



Report for Cabinet

Date:	10th October 2023
Title:	Adoption of AGT1 Masterplan Supplementary Planning Document
Cabinet Member(s):	Councillor Peter Strachan, Cabinet Member for Planning and Regeneration
Contact officer:	Charlotte Morris, Planning Policy Team Leader
Ward(s) affected:	Central planning area wards
Recommendations:	To adopt the Aylesbury South Supplementary Planning Document (site D-AGT1 of the Vale of Aylesbury Local Plan)
Reason for decision:	To provide guidance to applicants and decision makers on Aylesbury South site allocation (D-AGT1), of the Vale of Aylesbury Plan

1. Executive summary

- 1.1 This report requests that the Aylesbury South Site Allocation (D-AGT1) Supplementary Planning Document is approved for adoption.
- 1.2 Supplementary Planning Documents provide guidance to implement Local Plan policies. This Supplementary Planning Document applies to the allocation Aylesbury South (D-AGT1) in the Vale of Aylesbury Local Plan.
- 1.3 To adopt a Supplementary Planning Document, the council is legally required to conduct a public consultation for a minimum of four weeks. This was conducted from 22 September to 2 November 2022. This report requests that Cabinet adopts this Supplementary Planning Document.

2. Aylesbury South (D-AGT1) Supplementary Planning Document

- 2.1 The Vale of Aylesbury Local Plan sets out a vision and framework for sustainable growth across the north and central planning areas for the period up to 2033. It promotes new development to meet identified needs, which will contribute to creating a thriving, diverse, safe, vibrant place to live, work and visit.
- 2.2 It also promotes growth that is shaped by strong place-shaping and sustainability principles to create well-designed developments that are sensitive to the areas local character, heritage, scale, land use and design.
- 2.3 This Supplementary Planning Document is intended to inform and guide the development of allocation D-AGT1 within the adopted Vale of Aylesbury Local Plan (2021). The allocation contributes to and takes forward the principles of the Aylesbury Garden Town initiative, as designated in January 2017.
- 2.4 A Strategic Environmental Assessment to assess the environmental impacts of the Supplementary Planning Document is appended to this report. A Habitats Regulation Assessment which determines the Supplementary Planning Document will have no significant effects on the Chiltern Beechwoods Special Area of Conservation, is also appended to this report.
- 2.5 The draft version of this Supplementary Planning Document was the subject of public consultation, and it is proposed to be amended with the changes set out in the Consultation and Adoption Statement (appended). The revised version of the D-AGT1 Supplementary Planning Document (appended) is presented to Cabinet to seek agreement for its adoption and to become guidance for developers and decision makers for the central planning area.

3. Other options considered

- 3.1 The alternative is to not adopt the Supplementary Planning Document. This would mean that the requirement for the Supplementary Planning Document as set out in the Vale of Aylesbury Local Plan would not be met.
- 3.2 This option was considered but officers concluded it was not an appropriate option for the reason set out in 3.1.

4. Legal and financial implications

4.1 Legal Implications

A Supplementary Planning Document is a document that contains additional detail on how the Local Planning Authority will interpret and apply specific policies in its Development Plan. Any guidance contained in a Supplementary Planning Document must not conflict with the relevant adopted Development Plan and must be linked to

a Development Plan policy. Supplementary Planning Documents are a material consideration in the determination of planning applications. Officers paid due regard to these requirements and have prepared a Supplementary Planning Document that is drafted appropriately in relation to the Vale of Aylesbury Local Plan.

Financial Implications

- 4.2 The adoption of this SPD does not commit the Council to any costs. The development which will be made possible by this SPD will unlock developer funding to contribute towards the required infrastructure. Corporate implications

Equalities Impact Assessment

- 4.3 The Public Sector Equality Duty was introduced as part of the Equality Act 2010 (the Act) The Act protects people from discrimination in the workplace and in the provision of services and in wider society. Section 149 of the Act requires public authorities to have due regard to a number of equality considerations when exercising their functions.
- 4.4 All public bodies must have due regard to the need to:
- Eliminate discrimination, harassment, victimisation, and any other conduct prohibited by the Act;
 - Advance equality of opportunity between people who share a relevant protected characteristic and those who do not share it; and
 - Foster good relations between people who share a relevant protected characteristic and those who do not share it.

