



Design Supplementary Planning Document

North and Central Planning Areas

Consultation and Adoption Statement

07 June 2023 v.1

Simon Meecham – Lead Local Plan Consultant

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1. Introduction

This statement is the 'Consultation Statement' for the Design Supplementary Planning Document (north and central planning areas) as required by the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

It sets out how the public and other stakeholders were consulted on the consultation draft Supplementary Planning Document, provides a summary of the issues which were raised during the consultation, and how those issues have been addressed in preparing the final version of the document.

The document has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The relevant regulations relating to the consultation process are explained below.

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before the adoption of the Supplementary Planning Document. This must set out who was consulted in preparing the document; a summary of the main issues raised by those individuals and organisations who responded, and how those issues have been addressed in the final version of the Supplementary Planning Document. This document is the 'Consultation Statement' for the adopted Supplementary Planning Document for the purposes of Regulation 12(a).

Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum four-week period, to specify the date when responses should be received, and identify the address to which responses should be sent. The consultation statement that accompanied the draft Supplementary Planning Document set out that information.

Regulation 13: Regulation 13 stipulates that any person may make representations about the Supplementary Planning Document and that the representations must be made by the end of the consultation date referred to in Regulation 12. The consultation statement that accompanied the draft Supplementary Planning Document set out that requirement.

Regulation 35: Regulation 12 states that when seeking representations on a Supplementary Planning Document, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:

- Make the document available at the principal office and other places within the area that the Council considers appropriate;
- Publish the document on the Council's website.

These measures were undertaken as part of the consultation on the draft Supplementary Planning Document.

2. Details of how the consultation was undertaken

This Supplementary Planning Document covers the north and central planning areas of Buckinghamshire and provides guidance to policies within the Vale of Aylesbury Local Plan. The following statement was published to notify the public on how to make representations and the consultation statement notes what consultation had taken place prior to the draft being put to public consultation.

2.1. Statement of Representations Procedure and Consultation Statement

STATEMENT OF REPRESENTATIONS PROCEDURE AND CONSULTATION STATEMENT

Simon Meecham, Lead Local Plan Consultant

Version: Final

Design Supplementary Planning Document
(north and central planning areas)

STATEMENT OF REPRESENTATIONS PROCEDURE

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Buckinghamshire Council has published the Design Supplementary Planning Document for consultation from 10am on 21 September 2022 until 11:59pm on 2 November 2022

Title of Document: Design Supplementary Planning Document (north and central planning areas)

Subject matter: This Supplementary Planning Document is intended to guide developers and key organisations on the following:

1) To provide more detailed guidance regarding the implementation and interpretation of the policies within the Vale of Aylesbury Local Plan, in particular Policy BE2 – Design of new development, as adopted in September 2021.

The consultation will run from 10am on 21 September 2022 until 11:59pm on 2 November 2022. During this consultation period the Supplementary Planning Document will be available to view online on the Council's consultation portal.

Any comments on the Supplementary Planning Document, its Habitats, Regulations Assessment or Strategic Environmental Assessment must be submitted in writing. Comments can be submitted:

- online through our planning consultation portal: [planning consultation portal](#);
- via Your Voice Bucks to our planning consultation portal: [Your Voice Bucks](#); or
- via email to planningpolicyteam.bc@buckinghamshire.gov.uk.

Representations may be accompanied by a request to be notified at a specified address of any further updates in the preparation of the Draft Supplementary Planning Document.

STATEMENT OF ARRANGEMENTS FOR INSPECTION OF THE DRAFT SUPPLEMENTARY PLANNING DOCUMENT

All representations should be clear on which documents and sections you are making the representation. It would be helpful if you could state the section number and paragraph number as relevant.

This will ensure that the Council has all the information needed to process any representation you wish to make.

All comments on the Draft Supplementary Planning Document, the Strategic Environmental Assessment and the Habitats Regulations Assessment must be received no later than 11:59pm on 2 November 2022

After the end of the consultation period, any comments received will be considered by the Council and the Draft Supplementary Planning Document will be amended accordingly. Please note that all comments (including some of your personal details) will be made available for the public to view, and therefore cannot be treated as confidential. The Council's privacy statement can be found here at the end of this document.

CONSULTATION STATEMENT

Persons the local planning authority consulted when preparing the supplementary planning document.

This draft Supplementary Planning Document has been produced with a consultation within the Council including Development Management and Housing sections and also engagement with a group of Registered Providers of affordable housing in Buckinghamshire which the Council meets with regularly.

November 2021 - Draft SPD (Supplementary Planning Document) emailed to Registered Providers in anticipation of a meeting on the 24th asking them to review in advance of the meeting. On 24 Nov 2021 a meeting was held via Teams, the Draft SPD was explained and questions and suggestions were received from the group. Attending organisations were the Vale of Aylesbury

Housing Trust, Hightown Housing Association, Bromford, Paradigm, Red Kite Group, Thrive Homes and BPHA. The Council suggested circulating the SPD again for any further comments.

December 2021- The Draft SPD was emailed to the whole group giving opportunity for further comments and suggestions. In addition to the organisations attending the November meeting these organisations were Metropolitan Thames Valley, Homes England, Catalyst and the Bucks Housing Association.

In addition to the Draft SPD, a Habitats Regulations Assessment and Strategic Environmental Assessment have been prepared and consulted upon with the Environment Agency, Historic England and Natural England.

Summary of the main issues raised by those persons.

Registered Providers of Affordable Housing Forum feedback on the Draft SPD

The first issue raised was on housing mix, large flats and service charge implications, e.g. for lifts and underground parking. These are often set by developers before they invite interest from Registered Providers and the properties may be unaffordable.

A group member identified the issue of tenure mix and the Homes England short form of agreement, which has a risk impact on Registered Providers trying to deliver Affordable Rent via Section 106 agreements.

One issue raised was bedroom sizes and internal space standards within dwellings – with some developers offering 2 bed 3 person and 3 bed 4 person dwellings.

One provider said they are finding that some developers have property designs which are smaller than the Nationally Described Space Standards requirements. Therefore, it would be good if the SPD would have guidance on this matter to provide sufficient internal space.

A further issue was a move to sustainable heating solutions via use of heat pumps, typically air source, and phase out gas boilers has implications for property sizes. The technology requires a large water storage tank in dwellings. This will need to be considered as we move forward – and the Council will need to consider in standards and guidance on the internal space requirements for what the Registered Providers are having to do.

Finally, a point was raised that requirements in the Wycombe Local Plan for minimum internal space in dwellings has stopped some potential affordable housing schemes from being delivered. It was claimed it is not now viable to develop small schemes of flats.

Strategic Environmental Assessment and Habitats Regulations Assessment Feedback.

Historic England commented:

Thank you for consulting Historic England on the Aylesbury Vale area Affordable Housing SPD Draft SEA HRA screening. Historic England agrees with the conclusion of the report that SEA is not required.

Natural England commented:

Thank you for your consultation on the SEA and HRA Screening of Aylesbury Vale Affordable Housing Supplementary Planning Document.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Based on the plan submitted, Natural England agree with the assessment that the Aylesbury Vale Affordable Housing Supplementary Planning Document does not require an SEA or HRA.

We would like to bring to your attention the work that Dacorum Borough Council are undertaking regarding recreational pressures. Surveys are currently underway to assess visitor numbers at Chilterns Beechwood SAC to inform their Local Plan HRA. Please note this is just for your information and no further action is required.

Should the proposal change, please consult us again.

The Environment Agency commented:

Thank you for your consultation email received on 30 November 2021.

Following a review of the Aylesbury Vale Affordable Housing Supplementary Planning Document (referred to as 'The SPD' hereafter) we agree with Buckinghamshire Council that, the Aylesbury Vale Affordable Housing SPD is unlikely to introduce significant environmental effects.

The SPD supports Policy H1 Affordable housing and Policy H2 Rural exception sites in the Adopted Vale of Aylesbury Local Plan 2021 which in itself has been subject to SEA. Therefore, it is our opinion that the SPD does not require a SEA and we have no further comments.

For comments on whether the SPD require an Appropriate Assessment we refer you to Natural England for advice.

If you have any specific queries about this letter, please do not hesitate to contact me.

How those issues have been addressed in the supplementary planning document?

The Registered Providers of Affordable Housing group, comments by Natural England, Historic England and the Environment Agency and internal consultation with Development Management and Housing have helped to shape the drafting of this Supplementary Planning Document. The amendments made following that engagement have helped draft this Supplementary Planning Document for consultation from 10am on 21 September 2022 until 11:59pm on 2 November 2022.

Privacy and Planning Policy and Compliance

Buckinghamshire Council's Planning Policy and Compliance team collects, uses and is responsible for certain personal information about you.

When we collect personal information we are regulated under the General Data Protection Regulation which applies across the European Union (including in the United Kingdom) and we are responsible as 'controller' of that personal information for the purposes of those laws.

If you have questions about data or privacy please contact our Data Protection Officer can be contacted at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF or email dataprotection@buckinghamshire.gov.uk.

The personal information we collect

Information collected by us

The work for which we collect personal information includes:

- producing, reviewing and monitoring planning policy and guidance documents (these include local plans, neighbourhood plans and supplementary planning documents, and non-statutory supplementary planning guidance)
- keeping registers such as the self-build and custom housebuilding register and brownfield land register
- monitoring development
- producing a housing and economic land availability assessment and, from time to time, undertaking a “call for sites” and other evidence-based reports as appropriate
- collecting, spending and administering the community infrastructure levy
- responding to allegations of unlawful development

In order to fulfil these functions, it is necessary that we collect the following personal information:

- your name
- your phone numbers
- your email address
- your home address

At times, we may need you (or you may want) to supply other personal information such as your date of birth, marital status, gender, ethnic status, information on family members, medical, health or details on vulnerabilities and financial information regarding yourself or your existing or proposed business interests.

The type of information we collect will depend on the nature of the enquiry and we will never ask for more personal data than is necessary in order to deal with your enquiry or response on planning documents.

