

VALE OF AYLESBURY PLAN

1 Purpose

- 1.1 This report is to allow this Committee to consider the Draft Vale of Aylesbury Plan Strategy Document and make any comments to Cabinet for take into account when they consider the Plan on 9 October. Cabinet will be considering whether to recommend to Council on 17 October that the Plan be agreed for submission.

2 Recommendations

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| 2.1 | Members are invited to consider any comments they may wish to make to Cabinet |
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3 Executive summary (if longer than 2 pages)

- 3.1 The Vale of Aylesbury Plan will guide the development of the District through to 2031. In the light of changes to the planning regime it is being produced in separate parts and this first part covers the strategic policies. Once the Strategy part has completed its statutory process, the Development Management (VAP:Delivery) and if needed allocations policies will be prepared.
- 3.2 The submission of this Plan will need to be agreed by Council and at their meeting on 9 October, Cabinet will be asked to recommend to Council on 17 October that this happens.
- 3.3 The Plan has been prepared in accordance with the decisions of Cabinet on 14 August which covered the accelerated production of the Strategy Document, as well as the level of jobs and homes growth and the apportionment of that growth across the District to be used as the basis of VAP work. The report to that meeting and its minutes are available on the web-site.

4 Supporting information

- 4.1 The Vale of Aylesbury Plan (VAP) will guide the development of the District through to 2031. Once it has completed its statutory processes and been adopted it will be part of the Development Plan and be the starting point for considering planning decisions. Members will be aware of the general background to the withdrawal of the previous Core Strategy linked with the change in the planning regime following the last general election.
- 4.2 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 in the Sustainability Appraisal, a copy of which is in the Members Lounge and published on the web-site.
- 4.3 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.
- 4.4 VAP is also in 'general conformity' with most of the policies in the South East Plan, which at the time of writing remains in place. However bearing in mind

that the South East Plan was usually based on broad data across the region, and that some evidence is now several years old, then where more detailed and more up-to-date evidence is available then this has taken this into account in the policies in VAP. Particularly given the Government's intention to abolish Regional Spatial Strategies then it makes it even more important for VAP to be based on robust local evidence. In particular there is more up to date and robust evidence now available about the housing needs for Aylesbury Vale.

- 4.5 With the introduction of the Localism Act in 2010, and the Government's confirmed intention to revoke the South East Plan, the Council commissioned a review of the housing needs of the district. The Aylesbury Vale Housing and Economic Growth Assessment (GL Hearn 2011) identifies the needs for new jobs and homes to 2031 to meet the existing and future needs of people in the district.
- 4.6 At its meeting on 14 August, Cabinet received a report which reviewed the consultation responses and considered options for narrowing down the options for further work on the Strategy elements of VAP. That report looked at the "bottom-up" input to the process from parish and town councils, at the District-wide position, in particular the Housing and Economic Growth Assessment mentioned above, as well as the broader issues which extend beyond the District's administrative boundaries. Cabinet's decision, including the levels and distribution of growth across the District, have shaped the drafting of the Plan. That report and Cabinet's decision is available on the web-site in the normal way and is not therefore repeated here.
- 4.7 The draft Vale of Aylesbury Plan – Strategy document is appended to this report. At each stage of the policy development a Sustainability Appraisal has been carried out and the latest version is available on the web-site and a hardcopy is in the Members Lounge. The production of VAP has also been supported by a number of technical studies. Some of these were part of the previous work on the Core Strategy others have been commissioned as part of the ongoing work since the Core Strategy was withdrawn. These will be published on the web-site as part of the pre-submission publicity. In addition to the Housing and Economic Growth Assessment, these include:
- Strategic Housing Market Assessment Validation study,
 - Strategic Housing Land Availability Assessment
 - Employment Land review update
 - Water Cycle Strategy update
 - Leisure and Cultural Facilities Study
- 4.8 District Councillors will also have received an invitation to a VAP Members' Forum on 1 October which will provide a further opportunity for briefing and answering any queries on the approach being taken in the Plan or the processes involved.
- 4.9 In response to the changing planning regime, and members wishes that the strategic elements of VAP are progressed in an accelerated timescale to respond to the NPPF transitional arrangements, the overall Vale of Aylesbury Plan will now come forward in sections as follows:
- Vale of Aylesbury Plan – Strategy – the current document – This sets out the vision, strategic objectives, jobs and housing targets, along with apportionment across the District, and the principles of how

development should take place in terms of delivering infrastructure, economic growth, housing, environmental protection and the localism agenda. No specific allocations are made. No detailed Development Management policies are included. The document in effect replaces the strategic elements of the South East Plan.

