

Vale of Aylesbury Local Plan Further Proposed Additional modifications 2020

FAM reference (further additional modification)	Page number (VALP as proposed to be modified October 2019)	Section/Para (VALP as proposed to be modified October 2019)	Original text (from VALP main modifications 2019)	Proposed further changes (deleted text shown as struck through, additions of text <u>underlined</u> and specified modifications in <i>italics</i>)	Reason for change (PC – proposed change in response to representation(s), ORC – officer recommended change)
FAM001		Whole plan		<i>Correct any identified typographical errors.</i>	ORC
FAM002		Whole plan		<i>Change all references of AVDC to Buckinghamshire Council</i>	ORC – to account for change of organisation to unitary Buckinghamshire Council
FAM003		Whole plan		<i>Change all references of Aylesbury Vale, Wycombe, Chiltern and South Bucks districts to former districts or areas</i>	ORC – to account for change of organisation to unitary Buckinghamshire Council
FAM004	4	Contents	Salden Chase	Salden Chase <u>Land south of the A421 and east of Whaddon Road, Newton Longville</u>	PC in response to representation(s)
FAM005	7	Contents	D-NLV001 Salden Chase	D-NLV001 Salden Chase <u>Land south of the A421 and east of Whaddon Road, Newton Longville</u>	PC in response to representation(s)
FAM006	13	Foreword		<i>Add updated foreword</i>	ORC
FAM007	15	Chapter 1		<i>Add factual updates to local plan process</i>	ORC
FAM008	47	3.32	At the draft plan stage the council had also proposed two potential revisions to the boundary of the Green Belt to the north of Wendover. One revision was to provide a site for approximately 800 dwellings to the north of Wendover with the Green Belt removal potentially justified on the basis that there was very little capacity identified without this and another to remove part of RAF Halton as it is built up and has an urbanising effect within the Green Belt. Since then there has been an announcement that RAF Halton is to close by 2026 and an estimation for the amount of housing this site could deliver has been included in this plan in Policy D-HAL003. Because of the proximity of RAF Halton to Wendover it is considered that the justification for the site north of Wendover to provide 800 dwellings no longer exists as the capacity for housing in the area has significantly increased. Whilst there are arguments for releasing the RAF Halton site, because of the change in circumstances and the future work to be done around how the site is developed after its closure, it is considered premature to release the site from the Green Belt.	At the draft plan stage the council had also proposed two potential revisions to the boundary of the Green Belt to the north of Wendover. One revision was to provide a site for approximately 800 dwellings to the north of Wendover with the Green Belt removal potentially justified on the basis that there was very little capacity identified without this and another to remove part of <u>the RAF Halton main site to the south of Upper Icknield Way abutting the AONB. During the development and review of the Local Plan these proposals were found not to be justified and were withdrawn. as it is built up and has an urbanising effect within the Green Belt. Since then there has been an announcement that RAF Halton is to close by 2026 and an estimation for the amount of housing this site could deliver has been included in this plan in Policy D-HAL003. Because of the proximity of RAF Halton to Wendover it is considered that the justification for the site north of Wendover to provide 800 dwellings no longer exists as the capacity for housing in the area has significantly increased. Whilst there are arguments for releasing the RAF Halton site, because of the change in circumstances and the future work to be done around how the site is developed after its closure, it is considered premature to release the site from the Green Belt.</u>	PC in response to representation(s)
FAM009	61	3.82	The National Planning Policy Framework requires authorities to demonstrate that they have a five year supply of 'deliverable sites'. A housing trajectory accompanying the Plan, Appendix A shows how sites, made up from existing commitments and VALP allocations, are envisaged to deliver housing over the Plan period. This is based on discussions with developers, infrastructure providers and looking at previous delivery rates as well as other relevant factors. It illustrates that the council will deliver the overall housing requirement and also maintain a five-year housing land supply of deliverable housing sites using the period 2018-2023. It will be kept up to date and monitored to ensure that the projected housing delivery is achieved. The trajectory sets out when delivery can reasonably be expected but does not prevent earlier or accelerated delivery.	The National Planning Policy Framework <u>Framework</u> requires authorities to demonstrate that they have a five year supply of 'deliverable sites'. A housing trajectory accompanying the Plan, Appendix A shows how sites, made up from existing commitments and VALP allocations, are envisaged to deliver housing over the Plan period. This is based on discussions with developers, infrastructure providers and looking at previous delivery rates as well as other relevant factors. It illustrates that the council will deliver the overall housing requirement and also maintain a five-year housing land supply of deliverable housing sites using the period 2018-2023 <u>2020-2025</u> . It will be kept up to date and monitored to ensure that the projected housing delivery is achieved. The trajectory sets out when delivery can reasonably be expected	ORC – typo and resulting from update to latest housing land supply position

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				but does not prevent earlier or accelerated delivery.	