Information collected from other sources

We also obtain personal information from:

- other services within Buckinghamshire Council
- other government partners and agencies
- other third-party partners

How we use your personal information

In order to ensure that we are able to deliver the highest quality service to you, we use your personal information in the following ways:

- for the purposes of the production, review and monitoring of planning policy documents, including local plans, SPDs and neighbourhood plans
- for the purposes of undertaking a referendum in relation to a neighbourhood plan
- for the purposes of keeping and updating registers, such as self-build and custom housebuilding registers and brownfield land registers
- for the purposes of making development management decisions, including the determination of planning applications and planning appeals, and producing planning agreements

Who we share your personal information with

In order to carry out the above activities in an efficient way, we routinely share personal data with other service departments within Buckinghamshire Council, such as the Development Control, Electoral, Economic Development, Finance, Housing and Legal. We may also share personal data with other government partners and agencies, such as:

- the District Valuer
- Environment Agency
- Historic England
- Natural England

In relation to statutory plan-making processes we may share your personal data with independent planning inspectors and examiners. This data sharing enables us to ensure the best service is delivered.

We do not anticipate that our data-transferring arrangements will involve a transfer outside of the European Economic Area (EEA). We do not sell your information to other organisations. We will not share your personal information with any other third party.

On occasion we may be required to share personal information with law enforcement or other authorities if required by applicable law. Where this occurs, we will ensure that appropriate safeguards are in place

Whether information has to be provided by you and, if so, why?

The provision of the personal data (as set out above) is required from you to enable us to deliver our services. We will inform you at the point of collecting information from you whether you are required to provide the information to us.

Failing to provide information may result in:

- us not being able to consult with you or deal with a response you have made in relation to a draft planning policy document
- you not being able to participate in a referendum in relation to a neighbourhood plan
- you not being included on a register, such as self-build and custom housebuilding registers or brownfield land register
- your views not being taken into account in development management decisions.

How long your personal information will be kept

We will hold the personal data provided by you until the relevant matter is concluded. In the case of planning policy documents, we may keep personal data until the relevant document is superseded. For auditing and accountability purposes we routinely hold information for a period of six years from conclusion or resolution of a matter, or longer if we have an obligation to retain this information.

Reasons for collecting and using your personal information

We rely on planning legislation (such as regulations relating to consultation on planning policy documents and the collection, administration and spending of CIL (Community Infrastructure Levy)) as the lawful basis on which we collect and use your personal data.

Redaction ('blinking things out')

We are required, as a part of the process of developing planning policies, neighbourhood plans, and other documents, to publish any responses received to consultations.

We operate a policy where we routinely redact the following details before making forms and documents available online:

- personal contact details (e.g., telephone numbers and email addresses)
- signatures
- special category data (e.g., information about health conditions or ethnic origin)
- information agreed to be confidential

If you are submitting information which you would like to be treated confidentially or wish to be specifically withheld from the public register, please let us know as soon as you can - ideally in advance of your submission. The best way to contact us about this issue is by email:

planningpolicyteam.bc@buckinghamshire.gov.uk.

Complaints and problems

If you need to make a complaint specifically about the way we have processed your data, you should email us at dataprotection@buckinghamshire.gov.uk.

2.2. Copies of consultation letters

Monday 5 September 2022

Dear Sir/Madam,

Planning Documents for consultation

Buckinghamshire Council are consulting on three draft Supplementary Planning Documents:

- **Aylesbury Garden Town 1 Supplementary Planning Document.** This document provides draft planning guidance for policy D-AGT1 which is a site allocation within in the Vale of Aylesbury Local Plan.
- **Aylesbury Vale Affordable Housing Supplementary Planning Document.** This document provides draft planning guidance for the affordable housing policy H1 in the Vale of Aylesbury Local Plan. It sets out how affordable housing requirements should be applied to new developments within the north and central planning areas.
- **Aylesbury Vale Design Supplementary Planning Document.** This document provides design planning guidance for new development across the north and central planning areas. It sets out principles and objectives to deliver high quality design in new developments.

What are Supplementary Planning Documents

Supplementary Planning Documents are documents which provide guidance on adopted policies and are capable of being material considerations in planning decisions. These Supplementary Planning Documents apply only to the north and central planning areas and are guidance to the policies in the in the 2021 Vale of Aylesbury Local Plan.

Taking part in the consultation

You can get involved and have your say by taking part in the consultations between **Wednesday 7 September from 10:00am to Wednesday 19 October at 11:59pm.**

Please submit your views to the council in one of the following ways:

- Submitting your comments online:

Using the online consultation system at:

- <https://buckinghamshire.oc2.uk/document/23> for the Aylesbury Garden Town 1 Supplementary Planning Document.

- <https://buckinghamshire.oc2.uk/document/22> for the Aylesbury Vale Affordable Housing Supplementary Planning Document.

- <https://buckinghamshire.oc2.uk/document/29>

for the Aylesbury Vale Design Supplementary Planning Document.

- Email us on planningpolicyteam.bc@buckinghamshire.gov.uk
- Write to us at:
Supplementary Planning Documents
Planning Policy
Buckinghamshire Council
The Gateway
Gatehouse Rd

Aylesbury
HP19 8FF

What happens next.

We will take account of the responses received and make any necessary changes to the Supplementary Planning Documents. Following any amendments, the Supplementary Planning Documents SPDs will then be adopted by the Council and will become a material planning consideration.

Why have you contacted me about this consultation.

You have previously expressed an interest in planning policy. For further details on how and why we are using your information please see:

<https://www.buckinghamshire.gov.uk/your-council/privacy/privacy-and-planning-policy-and-compliance/>

Simon Meecham
Lead Local Plan Consultant

On behalf of
Steve Bambrick
Director, Planning & Environment
Planning, Growth & Sustainability Directorate
Buckinghamshire Council
planningpolicyteam.bc@buckinghamshire.gov.uk

Tuesday 1 November 2022

Dear Sir/Madam,

Planning documents for consultation

As you may be aware, Buckinghamshire Council are consulting on the **Aylesbury Garden Town 1, Supplementary Planning Document**. This document provides draft planning guidance for policy D-AGT1, which is a site allocation within in the Vale of Aylesbury Local Plan.

The original closing date for representations was 2 November, 2022. However, the Council has now published the Strategic Environmental Appraisal for this Supplementary Planning Document.

We are therefore extending the consultation period until 30 November, 2022. This is to provide you with the opportunity to consider this Strategic Environmental Appraisal in any representations you may make on the Supplementary Planning Document.

What are Supplementary Planning Documents

Supplementary Planning Documents are documents which provide guidance on adopted policies and are capable of being material considerations in planning decisions. This Supplementary Planning Document only applies to the north and central planning areas and provides guidance to the policies in the 2021, Vale of Aylesbury Local Plan.

What is a Strategic Environmental Assessment?

Strategic Environmental Assessment is a systematic process for identifying, reporting and proposing mitigation measures for any effects of plans, programmes and strategies on the environment. It aims to ensure that environmental issues are taken into account at every stage in the preparation, implementation, monitoring and review of plans, programmes and strategies of a public nature.

Taking part in the consultation

You can get involved and have your say by taking part in the consultation until **Wednesday 30 November at 11:59pm**.

Please submit your views to the council in one of the following ways:

- Submitting your comments online:

Using the online consultation system at: <https://buckinghamshire.oc2.uk/>

- Emailing planningpolicyteam.bc@buckinghamshire.gov.uk

- Writing to: Supplementary Planning Documents
 Planning Policy
 Buckinghamshire Council
 The Gateway
 Gatehouse Rd

Aylesbury
HP19 8FF

What happens next.

We will take account of the responses received and make any necessary changes to the Supplementary Planning Document. Following any amendments, the Supplementary Planning Document will then be adopted by the Council and will become a material planning consideration.

Why have you contacted me about this consultation?

You have previously expressed an interest in planning policy. For further details on how and why we are using your information please see: <https://www.buckinghamshire.gov.uk/your-council/privacy/privacy-and-planning-policy-and-compliance/>

Simon Meecham
Lead Local Plan Consultant

On behalf of
Steve Bambrick
Director, Planning & Environment
Planning, Growth & Sustainability Directorate
Buckinghamshire Council
planningpolicyteam.bc@buckinghamshire.gov.uk

2.3. Website Text

Supplementary Planning Documents

Supplementary planning documents provide guidance on policies in the adopted local plans in Buckinghamshire and should be read in conjunction with the local plan to which they relate. They are a material consideration when determining planning applications.

From 7 September at 10am to 19 October at 23.59 Buckinghamshire Council is consulting on the following supplementary planning documents which relate to the Vale of Aylesbury Local Plan:

Aylesbury Garden Town 1 - Supplementary Planning Document

This document sets out planning and development guidance for the area identified in the Vale of Aylesbury Local Plan as South Aylesbury, which is located within Stoke Mandeville civil parish. This is a mixed-use allocation and part of the Aylesbury Garden Town.

This masterplan document is intended to guide landowners, developers, the public and the local planning authority in respect of environmental, social, economic and design objectives for the site.

Aylesbury Vale Area Affordable Housing - Supplementary Planning Document

This document provides planning guidance on how affordable housing policy should be applied to proposals for residential development within the Aylesbury Vale.

Aylesbury Vale Area Design- Supplementary Planning Document

This document provides guidance on design to ensure that new development across Aylesbury Vale is of the highest quality, is in context with its location, and is inclusive and sustainable.

The document sets out clear principles and objectives that aim to inspire developers and designers and assist landowners, developers, applicants, and planners in the process of delivering high quality and well-designed development.

We would like to hear your views on these supplementary planning documents.

You can get involved and have your say by taking part in the live consultations which are running from 10:00am on Wednesday 7 of September 2022 to 23:59pm on Wednesday 19 of October 2022.

Please follow the links below to the respective consultation pages for each of the three supplementary planning documents.

