Hill Farm, Westfield Road	Long Crendon	Permission	2
5 Burns Close	Long Crendon	Permission	2
5 Burns Close	Long Crendon	Permission	-1
8 Easington Terrace, Easington	Long Crendon	Permission	1
Land adj. to Broad View Westfield Road HP18 9EG	Long Crendon	Permission	1
Land to rear of 1 and 1a The Square, Long Crendon	Long Crendon	Permission	1
Land Adjacent To 5 Burns Close	Long Crendon	Permission	1
Broad View Westfield Road HP18 9EG	Long Crendon	Permission	0
61 High Street	Long Crendon	Permission	1
14 The Square	Long Crendon	Permission	1
Entrance Cottage, Westfield Road	Long Crendon	Permission	1
57 Chearsley Road	Long Crendon	Permission	1
22 Chearsley Road	Long Crendon	Permission	1
22 Carters Lane	Long Crendon	Permission	0
1 Chearsley Road	Long Crendon	Permission	-1
Entrance Cottage, Westfield Road	Long Crendon	Permission	-1
Elmwood House, Wotton End	Ludgershall	Permission	1
St Anthony's, Tetchwick Farm Road	Ludgershall	Permission	1
Pennwood House, High Street	Ludgershall	Permission	1
Land Rear Of 3 The Pightle	Maids Moreton	Permission	2
Land Adjacent To Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission; under construction	1
Land Adjacent To Sunnymede Station Road	Marsh Gibbon	Permission; under construction	1
Manor Farm, Station Road	Marsh Gibbon	Permission; under construction	1
Box Farm House, Castle Street	Marsh Gibbon	Permission	2
Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission	1
Horses Helping People Sunrise Farm Rowden farm Lane LU7 0QD	Mentmore	Permission; under construction	1
Mentmore Smithy, Stag Hill	Mentmore	Permission; under construction	1
Top Bliss Barn,Crafton Stud Farm, Crafton Lodge Road	Mentmore	Permission	1
Verney Arms Hotel Ph, Verney Road	Middle Claydon	Permission	3
Brook Cottage, 8 Church Lane,	Mursley	Permission; under construction	1
Land Adjacent To Taylors Corner, Station Road	Mursley	Permission; under construction	1
Land to the rear of 12 Main Street	Mursley	Permission	1
Richmond Hill Farm , Stewkley Lane	Mursley	Permission	1
The Weasels Lodge, Salden Lane	Mursley	Permission	0
Lower Church Farm, Church Lane	Mursley	Permission	1
Woodlands, 9 Church Lane	Mursley	Permission	1
Woodlands, 9 Church Lane	Mursley	Permission	-1
Westside Park Station Road	Mursley	Permission	1
26 Main Street	Mursley	Permission	1
Richmond Cottage, Stewkley Lane	Mursley	Permission	1
Richmond Cottage, Stewkley Lane	Mursley	Permission	-1
Barn 2, The Pond Barn, Wood End Farm, Wood End	Nash	Permission; under construction	1
The Barn at The Rectory, Stratford Road	Nash	Permission; under construction	1
Causter Farm, Winslow Road	Nash	Permission	0
Land Off Winslow Road	Nash	Permission	1
1 The Green	Nash	Permission	1
St Annes Grange, 1 Drayton Road	Newton Longville	Permission	3
25 Bletchley Road	Newton Longville	Permission	2
34 Westbrook End	Newton Longville	Permission	1
Artist Studio, London End	Newton Longville	Permission	1
Wyndham Cottage, Whaddon Road	Newton Longville	Permission	1
St Annes Grange, 1 Drayton Road	Newton Longville	Permission	4
The Old Hay Barn, Dancers Farm, St Johns Lane	North Marston	Permission; under construction	1
8 Church Street	North Marston	Permission	1
12 Granborough Road	North Marston	Permission	1
Stonehill Farm, Quainton Road	North Marston	Permission	1
Royal Oak PH, 2 Worminghall Road	Oakley	Permission	2
New Farm Oxford Road	Oakley	Permission	1

Poplar Farm, Oxford Road	Oakley	Permission	1
Catsbrain Farm, Worminghall Road	Oakley	Permission	1
Land At Bicester Road	Oakley	Permission	1
58 Worminghall Road	Oakley	Permission	2
The Cave , Meadway	Oving	Permission	1
N F Hodges & Son Buttermilk Hall Farm, Meadway	Oving	Permission	1
Church Farm, Church Lane	Oving	Permission	1
Former Garages Rear Of Nos. 23-25, Old End	Padbury	Permission; under construction	1
Kirtands Old End	Padbury	Permission; under construction	0
Land Adjoining West Bourn, Main Street	Padbury	Permission	3
Padbury Hill Farm, Steeple Claydon Road	Padbury	Permission	1
Fairhaven, Main Street	Padbury	Permission	1
Fairhaven, Main Street	Padbury	Permission	-1
Springfield House Orchard Way	Pitstone	Permission; under construction	0
Land West of 120 Vicarage Road	Pitstone	Permission	1
Barley End , Aldbury Lane	Pitstone	Permission	0
Barn At Home Farm, Stratton Audley Road	Poundon	Permission; under construction	2
Home Farm Barn Stratton Audley Road	Poundon	Permission; under construction	0
Church Farm, North End	Preston Bissett	Permission; under construction	3
Former Piggery Site, Pound Lane	Preston Bissett	Permission	2
Oak Tree Farm, Doddershall	Quainton	Permission; under construction	1
52 Upper Street	Quainton	Permission; under construction	1
Land at 36 Upper Street	Quainton	Permission	1
Station Road Farm Station Road HP22 4BW	Quainton	Permission	1
151 Station Road	Quainton	Permission	1
Swan And Castle PH 52 Lower Street	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1
Land At Doddershall	Quainton	Permission	1
Land Adj Vine Cottage, Crendon Road	Shabbington	Permission; under construction	3
Land Adjacent To Mellor House,Ickford Road	Shabbington	Permission; under construction	2
The Paddock, Crendon Road	Shabbington	Permission	1
Land At Grass Farm, Ickford Road	Shabbington	Permission	1
Rose Cottage, Mill Road	Shabbington	Permission	1
20 Horton Road	Slapton	Permission	4
20 Horton Road	Slapton	Permission	-2
2-3 Stockgrove Park House, Stockgrove Park	Soulbury	Permission; under construction	1
Land North Of Leighton Road	Soulbury	Permission; under construction	1
Cloverhill House , Ivy Lane	Soulbury	Permission; under construction	1
Hollingdon Farm Grove Farm Lane Hollingdon	Soulbury	Permission; under construction	1
Home Farm Liscombe Park	Soulbury	Permission; under construction	1
Hollingdon Grange Grove Farm Lane	Soulbury	Permission; under construction	-1
Barns At Upper Hollingdon Farmhouse, Hollingdon Road	Soulbury	Permission	3
Hillview Farm, Dean Farm Lane, Soulbury	Soulbury	Permission	2
Land At Upper Hollingdon Farm, Hollingdon Road	Soulbury	Permission	1
Barn At Stapleford Mill Road	Soulbury	Permission	1
Land Adj Hollingdon Road	Soulbury	Permission	1
The White House , High Road	Soulbury	Permission	1
Manor Farm, High Road	Soulbury	Permission	1
Cloverhill House , Ivy Lane	Soulbury	Permission	-1
Little Oak Farm, Leighton Road (a4146)	Soulbury	Permission	1
9B Buckingham Road	Steeple Claydon	Permission; under construction	1
Land To Rear Of 23 Buckingham Road	Steeple Claydon	Permission; under construction	2
23 Buckingham Road	Steeple Claydon	Permission	1
The Barn, West End Farm , West Street	Steeple Claydon	Permission	1
Land Adj 34 The Island	Steeple Claydon	Permission	1
12 Ivy Lane	Stewkley	Permission; under construction	0
Kingsbridge Farm Dunton Road	Stewkley	Permission; under construction	0
18 Bletchley Road	Stewkley	Permission; under construction	0
Harmansfield, Wing Road	Stewkley	Permission	2
Land Adj To 7 St Michaels Close	Stewkley	Permission	1
14 Bletchley Road	Stewkley	Permission	1
Bury Farm , Fishweir	Stewkley	Permission	1
Land Rear Of Tythe House, High Street South	Stewkley	Permission	1
Land At Lodge Lane	Stoke Hammond	Permission; under construction	2
Common Farm, Newton Road	Stoke Hammond	Permission	2
Igguldon Farm, Fenny Road	Stoke Hammond	Permission	1
The Mellows, Hillersdon Chase	Stoke Hammond	Permission	-2
Land Adj 5 Lower Road	Stoke Mandeville	Permission; under construction	1
Excel Security Services, 9 Station Road	Stoke Mandeville	Permission; under construction	2
Longacre, Risborough Road	Stoke Mandeville	Permission; under construction	0
81 Wendover Road	Stoke Mandeville	Permission; under construction	0
Land To Rear Of 281 Wendover Road, Stoke Mandeville	Stoke Mandeville	Permission	1
44 Batt Furlong	Stoke Mandeville	Permission	1

Swindon House, Lower Road	Stoke Mandeville	Permission	1
1 Edward Walk	Stoke Mandeville	Permission	1
111 Wendover Road	Stoke Mandeville	Permission	1
69 Lower Road	Stoke Mandeville	Permission	1
69 Lower Road	Stoke Mandeville	Permission	-1
Land To Rear Of 281 Wendover Road	Stoke Mandeville	Permission	1
111 Wendover Road	Stoke Mandeville	Permission	-1
36 Oxford Road Stone HP17 8PB	Stone	Permission; under construction	0
Land Off Eythrope Road	Stone	Permission	1
Land Adjacent To Whitheridge, 28 Oxford Road	Stone	Permission	1
Stowe School , Stowe Park	Stowe	Permission	3
Stowe School, Stowe Park	Stowe	Permission	1
Boycott Farm, Welsh Lane, Stowe	Stowe	Permission	1
Land adj to 18 Smithfield End Swanbourne	Swanbourne	Permission; under construction	1
Nearnton End Farm, Nearnton End	Swanbourne	Permission	4
Deverells Farmhouse,1 Mursley Road	Swanbourne	Permission	4
Thornborough Grounds, Bletchley Road	Thornborough	Permission; under construction	1
Windmill Cottage, Mill Lane	Thornborough	Permission; under construction	0
Thornborough Manor, High Street	Thornborough	Permission; under construction	0
Middleton Farm, Nash Road	Thornborough	Permission	3
Blackgrove Farmhouse, Nash Road	Thornborough	Permission	2
Land At The Green, The Green	Thornborough	Permission	0
North Field Barn, Old Kilns,Back Street	Thornborough	Permission	1
Blackgrove Farmhouse, Nash Road, Thornborough	Thornborough	Permission	1
Bicester House, Main Street	Tingewick	Permission; under construction	1
Oaktree Stables , Preston Road	Tingewick	Permission; under construction	1
Land At Wayside, Main Street	Tingewick	Permission	3
Crown Inn Ph, Main Street	Tingewick	Permission	2
West Well Farm, Barton Road	Tingewick	Permission	0
The Stores, Main Street, Twyford	Twyford	Permission	2
Elm Cottage, Portway Road	Twyford	Permission	2
Land Off School Lane	Twyford	Permission	1
Elm Cottage, Portway Road	Twyford	Permission	-1
Land Adjacent To 10 Sherriff Cottages, Quainton Road	Waddesdon	Permission; under construction	2
64 High Street	Waddesdon	Permission	2
Littleton Manor Farm Bicester Road	Waddesdon	Permission	2
98 High Street	Waddesdon	Permission	2
98 High Street	Waddesdon	Permission	1
Harts Veterinary Surgery1 Frederick Street	Waddesdon	Permission	-1
64 High Street	Waddesdon	Permission	-1
98 High Street	Waddesdon	Permission	-1
Green Pastures, Water Stratford Road	Water Stratford	Permission	2
Former Pumping Station Water Stratford Road	Water Stratford	Permission	1
Green Pastures, Water Stratford Road	Water Stratford	Permission	-1
5 The Lilies, High Street	Weedon	Permission	-1
Picket Piece, Hale Lane	Wendover	Permission; under construction	1
Land To The Rear Of 8 Addington Cottages	Wendover	Permission; under construction	1
Beech Hut, Dunsmore Lane	Wendover	Permission; under construction	1
144 Aylesbury Road,	Wendover	Permission; under construction	1
116 Aylesbury Road	Wendover	Permission	1
Dunsmore Lodge, Dunsmore Lane	Wendover	Permission	1
11 Manor Crescent	Wendover	Permission	1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	1
19 Aylesbury Road	Wendover	Permission	1
Land At Beechwood Cottages, Beechwood Lane	Wendover	Permission	1
Emerald House,Bowood Lane	Wendover	Permission	1
Mallydams, Dunsmore Lane	Wendover	Permission	0
Land At 12 Witchell	Wendover	Permission	1
Land Adj To 14 Witchell	Wendover	Permission	1
1 High Street	Wendover	Permission	1
28 Perry Street	Wendover	Permission	0
19 Aylesbury Road	Wendover	Permission	1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	-1
Appleacre, Hale Lane	Wendover	Permission	1
Appleacre, Hale Lane	Wendover	Permission	-1
Land Off Brackley Road, Mill Lane	Westbury	Permission	4
Field Barn Farm, Fulwell Road	Westbury	Permission	3
Land At Reindeer House,Buckingham Road	Westbury	Permission	1
Land At 1 Linnet Drive	Westcott	Permission	1
Bye Green Horseriding Stables, Bye Green Cottage,Bye Green	Weston Turville	Permission; under construction	1
Walnut Cottage, 11 Brook End	Weston Turville	Permission; under construction	4
31 Marroway	Weston Turville	Permission	3
183 Aston Clinton Road	Weston Turville	Permission	2
332 Wendover Road	Weston Turville	Permission	0

Land Adj To 26 Vicarage Road	Whaddon	Permission; under construction	1
Land To The Rear Of 2A And 2B, High Street	Whaddon	Permission	1
The Vicarage, White Horse Lane	Whitchurch	Permission; under construction	2
34 Oving Road	Whitchurch	Permission	2
34 Oving Road	Whitchurch	Permission	1
Bushmead Barn, Bushmead Road	Whitchurch	Permission	1
37 Prospect Place	Wing	Permission; under construction	1
14 Castle Close	Wing	Permission	1
Stamford, Stewkley Road	Wing	Permission	1
Land Adjacent To Units 1 & 2, Lancaster Business Park, Cublington Road	Wing	Permission	0
The Old Barn, Upper Wingbury Farm, Leighton Road	Wingrave	Permission; under construction	1
Land Adjacent 10 Bennetts Lane	Wingrave	Permission	2
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
3 Mill Close	Wingrave	Permission	1
Wayside, 45 Leighton Road	Wingrave	Permission	0
Bates Barn, Bennetts Lane, Rowsham	Wingrave	Permission	1
40-42 Highfield Road	Winslow	Permission; under construction	1
White Lodge, Sheep Street, MK18 3HL	Winslow	Permission; under construction	1
Foxhole Farm, Little Horwood Road	Winslow	Permission	2
Garage, Park Road South	Winslow	Permission	2
Land At 42 Highfield Road	Winslow	Permission	1
69 Verney Road	Winslow	Permission	0
27 High Street	Winslow	Permission	1
34A High Street	Winslow	Permission	1
Land At Rear Of 4 High Street	Winslow	Permission	1
Oving Hill Farm, North Farm Lane	Woodham	Permission	2
Land Adj To Oakley Road	Worminghall	Permission	1
Coldstream Farm, Waterperry Road	Worminghall	Permission	3
<b>Total net commitments on sites less than 5 dwellings</b>			<b>523</b>

\* The number of dwellings with planning permission, that have not yet been built, minus any losses through demolition or conversion

The projected completions from commitments on sites less than 5 dwellings are assumed to be equally spread over the three years from April 2018 to March 2021, so the projected supply from sites less than 5 dwellings is as follows:

	2018/19	2019/20	2020/21
<b>Whole District</b>	<b>174</b>	<b>174</b>	<b>175</b>

## Appendix B – Policy T5 Parking Standards

### 1.0 Residential Car Parking Standards

- 1.1 The standards set out below in Table 1 have been evidenced using the Buckinghamshire Countywide Parking Standards (Buckinghamshire County Council, September 2015) as a basis and updated to reflect local circumstances in relation to recently approved developments, best practice and accessibility.

**Table 1 - Residential Car Parking Standards**

Bedroom numbers	Standards (optimum)	Exception
1	1.5 spaces	1 space per dwelling plus one visitor's space for every two dwellings
2	2 spaces	
3	2.5 spaces	2 spaces per dwelling plus one visitor's space for every two dwellings
4	3 spaces	
5 +	3.5 spaces	3 spaces per dwelling plus one visitor's space for every two dwellings
Bedsits/studios are included in the 1 bedroom category.		
Note		
<p>1. The car parking standards set out here are optimum standards; the level of parking they specify should be provided within the curtilage unless specific local circumstances can justify deviating from them. Proposals for provision above or below this standard must be supported by evidence detailing the local circumstances that justify the deviation. This evidence must be included in (and/or consistent with) the developer's Travel Plan and Transport Assessment.</p>		
<p>2. Houses in Multiple Occupation (HMOs) and converted student accommodation - There should be provision for parking spaces in line with other residential dwellings. As with all developments the standards allow for flexibility where there is evidence that they would not be appropriate. Where a local planning authority considers that other rooms are likely to be used as bedrooms, they may wish to consider including these within the calculation for parking provision.</p>		
<p>3. Studies, other than those on ground floors, will be regarded as bedrooms.</p>		

- 1.2 Where there are changes to existing properties such as extensions and garage conversions, developers will be required to provide sufficient parking to meet the above standards based on the standards specified. It will be the developer's responsibility to make sure that the changes made to an existing property will not prejudice the retention of adequate parking within the curtilage of the property.

## 2.0 Non-residential car parking standards

2.1 Non-residential car parking standards have been derived using TRICS. Table 2 sets out the resulting standards. Each use class parking standard is based on Gross Floor Area (GFA), or by staff/consultation room where indicated. Due to the limitations of the data available to us, there are a number of exceptions to these standards, and these are outlined in Table 2 below.