FAM010	62	3.84	To address this shortfall and provide the 5% buffer on top of the housing need required by the NPPF (2012) (it would increase to a 20% buffer in the event of persistent under-delivery), there needs to be an annual rate of delivery higher than 1,430 dwellings to ensure a five-year housing land supply. This will be achieved by delivery from the existing commitments, including two Major Development Areas (Berryfields and Kingsbrook at Aylesbury) along with various medium and smaller sites delivering in the shorter term. In the later parts of the plan period the large allocations in the Plan will then start to provide housing delivery. Achieving this level of housing delivery is ambitious and will be a significant increase on past rates.	To address this shortfall and provide the 5% buffer on top of the housing need required by the NPPF (2012) (it would increase to a 20% buffer in the event of persistent under-delivery), there needs to be an , the annual rate of delivery higher than <u>should continue to exceed</u> 1,430 dwellings <u>in order</u> to ensure a five-year housing land supply. This will be achieved by delivery from the existing commitments, including two Major Development Areas (Berryfields and Kingsbrook at Aylesbury) along with various medium and smaller sites delivering in the shorter term. In the later parts of the plan period the large allocations in the Plan will then start to provide housing delivery. Achieving this level of housing delivery is ambitious and will be a significant increase on past rates.	ORC – resulting from update to latest housing land supply position
FAM011	62	3.87	Windfall projections are based on the average dwelling completions for small sites (four or fewer dwellings) over the last ten years (2007 – 2017) (the windfall allowance is based on completions, therefore a non-implementation allowance is not needed). There has been a consistent and reliable supply of windfall sites as follows:	Windfall projections are based on the average dwelling completions for small sites (four or fewer dwellings) over the last ten years (2007 – 2017) <u>(2010 – 2020)</u> (the windfall allowance is based on completions, therefore a non-implementation allowance is not needed). There has been a consistent and reliable supply of windfall sites as follows:	ORC – resulting from update to latest housing land supply position
FAM012	63	3.89	This undersupply is spread across the rest of the plan period, using the Liverpool method, which is explained further in the Housing Land Supply Soundness document July 2019.	This undersupply is spread across the rest of the plan period, using the Liverpool method, which is explained further in the Housing Land Supply Soundness document July 2019 <u>September 2020</u> .	ORC – resulting from update to latest housing land supply position
FAM013	64	Policy S8 Monitoring and review	Irrespective of the above criteria, the Plan will have undersgone a review within five years of the adoption of this plan.	Irrespective of the above criteria, the Plan will have undersgone <u>undergone</u> a review within five years of the adoption of this plan.	ORC – typo
FAM014	67	4.6	<ul style="list-style-type: none"> An AGT Framework and Infrastrucutre SPD will provide further guidance on the co-ordination and design of growth across AGT and linkages and improvements to the existing built _environement and inparticular the town centre. It will include an action plan and a strategic infrastructure delivery schedule which will set out the key strategic physical, green and social infrastructure required to deliver A district-wide design guide SPD. The AGT Framework and Infrastructure SPD will include strategic town-wide design guidance however a comprehensive district design guide SPD will cross reference Garden Town design requirements 	<ul style="list-style-type: none"> An AGT Framework and <u>Infrastructure</u> Infrastrucutre-SPD will provide further guidance on the co-ordination and design of growth across AGT and linkages and improvements to the existing built <u>environment</u> environement and <u>in particular</u> inparticular the town centre. It will include an action plan and a strategic infrastructure delivery schedule which will set out the key strategic physical, green and social infrastructure required to deliver <u>the garden town</u>. A district-wide design guide SPD. The AGT Framework and Infrastructure SPD will include strategic town-wide design guidance however a comprehensive <u>Aylesbury Vale Design</u> district design guide SPD will cross reference Garden Town design requirements 	ORC – typos and for consistency with name of Aylesbury Vale Design SPD
FAM015	76	D1 Delivering Aylesbury Garden Town	a. ...The Aylesbury Garden Town design principles will be set out in the AGT Framework and Infrastructure SPD and detailed design guidance will be set out within the overarching Aylesbury Vale District Design Guidance SPD and AGT1 Masterplan SPD	a. ...The Aylesbury Garden Town design principles will be set out in the AGT Framework and Infrastructure SPD and detailed design guidance will be set out within the overarching Aylesbury Vale District <u>Guidance</u> SPD and AGT1 Masterplan SPD	ORC – for consistency with name of Aylesbury Vale Design SPD
