

Vale of Aylesbury Plan Strategy

2011 - 2031



Proposed submission
May 2013

Foreword

The Vale of Aylesbury Plan is the first development plan the Council has produced under the Government's Localism Agenda. It is also the first opportunity we have had to reflect the needs of local communities and businesses when planning the future development of the Vale.

This document is the first part of the Vale of Aylesbury Plan and sets out the overarching 'Strategy', with numbers and policies. These will guide the more detailed development management policies to follow in the second part of the Plan which deals with 'Delivery'.

We are very pleased to be working with a growing number of Parish and Town Councils in the preparation of their emerging Neighbourhood Plans and other policy documents, which will ultimately lead to the best planning decisions being made for our local communities. We anticipate that the first Neighbourhood Plans will be approved by referendum soon after the Vale of Aylesbury Plan is adopted.

With the revocation of the South East Plan, the Regional Strategy, much work has gone into determining the right levels of growth for our District by reconciling complex technical studies with information from local communities about their areas. The Vale of Aylesbury Plan Strategy will be a beacon guiding sustainable development in the Vale – how we use land, how we build, how we shape our environment.

To the many people throughout the Vale who have contributed to this Plan, thank you for your help.

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Cabinet Member for Strategic Planning
Aylesbury Vale District Council

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Background

Introduction to Vale of Aylesbury Plan

- 1.1 The Vale of Aylesbury Plan (VAP) sets out the strategic policy decisions for development in the District.
- 1.2 The Plan is here to:
 - Deliver proportionate growth of jobs and homes
 - Protect our environment
 - Support sustainable communities
 - And deliver infrastructure.
- 1.3 Once adopted, it will form part of the ‘development plan’ covering the District. The development plan will be made up primarily of VAP Strategy, VAP Delivery policies (including if required, site allocations), and neighbourhood policy documents.
- 1.4 The structure of VAP is significantly different to previous approaches to local plans. VAP Strategy sets out the overall framework and spatial strategy for growth, which will then guide the more detailed policies in subsequent VAP documents or neighbourhood policy documents¹.
- 1.5 VAP is structured to accommodate neighbourhood policy documents in the development management process. So whilst the policies in VAP set out the overall strategy to guide development on key issues, it intentionally leaves flexibility for communities to set out policies through neighbourhood policy documents to shape how the VAP policies are interpreted at the local level and to add further detail regarding local distinctiveness, location, and locally-specific requirements for development should they wish to as follows, as set out in Policy VS13.
- 1.6 The Plan is based on a vision and objectives for the District. The objectives need to be met to ensure the vision is realised. The delivery strategy for meeting the objectives is based on a framework of policies which are linked to an implementation plan. The policies and implementation plan include targets which can be monitored. Reflecting the approach to structuring the National Planning Policy Framework, we have significantly reduced the text in VAP Strategy to focus on just the policies and key information, therefore there is a reduced amount of context and background information compared to previous plans. The Plan should therefore be read alongside the topic papers which provide more detail and supporting information to explain the policies.

¹ Neighbourhood policy documents includes Neighbourhood Plans, Parish Plans, and Village Design Statements

Background

How to comment on the Plan

- 1.7 We have published this Proposed Submission version of VAP Strategy to give people the opportunity to comment on the 'soundness' and 'legal compliance' of the Plan, before we submit it to Government for independent examination. The final Sustainability Appraisal Report is also published for comment.
- 1.8 In accordance with Government regulations we cannot make further changes to the Plan, so we cannot accept comments about the content of the Plan, only about matters of soundness and legal compliance.
- 1.9 The publicity period will run for six weeks from 8th May 2013 to 19th June 2013. Late comments cannot be accepted.
- 1.10 You can comment electronically using our online survey, by email, or by written correspondence. Further details about the consultation are available on our website, at the main Council office in Aylesbury, and at deposit points across the District.

Evidence base and Sustainability Appraisal

- 1.11 Many factors have shaped the Plan and there is a comprehensive evidence base to support it, including background studies, and the Council's monitoring information (as of March 2012). The evidence explains the critical issues and challenges that need to be addressed in the Plan, and the decision-making processes which have led to the final policies.
- 1.12 The evidence base is a combination of reviewed and updated evidence from the 2009 withdrawn Core Strategy, and new work specifically for the VAP. This evidence includes the Housing and Economic Growth Assessment which sets out a range for future levels and distribution of jobs and homes numbers in response to the revocation of the relevant regional spatial strategy (the former South East Plan), and the Strategic Housing Market Assessment Validation study. These evidence documents are 'living' documents which will need to be regularly reviewed and updated throughout the Plan period. The studies and technical work which have informed VAP are listed in the Evidence Base Summary document.
- 1.13 Sustainability Appraisal is a key part of the evidence base, along with views from the community and other stakeholders as explained in the Consultation Statement. At each key stage of the policy development a Sustainability Appraisal has been carried out to help inform the VAP and used to inform public consultation stages. This process is explained further in the Sustainability Appraisal report.

Background

Topic papers to support the Vale of Aylesbury Plan

- 1.14 To make VAP a more user-friendly document for communities and developers with interests in the development management process, we have significantly reduced the amount of background information contained within the Strategy document itself, making it easier to find and use the key policies and implementation sections.
- 1.15 Instead we have put much of the background information and justification for the policies (including how they comply with national policy,) into a series of topic papers to be read alongside the Vale of Aylesbury Plan.
- 1.16 The topic papers are intended to set out our current knowledge about key planning issues in the local area. They give an overview of the evidence base which has informed the strategy and policies in VAP, and provide signposts to other studies and background which provide more detail. They also tell the story of how we have arrived at the final policies or positions.
- 1.17 It is intended to update the topic papers as ‘living drafts’ throughout the plan period. For example the housing topic paper could be updated to take into account reviews of the Strategic Housing Land Availability Assessment or issues emerging from the annual Council Monitoring Reports. This can help to inform decision-making in line with a plan, monitor and manage approach, and to ensure the Plan remains up to date and flexible to changing circumstances.

Profile of Aylesbury Vale District

- 1.18 Aylesbury Vale is a large District (900km²) which is mainly rural in character and has a high quality environment. The main settlements in the District are Aylesbury, Buckingham, Winslow, Wendover, and Haddenham, as shown on the Key Diagram. Key features about the District and which Vale of Aylesbury Plan needs to take into account are set out below.

Places

- Aylesbury is by far the largest town in the District, and is the County town of Buckinghamshire. It is a focal point for housing, employment, retail, and community services and facilities. Latest population estimates (2010) indicate that Aylesbury town has a population of about 68,800 which is just under 40% of the population of the District.
- Buckingham is the second largest settlement, with an estimated (2010) population of 12,300, and is located in the northern part of the District. It has a strong employment base and a wide range of other facilities serving the town and surrounding villages.
- There are well over 100 larger and smaller settlements across the District, many of which are very attractive. A number of these settlements, in particular Haddenham, Wendover and Winslow, provide key local facilities and services

Background

which serve surrounding rural areas. The Settlement Hierarchy reviews these to identify the most sustainable areas for growth.

- The northern part of the District directly adjoins Milton Keynes so there are strong linkages in terms of employment, retail and other facilities.
- The southern part of the District contains substantial tracts of high quality landscape, including part of the Chilterns Area of Outstanding Natural Beauty (AONB). It is also partly within the Metropolitan Green Belt around London. The districts to the south of Aylesbury Vale have significant environmental constraints due to the AONB and green belt designations, which tend to affect the scale and type of development they can accommodate.

Population

- The total population of Aylesbury Vale was 174,100 at the 2011 census. This is an increase of 5% compared to the 2001 census.
- The population is forecast to increase to around 194,000 by 2031.
- The population is becoming increasingly elderly: 21% of the population were aged 60 or over at 2011 compared to 17% at 2001. There was a corresponding decrease in the younger working age population (aged 25 to 39) from 23% of the population in 2001 to 19% in 2011.
- The latest (2011) estimates from the Office for National Statistics show that 14.8% of the population of the District are in ethnic groups other than white British.
- The quality of life in the District is generally high, as demonstrated by the Government's indices of deprivation (2010) which show that Aylesbury Vale falls within the 12% least deprived areas in England. However, there are pockets within Aylesbury town which rank among the 25% most deprived in the South East region.
- The life expectancy of residents of the District has been steadily increasing, and is longer than the average for England.

Economy and Employment

- The latest Government figures (2010) indicate that there are 70,000 jobs in Aylesbury Vale.
- The unemployment level (2011/12) amongst residents of the District, at 5.8%, is significantly lower than the level for Great Britain as a whole (8.1%). Average earnings of residents are higher than across the South East region or Great Britain.
- The District is influenced by a number of larger employment centres around its borders, particularly Milton Keynes to the North, Luton/Dunstable and Hemel Hempstead to the east/south east, High Wycombe to the south, and Oxford and Bicester to the west. Data from the 2001 census shows that 33,000 Aylesbury Vale residents commute out of the District to work (predominantly to areas just outside the District, but also to areas further away such as London) and 16,000 residents of other districts commute into the Vale each day.
- As well as centres of employment in the main settlements, there are a number of other important large employment locations across the District, including part of

Background

the Silverstone motor racing circuit, Westcott Venture Park, and Crendon Industrial Park. The RAF training base at RAF Halton, near Wendover, is of significant importance to the local economy. The National Spinal Injuries Centre is located at Stoke Mandeville Hospital, and Stoke Mandeville Stadium is the national centre for wheel chair sport.

- A major new employment development is under construction at College Road North, off the A41, near Aston Clinton. This will be a large new dairy-processing and regional distribution centre and associated business units.
- There are a large number of small to medium sized business enterprises thriving across the more rural parts of the District which form an important part of the District's overall economy.
- It is estimated that there are around 30,000 homes and businesses in the Vale using broadband with speeds below 2MB a second. Some areas have no broadband at all.

Homes

- The total stock of homes in the District was around 74,000 in March 2012. Around 86% of these homes are privately owned, and the remainder are housing association or other public-sector homes.
- Affordability of housing is an issue, with the average house price being over eight times the average income in 2011.
- The total number of households on the Council housing waiting list at April 2011 was over 3,700.
- Rates of house building over recent years have remained high, despite the recession, with an average of 844 dwellings built each year over the past five years. Out of this total, an average of 334 a year were affordable dwellings.
- There are a considerable number of homes either under construction or with planning permission awaiting development. A significant percentage of these are on sites that have come forward by way of speculative planning applications.
- Over the past five years, an average of 60% of new homes have been built on brownfield sites. This percentage is expected to decrease in future as the supply of available brownfield sites decreases and greenfield urban fringe sites are completed.
- The average household size in 2011 was 2.5 people.

Transport

- Road transport links in the south of the District, and in Aylesbury in particular, are reasonable to London, Heathrow and Luton airports, the Midlands, as well as access to the M40 and M25 motorways. There is poorer access to the Thames Valley area by road or public transport.
- The northern half of the District is less well served by good road links although places such as Silverstone and Buckingham have reasonable access to the M1 and M40 motorways via the A43.
- Parts of Aylesbury town suffer from road congestion at peak times, and three air quality management areas have been declared close to the town centre.

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- The District has rail links to London from Aylesbury, Stoke Mandeville, Cheddington, Haddenham and Wendover, with average journey times of less than an hour although this is slowed where the line is shared with London Underground south of Amersham. Services are also available from Haddenham to Birmingham and the north, and in 2014 a line to Oxford is due to open.
- The Government, in 2012, made a commitment to the East-West Rail line which, when open, will connect Aylesbury and Winslow by rail to Milton Keynes and Oxford/Bicester to address the current connectivity issues to the east and west by rail.
- Express bus services operate between Aylesbury and Milton Keynes, and between Cambridge and Oxford via Buckingham.

Natural and Built Environment

- The District contains a wealth of historic houses and key historic landscapes, such as Waddesdon Manor, Claydon House, and Stowe landscape gardens. There are well over 100 conservation areas which protect areas of architectural or historic interest, many of them located in attractive, locally distinctive villages.
- Over 1,200 hectares in the District are designated as Sites of Special Scientific Interest, which is indicative of their importance for biodiversity or geology. In addition, there are a wealth of nature reserves and high quality open spaces valued for their landscape, nature, or recreational interest.
- The District is at the head of two major river catchment systems: the Great Ouse in the north, which flows through Buckingham, and the Thame in the south, which is a tributary of the River Thames. The Grand Union Canal and its arms to Wendover and Aylesbury, provide local interest, character, leisure opportunities, and habitat diversity. Most areas in the District are in flood zone 1 (areas of lowest flood risk)
- CO₂ emissions per head increased slightly from 2009 to 2010, but have dropped since 2005. The figure, at 5.8 tonnes per person per year, is less than the average for the UK as a whole (6.6 tonnes per person per year).

National and regional policy framework relevant to Vale of Aylesbury Plan

- 1.19 In preparing the Plan, account must be taken of relevant international, national, regional, and local policies. A list of all the plans and policies that have been considered during the preparation of VAP are included within the Sustainability Appraisal.
- 1.20 The National Planning Policy Framework (NPPF) was published in March 2012, replacing the majority of previous national planning guidance in Planning Policy Statements and Planning Policy Guidance notes. VAP and the policies have been prepared in conformity with the NPPF.
- 1.21 Throughout the preparation of VAP there has been a clear intention from Government that the Regional Spatial Strategies would be abolished so VAP and the evidence base has been prepared on that basis. On 25th March 2013 the

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South East Plan was revoked², so the policies no longer form part of the development plan for Aylesbury Vale although the evidence base which supported the South East Plan may in some cases still be relevant until more up to date or localised data becomes available. However bearing in mind that the South East Plan was usually based on broad data across the region, and that its evidence base is at least five years old, where more detailed and more up-to-date evidence is available for the District, this has been taken into account in preparing the policies in VAP and given greater weight. In particular the Housing and Economic Growth Assessment (GL Hearn 2011) provides more robust and up to date local evidence about the need for new jobs and homes in Aylesbury Vale to 2031, and is also NPPF-compliant.

Larger than local issues affecting the Vale of Aylesbury Plan

1.22 In preparing this plan we have been conscious of the need to address the implications of development on adjoining local authority areas and also how their proposals might impact on our District. This has always been good practice but is particularly emphasised under the new 'Duty to Cooperate' introduced by the 2011 Localism Act. In particular it is important to work with partners beyond the District to successfully deliver key infrastructure and capture the benefits of growth.

1.23 Key issues at the larger than local scale include:

- Delivering strategic economic growth via the Local Economic Partnerships (LEP) (South East Midlands LEP and Buckinghamshire-Thames Valley LEP³)
- Protecting the Chilterns AONB
- East-West Rail which will establish rail links to Milton Keynes and Oxford
- Strategic growth at Silverstone Motor Racing Circuit, and
- Minimising flood risk associated with the River Great Ouse and River Thame.

1.24 As part of developing VAP Strategy and delivery policies, work has been on-going, and will continue to be, with adjoining local authorities and other partners to address these issues. Work on VAP has also taken into account the adopted and emerging development plans of adjoining authorities.

