

**PROPOSED SUBMISSION DRAFT VALE OF AYLESBURY LOCAL PLAN (REGULATION 19)**

**Councillor Mrs Paternoster**

**Cabinet Member for Growth Strategy**

**1 Purpose**

- 1.1 This report enables Cabinet to consider the proposed submission draft Vale of Aylesbury Plan. The Plan was also considered by the Vale of Aylesbury Local Plan Scrutiny Committee on 26 September 2017.
- 1.2 Based upon this, Cabinet is requested to make a final recommendation on the submission draft of the Vale of Aylesbury Local Plan to Council.

**2. Recommendations**

Cabinet is requested to:

- 2.1 Consider the comments received from the Vale of Aylesbury Local Plan Scrutiny Committee in relation to the proposed submission draft VALP and make any changes as deemed appropriate.
- 2.2 Recommend to Council to:-
  - (i) Approve the proposed submission draft of the Vale of Aylesbury Local Plan (attached as an appendix to the agenda), as amended by the attached schedule of changes, for the purpose of formally consulting, for a statutory period of 6 weeks in accordance with Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012, and as the version proposed to be submitted to the Secretary of State for examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (subject to recommendations 2.2 (ii) and (iii) below.
  - (ii) Delegate authority to the Assistant Director, Community Fulfilment, after consultation with the Cabinet Member for Growth Strategy, to make minor amendments to the final VALP document and maps to address typographical errors and improve clarity, provided that these amendments do not alter policies significantly or change the sense of supporting text, prior to the start of the publication period.
  - (iii) Delegate authority to the Director with responsibility for planning after consultation with the Cabinet Member for Growth Strategy, to approve any modifications or other amendments which arise during the Examination.

**3 Supporting information**

- 3.1 All local planning authorities are under a statutory obligation to prepare a local plan. The district does not have an up to date local plan. The last adopted local plan dates from 2004 and it does not therefore take into account the recent changes in Government planning policy. The Council has tried to prepare a replacement plan on a number of occasions and the most recent attempt was withdrawn following an examination in public in 2014. Since then the Council has been committed to delivering a new local plan and to ensuring that we meet the Government expectations that local plans are produced as soon as practicable.
- 3.2 The attached report and proposed submission draft of the VALP was considered by the Vale of Aylesbury Local Plan Scrutiny Committee on 26 September 2017. The report set out the background to the production of the plan, as well as providing a

summary of the contents. A table of suggested minor post-publication changes was circulated at the scrutiny meeting and is attached to this report as an appendix.

- 3.3 Paragraph 3.7 of the covering report for the VALP Scrutiny Committee refers to the evidence that supports VALP being attached to the report as Appendix 2. However, due to the significant number of documents, the evidence is not appended to the report. Attached as Appendix 1 is a complete list of supporting evidence for the Plan, which includes links to the documents on the Council's website.