FAM016	78	Para 4.35	This must include a coordinated approach to vehicular access which should be achieved from the B4443 Lower Road and A413 Wendover Road	This must include a coordinated approach to vehicular access which shoud <u>will</u> be achieved from the B4443 Lower Road and A413 Wendover Road	PC in response to representation(s)
FAM017	88	4.59	The current planning status of the site is as follows: <ul style="list-style-type: none"> The area of the site known as Woodlands (WTV018) has a current planning application, 16/01040/AOP, which has a resolution to grant permission subject to a Section 106 agreement. It proposes up to 102,800 sqm of employment land, a 	The current planning status of the site is as follows: <ul style="list-style-type: none"> The area of the site known as Woodlands (WTV018) has a current planning application, 16/01040/AOP, which has a resolution to grant permission subject to a Section 106 agreement. It proposes up to 102,800 sqm of 	PC in response to representation(s)

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			strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage, and up to 1,100 dwellings (including custom and self build units), and a 60-bed care home/extra care facility. <ul style="list-style-type: none"> Westonmead Farm (WTV017) has an as yet undetermined application in for 157 dwellings (19/00619/AOP) 	employment land, a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage, and up to 1,100 dwellings (including custom and self build units), and a 60-bed care home/extra care facility. <ul style="list-style-type: none"> Westonmead Farm (WTV017) has an as yet undetermined application in <u>outline permission for 157 dwellings (19/00619/AOP 17/04819/AOP)</u> 	
FAM018	94	4.71	The current planning status of the site is as follows: <ul style="list-style-type: none"> Land at Hampden Fields has a resolution to grant permission subject to a Section 106 agreement reference (16/00424/AOP) Land adjacent to Aston Clinton Holiday Inn (WTV019) , has an as yet undetermined application for 108 dwellings (16/03388/AOP) Land east of New Road, Weston Turville (WTV020) has detailed permission and is under construction (17/00533/ADP) Land Bounded By New Road And Aston Clinton Road (WTV025) has detailed permission and is under construction (16/01254/ADP) 	The current planning status of the site is as follows: <ul style="list-style-type: none"> Land at Hampden Fields has a resolution to grant permission subject to a Section 106 agreement reference (16/00424/AOP) Land adjacent to Aston Clinton Holiday Inn (WTV019), has an as yet undetermined application for 108 dwellings (16/03388/AOP) <u>has two pending applications: an outline application for 108 dwellings (16/03388/AOP) and a full application 121 dwellings (18/02495/APP). The full application for 121 dwellings (18/02495/APP) is the most up to date application.</u> Land east of New Road, Weston Turville (WTV020) has detailed permission and is under construction (17/00533/ADP) <u>is now complete.</u> Land Bounded By New Road And Aston Clinton Road (WTV025) has detailed permission and is under construction (16/01254/ADP) <u>is now complete.</u> 	ORC – resulting from update to latest housing land supply position
FAM019	102	Policy D-AGT5 Berryfields	Expected time of delivery	Expected Completions and expected time of delivery	ORC – for consistency with policy AGT6
FAM020	112	4.98	The site is located to the south of the railway line and Aylesbury Station. It is bounded by Thames Road to the south, California Brook and a footpath to the east, playing field to the west and the Aylesbury College to the north.	The site is located to the south of the railway line and Aylesbury Station. It is bounded by Thames Road to the south, California Brook and a footpath to the east, playing field to the west and the Aylesbury College to the north.	ORC- typo of Thame Road
FAM021	112	D-AYL073	a. The site will make provision for at least 18 dwellings at a density that takes account of the adjacent	a. The site will make provision for at least 18 dwellings at a density that takes account of the adjacent <u>settlement character</u>	PC in response to representation(s)
FAM022	119	D-AYL063	a. The site will comply with a development brief that will steer proposals to make provision for around at least 112 dwellings at a density that takes account of the adjacent settlement character. The site should also retain its retail (A1) provision on the ground floor	a. The site will comply with a development brief that will steer proposals to make provision for around at least 112 dwellings at a density that takes account of the adjacent settlement character. The site should also retain its retail (<u>E/F.2A1</u>) provision on the ground floor	ORC
FAM023	124	4.108	In terms of Wendover, approximately 1,000 homes will come forward during the Plan period at RAF Halton Camp after its closure in 2022.	In terms of Wendover, approximately 1,000 homes will come forward during the Plan period at RAF Halton Camp after its closure in 202 <u>25</u> .	PC in response to representation(s)