1.25 Addressing housing needs is another issue which has cross-border implications because housing market areas do not necessarily follow administrative boundaries. Our work in developing VAP indicates that there is currently no evidence of a need to accommodate housing growth within the Vale that cannot be met elsewhere. We are committed to working in partnership with neighbouring authorities to continue to monitor this and have incorporated

² With the exception of two policies, which are have no direct relevance to development in Aylesbury Vale

³ www.buckstvalep.co.uk and www.semlep.com

Background

flexibility into VAP to accommodate changing circumstances as and when more updated data becomes available for adjoining areas.

- 1.26 The High Speed Rail 2 (HS2) project may also potentially become an issue during the Plan period. The Government have indicated that they are pursuing their plans for the HS2 project which provides a high speed rail link between London and Birmingham and, in a second phase, further north. The current programme is for a Hybrid Bill to be laid before Parliament by the end of 2013. As currently proposed, this project will affect a large part of the District which lies along the line, including an Infrastructure Maintenance Depot in the Calvert area. The Government has not yet put in place safeguarding arrangements for the route, so it is not possible to show this on the proposals Map or Key Diagram. The Council is opposed to the proposals but is also working with partner organisations to minimise the impact it will have if it does go ahead. The spatial strategy/distribution of growth set out in this Plan is not prejudiced by these emerging proposals, neither would the proposals in this Plan prevent the HS2 project coming forward if Parliament so decides.
- 1.27 The issue of wider cooperation is addressed in more detail in a separate Duty to Cooperate topic paper prepared as evidence for this Plan.

Vision and Strategic Objectives

A Vision for Aylesbury Vale to 2031

- 2.1 The Vale of Aylesbury Plan (VAP) is the cornerstone of planning for the whole District and is critical to delivering national, community and corporate objectives and aspirations. It sets the ambition and direction for the District as a whole, which other strategies and delivery plans of the Council and delivery partners should support. This includes proposals by development partners and in neighbourhood policy documents that may emerge.
- 2.2 The Vision for the District is based on the analysis of the characteristics of the area and the key issues and challenges being faced, as set out in the previous section and in the Sustainability Appraisal. It has been informed by the evidence base for the Plan including sustainability considerations and the views of the community, as well as encompassing the approaches in the NPPF and other local strategies⁴.
- 2.3 The Vision, together with the ensuing objectives, will guide and drive the delivery of all elements of the VAP (those in this document and subsequent development plan documents). The Vision also forms a key element in judging compliance of neighbourhood planning documents and development proposals as they come forward.

⁴ Including the Sustainable Communities Strategy, Economic Strategy, and Local Enterprise Partnership and Local Nature Partnership objectives

Vision and Strategic Objectives

SPATIAL VISION

By 2031 Aylesbury Vale will have seen an appropriate amount and distribution of sustainable, economically-led, growth, at a rate which is readily absorbed by our communities, which will contribute to creating a thriving, diverse, safe, vibrant place to live, work and visit, and where all residents enjoy a high quality of life.

For this to happen:

- a) Growth will provide a diverse and flexible range of business premises and opportunities for new and existing businesses, as well as providing good quality housing for all including affordable housing. The main town centres at Aylesbury and Buckingham will enjoy a renaissance in the retailing, services, and other activities they offer. Environmental and cultural assets will be protected and where possible enhanced. As a result, there will be increased local job and homes opportunities and high quality facilities which together will enable residents and visitors to live, find work, shop, and spend leisure time in the area.
- b) Growth will be accompanied by the delivery of infrastructure, services, and facilities in the right places and at the right time to bring maximum benefits to new and existing communities. This includes improvement to transport to support modal shift, education, health, green infrastructure, community facilities, leisure facilities, communications technology, water and air quality and flood protection measures. Excellent links to the Thames Valley, London and Milton Keynes will help to ensure that local businesses in Aylesbury and the surrounding rural areas continue to thrive and grow.
- c) Growth will be shaped by strong place-shaping, community safety and sustainability principles to create well-designed developments that are sensitive to the district's local character and well integrated with existing communities both in terms of scale and design. People will have a sense of pride in their communities, wherever they live in the Vale; carbon emissions locally will be low relative to the UK average; new developments will minimise their carbon usage; be energy efficient; and waste generation will be minimised. Environmental, heritage, and cultural assets will be protected and where possible enhanced.
- d) Growth and regeneration will result in the difference in opportunities between the most affluent and less well-off communities being narrowed with enhanced opportunities for individuals to participate in their communities and opportunities for communities to celebrate their history, their identity and their diversity.
- e) Growth will allow people in Aylesbury Vale to have access to excellent education and training opportunities, both academically and vocationally, and opportunities for life long learning will be accessible to all.
- f) Appropriate housing, services and facilities will be available to meet the changing needs of older people, recognising that people are living longer, healthier lives.

Continued ...

Vision and Strategic Objectives

- g) Aylesbury will have grown and will:
- i) Be an inclusive, innovative and forward looking county market town that meets the needs and aspirations of existing and new residents and visitors.
 - ii) Be a recognised centre for investment and growth providing new jobs and opportunities for all.
 - iii) Be a key hub for public transport and interchange offering a diverse choice of travel modes.
 - iv) Have seen regeneration of previously-developed sites, and development of well-designed, connected, healthy, safe and integrated greenfield urban fringe sites which deliver, or help deliver, identified strategic infrastructure including Eastern Link Roads and East-West Rail, but without compromising the character of surrounding villages or community cohesion. Development at the urban fringe sites will be primarily through completion of existing committed MDAs complimented by smaller developments.
 - v) Have increased the range and quality of retail, leisure facilities, homes and services in Aylesbury town centre by designing and building to high standards, bringing a renaissance to the town that adds to the attraction of the historic core and its protection, and adapting to the changing role of town centres. The centre will be vibrant and energetic with plenty for all to do and enjoy throughout the day and into the evening, serving both the urban and rural populations.
 - vi) Have an accessible, sustainable and well managed network of green infrastructure which protects and enhances biodiversity of the area and supports a range of recreational activities, including improved linkages from the town into the Chilterns and surrounding countryside.
 - vii) Be better protected from flood risk.
 - viii) Be increasingly seen as a tourist destination, and used as a base to explore local tourism attractions such as Waddesdon Manor, Hartwell House, Wendover Woods, the Chilterns AONB and other tranquil and attractive areas.
 - ix) Have enhanced its role and reputation as a centre for education, diversity, and excellence including through development of Buckinghamshire University Technical College (at Aylesbury).
- h) Buckingham, led by neighbourhood planning, will have grown and will:
- i) Be an inclusive, innovative and forward looking market town that meets the needs and aspirations of existing and new residents and visitors.
 - ii) Be a recognised centre for investment and growth providing new jobs and opportunities for all.
 - iii) Have seen sustainable regeneration of previously-developed sites and integrated extensions to the town on greenfield urban fringe sites. Further details about locations will come through the Neighbourhood Plan.
 - iv) Be a hub of higher education and skills through growth and enhancement of the University of Buckingham, Silverstone University Technical College and other facilities at Silverstone which support job training and skills.

Continued ...

Vision and Strategic Objectives

- v) Have enhanced the town centre creating a vibrant and energetic place with plenty for all to do and enjoy throughout the day and into the evening, serving both the town and rural populations.
 - vi) Have benefitted from further investment in infrastructure.
 - vii) Have new homes phased and designed to reflect local needs
- i) The rural areas will have accommodated proportionate growth, focussed at the strategic settlements of Winslow, Haddenham and Wendover and at other larger sustainable villages, and:
- i) Will remain predominantly rural in character, enjoying high quality landscapes and heritage, cultural and biodiversity assets which are protected and where possible enhanced.
 - ii) The economy will have seen continuing economic growth including a mix of strategic sites, expansion of existing sites, and local small scale development, and will be supported by improved communications infrastructure.
 - iii) Growth will have been proportionate, and reflect community aspirations in terms of scale, phasing, type and design of growth. Further details will come through Neighbourhood Plans for some areas.
 - iv) Development will reflect the character of the local circumstances in which growth is delivered.
 - v) Growth will protect high quality agricultural land.
 - vi) Will have a well managed network of green infrastructure which protects and enhances the biodiversity of the area and supports a range of recreational activities.
 - vii) Will have local services which support sustainable communities, including shops and pubs.

Strategic Objectives

2.4 The objectives⁵ flowing from the vision set out above represent the key delivery outcomes VAP should achieve.

2.5 In order to accommodate growth and deliver development in accordance with the Vision:

| OBJECTIVE | POLICY |
|--|---------------|
| 1. Provision will be made for new jobs to increase the opportunities to live and work locally to minimise dependence on out-commuting. This will be achieved by a flexible and pro-active approach to promoting sustainable economic development which includes a combination of new allocations, protection of existing sites and a more intensive use of existing sites. | VS2, VS4, VS5 |
| 2. The Council, working with its partners, will secure timely and well located | VS2, VS3, |

⁵ They are different from the Sustainability Appraisal objectives which focus more on how key delivery items can be achieved sustainably.

Vision and Strategic Objectives

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|---|----------------------------------|
| <p>provision of the infrastructure, services and facilities needed to sustain and enhance existing and new communities including:</p> <ul style="list-style-type: none"> a) Provision for education, training and community facilities; b) Provision of transport infrastructure including enhanced public transport, traffic management, cycling and walking to promote modal shift; c) Provision for telecommunications including broadband; d) Provision for police, fire and ambulance services; e) Provision for accessible green infrastructure and associated sport, recreational and cultural facilities; f) Provision for utilities; and g) Provision of social care and health infrastructure. | <p>VS6, VS8, VS11</p> |
| <p>3. Provision will be made for the housing needs of the new and existing population, as identified through VAP and in future Council Monitoring updates through the Plan period, which will include:</p> <ul style="list-style-type: none"> a) Provision of affordable housing to meet identified needs; b) A mix of house sizes and types to meet identified needs; c) Lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs; and d) Phasing to ensure needs are being met throughout the plan period. | <p>VS2, VS7, VS8, VS9, VS10</p> |
| <p>4. Development will be distributed across the District. This will include locating the majority of development at the most sustainable locations at Aylesbury and Buckingham, and an appropriate level of development at the most sustainable settlements in the rural areas.</p> | <p>VS1, VS2, VS7</p> |
| <p>5. The Council will promote enhancement of the District's town and local centres and village facilities, with a focus on quality design and development, flexibility of uses, and protection of local services and local distinctiveness to support their vitality and viability.</p> | <p>VS1, VS6</p> |
| <p>6. The Council will manage development in a way that ensures the protection and enhancement of the built, natural, and historic environment, and landscape and biodiversity. This will include planning positively for biodiversity and green infrastructure, minimising development on high quality agricultural land, and requiring high quality design and building at appropriate densities.</p> | <p>VS1, VS2, VS4, VS11, VS12</p> |
| <p>7. The Council will manage development in a way that ensures that climate change is adapted to and mitigated against, including:</p> <ul style="list-style-type: none"> a) No built greenfield development to take place in the functional floodplain and/or Flood Zones 2 or 3, other than for essential strategic infrastructure; b) Improved flood protection including more effective use of multi-functional green spaces which can assist in flood control as well as supporting other environmental and social benefits; | <p>VS2, VS3, VS11, VS12</p> |

Vision and Strategic Objectives

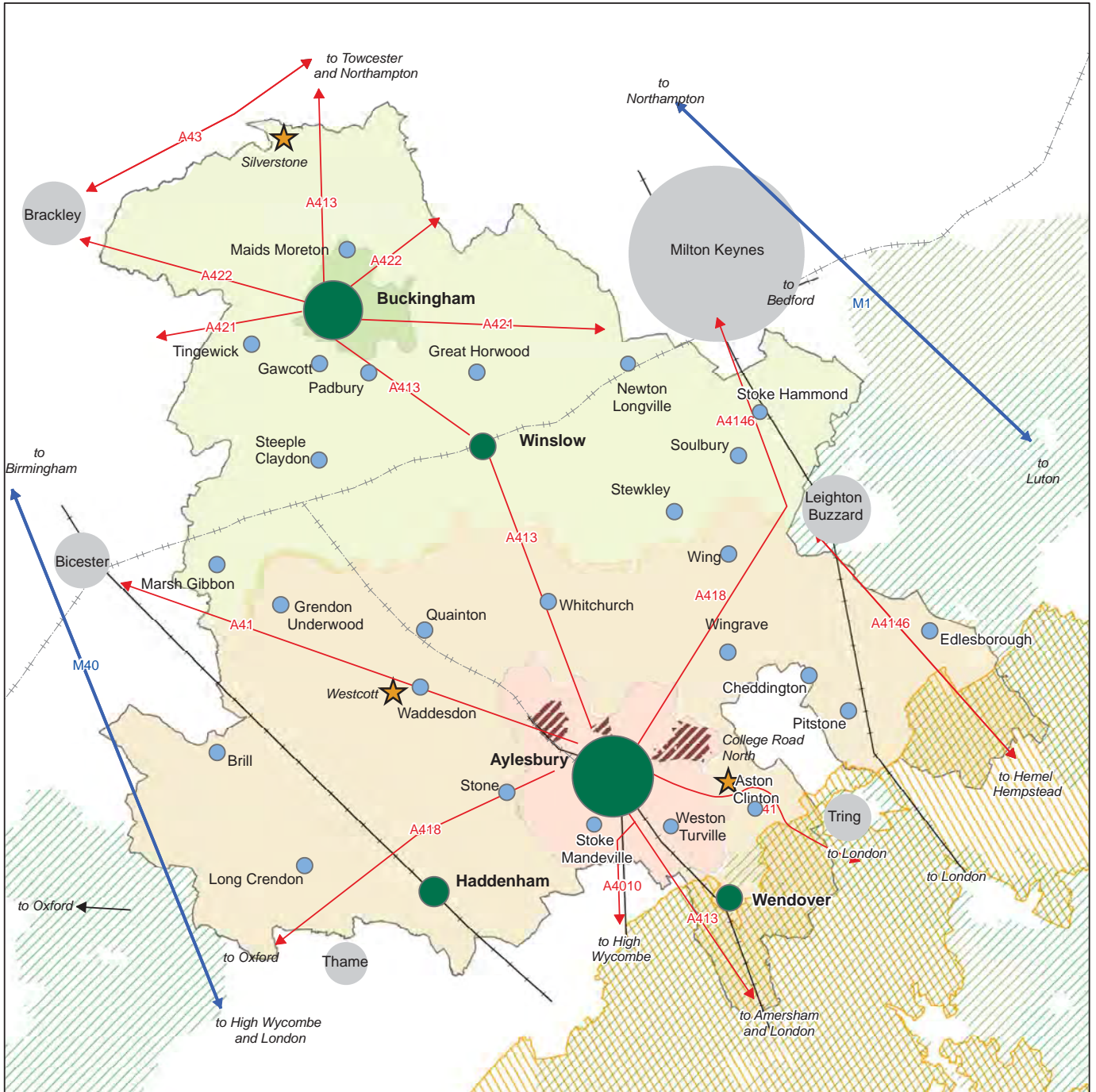
| | |
|---|---------------------------|
| <ul style="list-style-type: none">c) Reduction in waste generation and increase in recycling and re-use of materials;d) Making appropriate provision for the generation and use of renewable or low-carbon energy, and locally distributed energy; ande) Building to high standards of sustainable construction and design. | |
| <p>8. The Council will promote provision of, and support for, measures and initiatives that strengthen the quality of life for new and existing residents of the District and address pockets of deprivation and health inequalities especially within Aylesbury town.</p> | VS6, VS8, VS9, VS10, VS13 |

Strategic Planning Policies for Aylesbury Vale

3.1 The policies in this section set out the spatial strategy for Aylesbury Vale. This section sets out the growth requirements which need to be met over the plan period, describes how we plan to deal with the critical issues, problems and challenges identified for the District, and how we envisage Aylesbury Vale developing in relation to these issues.