#### 4. Vale of Aylesbury Local Plan Scrutiny Committee

- 4.1 The VALP Scrutiny Committee on 26 September 2017 considered a number of questions and queries raised by Members. As a result a number of suggested changes were agreed. These are attached as Appendix 2 for consideration by Cabinet. If the changes are agreed they will be proposed to Council by Cabinet subject to any other amendments made by Cabinet. The Scrutiny Committee also considered that other modifications may be appropriate to the text of the proposed submission VALP but Officers needed to carry out further work before finalising any further suggested changes. These further changes will therefore be tabled at the meeting for consideration for Cabinet.
- 4.2 A summary of the comments made at that scrutiny meeting that Members asked Cabinet to take into account in making a final recommendation to Council are as follows:-
- (i) Policy D2 (page 114) – Members commented that there was a failure to recognise 'settlement boundaries' included in neighbourhood plans (NP). At paragraph C, it was recommended to delete the word 'village' and replace it with 'settlement' and then ADD, ... 'or, where there is a made neighbourhood plan which includes a settlement boundary, the application site is located entirely within said settlement boundary'.
  - (ii) Policy H1 (page 171) – Cabinet was requested to re-word Policy H1 Affordable Housing as follows:-  
"Residential developments of 11 or more dwellings gross or sites of 0.3ha or more will be required to provide a minimum of 25% affordable homes on site: but if any policy in a made neighbourhood plan for the area in question proposes a higher percentage then that higher percentage will be required."
  - (iii) Employment (Policy D5 at page 152) – Cabinet was requested to consider at a) ADDING, "...and in made neighbourhood plans."
  - (iv) Policy E10 (Silverstone Circuit, page 204) – a discussion was held on the criteria that proposals should have particular regard to the definition of "'serious' additional disturbance" at a) . It was suggested that this could be updated to "'severe' additional disturbance.", or other suitable wording be taken on board from the Silverstone Masterplan.
  - (v) Policy NE7 (Local Green Space, page 241) – Members pointed out the difficulties that some communities could face if they decided to change the use of and element of green space but retain it for community use for leisure purposes. While it was suggested that a point c) be added to the policy, "the development of new or enhanced leisure related facilities", it was explained that that advice would need to be sought from the Corporate Planner on this matter.
  - (vi) Policy I3 (Communities Facilities and assets of community value, page 267) – at the second line after the word 'need', Cabinet was requested to consider

removing the full stop and adding, “unless the proposal includes the provision of alternative facilities of at least equal quality and serviceability”.

Members also sought and were provided with clarification on the following matters:-

- (a) Paragraph 1.15 (Town Centres) – it was confirmed that information on Buckingham Town Centre would need to be included at this paragraph.
- (b) Paragraph 1.25 (Using this plan) – that legal advice had recommended that all policies in the VALP should be regarded as ‘strategic’ as they were wide reaching and would be used in deciding a range of planning applications.
- (c) Paragraph 1.35 (Population) – that the population forecast was from the 2011 Census. However, this did not take account of the level of housing growth, including unmet need from other areas, that needed to be accommodated in Aylesbury Vale. Once the number of proposed houses in the VALP was confirmed then the future population would be able to be more accurately forecast.
- (d) Paragraph 3.17 (Housing and Economic Needs) – it was confirmed that the buffer figure was 5.2%, not 5.9%.
- (e) Paragraph 3.60, Table 4 (Allocations to meet the needs for Gypsies and Travellers) – Oaksvie Park, Boarstall – it was explained that the Council believed that an allocation of 13 potential pitches at this location was suitable.
- (f) Unmet Housing Need – Officers were satisfied that adjoining local authorities had done what they reasonably could to accommodate future housing needs in their own areas which had minimised unmet housing need included in the VALP. While they were constrained by the green belt it was felt that the other Bucks authorities had considered moderately acceptable green belt sites as part of their assessments. It was explained that the ability to be able to develop some sites would depend on the attitudes of landowners and would also depend in the longer term on Government guidance issued regarding developments on Green Belt land.

Members were also informed that it was anticipated that Luton, Central Bedfordshire and Wycombe Councils would submit their Local Plans for consultation/examination before 31 March 2018, so no additional unmet housing need would come forward from them for the next 5 years. However, if Chiltern DC / South Bucks DC did not submit their Local Plan by 31 March the new methodology for Objectively Assessed Need (OAN) could mean them having an uplift of 10% in their annual housing requirement which could impact on Aylesbury Vale. There was also the possibility that the London Plan, still in draft, could result in additional housing growth coming to the Vale.

- (g) Allocation of Site Specific housing allocations in Neighbourhood Plan areas – legal advice had recommended that allocating sites in the policy, rather than housing numbers in NP areas would assist the Council in evidencing at examination that it had a 5 year housing land supply. However, it would be possible for NP areas to revise and specify their own sites with a view to submitting information to the Inspector.  
  
(Note: it would be possible to discuss this issue with the QC at the Members’ VALP seminar on 2 October 2017).
- (h) Consultation with NP communities – it was suggested that greater clarification was required on the consultation that had been held with NP communities regarding housing allocations.