FAM024	124	Policy D2 Delivering site allocations in the rest of the district	<ul style="list-style-type: none"> D-NLV001 Salden Chase D-WHA001 Shenley Park D-BUC043 Land west of AVDLP allocation BU1 Moreton Road, Buckingham D-BUC046 Land off Osier Way (south of A421 and east of Gawcott Road) D-HAD007 Land north of Rosemary Lane D-HAL003 RAF Halton D-WIN001 Land to east of B4033, Great Horwood Road <p>The following sites are also allocated in large and medium villages:</p> <ul style="list-style-type: none"> D-STO008 Land south of Creslow Way, Stone 	<ul style="list-style-type: none"> D-NLV001 Salden Chase <u>Land south of the A421 and east of Whaddon Road, Newton Longville</u> D-WHA001 Shenley Park, <u>Whaddon</u> D-BUC043 Land west of AVDLP allocation BU1 Moreton Road, Buckingham D-BUC046 Land off Osier Way (south of A421 and east of Gawcott Road), <u>Buckingham</u> D-HAD007 Land north of Rosemary Lane, <u>Haddenham</u> D-HAL003 RAF Halton D-WIN001 Land to east of B4033, Great Horwood Road, <u>Winslow</u> 	PC in response to representation(s)

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			<ul style="list-style-type: none"> • D-WHI009 Holt's Field, Whitchurch • D-CDN001 Land North of Aylesbury Road and rear of Great Stone House • D-CDN003 Dadbrook Farm • D-ICK004 Land off Turnfields • D-MMO006 Land east of Walnut Drive and west of Foscoote Road • D-NLV005 Land south of Whaddon Road and west of Lower Rd, Newton Longville • D-QUA001 Land south west of 62 Station Road, Quainton • D-QUA0014-016 Land adjacent to Station Road, Quainton 	<p>The following sites are also allocated in large and medium villages:</p> <ul style="list-style-type: none"> • D-STO008 Land south of Creslow Way, Stone • D-WHI009 Holt's Field, Whitchurch • D-CDN001 Land North of Aylesbury Road and rear of Great Stone House, <u>Cuddington</u> • D-CDN003 Dadbrook Farm, <u>Cuddington</u> • D-ICK004 Land off Turnfields, <u>Ickford</u> • D-MMO006 Land east of Walnut Drive and west of Foscoote Road, <u>Maids Moreton</u> • D-NLV005 Land south of Whaddon Road and west of Lower Rd, Newton Longville • D-QUA001 Land south west of 62 Station Road, Quainton • D-QUA0014-016 Land adjacent to Station Road, Quainton 	
FAM025	126	4.111	The Housing and Economic Land Availability Assessment (HELAA) v4 (January 2017) confirmed that the two strategic allocations known as Salden Chase (NLV001) and Shenley Park (WHA001) were both suitable or part suitable for housing and or economic development.	The Housing and Economic Land Availability Assessment (HELAA) v4 (January 2017) confirmed that the two strategic allocations known as Salden Chase <u>Land south of the A421 and east of Whaddon Road</u> (NLV001) and Shenley Park (WHA001) were both suitable or part suitable for housing and or economic development.	PC in response to representation(s)
FAM026	126	4.112	Taking account of the overall housing requirement for Aylesbury Vale, Salden Chase and Shenley Park has have been identified as the most appropriate strategic allocations to come forward at this stage.	Taking account of the overall housing requirement for Aylesbury Vale, Salden Chase <u>Land south of the A421 and east of Whaddon Road</u> and Shenley Park has have been identified as the most appropriate strategic allocations to come forward at this stage.	PC in response to representation(s)
FAM027	126	Title	Salden Chase	Salden Chase <u>Land south of the A421 and east of Whaddon Road</u>	PC in response to representation(s)
FAM028	131	D-NLV001	<p>D-NLV001 Salden Chase</p> <p>Site name Salden Chase, Whaddon Road, Newton Longville</p> <p>Employment Area The site will need to make provision for an employment area (B1) on 2.07ha of land</p> <p>Local Centre The site will need to make provision for a neighbourhood centre on 0.67ha of land to include retail (A1/A2/A3/A5 and A5) and community facilities (D1 and D2).</p>	<p>D-NLV001 Salden Chase <u>Land south of the A421 and east of Whaddon Road</u></p> <p>Site name Salden Chase, Whaddon Road <u>Land south of the A421 and east of Whaddon Road</u>, Newton Longville</p> <p>Employment Area The site will need to make provision for an employment area (B1 <u>appropriate class E</u>) on 2.07ha of land</p> <p>Local Centre The site will need to make provision for a neighbourhood centre on 0.67ha of land to include retail (A1/A2/A3/A5 and A5) <u>appropriate class E/F.1/F.2/Sui Generis uses (shops, financial services, food & drink, public house, hot food takeaway and community facilities)</u> (D1 and D2).</p>	PC in response to representation(s) Change to Use Classes
FAM029	143	4.129	As Halton Camp is not due to close until 2022, development of this site will not commence until later in the Plan period.	As Halton Camp is not due to close until 2022 5 , development of this site will not commence until later in the Plan period.	PC in response to representation(s)
FAM030	144	4.132	Therefore it is considered that redevelopment and/or refurbishment of existing buildings in the first phase of development would be appropriate and not require	Therefore it is considered that redevelopment and/or refurbishment of existing buildings in the first phase of development would be appropriate and	PC in response to representation(s)

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			that the site be removed from the Green Belt at this stage. This is set out in policy S4 in this plan.	not require that the site be removed from the Green Belt at this stage. This is set out in policy S4 in this plan.	
