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**SOUTH BUCKS**  
District Council

## Council

### S U P P L E M E N T A R Y   A G E N D A   2

Item

- 6.1 Approval of the publication version of the Chiltern and South Bucks Local Plan 2036

*Supplementary Appendix: Schedule of Proposed Changes (Pages 3 - 10)*

**Note:** All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

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| Section / Policy  | Text Changes   | Reason                 |
|---|--|------------------------|
| <b>Sustainable Places</b>   |  |                        |
| Foreword  | <p>Over the <b>20-year</b> Plan period <b>to 2036</b>, we need to provide for some 15,260 new homes and propose to accommodate over 11,000 homes within the Plan area, with the Vale of Aylesbury Local Plan making provision for 5,750 homes to help meet the balance of our assessed needs.</p> <p>The Local Plan seeks to maximise meeting development needs within the context of our environmental, policy and other constraints such as the Chilterns Area of Outstanding Natural Beauty, Green Belt, <b><u>Burnham Beeches Special Area of Conservation, Colne Valley Regional Park</u></b>, areas subject to flood risk, and heritage and wildlife assets.</p> | Factual update         |
| The Chiltern and South Bucks Annual Business Plan 2018/19               | Replace with the relevant extract from the Business Plan 2019 – 2020.  | Factual update         |
| <b>Designing Places</b>   |  |                        |
| Supporting text to Policy DM DP07 - Designing and Efficient use of Land | Planning policies and decisions should promote an <b>efficient effective</b> use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.   | For clarity            |
| Policy DM DP8 - Design – Backland Development                           | Planning permission will be granted for <b>minor</b> backland development provided that it responds to the character of the area and respects the privacy and amenity of existing and new residents.   | Clarification          |
| Policy DM DP15 - Design – Blue and Green Infrastructure                 | <b><u>b) provision of at least 10% gross useable public open space within residential sites and the residential parts of sites in mixed use developments, with a minimum size of 0.05 hectares for each useable open space;</u></b>  | To strengthen policy   |
| Policy DM DP17- Design – Internal Space Standards                       | Policy DM DP17- Design – <b>Minimum</b> Internal Space Standards   | Change of policy title |
| Policy DM DP18 - Design – Outdoor Amenity Space                         | Planning permission will be granted for homes provided that they have direct and convenient access to an area of private   | Clarification          |

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| Standards  | open space (in addition to bin, <b>parking and</b> <del>or</del> cycle storage space), to meet the following specifications:<br><br>c) houses must be provided with a private garden, at least equivalent in size to the footprint of the house <b>or 10m in depth</b> ;   |                           |   |
| Appendix DP5 – Cycle Parking Standards                             | Replaced and relocated to Connected Places section   |                           | For clarity                               |
| <b>Living Places</b>   |  |                           |   |
| Supporting text on neighbourhood plans                             | This requirement is <b>part of and</b> <del>not in addition to</del> not in excess of the established Local Housing Needs.   |                           | Drafting improvement                      |
| Supporting text on Duty to Co-operate                              | <b>An allowance for this number</b> <del>These have</del> <b>has</b> been included within the VALP.  |                           | Drafting improvement                      |
| Supporting text on Affordable Homes – Major and Minor Developments | The <b>affordable housing</b> supply from the non-strategic housing (Table LPb rows D, E, H and I) is 4,636 homes.   |                           | For clarity                               |
| Policy DM LP1 - Homes – Providing Choice in Home Sizes             | Residential development within Use Class C3 of 20 or more homes (gross) or on sites of 0.5 hectare or more will be expected to provide a mix of homes in the following ranges:<br>1 bedroom homes: 0–10%<br>2 bedroom homes: 10–20%<br>3 bedroom homes: 35–50%<br>4+ bedroom homes: 25–40% <b>with no more than 16% 5+</b> |                           | To avoid oversupply of larger homes       |
| Policy DM LP2 – Homes – Affordable Homes from Major Developments   | Sites Allocated in this Plan   | 40%                       | To reflect update of Housing Supply Table |
|  | Non-allocated sites with a capacity of 10 or more homes or an area of 0.25% hectares or more (outside the AONB)  | <b>40%</b> <del>30%</del> |   |
|  | Non-allocated sites with a capacity of 5 or more homes or an area of 0.12 hectares or more (inside the AONB)   | <b>40%</b> <del>30%</del> |   |
| Policy DM LP3 - Homes – Affordable                                 | Planning permission will be granted for residential development on sites with a  |                           |   |