3.2 The Key Diagram on the next page shows how this will be achieved diagrammatically.

District Key Diagram



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- | | | | |
|--|--------------------------|--|---|
| | Larger Villages | | Strategic Employment Site |
| | Strategic Settlements | | Green Belt |
| | Neighbouring settlements | | MDA |
| | Motorway | | Chilterns Area of Outstanding Natural Beauty (AONB) |
| | District Boundary | | Aylesbury Sub-Market Area |
| | A Road | | Buckingham Sub-Market Area |
| | Railway | | Northern Vale Sub-Market Area |
| | Proposed East-West Rail | | Southern Vale Sub-Market Area |



Strategic Planning Policies for Aylesbury Vale

SUSTAINABLE DEVELOPMENT

3.3 This section sets out the overall strategy for sustainable development, the identified growth requirements, and then how this growth will be delivered spatially in Aylesbury Vale.

3.4 All development has to accord with the NPPF and the central presumption in favour of sustainable development. VAP therefore seeks to ensure that all development is sustainable as set out in Policy VS1.

Growth Requirements for the District

Policy VS1 Sustainable growth for Aylesbury Vale

All development must comply with the principles of sustainable development. In the local context of Aylesbury Vale this means that development proposals and neighbourhood planning documents should:

- i. Contribute positively to meeting the vision and strategic objectives for the District set out above, and accord with the intentions and policies of VAP Strategy and any other DPDs including neighbourhood plans where relevant. Proposals that are in accordance with the development plan will be approved without delay, unless material considerations indicate otherwise. Where a proposal is not consistent with the VAP Strategy it should clearly set out why this is so, the efforts made to meet the Plan, and why the proposal should be permitted - including mitigation measures if applicable.
- ii. Where there are no policies relevant to the application then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
 - a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b) specific policies in the NPPF indicate that development should be restricted.
- iii. Contribute positively to the local distinctiveness of the District and existing communities through high quality design which supports the principles of sustainable development.

Continued ...

Strategic Planning Polices for Aylesbury Vale

Policy VS1 continued

- iv. Ensure that development is located in the most sustainable locations consistent with the scale and distribution of growth in Policy VS2. In assessing the most sustainable locations priority will be given to:
 - a) the ability to provide a mix of uses, especially employment, so minimising the need to travel;
 - b) the ability to deliver strategic infrastructure and other community needs;
 - c) the need to minimise impacts on local communities;
 - d) the need to build integrated communities with existing populations;
 - e) the need to minimise impacts on heritage assets including sensitive landscapes and biodiversity; and
 - f) the ability to provide high quality accessibility especially for public transport, walking and cycling.

3.5 In accordance with requirements set out in the NPPF the Council has commissioned studies to identify the needs for new jobs and homes to 2031. The Aylesbury Vale Housing and Economic Growth Assessment is the most up to date assessment of local housing needs, and this is supplemented by the Strategic Housing Market Assessment Validation study. It identifies various scenarios and growth projections which take account of population and demographic change, migration, housing need, maintaining a working population, likely areas of economic growth, South East Plan principles, and past trends.

3.6 VAP Strategy meets the locally-based need for growth, that is, it meets the existing and future housing needs of people in the District, and includes consideration of needs originating from neighbouring authorities⁶. Other issues have also influenced the housing figures and spatial distribution in VAP Strategy, such as recent planning permissions granted for major residential development around Aylesbury, past housing completion trends, identified potential capacity, and Government commitments to provide key infrastructure such as East-West Rail.

3.7 Based on the growth assessment and subsequent consultation and verification, there is a requirement to plan for a minimum of 6,000 net new jobs over the period to 2031 in addition to the existing planning permissions (as of March 2012) for employment floor space. For housing need there is an overall requirement to provide 13,500 new homes. This means, taking into account existing housing commitments in March 2012, VAP has to provide for an additional 3,550 new homes to 2031. These housing requirements are set out in Table 1 and included in Policy VS2.

⁶ Also see Monitoring and Implementation Section about how the Plan is flexible to changing circumstances

Strategic Planning Policies for Aylesbury Vale

Table 1 – VAP housing requirements

| Total requirement to 2031 | 13,500⁷ homes |
|----------------------------------|---------------------------------|
| What's in pipeline | 9,950 |
| What's to plan for | 3,550 |

3.8 These identified requirements are to accommodate the locally-identified need for growth as well as an allowance to take into account the potential in-migration of new residents as part of growing the local economy to reflect the Government emphasis on achieving economic growth. Planning for continued net in-migration recognises strategic constraints to development which exist in some areas surrounding the Vale. It also takes into account past trends of housing delivery and the identified potential capacity within the District.

3.9 The figures and proposed distributions take into account the significant amount of housing development permitted in the District in recent years, particularly at Aylesbury, much of which is currently under construction. The pipeline figure does not include any unspecified windfall sites but windfall development may come forward in addition to the identified sites. Windfall completions will be taken into account in monitoring.

SPATIAL STRATEGY FOR GROWTH IN AYLESBURY VALE

3.10 The spatial distribution strategy set out in Policy VS2 and Table 2 provides the broad direction for delivering growth through VAP. Table 2 sets out the magnitude of growth and its distribution across the District to be delivered through VAP. This provides context for the rest of the policies and proposals in the Plan. The strategy is based on the vision and objectives set out above.

3.11 Table 2 is broken down into the housing sub-market areas identified in the Aylesbury Vale Housing and Economic Growth Assessment. The assessment considers housing need and demand based on these areas and they will form the basis of monitoring VAP performance in terms of housing delivery. There are four housing sub-market areas in the District: Aylesbury, Buckingham, Northern Vale, and Southern Vale, as shown on the Key Diagram. The settlements and parishes within each sub-market are listed in Appendix B. The table also shows the housing requirements for those areas identified as strategic settlements in the settlement hierarchy for the District. The Hierarchy also identifies larger villages, smaller villages, and other smaller settlements but Table 2 does not apportion growth to each village in those categories in order to retain flexibility for neighbourhood planning.

⁷ In addition to this District total there are 350 dwellings permitted at Newton Leys within Aylesbury Vale on the edge of Milton Keynes. These were permitted as part of a now-revoked SEP policy to deliver some of Milton Keynes growth needs in this part of Aylesbury Vale, and hence do not contribute to meeting the 13,500 local housing needs identified in the Growth Assessment. This therefore means that by 2031 the District will have delivered 13,850 new homes.

Strategic Planning Policies for Aylesbury Vale

Policy VS2 Spatial strategy for growth

The Vale of Aylesbury Plan will make provision for the delivery of the following scale of uses in the period to 2031:

- A minimum of 6,000 new jobs; and
- 3,550 net additional homes to be provided in accordance with the spatial distribution set out in Table 2 and the phasing in Table 3.

The primary focus of strategic levels of growth and investment will be at Aylesbury and Buckingham, supported by growth at other strategic settlements and larger villages as follows:

- a) Strategic growth and investment will be concentrated at sustainable locations at:
 - i) The Aylesbury area comprising Aylesbury Town and adjacent parts of surrounding parishes. Growth will support the revitalisation of the town centre. Most of the new housing will be delivered through existing commitments, including the Aylesbury East Major Development Area, complemented by smaller sites. New homes to support economic growth will be accommodated primarily through brownfield sites or sustainable greenfield urban fringe sites at locations which provide or support delivery of identified strategic infrastructure requirements in particular the Eastern Link Roads, and which do not compromise the character of surrounding villages.
 - ii) The Buckingham area. Growth will enhance the town centre and function as a market town and support economic growth in the northern part of the District, and be in accordance with the Neighbourhood Plan.
- b) Growth and investment, at a scale in keeping with the local character, will also be encouraged at the following strategic settlements listed in Table 2, to help meet identified needs for investment in housing and improving the range and type of employment opportunities across the District:
 - i) Haddenham will accommodate growth related to its employment opportunities and access to sustainable transport connections related to the Haddenham and Thame Parkway railway station, and in accordance with the Neighbourhood Plan;
 - ii) Winslow will accommodate growth, linked with the development of East-West Rail and the new railway station in Winslow, and in accordance with the Neighbourhood Plan;
 - iii) Wendover will accommodate more limited growth reflecting the environmental constraints of the surrounding AONB and Green Belt.
- c) At larger villages (listed in Appendix B,) limited growth, at a scale in keeping with the local character and setting, taking into account community-led planning*, and usually not amounting to more than 50 dwellings per village, distributed over several sites, and phased over the plan period, will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.
- d) At smaller villages (listed in Appendix B,) across the rest of the District new development will be of small scale and proportionate, taking into account community-led planning* and will usually not amount to more than 10 dwellings per village over the plan period.

Continued ...

Strategic Planning Policies for Aylesbury Vale

Policy VS2 continued ...

- e) Elsewhere in rural areas, development will be strictly limited apart from at employment sites or unless there are exceptional circumstances which justify larger scale development schemes which support sustainable economic growth, and which are consistent with the overall scale and distribution of growth identified in this Plan

Development that does not accord with the scale, distribution or requirements of this policy will not normally be permitted unless brought forward through neighbourhood planning.

*Community-led planning includes the on-going Community View consultation responses throughout the Plan period, see Appendix A

Strategic Planning Policies for Aylesbury Vale

Table 2: Housing requirements in housing sub-market areas and settlement hierarchy

| Housing sub-market area ⁸ | Spatial Strategy to be delivered through VAP | Projected supply to be delivered from existing commitments as at March 2012, plus completions in 2011/12 | Additional homes to 2031 to be delivered through VAP | Total homes 2011-2031 | Total homes for sub-market area to 2031 |
|--|--|--|--|-----------------------|---|
| Aylesbury sub-market | Aylesbury urban area ⁹ | 7,600 ¹⁰ | 800 | 8,400 | 8,585 |
| | Rest of Aylesbury sub-market | 45 | 140 | 185 | |
| Buckingham sub-market | Buckingham | 1,060 | 700 | 1,760 | 1,800 |
| | Rest of Buckingham sub-market | 0 | 40 | 40 | |
| Southern Vale | Haddenham | 155 | 100 | 255 | 1,575 |
| | Wendover | 180 | 30 | 210 | |
| | Rest of Southern Vale | 370 | 740 | 1,110 | |
| Northern Vale | Winslow | 230 | 400 | 630 | 1,540 |
| | Rest of Northern Vale | 310 | 600 | 910 | |
| District Total in accordance with VAP Strategy | | 9,950 | 3,550 | 13,500 | 13,500 |
| Additional development: South West Milton Keynes ¹¹ | Newton Leys | 350 | 0 | 350 | 350 |

Commitments for Buckingham, Haddenham, Wendover, and Winslow are for the whole of those parishes.

⁸ The areas covered by the housing sub-market areas are indicated on the Key Diagram and described in Appendix B.

⁹ Aylesbury urban area is the parishes of Aylesbury, Coldharbour, Buckingham Park and Watermead, plus Berryfields MDA and Aylesbury East MDA, plus those parts of Stoke Mandeville and Bierton parishes that are within the built-up area of Aylesbury.

¹⁰ Includes 2,450 from Aylesbury East major development area (MDA)

¹¹ Note the 350 shown as a commitment at Newton Leys is from a planning permission granted at appeal. It is not included within the main housing figures (in terms of need or commitments) for the District because it is delivering growth to meet the now-revoked South East Plan requirements. Growth at this location is unlikely to meet the wider needs for growth in the 'rest of the northern vale' sub-market area in accordance with VAP Strategy so it would not be appropriate to reduce the figure to be planned for in that sub-market or reduce the District total. The more recent objectively-assessed needs for the District do not identify a need for Milton Keynes growth into Aylesbury Vale, but as it is in the pipeline and the scheme has commenced then it is shown in the table for accuracy purposes only.

Strategic Planning Policies for Aylesbury Vale

INFRASTRUCTURE TO ENABLE AND SUPPORT GROWTH

- 3.12 In order to achieve the vision and strategic objectives of this Plan, it is vital that appropriate infrastructure is provided both to support new development and investigate ways to remedy existing deficiencies.
- 3.13 This should occur in advance of, or at least alongside, development. This is one of the biggest challenges for VAP as a whole to address. Throughout the preparation of this plan there has been a clear message from local communities and from businesses about the need for timely provision of infrastructure to support any growth and to improve the quality of life for all in the District.
- 3.14 The term infrastructure covers a wide range of facilities and services provided by public and private bodies including the following:
- **Transport infrastructure** – rail, roads, cycle routes, buses, footpaths/pedestrian links, parking and management systems;
 - **Utilities and flood protection infrastructure** - water supply and treatment, sewerage, flood prevention and drainage, waste disposal, electricity, gas;
 - **Telecommunications infrastructure** including broadband;
 - **Community infrastructure** – schools, sport, cultural and recreation facilities, healthcare, public transport, police, fire and ambulance services, social care facilities, community buildings, places of worship and associated facilities, and community recycling facilities; and
 - **Green infrastructure** – a network of high quality, multi-functional green spaces which improve connectivity of towns and villages and the wider countryside, as well as delivering ecological enhancements and economic and social quality of life benefits for local communities. It can include green corridors, such as hedgerows or transport routes, open green spaces, such as parks, allotments, and country parks.
- 3.15 Key elements of strategic infrastructure required to accommodate growth at Aylesbury are being provided by the Aylesbury East major development area (MDA) including parts of the Eastern Link Roads, flood protection, green infrastructure and secondary education which could not be delivered through smaller-scale piecemeal developments. A priority in planning for additional growth at Aylesbury will be delivery of the final sections of the Eastern Link Road involving a canal crossing and link south to the A41 Tring Road. East-West Rail, including the Aylesbury spur, is particularly important to improve north-south links. The Council will continue to cooperate with key delivery partners to secure funding and delivery of key infrastructure including East-West Rail which has implications beyond the Vale. The Council will also urge Government, the County Council, LEPs and other partners for funding and delivery of key transport, utility, and other improvements where there are major infrastructure improvements needed to achieve economic development.
- 3.16 VAP aims to ensure that there is sufficient and appropriate infrastructure to meet future needs, funded where appropriate by 'Community Infrastructure

Strategic Planning Policies for Aylesbury Vale

Levy' (CIL) or developer contributions as well as public sector funding and the delivery programmes of other partners. New development will therefore be expected to contribute towards the provision of necessary infrastructure to support the development of sustainable communities through the CIL charging process and other Section 106 planning obligation agreements.