FAM031	154	4.147	Newton Longville and Maids Moreton have an excess of suitable HELAA sites beyond a reasonable amount for a medium village, and so the most sustainable site(s) has been selected at these locations.	Newton Longville has and Maids Moreton have an excess of suitable HELAA sites beyond a reasonable amount for a medium village, and so the most sustainable site(s) has been selected at these locations. <u>In Maids Moreton the allocated site was selected on the basis of information derived from a planning application.</u>	PC in response to representation(s)
FAM032	162	Policy D-QUA001 Land south west of 62 Station Road, Quainton	Source HELAA – developer-promoted site and planning application reference 15/04276 (as yet undetermined)	Source HELAA – developer-promoted site and planning application reference 15/04276/ <u>APP</u> (as yet undetermined)	ORC- typo in application reference
FAM033	169	Policy D6	Employment land is allocated in the following locations: Aston Clinton Road MDA14: 5,000 sqm B1 Kingsbrook: 10 hectares (estimated 40,000 sqm) B1/B2/B8 (see Policy D-AGT6) Berryfields: 9 hectares/36,000 sqm B1/B2/B8 (see Policy D-AGT5) Hampden Fields 3,650 sqm B1a, 14,600 sqm B1c. 3,650 sqm B2 and 7,300 sqm B8 (total 29,200 sqm (see Policy D-AGT4) Woodlands, College Road (part of Arla/Woodlands/Arla Enterprise Zone): 25,600 sqm B1b, 44,400 sqm B2 and 32,800 sqm B8 (total 102,800 b use) (see Policy D-AGT3) Salden Chase: 2.07 hectares (see Policy D-NLV001)	Employment land is allocated in the following locations: Aston Clinton Road MDA14: 5,000 sqm B1 <u>appropriate class E</u> Kingsbrook: 10 hectares (estimated 40,000 sqm) B1 <u>appropriate class E</u> /B2/B8 (see Policy D-AGT6) Berryfields: 9 hectares/36,000 sqm B1 <u>appropriate class E</u> /B2/B8 (see Policy D-AGT5) Hampden Fields <u>18,250 sqm appropriate class E</u> 3,650 sqm B1a, 14,600 sqm B1c. 3,650 sqm B2 and 7,300 sqm B8 (total 29,200 sqm (see Policy D-AGT4) Woodlands, College Road (part of Arla/Woodlands/Arla Enterprise Zone): 25,600 sqm <u>appropriate class E</u> B1b, 44,400 sqm B2 and 32,800 sqm B8 (total 102,800 b use) (see Policy D-AGT3) <u>Salden Chase Land south of the A421 and east of Whaddon Road: 2.07 hectares (see Policy D-NLV001)</u>	Change in Use Classes Order PC in response to representation(s)
FAM034	172	D7	In local and village centres, proposals for services and local community facilities will be supported, which are of an appropriate scale and do not compromise the character of the area and the functionality of the centre. These should ensure that any change of use from A1 maintains the general vitality and viability of the centre and does not seriously diminish the provision of local shopping facilities. Local and village centres will be encouraged to grow and loss of essential facilities and businesses such as local shops, pubs and post offices will not be supported. Retail Allocations <ul style="list-style-type: none"> Woodlands, College Rd: A1: 2,000 sqm (assume 40% comparison) and A5: 1,000 sqm See Policy AGT3 Berryfields MDA A1: 1,400sqm (assume 35% comparison) See Policy AGT5 Hampden Fields (See Policy AGT4): around 1,200 sqm (GFA) Foodstore (Class A1), 900sqm (other local shops) - A1 600sqm restaurants and cafes - A3 600sqm Public House/Letting Rooms - A4 400sqm Professional Services - A2 Aston Clinton Road MDA A1/A2/A3 500sqm (35% comparison) Town Centre Redevelopment Area <ul style="list-style-type: none"> Civic Quarter A1: 97sqm, 	In local and village centres, proposals for services and local community facilities will be supported, which are of an appropriate scale and do not compromise the character of the area and the functionality of the centre. These should ensure that any change of use from A1 <u>E/F.2</u> maintains the general vitality and viability of the centre and does not seriously diminish the provision of local shopping facilities. Local and village centres will be encouraged to grow and loss of essential facilities and businesses such as local shops, pubs and post offices will not be supported. Retail Allocations <ul style="list-style-type: none"> Woodlands, College Rd: A1<u>E/F.2</u>: 2,000 sqm (assume 40% comparison) and A5<u>Hot Food Takeaway</u>: 1,000 sqm See Policy AGT3 Berryfields MDA A1<u>E/F.2</u>: 1,400sqm (assume 35% comparison) See Policy AGT5 Hampden Fields (See Policy AGT4): around 1,200 sqm (GFA) Foodstore (Class A1<u>E</u>), 900sqm (other local shops) - A1<u>E</u> 600sqm restaurants and cafes - A3<u>E</u> 600sqm Public House/Letting Rooms - A4<u>Sui Generis</u>, 400sqm Professional Services - A2 	ORC

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			<ul style="list-style-type: none"> Royal Mail Sorting Office (100% comparison) Waterside North Phase 2 and 3; 220,000sqft (20,439 sqm) of which 30,000 sqft (2,790 sqm) A3/4/5. 17,700 sqm A1 (80% comparison) 	<ul style="list-style-type: none"> Aston Clinton Road MDA A1/A2/A3E 500sqm (35% comparison) <p>Town Centre Redevelopment Area</p> <ul style="list-style-type: none"> Civic Quarter A1E/F.2: 97sqm, Royal Mail Sorting Office (100% comparison) Waterside North Phase 2 and 3; 220,000sqft (20,439 sqm) of which 30,000 sqft (2,790 sqm) A3/4/5<u>E/Sui Generis</u>, 17,700 sqm A1E/F.2 (80% comparison) 	