**Table 2 - Non-residential Car Parking Standards**

<b>Land use – new developments</b>	<b>Standards</b>
A1. Retail (GFA < 1000 sqm) See additional guidance below.	1 space per 23 sqm
A1. Non-food retail (GFA >1000 sqm) See additional guidance below.	1 space per 38 sqm
A1. Food retail (GFA > 1000 sqm) See additional guidance below.	1 space per 17 sqm
Retail warehouses (DIY, Garden Centre)	1 space per 67 sqm
Retail warehouse w/o garden centre	1 space per 65 sqm
A2. Financial and professional services	1 space per 25 sqm
A3. Restaurant – single	1 space per 16 sqm
A3. Public houses, restaurant	1 space per 17 sqm
A3/A4. Pub restaurants + hotel	Case by case
A4. Public houses without restaurant (although site may sell bar food)	1 space per 25 sqm
A5. Takeaways	1 space per 23 sqm
<b>Business</b>	
B1. Business – offices See additional guidance below.	1 space per 25 sqm
B2. General Industrial	1 space per 64 sqm
B2. Industrial Estate	1 space per 87 sqm
B8. General Warehouse, Industrial Units	1 space per 130 sqm
	Please see additional guidance below on servicing arrangements and operational guidance.
<b>Other use classes</b>	
C1. Hotels and hostels	1 space per bedroom
C2. Hospitals	Case by case
C2. Care Homes	1 space per 3 residents
Retirement flats	1 space per 4 units (unallocated)
D1a. Art galleries/museums	1 space per 89 sqm
D1a. Exhibition centre	1 space per 25 sqm
D1 (g & h). Place of worship/public assembly buildings	1 space per 25 sqm
D1b. Health surgeries	1 space per 20 sqm
D1e. Primary schools See additional guidance below.	1 space per f.t.e staff
D1f. Secondary schools See additional guidance below.	1 space per f.t.e staff
D1e. Higher, further education, college	1 space per 1 ft.e staff + student parking to be assessed individually
D1. Library	1 space per 50 sqm
D2. Bingo Hall	1 space per 21 seats



D2. Cinema	1 space per 12 seats
D2. Leisure Centre – swimming pool	1 space per 62 sqm
Tennis courts	2 spaces per court or individual assessment
B1/B2. Motorist centre/car servicing	1 space per 53 sqm
B2. Repair Garage	1 space per 35 sqm
Sui Generis. Theatres	1 space per 12 seats
<b>Note</b>	
<p>1. The car parking standards set out here are optimum standards; the level of parking they specify should be provided unless specific local circumstances can justify deviating from them. Proposals for provision above or below this standard must be supported by evidence detailing the local circumstances that justify the deviation. This evidence must be included in (and/or consistent with) the developer's Travel Plan and Transport Assessment.</p> <p>Additional guidance:</p>	
<p><b>A1 shops</b> – In all cases, adequate provision should be made for the parking and turning of service vehicles serving the site, off the highway.</p>	
<p><b>B1 Business</b> – These optimum standards are designed to provide an appropriate level of parking across the county. However recent developments suggest higher levels may be required in certain areas. This may be due to specific to local circumstances and/or the geography of the district. Where this is the case, the flexibility allowed by the standards should be applied.</p>	
<p><b>Shared use facilities</b> – When a use forms part of a shared use facility, parking standards must be looked at for all uses and the appropriate amounts supplied. For example when conference facilities are included in a hotel facility, appropriate parking standards must be applied for each use.</p>	
<p><b>All schools and colleges</b> - All school and colleges should provide appropriate drop off areas as well as car parking. Drop offs can reduce the need for parking, improve circulation and ultimately reduce congestions problems on local roads around the school.</p>	
<p><b>Secondary schools</b> – where there is a 6th form, student parking should be assessed individually.</p>	
<p><b>Residential schools</b> – to be assessed individually.</p>	
<p><b>Warehouse</b> – Consideration should be given to the requirement for overnight parking and facilities. Also due to variability of the sites, the standard will need to be considered carefully and greater flexibility may be needed here.</p>	
<p><b>Parking For Service Vehicles</b> - The provision of spaces for goods vehicles to load and unload will be assessed for each development proposal on its merits. Car sales/showrooms will be expected to ensure that deliveries by car transporters can be appropriately accommodated.</p>	
<p><b>Converted Care home/sheltered housing accommodation</b> - Where properties are converted into care homes/sheltered housing accommodation, developers will need to agree with the local planning authority (following appropriate discussion with BCC).</p>	
<p><b>Hospitals</b> – Due to the complexity of parking requirements in relation to staff management, patient and visitor demand and differing needs form each service it is prudent to consider parking on cases y case basis. A number of points should be considered when determining parking requirements, including existing issues such as lack of capacity, overspill and neighbourhood issues; existing parking provisions; use and demand; long term development plans; accessibility by public transport; the overall sustainability and accessibility of the site; type of hospital; and number and timing of users.</p>	

### 3.0 Cycle Parking Standards

- 3.1 There is a variety of guidance available on the design and layout of cycle parking. Sustrans (2004) provides extensive information on the location, design, and amount of cycle parking. This takes into account the importance of ensuring cycle

parking is safe and secure, attractive, accessible and convenient to the user. Cycle parking for flatted development will be positioned to ensure it is covered, secure and overlooked. For houses, cycle parking is normally accommodated in a garage or a shed within the curtilage of the property. Table 3 below outlines the standards for cycle parking.

**Table 3 - Cycle Parking Standards**

<b>Land use - new developments</b>	<b>Required number of cycle space(s)</b>
Residential dwelling (Flats)	Where no garage or other suitable accommodation is provided at least one secure cycle space per residential
Elderly persons/sheltered accommodation	1 space per 10 residents, plus 1 space per 5 staff on duty
Multiple occupancy	0.5 spaces per bedroom, plus 1 visitor space per 10 bedrooms
A1. Retail	3 spaces per 150 sqm (1000sqm)
Storage/distribution warehouse	1 space per 500 sqm up to 10,000 sqm. After 10,000sqm, 1 additional space per 20,000 sqm
Garden centre	Case by case
A3. Food and drink (inc pub, restaurant)	1 space per 100 sqm
B1 Business offices	1 space per 250 sqm
Industrial unit	1 space per 500 sqm
Industrial estate	1 space per 500 sqm
C1. Hotel and hostels	1 space per 15 bedrooms plus 1 space per 7 staff
D1. Surgeries/health centres	1 space per 5 staff
D2. Assembly and leisure Theatres, cinema	1 space per 100 seats
Leisure centres/ pools	1 space per 400 sqm
Schools (Please note, standards reflect use of scooters plus bikes)	
D1e. Primary	1 space per 10 staff and students
D1f. Secondary	1 space per 7 staff and students
D1e. Colleges	1 space per 20 full time staff and students
D1. Libraries	1 space per 200 sqm
Bus station	Case by case
Train station	Case by case

#### **4.0 Motorcycle Parking Standards**

4.1 Motorcycle/scooter spaces will need to be need to ensure they are secure, well lit, and situated in prominent, accessible locations and over looked. For security, the use of anchor points (such as steel rails or hoops) is recommended as a minimum. Table 4 below outlines parking standards for motorcycles and scooters.

**Table 4 - Motorcycle Parking Standards**

<b>Land use - new developments</b>	<b>Required number of motorcycle space(s)</b>
Non residential	Minimum of 1 space for all new developments
	Plus 1 space per 30 car parking spaces
Residential	1 unallocated space (in communal areas) per 30 car parking spaces

## **5.0 Blue Badge Parking**

5.1 When considering blue badge parking, the current district council standards were considered alongside national policies and guidance; guidance from non-governmental organisations; and best practice examples from other authorities as identified in the national policies and guidance. Table 5 below outlines the recommended numbers of reserved spaces for Blue Badge parking.

**Table 5 – Blue Badge Parking Standards**

<b>Land use - new developments</b>	<b>Required number of Blue Badge space(s)</b>
Employment premises for employees and visitors	< 200 spaces: 5% of capacity, minimum 2 spaces
	> 200 spaces: 2% of capacity plus 6 spaces
Shopping areas, leisure and recreational facilities	< 200 spaces: 6% of capacity, minimum 3 spaces
	> 200 spaces: 4% of capacity plus 4 spaces

5.2 Blue badge parking should be located within 50 metres of the entrance of the service it is provided for, on firm, level ground, in well-lit areas. If the distance between the parking facility and the entrance is (unavoidably) greater than 50 metres, no more than 50 metres should be uncovered. Where ramps are used to provide level access it is important to consider that these can be difficult to negotiate for some ambulant disabled people.

5.3 The route between the parking facility and the service should be direct and suitable for wheelchairs and those with limited mobility, with no steps, bollards, or heavy doors.

5.4 In multi-storey car parks blue badge parking should be on the same level as pedestrian access, or positioned close to a lift with wheelchair access. In all cases, blue badge parking should be positioned to protect users from moving traffic.

5.5 Where machines with audio capabilities (such as ticket machines and entrance and exit gates) are present, a loop system should be in place to help users with limited hearing to use these.

## 6.0 Residential car parking size and design

### Dimensions for car parking

- 6.1 Evidence shows that the size of vehicles has increased over time. As a result, the size of parking spaces has been reviewed, and the size increased for both residential and non-residential parking, to better reflect the current size of vehicles. Table 6 below identifies the minimum bay size for cars.

**Table 6 – Minimum car parking dimensions**

Length	4.8m
Width	2.4m

- 6.2 The minimum bay size must be used unless developer evidence suggests otherwise. If spaces are smaller than the minimum bay size, the bay will no longer be considered a usable parking space. Where spaces are constrained by a wall on one side, which may consequently prevent a door from opening, the space may need to be larger.
- 6.3 For Blue Badge parking bays the design of each space will need to make provisions for disabled drivers and cars carrying disabled passengers. The standards for a standards bay, in line bay and bank of bays can be found in Table 7 below.

**Table 7 – Minimum car parking dimensions for Blue Badge parking**

Standard Bay and Bank of Bays	Width: - 1,200mm hatched access (located in between for bank of bays) - 2,400mm Length: 4,800mm
Bays in line	Width: - 2,400mm Length: 6,600mm

- 6.4 Street width design needs to be considered to accommodate on-street parking. Where unallocated parking spaces are distributed throughout a development, an increased carriageway width should be used for in line parking provision to allow cars to park on either side of the street, leaving at least an appropriate width carriageway. Increasing the length of an on-street parking bay may also need to be considered for parallel parking. Table 8 below identifies the minimum in line parking dimensions.

**Table 8 – Minimum In line parking dimensions**

Length	6.0m
Width	3.0m

- 6.5 Parking spaces in front of a garage or vertical feature would require a 5.5m space for access to the car boot.
- 6.6 There should be a distance of 6.5m between rows for access where the parking spaces are at right angles to the traffic lane. The distance between rows can be reduced where the parking spaces are at angles to the traffic lane.

## **Garage provision and size**

- 6.7 It is clear that some garages within Aylesbury Vale are not used for parking of vehicles, but instead are used for storage or other purposes. Historically, garages have been too small to accommodate most family cars, a bicycle and other domestic goods - contributing to this problem. Garages are, therefore, required to provide enough space for all functions they are planned to accommodate. Where a garage is to be used for cycle or motorcycle parking, a suitable area must be provided on top on the dimensions set out here. This area must meet the minimum dimensions set out for cycle and motorcycle parking in Sections 3 and 4 respectively. Table 9 below sets out the minimum dimensions for a garage.

**Table 9 – Minimum garage dimensions**

Length	6.0m
Width	3.0m

## **7.0 Parking Courts**

- 7.1 Rear parking courts will only be considered in circumstances where no other alternative can be used. Where a rear parking court is considered it must be part of a coherent overall layout, be small and over looked by dwellings and secured.
- 7.2 Front court parking should be located to the front of plots with no more than 6 spaces in a row. Sufficient space will be incorporated in between sections of parking for appropriate planting to reduce the visual dominance of the cars in the street. 2m wide paths to the rear of the bays ensure cars do not overhang and affect pedestrian movement.

**Appendix C – The standards for Accessible Natural Green Space (Policy I1)**

**Introduction -**

C.1 The appendix identifies the standards of provision for publicly accessible natural green space and how the standards are to be applied to proposals for new development as required by Policy I1 of the VALP.

C.2 The starting point for calculating the green infrastructure requirement of a development proposal are the standards set out in the table below. The precise type of on-site provision that is required will depend on the nature and location of the proposal, existing open space provision in the surrounding area and the quantity/type of accessible natural green space needed in the area. This should be the subject of discussion/negotiation at the pre-application stage.

c.3 If either of the following apply:

(a) the proposed residential development site would be of insufficient size in itself to make the appropriate provision in accordance with the standards below;

or (b) taking into account the accessibility/capacity of existing open space facilities and the circumstances of the surrounding area, the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site,

then proposals will be acceptable if the developer has first entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified open space needs of the proposed residential development off-site. The precise contribution/obligation will be negotiated on a case by case basis.

C.4 Where appropriate, the Council will seek to enter into a Section 106 agreement with the developer for the future management and maintenance of the open space provision, before any grant of planning permission.

C.5 In addition to the standards in the table below, the quantitative and access standards for Locally Equipped Areas of Play (LEAP) (and Local Areas of Play – LAP), Neighbourhood Equipped Areas of Play (NEAP), Multi Use Games Areas (MUGAs) and skateboard parks as set out in Tables 1,2 and 4 of the Fields in Trust publication “Guidance for Outdoor Sport and Play: Beyond The Six Acre Standard” (and any subsequent iteration) will apply as will the qualitative and design standards set out for MUGAs in the Sport England publication “Artificial Surfaces for Outdoor Sport” and any subsequent updates.

C.6 Catchment distances are set out in the Quantity and Accessibility Standards in the table below. These distances are to be measured as the distance by car from any home in an applicable development. To meet the standard, an accessible natural green space of the required size or larger must be provided within the catchment distance. A category of accessible natural green space of a larger size, including a space with no catchment marked, will be deemed to meet the need of categories of smaller sizes of accessible natural green space as well, providing it is within the required catchment distances of the homes for these smaller sizes of accessible natural green space .

C.7 To apply the standards the population figure is the existing population plus the number of people living on the proposed development.

Quantitative/Accessibility Standard	Quality Standard
<ul style="list-style-type: none"> <li>No person should live more than 300m from their area of natural green space of at least 2ha in size and that there should be at least 2ha of accessible natural green space per 1000 population</li> </ul>	<ol style="list-style-type: none"> <li>Contribute to the management, conservation and improvement of the landscape</li> <li>Contribute to the protection , conservation and management of historic landscapes, archaeological and built heritage assets</li> <li>Maintain and enhance biodiversity and ensure that development and its implementation results in a net gain of biodiversity as identified in Biodiversity Action Plan habitats and species plans</li> <li>Deliver the enhancement of existing woodlands and create new woodlands and tree features</li> <li>Create new recreational facilities, particularly those that present opportunities to link urban and countryside areas</li> <li>Take account of an integrate with natural processes and systems</li> <li>Be managed to provide cost-effective and multi-functional delivery and funded in urban areas to accommodate nature, wildlife, historic and cultural assets, economic benefits and provide for sport and recreation activities</li> <li>Designed to high standards of sustainability to deliver social, economic and environmental benefits</li> <li>Provide a focus for social inclusion, community cohesion and development and lifelong learning</li> </ol>
<ul style="list-style-type: none"> <li>At least one accessible 20ha of accessible natural green space within 2km of peoples’ homes</li> </ul>	
<ul style="list-style-type: none"> <li>One accessible 100ha of accessible natural green space within 5km of peoples’ homes</li> </ul>	
<ul style="list-style-type: none"> <li>One accessible 500ha of accessible natural green space within 10km of peoples’ homes</li> </ul>	
<ul style="list-style-type: none"> <li>1.4ha per 1000 population as incidental open space (a type of accessible natural green space that incorporates amenity/landscape planted areas, green corridors</li> </ul>	
<ul style="list-style-type: none"> <li>1.2ha per 1000 population as major open space (a type of accessible natural green space that incorporates parks, formal gardens and public open space)</li> </ul>	

## Appendix D

### Appendix D - The standards for Sports and Recreation (Policy I2)

D.1 This appendix identifies the standards of provision for sports and recreation facilities and how they are to be applied to proposals for new development as required by Policy I2 of the VALP.

D.2 The starting point for calculating the requirement are the standards set out in the table below. The precise type of on-site provision that is required will depend on the nature and location of the proposal, the existing facilities in the surrounding area and the quantity/type of sports and recreation facilities needed in the area. This should be the subject of discussion/negotiation at the pre-application stage.

D.3 If either of the following apply

(a) the proposed residential development site would be of insufficient size in itself to make the appropriate provision in accordance with the standards below;

or (b) taking into account the accessibility/capacity of existing sport and recreation facilities and the circumstances of the surrounding area, the sports and recreation needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site,

then proposals will be acceptable if the developer has first entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified sport and recreation needs of the proposed residential development off-site. The precise contribution/obligation will be negotiated on a case by case basis, a formula for calculation will be set out in the Open Space, Sports, Leisure and Public Realm SPD.

D.4 Where appropriate, the council will seek to enter into a Section 106 agreement with the developer for the future management and maintenance of the sports and recreation facility provision, before granting planning permission.

D.5 To apply the standards the population figure is the existing population of the closest settlement plus the number of people living on the proposed development.

D.6 If development proposals are considered to be unviable when complying with the above requirements, open book financial analysis of proposed development will be expected. In accepted circumstances, a reduced provision can be made.

Typology	Accessibility Standard	Quantitative Standard	Qualitative Standard
<b>Sports Halls</b>	No part of the district should be outside of a 20 minute travel time.	0.28 badminton courts per 1,000 population; facilities should be delivered in four court units with ancillary hall of no less than 1,500sqm and relevant support facilities.	The minimum acceptable quality standard for indoor sports halls and their associated facilities will be to meet the most <i>current (at time of provision) Sport England Design Guidance - Sports Halls Design and Layouts recommendations for a public use facility.</i>
<b>Swimming Pools</b>	No part of the district should be outside of a 20 minute travel time.	0.2 pool lanes per 1,000 population. Provision should be accompanied by the necessary support facilities (changing, plant, reception etc.)	The minimum acceptable quality standard for indoor swimming pools and their associated facilities will be to meet the most <i>current (at time of provision) Sport England Design Guidance Swimming Pool Design recommendations for a public use facility.</i>
<b>Community Centres and Village Halls</b>	No provision required at Hamlet or Rural Parish 1 level;  At Rural Parish 2 level a small community centre with main hall up to 100m <sup>2</sup> with foyer, small meeting room, adequate storage, kitchen, toilet facilities and parking;  At Rural Parish 3 level a medium sized community centre up to 250m <sup>2</sup> , as above with addition of meeting room(s), and stage;  At cluster and Larger Sustainable Settlement level a minimum 18m x 10m main hall and ancillary facilities suitable for sporting activities to standards set in Sport England Design Guidance Note <i>Village and Community Halls</i> plus small fitness room to relevant Sport England guidance; and a minimum 18m x 10m main hall with fixed or demountable stage and ancillary facilities suitable for arts and performance activities to standards set in Sport England Design Guidance Note <i>Village</i>		The minimum acceptable quality standard for community centres will be to meet the most <i>current (at time of provision) Sport England Design Guidance recommendations for these facilities</i> , accepting that the facility mix may not be directly the same as the Guidance, together with such environmental standards relating to sustainability, energy consumption and recycling, and building construction as required by the Council at the time of provision.

Typology	Accessibility Standard	Quantitative Standard	Qualitative Standard
	<p><i>and Community Halls.</i> These two halls may in practice be the same if either meets the other's specification.</p> <p>For the Aylesbury and Buckingham Strategic Settlements, and in proximity to Milton Keynes (North East Aylesbury Vale) , no part of the settlement should be further than one mile from a community centre. The quantitative standard is one centre per 5,300 population, to include:</p> <ul style="list-style-type: none"> <li>• Hall 18m x 10m</li> <li>• Hall/Meeting Room 10m x 10m</li> <li>• Meeting Room 5m x 3.5m approx</li> <li>• Kitchen with server</li> <li>• Toilets</li> <li>• Storage for chairs, cleaning equipment, kitchen requirements, refuse</li> <li>• Parking to meet the full requirements of the range of uses.</li> </ul>		
<b>Artificial Grass Pitches</b>	No part of the district should be outside of a 6 mile radius of an AGP.	0.03 AGP's per 1,000 population. Delivery should be as a minimum a full size floodlit AGP to the dimensions appropriate for the sport(s) it is being used for and as set out in the Sport England Design Guidance Notes <i>Selecting the Right Artificial Surface</i> and any specific sports National Governing Body requirements appertaining at the time of delivery. Provision should be accompanied by the necessary support facilities (changing, plant etc.) as set out in the qualitative standards.	The minimum acceptable quality standard for AGP's and their associated facilities will be to meet the most current (at time of provision) Sport England Design Guidance Notes ) Sport England Design Guidance on Artificial Surfaces for Outdoor Sport and its associated documents, or such replacement or updated guidance, and any specific sports National Governing Body requirements.
<b>Grass Playing Pitches</b>	A variety of accessibility standards for grass pitches have been used, depending on the specific sport but overall a minimum accessibility standard would be for pitch provision within a 15 minute drivetime of each settlement area.	<p>Aylesbury Strategic Settlement – 0.49 adult size grass pitch per 1,000 population, 0.03 cricket wickets per 1,000 population;</p> <p>Aylesbury Vale (other than Aylesbury) - 0.73 adult size grass pitch equivalent per 1,000 population, 0.28 cricket wickets per 1,000 population</p> <p>In terms of provision, delivery should be as a minimum equate to a full adult size football pitch to the maximum recommended dimensions (including run offs) of the Football Association. Provision should be accompanied by the necessary support facilities (changing, showers plant etc.) as set out in the qualitative standards.</p>	The minimum acceptable quality standard for grass pitches and their associated facilities will be to meet the most <i>current (at time of provision) Sport England Design Guidance Notes on Natural Turf Pitches</i> and any specific sports National Governing Body requirements. Pavilion standards shall be as set out in the Sports England Design Guidance Note <i>Pavilions and Clubhouses</i> and any specific sports National Governing Body requirements.
<b>Outdoor Tennis</b>	The accessibility standard used is access to floodlit courts within a 10 minute drivetime.	<p>Aylesbury Strategic Settlement – 0.4 floodlit outdoor tennis courts per 1,000 population;</p> <p>Aylesbury Vale ( everywhere other than Aylesbury ) - 0.7 floodlit outdoor tennis courts per 1,000 population.</p> <p>In terms of provision, delivery should be to Lawn Tennis Association recommended dimensions for the number of courts concerned, and provision should be located in <b>four court</b> blocks and floodlit. Realistically it should be possible to encompass other sports within the facility (e.g. as a</p>	The minimum acceptable quality standard for outdoor tennis courts and their associated facilities will be to meet the most <i>current (at time of provision) Lawn Tennis Association Technical Guidance</i> . Facilities in four court blocks should be suitable for other sporting uses if required.