3.17 Work to establish a CIL for Aylesbury Vale is currently underway. This is anticipated to be adopted in 2014. An Infrastructure Delivery Plan will set out what infrastructure is in place, what is needed through the Plan period, and indicate whether it is needed in the short or medium-longer term in order to deliver the Plan and existing commitments. This work will continue evolving to inform the work to develop a CIL, and may later be supplemented by local infrastructure priorities identified through Neighbourhood Plans.

Policy VS3 Securing the delivery of infrastructure to support sustainable communities

All new development should provide the appropriate on and off-site infrastructure which is required to support the development in order to:

- Avoid placing additional burden on the existing community;
- Avoid or mitigate adverse social, economic and environmental impacts; and
- Make good the loss or damage of critical social, economic and environmental assets.

In planning for development regard will be given where appropriate to existing deficiencies in services and infrastructure and how new development can help to address existing infrastructure gaps.

The provision of infrastructure will be linked directly to the phasing of development to ensure that infrastructure is provided in a comprehensive way in line with growth.

In negotiating developer contributions regard will be had to the viability of the proposals and the overall objective of delivering sustainable growth in the district.

A Community Infrastructure Levy for Aylesbury Vale will be developed to secure funding for infrastructure. Guidance will be produced regarding the delivery and use of Section 106 planning obligation agreements.

ENABLING ECONOMIC GROWTH

3.18 Economic growth is a government priority and national policy sets out that planning should proactively drive and support sustainable economic development. Aylesbury Vale needs to contribute to the economic recovery of the nation, and to do so in a way that respects the principles of sustainable development. Jobs and employment has also been raised as a critical issue by local stakeholders (including Local Economic Partnerships) because, historically, the District has had faster growth of homes than jobs and this balance needs to be redressed to support sustainable communities. Therefore economic growth is a key theme in this plan.

Strategic Planning Polices for Aylesbury Vale

- 3.19 Aylesbury Vale has a broad-based economy influenced by a number of larger employment centres around its periphery, particularly Milton Keynes to the north, Luton/Dunstable and Hemel Hempstead to the east/south east, London and High Wycombe to the south and Oxford and Bicester to the west. The most up to date statistics indicate there are 70,000 jobs (employees plus working proprietors/self employed) in Aylesbury Vale, occupying about 8,705 units.
- 3.20 Within the District Aylesbury town is the focus for employment whilst Buckingham is the main employment centre for the north. A key economic characteristic of Aylesbury Vale is the successful role of the rural areas in providing both strategic employment sites, for example at Haddenham, Westcott, Silverstone and College Road North (at Aston Clinton), as well as at many smaller employment sites in villages and in the countryside.
- 3.21 The largest employment sectors across the District are education, retail, health and public administration. In the northern part of the District there is a concentration of employment in the higher value-added manufacturing sector, research and development associated with motorsports and the Silverstone Circuit, and the education sector, whilst the southern part of the District has more jobs in public administration and social work and healthcare including those associated with The National Spinal Injuries Centre at Stoke Mandeville Hospital.
- 3.22 Businesses in the rural parts of the District also make an important contribution to the overall economy of the District, and contribute to the sustainability of the natural and historic environment that is so highly valued by residents and visitors. Economic activity in rural parts of the District includes farming, tourism, rural and village businesses (many located in redundant agricultural buildings), and an infrastructure of community services and local facilities. There are also significant numbers of home-based businesses. This strategy seeks to ensure that rural businesses can prosper.

Planning for employment growth

- 3.23 As set out in Policy VS2, the number of jobs within Aylesbury Vale is set to rise by a minimum of 6,000 net new jobs up to 2031, in addition to those already in the pipeline¹², so the Strategy needs to ensure that appropriate and sufficient employment sites are available. Jobs will also be provided through development on sites that are not necessarily classified as employment uses ('B' use classes) such as retailing, health facilities, schools, and people who work from their home. Based on previous trends, up to 50% of the net new jobs requirement may be met through such developments.

¹² The pipeline includes strategic employment development at the Arla site at College Road North, and at Silverstone as described in the Silverstone Masterplan

Strategic Planning Policies for Aylesbury Vale

3.24 In order to meet this growth, a change in the approach to employment policy and delivery of sites through development management is needed.

Policy VS4 Employment Growth

To support and provide conditions for a minimum of 6,000 net additional jobs by 2031, the Council's employment strategy is to create a positive, flexible, pro-active framework for business success and investment.

Economic growth in the District will be delivered by applying the following principles:

- a) **Growth at strategic employment sites** – support the safeguarding and sustainable expansion of existing strategic employment sites at Silverstone, Westcott, and College Road North (Aylesbury) as shown on the Key Diagram; and support growth of new strategic employment sites at sustainable locations within and around Aylesbury and Buckingham consistent with the spatial strategy in VS2. Where appropriate, the boundaries of strategic employment sites will be defined in subsequent development plan documents;
- b) **Growth of the rural economy** - support and encourage continued employment growth at sustainable locations in the rural areas. Retain and enhance both established and new employment sites, and infrastructure to support them (including communications), and the diversification of farm businesses, subject to proposals being consistent in scale and proportion to their location and the environmental and traffic impacts of development;
- c) **Homes and jobs together** - ensure that there is a broad balance and synergy between where the new homes and jobs are located across the District and at strategic settlements, and ensure there is delivery of employment opportunities alongside new homes. In particular, at major development areas where significant levels of housing growth are proposed then proportionate employment development should also be achieved;
- d) **Space and a skilled workforce for growing businesses** – support the delivery of smaller 'starter' and 'grow on' units and home working to encourage enterprise in the Vale. Support the development of higher-tier training and skills infrastructure including Buckingham University, Aylesbury College, Silverstone University Technical College, and Buckinghamshire University Technical College (at Aylesbury).

3.25 These principles will be defined further in VAP Delivery policies, along with policies relating to non-strategic employment sites which still form an important part of the portfolio of employment sites and premises in the District alongside the strategic employment sites identified in Policy VS4. For Silverstone there is also an adopted Masterplan.

3.26 The Council will work closely with key delivery partners, including Local Enterprise Partnerships and Local Nature Partnerships, in implementing economic policies and initiatives. This includes addressing other constraints on business growth such as ICT and broadband infrastructure.

Strategic Planning Policies for Aylesbury Vale

Protecting existing employment sites

3.27 Alongside providing for new employment sites, part of the employment strategy is to protect existing employment sites as part of maintaining jobs in the District. Assessment of employment land in the District indicates that existing employment uses should be protected. However it also recognises that a limited number of existing employment sites are in poor condition and poorly located and unsuitable for redevelopment for business purposes so the strategy is flexible enough to allow for those circumstances.

3.28 In such cases where applications propose redevelopment of existing employment sites, it will be required that (as a minimum) the existing number of jobs should be maintained. VAP will support intensification of employment development on such sites, or mixed-use redevelopment where the number of jobs on the site is maintained. This issue will be addressed carefully on a site by site basis including taking into account viability.

3.29 Policies in Aylesbury Vale District Local Plan¹³ which allocate sites for strategic employment uses at Aylesbury and Winslow are yet to be fully implemented and therefore are saved. These policies will be reviewed and replaced by appropriate policies in VAP delivery policies. As such, appropriate sustainable development for employment uses at those sites will continue to be promoted.

Policy VS5 Ensuring efficient and effective use of existing employment land

Proposals for use of existing employment land, or buildings in commercial use, for alternative (non-B use class,) uses will only be permitted where:

- a) The site can be demonstrated to be no longer required and/or fit for purpose, and there is no reasonable prospect of its continued use for employment purposes. Appropriate evidence of proactive marketing at a reasonable cost, and the viability of employment redevelopment, should be provided to support the proposed change of use; and
- b) The proposal is for an appropriate sustainable mix of uses which includes provision for replacing the number of jobs which would normally be expected from that land use.

3.30 In implementing this policy the latest Council Monitoring information and Employment Land Review will be taken into account.

TOWN AND LOCAL CENTRES TO SUPPORT GROWTH AND COMMUNITIES

3.31 Changes in society beyond Aylesbury Vale mean that the role of town and local centres is evolving. Growth in internet shopping and other factors mean that the focus of town and local centres in future is likely to be more diverse than the traditional retail role. VAP provides a flexible approach to be able to

¹³ Policies AY.13 (f), AY.15, and WI.2

Strategic Planning Policies for Aylesbury Vale

accommodate potential changes in the role of town and local centres during the plan period.

3.32 The town and local centres across the District will be crucial in supporting the growth of sustainable communities, by being a focal point for local communities in terms of services, retail, leisure, and employment. It is therefore important to retain a hierarchy of centres and a town centre first approach for those uses, in order to support the growth and distribution proposed in VAP Strategy and to help retain local distinctiveness across the District.

3.33 Within the District Aylesbury town centre is the largest centre, followed by Buckingham town centre, and on a much smaller scale the centres at Wendover, Winslow and Haddenham. Aylesbury and Buckingham are both operating as the main town centres in the District, offering a range of social, cultural, leisure and employment functions for a wide hinterland. However they are competing with nearby Milton Keynes, Bicester, Oxford, and to a lesser extent High Wycombe, Hemel Hempstead, and Luton.

3.34 Aylesbury will remain the principal retail and service centre in the District but it needs continued investment and revitalisation. There has been significant investment in the transport infrastructure and cultural offer at Aylesbury in recent years including development of the Waterside Theatre and surrounding area. There are also significant retail commitments with no further need currently identified for allocating sites for convenience shopping¹⁴ or comparison shopping. Work is underway between the Council and partners to prepare a Town Centre Strategy for Aylesbury. VAP Delivery policies will set out further details about how the vision will be implemented and will define areas for change as appropriate.

3.35 Buckingham town centre also needs to build on its programme of regeneration to maximise the benefits continuing growth can bring, and to support the level of jobs and homes growth proposed for the northern part of the District. Growth of the University campus is likely to play a role in this. Some of these issues are likely to be addressed in the emerging Neighbourhood Plan for Buckingham.

3.36 To support economic activity in rural parts of the District, an infrastructure of community services and local facilities are important. The strategy seeks to resist the on-going loss of facilities and businesses such as local shops, pubs and post offices so that communities do not stagnate or go into decline. The Council will support communities in preparing parish plans and neighbourhood plans to help address these issues.

¹⁴ Convenience shopping includes everyday items such as food, drinks, newspapers, whilst comparison shopping includes items not brought so regularly such as clothing, footwear, household goods

Strategic Planning Policies for Aylesbury Vale

Strategy for vitality of town and local centres

3.37 Similar to the approach for supporting employment growth, the strategy for town and local centres seeks to be flexible to support opportunities for sustainable growth. This approach also recognises that a variety of uses, as well as retail, need to be encouraged to keep attracting people into their local and town centres, particularly at the district centres (Aylesbury and Buckingham), to enable them to compete with centres outside of the District and to make them more sustainable and support their renaissance.

3.38 At this stage, no specific need for growth of retail (convenience or comparison) has been identified beyond that which is already committed in allocations or planning permissions. Therefore rather than identify specific targets for retail floorspace provision or make further specific allocations, both of which could restrict or hinder growth, VAP seeks to work with public and private sector partners to create a positive and proactive environment which will support and encourage sustainable economic growth in town and local centres. The main objectives of the strategy for town and local centres, building on the vision and strategic objectives set out earlier in this plan, are:

- Location of town centre uses should be consistent with the sequential ‘town centre first’ approach as defined in national policy;
- Growth and expansion of town and local centres should be consistent with the existing hierarchy of centres within the District;
- Retention and enhancement of local distinctiveness and heritage;
- Support regeneration and revitalisation of centres, particularly at Aylesbury;
- Creation of a positive framework to support economic growth and diversity in town and local centres from a mix of uses which may include retail, leisure, services, and employment; and
- Encouraging growth in office floorspace within town and local centres, in particular Aylesbury, including as part of mixed-use development schemes.

3.39 More detailed policies, and if appropriate site allocations, for town centres uses including retail will be identified in VAP Delivery policies and/or neighbourhood policy documents.

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Policy VS6 Vitality in town and local centres

The council will work with partner organisations to protect and enhance the vitality and viability of existing centres across the District* in recognition of their retail, service, leisure, employment, and social functions in sustainable communities.

Aylesbury Town Centre and Buckingham will remain as the main town centres of the District, complemented by local centres at Winslow, Wendover and Haddenham, and smaller neighbourhood centres across the District.

A range of appropriate uses to support economic growth will be encouraged by applying the following guiding principles:

- a) Proposals for town centre uses** should be sited within the town or local centres***. Proposals for such uses outside of town or local centres will be required to be in accessible locations and well connected to a town or local centre. Such proposals will be subject to the sequential test set out in national policy**** and, for proposals over 2,500sq.m, an impact assessment must demonstrate that they do not compromise the vitality and viability of town or local centres within Aylesbury Vale. They will be assessed within the context that no significant need for additional retail floorspace has been identified.
- b) In local and neighbourhood centres, proposals which provide access to jobs or homes, and convenient access to everyday shops, services, and local community facilities will be encouraged provided it is proportionate in scale and does not compromise the character of the area and/or the functionality of the centre.
- c) Proposals for development in and around Aylesbury or Buckingham town centres, including proposals for changes of use, should support the aspirations for regeneration of those town centres including improving the range and quality of retail, public realm, leisure, employment and training opportunities.
- d) Proposals that involve the loss of existing services and facilities in rural settlements (eg shops, post offices, pubs, community facilities and other small business premises) will be resisted where they support local communities and businesses.

*Town and local centres at Aylesbury, Buckingham, Winslow, Haddenham and Wendover are identified on the Key Diagram.

** As defined in national policy (NPPF)

*** The boundaries will be defined in subsequent VAP delivery policies or neighbourhood policy documents

**** The sequential test requires town centre uses to be located in town centres, then in edge of centre locations, and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre (NPPF)

Strategic Planning Polices for Aylesbury Vale

DELIVERING HOMES TO SUPPORT ECONOMIC GROWTH

3.40 A requirement of 13,500 new homes across the District to 2031 has been identified as necessary to support economic growth, as set out in Policy VS2. Taking into account existing housing commitments in March 2012, this leaves 3,550 net additional homes to be delivered over the plan period.

Expected rate of housing delivery and phasing of new development during the plan period

3.41 The strategy seeks to make available and maintain a ready supply of residential development land over the plan period. This will help deliver sufficient new housing of appropriate types to meet future requirements of the District and to support the growth in jobs proposed, whilst ensuring growth is at a rate which is locally sustainable and appropriate.

3.42 The housing trajectory illustrates the expected rate of housing delivery through the plan period. It compares past trends and the estimated future housing completions, against the housing requirements identified in VAP. This will be updated yearly in the Council's Monitoring Reports. Should monitoring identify problems of delivery then the Council will consider bringing forward sites through VAP or through the development management process.

3.43 Based on an average rate of delivery of 675 per year through the plan period, the expected rate of housing delivery meets the identified need for at least the first five years, and overall in the strategic settlements and larger villages the identified supply is sufficient to meet planned requirements over the plan period to 2031.