- (i) Housing at RAF Halton – it was explained that the proposed allocation of housing at RAF Halton was on a brownfield site within the green belt, which was acceptable to Government. It had been assessed that there was the capacity to realistically allocate 1,000 homes here in this plan period. It was likely that the VALP would start to be reviewed as soon as it was approved and any updated details on RAF Halton's situation would be factored into reviews.

An explanation was also provided that the Council had been challenged on allocating additional housing on the edge of Milton Keynes (i.e. Shenley Park) when the majority of unmet housing need was coming from the south of the County. Officers believed that, on balance, the RAF Halton allocation was the best strategic decision.

- (j) HS2 impact on RAF Halton – it was explained that the County Council (as the local highways authority) had been consulted in relation to traffic modelling in relation to the construction of HS2 and they had advised that RAF Halton would not be affected by HS2 related traffic (HS2 was to the south of Wendover, RAF Halton was to the north of Wendover). This had also been confirmed following a conversation with the Station Commander, RAF Halton.

Concerns were expressed that the traffic modelling had fully taken into account the wider impact of HS2 construction.

- (k) Affordable Housing – Members sought clarification:-
- on why only 25% affordable housing was proposed in the VALP, when the Wycombe DC Local Plan Policy DM24 was proposing 40% on greenfield sites and 30% on brownfield sites.
  - on Wycombe Local Plan (paragraph 4.51), which stated that the affordable element of their unmet need being delivered by AVDC would match the requirements of their Plan.
  - on whether affordable housing levels proposed in NPs should take precedence over the 'basic' level proposed in VALP. As such, a revised policy wording was suggested, as detailed at Minute 3( ii).

It was agreed that this policy re-wording should be put forward to Cabinet for consideration.

It was explained that the differences in affordable housing proposed in the Plans was due to the results of viability assessments. It was clarified that any of Wycombe's unmet housing need that was delivered in Aylesbury Vale would be required to provide 25% affordable housing (as proposed in the VALP).

- (l) Affordable Housing on rural exception sites – a detailed explanation was provided on this area of VALP and on policy H2 (Rural Exception sites).
- (m) Student Accommodation – it was explained that student accommodation/buildings (e.g. plans for 400 units in Buckingham (page 117)) was not covered within the VALP, although it was part of the made Buckingham Neighbourhood Plan. As such, the 400 units would not count towards achieving Buckingham's accommodation growth numbers of 2,359 homes.
- (n) Affordable Housing definition (page 278) – a detailed explanation was provided on this matter. If the Government guidance in relation to starter homes / rent mix for affordable housing changed, then the definition would be suitably updated.

- (o) Employment (Policy E2, page 190) – a discussion was held on certain types of traditional shops that were moving from town centre locations to key employment sites. Officers explained that they believed the VALP included appropriate safeguards such that the alternative reuse of employment sites to an alternative employment use would not normally be permitted.  
  
It was also believed that the VALP and supporting documents were supportive of employment sites being located in rural areas.
- (p) Employment numbers – it was explained that the target figures for jobs in the plan period were set out in the Housing and Economic Development Needs Assessment (HEDNA) (supporting document) although the numbers had not been translated into the VALP. While the VALP was oversupplying employment areas, the job numbers were a forecast and were not necessarily an accurate prediction.
- (q) Aylesbury Vale Employment Land Review Update (page 187) – it was explained that while the update had identified 16 key employment sites in the district which included both B1/B2/B8 sites and other employment sites, it was unlikely that B8 (storage and distribution) would be attracted to most sites due to the poor road networks and connections to motorways in the Vale.
- (r) Policy E4 (Working at home) – there were some general comments from Members that this policy was very vague. It was explained that this was a difficult area of planning. Applications were usually decided on a case-by-case basis and having regard to whether the impact of the partial use was acceptable.
- (s) Policy E5 (Development outside town centres) – clarification was provided on the proposed 400 square metre floor space threshold which was detailed at c) in this policy.
- (t) Edlesborough (p.129) – it was noted that the A4146 (line 4) had changed and was now the B440.
- (u) Aylesbury Vale Clinical Commissioning Group (AVCCG) – it was confirmed that the AVCCG were regularly consulted, including on the Aylesbury Garden Town planning, regarding facilities that would necessarily need to be provided for to serve the VALP's housing growth. This did present some challenges and it was explained that the Government required CCGs to plan for 5 years (and then provided related funding for 5 years) while the VALP was planning for the next 20 years.
- (v) Flooding, Flood Risk and Water Courses (pages 268-274) – an explanation was provided on the work, testing and mitigation that had been done to the south west of Aylesbury that included the Willows and land area around to Fairford Leys. This had been an area of concern and a lot of work had been done with the County Council who were the lead on flooding. The Environment Agency had not made any objections to the VALP as long as issues were addressed as a part of planning applications.  
  