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| Homes from Minor Developments                                 | capacity for 5 to 9 homes provided that a minimum of <del>40</del> 30% affordable homes are delivered on site or, exceptionally, if agreed by the Council, a financial contribution is provided towards delivering affordable housing off site.  |  |
| Policy DM LP5 - Homes – Rural Workers                         | d) the functional need could not be fulfilled by the conversion or subdivision of an existing building within the unit, another existing home within the unit or any other existing accommodation within a radius of <del>10</del> 6km which is suitable and available for occupation by the workers concerned;  | More stringent radius inserted         |
| <b>Enterprising Places</b>                                    |  |  |
| Supporting text to Policy SP EP2 - Enterprising – Retail Need | The 2019 study concludes that there is retail capacity for both new convenience and, to a much lesser extent, comparison goods floorspace, <del>and identified capacity</del> <b>Up</b> to the year 2026 <b>there is capacity</b> for 6,517 square metres (gross) for convenience goods and 1,793 square metres (gross) for comparison goods. For food and beverage, a capacity is identified for 2,551 square metres (gross) by 2026. | For clarity                            |
| Policy SP EP2 - Enterprising – Retail Need                    | To ensure the centres maintain their role and market share, provision <b>will be made</b> for up to 10,861 square metres (gross) of additional Class A floorspace over the period up to 2026, including the reoccupation of vacant floorspace, consisting of:  | For clarity                            |
| Policy DM EP3 - Enterprising – Retail Allocations             | Planning permission will be granted for retail development falling within Use Classes A1–A5, subject to an up-to-date <del>assessment of</del> retail <b>impact assessment where required</b> <del>capacity and supply</del> , at the following locations:   | To remedy use of incorrect terminology |
| Policy DM EP1   | <b><u>Within primary shopping areas, the Council will permit developments that maintain or enhance retail activity on ground floor levels and will encourage the development of mixed uses at upper floor levels. Proposals for non-retail uses at ground floor level will only be permitted where they would comprise services and facilities that would support</u></b>  | To remove duplicating paragraphs       |

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|   | <b><u>the main retail uses.</u></b>  |                       |
| Policy DM EP1-<br>Enterprising – Main<br>Town Centre Uses                               | <del>When determining a) to c) above, the applicant will be required to justify the</del><br><b>Where a proposal will result in the proposed</b> loss of A1 shop(s) <b><u>the applicant will be required to demonstrate that they</u></b> <del>by demonstrating that they</del> have carried out an assessment of the unit's existing or potential contribution to the vitality and viability of the centre, and that the alternative use would make an equally positive contribution or provide sustainability benefits to the centre.  | For clarity           |
| Policy DM EP2 -<br>Enterprising – Markets   | f) the provision of temporary <b>ancillary</b> small-scale amenities and supporting infrastructure.  | For greater precision |
| Supporting text to<br>Policy SP EP4 -<br>Enterprising –<br>Economic Site<br>Allocations | To support economic growth the Council has: <ul style="list-style-type: none"> <li>Put in place policies to support the redevelopment of existing economic sites to provide a greater intensity of use or different types of development and for spaceless growth (economic growth without a commensurate increase in floorspace);</li> <li><b>Made</b> revisions to Green Belt boundaries to enable the development of economic floorspace; and...</li> </ul> <p>The Plan's strategy for meeting employment needs <b>combines these actions</b> <del>is a mix of the above factors</del>. Site allocations have the potential to provide some 56,000 square metres of new floorspace, of which the bulk would be office floorspace. This is shown in the table below.</p> | For clarity           |
| Policy DM EP3 -<br>Enterprising –<br>Economic Land                                      | a) is for economic uses; <del>and</del><br>b) provides an equal or higher-density development than the current provision (with more economic floorspace or jobs per hectare) and seeks to make the best and most efficient use of land; and<br>c) does not cause unacceptable environmental impacts.   | For clarity           |

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|  | Within Strategic Economic Sites the Council will permit development proposals <del>for to secure</del> new B Use Class premises, and extensions and alterations to make them more efficient and desirable locations for economic uses.  |   |
| Policy DM EP6 - Enterprising – Partial Change of Use of a Home to a Commercial Use   | b) the proposed change of use is of a small scale and the home remains <del>mostly</del> <b>predominantly</b> in use as a home;   | For clarity                                     |
| Policy DM EP9 - Enterprising – Cultural and Social Activities                        | <b>Outside town, district and local centres,</b> planning permission will be granted for cultural, entertainment, leisure and tourism uses provided that the following criteria are met:<br><b>a) that a sequential test if required can be met;</b><br>b) they are realistically and easily accessible by walking, cycling or public transport for the majority of people expected to travel to and from the site; and<br>c) they will not cause unacceptable environmental or traffic impacts, or adversely affect residential amenity. | For clarity and to conform with national policy |
| Policy DM EP10 - Enterprising – Public Houses, Social Clubs and Community Facilities | a) all reasonable efforts have been made to market the premises for its existing use <b>in accordance with</b> <del>as set out in</del> Appendix EP1 and no other potential occupier can be found;  | For clarity                                     |
| <b>Living Places</b>   |   |   |
| Supporting text on neighbourhood plans   | This requirement is <b>part of and</b> <del>not in addition to</del> not in excess of the established Local Housing Needs.  | Drafting improvement                            |
| Supporting text on Duty to Co-operate  | <b>An allowance for this number</b> <del>These have</del> <b>has</b> been included within the VALP.   | Drafting improvement                            |
| Supporting on Affordable Homes – Major and Minor Developments                        | The <b>affordable housing</b> supply from the non-strategic housing (Table LPb rows D, E, H and I) is 4,636 homes.  | For clarity                                     |
| <b>Natural Places</b>  |   |   |
| Policy DM NP1  | Whether a development constitutes a 'major development' will be assessed on a site-by-site basis taking account of the <b>nature and</b>  | Clarification                                   |