3.44 The proposed phasing of development reflects the on-going impacts of the economic recession and also the timing of delivery of key infrastructure such as East-West Rail and the Eastern link road at Aylesbury, which are integral to the development capacity in those parts of the District. It also reflects the planning permissions already granted (or minded to grant, pending Section 106 negotiations) as at March 2012. The build-out rate for those developments has slowed significantly with the economic downturn, especially for the large urban extensions around Aylesbury. As a result the build-out of those developments is anticipated to be spread over at least the first ten years of the plan rather than the first five years.

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Policy VS7 Timely delivery of homes

A. Residential development will be permitted where it accords with the spatial strategy set out in VS2. In considering proposals for residential development the Council will have regard to the indicative phasing requirements set out in Table 3, taking into account:

- i) The need to maintain a supply of sites and housing delivery throughout the plan period;
- ii) The current level of commitments in that housing sub-market area;
- iii) The priority, especially at Aylesbury, of bringing forward sites which enable delivery of strategic infrastructure; and
- iv) The priority to encourage the development of brownfield sites for appropriate redevelopment.

Conditions or other agreements may be required to manage the scale and rate of development in relation to the size and sustainability of the settlement to which it relates.

B. If the Council's Monitoring Reports or other evidence indicates that sites allocated or committed for housing development are not delivering housing within the phasing anticipated, and/or if Neighbourhood Plans are not coming forward in a timely manner to implement housing allocations in VAP then the council will consider:

- i) Bringing forward sites anticipated to come on-stream in later phases in the plan period by identifying alternative deliverable site(s) through VAP policy documents, in general accordance with the spatial strategy of this Plan;
- ii) Seeking alternative sources of funding or delivery for strategic infrastructure if it is lack of infrastructure that is delaying development delivery.

C. The Council may also consider bringing forward strategic development where it is required for the delivery of key items of strategic infrastructure which are necessary to support economic growth.

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Table 3 – Indicative Phasing Requirements for new homes

| Housing market area | Total homes 2011-2031 | Indicative phasing | | | |
|--|-----------------------|---|-------------------------|--------------------------|---------------------------|
| | | | Years 1-5: 2011 to 2016 | Years 6-10: 2016 to 2021 | Years 10-20: 2021 to 2031 |
| Aylesbury | 8,585 | From existing commitments/completions ¹⁵ | 3,155 | 2,450 | 2,040 |
| | | To be delivered through VAP | 0 | 0 | 940 |
| Buckingham | 1,800 | From existing commitments/completions | 965 | 95 | 0 |
| | | To be delivered through VAP | 0 | 190 | 550 |
| Southern Vale | 1,575 | From existing commitments/completions | 700 | 5 | 0 |
| | | To be delivered through VAP | 0 | 270 | 600 |
| Northern Vale | 1,540 | From existing commitments/completions | 530 | 10 | 0 |
| | | To be delivered through VAP | 0 | 315 | 685 |
| District total | 13,500 | From existing commitments/completions | 5,350 | 2,560 | 2,040 |
| | | To be delivered through VAP | 0 | 775 | 2,775 |
| Additional development: South West Milton Keynes | 350 | From existing commitments | 70 | 280 | 0 |

Policy VS8 Addressing local housing need and requirements

Proposals for housing (new or conversions) should demonstrate how they have addressed identified local need and requirement in terms of the mix, size, and tenure of housing and to address the changing demographics of the population in the District . Information on housing need and requirements is provided in the VAP evidence base and will be updated over time. Further criteria will be set out in VAP Delivery policies.

Local need for accommodation provision for gypsies, travellers, and travelling show people will be identified through a specific needs assessment, and criteria for sites will be established.

¹⁵ Including 2,450 at Aylesbury East Major Development Area

Strategic Planning Policies for Aylesbury Vale

AFFORDABLE HOUSING

3.45 The cost of housing can be a barrier to economic growth, contributing to problems in recruitment and retention, and longer distance commuting, which in turn can add to levels of road congestion and traffic. Therefore delivering affordable housing is important in achieving sustainable economic growth in the District.

3.46 There is an identified deficit of affordable housing¹⁶ in the District with need exceeding the supply coming forward each year.

3.47 The majority of affordable homes are currently delivered via developer contributions¹⁷ and this trend is anticipated to continue during the plan period, so the targets and thresholds for the provision of affordable housing take into account development viability so as not to stifle development.

3.48 To maximise provision of affordable housing across all housing developments it is proposed to introduce a sliding scale of provision of affordable housing based upon the number of dwellings proposed, with an overall target that 35% of new homes should be affordable.

3.49 This approach will be applied on a site by site basis alongside other planning considerations that affect delivery and viability. Negotiations for affordable housing will have regard to:

- The viability of development, bearing in mind the need for (and cost of) on and off-site infrastructure; and
- The availability of housing grant or other subsidy; and
- The location and character of the site and its general suitability for affordable housing; and
- The type of housing needed and most appropriate to the locality; and
- The availability and turnover of existing affordable housing in the locality.

¹⁶ Defined in NPPF as social rented, affordable rented, and intermediate housing provided to eligible households whose needs are not met by the market, and who cannot afford to enter the market

¹⁷ Between 2007 and 2012, an average of 319 affordable homes were delivered each year through developer contributions compared to 15 per year from rural exceptions schemes.

Strategic Planning Policies for Aylesbury Vale

Policy VS9 Affordable housing

Taking into account the viability of the development proposed and principles for negotiation set out above in paragraph 3.49, the Council will seek the provision of affordable housing as follows:

- a) Residential developments of 15 or more dwellings gross should include at least 35% of dwellings as affordable onsite;
- b) Residential developments of between 5 and 14 dwellings gross should include at least 20% of dwellings as affordable onsite. Or where onsite provision is impractical, developments should provide a financial contribution equivalent to 25% on-site provision to facilitate off-site provision of affordable homes;
- c) Residential developments of below 5 dwellings gross should provide a financial contribution equivalent to 20% onsite provision to facilitate off-site provision of affordable homes.

In addition:

- d) Where it is consistent with the latest housing allocation policies and current housing needs evidence, a proportion of new affordable homes will be sought to meet local needs arising from the area of the District where the homes are built; and
- e) Where a site is demonstrably part of a larger developable area that has been subdivided, the Council will seek affordable dwelling provision at the proportion appropriate to the larger area; and
- f) Affordable housing should remain at an affordable price for future eligible households, or, if this restriction is lifted, the subsidy should be recycled for alternative affordable housing provision within the District.

Open book calculations will be required where there is divergence from the policy requirements above.

Further details regarding implementation of this policy will be provided in VAP Delivery policies or neighbourhood policy documents.

Affordable housing in rural areas

3.50 Provision of affordable housing in rural areas is also important because of the largely rural nature of the District. Affordable housing needs are particularly acute in some of the smaller rural settlements in the District and it is generally accepted that there is a need for more affordable housing.

3.51 In smaller rural settlements, where development sites are typically smaller an alternative process for delivering affordable housing is 'rural exception sites'. Where sites which would not normally benefit from residential planning permission are permitted solely for affordable housing to meet needs of local people. In exceptional circumstances cross-subsidy from market housing may be considered on rural exception sites in accordance with NPPF policy.

Strategic Planning Policies for Aylesbury Vale

Policy VS10 Affordable housing on rural exception sites

In rural areas, small-scale developments (normally less than 10 dwellings) which will deliver 100% affordable housing will be supported with an assumption that it is needed to address a local deficit, provided that the proposal meets the following criteria:

- a) Of a scale, mix, and design to meet identified local housing needs;
- b) Located on a small site within or adjoining the settlement boundary;
- c) Retained at an affordable price for future households in perpetuity.

If 100% affordable housing cannot be delivered, an element of market housing, of no more than 30%, will be allowed to facilitate development where it is demonstrated through open book viability assessments that the subsidy is essential to deliver the site.

PROTECTING AND ENHANCING ENVIRONMENTAL AND HERITAGE ASSETS

3.52 In Aylesbury Vale the high quality countryside and natural environment (including green infrastructure) is a vital asset and is important in ensuring that the District is somewhere people choose to live and locate their businesses. The District also has a diverse heritage in terms of the built and historic environment, which also contributes to local distinctiveness and the attractiveness of the area. National policy requires that the Plan contributes to and enhances the natural and historic environment. Protecting these assets is a key part of the strategy for delivering economic growth in the District.

3.53 Environmental assets include the landscape (including the Chilterns AONB), historic environment, biodiversity, watercourses, and green infrastructure. Besides protecting the environment for its intrinsic value, these features can also benefit health from recreation and reduced pollution, help to manage flood risk, support tourism, and enable locally-produced food and agriculture, so they are an important part of supporting sustainable communities.

3.54 It is important to protect, and enhance, the environmental assets and heritage as part of supporting growth.

Strategic Planning Policies for Aylesbury Vale

Policy VS11 Environmental and heritage assets, including green infrastructure

A. Environmental and heritage assets

Environmental and heritage assets will be protected, and where appropriate enhanced, to maximise the environmental, social and economic benefits. The council will seek that:

- i) Landscape character, historic, natural, built and cultural heritage features are conserved and enhanced;
- ii) Conservation and enhancement of the Chilterns Area of Outstanding Natural Beauty (AONB) and its setting, is given appropriate weight, in keeping with the latest Chilterns AONB Management Plan;
- iii) The historic environment and heritage assets of national and local importance are preserved and enhanced through the identification, protection and/or appropriate management of: archaeological remains, conservation areas, historic buildings, historic parks and gardens, and registered landscapes;
- iv) Cultural assets and sites are enhanced for their amenity, leisure, recreation, and tourism value;
- v) The objectives of national and local biodiversity action plans are taken account of through measures including conserving and enhancing species and habitats, particularly designated sites of importance for biodiversity. Where development results in a loss of biodiversity then it should deliver overall a net gain in biodiversity or replacement of a habitat of a higher quality than that lost;
- vi) Watercourses and their settings are protected and enhanced for their biodiversity and recreational value. Where possible, Sustainable Drainage Systems, and where appropriate strategic flood storage reservoirs, should be incorporated in new development schemes, in order to reduce flood risk. Development should not result in a net negative impact on water quality;
- vii) Local air quality will be protected and development should not result in net negative impacts especially where there are identified Air Quality Management Areas.

B. Green infrastructure

The council will work with partners to ensure that existing and new green infrastructure is planned, delivered, and managed as an integral part of supporting sustainable communities and sustainable economic growth. The council will seek to:

- i) Realise the potential of green infrastructure to assist communities with mitigating and adapting to climate change;
- ii) Deliver high quality, multi-functional, accessible, and connected open spaces;
- iii) Protect, create, and improve recreation, play, and local food cultivation opportunities for communities;
- iv) Secure on-going management and maintenance of green infrastructure assets; and
- v) Protect and enhance the integrity, multi-functionality, quality and connectivity of the green infrastructure network.

Continued ...

Policy VS11 continued

If appropriate green infrastructure networks will be specifically identified, and enhanced, through policies in Neighbourhood Plans or VAP Delivery policies.

Detailed development management policies for environmental protection, protection of heritage assets, and delivery of green infrastructure, will be set out in VAP Delivery policies and may also be set out in Neighbourhood Plans.

Mitigating climate change

3.55 Development in the District can also have impacts on the environment beyond its boundaries, and vice versa. VAP seeks to limit any negative impacts where possible, especially in terms of climate change. Neither VAP nor Aylesbury Vale alone can resolve these impacts but VAP can encourage development to contribute positive actions to mitigate against increasing levels of greenhouse gases, and to ensure development is adapted to take into account the changing climate.

3.56 The main ways in which development can contribute to mitigation are through sustainable construction of new developments to minimise carbon emissions and use of natural resources during construction as well as more energy efficient operation of the buildings once they are in use. In addition development which contributes to the generation of renewable and low carbon energy within the District will help to address greenhouse gas emissions.

3.57 VAP Delivery policies will provide further detail about how this policy will be implemented to reflect local circumstances, including setting out criteria for assessing proposals for generation of renewable or low carbon energy.

Policy VS12 Addressing climate change through sustainable construction and generation of renewable and low carbon energy

Proposals for all new development should incorporate positive measures to reduce the environmental impact and greenhouse gas emissions from the construction, and improve the operational efficiency of the development (how people live or work in the development) to reduce energy, water, and resource use, as well as building in resilience to adapt to a changing climate.

In addition the Council recognises that significant progress needs to be made if national targets for the generation of renewable and low carbon energy are to be met and will work with partners to address this.

Strategic Planning Policies for Aylesbury Vale

DELIVERING GROWTH THROUGH LOCALISM AND LOCAL DISTINCTIVENESS

3.58 Aylesbury Vale is a diverse District and the local character and distinctiveness of different parts of the District are some of the assets which attract people to live and work here.

3.59 To ensure that the policies in VAP respect and enhance local diversity, the policies in VAP have been informed by a ‘bottom up’ approach, working with parish and town councils to build on local knowledge and analysis of the issues in their areas and aspirations for growth.

3.60 VAP is structured to accommodate neighbourhood policy documents¹⁸ in the development management process. So whilst the policies in VAP set out the overall strategy to guide development on key issues, it leaves flexibility for communities to set out policies through neighbourhood policy documents¹⁹ to shape how the VAP policies are interpreted at the local level and to add further detail regarding local distinctiveness, location, and locally-specific requirements for development should they wish to as follows:

- a) It is envisaged that parish/town councils, where they so desire, will use the new Neighbourhood Planning powers to establish locally-specific planning policies for the development and use of land in their neighbourhood.
- b) Communities may also chose to produce non-statutory documents such as village design statements to help influence types and design of development in their area. Provided these have followed recommended guidelines for approval through appropriate consultation, these can be used as material considerations in determining proposals for development.

3.61 Where Neighbourhood Plans are produced, or other local documents facilitated under the Localism Act, it is important that they are consistent with the overarching strategy and contribute to meeting the Strategic Objectives in VAP in order to address district-level issues such as infrastructure and strategic housing allocations.

¹⁸ Neighbourhood policy documents includes Neighbourhood Plans, Parish Plans, and Village Design Statements

¹⁹ NPs will be taken forward by two types of body – town/parish councils or ‘neighbourhood forums’. All areas of the District are parished so its is not envisaged there will be any neighbourhood forums.

Strategic Planning Policies for Aylesbury Vale

Policy VS13 Localism and local distinctiveness

The Council will work with local communities to produce Neighbourhood Plans or other neighbourhood policy documents to deliver locally-focussed policies and proposals for sustainable growth and accompanying infrastructure, which accord with policies in VAP.

Community-led non-statutory planning documents, will be used as material considerations in assessing proposals for development in their areas, provided these have followed government guidelines for local approval including local consultation, and in conformity with VAP.