It was confirmed that it was not intended to build on the land area adjacent to the Willows.
- (w) Buckingham Transport Strategy (page 207) – it was agreed that a link would be put into the VALP enabling people to be able to access the Strategy.
- (x) Policy T3 (page 210) – it was explained that the scheme route would only be protected in any review to the VALP when it had been agreed.

- (y) Policy T5 (page 212) – it was acknowledged that there were some difficult issues to address relating to parking spaces allocated for housing as well as any visitor parking. This included where visitors wished to make use of an electric charging point. These issues would be addressed in the design SPD.
- (z) Policy T7 (page 214) – it was explained that requirement to provide electric charging points for new developments of 10 dwellings or more would be set out in the design SPD. It was likely that the SPD would change the percentage requirement over time.
- (aa) Policy H6 / Housing for older people / Households with specific needs / Policy (page 182-184) – a detailed explanation was given of housing provision for older people in the VALP. In particular, paragraph of Policy H6 (Housing Mix) was read out to the meeting by the Chairman, and states:-

“In all residential development schemes, opportunities for the provision of extra care, specialist housing for older people and other supported housing for those with specific living needs will be encouraged in suitable locations, taking account of viability.”

It was further explained that the regulation of care homes was outside of the VALP and that housing provided by care homes did not count towards the housing numbers that the VALP had to deliver.

## **5. Next Stages**

- 5.1 Once the Council has agreed the plan for consultation in October, the Submission Draft of the Vale of Aylesbury Local Plan will be published for a period of 6 weeks starting on 2 November 2017 and concluding on Thursday 14 December 2017. Details on the procedures and the tests of soundness will be provided to help guide consultees. The formal consultation process will be published in accordance with the Local Planning Regulations and using all relevant media channels. A purpose built online consultation system will be used to gather and manage the comments received.
- 5.2 Comments at the formal Regulation 19 stage will need to focus on the soundness tests set out at paragraph 182 of the National Planning Policy Framework and the legal compliance of the plan with relevant legislation on the understanding that the council has approved the Local Plan as the version it intends to submit for examination. Any person may make representations on the plan and those that are made in accordance with the representation procedure will be forwarded to the Planning Inspectorate to consider as part of the formal Public Examination process.
- 5.3 Information on the Public Examination stage for the Plan are included in the VALP Scrutiny Committee covering report (paragraphs 3.33 to 3.36 inclusive).

## **6. Options Considered**

- 6.1 None, all local planning authorities are under a statutory obligation to prepare a local plan.

## **7. Resource Implications**

- 7.1 Funding of the Local Plan preparation is being met from existing budgets.