The Council has conducted an Equalities Impact Assessment (EqIA) screening in compliance with the Act. The EqIA screening on the adoption version of the D-AGT1 Supplementary Planning Document, was conducted on 16 May 2023, this determined that a full EqIA is not necessary. The document itself is unlikely to have impacts on protected groups. The adopted document will be available in an accessible format in accordance with Buckinghamshire Council's guidelines.

Data Protection Impact Assessment

- 4.5 The Council has conducted a Data Protection Impact Assessment screening, and this determined that a full data impact assessment is not required for the approval of this adoption version of the Design Supplementary Planning Document.

5. Local councillors & community boards consultation & views

- 5.1 This Supplementary Planning Document was prepared with a series of workshops with local councillors and the parish council. This led to draft the Supplementary

Planning Document which was approved for public consultation. During the consultation comments were received from the public, public bodies, industry, societies and local councillors. These have been taken account of and changes have been made to the draft, as set out in the Consultation and Adoption Statement attached as an appendix to this report.

- 5.2 Councillor Peter Strachan, as Cabinet Member for Planning and Regeneration at his Portfolio Holder briefing session on 27 June 2023 considered and endorsed that the post consultation version of the Supplementary Planning Document go forward to Cabinet for consideration of its Adoption.
- 5.3 At that meeting, Councillor Strachan stated that he considered that the Supplementary Planning Document was important to help guide new place making in the context of the Aylesbury Garden Town, and the natural and historic environment of the Vale of Aylesbury. He also noted the consultation responses made by parish councils, government bodies, societies and individuals, and the resulting changes to the final document.
- 5.4 Consultation was conducted on the draft version of this Supplementary Planning Document, please see section 7.
- 5.5 Given the extent of engagement and public consultation undertaken as part of the development of the Supplementary Planning Document, the Community Board has not specifically been engaged in the process. Nevertheless, the relevant Community Board Chairmen were engaged in the development of the SPD.

6. Communication, engagement & further consultation

- 6.1 The Council has consulted on the Draft Supplementary Planning Guidance in accordance with the Adopted Statement of Community Involvement 2021. Thereby it published the draft Supplementary Planning Guidance for consultation on its website, together with the required supporting documentation and made paper copies available to view at the public council offices. It also issued a press release informing people about the consultation and promoted it through 'Your Voice Buckinghamshire,' the Planning Policy team's consultation database, and through social media.
- 6.2 For the adoption of the Supplementary Planning Guidance, in accordance with the Statement of Community Involvement and consistency with the consultation on the Draft Supplementary Planning Guidance, the council will:
 - publish the adopted document, the amended consultation statement and adoption statement by making them available to view at the public council offices, and on the council's website;

- send a copy of the Adoption Statement directly to those who asked to be notified;
- issue a press release; and
- use of social media.

7. Next steps and review

- 7.1 The post consultation version for the Adoption of the Supplementary Planning Document will be presented to Cabinet on the 10 October, for a decision on whether not to adopt the Supplementary Planning Document with, or without modification. If adopted, the guidance will be published on the council's website and will become a material consideration in the determination of planning applications in the central planning area.

8. Appendices

- 8.1 The following appendices support this cabinet report:
- Appendix 1 - Adoption version of the Aylesbury South Supplementary Planning Document a
 - Appendix 2 - Consultation and Adoption Statement
 - Appendix 3 - Strategic Environmental Assessment and Habitats Regulation Assessment Screening Report
 - Appendix 4 - Strategic Environmental Assessment
 - Appendix 5 -Habitats Regulation Assessment
 - Appendix 6 - Equalities Impact Assessment
 - Appendix 7 - Data Protect Impacts Screening Assessment

9. Background Papers

- 10.1 The Vale of Aylesbury Local Plan, including policy D-AGT1.

10. Your questions and views (for key decisions)

- 10.1 If you have any questions about the matters contained in this report, please get in touch with the author of this report. If you have any views that you would like the cabinet member to consider, please inform the democratic services team. This can be done by email to democracy@buckinghamshire.gov.uk