- Vale of Aylesbury Plan – Delivery (Development Management) – this document, will set out development management policies for the entire District which, taken together with the current Strategy document would provide a completely updated planning policy picture. As far as possible, this element of the Plan will be worked on in parallel with taking the Strategy document through its formal processes. It is hoped that consultations on the content could take place in the first half of 2013.
- Allocations – New allocations are only anticipated to be required at the Strategic Settlements - Aylesbury (pending Development Management decisions), Buckingham, Haddenham and Winslow and possibly some of the larger villages. Some of these could be developed by neighbourhood plans (led by Town /Parish Councils) or through locally focussed planning documents (led by AVDC working with local communities). Smaller scale sites, consistent with the policies of the Strategy document, are likely to come forward through the Development Management process. Gypsy and Traveller allocations would be dealt with by a specific development plan document led by AVDC.

- 4.10 Understanding this staged approach will hopefully assist Members in focussing any comments they may have on the Strategic aspects of VAP rather than other components that will come forward subsequently. Members should also be aware of the guidance that our Plans should not repeat what is already set out in the NPPF.
- 4.11 In terms of what happens next, if the Plan is agreed for submission by Council there will be the need to finalise documents and supporting material, before embarking on a statutory pre-submission publicity period, which it is hoped can be completed before the end of the year, when people can comment on the soundness of the Plan. We must then summarise and collate all of the representations we receive, before submitting all of this for independent Examination by the Planning Inspectorate. If following that examination the Inspector finds our Plan is “sound” we will be able to adopt it and at that stage it will become part of the statutory Development Plan.
- 4.12 As mentioned above, a crucial element of the Government’s changes to the planning regime is its stated intention to revoke the South East Plan (SEP) shortly. Our work on the Vale of Aylesbury Plan has assumed the revocation of SEP which would leave a gap in terms of housing numbers and require us to produce our own up to date assessments of jobs and homes growth for the District. However SEP remains in place and it remains part of the statutory Development Plan. There is a clear tension here between the Government’s strong pressure on Authorities to progress rapidly with their plan-making activities and their commitment to move away from “top-down” dictated growth with the tests an Inspector will have to apply in judging the soundness of the plan. Other Authorities are currently in the examination process in somewhat similar situations (including Milton Keynes Council) and we keep a close watching brief on their position. If the Government fail to deliver on their stated intentions then this may have timescale implications or require a

revision to the explanatory text and other supporting material at submission or pre-submission publicity stage. This is a key issue on which we will need to take specialist legal advice after the current democratic processes have been completed and this may alter the narrative and presentation of the Plan in this respect.

5 Resource implications

- 5.1 The work set out in this report can be supported within the existing resources of the Planning Division. However, should the need arise to draw significant levels of funding from the Planning Reserve for any reason then it is likely that some of the later work identified would have to be delayed or not progressed.

6 Response to Key Aims and Objectives

- 6.1 This enables the delivery of the Vale of Aylesbury Plan in line with the Corporate Plan.

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Background Documents	None



Vale of Aylesbury Plan : Strategy document

Draft for publication

18 September 2012

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1 – 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 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.
- 1.3 VAP Strategy sets out the overall framework and spatial strategy for growth, which will then guide the more detailed policies in subsequent VAP or neighbourhood policy documents.
- 1.4 The Plan is based on a vision and the objectives that 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, set out below. The policies and implementation plan include targets which can be monitored.

Evidence base and Sustainability Appraisal

- 1.5 Many factors have shaped the Plan and there is a comprehensive evidence base to support the Plan. 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.
- 1.6 The evidence base is a combination of reviewed and updated evidence from the 2009 withdrawn Core Strategy, and new work specifically for the VAP, including the Housing and Economic Growth Assessment (GL Hearn 2011) which sets out an updated range for future levels and distribution of jobs and homes numbers in responses to the Government’s confirmed intention to . These evidence documents are ‘living’ documents which will need to be regularly reviewed and updated throughout the Plan period.
- 1.7 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.

Topic papers to support the Vale of Aylesbury Plan

- 1.8 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 document itself, making it easier to find and use the key policies and implementation sections.
- 1.9 Instead we have put much of the background information and justification for the policies into a series of topic papers to be read alongside the Vale of Aylesbury Plan.

- 1.10 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.
- 1.11 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 annual monitoring.
- 1.12 The individual studies and technical work which has informed the VAP are also listed in the Evidence Base document. Sustainability Appraisal has also been a key part of the evidence base at every stage, along with views from the community and other stakeholders as explained in the Consultation Statement.

Profile of Aylesbury Vale District

1.13 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. Key features about the district and which Vale of Aylesbury Plan needs to take into account, are set out below. This is also shown on the Key Diagram.