- Aylesbury Vale Area Design Supplementary Planning Document: <https://buckinghamshire.oc2.uk/document/23>
- Aylesbury Vale Area Affordable Housing Supplementary Planning Document: <https://buckinghamshire.oc2.uk/document/22>
- Aylesbury GardenTown1 (AGT1) Supplementary Planning Document: <https://buckinghamshire.oc2.uk/document/29>

2.4. Frequently Asked Questions

AGT-1, Affordable Housing and Design Supplementary Planning Documents
 Consultation FAQs for Call Centre

| No. | Question | Answer/Comment |
|-----|---|--|
| 1 | What is this about? | <p><u>AGT-1</u> This document sets out planning and development guidance for the area identified in the Vale of Aylesbury Local Plan as South Aylesbury, which is located within Stoke Mandeville civil parish. This is a mixed-use allocation and part of the Aylesbury Garden Town.</p> <p>This masterplan document is intended to guide landowners, developers, the public and the local planning authority in respect of environmental, social, economic and design objectives for the site.</p> <p><u>Affordable Housing</u> This document provides planning guidance on how affordable housing policy should be applied to proposals for residential development within the Aylesbury Vale area.</p> <p><u>Design</u> This document provides guidance on design to ensure that new development across Aylesbury Vale is of the highest quality, is in context with its location, and promotes sustainable development.</p> <p>The document sets out clear principles and objectives that aim to inspire developers and designers and assist landowners, developers, applicants, and planners in the process of delivering high quality and well-designed development.</p> |
| 2 | When did it go live? When does it end? | 10:00 21 September – 23:59 2 November 2022 |
| 3 | Where can I find the document? | <ol style="list-style-type: none"> 1. Planning Policy consultation portal 2. Your Voice Bucks |

| | | |
|---|---|--|
| | | 3. The four council office access points (Gateway, Amersham, Wycombe, Walton Street) |
| 4 | Events to find out more | <p>Planning Policy are hosting two public drop-in sessions to find out more about the documents. The drop-in sessions will be held on:</p> <ul style="list-style-type: none"> • Monday 26 September 2022, from 9am to 2pm • Tuesday 27 September 2022, from 3pm to 9pm <p>Both sessions will be held at Stoke Mandeville Stadium (Guttman Centre), Guttman Road, Aylesbury, Buckinghamshire, HP21 9PP.</p> |
| 5 | How can I register my comments/objections? | <p>Preferred option, via: Planning Policy consultation portal</p> <p>alternatively email: planningpolicyteam.bc@buckinghamshire.gov.uk</p> <p>or postal: Supplementary Planning Documents, Planning Policy Team, Buckinghamshire Council, King George V House, King George V Road, Amersham, Buckinghamshire. HP6 5AW</p> <p>Or by posting into the deposit box at one of the council offices.</p> |
| 6 | Why does the Council have to produce this document? | The Council produces a range of guidance for implementing planning policy. These supplementary planning documents relate to the recently adopted Vale of Aylesbury Local Plan. |
| 7 | Is it possible to upload my comments as a document? | Yes, follow the link on: Planning Policy consultation portal |
| 8 | I would like to speak with someone about this document. | <p>Customer Service take the calls and contact one of the responsible officers as required</p> <p>Phone numbers of responsible officers:</p> <p>Simon Meecham – 01494 732175 Charlotte Morris – 01494 421064 David Broadley – 01296 585866</p> |
| 9 | I don't understand some of the terms | Explanation of most of the terms are in the glossary sections |

| | | |
|----|---|---|
| 10 | Can I have a copy of the document posted to me? | Preferably not, but, if necessary, please ask for name / address / email address / phone number and pass to responsible officers to sort out: Jakob.bright@buckinghamshire.gov.uk |
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2.5. Press Release for the Consultation

Press Release from Buckinghamshire Council

21 September 2022

New planning guidance for the Vale of Aylesbury unveiled

Buckinghamshire Council today launched a consultation on three important planning guidance documents that, once adopted, will inform planning and development decisions in the former Aylesbury Vale district area. These documents, known as supplementary planning documents (SPDs), provide detailed advice and guidance on policies in the Vale of Aylesbury Local Plan which was adopted by the council in September 2021. The consultation will be open until 2 November 2022. Individuals and organisations are invited to give their views on the following documents:

Aylesbury Garden Town – South Aylesbury Masterplan

This masterplan document is intended to guide landowners, developers, the public and the local planning authority in respect of environmental, social, economic and design objectives for the planning and development of the South Aylesbury area of the Aylesbury Garden Town, situated within Stoke Mandeville civil parish.

Affordable Housing SPD

This document provides further planning guidance on how affordable housing policy should be applied to proposals for residential development within the Aylesbury Vale local plan area.

Design SPD

The aim of the design supplementary planning document is to ensure that new development

across Aylesbury Vale is of the highest quality, is in context with its location, and is inclusive and sustainable. The document sets out clear principles and objectives that aim to inspire developers and designers and assist landowners, developers, applicants and planners in the process of delivering high quality and well-designed development.

Public exhibition

If you'd like to find out more about the supplementary planning documents and discuss them with members of the council's Planning Team, why not come along to our public exhibition:

Guttmann Centre: Stoke Mandeville Stadium, Guttmann Road, Aylesbury, Buckinghamshire, HP21 9PP

- Monday 26 September 9am – 2pm
- Tuesday 27 September 3pm – 9pm

Peter Strachan, Cabinet Member for Planning and Regeneration, said: "These important documents provide additional detailed guidance to support the policies set out in the Vale of Aylesbury Local Plan adopted by the council in September 2021.

"I'd encourage individuals and organisations to take the time to look at these draft documents and provide feedback via the consultation. Once we have considered all the responses, we'll produce updated documents that will go forward for adoption by the council. These documents will then help to inform planning applications and decisions."

To find out more about the supplementary planning documents and to take part in the consultation, go to: www.buckinghamshire.gov.uk/spd

–Ends–

Notes to Editor Image: A housing development in Kingsbrook, Aylesbury

Contact us at communications@buckinghamshire.gov.uk during office hours. For urgent out of hours enquiries, please call 07825 430 978. www.buckinghamshire.gov.uk

Consultation on Draft Supplementary Planning Documents

Consultation Period: 7 September – 19 October 2022

Draft Aylesbury Garden Town 1 Supplementary Planning Document

Draft Aylesbury Vale Design Supplementary Planning Document

Draft Aylesbury Vale Affordable Housing Supplementary Planning Document

Public Consultation in accordance with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Buckinghamshire Council is seeking views on three draft Supplementary Planning Documents:

Aylesbury Garden Town 1 Masterplan;

Aylesbury Vale Design Guide; and

Aylesbury Vale Affordable Housing Guide.

1. Draft Aylesbury Garden Town 1 - Supplementary Planning Document

This document sets out planning and development guidance for the area identified in the Vale of Aylesbury Local Plan as South Aylesbury, which is located within Stoke Mandeville civil parish. This is a mixed-use allocation and part of the Aylesbury Garden Town.

This masterplan document is intended to guide landowners, developers, the public and the local planning authority in respect of environmental, social, economic and design objectives for the site.

2. Draft Aylesbury Vale Area Affordable Housing - Supplementary Planning Document

This document provides planning guidance on how affordable housing policy should be applied to proposals for residential development within the Aylesbury Vale.

3. Draft Aylesbury Vale Area Design- Supplementary Planning Document

This document provides guidance on design to ensure that new development across Aylesbury Vale is of the highest quality, is in context with its location, and is inclusive and sustainable.

These documents can be reviewed on the Councils website.

- Our **Draft Aylesbury Garden Town 1 Supplementary Planning Document**, which can be viewed online at: <https://buckinghamshire.oc2.uk/document/29>
- Our Draft Aylesbury Vale Design SPD Supplementary Planning Document, which can be viewed online at: <https://buckinghamshire.oc2.uk/document/23>
- Our Draft Aylesbury Vale Affordable Housing Supplementary Planning Document, which can be viewed online at: <https://buckinghamshire.oc2.uk/document/22>

Viewing Consultation Documents in Person

Hard copies of the consultation documents have been placed for review at three deposit points:

Walton Street offices - Walton St, Aylesbury HP20 1UA;

Wycombe office - Queen Victoria Rd, High Wycombe HP11 1BB; and

Amersham office (King George V House, King George V Rd, Amersham HP6 5AW.

How to Submit Comments

Comment forms can be sent to Planning Policy, Gateway office - Gatehouse Rd, Aylesbury HP19 8FF.

By placing written comments on this form and dropping into the adjacent consultation box.

Full details on how you can submit comments on the consultation document can be found at the end of this comments form and on our website:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans/local-planning-guidance/>

The deadline for submitting comments is **midnight on 19 October 2022**.

What Happens Next?

The procedure for preparing and adopting the Aylesbury Garden Town 1 Supplementary Planning Document, Aylesbury Vale Design Supplementary Document and Aylesbury Vale Affordable Housing Supplementary Planning Document must be carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The three draft Supplementary Planning Documents do not require independent examination. However, under Regulation 12, after the consultation period has come to an end, the Council must prepare a statement setting out: who was consulted in the document's preparation; a summary of the main issues raised by respondents; and how those issues have been addressed. The draft Supplementary Planning Documents, with any amendments, can then be considered for adoption by the council.

Sharing your personal details

Comments submitted by individuals, businesses and/or organisations may be summarised, alongside their name. No other contact details will be published.

Please refer to our Privacy Notice regarding how your personal data is used for this consultation. If you would like to know more about the council's data protection registration or to find out about your personal data, please visit <https://www.buckinghamshire.gov.uk/your-council/privacy/data-protection-and-gdpr/>

Any queries?

If you have any queries about this form please email planningpolicyteam.bc@buckinghamshire.gov.uk

Council Deposit Points

If you wish to complete a Comments Form please do so and put in the consultation box.