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

Implementation

- 4.1 The implementation of VAP will depend on effective action from a range of different agencies. The Council, as Local Planning Authority, will be a key player through its approach for managing development and through the preparation of VAP Delivery policies and design guidance to bring forward growth. Other parts of the Council and other agencies, including the County Council, will also play an important role in helping to deliver or support different elements of VAP – either as a provider or facilitator of new development or through their statutory roles in helping to manage and control development.
- 4.2 Central to the approach in VAP is the involvement of the local community, those who live or work in the District. The Council will continue to engage the local community to ensure VAP and other policy documents, including neighbourhood policy documents, deliver sustainable development and reflect the kind of places residents want to live in.
- 4.3 The support of the private sector, whether as an agency for development or in the provision of services in the local community, will also be important and the Council will look to maintain close engagement with them through the Plan.

Monitoring

- 4.4 Effective monitoring is essential to check that VAP is being implemented effectively, and to assess whether the desired outcomes are being achieved. Monitoring also allows corrective action to be taken if the aims of the plan are not being met.
- 4.5 The Council is required to produce regular (at least annual) Monitoring Reports. These reports provide the main way in which we publish the results of our monitoring. We also produce a planning information newsletter known as “Vale Trends”, which contains updates on monitoring throughout the year.
- 4.6 The Council’s approach to monitoring has been established through its regular Monitoring Reports which have been annually published since 2005, and which contain a large number of indicators which are used for assessing the implementation of policies and sustainability appraisal objectives. The Monitoring Reports also contain a housing trajectory, which compares past and estimated future housing completions with the housing requirement. The trajectory is a tool for analysing and illustrating whether or not housing delivery is on track.

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

- 4.7 The indicators for monitoring the policies in VAP are largely drawn from the existing collection of indicators already reported upon in Monitoring Reports. The set of indicators provides a simple but robust set of measures of VAP’s performance. More detailed indicators and targets will be included in subsequent development plan documents as appropriate.
- 4.8 In Table 4 below, each policy in VAP Strategy has a number of key indicators and targets associated with it. Data for each indicator will be gathered on a regular basis (at least annually), and the results reported in the Monitoring Reports. Only key indicators are shown below; the Monitoring Reports also contain a large number of other indicators which are relevant to the monitoring of these policies. The Monitoring Reports will also provide an explanation about whether or not we have met, or are on track to meet, the targets, and if not, will identify actions that need to be taken to remedy the situation.
- 4.9 Performance of the policies will be evaluated at least annually, and on-going dialogue with key delivery partners will take place regularly to review progress against the implementation strategy, and reported via the Council’s Monitoring Reports which will also consider the monitoring requirements identified in the sustainability appraisal report.

Table 4 Monitoring of VAP Strategy policies

| Policy | Indicator | Target |
|--|--|---|
| VS1 Sustainable growth for Aylesbury Vale | All sustainability appraisal indicators ²⁰ | Overall positive performance |
| VS2 Spatial strategy for growth (also see further explanation in the Monitoring Section about flexibility in the Plan to changing circumstances) | Change in the number of local jobs | 6,000 net new jobs by 2031 |
| | Dwelling completions in each of the housing sub-market areas, strategic settlements, and collectively in the larger villages | In accordance with Table 2 |
| | Net additional dwellings per year | 13,500 net new homes by 2031 (3,550 of which delivered through VAP) |
| VS3 Securing the delivery of infrastructure | Adoption of CIL for Aylesbury Vale | By 2014 |
| | Secure necessary works and | 100% compliance on all |

²⁰ Listed in the Annual Monitoring Report, for 2012 report
<http://www.aylesburyvaledc.gov.uk/GetAsset.aspx?id=fAAxADAAMgAzADcAfAB8AFQAcgB1AGUAFAB8ADAFAA1>

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

| | | |
|-----------------------|---|---|
| | developer contributions towards appropriate infrastructure to support new development | implemented development schemes |
| | Provision of community facilities in major new developments | As appropriate for new developments and to meet the priorities identified in the Infrastructure Delivery Plan |
| | Accessibility of services and facilities in major new developments | As appropriate for new developments and to meet the priorities identified in the Infrastructure Delivery Plan |
| | Creation of green infrastructure in major new developments | As appropriate for new developments and to meet the priorities identified in the Infrastructure Delivery Plan |
| | Strategic transport infrastructure improvements | As appropriate for new developments and to meet the priorities identified in the Infrastructure Delivery Plan |
| VS4 Employment growth | Change in the number of local jobs | 6,000 net new jobs by 2031. Yearly increase in number of jobs from the 2011 baseline. |
| | Amount of additional employment floorspace (gains and losses) | Growth at strategic employment sites and rural employment sites. |
| | Employment trajectory | Maintain supply of new employment floorspace |
| | Business births and deaths | Increase in number of businesses. |
| | Amount of people commuting out of the District for work | Reduction in out-commuting as a proportion the workforce |
| VS5 Ensuring | Amount of employment | Any losses to meet policy |

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

| | | |
|---|--|--|
| efficient and effective use of existing employment land | floorspace lost. | criteria and no net loss of B1, B2, or B8 floorspace |
| VS6 Vitality in town and local centres | Amount of floorspace developed for retail (gains and losses) | No net loss |
| | Mix of provision in main centres | Maintain appropriate mix of uses |
| | Proportion of vacant units in Aylesbury town centre | No increase |
| VS7 Timely delivery of homes (also see further explanation in the Monitoring Section about flexibility in the Plan to changing circumstances) | Dwelling completions in each of the sub-market areas | In accordance with table 3 in VS7 |
| | Housing trajectory | Maintain 5 year housing land supply of deliverable sites (plus 5%) |
| VS8 Addressing local housing needs | Breakdown by size/type of dwelling completions | Maintain appropriate mix of sizes and types of homes, and improve the choice of housing |
| | Affordable housing completions /commitments | Percentage of completions /commitments in accordance with the criteria in Policy VS9 |
| | Update of Traveller Accommodation Assessment | At least every 5 years |
| | Pitch provision for travelling community | Provision of pitches for caravans to meet assessed requirements |
| VS9 Affordable housing | Affordable housing completions/commitments | Percentage of affordable housing completions / commitments in accordance with the criteria in Policy VS9. Reduction in the deficit of affordable housing against the 2012 baseline |
| | Financial contributions for affordable housing | In accordance with the criteria in Policy VS9 |
| VS10 Affordable | Affordable housing completions | In accordance with the |

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

| housing on rural exception sites | on rural exception sites | criteria in Policy VS10 |
|---|--|--|
| VS11 Environmental assets, heritage, and green infrastructure | Development in areas of biodiversity importance | Minimal negative impacts and preservation or enhancement of the biodiversity interest |
| | Condition and extent of nationally-designated sites, SSSIs, locally-designated sites, Local Wildlife Sites, priority habitats and selected indicator populations and priority species. | Improvement in extent and condition of protected and priority sites for wildlife. Increase in populations of selected indicator populations of protected and priority species. Minimal loss of protected sites for wildlife. |
| | Development in areas of historic or landscape importance | Preservation or enhancement of the historic or landscape interest |
| | Entries on Heritage at Risk register | Reduction in number of entries |
| | Creation of green infrastructure in major new developments | As appropriate for new developments. Overall a net increase in amount of GI across the District and meet the priorities identified in the Infrastructure Delivery Plan. |
| | Flood risk across the District | Development does not increase the amount of the District in flood zones 2 or 3 |
| | New development at risk of flooding | No planning permissions for new development in flood zones 2 or 3 |
| | Preservation and enhancement of historic environment and heritage assets | 100% coverage of recent conservation area appraisals |
| | Waste arising and recycling figures | Reduction in waste generation per capita, and increased recycling |

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

| | | rates |
|---|--|--|
| VS12 Addressing climate change through sustainable construction and generation of renewable and low carbon energy | Results of Code for Sustainable Homes and BREEAM assessments | Increase in number of assessments submitted for new developments, and increase in the average Code levels/ratings achieved by those developments |
| | Renewable energy installations | Increase in renewable energy capacity of the District from 2011 baseline |
| | Per capita CO ₂ emissions | Reduction in amount of emissions from 2011 baseline |
| VS13 Localism and local distinctiveness | Production of Neighbourhood Plans or other neighbourhood documents | Adoption of a Neighbourhood Plan for those neighbourhoods that wish to produce one |

Incorporating flexibility in the Plan to respond to changing circumstances

- 4.10 VAP is a 20 year plan so a plan, monitor, manage approach of the housing land supply and other policy areas will be implemented to enable it to remain NPPF-compliant in terms of meeting objectively assessed needs.
- 4.11 This is particularly relevant in the context of the authorities adjoining Aylesbury Vale to the south. Before the localism agenda the planning policy regime was based very much on county and regional geographies. In that regime the regional policies identified an unmet need for housing growth from the adjoining areas to the south, primarily the Buckinghamshire authorities of Chiltern, Wycombe, and South Bucks districts, but also from elsewhere in the South East region. Aylesbury Vale was required to accommodate an element of that growth, and has done so for a number of years.
- 4.12 Due to the different plan production timings, some of the neighbouring authorities have yet to identify their objectively-assessed housing needs in a way that is NPPF-compliant and reflects latest ONS projections, in order to determine to what extent those previous trends of the strategic planning approach should continue to be planned for in Aylesbury Vale. Furthermore our most recent evidence indicates the Strategic Housing Market Area can shift over time, and is currently not as strongly linked to the county-based geography as previously. Some of the neighbouring authorities have yet to review the Strategic Housing

Monitoring and Implementation – how we will implement the policies and monitor the effectiveness of the Plan

Market Area data for their area, and when this data comes forward it will help to refine the jigsaw of how the Market Areas fit together.

4.13 The appropriate evidence from adjoining areas is anticipated to come forward within the first five years of VAP, through replacement/reviews of Local Plans for those areas. It would not be practicable to delay VAP while this evidence becomes available because Aylesbury Vale needs an up to date plan in place to guide development and to support emerging Neighbourhood Plans. Therefore a plan, monitor, manage approach clearly set out in VAP is the most practicable way to ensure the plan is flexible enough to respond to such changes²¹ whilst implementing a plan-led approach for the district.

The contingency approach:

4.14 In the event that during the plan period an un-met need for housing land in an adjoining authority within a shared housing market area, is identified and fully justified then contingency measures would be triggered.

4.15 The review would include updating the SHMA and SHLAA. This could ultimately lead to policies in VAP needing to be updated to identify how and the extent to which VAP could contribute to meeting under-provision in adjoining authorities through a combination of:

- reviewing the phasing of housing delivery to bring forward provision to earlier in the plan period;
- and/or reviewing the housing targets for the District;
- and/or proposing additional land allocations.

4.16 Any justification from the authorities seeking for Aylesbury Vale to contribute to meeting its needs would need to demonstrate that there is a shortfall which cannot reasonably be met in those authorities, and that the Vale is the most appropriate location when considered against the reasonable alternatives and based on proportionate evidence.

²¹ Other potential changes that the Plan may need to respond to could include new Neighbourhood Plans coming forward (or areas where Neighbourhood Plans are designated not progressing as anticipated), significant changes in housing delivery rates, or significant delays to major infrastructure delivery.

Replacement of Aylesbury Vale District Local Plan (2004) policies by Vale of Aylesbury Plan Strategy

5.1 The Vale of Aylesbury Plan (VAP) sets out the strategic policy decisions for development in the District. Once adopted, it will form part of the 'development plan' covering the District. Existing policy is set out in the adopted Aylesbury Vale District Local Plan (AVDLP), many of the policies from which have been 'saved' which means they will remain in force until replaced by policies in VAP.

5.2 The following table sets out the saved policies which will be replaced by VAP Strategy. Policies which are not replaced by this document continue to be saved until replaced by other development plan documents.

It is proposed the following saved AVDLP policies are replaced by VAP Strategy or national policy in the NPPF:

| AVDLP policy | | Replaced by VAP or national policy | |
|--------------|--|---|--|
| AY16 | Other employment sites | VS4 | Employment growth |
| | | Or relevant sites have full planning permission and construction is completed | |
| GP2 | Affordable housing | VS9 | Affordable Housing |
| | | VS10 | Affordable Housing on rural exception sites |
| GP3 | Low cost market housing | National policies | |
| GP4 | Affordable housing on small sites for local needs | VS1 | Sustainable growth for Aylesbury Vale |
| | | VS10 | Affordable Housing on rural exception sites |
| GP17 | Retention of existing employment sites | VS5 | Ensuring efficient and effective use of existing employment land |
| RA6 | Development in the Metropolitan Green Belt | NPPF | Section 9 |
| | | VS11 | Environmental assets, heritage, and green infrastructure |
| RA8 | Development in the Areas of Attractive Landscape and Local Landscape Areas | NPPF | |
| | | VS11 | Environmental assets, heritage, and green infrastructure |
| RA17 | Replacement dwellings in the Metropolitan Green Belt and special landscape areas | NPPF | Section 9 |
| | | VS11 | Environmental assets, heritage, and green infrastructure |
| RA18 | Extensions to dwellings in the Metropolitan Green Belt and special landscape areas | NPPF | Section 9 |
| | | VS11 | Environmental assets, heritage, and green infrastructure |
| RA29 | Proposals for new employment uses in the countryside | NPPF | Section 9 |
| | | VS2 | Spatial Strategy for growth in Aylesbury Vale |
| | | VS4 | Employment growth |
| | | VS11 | Environmental assets, heritage, and green infrastructure |
| RA30 | Employment at Silverstone Motor Racing | VS4 | Employment growth |
| | | Adopted Silverstone masterplan | |

Replacement of Aylesbury Vale District Local Plan (2004) policies by Vale of Aylesbury Plan Strategy

| | | | |
|------|-----------------------------|--------------------------------|-------------------|
| | Circuit | | |
| RA31 | Silverstone Employment Area | VS4 | Employment growth |
| | | Adopted Silverstone masterplan | |

The following AVDLP policies are also no longer required to be saved:

| | | |
|------|--|---|
| AY7 | TA Centre site, Oxford Road | Site has full planning permission and construction is completed |
| RA35 | Safeguarded road corridor at Newton Longville Brickworks | Site has full planning permission and construction is completed |

5.3 The changes to any designations or allocations on the adopted policies map from Aylesbury Vale District Local Plan which would result from the policies listed above being replaced or no longer required to be saved, are shown on the Proposed Submission Policies Map, to be published alongside this document.