1.13.1 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, 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 smaller settlements across the District, many of which are very attractive. Many of these settlements provide key local facilities and services which serve surrounding rural areas.
- The northern part of the District directly adjoins Milton Keynes and Leighton Linlade, so there are strong linkages with those areas as sources 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.

1.13.2 Population

- The total population of Aylesbury Vale was 174,100 people 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 (2009) estimates from the Office for National Statistics show that 13.5% of the population of the District are in ethnic groups other than white British or Irish.

- 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.

1.13.3 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 the Silverstone motor racing circuit, Westcott Venture Park, and Crendon Industrial Park. The RAF's main 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, 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.

1.13.4 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 3700.
- 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 2001 was 2.51 people. There is a trend towards smaller households, with an increasing number of people living alone.

1.13.5 Transport

- Road transport links in the south of the District, and in Aylesbury in particular, are reasonable to places such as London, Heathrow and Luton airports, and the Midlands, as well as access to the M40 and M25 motorways, but 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 motorway.
- 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.
- The District has rail links to London from Aylesbury, Stoke Mandeville, Cheddington, Haddenham and Wendover, with average journey times of less than an hour. Services are also available from Haddenham to Birmingham and further north.
- 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.
- Express bus services operate between Aylesbury and Milton Keynes, and between Cambridge and Oxford via Buckingham.

1.13.6 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 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

1.14 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 include in the Sustainability Appraisal.

1.15 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.

1.16 VAP is also in 'general conformity' with most of the policies in the South East Plan, which at the time of writing remains in place.

1.17 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, then where more detailed and more up-to-date evidence is available then this has taken this into account in the policies in VAP. Especially given the Government's intention to abolish Regional Spatial Strategies it makes it even more important for VAP to be based on robust local evidence. In particular there is more robust evidence now available about the housing needs for Aylesbury Vale, which updates the evidence used for the South East Plan policies¹.

1.18 With the introduction of the Localism Act in 2010, and the Government's confirmed intention to revoke the South East Plan, the Council commissioned a review of the housing needs of the District. The Aylesbury Vale Housing and Economic Growth Assessment (GL Hearn 2011) identifies the needs for new jobs and homes to 2031 to meet the existing and future needs of people in the District.

Larger than local issues affecting Vale of Aylesbury Plan

1.19 In preparing this plan we have been conscious of the need to address the implications of development on neighbouring areas and also how their proposals might impact on the District. This has always been good practice but is particularly emphasised under the new 'Duty to Cooperate'. In particular it will be important to work with partners beyond the District to successfully deliver key infrastructure such as East-West Rail. A paper has been prepared to explain the 'larger than local' issues affecting VAP and how they have been addressed with neighbouring areas.

1.20 Key issues at the larger than local scale include:

- Delivering strategic economic growth via the Local Economic Partnerships (South East Midlands LEP and Buckinghamshire-Thames Valley LEP²)
- Protecting the Chilterns AONB
- East-West Rail
- Strategic growth at Silverstone site, which straddles the administrative border with South Northants District; and
- Minimising flood risk associated with the River Ouse.

¹ South East Plan policies MKAV1, MKAV2, MKAV3

² www.buckstvllep.co.uk and www.semlep.com

2 – Vision and strategic objectives

A Vision for Aylesbury Plan to 2031

- 2.1 The Vale of Aylesbury Plan Strategy (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 analyses 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 strategies³.
- 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.

³ Including the Sustainable Communities Strategy, Economic Strategy, and Local Economic Partnership objectives

SPATIAL VISION

By 2031 Aylesbury Vale will have seen 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 good 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 good 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 including modal shift, education, health, green infrastructure, community 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. 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.

- 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.
 - 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 night, serving both the urban and rural populations.
 - vi) Have an accessible, sustainable and well managed green infrastructure network, including improved linkages from the town into the Chilterns and surrounding countryside.
 - vii) Be better protected from flooding.
 - viii) Be increasingly used as a base to explore local 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.
- 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 by development of well-designed, connected, healthy, safe, and integrated extensions to the town.
 - iv) Be a hub of higher education and skills through growth and enhancement of Buckingham University, Silverstone University Technical College and other facilities at Silverstone which support job training and skills.
 - 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 night, serving both the town and rural populations.
 - vi) Have benefitted from further investment in infrastructure.
 - vii) Have new homes phased to reflect local needs and delivered on a combination of previously developed sites and sustainable greenfield urban fringe sites. Details about locations will be in the Neighbourhood Plan.

- 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.
 - iv) 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 contributes to the biodiversity of the area and supports a range of recreational activities. Will have local services which support sustainable communities, including shops and pubs.