This form has two parts: Part A – Personal details and Part B - Your comments

Part A – Personal details

1. Are you responding as: (please tick one box)

An individual

A business or organisation

An agent

2. Your name, postal address and email (where applicable) are required for your comments to be considered.

| | Personal Details | Agent Details (if applicable) |
|----------------------------|----------------------|-------------------------------|
| Title | <input type="text"/> | <input type="text"/> |
| Full Name | <input type="text"/> | <input type="text"/> |
| Organisation (if relevant) | <input type="text"/> | <input type="text"/> |
| Job Title (if relevant) | <input type="text"/> | <input type="text"/> |
| Address Line 1 | <input type="text"/> | <input type="text"/> |
| Address Line 2 | <input type="text"/> | <input type="text"/> |
| Address Line 3 | <input type="text"/> | <input type="text"/> |
| Postal Town | <input type="text"/> | <input type="text"/> |
| Postcode | <input type="text"/> | <input type="text"/> |
| Telephone Number | <input type="text"/> | <input type="text"/> |

Part A – Personal details

1. Are you responding as: (please tick one box)

An individual

A business or organisation

An agent

2. Your name, postal address and email (where applicable) are required for your comments to be considered.

Email Address

Part B - Your comments:

3. Consideration of Representations and Modifications

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
|------|-------------------------------------|---------------|---|--|--|
| 1 | Aylesbury Society | Nov 2022 | The document was difficult to read due to the poor quality of some of the plans and diagrams and a lack of pagination | Online consultation removed pagination and used low resolution version of the images. The final document will be available to download in high resolution and with page numbers. | None |
| 2 | | | Section 2 - (The Design Process) is again very helpful with one notable exception, transport and access. There is no reference in the list of professional bodies, highway consultants and road safety experts. The Chartered Institute of Highways and Transportation should be included in para. 2.1.5. nor is there any reference in para. 2.2.11 to the need to consult with the highway authority. | Reference to the Chartered Institute of Highways and Transportation and the need to consult with the highway authority to be added as suggested. | Amend para 2.1.5 and table under para 2.2.11 accordingly |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
|------|-------------------------------------|---------------|---|---|---|
| 3 | | | Section 3 - Understanding the Context - relates primarily to larger developments but could include the need for a check for approved but not implemented schemes. | Agreed. A note to be added in relation to Principle DES7 Character Study referencing the need to also understand other development proposals that may be brought forward within the context of an applicants site. | Amend wording of DES7 to make reference to the need to understand both existing and emerging character. Also add reference in Checklist on Page 54. |
| 4 | | | Section 4 - Establishing the Structure - is a detailed and comprehensive guide to the necessary considerations involved in designing a development. However, section 4.2 advice stops at the site boundary (excepting section 4.6) without consideration of the wider context, e.g. cycle/pedestrian routes to secondary schooling. Also in DES15 cyclists, public transport and other transport are lumped together under 'consider last'! Further priority order is required. | Disagree – all aspects of 'Establishing the structure extend beyond the site boundary as represented in Figures 4.1 to 4.9. Figure 4.7 – the User hierarchy from Manual for Streets is misrepresented in the online translation of the SPD. This | No changes |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | | diagram is correct in the pdf version. | |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| 5 | | | <p>Section 5 is also excellent. We particularly like the requirement for a parking strategy. However the concept of positive frontages to streets (not roads) together with shallow frontages gives to concern for the safety of younger children particularly in terrace development. Hard edge streets should be lightly trafficked e.g. the remoter parts of loops or crescents. In crossroad situations consideration could be given to painted mini-roundabouts.</p> <p>DES22 apparently advocates groups of identical house types. This would, in our view, lead to a boring and mundane appearance to the area.</p> | <p>Bringing buildings closer to the street and creating enclosure creates more intimate environments and conditions that encourage slower traffic speeds. Moreover Principle DES26 advocates design of residential streets to a maximum speed of 20mph.</p> <p>DES22 advocates that 'Affordable housing should have ... the same external appearance and quality of finishes as private housing.' It does not however suggest that all homes should be</p> | None |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | <p>There should be some flexibility in the number of properties served by a shared surface.</p> <p>The provision of trees wherever possible is welcome but consideration should be given to the effect of mature trees on their surroundings (5.11.14). A landscaping scheme should be provided at an early stage in the design process and should be a planning condition. Corridors for services should be designated and adhered to, any departure being a breach of the planning permission.</p> <p>DES29 is vague and should relate to an overall strategy (if one exists).</p> | <p>the same indeed it starts by stating that ‘Applicants should deliver development that provides a mix of dwelling types...’</p> <p>It is appropriate to limit the number of homes accessed off shared surfaces as they are only considered suitable where the number of traffic movements can be minimised.</p> <p>Principle DES11 requires that ‘The structure and form of landscape and green infrastructure should be planned for at the start of a project and inform the layout of the development.’ This is</p> | |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | | <p>reinforced through Principle DES35 which emphasises the value of trees and soft landscape in enhancing sense of place.</p> <p>Not sure what this points is making. No specific recommendation.</p> | |

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| | | | <p>Section 5 (continued)</p> <p>DES30 is welcome.</p> <p>Given the layout principles set in this document there is a need to consider the provision of street name plates and house numbering on all parts of the development but especially on retail and commercial developments. These should be provided and maintained. Some limited pedestrian signing may occasionally be necessary in residential areas.</p> | <p>No additional design guidance required here.</p> | <p>None</p> |
| 6 | | | <p>Section 6 is again excellent save for the total lack of consideration of retail premises. Where is the guidance on shop fronts? The existing advice document is good but needs updating together with guidance on outdoor seating etc., at cafes.</p> | <p>Shopfront guidance was not considered as part of the scope of the Design SPD</p> | <p>None</p> |

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| 7 | | | Section 9 – Building conversions – This needs expansion with examples of good and bad practice as in section 6 (in particular section 9.3). This part of the document could include the advice on shop fronts. | Poor practice examples are included. Shopfront guidance is outside the scope of the Design SPD | None |
| 8 | Gladman Developments Ltd | 2 Nov 2022 | As a general point, there are parts of the SPD that have not been completed and this should be revisited (for instance, the presumed hyperlinks for 'Additional Resources' under 1.2.11 which state 'Go to Government website' and 1.5.5 is missing the consultation period for this SPD). | Hyperlinks will be added in the Final version of the Design SPD. Consultation period will be added in the final version. | Addition of hyperlinks and reference to consultation dates in para 1.5.5. |
| 9 | | | There are a number of Figures that do not have an adequate key, referencing information or resolution quality. As such these need revising in the interest of transparency and to help applicants ascertain helpful data. | The online consultation used low resolution version of the images. The final document will be available to download in high resolution | |

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| 10 | | | <p>Gladman welcomes the preparation of the SPD as it provides additional clarity beyond policy wording contained within the adopted Local Plan. Specifically, the wording of Policy BE2 of the VALP is the starting point for this SPD, setting the parameters within which the Principles of this document must operate.</p> <p>No policies or principles set out in this SPD can deviate from one of the four areas of design as set out (in the policy).</p> | | |
| 11 | | | <p><i>Chapter 2 - Design Process</i></p> <p>Gladman agrees with the in-depth nature of the design process and only have a minor point on this section, this being that the statutory consultee for flooding is the LLFA and not the Environment Agency (detailed after paragraph 2.2.11)</p> | | |

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| 12 | | | <p><i>Chapter 4 - Establishing the Structure</i></p> <p>...the section refers applicants to the 'Vision and principles for the improvement of Green Infrastructure in Buckinghamshire and Milton Keynes' and its associated mapping for green infrastructure opportunities. While this is a useful resource, it was published over six years ago in September 2016 given the changing planning environment, it would be useful for the Council to update this and also build in flexibility into the wording of paragraph 4.1.11 i.e. 'should refer to [the document] and the latest available evidence published by the Council'.</p> | Agreed add reference to 'any subsequent evidence published by the Council'. | Minor change to para 4.1.11 to make reference to 'any subsequent evidence published by the Council'. |
| 13 | | | For East Walworth Green Links case study following paragraph 4.1.14, it would be useful to provide an annotated masterplan of the green | Unnecessary as Figure 4.2 indicates spatially how a green | No change |

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| | | | infrastructure associated with the GI links in order to better understand the spatial structure of the site. | infrastructure network can be established. | |
| 14 | | | In relation to <i>DES12: Water features and sustainable drainage systems</i> , while Gladman agrees with the usefulness and environmental reasoning behind SuDS providing habitats, improve biodiversity and improvements in water quality, there should be signposting to the Biodiversity Net Gain (BNG) SPD as the authority for this matter. | Agreed reference to the Biodiversity Net Gain (BNG) SPD to be made against Principles DES12 and DES13. | Include reference to SPD |
| 15 | | | <i>Kingsbrook Case Study</i> The case study referred to aims to provide 60% wildlife-friendly greenspace. Information on how this is achieved should either be included within the description, or a link to further information could be provided for developers to understand how integration of housing and nature can be | Agree that there could be more detail on this which would be helpful to improve learning from it | More information on this case study included |

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| | | | furthered. Without being critical, the current information is insufficient as a source of learning. | | |
| 16 | | | <p><i>DES14: Establish a clear movement network that connects with the surrounding area</i></p> <p>Gladman generally agrees with the points made in this Principle and welcomes the reference to Principles DES1-8. It is however noted that it is acceptable to provide a single point of access to developments as long as this is proven to be relative to the scale of the proposed development and can be achieved in a safe manner. This is established by precedent set in the Manual for Streets 1 and 2 (MfS), and in Buckinghamshire County Council’s previous consultee responses to Gladman applications. It is therefore recommended that this point is removed from this Principle.</p> | Wording of penultimate paragraph to be revised to state that whenever possible sites should not be accessed off a single location as it is recognised that on some sites it is not possible to provide more than one access point. | Wording of penultimate paragraph of Principle DES14 to be amended to: ‘ <u>Whenever possible</u> applicants should avoid promoting developments that are accessed off a single location or promote long culs-de-sac that do not provide a choice of direct and convenient routes. |

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| 17 | | | <p>Again, while the ethos behind connecting adjacent developments through pedestrian or cycle links is desirable, this is not always possible due to land ownership issues. For instance, the installation of ransom strips or incorrect rights retained by landowners post-sale. Therefore, this point could be changed to: 'The opportunity should be taken to make pedestrian / cycle connections between adjacent development sites if possible', in order to be more flexibly applied on a site by site basis.</p> | <p>Current wording states: 'The opportunity should be taken to make pedestrian / cycle connections between adjacent development sites.' Whenever possible to be added to this paragraph as it is accepted that this is not always possible to achieve.</p> | <p>Wording of last paragraph of Principle DES14 to be amended to: 'The opportunity should be taken to make pedestrian / cycle connections between adjacent development sites <u>whenever possible</u>.'</p> |

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| 18 | | | <p><i>DES15: Reduce reliance on the private car</i></p> <p>While Gladman can recognise the merit behind increasing sustainable transport, ‘Applicants should plan and lay out their development to minimise reliance on the private car’, we would like to highlight the danger of precluding transport modes that may actually be sustainable. For instance, the uptake in electric vehicles across England – and promoted on several Gladman schemes through charging stations as well as car clubs funded by S106 contributions – allows for private and public transport to coexist in a sustainable manner. It is therefore suggested that Buckinghamshire Council removes this sentence from the Principle; it could be that the title of the Principle could be ‘Increasing Sustainable and Public Transport’.</p> | <p>The aim of Principle DES15 is to create places that are safe and attractive for walking and cycling and that integrate public transport. Electric vehicles whilst offering some benefits in terms of air quality and localised carbon emissions do not deliver the benefits in terms of health and well being that walking and cycling deliver.</p> | No change |