The following saved AVDLP policies will not be replaced by VAP Strategy and are therefore still saved until replaced by subsequent policy documents:

| AVDLP policy | |
|--------------|---|
| GP6 | Conversion or subdivision of existing dwellings |
| GP8 | Protection of amenity of residents |
| GP9 | Extensions to dwellings |
| GP11 | Annexes to dwellings in the countryside |
| GP24 | Car parking guidelines |
| GP25 | Re-opening of rail routes |
| GP26 | Safeguarded station sites |
| GP30 | Safeguarded road schemes |
| GP32 | Retention of shops, public houses and post offices |
| GP35 | Design of new development proposals |
| GP38 | Landscaping of new development proposals |
| GP39 | Existing trees and hedgerows |
| GP40 | Retention of existing trees and hedgerows |
| GP45 | “Secured by Design” considerations |
| GP53 | New development in and adjacent to Conservation Areas |
| GP57 | Advertisements in Conservation Areas |
| GP59 | Preservation of archaeological remains |
| GP60 | Development and Parks or Gardens of Special Historic Interest |
| GP66 | Access corridors and buffers adjacent to watercourses |
| GP69 | Hotel and motel development |
| GP70 | Changes of use of rural buildings and historic buildings to hotel use |
| GP71 | Bed and breakfast and guesthouse development |
| GP72 | Proposals for self-catering holiday accommodation and holiday homes |

Replacement of Aylesbury Vale District Local Plan (2004) policies by Vale of Aylesbury Plan Strategy

| | |
|-------|---|
| GP73 | Proposals for camping and touring caravan sites |
| GP77 | Horse-related development |
| GP78 | Stables, loose boxes and other buildings for horses |
| GP79 | Proposals for noisy sports |
| GP80 | The Wendover Arm of the Grand Union Canal |
| GP81 | Development of canal-related facilities |
| GP84 | Public rights of way |
| GP86 | Provision of outdoor playing space |
| GP87 | Application of open space policies |
| GP88 | Payment in lieu of providing sports and play areas |
| GP90 | Provision of indoor sports facilities |
| GP91 | Provision of amenity areas |
| GP92 | Safeguarding of allotment land |
| GP93 | Safeguarding of community buildings and facilities |
| GP94 | Provision of community facilities and services |
| GP95 | Un-neighbourly uses |
| GP99 | Development beneath overhead electricity lines |
| GP100 | Proposals for telecommunication development |
| AY1 | Considerations for traffic-generating proposals |
| AY2 | Additional financial contributions to the ALUT strategy |
| AY3 | Phasing of transport infrastructure |
| AY4 | Tring Road (former BPCF factory) site |
| AY5 | Stoke Mandeville Hospital site |
| AY6 | Bearbrook House site, Oxford Road |
| AY8 | Ardenham Lane site |
| AY11 | Reallocated sites - Circus Fields |
| AY12 | Requirement for planning briefs and public consultation regarding MDAs |
| AY13 | Berryfields MDA |
| AY14 | Weedon Hill MDA |
| AY15 | Aston Clinton Road MDA |
| AY17 | Public transport to serve new developments |
| AY18 | Safeguarded land for new rail stops |
| AY20 | Development of the cycle network |
| AY21 | Parking policy guidelines |
| AY22 | Western Link Road |
| AY24 | Mixed-use redevelopment, Exchange Street |
| AY27 | Provision of new foodstore retailing |
| AY28 | Development within the Primary Shopping Frontages |
| AY29 | Development within the Central Shopping Area outside the Primary Shopping Frontages |
| AY30 | Café and restaurant development |
| AY31 | Housing in the town centre |
| AY34 | Redevelopment of Exchange Street/Canal Basin |
| BU1 | Housing development at Moreton Road |

Replacement of Aylesbury Vale District Local Plan (2004) policies by Vale of Aylesbury Plan Strategy

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| BU3 | Employment development |
| BU6 | Primary Shopping Frontages |
| BU7 | Development elsewhere in the CSA |
| BU8 | Sites at West Street/Moreton Road and Bridge Street |
| BU10 | Pedestrian priority area proposals |
| BU11 | Buckingham Riverside Walk |
| WE1 | Development at Princess Mary's Hospital |
| WE2 | The Central Shopping Area (CSA) |
| HA1 | Employment development at Thame Road |
| HA2 | Primary Shopping Frontage at Banks Parade |
| WI1 | Housing development at Verney Road |
| WI2 | Employment development at Buckingham Road |
| WI3 | The Central Shopping Area (CSA) |
| RA2 | Loss of open gaps and consolidation of settlements |
| RA3 | Extension of residential curtilages into open countryside |
| RA4 | Considerations for countryside recreation |
| RA5 | New golf courses |
| RA11 | Conversion of buildings in the countryside |
| RA13 | Development within settlements listed in Appendix 4 |
| RA14 | Development at the edge of Appendix 4 settlements |
| RA24 | Occupancy conditions for horse-related dwellings |
| RA25 | Calvert |
| RA26 | Pitstone |
| RA32 | Employment at the Royal Ordnance site, Westcott |
| RA33 | Westcott Sports and Social Club |
| RA34 | Development of Newton Longville Brickworks |
| RA36 | Development causing traffic adversely affecting rural roads |
| RA37 | New accesses to inter-urban A-class or Trunk Roads |

Glossary

| Term | Definition |
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| Affordable Housing | Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes. |
| Appropriate Assessment | The EU Habitats Directive (92/43/EEC) requires local authorities to decide whether or not a plan or project can proceed having undertaken an “appropriate assessment” to: <ul style="list-style-type: none"> • Determine whether a plan or project may have a significant effect on a European biodiversity site (as relevant to Aylesbury Vale, these are Special Area of Conservation) • If required, undertake an appropriate assessment of the plan or project • Decide whether there may be an adverse effect on the integrity of the European site in light of the appropriate assessment. |
| Area of Outstanding Natural Beauty (AONB) | A landscape where the distinctive character and natural beauty is so outstanding that it is in the nation's interest to safeguard it. Aylesbury Vale district includes part of the Chilterns AONB. The AONB is managed by the Chilterns Conservation Board. |
| Aylesbury Vale District Local Plan (AVDLP) | The spatial development plan for Aylesbury Vale used to determine planning applications. Adopted by AVDC in February 2004, only some of the policies have been saved for use in planning decisions. The AVDLP will be replaced by the VAP Strategy, other future VAP development plan documents and neighbourhood plans. |
| Black or Ethnic Minority (BME) | A socio-economic grouping used with other such groups in housing and economic analysis including from the latest Census data. Utilised within background studies informing the VAP Strategy. |
| Biodiversity | A collective term for plants, animals, micro-organisms and bacteria which, together, interact in a complex way to create living ecosystems. |
| Biodiversity Opportunity Areas | These are sites identified in the Biodiversity Action Plan where the relevant authorities will work with landowners and local people to protect and enhance local wildlife habitats. This will enable wildlife to spread through the area, adapt to climate change and reduce local extinctions. |
| Climate Change | The lasting and significant change in weather patterns over periods ranging from decades to hundreds of years, impacting on river and sea levels and the rate of flows on watercourses. |
| Community Infrastructure Levy (CIL) | The Community Infrastructure Levy (CIL) is a charge on new buildings and extensions to help pay for supporting infrastructure. This new charge replaces the section 106 tariff, but Section 106 agreements will |

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| | still be used for the specific impacts of a development (such as a new access road) and for affordable housing. Unlike Section 106, CIL is non-negotiable and collection is purely an administrative process. The levy and what it covers is set out in a charging schedule that is consulted on prior to submission to Government and an public Examination prior to adoption by the Council. |
| Conservation Area | A locally designated area of special architectural interest, where the character or appearance is desirable to preserve or enhance. |
| Council Monitoring Report | Monitoring Reports published regularly usually covering a financial year. The most recent report covered the period 1 st April 2011 to 31 st March 2012. The first purpose of the Report is to review the progress of planning policy documents, secondly to assess the effectiveness of existing planning policies and identify whether any policies are not being implemented, or should be amended or replaced. The second of these tasks is achieved by reporting against a number of indicators. |
| Department for Communities and Local Government (DCLG) | The Department of Communities and Local Government sets national policy on local government in England, including what it does, how well it works and how it is funded. It is responsible for setting the cycle of local government elections in England and also has responsibility for the legislation that governs the review and updating of electoral arrangements within local authorities, work which is a statutory duty of the Electoral Commission |
| Development Plan Document (DPD) | The statutory development plan for determining planning applications and appeals in the district. This currently comprises the Adopted Aylesbury Vale District Local Plan (AVDLP) 2004 saved policies. The VAP Strategy would replace parts of AVDLP. It is intended that the remaining development management policies in AVDLP will be replaced by a VAP Delivery DPD and/or adopted neighbourhood plans. |
| Duty to Co-operate | The 'duty to co-operate' is a legal requirement on the Council in the VAP Strategy plan preparation process. The duty concerns the Council and adjoining districts, counties and other identified public bodies. The Council is required to provide sufficient evidence to demonstrate that the duty has been undertaken appropriately for the plan being examined. A topic paper has been prepared to provide evidence for the VAP Strategy examination that the duty has been satisfied. |
| East-West Rail | A new railway network, partly using existing track that will connect Reading and Oxford across to East Anglia via Milton Keynes, Bedford and Cambridge. In the shorter term, the East West Consortium's priority is to deliver the western section of the route comprising Reading to Milton Keynes and Bedford via Oxford; and also Milton Keynes to Aylesbury. There will be a new station at Winslow due to be built on the line between the Aylesbury spur/Bicester and Bletchley. This is confirmed as part of the government's strategy for rail transport, and is planned to be open by 2017. |
| Flood Zones | Areas of land assessed as being of low risk (Flood Zone 1), medium (Flood Zone 2), high (Flood Zone 3a) and the functional floodplain (Flood Zone 3b) |

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| Green Belt | A policy designation for controlling urban growth to prevent neighbouring towns from merging into one another, assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. |
| Green Infrastructure | A planned network of high quality multi-functional green space and interconnecting links in, urban and rural areas with environmental features designed in delivering a wide range of environmental social and economic quality of life benefits for local communities |
| Greenfield land | Land which has not been previously developed |
| Green Belt | An area of land designated in Development Plan Documents (the Adopted Aylesbury Vale District Local Plan 2004 and VAP Proposals Map) with the primary purpose to curb the outward expansion of a large urban area and within which development is strictly controlled. Within the green belt, guidance for which is set out in the National Planning Policy Framework, land is to be kept permanently open and only used for agriculture open space, forestry and outdoor recreation and limited infilling of villages and previously development land. |
| Gypsy, Traveller and Travelling Showpeople Needs Assessment | The Government requires each Local Planning Authority to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. The four District authorities in Buckinghamshire are currently working collaboratively to bring forward the first stage of this process; a traveller accommodation needs assessment. Opinion Research Services (ORS) have been commissioned to undertake a robust and objective assessment which will establish what level of genuine need for Traveller accommodation exists within each District for the period up to 2023. |
| Habitats Regulations Assessment (HRA) | Habitats Regulations Assessment (HRA) is required under the European Directive 92/43/EEC on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of European (Natura 2000) Sites. The sites relevant to Aylesbury Vale are two Special Areas of Conservation. HRA is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. |
| Heritage and Cultural Facilities | A collective terms used for: <ul style="list-style-type: none"> • Schedule Ancient Monuments • Conservations Areas • Listed Buildings • Purpose built arts and entertainment venues available such as cinemas, theatres and arts centres |

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| | <ul style="list-style-type: none"> Multi-purpose community buildings such as community centres, village halls and church halls <p>Indoor and outdoor sports facilities available for public and community use and public open space including green infrastructure</p> |
| High Speed 2 Rail (HS2) | The Government's proposed high speed railway line from London to Birmingham (phase 1 due to open in 2026) and the north of England (phase 2), cutting through the district from the southeast near Wendover to northwest near Turweston. The Council is opposed to the proposals (as part of the 51m group of local authorities) but is working with partner organisations to minimise the impact it will have if it does go ahead. |
| Historic Environment | A collective term to encompass people's interaction with heritage assets which include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. |
| Historic Parks and Gardens | The Register of Historic Parks and Gardens of special historic interest in England provides a listing and classification system for historic parks and gardens similar to that used for listed buildings. The register is managed by English Heritage under the provisions of the National Heritage Act 1983. Over 1,600 sites are listed, ranging from the grounds of large stately homes to small domestic gardens, as well as other designed landscapes such as town squares, public parks and cemeteries. |
| Homes and Communities Agency | <p>The national housing and regeneration agency for England, with a capital investment budget of around £4bn for the period 2012-15. The Agency contributes to economic growth by helping communities to realise their aspirations for prosperity and to deliver high-quality housing that people can afford.</p> <p>The HCA provides investment for new affordable housing and to improve existing social housing, as well as for regenerating land.</p> |
| Housing and Economic Growth Assessment (HEGA) | A study by GL Hearn commissioned by AVDC in summer 2011 against a context of the Government's intention to revoke the South East Plan (which since took place in March 2013) through the Localism Bill, and give responsibilities for determining housing targets and the wider development strategy to the Council. Against this context AVDC has prepared the VAP Strategy. The Housing and Economic Growth Assessment is a technical piece of evidence used to inform and support policies for housing and employment within the VAP Strategy. The report takes account of policies within the National Planning Policy Framework and provides an objective assessment of housing and employment development needs in the Vale over the next 20 years. |
| Housing land supply | The supply of specific deliverable housing sites on which housing completions are expected. The five year housing land supply is the number of dwellings expected to be completed in the next five years, compared to the Local Plan target for the next five years (this is normally expressed in terms of the number of years worth of supply). |
| Housing Market | These are identified in the Strategic Housing Market Assessment |

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| Area (HMA) | Validation Study (2013) following National research on defining housing markets across England. The Research identified a two-tier structure of 'strategic' and 'local' housing market areas across the county. The 'strategic markets' straddle several districts and reflect migration and commuting patterns. The two strategic housing markets defined covering Aylesbury Vale are 'Luton & Milton Keynes' and 'Oxford'. Most of Aylesbury Vale is also defined as within the Aylesbury Local Housing Market Area. |
| Housing Sub Markets | 4 areas within the district identified in the Housing and Economic Growth Assessment 2011 and where housing is apportioned within the VAP Strategy DPD. The sub areas are at Aylesbury, Buckingham, the Northern Vale and Southern Vale. The sub markets have been identified by range of potential factors including travel to work patterns. |
| Housing trajectory | A table (optionally accompanied by a graph) which sets out information on past and projected annual housing completions in comparison to the Local Plan target. The trajectory is a tool for analysing and illustrating whether or not housing delivery is on track. |
| Infrastructure Delivery Plan (IDP) | The IDP's role is to identify all items of infrastructure needed to ensure the delivery of the growth targets and policies contained in the VAP Strategy. This ensures that an appropriate supply of essential infrastructure is provided alongside new homes, workplaces and other forms of development up to 2031. |
| Listed building | A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. |
| Localism Act | An Act of Parliament which is the primary legislative basis for local authority Planning powers and came into force following gaining Royal Assent in November 2011. The Act made provision for new Regulations to be made including on plan making (came into force in April 2012) and a basis for the review of existing planning policy (the National Planning Policy Framework was published in March 2012). |
| Local Development Document (LDD) | This is a collective term to all documents that form the development plan in the district and also supplementary planning documents that amplify certain issues. The local development documents taken as a whole set out the authority's policies relating to the development and use of land in their area. |
| Local Development Scheme (LDS) | The detailed timetable and project plan of all development plan documents and supplementary planning documents that are to be produced over a set period – normally 3 years. |
| Local Delivery Vehicle | Organisations which support Local Authority partners to implement agreed projects, plans and strategies by helping deliver key infrastructure, prepare bids to secure funding and co-ordinate investment to help develop and deliver projects. The Vehicle covering the district is known as Aylesbury Vale Advantage. |
| Local Enterprise Partnership (LEP) | A voluntary partnership between local authorities and businesses formed in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within its local area. They carry out some of the functions |