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Background Documents All background supporting documents for Submission Draft VALP listed on AVDC website

[SA scoping report \(September 2015\)](#)

[Reasonable Alternatives SA report \(October 2015\)](#)

[Reasonable Alternatives SA report \(July 2016\)](#)

[SA to accompany pre submission plan \(September 2017\) – Non technical summary](#)

[SA to accompany pre submission plan \(September 2017\) – Main Report](#)

[SA to accompany pre submission plan \(September 2017– Technical annex](#)

[Habitats Regulations Appraisal Report \(April 2017\)](#)

[Habitats Regulations Assessment Addendum on RAF Halton \(August 2017\)](#)

[Equalities Impact Assessment \(September 2017\)](#)

### **Aylesbury Garden Town**

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[Aylesbury Garden Town Bid document \(October 2016\)](#)

### **Cumulative Growth**

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[Cumulative Growth Impact Final Report \(June 2017\)](#)

### **Duty to Cooperate**

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[Buckinghamshire MOU \(August 2015\)](#)

[Buckinghamshire MOU \(January 2016\)](#)

[Aylesbury Vale and Wycombe MOU \(December 2016\)](#)

[Buckinghamshire MOU \(July 2017\)](#)

### **Green Belt**

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[Buckinghamshire Green Belt Assessment Report Part 1 \(March 2016\)](#) (maps and on [evidence page](#)), [annex 1A](#), [annex 1B](#), [annex 1C](#), [annex 1D](#), [annex 1E](#), [annex 1F](#), [annex 1G](#)

[Buckinghamshire Draft Green Belt Assessment Methodology Part 2 \(July 2016\)](#)

[Aylesbury Vale Green Belt Assessment Report Part 2 \(July 2016\)](#)

### **Gypsy and Travellers**

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[Bucks Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment \(August 2013\)](#)

[Bucks Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment 2013: 2014 update \(October 2014\)](#)

[Aylesbury Vale Gypsy, Traveller and Travelling Showpeople Site Assessment \(July 2016\)](#)

[Bucks Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment \(February 2017\)](#)

### **Housing and Employment**

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[Housing Market Areas and Functional Economic Market Areas in Buckinghamshire and the surrounding areas \(March 2015\)](#) and [technical appendices](#)

[HMAs and FEMAs in Buckinghamshire: Updating the evidence \(June 2016\)](#)

[Buckinghamshire Councils HEDNA Methodology Statement \(April 2015\)](#)

[Buckinghamshire HEDNA \(December 2016\)<sup>1</sup> and appendices](#)

[Buckinghamshire HEDNA update 2016 Addendum \(September 2017\)](#)

[Central Bucks HELAA Methodology \(May 2015\)](#)

[HELAA version 4 - Erratum \(January 2017\)<sup>2</sup>, Part 1 \(intro-Aylesbury\), Part 2 \(Beachampton – Cuddington\), Part 3 \(Dagnall – Grendon Underwood\), Part 4 \(Haddenham – Oving\), Part 5 \(Padbury – Swanbourne\), Part 6 \(Thornborough – conclusions\)](#)

[Aylesbury Vale Employment Land Review Update \(GL Hearn, Sept 2012\)](#)

[Luton HMA Growth Options Study \(November 2016\)](#)

[Housing delivery study for Buckinghamshire \(August 2017\)](#)

[VALP Housing Land Supply Soundness Document \(September 2017\)](#)

## Infrastructure

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[Infrastructure Delivery Plan \(September 2017\) and appendix A](#)

## Landscape

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[Aylesbury Vale Landscape Character Assessment \(Jacobs, May 2008\)](#)

[Landscape Character Assessment and Sensitivity Advice to Aylesbury Vale DC \(March 2015\)](#)

[Defining the special quality of local landscape designations in Aylesbury Vale District \(March 2016\) and Combined Maps](#)

[Strategic Landscape and Visual Capacity Study \(August 2017\), Assessment Part 1, Assessment Part 2, Assessment Part 3](#)

## New Settlement

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[New Settlement Scoping Study \(June 2016\) \(appendices on \[evidence page\]\(#\)\)](#)

## Retail

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[Aylesbury Vale Retail Study \(March 2015\) and annexes](#)

[Retail Capacity Update \(December 2016\)](#)

[Aylesbury Town Centre Growth Opportunity Assessment Study \(November 2016\)](#)

[Aylesbury Town Centres Health and Outlook Assessment \(September 2016\)](#)