FAM035	186	5.5	5.5 The majority of affordable housing in the district is achieved by requiring developers to provide affordable homes as part of open market housing developments (through Section 106 agreements). To enable the council to meet the identified need, it will seek to secure 25% affordable housing on qualifying development sites. The HEDNA identifies an affordable housing need of 4,200 dwellings during the Plan period. This equates to 21.3% of Aylesbury Vale’s overall housing need, but to achieve the required number of affordable homes an allowance must be made for the developments which will be below the 11-house threshold and will not deliver affordable housing. Based on a viability assessment of the potential to deliver affordable housing on new developments, it is considered that a rate of 25% will deliver the required total of affordable housing and still allow landowners and developers to secure the competitive returns referred to in paragraph 173 of the NPPF (2012). Allowing for 25% affordable homes to be provided on the entire housing figure (i.e. including the unmet need element referenced above) a total of 6,850 additional affordable homes must be provided in the district in the Plan period.	5.5 The majority of affordable housing in the district is achieved by requiring developers to provide affordable homes as part of open market housing developments (through Section 106 agreements). To enable the council to meet the identified need, it will seek to secure 25% affordable housing on qualifying development sites. The HEDNA identifies an affordable housing need of 4,200 dwellings during the Plan period. This equates to <u>20.4</u> 21.3 % of Aylesbury Vale’s overall housing need, but to achieve the required number of affordable homes an allowance must be made for the developments which will be below the 11-house threshold and will not deliver affordable housing. Based on a viability assessment of the potential to deliver affordable housing on new developments, it is considered that a rate of 25% will deliver the required total of affordable housing and still allow landowners and developers to secure the competitive returns referred to in paragraph 173 of the NPPF (2012). Allowing for 25% affordable homes to be provided on the entire housing figure (i.e. including the unmet need element referenced above) a total of <u>7,150</u> 6,850 additional affordable homes must be provided in the district in the Plan period.	ORC – should have been previously updated to reflect the change in housing requirement
FAM036	208	5.46	However, there is currently insufficient technical evidence and/or supporting infrastructure to make specific allocations. In addition, the provisions made in E1 Protection of key employment sites give sufficient flexibility for uses other than B1, B2 or B8 – including C2. Policy E2 Other employment sites also contains sufficient flexibility in its provisions for the redevelopment/reuse of sites outside key employment areas.	However, there is currently insufficient technical evidence and/or supporting infrastructure to make specific allocations. In addition, the provisions made in E1 Protection of key employment sites give sufficient flexibility for uses other than <u>appropriate class E</u> B1, B2 or B8 – including C2. Policy E2 Other employment sites also contains sufficient flexibility in its provisions for the redevelopment/reuse of sites outside key employment areas.	Change in Use Classes Order
FAM037	213	6.1	The vision for the Plan in relation to employment is to ensure the availability of a diverse and flexible range of employment opportunities for new and existing businesses, which match the expectations for employment growth in the district. To support this, there is a need to maintain a flexible supply of employment land and premises. This includes making the best use of existing employment land and premises by retaining the most suitable sites and encouraging their refurbishment and renovation where necessary. For the avoidance of doubt, this section relates to land uses that fall within the B classes of the Use Classes Order: B1a/b (offices), B1c/B2 (general industrial) and B8 (storage/distribution). Such employment sites are land or premises that are currently in a relevant employment use, or, if currently vacant, were previously in a relevant employment use or are allocated in this Plan for employment purposes. Other uses do generate employment, such as retail, education, tourism and sui generis	The vision for the Plan in relation to employment is to ensure the availability of a diverse and flexible range of employment opportunities for new and existing businesses, which match the expectations for employment growth in the district. To support this, there is a need to maintain a flexible supply of employment land and premises. This includes making the best use of existing employment land and premises by retaining the most suitable sites and encouraging their refurbishment and renovation where necessary. For the avoidance of doubt, this section relates to land uses that fall within the <u>E and B</u> classes of the Use Classes Order: <u>appropriate class E</u> B1a/b (offices), B1c/B2 (general industrial) and B8 (storage/distribution). <u>Appropriate class E does not include main town centre uses.</u> Such employment sites are land or premises that are currently in a relevant employment use, or, if currently vacant, were previously in a relevant employment use or are allocated in this	Change in Use Classes Order