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| | | | | | |
| 19 | | | Gladmans request clarity on the last part of Principle DES15 which states that ‘Whenever possible new homes should be located within 300m (approximately 5 minute walk) of a bus stop and with the distance between bus stops normally 200-400m.’ | Last line of wording of Principle DES15 to be amended to align with VALP para 7.21 which states that: ‘National guidelines stipulate that upon completion developments should be within a 400m threshold of a bus stop or 800m of a railway station | Revised wording of last line of Principle DES15 to state: ‘Whenever possible new homes should be located within <u>400m</u> (approximately 5 minute walk) of |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | | with at least a half-hourly peak hour service provision in order to ensure public transport use is a realistic alternative to the car.' | a bus stop and with the distance between bus stops normally 200-400m.' |
| 20 | | | <p><i>Principle DES17: Respond to existing townscape, heritage assets, historic landscapes and archaeology</i></p> <p>Gladman agrees with the purpose of this Principle, but suggest that relevant policies within the Local Plan be signposted and the formatting errors corrected. There is extensive referencing to national policy and guidelines in the supporting text, but the actual Principle could benefit from referring to policies in the VALP.</p> | <p>Reference to VALP Policy BE1 Heritage Assets is made in the pdf version of the Design SPD</p> <p>Formatting errors are within the online version of the SPD and not the pdf version.</p> | No change |
| 21 | | | <p><i>Principle DES21: Promote a mix of uses within larger schemes to provide services to meet local</i></p> | Guidance is drawn from best practice including the National Design Guide, National Model | No change |

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| | | | <p><i>needs, conveniently located where they are most accessible</i></p> <p>Gladman encourages Buckinghamshire Council to provide information as to where the guidance for mixed-use centres is sourced from, in the interests of transparency and to allow applicants to conduct further research and embody the Principle within mixed use developments.</p> | Design Code and Urban Design Compendium. | |
| 22 | | | <p><i>Principle DES22: Provide a mix of residential typologies within residential schemes to create mixed communities and ensure these are adaptable to change</i></p> <p>There is no need to specific apartments and terrace houses into the principle, as Policy 6a of the Local Plan does not do this</p> | First para of policy starts with 'Applicants should deliver development that provides a mix of dwelling types (including apartments and terraced homes) and tenures to meet local need as identified in Local Plan Policies...' | First para of policy to be amended to read: 'Applicants should deliver development that provides a mix of dwelling types (including apartments and terraced homes) and tenures to meet local need as identified in Local Plan Policies...' |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | | This is not intended to be interpreted as meaning that all schemes must include apartments and terraced houses and will be revised accordingly. | |
| 23 | | | <p><i>Principle DES28: Plan for cyclists</i></p> <p>While contextual to insert the Council’s aim to have half of all short journey be made by sustainable modes by 2050, Gladman suggests that this be included in supporting/descriptive text outside of the policy to allow for changes in Council’s ambitions in the future and change the first sentence to ‘Applicants should plan for walking and cycling when preparing their proposals in order to increase sustainable transport’.</p> | Agreed and principle text to be revised – see proposed modification. Reference to the target to be included in the supporting text. | <p>First para of policy to be amended to read:</p> <p>‘Applicants should plan for walking and cycling when preparing their proposals in order to support the council’s target of half to significantly increase the number of short local journeys being made by sustainable modes by 2050.’</p> <p>Amend para 5.8.1 to:</p> |

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| | | | | | <p>'For cycling to become an attractive alternative to the car a network of attractive, safe and convenient cycling routes must be provided across the area. <u>The Council has set a target for half of short local journeys to be made by sustainable modes by 2050.</u>'</p> |
| 24 | | | <p><i>Principle DES33: Enhance the environment and sense of place through open spaces</i></p> <p>Reference should be made in this Principles to VALP policies on open space to ensure that applicants are correctly signposted to relevant policies when reading this design principle.</p> | <p>Policy references are made in the pdf version of the Design SPD but were not included in the online version.</p> | |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| 25 | | | <p><i>High quality and sustainable building design</i></p> <p>Gladman fully supports the role that design can have in influencing the character of settlements, and particularly its role in place-making. It is noted however, that the introduction to this chapter is exceptionally negatively worded, rather than just focusing on the positives that good design can have. This may result in alienating some applicants from engaging properly with the Council.</p> | Disagree. An important purpose of the Design SPD is to deliver development that responds to context and the distinctiveness of Aylesbury Vale. Whilst the focus of the SPD is on providing guidance on how to deliver high quality design it is also important to highlight what will not be acceptable. | No change |
| 26 | | | <p><i>Principle DES39: Promote buildings that have architectural integrity utilising high quality detailing and materials</i></p> <p>It is worth noting that not all of the design principles will be possible to achieve at Outline Planning Application stage and are specific to either Full or Reserved Matters applications. It would be worthwhile for Buckinghamshire</p> | Agreed. Additional text to be included (para 6.2.2) that sets out expectations for an outline application – principles that inform the architectural approach and a Design Code; the level of detail to be agreed | Additional para 6.2.2 to be included and to read ‘It is recognised that the level of architectural detail provided as part of an Outline planning application will be less defined than as part of a Full Planning Application. For Outline |

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| | | | Council to include this point within the introduction perhaps: the differentiation of what is expected for each type of application. For instance, DES39 encourages 'an architectural approach' to building materials that are not applicable to Outline stage drawings. By setting out how to apply some Principles at Outline stage, this could allow for reflection of Buckinghamshire's Principles more easily. Again, removing negative phrasing is encouraged in relation to 'pastiche' design. | with planning officers as part of pre-app discussions. | Applications applicants will be required to provide architectural principles that will inform the building design with these further articulated through a design code. The level of detail required in the design code to be agreed with planning officers as part of pre-application discussions.' |
| 27 | | | <i>Principle DES45: Commercial buildings</i> Again, referencing the criteria for the design of commercial buildings would aid applicants to conduct further research and assist in the preparation of their proposals. | Guidance is drawn from best practice including the National Design Guide, National Model Design Code and Urban Design Compendium. | No change |
| 28 | | | <i>Principle DES46: Minimise environmental impact by energy efficient and sustainable design</i> | Agreed that BREEAM is not the only appropriate measure and that Modern Methods of | Second para of policy to be amended to read: |

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| | | | <p>This Principle should be changed from ‘Where possible, all developments are encouraged to achieve BREEAM 'Excellent' Standard’ to ‘Where possible, developments are encouraged to implement the latest sustainable design practices’. This is because the current principle mentions BREEAM, when this does not apply to all developments. BREEAM only usually applies to multi-residential dwellings that may occur within larger schemes i.e., communal buildings, care homes, and so on. It would be useful instead for the supporting text to reference the latest guidance at the time of writing such as building regulations, Code for Sustainable Homes, Modern Methods of Constructions.</p> | <p>Construction should also be referenced. The Code for Sustainable Homes has been withdrawn and so is not appropriate to reference here. Building Regulations are mandatory so not relevant to reference.</p> <p>Second para of DES46 to be amended accordingly</p> | <p>‘Developments are encouraged to <u>achieve high sustainability standards appropriate to the type of development including BREEAM 'Excellent' Standard and to utilise Modern Methods of Construction.</u></p> |
| 29 | Historic England | 9 Nov 2022 | <p>We support the aim of this SPD as articulated in its opening line. That said we also support the key aim stated in the third paragraph of the introduction (we assume this is 1.1.3) concerning the role of design in delivering a low carbon and</p> | <p>No specific recommendations for change to the Design Spd promoted</p> | <p>No change</p> |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | climate resilient future. Similarly, there is content that we support in the next subsection on overall objectives, such as paragraph 1.1.7. Overall, it feels that a little further editing would be beneficial to consolidate the aims/objectives and present a clearer message across paragraphs 1.1.1 to 1.1.9. | | |
| 30 | | | <p><i>Figure 1.2.</i></p> <p>No doubt there is worthwhile and helpful content in this series of tables; but, regrettably, the content is very hard to interpret in the format of a webpage as presented</p> | Tables are more effective in the pdf version of the SPD | No change |
| 31 | | | <p><i>Figure 2.4.</i></p> <p>If useful, you may wish to add a hyperlink to our website when referring to Historic England as a</p> | Agreed – a link would be useful | Hyperlink to be added |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | source of more information on when we are consulted | | |
| 32 | | | <p><i>Paragraph 3.2.7</i></p> <p>We suggest reference to the ‘natural and historic environment’ rather than the ‘natural and built environment’ principally to acknowledge the contribution made by the area’s archaeological remains.</p> | Agreed | Substitute ‘built’ with ‘historic’ in para 3.2.7 |
| 33 | | | <p><i>Paragraph 3.2.10</i></p> <p>This paragraph would benefit from editing and, most likely, expansion to aid clarity.</p> | Agreed | <p>Sentence started with “Applicants can find” rather than “Find information”. Weblink referred to made clearer. And now refers to <u>nature</u> conservation, to avoid implying that the link connects with guidance on heritage conservation.</p> |

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| 34 | | | <p><i>Archaeology</i></p> <p>We flag the need to be careful in wording when reference is made to archaeology rather than ‘archaeological remains’</p> <p>Reference is made to the 1953 Historic Buildings and Ancient Monuments Act. Unless there is evidence to the contrary, we suggest this reference be deleted. More information regarding scheduled monuments can be found in the Ancient Monuments and Archaeological Areas Act 1979 and on the Historic England website, which we expect would represent more helpful links to add if needed.</p> | <p>Agreed – see proposed modifications</p> | <p>Page 31</p> <p>Reword paragraph headed importance to say:</p> <p>‘Aylesbury Vale is rich in archaeology reflecting its history and includes 61 scheduled monuments. Scheduled monuments are designated for their national importance under the 1953 Historic Buildings and Ancient Monuments Act. More information regarding scheduled monuments can be found in the Ancient Monuments and Archaeological Areas Act 1979 and on the Historic England website’</p> |