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| | previously carried out by the regional development agencies which were abolished in March 2012. The two LEPs that involve AVDC are the South East Midlands LEP (covering Aylesbury Vale, Central Bedfordshire, Milton Keynes Council, South Northamptonshire District and other Bedfordshire and Northamptonshire districts) and the Buckinghamshire Thames Valley LEP (covering all of Buckinghamshire). |
| Local Geological Site | Local Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites (previously Regionally Important Geological Sites). |
| Local Nature Reserve | Local Nature Reserves are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally for both people and wildlife. |
| Local Nature Partnership (LNP) | A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. There is one LNP covering Aylesbury Vale, this is called the Buckinghamshire and Milton Keynes Local Nature Partnership, established in 2012, and AVDC chairs the Delivery Group. |
| Local Preference/ Allocations Process in Affordable Housing | The Affordable Housing Allocations process sets out the Council's arrangements for allocating housing accommodation within the meaning of Part 6 of the Housing Act 1996 as amended by the Homelessness Act 2002. It sets out the procedure for selecting applicants to be offered assured or introductory tenancies from other Councils or other organisations able to grant secure tenancies. It also includes when the Council can discharge its homeless duty by offering a private rented property. However some landlords (Housing Associations) maintain their own housing register and retain a small percentage of properties for their own tenants. |
| Local Wildlife Site | Local Wildlife Sites, previously known as Sites of Importance for Nature Conservation or County Wildlife Sites are areas of land with significant wildlife value. They are typically an area of ancient woodland, a flower-rich hay meadow or a village pond. |
| Market Housing | Private housing for rent or for sale, where the price is set in the open market. |
| Milton Keynes and South Midlands Sub-Regional Strategy | Published in March 2005, this document (now revoked) set out planning policy for the Milton Keynes and South Midlands Sub-Region (which included Aylesbury Vale District). The Milton Keynes/South Midlands (MKSM) area was one of four designated Growth Areas in England and comprises six administrative areas: Northamptonshire County Council, Bedford Borough Council, Central Bedfordshire Unitary Council, Luton Unitary Authority, Milton Keynes Unitary Authority and Aylesbury Vale District (in Buckinghamshire County). Buckinghamshire County Council contributed to transport and highways issues. |

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| National Planning Policy Framework (NPPF) | The National Planning Policy Framework (NPPF) is the Government's statement of national planning policy and all Local Plans must be in general conformity with it and this is tested at a Local Plan Examination. The NPPF was published on 27 March 2012 and replaced numerous planning policy guidance documents, statements and circulars. It was accompanied by Technical Guidance to the NPPF on flood risk, on minerals and waste and a planning policy statement on Traveller sites. |
| Neighbourhood Plan | A type of Planning policy document that after adoption can be used (alongside the Vale of Aylesbury Plan) to determine planning applications. The Plans are prepared by a parish council or neighbourhood forum for a particular neighbourhood area (made under the Localism Act 2011) and have to be in general conformity with the district plan, undergo Examination and a Referendum. |
| Office for National Statistics (ONS) | The UK's largest independent producer of official statistics and the recognised national statistical institute of the UK. |
| Primary and Secondary Shopping Frontages | These are defined in the Adopted Aylesbury Vale District Local Plan and are likely to be replaced in new definitions in the VAP Delivery DPD. They cover specified rows of ground floor units within identified town centres and seek to retain activity-generating uses including high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for diversity of uses within the frontages such as restaurants. |
| Primary Shopping Area | An area defined in a Development Plan Document where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). |
| Previously-developed (brownfield) land | Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. |
| Registered Providers of affordable housing | A registered provider of social housing as defined in Chapter 3 of Part 2 of the Housing and Regeneration Act 2008 who is registered with the Homes and Communities Agency and has not been removed from the register. |
| Schedule Ancient Monuments | Nationally important archaeological site or historic building, given protection against unauthorised change. |

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| Sensitive Landscapes | 'Sensitive landscapes' is a term used in an evidence base prepared by Jacobs for the Council in 2008 called the 'Areas of Sensitive Landscapes' study. All landscapes in the district were surveyed six factors were used to determine what made an area sensitive. These were: scenic quality, rarity, representativeness (locally and regionally) and tranquillity. The Government uses the term 'valued' landscape as meaning important local landscapes that contribute to the quality of the natural and local environment. |
| Settlement Hierarchy | The Hierarchy (set out in the VAP Strategy and a Settlement Hierarchy topic paper) is way of identifying and arranging the largest settlements into an order for the purposes of distributing the VAP Strategy housing growth to towns and villages around the district based upon their population or sustainability criteria. |
| Site Allocations | Designations of land use, types and levels of development and other details identified in a Development Plan Document (DPD). There are existing site allocations in the Adopted Aylesbury Vale District Local Plan 2004 and future allocations may be made in a VAP Delivery DPD or in neighbourhood plans. |
| South East Plan (SEP) | One of the regional spatial strategies which have been revoked by Government and do no longer exist as part of the development plan. The South East Plan was revoked on the 25 March 2013. Prior to this, the Plan set out the housing and employment targets for all districts within the region and set out the general locations of where the housing should go. Now the Duty-to-Co-operate between adjoining local authorities and other public bodies ensures that the wider strategic impacts are considered in plan making. |
| Strategic Housing Land Availability Assessment (SHLAA) | A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The SHLAA is an assessment to identify land for housing and assess the deliverability and developability of sites. These assessments are required by the National Planning Policy Framework. |
| Strategic Housing Market Assessment (SHMA) | Strategic Housing Market Assessments (SHMAs) are studies required by Government of local planning authorities to identify housing markets, and their characteristics, that straddle district boundaries. Their purpose is to inform Local Plans in terms of housing targets, housing need, demand, migration and commuting patterns and the development of planning and housing policy. For Aylesbury Vale, the SHMA has been done in two parts - the Housing and Economic Growth Assessment by GL Hearn (2011) and the SHMA Validation Study (2013). |
| Sites of Special Scientific Interest (SSSI) | A Site of Special Scientific Interest (SSSI) is a national designation indicating one of the country's very best wildlife and/or geological sites. SSSIs include some of the most spectacular and beautiful habitats: wetlands teeming with wading birds, winding chalk rivers, flower-rich meadows, windswept shingle beaches and remote upland peat bogs. |
| Special Areas of Conservation | A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and |

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| | habitats and are a vital part of global efforts to conserve the world's biodiversity. The two SACs relevant to the VAP Strategy are the Chiltern Beechwoods and Aston Rowant. The impact of the VAP Strategy proposals on these is considered in the Appropriate Assessment/Habitats Regulations Assessment. |
| Strategic Flood Risk Assessment (SFRA) | A study and final report identifying all types of flood risk in the district and the considerations that development should adhere to including avoiding building in higher areas of flood risk and incorporating mitigation measures including sustainable drainage systems. |
| Supplementary Planning Document (SPD) | More detailed planning guidance to supplement what is in Development Plan Documents. SPDs cannot make new policy, there must be 'policy hook' to a policy or proposal in a Development Plan Document. An example of an adopted SPD is that on Conservation Areas. |
| Sustainability Appraisal | An evaluation of the social, environmental and economic effects of policies and proposals in the VAP Strategy and done for any Development Plan Document or a Supplementary Planning Document that raises strategic implications. The purpose is to ensure that the Local Plan documents are produced in accordance with sustainable development. Sustainability Appraisals are carried out in line with Government Guidance to meet the terms of Strategic Environmental Assessment. |
| Sustainable Construction | An approach to construction that reduces the environmental impact of a building over its entire lifetime, while optimising its economic viability and the comfort and safety of its occupants. A building designed and constructed in a sustainable way minimises the use of water, raw materials, energy and land over the whole life cycle of the building. |
| Vale of Aylesbury Plan (VAP) | The new planning policy Development Plan Document for the district covering the period 2011-2031. The first part of the VAP will be a Strategy document due to be adopted in early 2014. It is envisaged a VAP Delivery document will follow afterwards and replace the other development management policies in the Adopted Aylesbury Vale District Local Plan 2004. |
| Water Cycle | A term used for the assessment of the impact of development on wastewater treatment work capacity, surface water management, wastewater networks, water quality and water supplies. |
| Windfall sites | Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. |
| 51m group of local authorities | 51m is a group of 18 local authorities that has joined together in a national campaign to actively challenge the HS2 rail project. The group is known as "51m" because that represents how much HS2 will cost each and every Parliamentary Constituency (£51million). Aylesbury Vale is a member as are adjoining districts on the route, other Buckinghamshire districts and Buckinghamshire County Council. |

Appendix A

Community View consultations were carried out with parish or town councils to seek the views of their local communities directly, in order to fully integrate localism through VAP. This will be part of an on-going dialogue with local communities throughout the development of subsequent VAP delivery and neighbourhood policy documents, and throughout the Plan period.

The following tables summarise the Community View consultation responses for the 'larger village' and 'smaller village' categories, which were submitted during the development of VAP Strategy. Fuller summaries of the responses were considered by Cabinet in May and July 2012.

The responses give an indication of the views of the local community at that time but do not apportion development to those areas. The apportionments of growth in VAP are as set out in Table 2 of Policy VS2.

Parish Councils which submitted supplementary information about housing numbers in Community View responses are listed below

| Parish | Figure submitted by Parish/Town Council |
|----------------------------|--|
| Aston Clinton | 26 to 50 |
| Akeley | under 10 |
| Aston Abbotts | less than 10 |
| Beachampton | 1 to 10 |
| Buckland | 0 to 10 |
| Bierton with Broughton | less than 50 ²² |
| Brill | 10 to 25 |
| Buckingham | At least 500 |
| Calvert Green | 0 |
| Chearsley | up to 10 |
| Cheddington | up to 53 |
| Chetwode | up to 10 |
| Chilton | 10 to 20 |
| Creslow | 2 to 3 |
| Cublington | 10 |
| Dinton-with-Ford and Upton | up to 10 |
| Drayton Beauchamp | less than 10 |

²² Response submitted prior to the Council determining the application for Aylesbury East MDA so it is seen by the community as superseded by the much larger scale of development at the MDA and not in addition to the MDA

Appendix A

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| East Claydon | less than 10 |
| Edlesborough with Northall & Dagnall | 30 |
| Gawcott with Lenborough | 40 to 60 |
| Great Horwood | up to 40 |
| Granborough | 0 |
| Haddenham | 50-100 |
| Hulcott | 0 |
| Ivinghoe | less than 30 |
| Little Horwood | 4 |
| Long Crendon | 26 to 50 |
| Ludgershall | 5 to 10 |
| Marsh Gibbon | 80 |
| Mursley | 12 |
| Newton Longville | 57 |
| Padbury | 25 |
| Quainton | 10 to 25 |
| Shabbington | 3 to 5 |
| Slapton | 6 to 10 |
| Stewkley | 1 to 5 |
| Stoke Mandeville | 10 to 25 |
| Waddesdon | 300 |
| Westbury | 0 |
| Westcott | 10 to 25 |
| Wendover | Less than 30 |
| Weston Turville | up to 50 |
| Wing | up to 50 |
| Wingrave with Rowsham | up to 36 |
| Winslow | 300-400 |

Appendix B

The housing sub-market areas within the District are illustrated on the Key Diagram.

For further clarity, the table below sets out which settlements and villages, and which parishes are within each of the housing sub-market areas.

| Aylesbury housing sub-market area | |
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| <p><u>Strategic settlement:</u> Aylesbury urban area <u>Larger villages:</u> Stoke Mandeville, Stone, Weston Turville <u>Smaller villages:</u> Bierton, Bishopstone</p> | <p><u>Parishes</u> Aylesbury, Bierton with Broughton, Buckingham Park, Coldharbour, Fleet Marston, Quarrendon, Stoke Mandeville, Stone with Bishopstone and Hartwell, Watermead, Weston Turville</p> |
| Buckingham housing sub-market area | |
| <p><u>Strategic settlement:</u> Buckingham <u>Larger village:</u> Maids Moreton</p> | <p><u>Parishes</u> Buckingham, Maids Moreton</p> |
| Southern Vale housing sub-market area | |
| <p><u>Strategic settlements:</u> Haddenham, Wendover, <u>Larger villages:</u> Aston Clinton, Brill, Cheddington, Edlesborough, Grendon Underwood, Long Crendon, Pitstone, Quainton, Waddesdon, Whitchurch, Wing, Wingrave, <u>Smaller villages:</u> Ashendon, Aston Abbotts, Buckland, Chearsley, Chilton, Cublington, Cuddington, Dagnall, Dinton, Edgcott, Halton, Hardwick, Ickford, Ivinghoe, Ludgershall, Marsworth, Mentmore, Northall, North Marston, Oakley, Oving, Shabbington, Slapton, Weedon, Westcott, Worminghall.</p> | <p><u>Parishes</u> Ashendon, Aston Abbotts, Aston Clinton, Aston Sandford, Boarstall, Brill, Buckland, Chearsley, Cheddington, Chilton, Creslow, Cublington, Cuddington, Dinton-with-Ford and Upton, Dorton, Drayton Beauchamp, Edgcott, Edlesborough, Grendon Underwood, Haddenham, Halton, Hardwick, Hogshaw, Hulcott, Ickford, Ivinghoe, Kingsey, Kingswood, Long Crendon, Ludgershall, Marsworth, Mentmore, Nether Winchendon, North Marston, Oakley, Oving, Pitchcott, Pitstone, Quainton, Shabbington, Slapton, Upper Winchendon, Waddesdon, Weedon, Wendover, Westcott, Whitchurch, Wing, Wingrave with Rowsham, Woodham, Worminghall, Wotton Underwood</p> |

Appendix B

| Northern Vale housing sub-market area | |
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| <p><u>Strategic settlements:</u> Winslow</p> <p><u>Larger villages:</u> Gawcott , Great Horwood, Marsh Gibbon, Newton Longville, Padbury, Soulbury, Steeple Claydon, Stewkley, Stoke Hammond, Tingewick</p> <p><u>Smaller villages:</u> Adstock, Akeley, Beachampton, Calvert Green, Chackmore, Charndon, Drayton Parslow, East Claydon, Granborough, Great Brickhill, Little Horwood, Mursley, Nash, Preston Bissett, Swanbourne, Thornborough, Turweston, Twyford, Westbury, Whaddon.</p> | <p><u>Parishes</u></p> <p>Addington, Adstock, Akeley, Barton Hartshorn, Beachampton, Biddlesdon, Calvert Green, Charndon, Chetwode, Drayton Parslow, Dunton, East Claydon, Foscott, Gawcott with Lenborough, Granborough, Great Brickhill, Great Horwood, Hillesden, Hoggeston, Leckhampstead, Lillingstone Dayrell with Luffield Abbey, Lillingstone Lovell, Little Horwood, Marsh Gibbon, Middle Claydon, Mursley, Nash, Newton Longville, Padbury, Poundon, Preston Bissett, Radcliffe-cum-Chackmore, Shalstone, Soulbury, Steeple Claydon, Stewkley, Stoke Hammond, Stowe, Swanbourne, Thornborough, Thornton, Tingewick, Turweston, Twyford, Water Stratford, Westbury, Whaddon, Winslow.</p> |

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Forward Plans
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