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			types of development. These may have different impacts and needs to the above employment uses and, as such, are generally covered by separate policies in the Plan.	Plan for employment purposes. Other uses do generate employment, such as retail, education, tourism and sui generis types of development. These may have different impacts and needs to the above employment uses and, as such, are generally covered by separate policies in the Plan.	
FAM038	213	6.6	The Aylesbury Vale Employment Land Review Update (2012) identified 16 key employment sites in the district. This included both B1/B2/B8 sites and other employment sites. The council has reviewed the key employment sites to account for changes in circumstances since 2012, and concluded that the following key employment sites need to be protected for B1/B2/B8 developments. In November 2015, three key employment sites achieved enterprise zone (EZ) status: Silverstone, Westcott Venture Park and Arla/Woodlands. These sites constitute the Aylesbury Vale Enterprise Zone, with the aim of supporting and encouraging economic growth across Buckinghamshire.	The Aylesbury Vale Employment Land Review Update (2012) identified 16 key employment sites in the district. This included both B1/B2/B8 sites and other employment sites. The council has reviewed the key employment sites to account for changes in circumstances since 2012, and concluded that the following key employment sites need to be protected for <u>appropriate class E B1/B2/B8</u> developments. In November 2015, three key employment sites achieved enterprise zone (EZ) status: Silverstone, Westcott Venture Park and Arla/Woodlands. These sites constitute the Aylesbury Vale Enterprise Zone, with the aim of supporting and encouraging economic growth across Buckinghamshire.	Change in the Use Classes Order
FAM039	214	E1 Protection of key employment sites.	c. Main town centre uses that do not fall within B1, B2 or B8 will not be supported, except as an ancillary facility to service a key employment site. Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character, (such as car showrooms, tyre and exhaust centres, or trade counters), may be permitted on employment sites which have good access to a range of transport options.	c. Main town centre uses that <u>fall within class E</u> or do not fall within B1 , B2 or B8 will not be supported, except as an ancillary facility to service a key employment site. Exceptionally, uses which have trade links with employment uses or are un-neighbourly in character, (such as car showrooms, tyre and exhaust centres, or trade counters), may be permitted on employment sites which have good access to a range of transport options.	Change to use classes order
FAM040	215	6.9	Proposals will have to provide evidence that employment use (B1, B2 and B8) of the site is no longer viable through relevant marketing information, and feasibility or viability studies. The following information will be required:	Proposals will have to provide evidence that employment use (<u>appropriate class E</u> B1 , B2 and B8) of the site is no longer viable through relevant marketing information, and feasibility or viability studies. The following information will be required:	Change in Use Classes order
FAM041	216	6.10	The above information needs to show that the property/site has been actively marketed for a period of at least two years at a value that reflects its existing use. The general principle relating to employment land and premises is that fit-for-purpose B1, B2 and B8 key employment sites should be safeguarded to maintain a diverse range of business activities in the district.	The above information needs to show that the property/site has been actively marketed for a period of at least two years at a value that reflects its existing use. The general principle relating to employment land and premises is that fit-for-purpose <u>appropriate class E</u> B1 , B2 and B8 key employment sites should be safeguarded to maintain a diverse range of business activities in the district.	Change to Use Classes Order
FAM042	216	E2 Other employment sites	b. Any existing B1, B2 and B8 businesses affected by the loss of employment land should be relocated to alternative premises so viable businesses are not affected.	b. Any existing <u>appropriate class E</u> B1 , B2 and B8 businesses affected by the loss of employment land should be relocated to alternative premises so viable businesses are not affected.	Change to Use Classes Order