Strategic Objectives

2.4 The strategic objectives⁴ 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 provision of the infrastructure, services and facilities needed to sustain and enhance existing and new communities including: <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 open space and leisure including green infrastructure; f) Provision for utilities and g) Provision of social care and health infrastructure. 	VS2, VS3, VS6, VS8, VS10

⁴ They are different from the Sustainability Appraisal objectives which focus more on how key delivery items can be achieved sustainably.

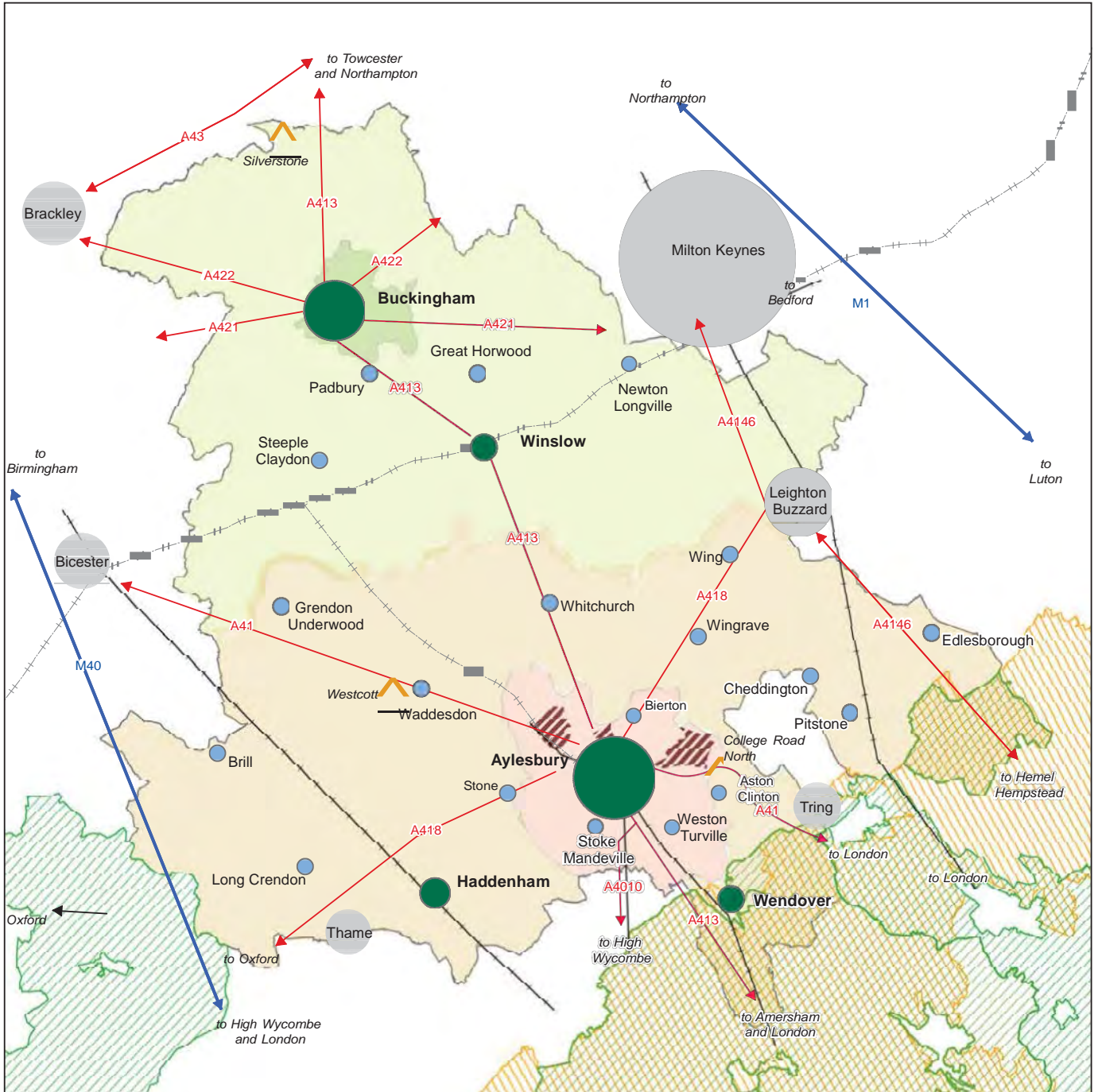
<p>3. Provision will be made for the housing needs of the new and existing population which will include:</p> <ul style="list-style-type: none"> a) Provision of affordable housing to meet identified needs; b) A mix of house sizes and types to meet identified needs; and c) Lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs. 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>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.</p>	<p>VS6</p>
<p>6. The Council will manage development in a way that ensures the protection and enhancement of the built and historic environment, and landscape and biodiversity in Aylesbury Vale. This will include minimising development on high quality agricultural land and requiring high quality design and building at appropriate densities.</p>	<p>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, other than for essential strategic infrastructure, to take place in the functional floodplain and /or Flood Zones 2 and 3; b) Improved flood protection; 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; and e) Building to high standards of sustainable construction and design. 	<p>VS3, VS11, VS12</p>
<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>	<p>VS6, VS8, VS9, VS10, VS13</p>