<b>Typology</b>	<b>Accessibility Standard</b>	<b>Quantitative Standard</b>	<b>Qualitative Standard</b>
		MUGA), to maximise the options for usage throughout the year, and this should be considered if there is to be no formal tennis club based on the site and its predominant focus is casual use.	

## Appendix E

### **Summary List of Supplementary Planning Documents (SPDs) in support of the Vale of Aylesbury Local Plan (VALP)**

#### **SPD1 – Aylesbury Garden Town Framework and Infrastructure SPD**

To provide additional guidance on the principles set out in VALP and clear guidance on how it is to be delivered.

#### **SPD 2 - Aylesbury South (D-AGT 1) Masterplan SPD**

Masterplan for the site to ensure comprehensive development of the strategic allocation.

#### **SPD 3 – RAF Halton (D-HAL003) SPD**

To ensure a comprehensive development of the site that is likely to extend beyond the plan period.

#### **SPD 4 - Affordable Housing SPD**

To provide detailed guidance and operation of Policy H1.

#### **SPD 5 – District Design Guidance SPD**

To provide detailed guidance and operation of all relevant Plan policies.

#### **SPD 6 – Biodiversity and Geodiversity SPD**

To provide detailed guidance and operation of Policy NE1

#### **SPD 7 - Sport, Leisure and Community Facilities SPD**

To provide detailed guidance and operation of Policies I1, I2 and I3.

#### **SPD 8 – Shenley Park, North East Aylesbury Vale (D-WHA001) SPD**

Masterplan for the site to ensure comprehensive development of the strategic allocation.

## Appendix F

### Schedule of Saved Policies Replaced by VALP

<b>AVDLP Saved Policies</b>	<b>VALP Replacement Policies</b>	<b>Commentary</b>
GP2 Affordable housing	H1 Affordable Housing	
GP3 Low cost market housing	None	Policy redundant no longer relevant
GP4 Affordable housing on small sites for local needs	H2 Rural Exception sites	
GP6 Conversion or subdivision of existing dwellings	BE3 Protection of the amenity of residents	
GP8 Protection of amenity of residents	BE3 Protection of the amenity of residents	
GP9 Extensions to dwellings	BE3 Protection of the amenity of residents	
GP11 Annexes to dwellings in the countryside	BE2 Design of new development	
GP17 Retention in use of existing employment sites	E1 Protection of key employment sites and enterprise zones and E2 Other employment sites	
GP24 Car parking guidelines	T6 Vehicle Parking	
GP25 Re-opening of rail routes	T2 Supporting protected transport schemes	
GP26 Safeguarded station sites	T2 Supporting protected transport schemes	
GP30 Safeguarded road schemes	T3 Supporting local transport schemes	
GP32 Retention of shops, public houses and post offices	D7 Town, village and local centres to support new and existing communities	
GP35 Design of new development proposals	BE2 Design of new development	
GP38 Landscaping of new development proposals	I1 Green Infrastructure and NE4 Landscape character and locally important landscapes	
GP39 Existing trees and hedgerows Saved	NE8 Trees, hedgerows and woodlands	
GP40 Retention of existing trees and hedgerows	NE8 Trees, hedgerows and woodlands	
GP45 "Secured by Design" considerations	BE2 Design of new development	
GP53 New development in and adjacent to Conservation Areas	BE1 Heritage assets	
GP57 Advertisements in Conservation Areas	BE1 Heritage assets	
GP59 Preservation of archaeological remains	BE1 Heritage assets	
GP60 Development and Parks or Gardens of Special Historic Interest	BE1 Heritage assets	
GP66 Access corridors and buffers adjacent to watercourses	NE2 Rivers and stream corridors	
GP69 Hotel and motel development	E7 Tourism Development and E8 Tourism accommodation	
GP70 Changes of use of rural buildings and historic buildings to hotel use	E7 Tourism Development and BE1 Heritage assets	
GP71 Bed and breakfast and guesthouse development	E8 Tourism accommodation	

GP72 Proposals for self-catering holiday accommodation and holiday homes	E8 Tourism accommodation	
GP73 Proposals for camping and touring caravan sites	E8 Tourism accommodation	
GP77 Horse-related development	C2 Equestrian development	
GP78 Stables, loose boxes and other buildings for horses	C2 Equestrian development	
GP79 Proposals for noisy sports	NE5 Pollution, air quality and contaminated land	
GP80 The Wendover Arm of the Grand Union Canal Saved	C4 Protection of public rights of way	
GP81 Development of canal-related facilities	NE4 Landscape character and locally important landscape	
GP84 Public rights of way	C4 Protection of public rights of way and T7 Footpaths and cycle routes	
GP86 Provision of outdoor playing space	I1 Green infrastructure	
GP87 Application of open space policies Saved	I2 Sports and recreation	
GP88 Payment in lieu of providing sports and play areas	I2 Sports and recreation	
GP90 Provision of indoor sports facilities	I2 Sports and recreation	
GP91 Provision of amenity areas Saved	I1 Green infrastructure	
GP92 Safeguarding of allotment land	I1 Green infrastructure	
GP93 Safeguarding of community buildings and facilities	I3 Community facilities and assets of community value	
GP94 Provision of community facilities and services	I3 Community facilities and assets of community value	
GP95 Unneighbourly uses	BE3 Protection of the Amenity of Residents and NE5 Pollution, air quality and contaminated land	
GP99 Development beneath overhead electricity lines Saved	BE3 Protection of the amenity of residents	
GP100 Proposals for telecommunication development	I6 Telecommunications	
AY1 Considerations for traffic-generating proposals	None	Policy redundant; ALUTS abandoned non CIL compliant
AY2 Additional financial contributions to the ALUT strategy	None	Policy redundant; ALUTS abandoned non CIL compliant
AY3 Phasing of transport infrastructure	T3 Supporting local transport schemes	
AY4 Tring Road (former BPCF factory) site	None	Policy redundant; development started

AY5 Stoke Mandeville Hospital site	None	Policy redundant; development complete
AY6 Bearbrook House site, Oxford Road	None	Policy redundant; development complete
AY7 TA Centre site, Oxford Road	None	Policy redundant; development complete
AY8 Ardenham Lane site	D-AYL032.	Reduced site reflecting changes of circumstances.
AY11 Reallocated sites - Circus Fields	None	Policy redundant; development complete
AY12 Requirement for planning briefs and public consultation regarding MDAs	None	No longer relevant – specifics included in separate policies D-AGT 1 – D-AGT 6
AY13 Berryfields MDA	D-AGT5: Berryfields	
AY14 Weedon Hill MDA	None	Policy redundant; development complete
AY15 Aston Clinton Road MDA	None	Policy redundant; planning permission granted & development committed
AY16 Other employment sites	None	Policy redundant; development complete or with Planning permission
AY17 Public transport to serve new developments	T5 Delivery transport in new development	
AY18 Safeguarded land for new rail stops	None	Policy redundant; development complete or no longer safeguarded
AY20 Development of the cycle network	T7 Footpaths and cycle routes	
AY21 Parking policy guidelines	T6 Vehicle parking	
AY22 Western Link Road	None	Policy redundant; road complete
AY24 Mixed-use redevelopment, Exchange Street	D8 Town centre development	
AY27 Provision of new foodstore retailing	D8 Town centre redevelopment and D9Aylesbury town centre	Policy partially redundant; development complete or permission granted
AY28 Development within the Primary Shopping Frontages	E6 Shop and business frontages	
AY29 Development within the Central Shopping Area outside the Primary Shopping Frontages	D8 Town centre development	
AY30 Café and restaurant development	D9 Aylesbury town centre	
AY31 Housing in the town centre	D8 Town centre development and D10 Housing in Aylesbury town centre	
AY34 Redevelopment of Exchange Street/Canal Basin	None	Policy redundant development complete
BU1 Housing development at Moreton Road	None but see D-BUC043	Policy redundant; development complete
BU3 Employment development	None	Policy redundant; development complete
BU6 Primary Shopping Frontages	E6 Shop and business frontages	

BU7 Development elsewhere in the CSA	D7 Town, village and local centres to support new and existing communities	
BU8 Sites at West Street/Moreton Road and Bridge Street	None (Buckingham Neighbourhood Plan EE2)	Policy redundant; development complete or committed
BU10 Pedestrian priority area proposals	D7 Town, village and local centres to support new and existing communities	
BU11 Buckingham Riverside Walk	Buckingham Neighbourhood Plan CLH8	
HA1 Employment development at Thame Road	None	Policy Redundant development complete or committed
HA2 Primary Shopping Frontage at Banks Parade	Haddenham Neighbourhood Plan RJB1	
RA2 Loss of open gaps and consolidation of settlements	S3 Settlement hierarchy and cohesive development	
RA3 Extension of residential curtilages into open countryside	BE2 Design of new development and NE5 Landscape character and locally important landscapes	
RA4 Considerations for countryside recreation	I1 Green infrastructure and I2 Sports and recreation	
RA5 New golf courses	I2 Sports and recreation	
RA6 Development in the Metropolitan Green Belt Saved	S4 Green Belt	
RA8 Development in the Areas of Attractive Landscape and Local Landscape Areas	NE4 Landscape character and locally important landscape	
RA11 Conversion of buildings in the countryside	C1 Conversion of rural buildings	
RA13 Development within settlements listed in Appendix 4	D3 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages and D4 Housing development at smaller villages	
RA14 Development at the edge of Appendix 4 settlements	D3 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages and D4 Housing development at smaller villages	
RA17 Replacement dwellings in the Metropolitan Green Belt and special landscape areas	S4 Green Belt	
RA18 Extensions to dwellings in the Metropolitan Green Belt and special landscape areas	S4 Green Belt	
RA24 Occupancy conditions for horse-related dwellings	H3 Rural workers dwellings	
RA25 Calvert	None	Policy redundant; development complete
RA26 Pitstone	None	Policy redundant; development complete or committed

RA29 Proposals for new employment uses in the countryside	NE4 Landscape character and locally important landscape and BE2 Design of new development	
RA30 Employment at Silverstone Motor Racing Circuit	E10 Silverstone circuit and Silverstone Park EZ	
RA31 Silverstone Employment Area Saved	E10 Silverstone circuit and Silverstone Park EZ	
RA32 Employment at the Royal Ordnance site, Westcott	E1 Protection of key employment sites and enterprise zones	
RA33 Westcott Sports and Social Club	I3 Community facilities and assets of community value	
RA34 Development of Newton Longville Brickworks	None	Not promoted in HELAA no planning applications other than temporary uses – little/no interest - not critical for VALP employment policies - Delete Allocation
RA35 Safeguarded road corridor at Newton Longville Brickworks	None	Little/no possibility of implementation in VALP no route identified or agreed/safeguarded - uncertainty over Expressway route Policy Redundant
RA36 Development causing traffic adversely affecting rural roads	T5 Delivering transport in new development	
RA37 New accesses to inter-urban A-class or Trunk Roads	T5 Delivering transport in new development	
WE2 The Central Shopping Area (CSA)	D7 Town, village and local centres to support new and existing communities	
WI1 Housing development at Verney Road	None	Policy redundant; development complete
WI2 Employment development at Buckingham Road Saved	Winslow Neighbourhood Plan Policy 6	AVDLP Policy redundant; development complete or committed
WI3 The Central Shopping Area (CSA)	Winslow Neighbourhood Plan Policy 17	

NOTE. Some of the Vale of Aylesbury Local Plan Policy references in the above schedule may change following consideration by the Inspector of the representations to the Council's proposed Modifications and subsequent publication of his binding Report. Any necessary changes will be reflected in the schedule included in the adopted Vale of Aylesbury Local Plan.

## Modified Key Diagram







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## District Key Diagram

### VALP Sites

-  Large Housing Commitment
-  Key Employment Site

### VALP Settlement Hierarchy


-  Strategic settlement
-  Large Village
-  Medium Village

 Railway station

 Railway

 HS2

 East West Rail

 District Boundary

 Chilterns AONB

 Metropolitan Green Belt

 Motorway

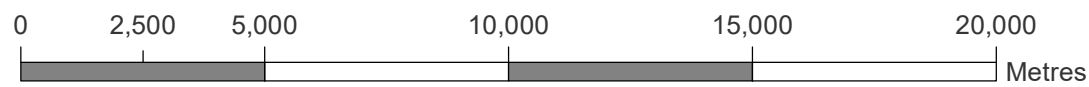
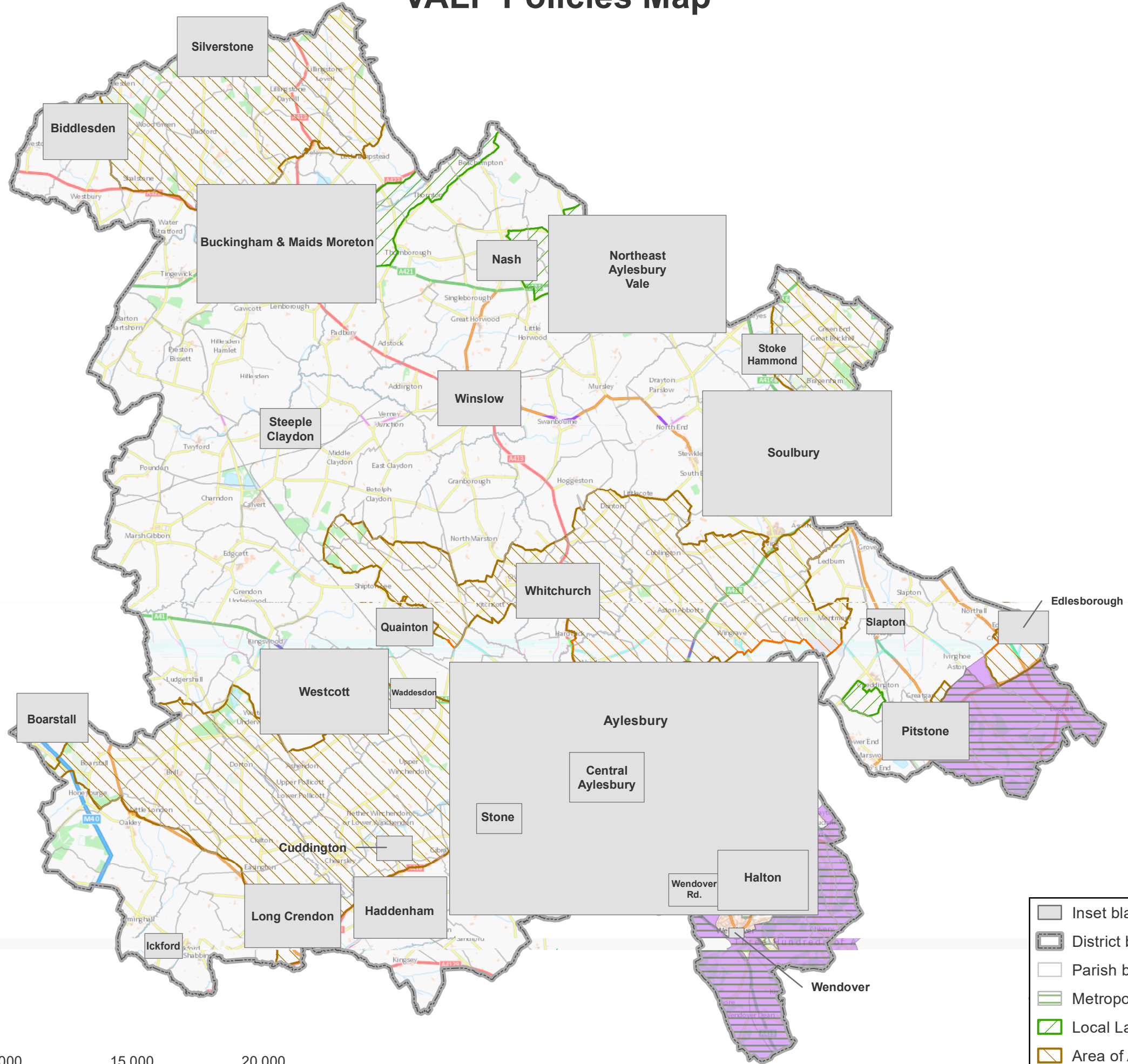
 Primary Road

 Canal

# Modified Policies Maps

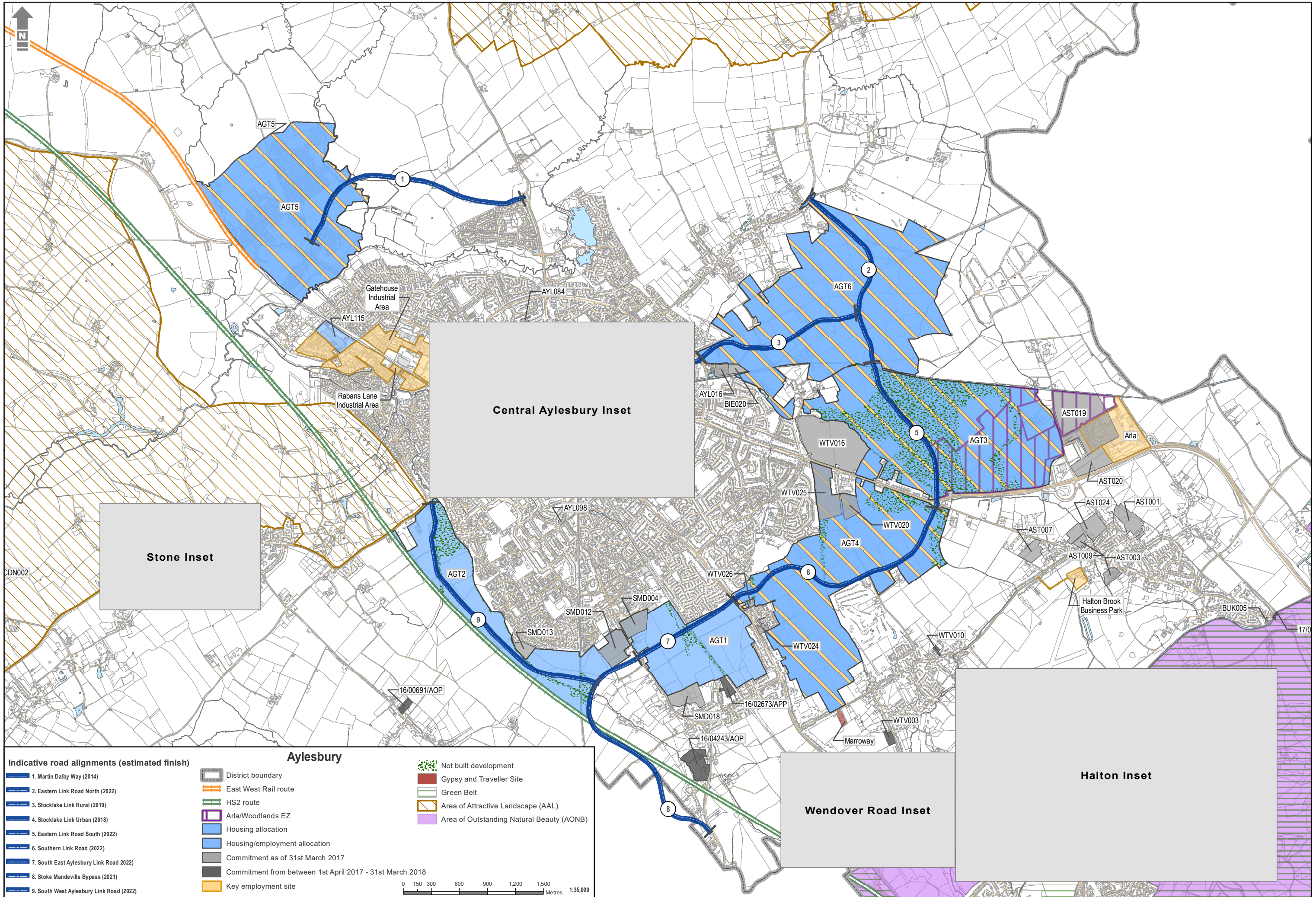
# VALP Policies Map

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- Inset blanking
- District boundary
- Parish boundary
- Metropolitan Green Belt
- Local Landscape Area (LLA)
- Area of Attractive Landscape (AAL)
- Area of Outstanding Natural Beauty (AONB)