[Aylesbury Vale Retail Impact Threshold \(June 2017\)](#)

[Aylesbury Town Centre Plan \(April 2014\)](#)

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<sup>1</sup> Previous versions include Buckinghamshire HEDNA draft (October 2016), Buckinghamshire HEDNA draft (January 2016), Central Buckinghamshire HEDNA draft (October 2015), Aylesbury Vale HEDNA (June 2015)

<sup>2</sup> Previous versions include HELAA version 2 (October 2015), HELAA version 3 (May 2016)

## Settlement Hierarchy

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[Settlement Hierarchy Assessment \(September 2017\)](#)<sup>3</sup>

### Sports, Leisure, Biodiversity and Green Infrastructure

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[Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale \(March 2017\)](#)

[Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale – Addendum on RAF Halton \(September 2017\)](#)

[Vision and Principles for Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes \(September 2016\)](#)

[Buckinghamshire and Milton Keynes Biodiversity Action Plan Forward to 2020 \(January 2015\)](#)

### Transport

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[Buckinghamshire Countywide Local Plan Modelling \(March 2017\)](#) and [appendices \(link to evidence page\)](#)

[Buckinghamshire Countywide Local Plan Modelling \(July 2016\)](#) and [appendices \(link to evidence page\)](#)

[Buckinghamshire Countywide Local Plan Transport Modelling \(August 2017\)](#)

[Aylesbury Transport Strategy \(January 2017\)](#) (report is Appendix 1)

[Buckingham Transport Strategy \(January 2017\)](#) (report is Appendix 2)

### Viability

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[Viability assessment \(August 2017\)](#), [Appendix I](#), [Appendix IIa](#), [Appendix IIb](#), [Appendix III](#)

### Water Cycle / Flooding

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[Water Cycle Study phase 1 \(February 2017\)](#) and [appendices/maps](#)

[VALP: Aylesbury Vale District Flood Risk Sequential Test \(September 2017\)](#), [Appendix 1](#), [Appendix 2 \(policies map\)](#), [Appendix 2 \(whole of Aylesbury\)](#), [Appendix 2 \(Aylesbury Central\)](#), [Appendix 2 \(Rest of District\)](#)

[Aylesbury Vale Strategic Flood Risk Assessment – Level 1 Final Report \(May 2017\)](#) and [maps](#)

[Aylesbury Vale Strategic Flood Risk Assessment – Level 2 Final Report \(August 2017\)](#) and [maps](#)

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<sup>3</sup> Previous versions include Draft Settlement Hierarchy Assessment (July 2016), Draft Settlement Hierarchy Assessment (October 2015)

## Schedule of suggested minor changes to the Vale of Aylesbury Local Plan

## Appendix 2

**Table 1: Presented to VALP Scrutiny Committee, 26 September 2017**

Page number	Section/ Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested changed text (deleted text shown as <del>struck through</del> and changes shown in <b>bold</b> )	Reason for change	Ref.
195	Policy E6	Within the primary shopping frontages in the town centres (as shown on the Policies Map) <sup>1</sup> at ground floor level, A2 and A3 uses will be permitted where they adjoin an A1 use, subject to achieving a good mix of retail uses overall provided the proposal...	Within the primary shopping frontages in the town centres (as shown on the Policies Map) <sup>1</sup> at ground floor level <b>only A1, A2 and A3 uses will be permitted.</b> A2 and A3 uses will be permitted where they adjoin an A1 use, subject to achieving a good mix of retail uses overall provided the proposal...	Editing error. This change is required to ensure that the plan robustly protects primary shopping frontages	001
Policies Map	Central Aylesbury	No Aylesbury town centre boundary shown on plan	Show Aylesbury town centre boundary on plan	Town centre boundary omitted	002
Policies Map	Legend	Existing employment sites	<del>Existing</del> <b>Key</b> employment sites	To ensure consistency with policy wording (E1)	003
129	4.147	It allocates land for 71 dwellings in Edlesborough...	It allocates land for <del>74</del> <b>61</b> dwellings in Edlesborough...	Correct drafting error. A site for 10 dwellings has recently gained planning permission so this is no longer included in the allocation	004
130	Policy D-EDL021	The rest of the HELAA site EDL020 is allocated as a reserve site in Edlesborough Neighbourhood Plan.	The rest of the HELAA site EDL021 <del>0</del> is allocated as a reserve site in Edlesborough Neighbourhood Plan.	Correct drafting error	005
130	Policy D-EDL021	For site-specific criteria please refer to Policy EP2 in the Edlesborough Neighbourhood Plan.	For site-specific criteria please refer to Policy EP <del>2</del> <b>4</b> in the Edlesborough Neighbourhood Plan.	Correct drafting error	006
112	Policy D-NLV001	...and a community centre will be required through a S106 Agreement.	...and a community centre will be required through a S106 Agreement. <b>Multi functional Green Infrastructure will be required to control surface water flows and flooding.</b>	Point required to control surface water flows and flooding	007