3 – 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 Settlements
- Neighbouring settlements
- Motorway
- District Boundary
- A Road
- Railway
- Proposed East-West Rail

- ▲ Strategic Employment Site
- Green Belt
- MDA
- Chilterns Area of Outstanding Natural Beauty (AONB)
- Aylesbury Sub-Market Area
- Buckingham Sub-Market Area
- North Sub-Market Area
- South Sub-Market Area

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 sustainable development is the basis for all development in the District as set out in VS1.

Policy VS1 Sustainable growth for Aylesbury Vale

All development must demonstrate 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.

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; and
- b) the ability to deliver strategic infrastructure and other community needs; and
- c) the need to minimise impacts on local communities; and
- d) the need to build integrated communities with existing populations;
- e) the need to minimise impacts in heritage assets including sensitive landscapes; and
- f) the ability to provide high quality accessibility especially for public transport, walking and cycling.

Growth Requirements for the District

- 3.5 In accordance with requirements set out in the NPPF the Council has commissioned a growth assessment which identifies the needs for new jobs and homes to 2031. The Aylesbury Vale Housing and Economic Growth Assessment⁵ is the most up to date assessment of local housing needs. 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 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 any needs originating from neighbouring authorities⁶. Other issues have also influenced the housing figures and spatial distribution in VAP, 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 provide for a minimum of 6,000 new jobs over the period to 2031. For housing need there is an overall requirement to provide 13,500 new homes. This means, taking into account existing housing commitments, VAP has to provide for an additional 6,000 new homes to 2031. These housing requirements are set out in Table 1 and included in VS2.

Table 1 – VAP housing requirements

Total requirement to 2031	13,500⁷ homes
What's in pipeline	7,500
What's to plan for	6,000

SPATIAL STRATEGY FOR GROWTH IN AYLESBURY VALE

- 3.8 The spatial strategy provides the broad direction about delivering growth through VAP, and provides context for the rest of the policies and proposals in the Plan.
- 3.9 The spatial distribution strategy is set out in VS2 and Table 2. The strategy is based on the vision and objectives set out above.
- 3.10 Table 2 is broken down into housing sub-market areas to reflect the Needs and Growth Assessment which assesses housing need based on these areas and which 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. The table also shows the housing requirements related to the settlement hierarchy for the District,

⁵ Aylesbury Vale Growth and Needs Assessment (GL Hearn 2011)

⁶ See Duty to Cooperate for further explanation, in particular confirmation from Milton Keynes that growth into north east of Aylesbury Vale is not anticipated to be required

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 SEP policy to deliver some of Milton Keynes growth needs in this part of Aylesbury Vale, and hence do not contribute to meeting the 13500 local housing needs identified in the Growth Assessment. This therefore means that by 2031 the district will have delivered 13850 new homes.

which consists of strategic settlements, larger villages, smaller villages, and other smaller settlements. This is also show on the Key Diagram.

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
- 6,000 net additional homes to be provided in accordance with the spatial distribution set out in Table 2.

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. New homes to support economic growth will be accommodated primarily through sustainable greenfield urban fringe sites at locations which provide or support delivery of identified strategic infrastructure requirements in particular the Eastern Link Roads.
 - ii) The Buckingham area. Growth will enhance the town centre and function as a market town supporting economic growth in the northern part of the district.
- 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;
 - ii) Winslow will accommodate growth, linked with the development of East-West Rail and the new railway station in Winslow;
 - iii) Wendover will accommodate more limited growth reflecting the environmental constraints of the surrounding AONB and Green Belt.
- c) At larger villages listed in Table 2, limited growth, at a scale in keeping with the local character and setting, taking into account community-led policy documents and usually not amounting to more than 50 dwellings per village 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 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.
- e) Elsewhere in rural areas, development will be strictly limited apart from at employment sites or unless there are exceptional reasons for larger scale development schemes which support sustainable economic growth.