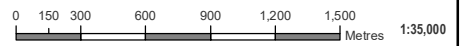




- Indicative road alignments (estimated finish)**
- 1. Martin Dalby Way (2014)
  - 2. Eastern Link Road North (2022)
  - 3. Stocklake Link Rural (2019)
  - 4. Stocklake Link Urban (2018)
  - 5. Eastern Link Road South (2022)
  - 6. Southern Link Road (2022)
  - 7. South East Aylesbury Link Road 2022)
  - 8. Stoke Mandeville Bypass (2021)
  - 9. South West Aylesbury Link Road (2022)

- Aylesbury**
- District boundary
  - East West Rail route
  - HS2 route
  - Housing allocation
  - Housing/employment allocation
  - Commitment as of 31st March 2017
  - Commitment from between 1st April 2017 - 31st March 2018
  - Key employment site

- Not built development
- Gypsy and Traveller Site
- Green Belt
- Area of Attractive Landscape (AAL)
- Aria/Woodlands EZ
- Area of Outstanding Natural Beauty (AONB)



**Central Aylesbury Inset**

**Stone Inset**

**Wendover Road Inset**

**Halton Inset**

CDN002

170



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Gatehouse Industrial Area

Rabans Lane Industrial Area

Central Aylesbury Inset

Stone Inset

Wendover Road Inset

Halton Inset

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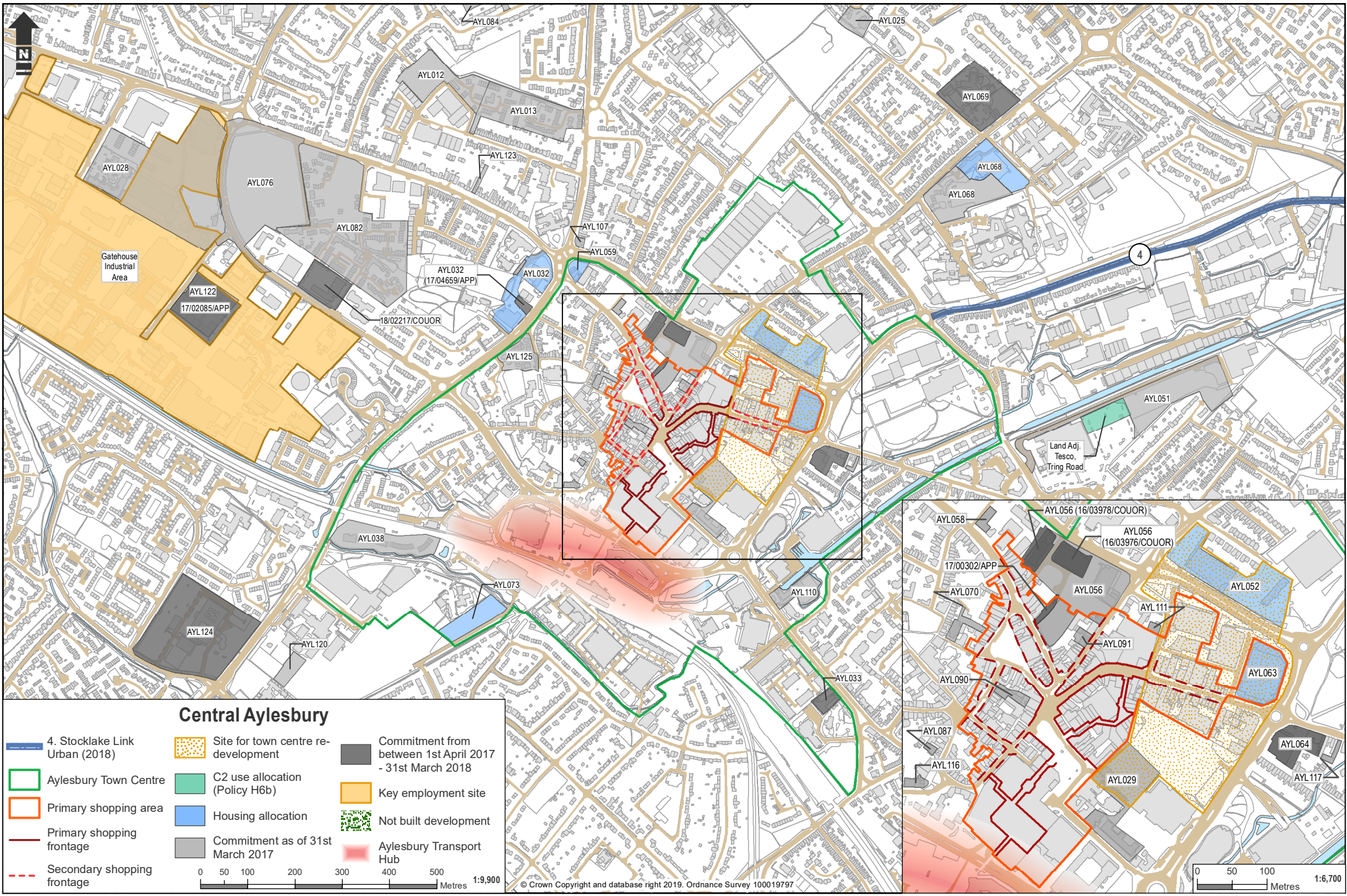
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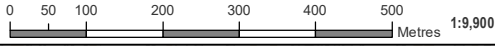
3





### Central Aylesbury

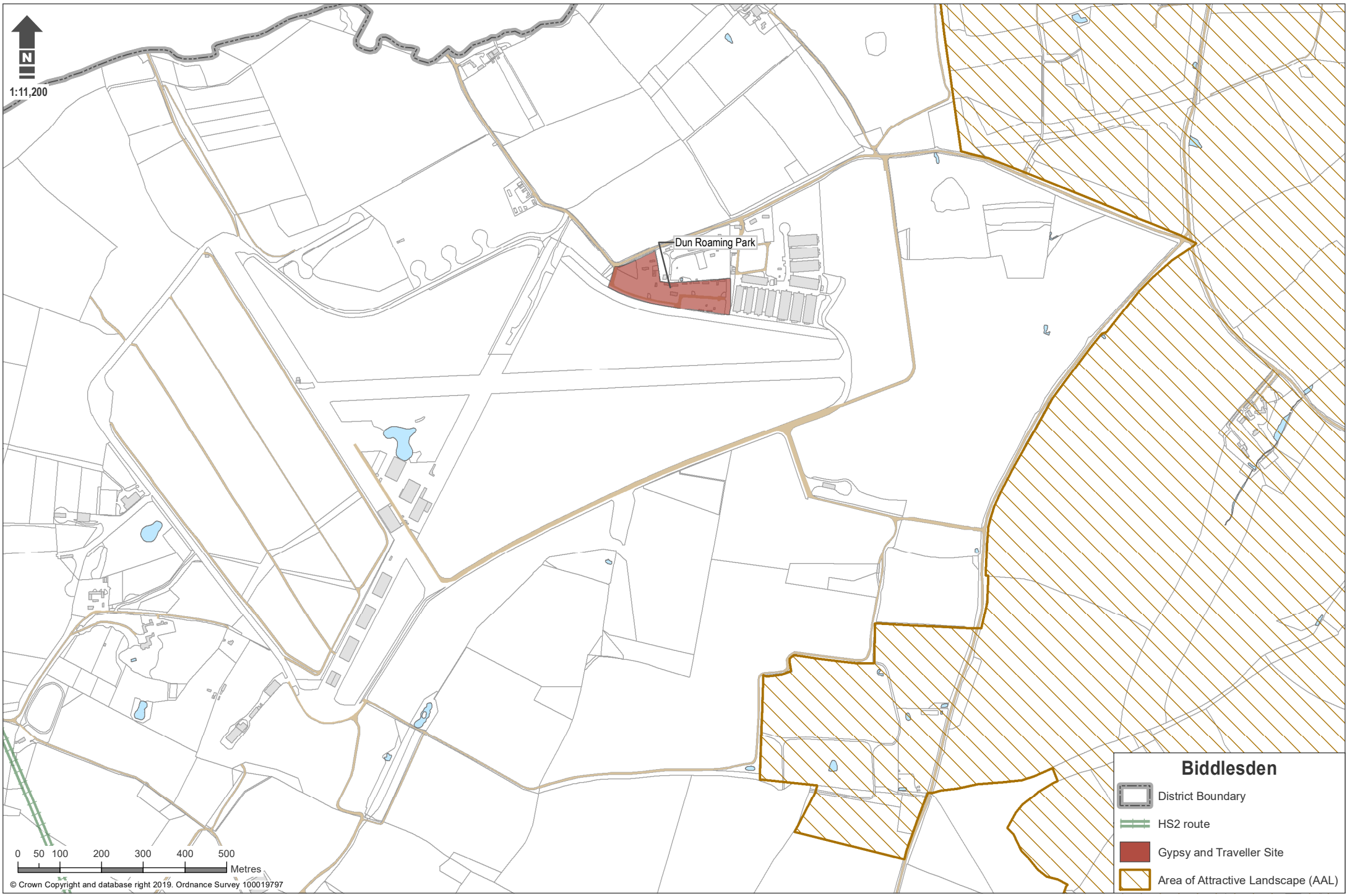
- 4. Stocklake Link Urban (2018)
- Aylesbury Town Centre
- Primary shopping area
- Primary shopping frontage
- Secondary shopping frontage
- Site for town centre re-development
- C2 use allocation (Policy H6b)
- Housing allocation
- Commitment as of 31st March 2017
- Commitment from between 1st April 2017 - 31st March 2018
- Key employment site
- Not built development
- Aylesbury Transport Hub











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Metres

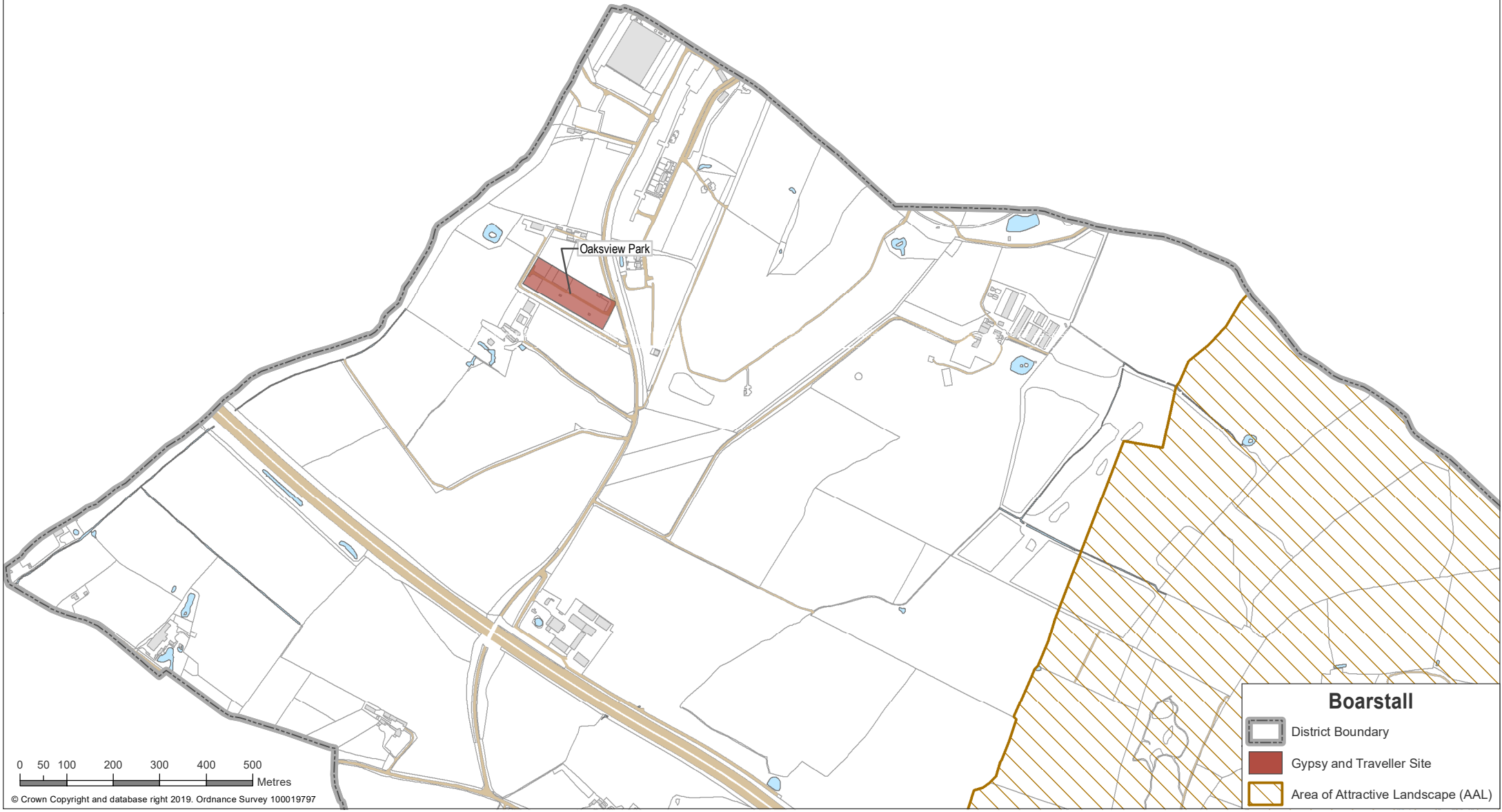
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### Biddlesden

-  District Boundary
-  HS2 route
-  Gypsy and Traveller Site
-  Area of Attractive Landscape (AAL)






1:11,200

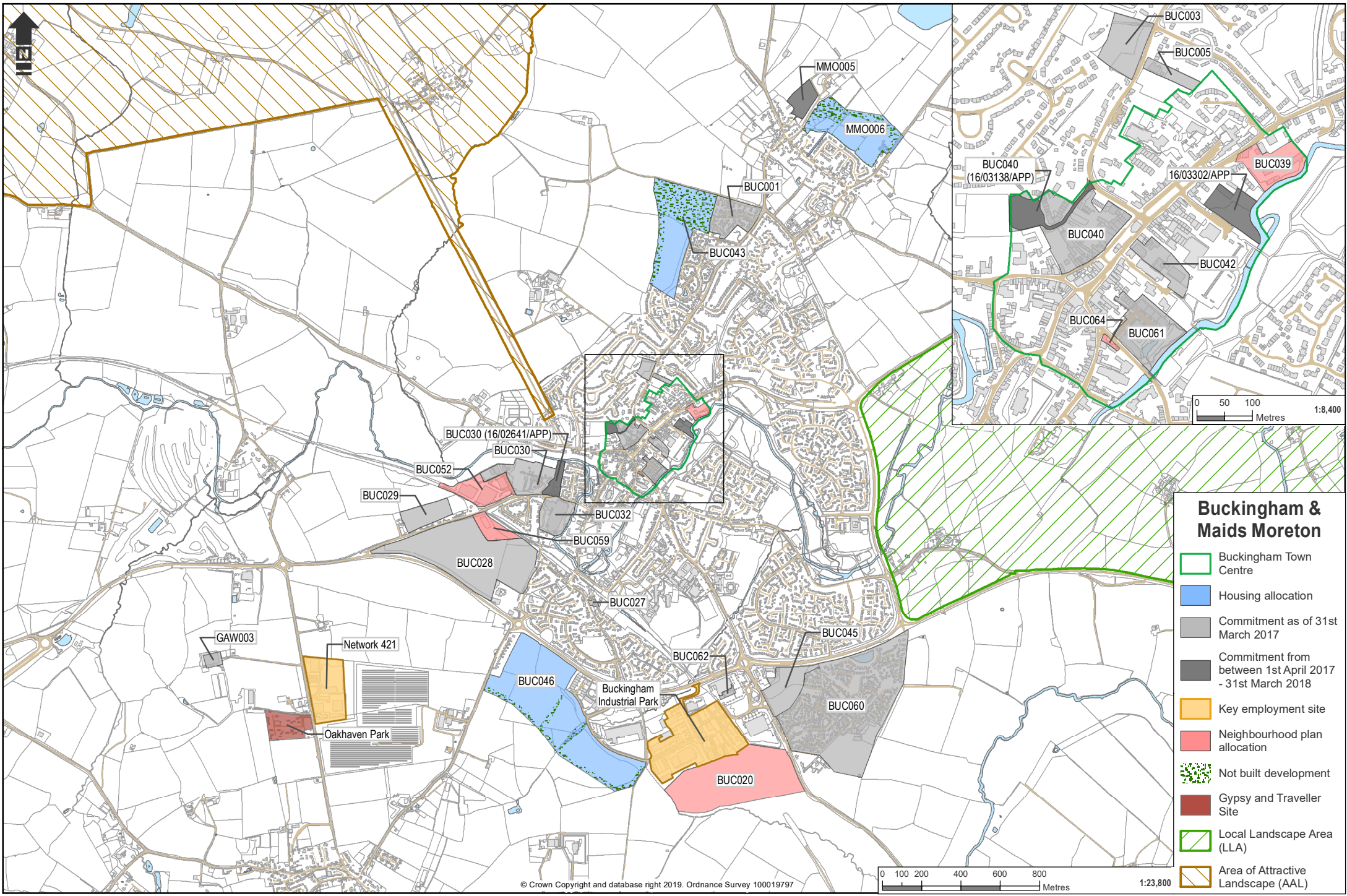


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**Boarstall**

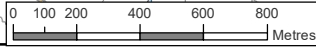
-  District Boundary
-  Gypsy and Traveller Site
-  Area of Attractive Landscape (AAL)





### Buckingham & Maids Moreton

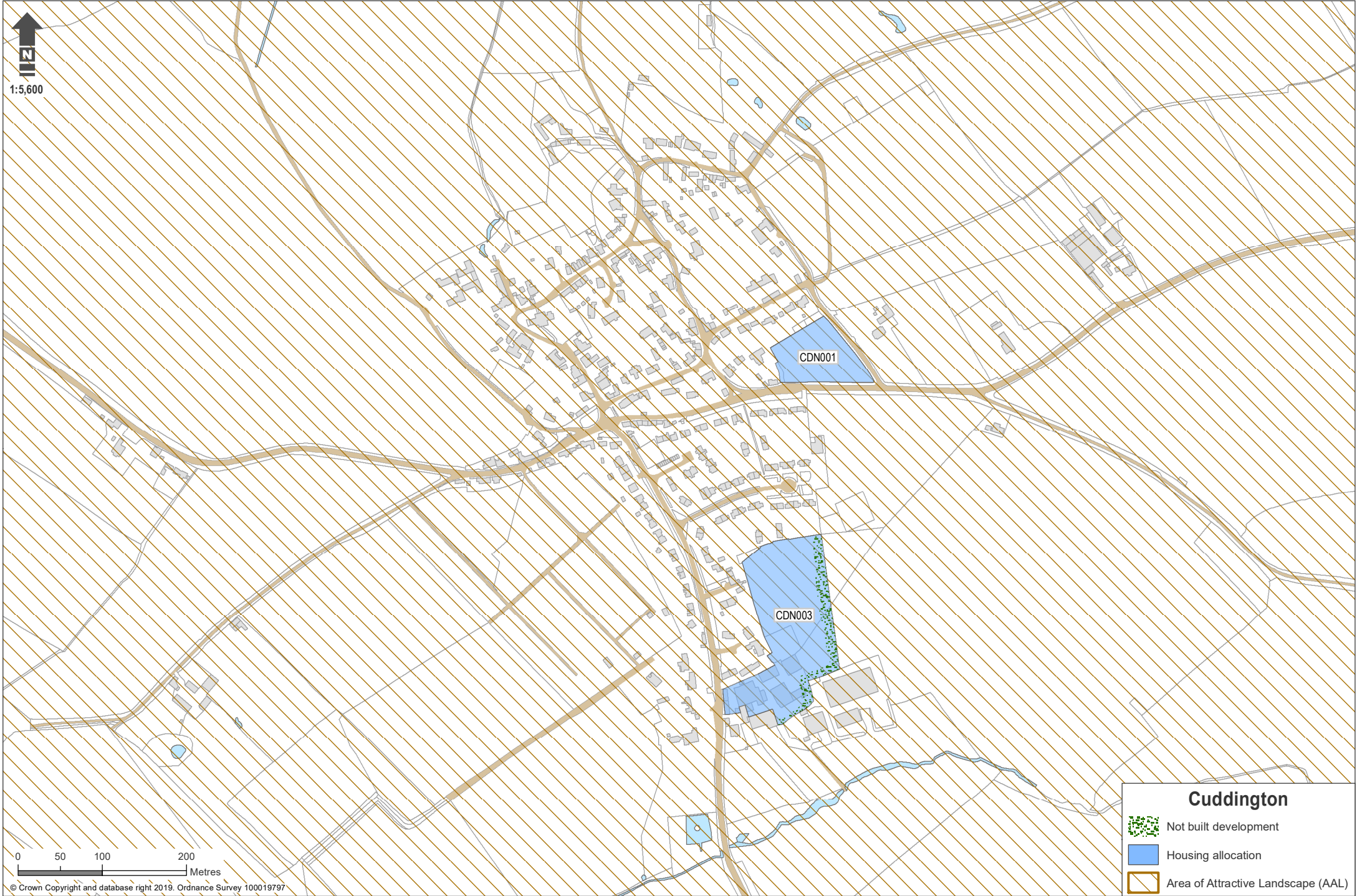
- Buckingham Town Centre
- Housing allocation
- Commitment as of 31st March 2017
- Commitment from between 1st April 2017 - 31st March 2018
- Key employment site
- Neighbourhood plan allocation
- Not built development
- Gypsy and Traveller Site
- Local Landscape Area (LLA)
- Area of Attractive Landscape (AAL)