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| 35 | | | The heading 'Conservation areas / heritage' could be improved; it is unnecessarily confusing about the scope of the text underneath this heading. | Agreed – see proposed modifications | Change title on page 32 to: Conservations areas and other heritage assets |
| 36 | | | <i>Stone 3.7.12</i> We encourage reference to any relevant evidence available from the Buckinghamshire Mineral and Waste Plan and, as appropriate, its supporting evidence base. As you may be aware, Historic England provides a link to further information on building stone through the Strategic Stone Study | | Add in para 3.7.5 R'efer to the Buckinghamshire Mineral and Waste Plan which provides further information on the underlying geology of the area.' |
| 37 | | | <i>3.9 Site Appraisal</i> Reference is made under the site appraisal to 'the history and heritage of the site and the potential for significant archaeological artefacts; adjacent land uses and sensitivities including adjacent dwellings that may impact site potential | VALP policy references are made throughout the pdf version of the Design SPD but were not included in the online engagement version. However additional referencing is required in Sections 3.8 | Add VALP Policy references to Sections 3.8 and 3.9 of the SPD |

| Ref. | Stakeholder (name and organisation) | Date received | Consultation Response | BC Response | Proposed modification |
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| | | | or overlook the site'. This could usefully be clarified to enhance alignment with the NPPF, not least recognising the important contribution made by the setting of a heritage asset to its significance. This is done in policy BE1 of the AVLP. Making a clearer connection with the AVLP here and elsewhere in the SPD would be helpful. | Character and 3.9 Site Appraisal (including to Policy B1). | |
| 38 | | | <i>Table when preparing a Site Appraisal</i> The text on heritage has some useful prompts, but the questions posed risk implying a comprehensiveness that is not there. For example, what about Registered Parks and Gardens? | The table indicates that it does not provide an exhaustive list however reference to Historic Parks and Gardens will be added both in the table (page 53) and the Checklist (Page 55) | Add Reference to Historic Parks and Gardens in the table (page 53) and the Checklist (Page 55) |
| 39 | | | <i>Principle DES13: Design to enhance biodiversity</i> We advise being mindful of the need to consider impacts on the historic environment in proposals to enhance biodiversity which might inadvertently harm heritage assets. This could be | Not appropriate to reference heritage under this principle. Principles within the Design SPD cannot be considered in isolation and other principles | No change |

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| | | | delivered be amending the second bullet to refer to avoiding harm and protecting designated habitats, designated heritage assets, protected species and other flora and fauna | safeguard and protect heritage assets. | |
| 40 | | | <p><i>Principle DES17: Respond to the existing townscape, heritage assets, historic landscapes and archaeology</i></p> <p>As the Council will be aware, heritage assets should be conserved and enhanced for more than peoples' enjoyment. Potentially simplifying the first sentence could help, also aligning with the NPPF i.e. 'Heritage assets should be celebrated, conserved and enhanced.'</p> <p>The line 'Development should respect historic characteristics and assets on, and adjacent to, the site' also needs to be clarified</p> | Minor amends proposed in response to comment. | <p>Minor amends to Wording of Principle DES17</p> <p>First para:</p> <p>'Heritage assets should be celebrated, <u>conserved and enhanced</u> or preserved, for peoples' enjoyment.</p> <p>Second para"- small addition:</p> <p>'Development should <u>be responsive to and</u> respect historic</p> |

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| | | | | | characteristics and assets on, and adjacent to, the site' |
| 41 | | | <p><i>Paragraph 4.3.1</i></p> <p>Reference is made to Heritage Counts 2016. This can be updated. Please refer to https://historicengland.org.uk/research/heritage-counts/ for the latest information in this series of publications</p> | Amend para 4.3.1 and provide hyperlink to Heritage Counts | <p>Amend para 4.3.1</p> <p>Research <u>published by Historic England on behalf of the Historic Environment Forum (Heritage Counts) undertaken in Heritage Counts, 2016</u>, highlights the value of heritage as a source of identity, character, distinctiveness and sense of place.</p> <p>Provide hyperlink to Heritage Counts</p> |
| 42 | | | <p><i>Paragraph 4.3.6</i></p> <p>While we welcome reference to significance in this context, this paragraph reproduces an</p> | Refer to suggested amendment | Add after the reference to significance in para 4.3.6: 'Refer |

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| | | | incomplete definition of significance and therefore risks conveying an incomplete picture. We suggest including the full quotation or simply refer to the glossary from the NPPF for a full definition. | | to Glossary on p71 of the NPPF for the full definition' |
| 43 | | | <i>Paragraph 4.3.8</i> We suggest providing a complete reference at the end of this paragraph, to help the reader. Also, the paragraph number from the NPPF needs to be updated to para 194. | Reference to NPPF would seem appropriate here | Update paragraph reference to 194. |
| 44 | | | Paragraph 4.3.18 The Council may wish to add a reference here to the national Heritage at Risk register | Agreed | Add under para 4.3.18 'Historic England maintain a Heritage at Risk Register' |

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| | | | | | Provide a hyperlink to the register |
| 45 | | | <p><i>Paragraph 4.3.19</i></p> <p>This paragraph could be strengthened also by explicit acknowledgement that the setting of a Listed Building may contribute to its significance. In this way it strengthens the link between legislation (the 1990 Act) and policy.</p> <p>We welcome reference to our publication on the setting of heritage assets and assume a full reference and weblink will be included in the final version.</p> | Refer to proposed modifications | <p>Add as second sentence in para 4.3.19:</p> <p>‘The setting of a Listed Building may contribute to its significance’</p> <p>A hyperlink to the setting of heritage assets will be included in the final SPD</p> |
| 46 | | | <p><i>Paragraph 4.3.24</i></p> <p>Reference is made to the 1953 Historic Buildings and Ancient Monuments Act. Unless there is</p> | Refer to proposed modifications | Amend first line of para 4.3.24 as below: |

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| | | | evidence to the contrary, we suggest this reference be deleted. More information regarding scheduled monuments can be found in the Ancient Monuments and Archaeological Areas Act 1979 and on the Historic England website, which we expect would represent more helpful links to add if needed. | | There are 61 scheduled monuments in the Vale. Scheduled monuments are designated for their national importance under the 1953 Historic Buildings and Ancient Monuments Act <u>Ancient Monuments and Archaeological Areas Act 1979</u> . |
| 47 | | | <p><i>Paragraph 4.3.26</i></p> <p>Reference is made to ‘listing or designation on a national scale’. This could be made clearer by a minor rephrase by deleting reference to listing i.e. ‘designation on a national scale’. Later in the paragraph, for clarity, amend ‘non- designated asset’ to ‘non-designated heritage asset’</p> | | <p>Amend para 4.3.26 to read:</p> <p>‘There are many other older buildings and areas which display a special character within Aylesbury Vale which do not reach the standards required for listing or designation on a national scale, but nevertheless have local interest and value.</p> |

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| | | | | | <p>These non-designated heritage assets are recognised in National Planning Policy and deserve the care and respect that other heritage assets demand. Contact should be made with council heritage officers in order to determine if a building is a non-designated <u>heritage</u> asset. An advice note on non-designated heritage assets in the Vale is available at on the council website.</p> |
| 48 | | | <p><i>Principle DES23: Ensure that development density and the scale and massing of proposed buildings responds to the existing and emerging character and context of an area</i></p> <p>We advise including reference to heritage in this principle. One effective way this could be done</p> | | <p>Amend second para of Principle DES23 to:</p> <p>‘In some parts of Aylesbury Vale, notably in Aylesbury Garden Town, but also in other towns in the area, there may be an</p> |

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| | | | would be to refer to heritage assets in the second paragraph of the boxed text. | | opportunity to deliver a new development character provided this is part of a comprehensive vision, establishes sense of place and does not impact on the sensitive townscape, <u>heritage assets</u> or landscape assets of an area. |
| 49 | | | <p><i>5.7 Parking and 5.8 Design for cyclists</i></p> <p>We advise referring to the need to consider potential impacts on the historic environment, especially in more sensitive areas (such as conservation areas).</p> | Not appropriate to reference heritage under this principle. Principles within the Design SPD cannot be considered in isolation and other principles safeguard and protect heritage assets. | No change |
| 50 | | | <i>5.11 Open space and public realm</i> | Agreed. Refer to suggested amend | <p>Add additional para after 5.11.3</p> <p>The historic environment should be a source of inspiration when considering the design of open</p> |

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| | | | <p>We advise referring to the historic environment as a source of inspiration that will enable proposals to enhance the public realm.</p> <p>Our 'Streets for All' guidance, together with the Streets for All regional documents, provides updated practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations, including highways engineers, planners and urban and landscape designers. This could be referenced, as appropriate, in this section of the SPD.</p> | | <p>spaces and the public realm. Applicants should refer to Historic England guidance 'Streets for All' and which provides practical advice on highways and public realm design and implementation of works in sensitive historic locations.</p> |
| 51 | | | <p><i>Principle DES37: Promote high quality buildings that respond to their location and deliver a sense of place</i></p> | <p>Agreed. Minor amend to wording of Principle DES37 as suggested.</p> | <p>Amend second para of Principle DES37 to:</p> <p>'The scale of new buildings should relate to their context (rural or urban), <u>to heritage sensitivities, to</u></p> |

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| | | | <p>We note a degree of crossover with principle DES23</p> <p>Reference is needed to the historic environment when referring to factors that influence the scale of new buildings.</p> | | <p>their location within the hierarchy of routes and whether they act as a focal point, landmark or corner building and the topography of a site.</p> |
| 52 | | | <p><i>Principle DES46: Minimise environmental impact by energy efficient and sustainable design</i></p> <p>Reference is made to ‘Where possible, all developments are encouraged to achieve BREEAM ‘Excellent’ Standard. This would benefit from unpacking a little further, assuming it covers conversions and extensions, to acknowledge the constraints that also need to be considered; for example, in the approach to historic buildings.</p> | <p>Agreed. Amend wording of Principle DES46</p> | <p>Add additional second para to Principle DES46</p> <p><u>‘Consideration should be given to retaining and retrofitting existing buildings to retain embodied carbon’</u></p> |