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

Housing sub-market area	Settlement Hierarchy	Projected supply to be delivered from existing commitments as at March 2012, plus completions in 2011/12	Additional homes to 2031	Total homes 2011-2031
Aylesbury	Aylesbury urban ⁸ area	5,150	3,250*	8,400
	Rest of Aylesbury sub-market Larger Villages ⁹	44	150	195
	Rest of Aylesbury sub-market Smaller Villages	0	15	15
Buckingham	Buckingham ⁸	1,060	700	1,760
	Rest of Buckingham sub-market Larger Villages ⁹	0	30	30
	Rest of Buckingham sub-market Smaller Villages	0	0	0***
Southern Vale	Haddenham ⁸	155	100	255
	Wendover ⁸	180	30	210
	Rest of Southern Vale Larger Villages ⁹	260	430	690
	Rest of Southern Vale Smaller Villages	110	320	430
Northern Vale	Winslow ⁸	230	400	630
	Rest of Northern Vale Larger Villages ⁹	70	275	345
	Rest of Northern Vale Smaller Villages	240	300	540
District Total		7,500	6,000	13,500**

* Made up from 2450 at Aylesbury East major development area and 800 at other brownfield and greenfield sites

**In addition to the 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 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. This therefore means that by 2031 the District will have delivered 13,850 new homes.

*** No smaller villages fall within the Rest of Buckingham sub-market area

⁸ 'Strategic Settlement' means Aylesbury, Buckingham, Haddenham, Wendover and Winslow

⁹ 'Larger Village' means Aston Clinton, Bierton with Broughton, Brill, Cheddington, Edlesborough (figures split equally between the three main settlements in the parish), Gawcott, Great Horwood, Grendon Underwood, Long Crendon, Maids Moreton, Marsh Gibbon, Newton Longville, Padbury, Pitstone, Steeple Claydon, Stoke Mandeville, Stone, Tingewick, Waddesdon, Weston Turville, Whitchurch, Wing, Wingrave

INFRASTRUCTURE TO ENABLE AND SUPPORT GROWTH

- 3.11 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.
- 3.12 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.
- 3.13 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, footpaths/pedestrian links, parking and management systems;
Utilities and flood protection infrastructure - water provision and treatment, sewerage, flood prevention and drainage, waste disposal, electricity, gas;
Telecommunications infrastructure including broadband
Community infrastructure – schools, sport 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 green space which connects towns and villages and the wider countryside. It can include green corridors, such as hedgerows or transport routes, open green spaces, such as parks, allotments, and country parks.
- 3.14 Key elements of strategic infrastructure required to accommodate growth at Aylesbury are being provided by the Aylesbury East major development area 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.
- 3.15 VAP aims to ensure that there is sufficient and appropriate infrastructure to meet future needs, funded where appropriate by 'Community Infrastructure 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.
- 3.16 Work to establish a CIL for Aylesbury Vale is currently underway. This is anticipated to be adopted towards the end of 2013. An Infrastructure Schedule will provide further details about the essential requirements to inform an Infrastructure Delivery Plan. This work may be supplemented by local infrastructure priorities identified through neighbourhood plans.

VS3 Securing the delivery of Infrastructure to support sustainable communities

The Council requires that all new development provides 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;
- Mitigate adverse social, economic and environmental impacts; and
- Make good or enhance 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 address existing infrastructure gaps.

The provision of infrastructure will be linked directly to the phasing of development to ensure that infrastructure is provided 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

- 3.17 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.
- 3.18 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, in about 9,170 units.
- 3.19 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.
- 3.20 The largest employment sectors across the District are education, retail, health and public administration. The northern part of the District is particularly strong in the higher value-added manufacturing sector, research and development associated with the Silverstone circuit, and education sector, whilst the southern part of the District has more public administration and social work and specialist healthcare associated with The National Spinal Injuries Centre.
- 3.21 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. This strategy seeks to ensure that rural businesses can prosper.

Planning for employment growth

- 3.22 As set out in 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 pipeline¹⁰, 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, and schools.
- 3.23 In order to meet this growth, a change in the approach to employment policy and delivery of sites through development management is needed.

¹⁰ The pipeline includes strategic employment development at the Arla site at College Road North, and at Silverstone

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:

- **Growth at Strategic employment sites** – support the safeguarding and sustainable expansion of existing strategic employment sites at Silverstone, Westcott, and College Road North (Aylesbury)¹⁰; 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;
- **Growth of the rural economy** - support and encourage the continued success of employment growth at sustainable locations in the rural areas. Retain and enhance both established and new businesses and infrastructure to support them (including communications) subject to their being consistent in scale and proportion and environmental impact with their location, including diversification of farm businesses;
- **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, to ensure there is delivery of employment opportunities alongside new homes;
- **Space and a skilled workforce for growing businesses** – support the delivery of smaller 'starter' and 'grow on' units and support for home working. Support enterprises for higher-tier training and skills including Buckingham University, Silverstone University Technical College, and Aylesbury College ;

3.24 These principles will be defined further in VAP Delivery policies, along with further details about non-strategic employment sites to support the strategic employment sites identified in the policy above.

3.25 The Council will work closely with key delivery partners, including Local Economic Partnerships, in implementing economic policies and initiatives.