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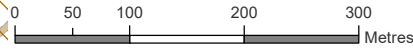
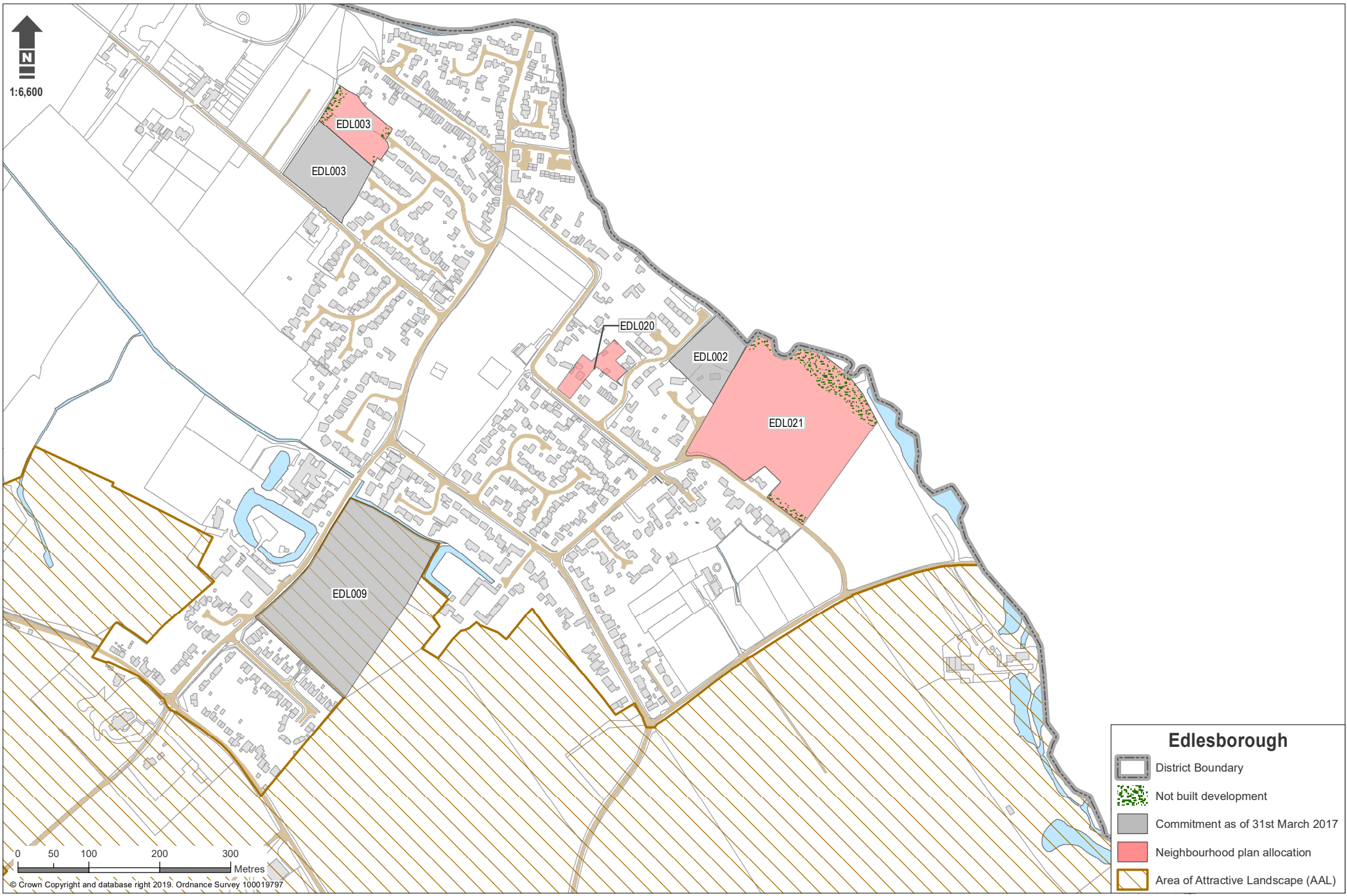
### Cuddington

-  Not built development
-  Housing allocation
-  Area of Attractive Landscape (AAL)

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Metres



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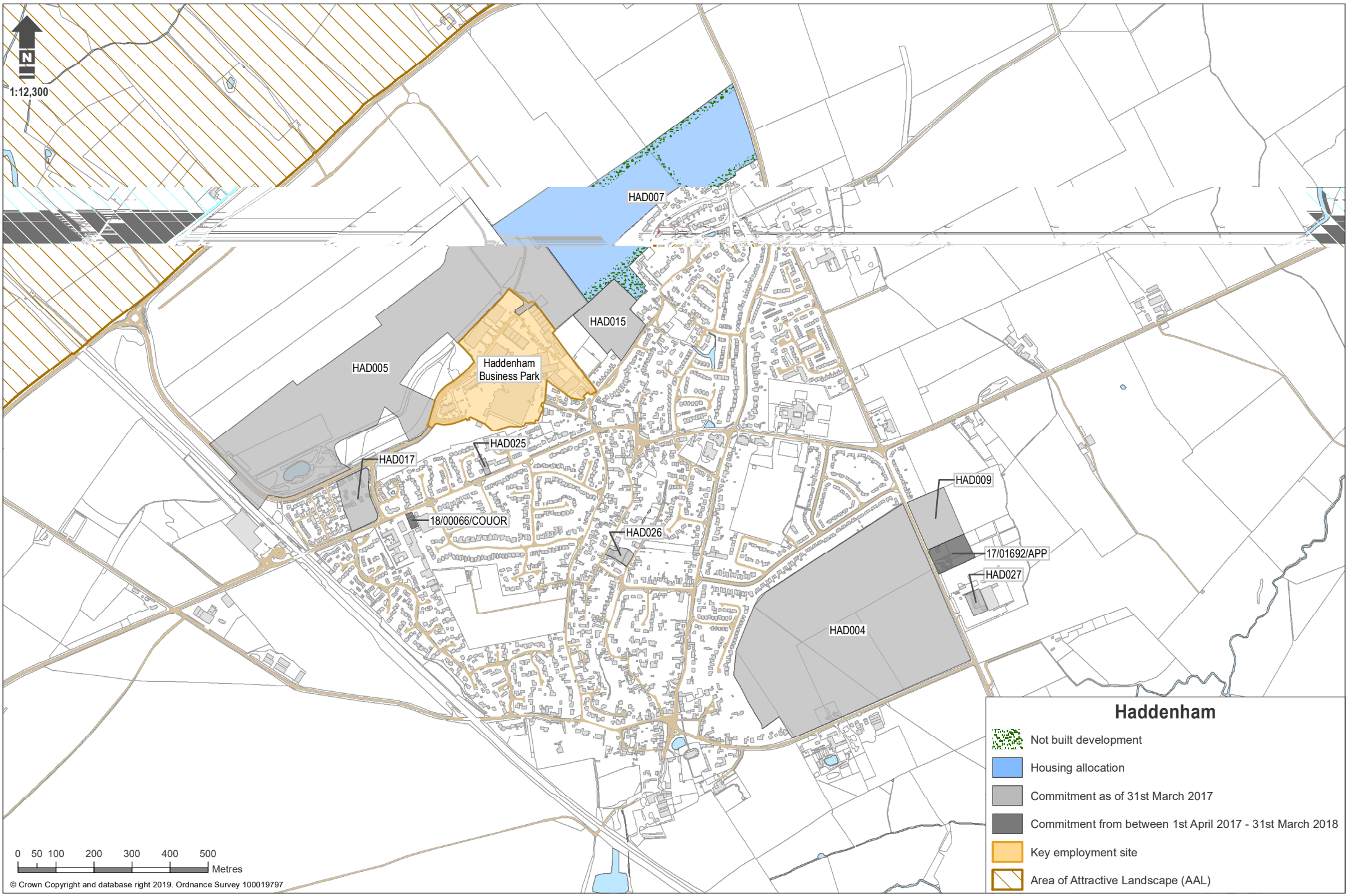


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**Edlesborough**

- District Boundary
- Not built development
- Commitment as of 31st March 2017
- Neighbourhood plan allocation
- Area of Attractive Landscape (AAL)





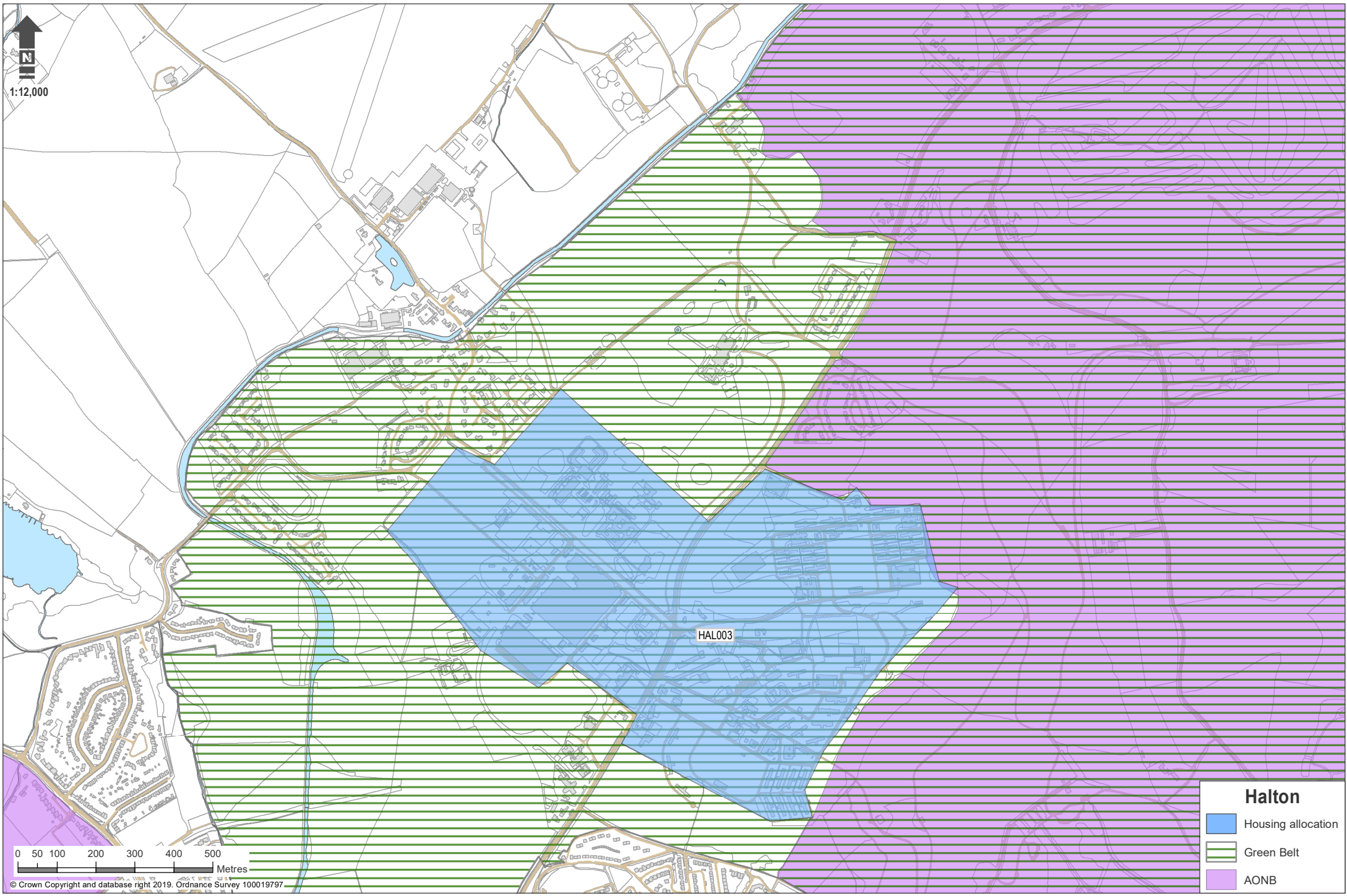
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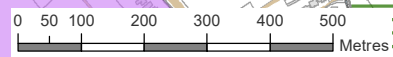
### Haddenham

- Not built development
- Housing allocation
- Commitment as of 31st March 2017
- Commitment from between 1st April 2017 - 31st March 2018
- Key employment site
- Area of Attractive Landscape (AAL)






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HAL003

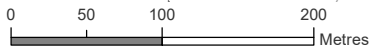


**Halton**

-  Housing allocation
-  Green Belt
-  AONB



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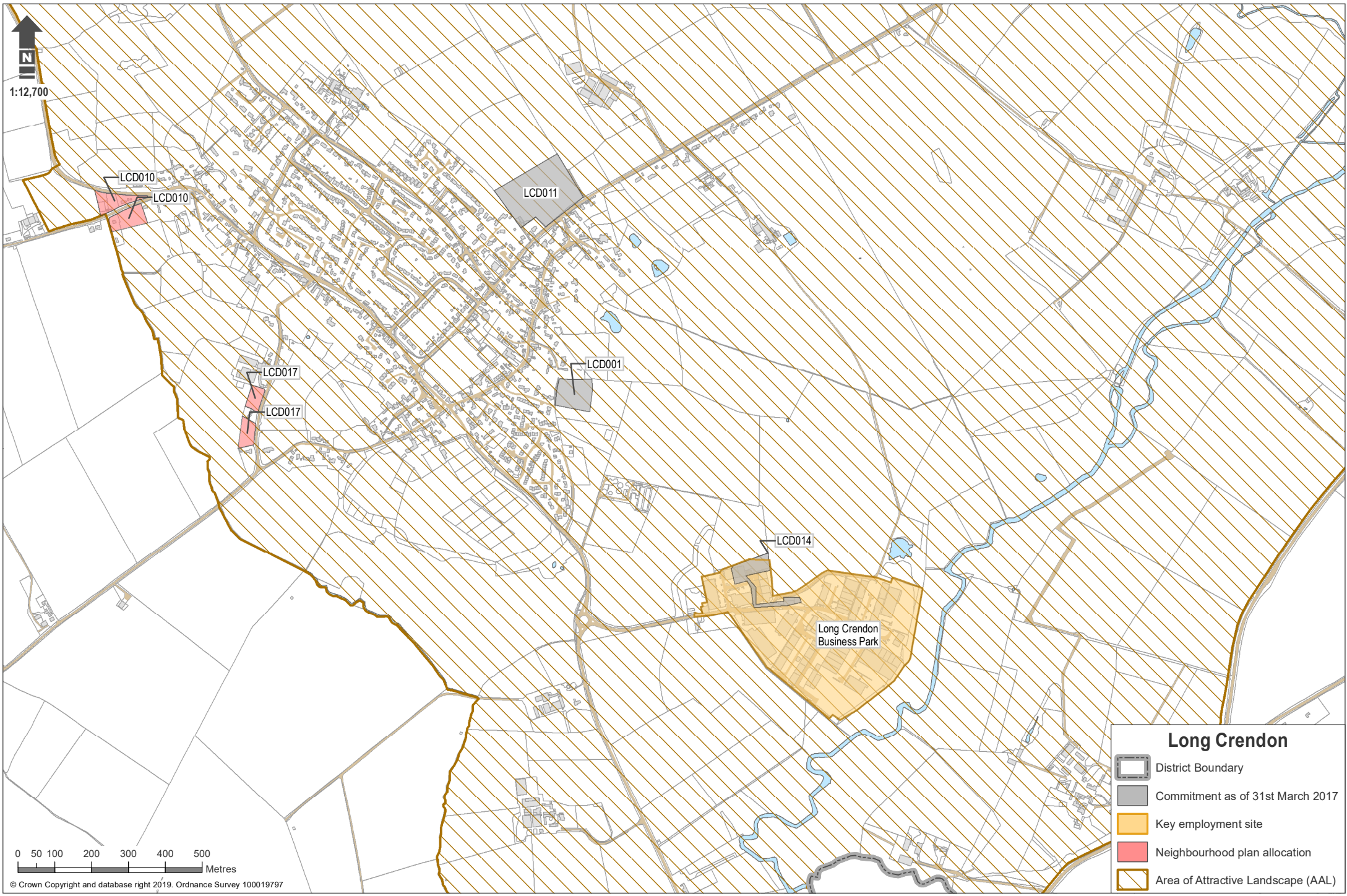


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**Ickford**

 Housing allocation





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0 50 100 200 300 400 500  
Metres

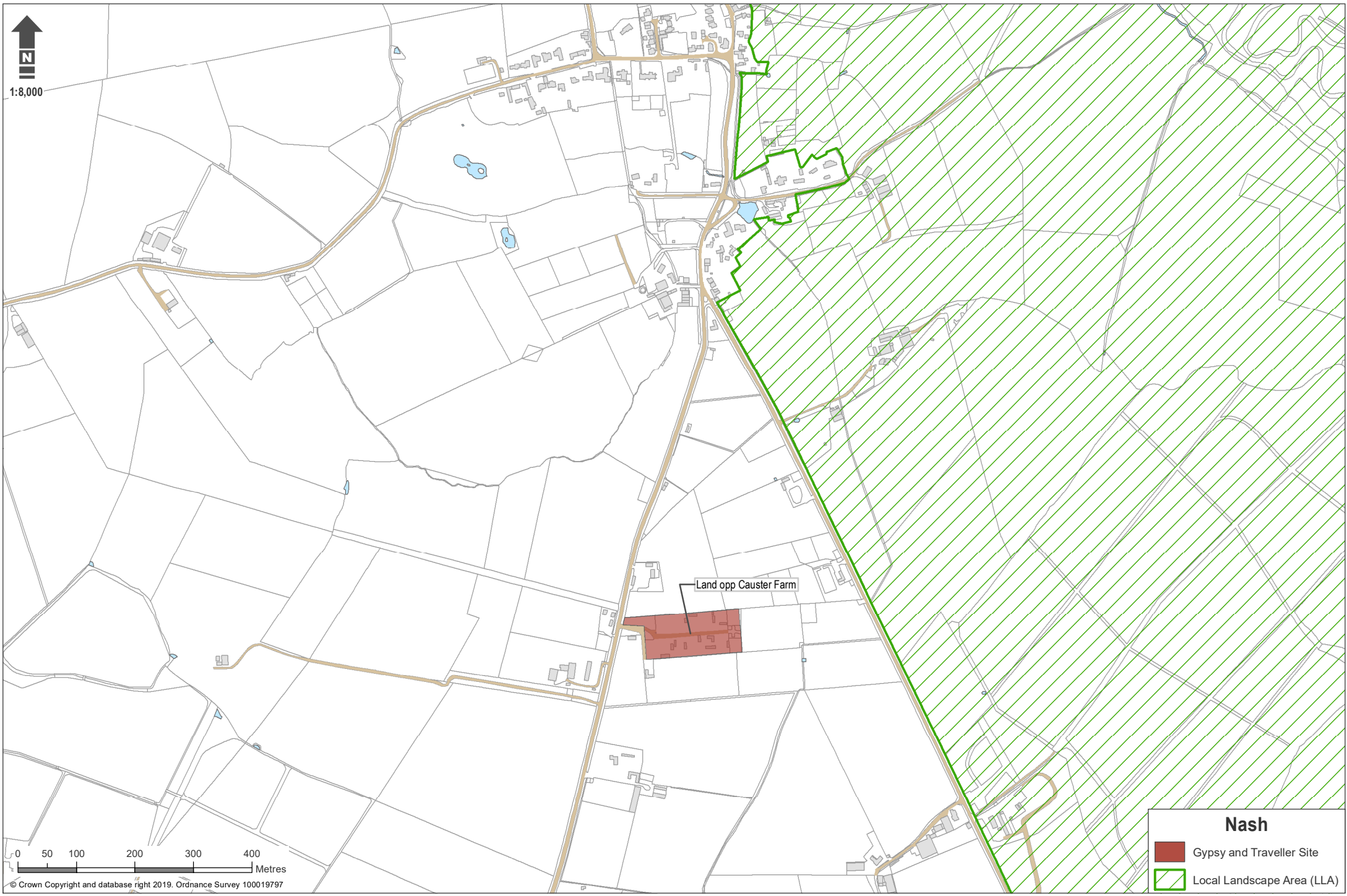
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### Long Crendon