<sup>1</sup>Buckingham Neighbourhood Development Plan (2015) defines these for Buckingham.

Page number	Section/ Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested changed text (deleted text shown as struck through and changes shown in <b>bold</b> )	Reason for change	Ref.
111	Policy D-NLV001	...and to provide for multifunctional habitats.	...and to provide for multifunctional habitats. <b>Proposals will need to minimise the impact on Howe Park Wood SSSI</b>	Point required to make specific reference to the SSSI	008
110	Policy D-NLV001	Whaddon Road, Buckingham Road and A421 Standing Way, all of which are within the control of Milton Keynes Council.	Whaddon Road, Buckingham Road and A421 Standing Way, <del>all of which are within the control of Milton Keynes Council.</del> <b>Of these three access/egress points serving the site, Buckingham Road and A421 Standing Way are both within the control of Milton Keynes Council and Whaddon Road is within the control of Aylesbury Vale District Council.</b>	Correct drafting error	009
303	Milton Keynes, Bletchley and Newton Longville Policies Map		Remove NLV026 as a commitment on the map	Correct drafting error – site completed in the year ending 31 <sup>st</sup> March 2017	010
114	Policy D2	c. be located within or adjacent to the existing developed footprint of the village	Development in strategic settlements, larger and medium villages <b>on sites</b> that are not allocated ....  c. be located within or adjacent to the existing developed footprint of the <del>village settlement</del> , <b>or, where there is a made neighbourhood plan which includes a settlement boundary, the site is located entirely within that settlement boundary.</b>	Correct drafting errors as the policy relates to towns and villages and to recognise settlement boundaries in made neighbourhood plans	011
279	Glossary: Development Plan	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 and any made neighbourhood plans. Vale of Aylesbury Local Plan (VALP) will replace AVDLP on adoption in summer 2017.	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, <del>and any made neighbourhood plans</del> <b>and the Buckinghamshire Minerals and Waste Local Plan.</b> Vale of Aylesbury Local Plan (VALP) will replace AVDLP <del>on adoption in summer 2017</del> <b>when adopted.</b>	Correct drafting error	012