Protecting existing employment sites

3.26 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 some existing employment sites are worn out or unsuitable for the current market and unsuitable for redevelopment for business purposes so the strategy is flexible enough to allow for those circumstances. 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. Intensification of employment development

¹⁰ Existing strategic employment sites are identified on the Key Diagram

could be undertaken on such sites, in order to allow for some mixed-use redevelopment, however the imperative to this will be preserving the number of jobs on the site. This issue will be addressed carefully on a site by site basis including taking into account viability.

3.27 Policies in Aylesbury Vale District Local Plan¹¹ which allocate sites for strategic employment uses at Aylesbury and Winslow, are yet to be fully implemented and therefore are saved until they are replaced by appropriate policies in future VAP DPDs. 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:

- 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 marketing and viability should be provided to support the proposed change of use; and
- 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.

3.28 In implementing this policy the latest monitoring information and Employment Land Review will be taken into account.

TOWN AND LOCAL CENTRES TO SUPPORT GROWTH AND COMMUNITIES

3.29 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 so VAP provides a flexible approach to be able to accommodate potential changes in the role of town and local centres during the plan period.

3.30 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.

3.31 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 District centres 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 Wycombe, Hemel Hempstead, and Luton.

¹¹ Policies AY.13 (f), AY15, and WI.2

- 3.32 Aylesbury will remain the principal retail and service centre in the District but it needs continued 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 shopping¹² (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.
- 3.33 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.
- 3.34 To support economic activity in rural parts of the District, an infrastructure of community services and local facilities are important in rural areas too. 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.

Strategy for vitality of town and local centres

- 3.35 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.
- 3.36 At this stage, no specific need for growth of retail or other provision has been identified beyond that which is already in the pipeline. Therefore rather than identify specific targets for retail floorspace provision or make 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 both 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.

¹² 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

3.37 More detailed policies, and if appropriate site allocations, for town centres uses including retail will be identified in VAP Delivery policies and/or Neighbourhood Plans.

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 district¹¹ in recognition of their retail, service, leisure, and social functions in sustainable communities.

Aylesbury Town Centre and Buckingham will remain as the main town centres of the district, complimented 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 uses¹² should be sited within the town or local centres¹³. 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 policy¹⁴ 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 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 regeneration aspirations for regeneration of those town centres including improving the range and quality of retail, 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.

¹¹ Town and local centres at Aylesbury, Buckingham, Winslow, Haddenham, Wendover are identified on the Key Diagram

¹² As defined in national policy (NPPF)

¹³ The boundaries will be defined in subsequent VAP delivery policies or Neighbourhood Plans

¹⁴ 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)

DELIVERING HOMES TO SUPPORT ECONOMIC GROWTH

- 3.38 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, this leaves 6,000 net additional homes to be delivered over the plan period.
- 3.39 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. It also takes into account past trends of deliverability and the identified potential capacity within the District.
- 3.40 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 District-wide figure does not include an allowance for windfall¹³ because sufficient capacity has been identified in the District. That is not to say that windfall development will not come forward, just that for the purposes of calculating the housing delivery it has been possible to identify sufficient capacity without such an allowance being made. Windfall completions will be taken into account in monitoring.

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 Annual Monitoring Report. 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 then the expected rate of housing delivery meets the identified need for at least the first five years, and overall the identified supply is sufficient to meet planned requirements over the plan period to 2031.

¹³ Windfalls are defined in NPPF as “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”.

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. So 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, resulting in a lower figure for the five-year supply than might be anticipated given the current number of planning permissions.

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 annual monitoring 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.

Table 3 – Indicative Phasing Requirements for new homes

Housing market sub-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	8610	From existing commitments/completions	2800	1645	750
		To be delivered through VAP	360	800	2255
Buckingham	1790	From existing commitments/completions	965	95	0
		To be delivered through VAP	0	170	560
Southern Vale	1585	From existing commitments/completions	700	5	0
		To be delivered through VAP	0	280	600
Northern Vale	1515	From existing commitments/completions	530	10	0
		To be delivered through VAP	0	320	655
District total	13500	From existing commitments/completions	4995	1755	750
		To be delivered through VAP	360	1570	4070

VS8 Addressing local housing needs

Proposals for housing (new or conversions) should demonstrate how they have addressed identified local needs in terms of the mix, size, and tenure of housing and to address the changing demographics of the population in the district, including the aging population.. Further criteria will be set out in 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 through VAP delivery policies.

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 addressing affordable housing is important in achieving sustainable economic growth in the District.

- 3.46 There is an identified deficit of affordable housing¹⁴ in the District with need exceeding the supply coming forward each year. Delivering affordable housing, and reducing the housing waiting list, relates to a range of policy initiatives many of which are beyond planning policy, including AVDC housing allocations policy and government funding.
- 3.47 The majority of affordable homes are currently delivered via developer contributions¹⁵ 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 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 of affordable housing existing in the locality.