- District Boundary
- Commitment as of 31st March 2017
- Key employment site
- Neighbourhood plan allocation
- Area of Attractive Landscape (AAL)



1:8,000





Land opp Causter Farm

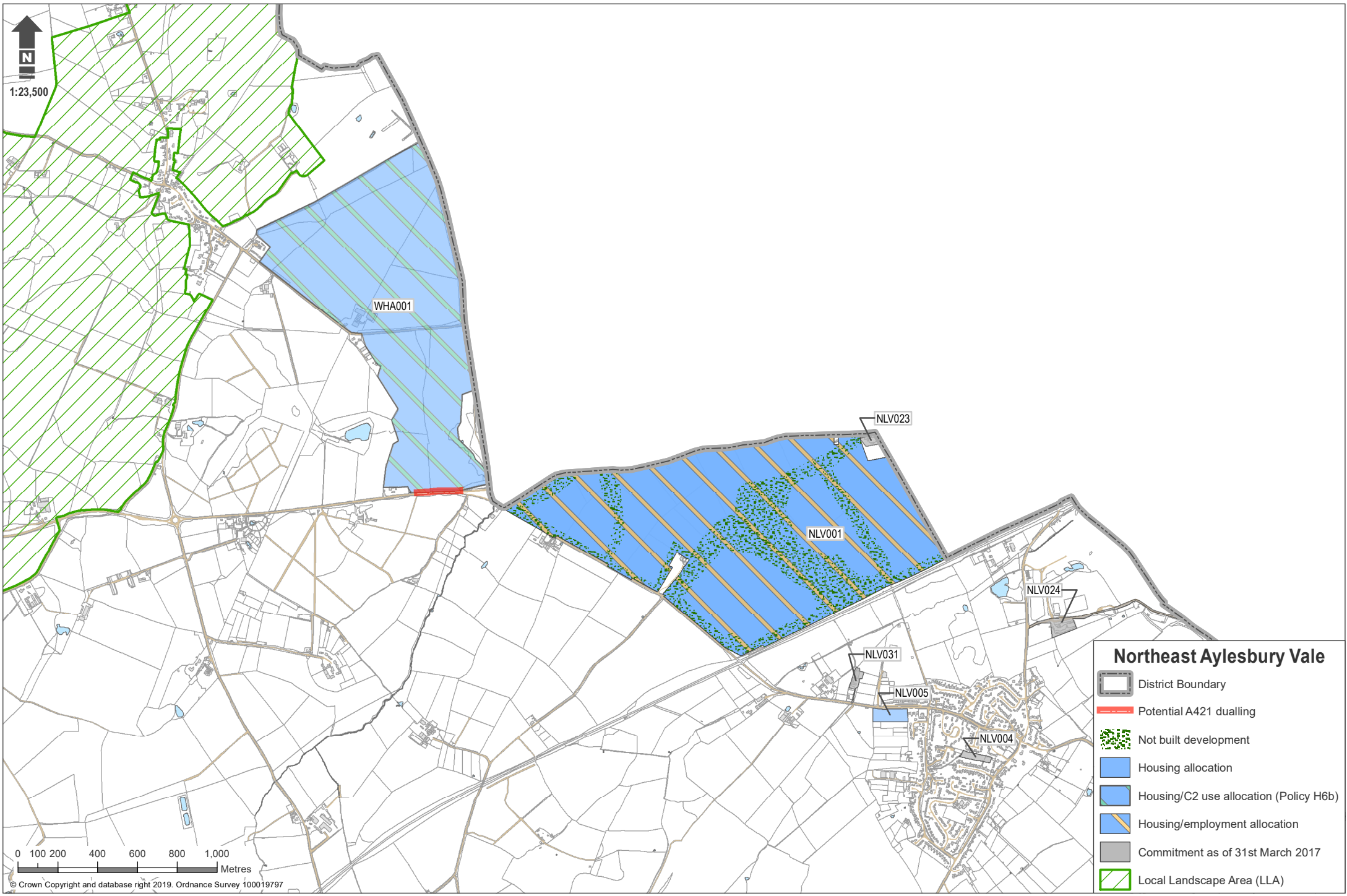


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**Nash**

-  Gypsy and Traveller Site
-  Local Landscape Area (LLA)













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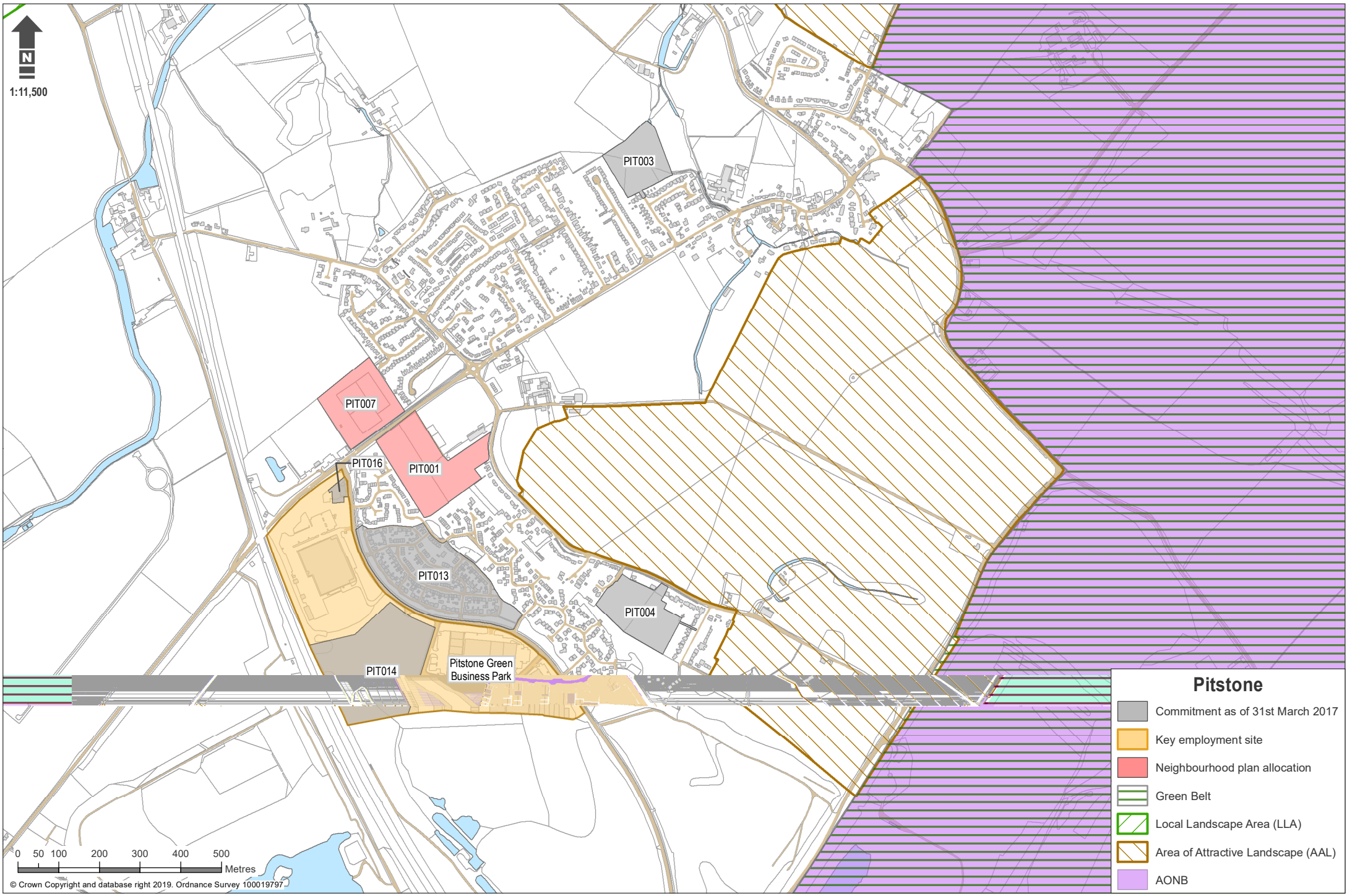
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Metres

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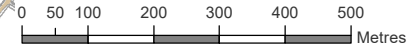
### Northeast Aylesbury Vale

-  District Boundary
-  Potential A421 dualling
-  Not built development
-  Housing allocation
-  Housing/C2 use allocation (Policy H6b)
-  Housing/employment allocation
-  Commitment as of 31st March 2017
-  Local Landscape Area (LLA)





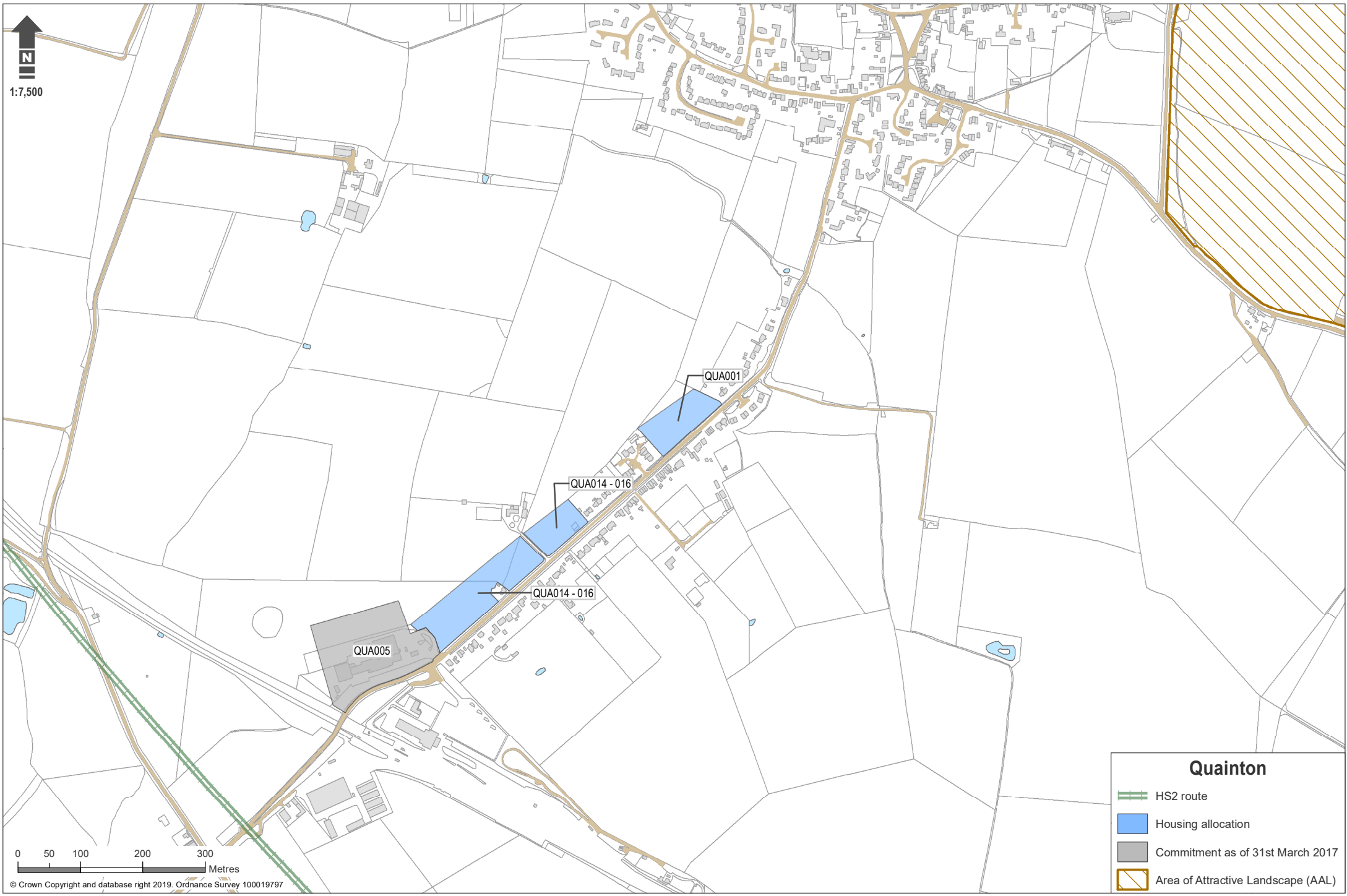
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### Pitstone

- Commitment as of 31st March 2017
- Key employment site
- Neighbourhood plan allocation
- Green Belt
- Local Landscape Area (LLA)
- Area of Attractive Landscape (AAL)
- AONB







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Metres

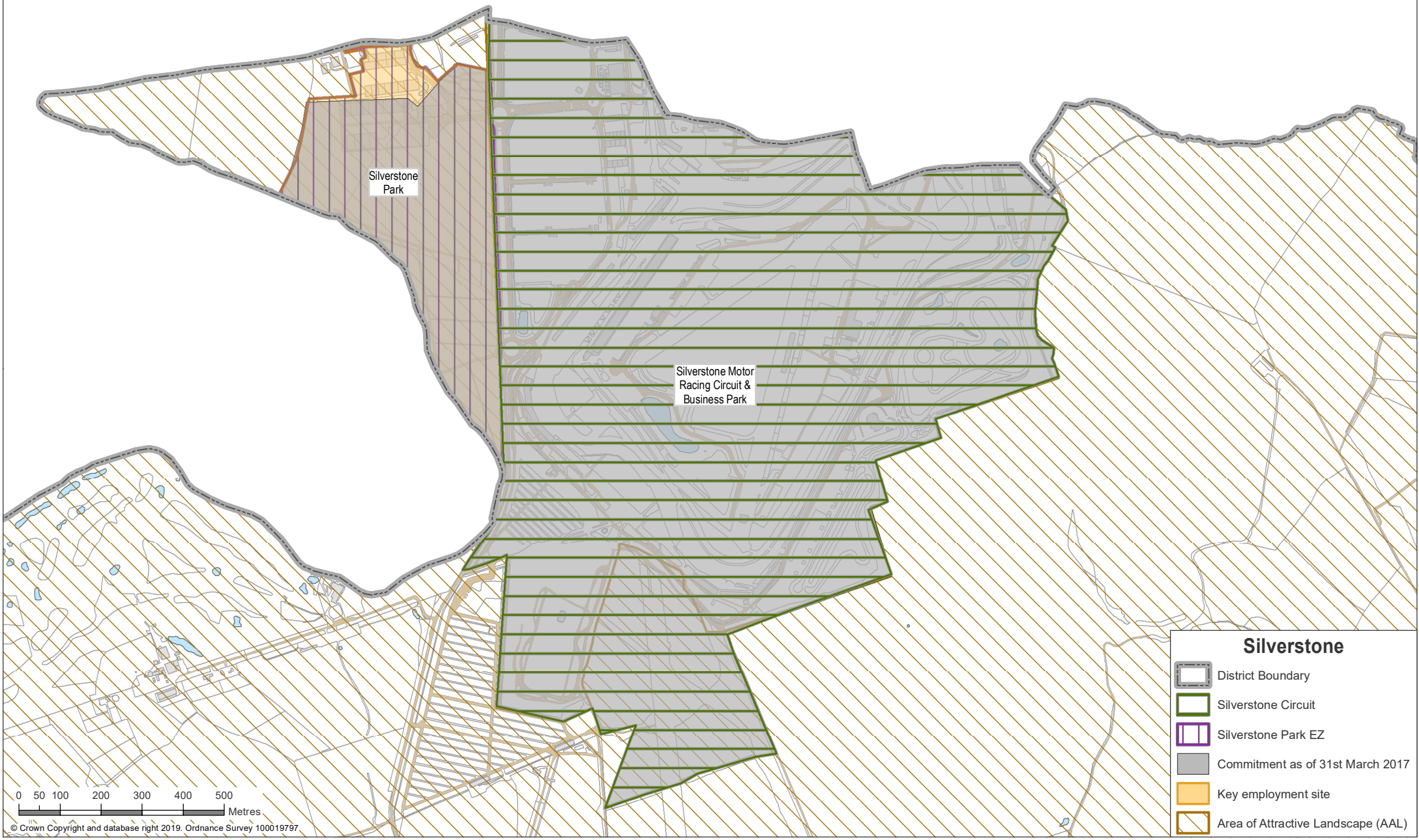
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**Quinton**

-  HS2 route
-  Housing allocation
-  Commitment as of 31st March 2017
-  Area of Attractive Landscape (AAL)









1:12,000

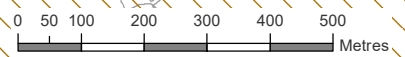


Silverstone Park

Silverstone Motor Racing Circuit & Business Park

**Silverstone**

-  District Boundary
-  Silverstone Circuit
-  Silverstone Park EZ
-  Commitment as of 31st March 2017
-  Key employment site
-  Area of Attractive Landscape (AAL)