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|  | scale of the proposal and its relation to the local context <b>and whether it could have a significant adverse impact on the purposes of the AONB designation.</b>   |  |
| Policy DM NP2  | Planning permission will <del>only</del> be granted for development in the Colne Valley Regional Park provided that it would make a positive contribution towards:   | To ensure that the policy is positively drafted                                    |
| Supporting text on Natural – Burnham Beeches Special Area of Conservation                | It is understood that any additional development within <del>5.6</del> 5km of the site is likely to result in a level of additional recreational visits <b>which, without mitigation, would adversely affect the SAC and that recreational pressures from residential development within 500m of the SAC are likely to result in adverse effects which cannot be mitigated.</b><br><del>cannot be adequately mitigated through current management arrangements. Therefore development resulting in any net additional homes within this zone of influence would be likely to result in a significant adverse impact of the integrity of the SAC.</del><br>The policy below seeks to avoid these impacts by restricting development within 500 metres of Burnham Beeches. | Clarification  |
| Supporting text to Policy DM NP3- Natural – Burnham Beeches Special Area of Conservation | <del>Site allocations within this wider zone of influence are likely to generate significant numbers of additional recreational visits to the SCA and therefore will need to demonstrate that they would not result in an adverse impact on the integrity of Burnham Beeches, through pre-application discussion with Natural England. This may include the provision for suitable alternative natural greenspace as part of the proposed development in order to encourage fewer visits to Burnham Beeches.</del>   | To remove repetition   |
| Policy DM NP3 - Natural – Burnham Beeches Special Area of Conservation                   | <b>Major residential developments that would result in a net increase in homes located between 500 metres and 5.6 5 kilometres from the Burnham Beeches SAC will be required to:</b><br>[Corresponding changes also made to the supporting text.]  | To ensure consistency with the latest evidence<br>(Impacts of urban development at |



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|   |  | <i>Burnham Beeches SAC and options for mitigation: update of evidence and potential housing growth, 2019)</i> |
| Policy DM NP3 - Hydrology                               | Development proposals within the hydrological catchment areas will be required to demonstrate that they would not adversely impact on the SAC, during both construction and operational phases, by meeting the objectives and requirements in the guidance note 'Hydrology in Burnham Beeches' (South Bucks District Council, February 2014), or any subsequent <b>replacement</b> study. Development will not be permitted within 10 metres of the streams in Image NP1.  | For clarity   |
| Policy DM NP4 – Natural – Biodiversity and Geodiversity | Planning permission will <b>only</b> be granted for development proposals affecting designated sites and non-designated sites that include important habitats or species provided that the development:  | To strengthen policy  |
| Policy DM NP4 – Natural – Biodiversity and Geodiversity | Planning permission <b>may will</b> be refused where development would result in <b>significant harm to</b> biodiversity and geodiversity <b>which cannot be avoided, adequately mitigated or, as a last resort, compensated for.</b>  | To strengthen policy  |
| Policy DM NP4 – Natural – Biodiversity and Geodiversity | Many species are legally protected and the applicant must demonstrate that appropriate investigation has been undertaken. Where a proposal would result in harm to sites of importance for biodiversity or geodiversity the Council will require applicants to demonstrate that no suitable alternative site exists, and that a sufficient level of mitigation and, <b>as a last resort</b> , compensation can be provided such that the proposal will achieve an overall net gain in habitat for the interest feature and a | To strengthen policy  |

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|  | net gain in biodiversity for the site.  |                            |
| Policy DM NP9 – Pollution                    | b) <b><u>is accompanied by</u></b> <del>where</del> sustainable mitigation measures <del>are provided</del> to control or manage the impact of pollution to an appropriate environmental standard.  | For clarity                |
| Policy DM NP9 – Noise and Light Pollution    | The Council will restrict or control development which would result in noise or light impacts <b><u>where these would significantly adversely affect</u></b> <del>which would affect:</del>   | For clarity                |
| <b>Protected Places</b>                      |   |                            |
| Policy DM PP3                                | b) in the case of redevelopment, the ratio of built area to open space <del>does should</del> not <del>be</del> materially increased and the opportunity <del>is should be</del> taken to reconfigure the site so as to reduce or not make worse impacts on the openness of the Green Belt, through careful siting of buildings, their layout, heights and landscaping. | For clarity                |
| <b>Policies Map</b>                          |   |                            |
| Proposed Changes to the Adopted Policies Map | Areas for sport and recreation to be shown on the Policies Map.   | To reflect latest evidence |

**Key**

Proposed text to be inserted: **Red, bold and underlined**

Proposed text to be deleted: ~~Red and struck-through~~