**Table 2: Resulting from VALP Scrutiny Committee, 26 September 2017, to be considered by Cabinet on 10 October 2017**

<b>Page number</b>	<b>Section/ Paragraph</b>	<b>Original text</b> (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	<b>Suggested changed text</b> (deleted text shown as <del>struck through</del> and changes shown in <b>bold</b> )	<b>Reason for change</b>	<b>Ref.</b>
18	135	The population is forecast to increase to around 214,000 by 2033.	The population is forecast <b>by ONS</b> to increase to around 214,000 by 2033 <b>(this does not take account of the redistribution of housing for unmet needs)</b> .	Include source of population forecast for clarity	013
32	3.13	....current circumstances in the commercial property market <b>which indicate a growth of 7,240 employees in B Class employment</b> . Based on this....	To indicate the job growth forecast in Aylesbury Vale.	To improve clarity	014
54	3.72	'Made' neighbourhood plans will not replace the Local Plan but will sit alongside it, with their non-strategic policies applying ahead of similar policies in the Local Plan, e.g. in relation to parking requirements.	'Made' neighbourhood plans will not replace the Local Plan but will sit alongside it, with their <del>non-strategic</del> policies applying ahead of similar policies in the Local Plan, e.g. in relation to parking requirements.	To clarify the local plan's relationship with neighbourhood plans	015
32	3.17	In total, the development allocated in this plan, alongside existing commitments and completions totals 29,016, which represents a 5.9% buffer on top of the requirement...	In total, the development allocated in this plan, alongside existing commitments and completions totals <del>29,016</del> <b>28,830</b> , which represents a <del>5.9</del> <b>5.2%</b> buffer on top of the requirement...	Correct drafting error	016
15	1.15	The indicative target for convenience floorspace is 6,980 sqm in Aylesbury town centre by 2033, 29 sqm in Wendover and 328 sqm in Winslow.	Alongside housing and employment development, retail development needs to keep pace with the growth in the population, and key retail locations such as Aylesbury's <b>and Buckingham town centres</b> need to develop to meet the needs of the expanding population. The Plan seeks to maintain Aylesbury town centre's position and allow for organic growth to match future housing developments. This includes providing for new local centres as part of major development schemes. <b>The Plan also seeks to ensure that the district's other town centres continue to flourish.</b> With the assistance of neighbourhood plans the Council will also be aiming to protect and enhance its existing town and village centres. The indicative target for convenience floorspace is 6,980 sqm in Aylesbury town centre by 2033, 29 sqm in Wendover and 328 sqm in Winslow. In terms of comparison floorspace, the indicative target is 29,289 sqm by 2033 <del>for in</del> the whole district. <b>It is anticipated that Aylesbury, and on a smaller scale Buckingham,</b>	To reflect Buckingham town centre's role	017

Page number	Section/ Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested changed text (deleted text shown as <del>struck through</del> and changes shown in <b>bold</b> )	Reason for change	Ref.
			<b>will accommodate the majority of new comparison floorspace over the plan period.</b>		
173	H1 Affordable Housing	Residential developments of 11 or more dwellings gross or sites of 0.3ha or more will be required to provide a minimum of 25% affordable homes on site.	Councillor Llew Monger to put forward some text about neighbourhood plans. VALP Scrutiny Chair Chris Poll to put this amendment forward at Cabinet.	Aim is to allow neighbourhood plans to require higher percentages of affordable housing	018
154	D5 Provision of employment land	Employment development will generally be supported in sustainable locations: a. through allocations in this plan	Criteria a. to refer to “allocations in this plan <b>and neighbourhood plans</b> ” subject to legal advice as it may commit neighbourhood plans to allocating land for employment		019
NA	NA	NA	Agreed to put link on AVDC website to Buckingham Transport Strategy	To provide access to evidence	020
267	I3 Community facilities and assets of community value	The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need.	The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need , <b>unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</b>	To allow for replacement facilities to justify redevelopment.	021
317	Winslow Policy Map		Add on employment allocation under Policy 7 in WNP	Correct drafting error	022
131	4.146	It is assessed as being a large village by the latest settlement hierarchy being situated on the A4146 with a primary school and a small number of shops and services.	It is assessed as being a large village by the latest settlement hierarchy being situated on the <del>A4146</del> <b>B440</b> with a primary school and a small number of shops and services.	Correct drafting error	023
206	E10 Silverstone Circuit	a. The need to avoid serious additional disturbance to those who live in the area	a. The need to avoid <del>serious</del> <b>noticeably significant</b> additional disturbance to those who live in the area	To clarify policy	024
208	7.13	....and an upgrade of the A421 corridor through the district....	....and an upgrade of the A421 corridor <b>north of Buckingham and south of Aylesbury</b> through the district....	To clarify supporting text	025