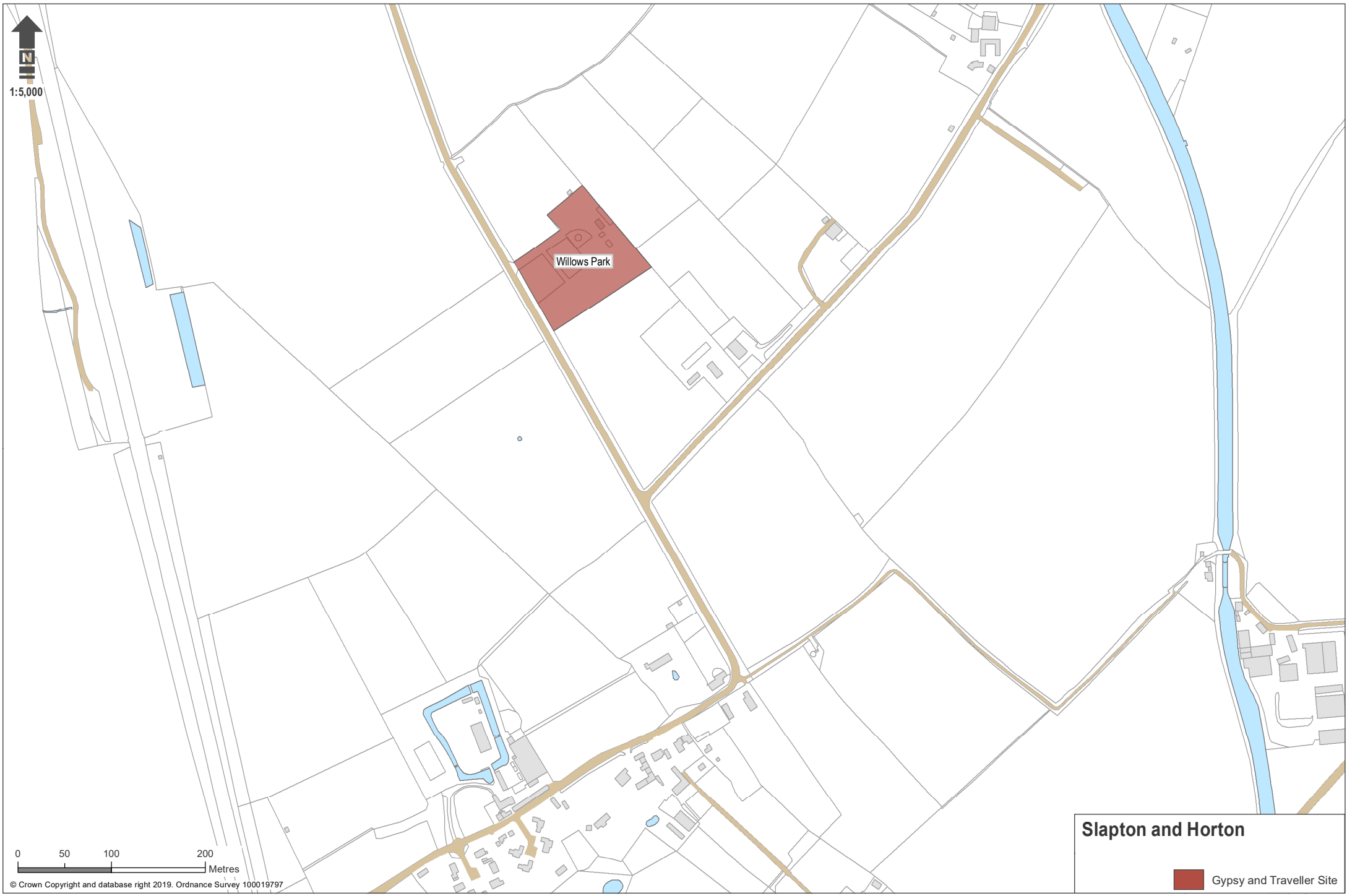


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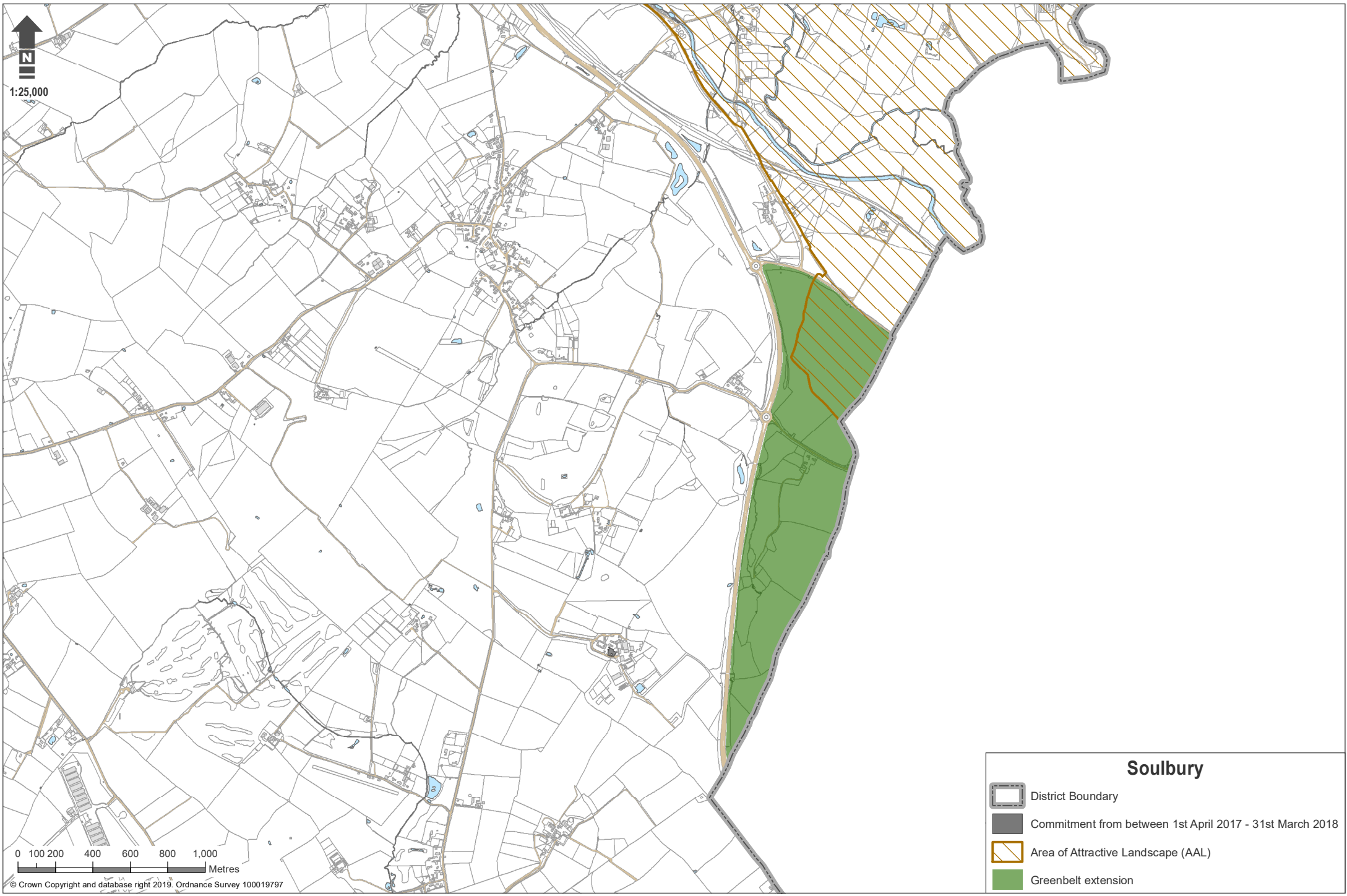


0 50 100 200  
Metres

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Slapton and Horton

 Gypsy and Traveller Site







1:25,000



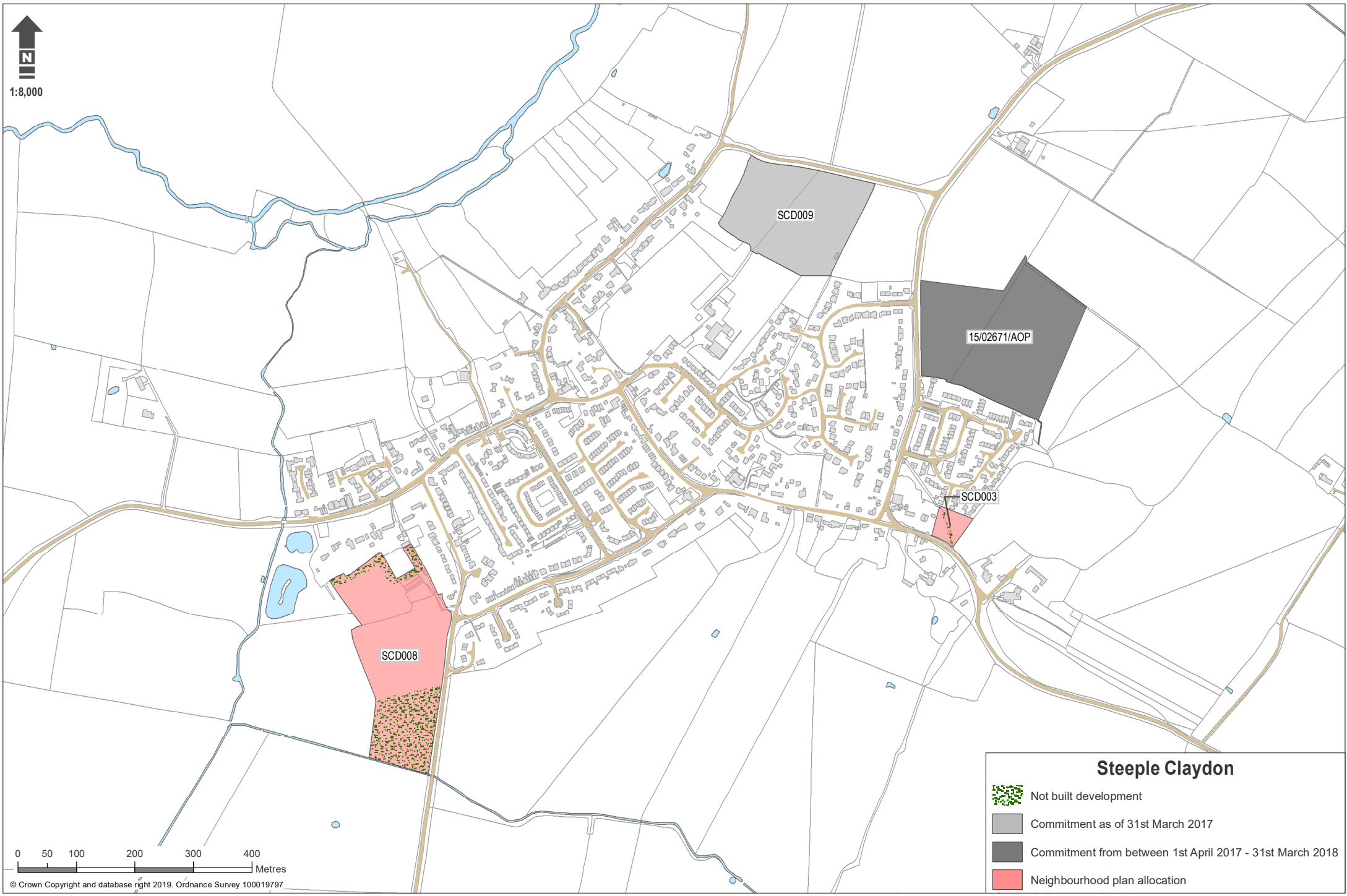
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### Soulbury


-  District Boundary
-  Commitment from between 1st April 2017 - 31st March 2018
-  Area of Attractive Landscape (AAL)
-  Greenbelt extension



1:8,000



### Steeple Claydon

-  Not built development
-  Commitment as of 31st March 2017
-  Commitment from between 1st April 2017 - 31st March 2018
-  Neighbourhood plan allocation

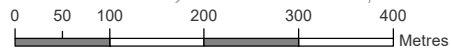
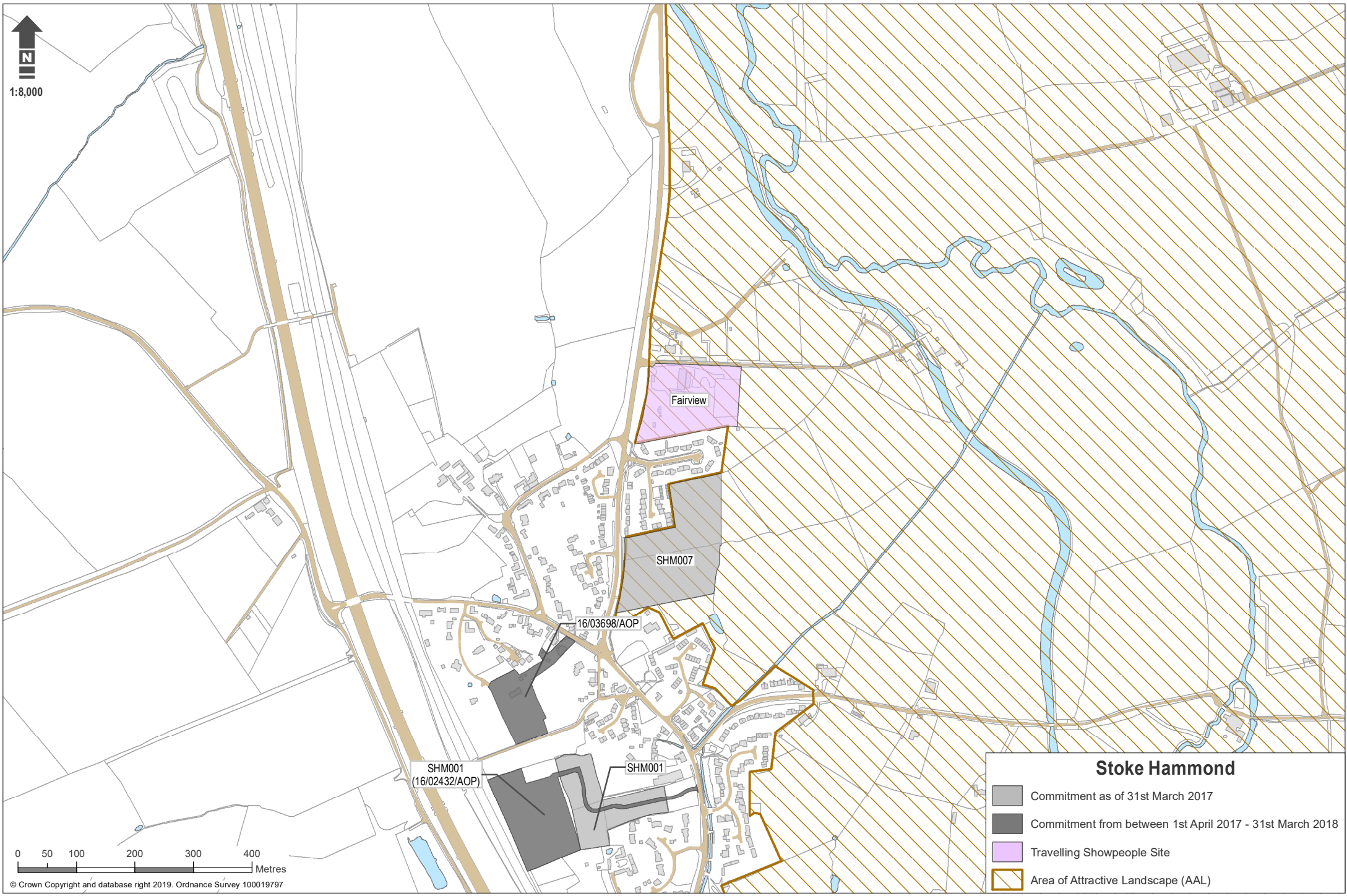
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





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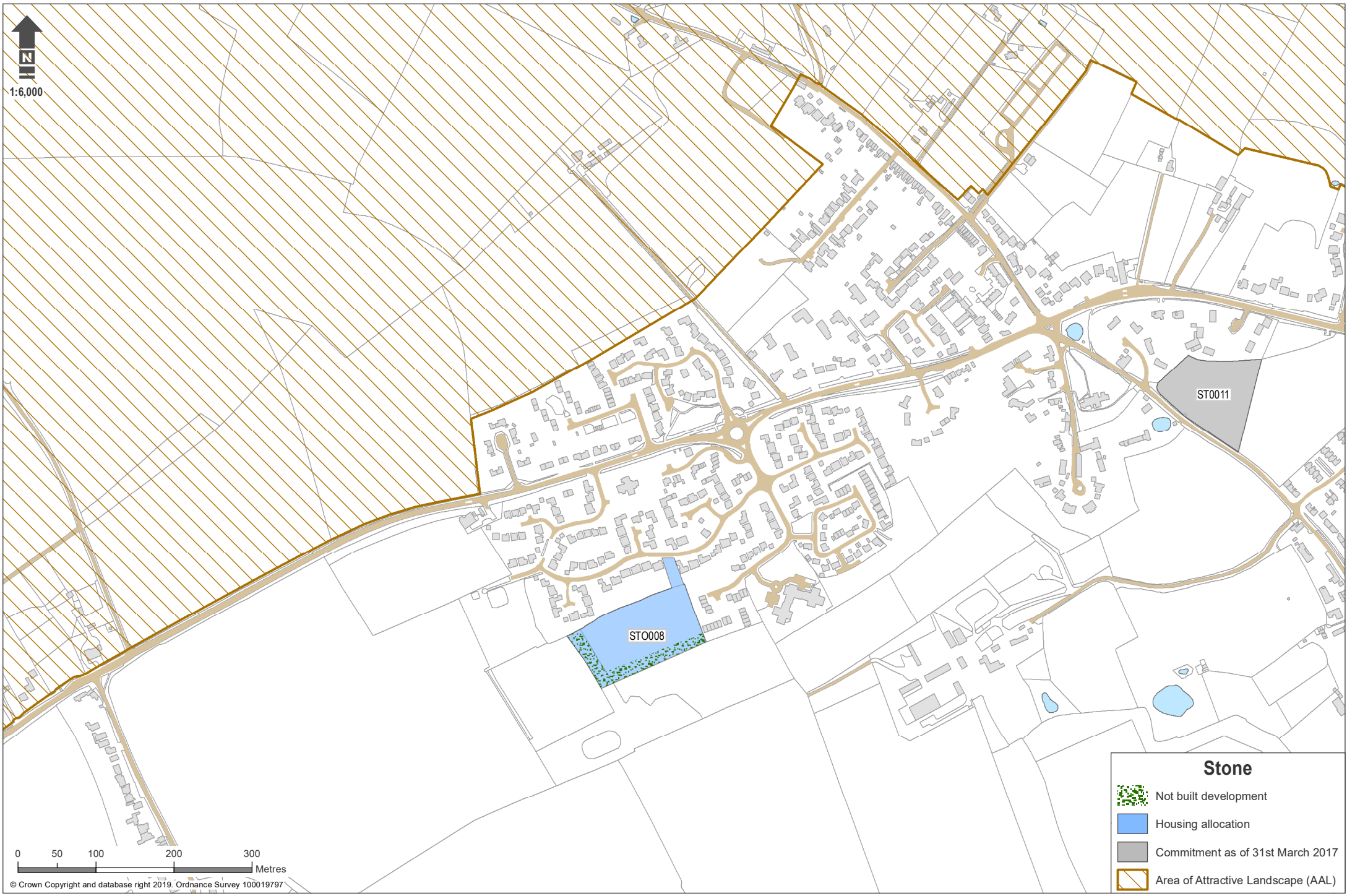
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### Stoke Hammond

-  Commitment as of 31st March 2017
-  Commitment from between 1st April 2017 - 31st March 2018
-  Travelling Showpeople Site
-  Area of Attractive Landscape (AAL)







1:6,000



ST0011

ST0008

### Stone

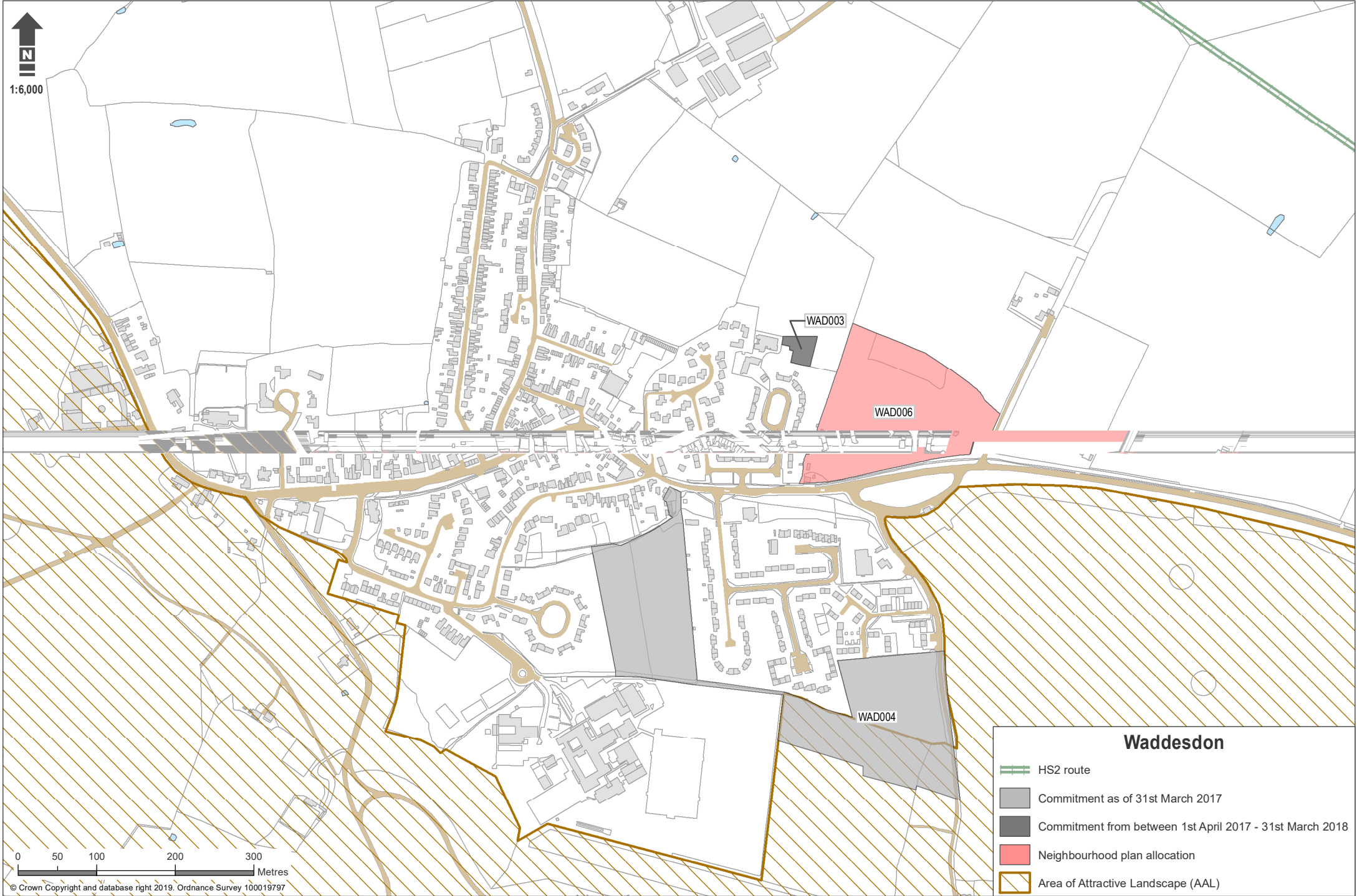
-  Not built development
-  Housing allocation
-  Commitment as of 31st March 2017
-  Area of Attractive Landscape (AAL)