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| 52 | | | <p><i>Principle DES46:</i></p> <p>Reference could also be made to embodied energy in the context of the carbon benefits from retaining existing buildings (when compared with the carbon impacts of demolition and new build).</p> <p>Historic England has published a range of advice on the contribution made by heritage to climate change mitigation and adaptation. We encourage the Council to make use of this material and refer to it, as appropriate in the SPD.</p> | <p>Include additional para re retrofit and renovation of historic properties as suggested.</p> | <p>Additional para after 6.5.1</p> <p>‘It is recognised that careful consideration must be given to retrofit and renovation of historic buildings. Historic England has prepared a range of advice on how to reduce carbon emissions and improve energy efficiency and performance in traditional properties. Applicants should refer to this material when preparing their proposals.’</p> <p>Include hyperlink to English Heritage site</p> |

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| 53 | | | <p><i>Principle DES49: Local energy production</i></p> <p>While we support an ambitious approach to climate change mitigation and adaptation, clearly care is needed with how this is delivered. Potentially the opening line of this principle could be rephrased to align with the energy hierarchy principles, which might more neatly lead into an acknowledgement that renewable energy production is not going to be suitable or desirable for all sites / schemes.</p> | Additional wording added | Additional para added at the start of Principle 49 with reference to the energy hierarchy |
| 54 | | | <p><i>Paragraph 8.1.5</i></p> <p>In the final line, we suggest reference to the heritage significance of the existing building (including the contribution to that significance made by its setting) to align with language in the NPPF</p> | Minor amend as suggested | Para 8.1.5 to be amended: ‘This is to protect the recognised importance <u>and significance</u> of the existing building or its setting.’ |

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| 55 | | | <p><i>8.2 Responding to local character and neighbours and Principle DES55: Respond to local character</i></p> <p>We suggest reference here is also made to character assessments that may already be available and which could inform decision-making, as well as adopted / made neighbourhood plans for an area</p> | Minor amend to Principle DES55 as suggested | <p>Add an additional para to Principle DES55:</p> <p>‘Where appropriate applicants should make reference to existing character assessments in Conservation Area Appraisals or adopted neighbourhood Plans’</p> |
| 56 | | | <p><i>Principle DES58: Respond to the design of the original dwelling</i></p> <p>We suggest referring to the National Heritage List for England (rather than the Statutory List)</p> | Minor amend to Principle DES58 as suggested | <p>Amend third para of Principle DES58 to:</p> <p>‘Owners of Listed Buildings or buildings in Conservation Areas should also make use of the Statutory List, National Heritage List for England, Conservation Area Character Appraisals or any other assessment of the building’s significance when considering an</p> |

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| | | | | | extension so that their design sustains or enhances the features that contribute to its significance or better reveals them. |
| 57 | | | <p><i>9.1 Agricultural building conversions, 9.2 Conversion of chapels, schools and churches and 9.3 Commercial building conversions</i></p> <p>Reference should be made to the heritage significance of the building, not solely to its character and appearance i.e. the importance of retaining features that contribute to the significance of the building</p> <p>Note Historic England has published related advice, to which the Council may wish to refer in the SPD</p> | | <p>Amend first para of Principle DES64 to:</p> <p>‘The primary objective of all conversions of traditional agricultural buildings must be to retain the character, and appearance <u>and heritage significance</u> of the original building.</p> <p>Add additional para after 9.1.6 to say:</p> |

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| | | | | | <p>Applicants should also refer to Historic England advice on the adaption of traditional farm buildings.</p> <p>Include hyperlink to advice on Historic England website</p> |
| 57 (cont) | | | <p><i>9.1 Agricultural building conversions, 9.2 Conversion of chapels, schools and churches and 9.3 Commercial building conversions (continued)</i></p> | | <p>Amend first para of Principle DES66 to:</p> <p>The primary objective of all conversions of chapels, schools and churches must be to retain the character, and appearance <u>and heritage significance</u> of the original building.</p> |

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| | | | | | <p>Amend first line of the first para of Principle DES67 to:</p> <p>‘The primary objective for conversion of historic commercial buildings must be to retain the character, <u>and appearance and heritage significance</u> of the original building.’</p> |
| 58 | | | <p><i>Paragraph 9.1.29</i></p> <p>This paragraph would benefit from further explanation. It feels rather adrift and insufficiently connected to the text</p> | <p>Amendment to final para to provide additional clarity</p> | <p>Amend para 9.1.29 to say:</p> <p><u>Buildings and structures that predate July 1948 and are within the curtilage of a listed building are treated as part of the listed building.</u> Refer to Historic England Advice Note 10 Listed Buildings and Curtilage <u>which provides a range of hypothetical case studies</u></p> |

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| | | | | | <u>to illustrate what might be considered to be the curtilage of a listed building.</u> |
| 59 | Canal and River Trust | 2 Nov 2022 | The inclusion of the Marsworth Wharf development to illustrate good quality design and sensitive response to context is therefore considered appropriate. (please note: there is a 'Marmsworth'[sic] typo in para 1.4) | Amend typo | Para 1.4 Amend spelling of Marsworth |
| 60 | | | There are further opportunities within the Design SPD to ensure proposed developments are aware of and recognise the importance of the canal network and the role it can play in supporting sustainable communities at the earliest opportunity. For example, within the overview of the area, canals could be specifically referenced within the title of the 'water and rivers' section. The inclusion of a specific section within the SPD, dedicated to promoting informed approaches to development alongside our historic waterways, | New Design Principle – Provide a positive response to waterways – see proposed modification | Section 5.11 amend to <u>Open space, and public realm and water spaces</u> Add New Principle DES37 (after DES36): Provide a positive response to waterways (All subsequent Principles to be renumbered) |

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| | | | <p>would also be greatly beneficial and would aid in clearly identifying that design considerations, such as those within DES18, DES23, DES25 & DES30-32 may differ slightly for developments adjacent to our waterways.</p> <p>We recommend a number of guiding principles for waterside developments and individual waterways and water spaces need to be viewed as an integral part of a wider network, and not in isolation. Water should not be treated as just a setting or backdrop for development but as a space and leisure and commercial resource in its own right. Waterways themselves should be the starting point for consideration of any development and use of the water and waterside land – look from the water outwards, as well as from the land to the water. The Trust would also require any development at the canal frontage to</p> | | <p>Development should respond positively to existing waterways and water spaces and consideration must be given to how it will be viewed by recreational users from the water space or towpath. The waterways and canals in Aylesbury Vale pass through areas with different character; in some places they have an urban feel and in others rural. Development should seek to respect and maintain the existing character of the canal corridor.</p> |

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| | | | not adversely affect the structural integrity of the waterway. | | |
| 60 (cont) | | | It should be noted that the canal passes through different character areas, such as rural and urban, and development should seek to respect and maintain the existing character of the canal corridor. A waterway's towing path and its environs should form an integral part of the public realm in terms of both design and management. It is important that the siting, configuration, and orientation of buildings optimise views of the water, generate natural | | The siting, configuration, and orientation of proposed buildings should optimise views of the water, generate natural surveillance of water space, and encourage and improve access to, along and from the water. Proposals must aim to avoid creating direct views of the developments 'back of house' |

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| | | | <p>surveillance of water space, and encourage and improve access to, along and from the water. It should be recognised that appropriate boundary treatment and access issues are often different for the towing path side and the offside.</p> <p>Future proposals must aim to avoid creating direct views of the developments 'back of house' from the canals outward perspective which heavily degrades the canals credentials as a green corridor, tranquil retreat and its use as a treasured public amenity. Back of house elements might include car parks, service areas, such as bin stores, delivery areas, sub stations etc.</p> <p>Any development with a canal frontage is also likely to include visually exposed parking</p> | | <p>from the canals outward perspective which heavily degrades the canals credentials as a green corridor. Back of house uses include car parks, service areas, bin stores, delivery areas, and sub stations. Development proposals should seek to minimise overshadowing of the waterspace.</p> <p>Car parking areas that may be visible from the waterside should be visually screened through planting to soften its impact.</p> <p>Development at the canal frontage must not adversely</p> |

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| | | | <p>arrangements in areas due to the intrinsic nature of a canal fronting layout. It must however be recognised that vehicles can be visually buffered from the canal's outward views through clever design and use of landscaping. This might include well placed linear hedgerows to visually buffer parked vehicles from the canal's outward views, parking bays set between plots or within buildings, again to hide from view. Staggered bays with surrounding planting can also work to soften visual impacts.</p> <p>The design requirements outlined above could be referenced within the SPD as part of the existing or within a separate canal section, to strengthen the design considerations for development adjacent to the canal network. We would also encourage potential developers to undertake pre-application discussions with the Trust and would welcome being referenced as a</p> | | <p>affect the structural integrity of the waterway.</p> <p>A waterway's towing path and its environs should form an integral part of the public realm in terms of both design and management. Canal towpaths can provide safe, convenient and attractive traffic free routes for walking and cycling and provide linkages to local facilities, recreational opportunities. They can also help to promote health and well-being.</p> <p>Development close to canal corridors should aim to enhance accessibility and fully integrate</p> |

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| | | | <p>key stakeholder and statutory authority within Paras 2.2 and 2.2.11.</p> <p>The canal towpath is also an important traffic free route for walking /cycling and represents a multifunctional asset, providing linkages to local facilities, recreational opportunities, and a safe, convenient, and attractive walking and cycling network to promote health and well-being, consistent with the aims of the NPPF. The SPD should clearly acknowledge this potential and seek to ensure that developments enhance accessibility to the canal corridors by identifying key movement routes and fully integrating with the existing sustainable network with measures such as upgrading towpath surfacing, providing new or improved access points and inclusion of wayfinding / interpretation boards.</p> | | <p>with the existing sustainable network and where appropriate upgrade towpath surfacing, providing new or improved access points and inclusion of wayfinding / interpretation boards.</p> <p>Applicants proposing development adjacent to waterways should discuss their proposals with the Canal & River Trust at pre-application stage.</p> <p>Add supporting images</p> |

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| | | | | | Add Canal & River Trust to list of organisations to consult for pre-application advice in Figure 2.4 |
| 61 | | | <p>There is the potential for surface water drainage from sites to the canal and it is positive to note that development are encouraged to engage within the Trust on this matter (Para 4.1.17). It should be noted that any surface water discharge to the canal would require prior consent from the Canal & River Trust. Full details of any proposed discharge would need to be submitted and include appropriate mitigation measures to ensure there was no adverse impact to water quality or structural integrity of the waterway. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement.</p> | Noted but no need to update the SPD | No change |