¹⁴ 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

¹⁵ Between 2008 and 2012, 260 affordable homes were delivered through developer contributions compared to 74 from rural exceptions schemes.

Policy VS9 Affordable housing

Taking into account the viability of the development proposed and principles for negotiation set out above in paragraph 3.48, 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. 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% on-site provision to facilitate off-site provision of affordable homes.

In addition:

- d) Where it is consistent with the latest housing allocation policies, 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 sub- divided, 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 about calculation of viability and implementation of this policy will be provided in VAP delivery policies or neighbourhood policies.

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.

3.52 In exceptional circumstances cross-subsidy from market housing may be considered on rural exception sites in accordance with NPPF policy.

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:

- Of a scale, mix, and design to meet identified local housing needs; and
- Located on a small site within or adjoining the settlement boundary; and
- 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 rural exception sites 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

3.53 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.

3.54 Environmental assets include the landscape (including the Chilterns AONB), historic environment, biodiversity, waterways, and open spaces including 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.

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

VS11 Environmental and heritage assets, including green infrastructure

A: Aylesbury Vale's environmental and heritage assets will be protected, and where appropriate enhanced, to maximise the environmental, social and economic benefits. The council will seek that:

- a) Landscape character, historic, natural, built and cultural heritage features are conserved and enhanced;
- b) 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;
- c) The historic environment and heritage assets 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 of national and local importance;
- d) Cultural assets and sites are enhanced for their amenity, leisure, recreation, and tourism value;
- e) 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.;
- f) 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.

B: 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:

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

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 will be set out in the VAP Delivery document.

Mitigating climate change

- 3.56 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 contribute positive actions to mitigate against it and to ensure development is adapted to take into account the changing climate.
- 3.57 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 the development of generation of renewable and low carbon energy within the District will help to meet this objective.
- 3.58 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.

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

Proposals for all new development should demonstrate how they 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.

DELIVERING GROWTH THROUGH LOCALISM AND LOCAL DISTINCTIVENESS

- 3.59 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.
- 3.60 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.
- 3.61 VAP is structured to accommodate neighbourhood policy documents¹⁶ 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

¹⁶ Neighbourhood policy documents includes Neighbourhood Plans, Parish Plans, and Village Design Statements

neighbourhood policy documents¹⁷ 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 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.

3.62 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.

Policy VS13 Localism and local distinctiveness

The Council will work with local communities to produce Neighbourhood Plans or other neighbourhood 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 are consistent with VAP.

¹⁷ 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.

4 – 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 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 Annual Monitoring Reports which have been published since 2005, and which contain a large number of indicators which are used for monitoring the implementation of policies and sustainability appraisal objectives. The Monitoring Report also contains 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.
- 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. Performance of the policies will be evaluated annually and on-going dialogue with key delivery partners will take place regularly to review progress against the implementation strategy. Data for each indicator will be gathered on a regular basis (at least annually), and the results reported in the Monitoring Reports will also consider the monitoring requirements identified in the sustainability appraisal report.

4.9. 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.

Table 4 Monitoring of VAP

Policy	Indicator	Target
VS1 Sustainable growth for Aylesbury Vale	All sustainability appraisal indicators ¹⁸	Overall positive performance
VS2 Spatial strategy for growth	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 (6,000 of which delivered through VAP)
VS3 Securing the delivery of infrastructure	Adoption of CIL for Aylesbury Vale	By 2014
	Secure necessary works and developer contributions towards appropriate infrastructure to support new development	100% compliance on all 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	As appropriate for new

¹⁸ Listed in the Annual Monitoring Report, for 2011 report see <http://www.aylesburyvaledc.gov.uk/GetAsset.aspx?id=fAAxADAAMgAzADcAfAB8AFQAcgB1AGUAFAB8ADAAfAA1>

	major new developments	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 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 efficient and effective use of existing employment land	Amount of employment floorspace lost.	Any losses to meet policy 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	Maintain or decrease
VS7 Timely delivery of homes	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 housing on rural exception sites	Affordable housing completions on rural exception sites	In accordance with the criteria in policy VS10
VS11 Environmental assets, heritage, and green infrastructure	Development in areas of biodiversity importance	Preservation or enhancement of the biodiversity interest
	Condition of SSSIs	Improvement in condition
	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
	Flood risk across the District	No increase in 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 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

5 – Replacement of Aylesbury Vale District Council Local Plan (2004) policies by Vale of Aylesbury Plan Strategy document

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 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 Strategy policy	
	Table to be completed		

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	
	Table to be completed