0 50 100 200 300 Metres



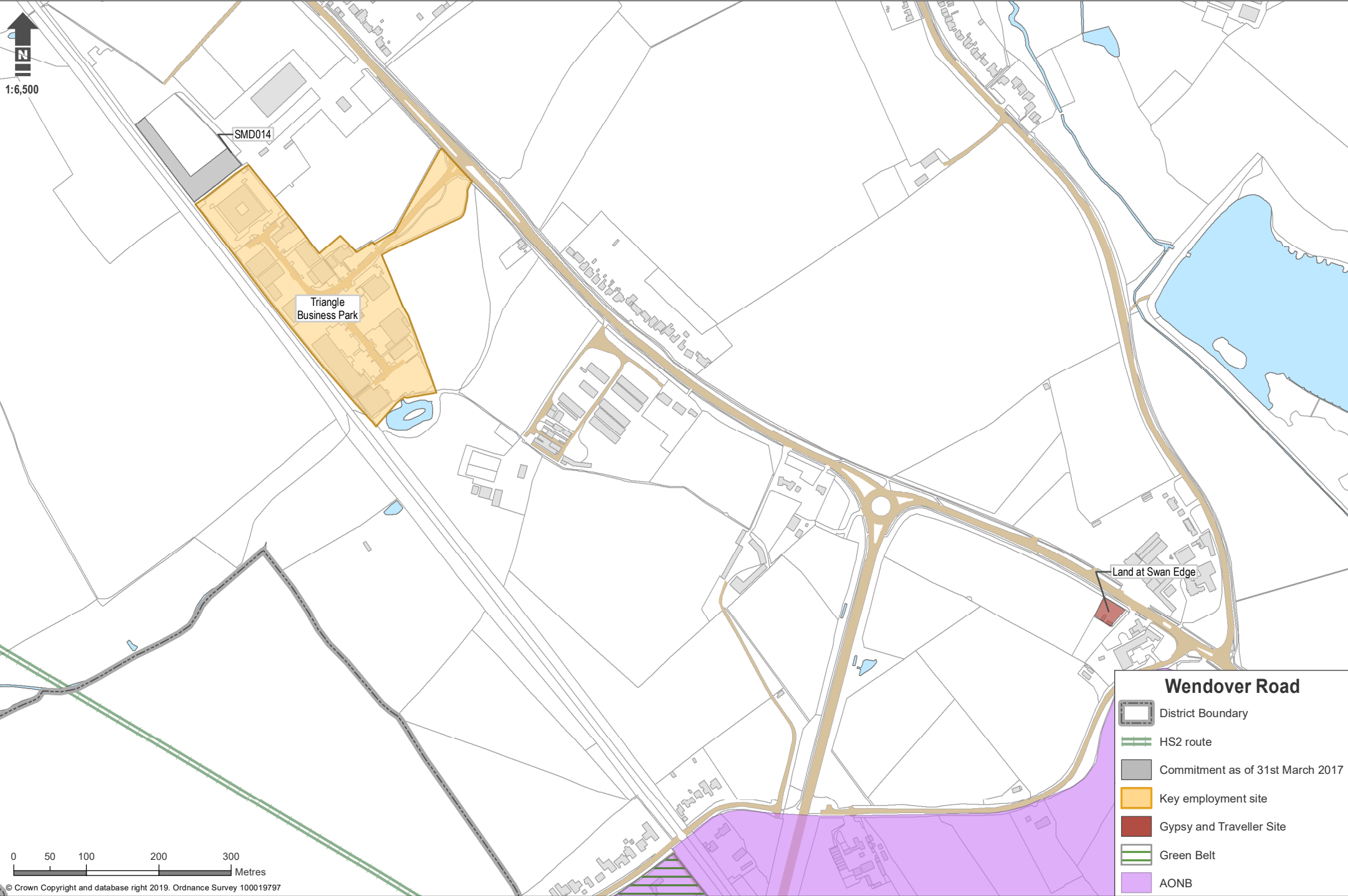


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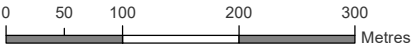
SMD014

Triangle Business Park

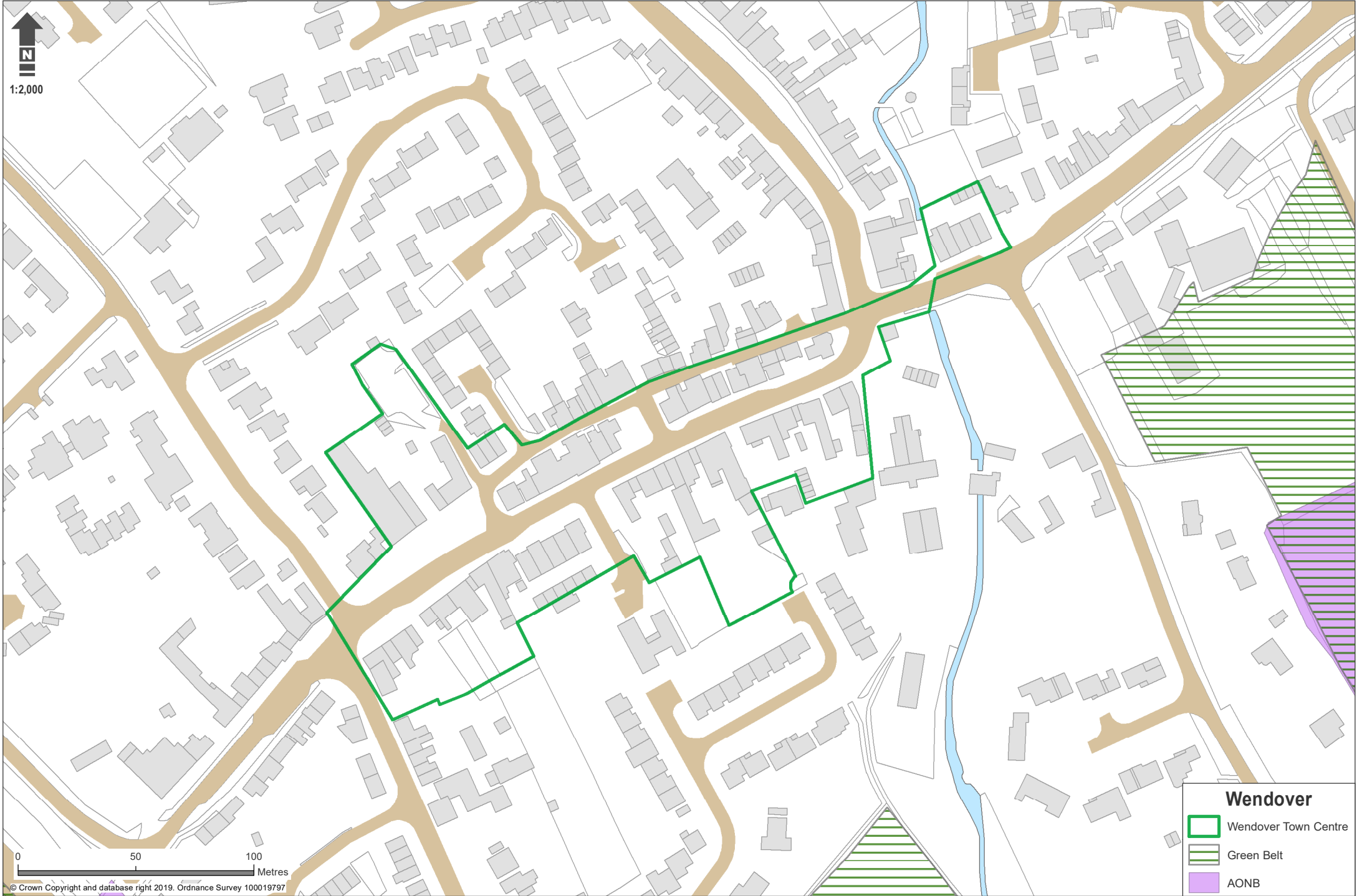
Land at Swan Edge

### Wendover Road

-  District Boundary
-  HS2 route
-  Commitment as of 31st March 2017
-  Key employment site
-  Gypsy and Traveller Site
-  Green Belt
-  AONB






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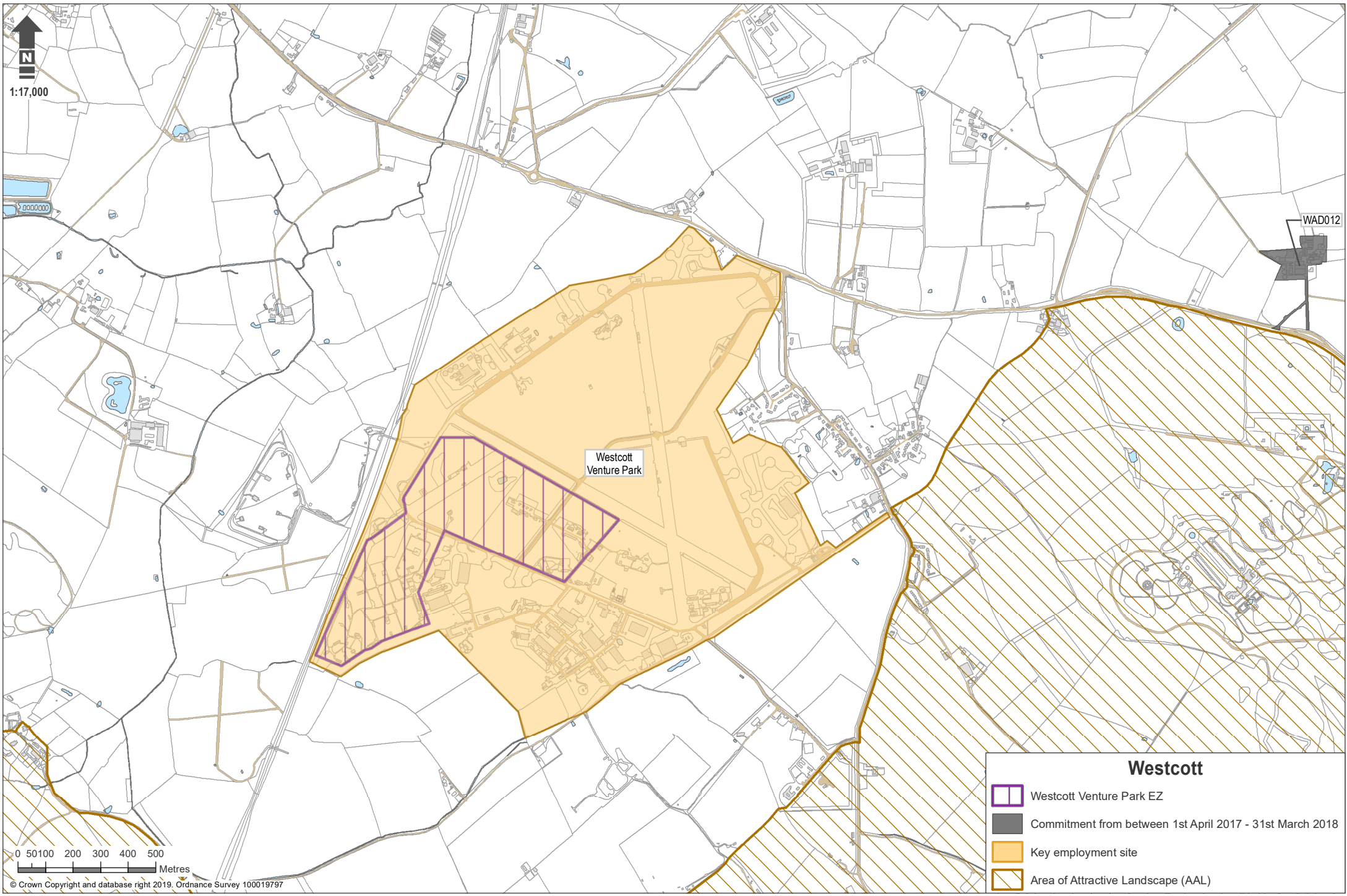
0 50 100 Metres

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**Wendover**

-  Wendover Town Centre
-  Green Belt
-  AONB









1:17,000

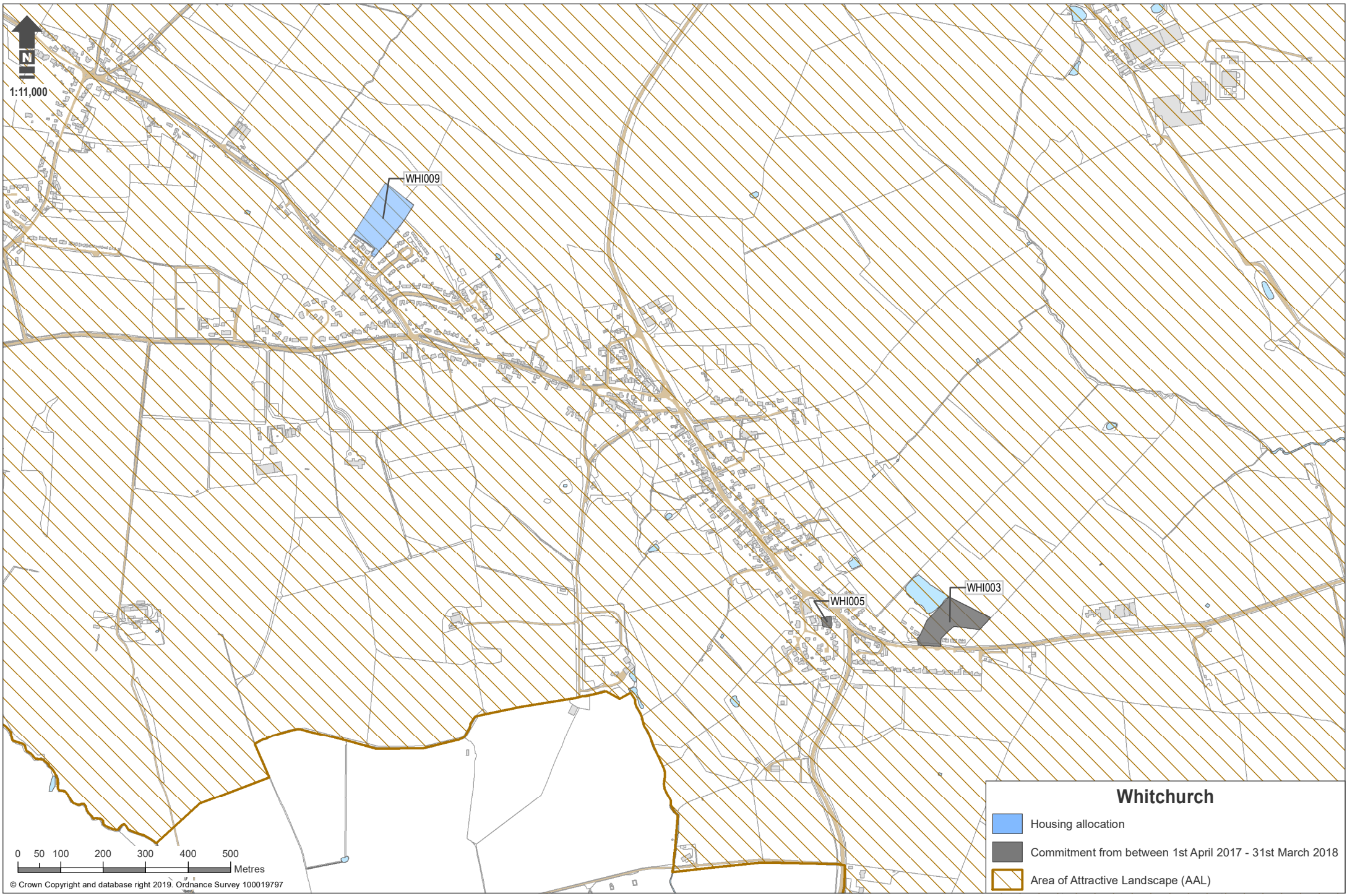
WAD012

Westcott  
Venture Park

### Westcott

-  Westcott Venture Park EZ
-  Commitment from between 1st April 2017 - 31st March 2018
-  Key employment site
-  Area of Attractive Landscape (AAL)

0 50 100 200 300 400 500  
Metres






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1:11,000

WHI009

WHI005

WHI003

### Whitchurch

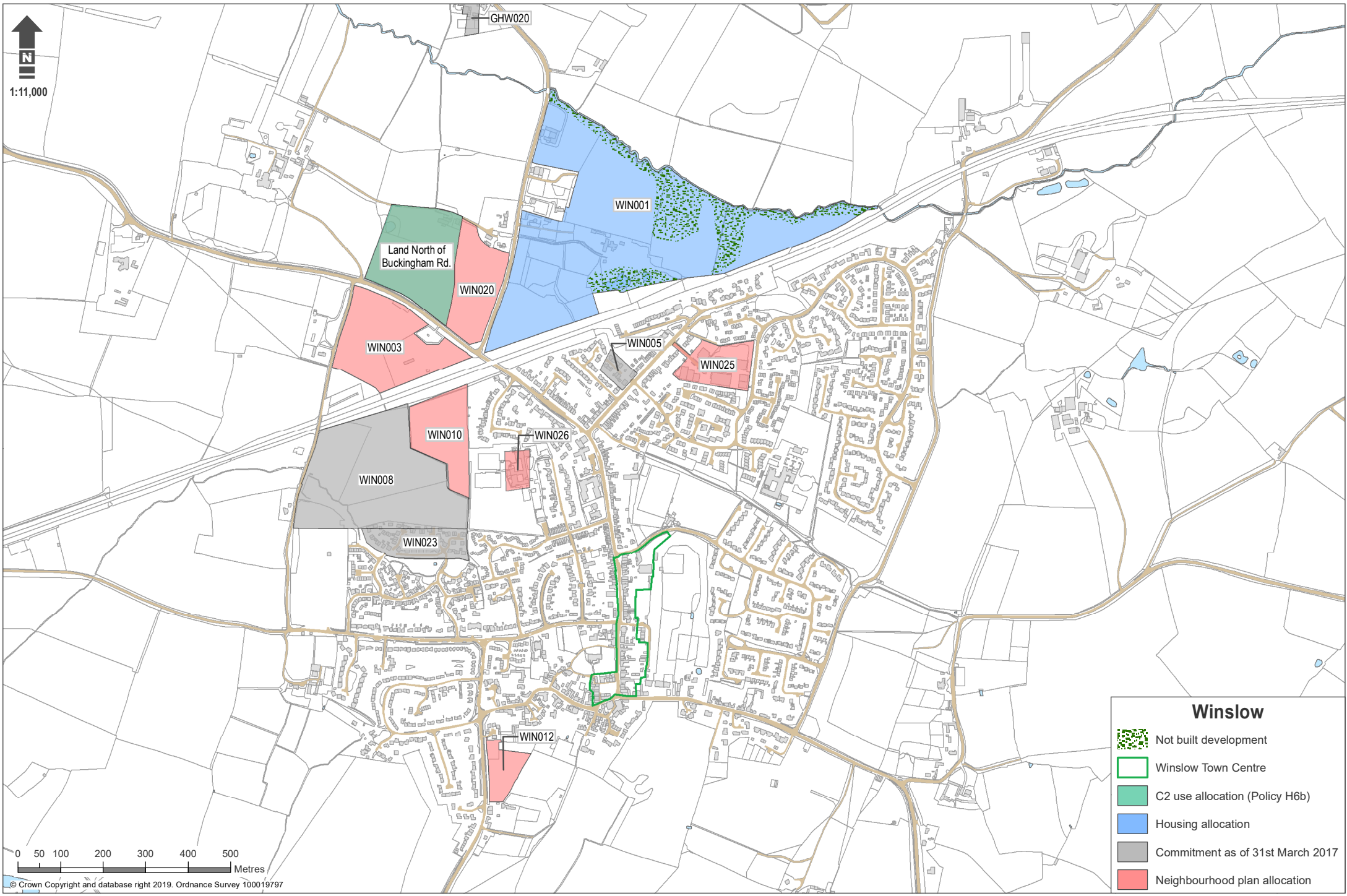
-  Housing allocation
-  Commitment from between 1st April 2017 - 31st March 2018
-  Area of Attractive Landscape (AAL)

0 50 100 200 300 400 500  
Metres







1:11,000



### Winslow

-  Not built development
-  Winslow Town Centre
-  C2 use allocation (Policy H6b)
-  Housing allocation
-  Commitment as of 31st March 2017
-  Neighbourhood plan allocation

0 50 100 200 300 400 500 Metres