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| 62 | | | The Trust also wish to highlight the potential of the canal for heating & cooling and the SPD should include reference to this potential of the canal network to contribute to low carbon technologies, in particular DES46 should as a minimum, include reference to water source heat pumps. | Minor amend to reference water source heat pumps – see proposed modification | Amend penultimate bullet to Principle DES47 to: ‘Ground, <u>water</u> or air source heat pumps for heating; |
| 63 | Thames Water | 23 Sept 2022 | <p>Principle DES50: Reducing Water Demand</p> <p>We support DES50 in principle, but consider it should be strengthened.</p> <p>Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.</p> | Accept some of recommendations however the requirement in terms of water use is in Building Regs and so not required in the Design SPD. Also as metrics may change not appropriate to include in the SPD. | <p>Add as third para to Principle DES50</p> <p>‘Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use as set out in Building Regulations’.</p> |

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| | | | <p>Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.</p> <p>Proposed policy text:</p> | | |

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| | | | <p>“Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the ‘Fittings Approach’ in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.”</p> | | |

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| 64 | | | <p>We consider that the SPD should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend the SPD include the following policy/supporting text:</p> <p>PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT</p> <p>“Where appropriate, planning permission for developments which result in the need for off-</p> | <p>Second paragraph seems to provide a more detailed version of the first therefore second paragraph would seem to adequately address the Thames Water comment</p> <p>Agree to inclusion of additional para as set out in proposed modification</p> | <p>Add as a final para to Principle DES50</p> <p>‘The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where</p> |

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| | | | <p>site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”</p> <p>“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”</p> | | <p>appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.’</p> |

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| 65 | Whaddon Parish Council | 1 Nov 2022 | <p>The SPD contains some 67 detailed policies, and although the explanatory notes and reasons are often technical in nature, (and should be read alongside other reference documents) the majority are to be welcomed and commended, and should make a sound platform from which exemplar, high quality and sustainable development can emerge. That said, the Introduction paragraph, ‘Purpose of the Design SPD’ refers to two particular elements that WPC believe are not given sufficient explanation and should be expanded upon. These are ‘development should respond appropriately to its context’ and should</p> <p>‘benefit existing residents’. These two matters are explained below.</p> | | No change |
| 66 | | | ‘Development should respond appropriately to its context’. WPC understands that individual SPD’s for major developments should ‘flow’ from | Para 1.3.4 introduces the location of proposed housing | Minor amend to Para 3.1.4 (second sentence) |

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| | | | <p>the 67 design policies (once this document is adopted), but paragraph 1.3.4 highlights WPC's concern about 'context' and needs amending. It states 'Housing growth is concentrated in the vicinity of Milton Keynes', whilst in fact the two major development sites within the adopted VALP (1150 at Shenley Park and 1855 at SWMK, Salden Chase) both actually abut and share long boundaries with Milton Keynes (MK). This does not sit comfortably with the descriptive phrase 'in the vicinity of', and suggests that the 'context' of the new developments may lean towards MK design principles rather than AVDC</p> | <p>Including reference to homes 'in the vicinity of Milton Keynes'. The emphasis is that most homes are close to larger settlements and this is more sustainable as it more generally provides access to facilities. Suggest minor change replacing 'in the vicinity of' to 'close to'.</p> <p>Principles DES6 and DES7 make it clear that development must respond to local context and this applies wherever the site is in the Vale. However add additional para in section 1.3 to make this clear.</p> | <p>'This housing growth is concentrated in sustainable locations with the majority of homes focused in Aylesbury Garden Town, to the north in the vicinity of <u>close to</u> Milton Keynes and a smaller proportion in Buckingham, Winslow, Wendover and Haddenham (strategic settlements).</p> <p>Add additional para after 1.3.8</p> <p>'An important focus of the Design SPD is that new development responds to local character and distinctiveness. Whilst some development proposed is likely to be close to the edge of Aylesbury Vale (for example close to Milton</p> |

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| | | | | | Keynes) and may involve joint work with neighbouring authorities in its planning, the need to respond to the local character of Aylesbury Vale remains an important requirement.' |
| 67 | | | <p>'Benefit existing residents'. It is sometimes very difficult for existing residents to see how major new developments can bring benefits, because frequently those closest communities suffer the consequences of growth, especially when it comes to issues involving additional traffic generation and loss of valued countryside.</p> <p>... WPC would simply suggest that these such desirable and welcomed principles should also apply to those communities that have to suffer the consequences of increased traffic flows,</p> | Additional paragraph to <i>Principle DES26: Provide attractive streets and spaces...</i> to address concern | <p><i>Principle DES26: Provide attractive streets and spaces...</i></p> <p>Add an additional para</p> <p>'Where traffic generated by the development is likely to give rise to unacceptable impacts on the surrounding streets, spaces and neighbourhoods, the impacts should be identified and on or off site mitigation provided in</p> |

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| | | | especially if it can be reasonably demonstrated that the development is likely to cause and have a negative impact on highway safety and the general quality of life of nearby residents. | | accordance with T5 and the design principles in this SPD.' |
| 68 | Cuddington Parish Council | 1 Nov 2022 | <p>The impact of extensions on neighbours often only considers rear extensions / impact on the rear of neighbour's properties.</p> <p>However, there can be habitable rooms in neighbouring properties that are located on the side of the property. These may be adversely affected by development proposals and it would be helpful if the SPD could address this situation. Effects include, loss of boundary vegetation, overbearing elevations, loss of light, introduction of windows and doors etc.</p> | This is covered in Principle DES59: Side Extensions | No change |

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| 69 | Edlesborough Parish Council | 21 Sept 2022 | <p>I note that there is apparently some confusion about the 45 degree rule referred in principles DES56 and DES61 of the latest draft Design SPD.</p> <p>DES56 wording states that the 45 degree line is taken from the edge of the nearest neighbouring habitable room window, whereas the illustration shows it taken from the middle point of the window.</p> <p>DES61 wording states that the 45 degree line is taken from centre of the nearest neighbouring habitable room window.</p> | <p><i>Principle DES56: Consider your neighbours</i></p> <p>wording is incorrect and amend suggested</p> | <p>Amend wording to <i>Principle DES56: Consider your neighbours</i></p> <p>Fourth Para:</p> <p>‘In particular, two storey extensions should not encroach beyond a 45 degree line taken from the edge <u>middle</u> of the nearest ground or first floor window of a habitable room of a neighbouring property. ‘</p> |

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| | | | <p>The current AVDC Design Guide states that the 45 degree line is taken from the nearest part of a neighbouring habitable room window.</p> <p>My understanding is that the general interpretation of the rule takes the line from the mid point of the window. It doesn't really matter which point you take but you must be consistent.</p> | | |

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| | | | | | |
| 70 | The Parks Trust | 22 Sept 2022 | The Parks Trust would like to respond to the consultation on the Aylesbury Vale Area Design Supplementary Planning Document. We believe the document text should be amended to strengthen the principle around ensuring adequate provision is made for the maintenance of public open space by amendment of the text of Principle DES33. We have copied the text for Principle DES33 below, with our suggestions for | Agreed Amend final para to <i>Principle DES33: Enhance the environment and sense of place through open spaces</i> as suggested | <i>Principle DES33: Enhance the environment and sense of place through open spaces</i> Amend wording to final para to: 'The long-term management and maintenance of open space and |

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| | | | <p>additional wording indicated in <u>bold underlined text</u> and for the omission of wording by being struck-through (thus).</p> <p><i>Principle DES33: Enhance the environment and sense of place through open spaces</i></p> <p>The long-term management and maintenance of open space and public realm should be accounted <u>and provided</u> for, with consideration given to the selection of materials, furniture and fixings, allowing for longevity and <u>making provision for the cost of</u> ongoing maintenance costs, <u>which should be undertaken by a suitable stewardship body.</u></p> | | <p>public realm should be accounted <u>and provided</u> for, with consideration given to the selection of materials, furniture and fixings, allowing for longevity and <u>making provision for the cost of</u> ongoing maintenance costs, <u>which should be undertaken by a suitable stewardship body.</u></p> |
| 71 | Individual | 26 Sept 2022 | <p>Figure 3.20 in Section 3 shows a sketch of Exchange Street with almost no traffic, describing it as "an enhanced public realm". Statements and drawings like that undermine the credibility of the whole document.</p> | <p>Disagree – this image is taken from the Garden Town masterplan</p> | <p>No change</p> |

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| 72 | | | <p>The encouragement of walking and cycling is sensitive to the standard of available routes, which need to be well-maintained, adequately lit during hours of darkness and reasonably separated from heavy traffic, for public health reasons.</p> <p>Without sufficient subsidy, or adequate patronage, it is extremely difficult to provide a public transport system of acceptable and reliable frequency, available in the evening as well as during the day, Dwellers in London and other cities have grown to expect that provision. Public transport patronage locally is currently below viable levels.</p> | <p>Agreed that not every journey will be made by sustainable modes but developments can and should be designed to make walking and cycling more attractive options.</p> <p>Agree that walking routes should be attractive to use after dark and therefore will need to be lit and overlooked</p> | <p><i>Minor amends to Principle DES15: Reduce reliance on the private car</i></p> <p>First Para</p> <p>'Applicants should plan and lay out their development to minimise reliance on the private car. They should create a network of safe and convenient pedestrian and cycle routes that are <u>where appropriate overlooked and lit to make them</u> attractive to use, <u>both during the day and after dark</u> and that are integrated with the development and connect with the wider area and adjacent sites.</p> |

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| | | | Not everyone can cycle, and for more than reasonable walking distance will use their own cars. | | |

4. Adoption Statement

ADOPTION STATEMENT - *DAY DATE* 2023



Design Supplementary Planning Document.

**The Town and Country Planning (Local Planning)
(England) Regulations 2012**

In accordance with Regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that Buckinghamshire Council adopted the Design Supplementary Planning Document on xx 2023.

This document was prepared to support the implementation of policies in the Vale of Aylesbury Local Plan 2021. The document provides guidance on how affordable housing should be provided in the Aylesbury Vale Area of Buckinghamshire.

Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the SPD was adopted.

The Design Supplementary Planning Document is available to view at:

Insert web link

Simon Meecham, Lead Local Plan Consultant

On behalf of

Steve Bambrick, Director, Planning & Environment
Buckinghamshire Council

Contact: Simon.Meecham@Buckinghamshire.gov.uk