FAM043	217	E3	Proposals for uses other than B1, B2 and B8 business uses on employment land will be permitted if the following criteria are satisfied:	Proposals for uses other than <u>appropriate class E</u> B1 , B2 and B8 business uses on employment land will be permitted if the following criteria are satisfied:	Change to Use Classes Order
FAM044	222	6.23	Primary shopping frontages are those which include a high proportion of retail units. Aylesbury Vale Retail Study 2015 defines these for Aylesbury (as shown on the Policies Map) and Buckingham Neighbourhood Plan defines these for Buckingham. Recognising the importance of the retail role of primary shopping frontages, and of having a mix of uses within town centres, the council will seek to ensure that A1 (shops) continue to	Primary shopping frontages are those which include a high proportion of retail units. Aylesbury Vale Retail Study 2015 defines these for Aylesbury (as shown on the Policies Map) and Buckingham Neighbourhood Plan defines these for Buckingham. Recognising the importance of the retail role of primary shopping frontages, and of having a mix of uses within town centres, the council will seek to ensure that A1 <u>E/F.2</u> (shops) continue to predominate, while allowing some provision of A3 <u>other E</u> (restaurants and cafes) and A2 food & drink uses, provided the overall mix of uses is considered	ORC

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			predominate, while allowing some provision of A3 (restaurants and cafes) and A2 uses, provided the overall mix of uses is considered acceptable ³¹	acceptable ³¹	
FAM045	228	Policy E8 Tourist accommodation	f. It would support sustainable tourism or leisure developments and benefit the economy of the and enhance community facilities, and	f. It would support sustainable tourism or leisure development, and benefit the <u>local</u> economy, of the and enhance community facilities, and	ORC - typos
FAM046	229	6.41	New agricultural building (up to 465 sqm) can be allowed under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Applicants should refer to the district design SPD.	New agricultural building (up to 465 <u>1,000</u> sqm) can be allowed under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Applicants should refer to the district design <u>Aylesbury Vale Design SPD</u> .	ORC – to reflect revised limit ORC – for consistency with name of Aylesbury Vale Design SPD
FAM047	249	7.35	Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration and the requirement for new development can be increased whenever the design SPD is reviewed (which will include parking standards).	Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration and the requirement for new development can be increased whenever the design SPD is reviewed (which will include parking standards). <u>parking standards are reviewed.</u>	ORC – correction to remove reference to parking standards in design SPD
FAM048	259	8.45	A supplementary planning document (the District Design SPD) will be prepared setting out detailed guidance relating to design of new development.	A supplementary planning document (the District <u>Aylesbury Vale Design SPD</u>) will be prepared setting out detailed guidance relating to design of new development.	ORC – for consistency with name of Aylesbury Vale Design SPD
FAM049	259	BE2 Design of new development	More guidance on the detail for the application and implementation of this policy will be provided in the District Design SPD.	More guidance on the detail for the application and implementation of this policy will be provided in the District <u>Aylesbury Vale Design SPD</u> .	ORC – for consistency with name of Aylesbury Vale Design SPD
FAM050	261	BE4 Density of new development	The district design SPD will provide further guidance to assist applicants on this matter.	The district design <u>Aylesbury Vale Design SPD</u> will provide further guidance to assist applicants on this matter.	ORC – for consistency with name of Aylesbury Vale Design SPD
FAM051	264	9.9	Priority habitats are those habitats that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Priority habitats and priority species are not always fully protected under UK wildlife laws.	Priority habitats are those habitats that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Priority habitats and priority species are <u>also defined under section 41 of the Natural Environment and Rural Communities Act 2006, and are</u> not always fully protected under UK wildlife laws.	PC in response to representation(s)
FAM052	265	9.15	<i>Bottom row, second column of table:</i> Weston Turville	<i>Bottom row, second column of table:</i> Weston Turville <u>Reservoir</u>	ORC
FAM053	265	9.16	Local nature reserves are places with wildlife or geological features that are of special interest locally. There are local nature reserves at Buckingham (Buckingham Sand Pit, Coombs Quarry) and at Haddenham (Snakemoor).	Local nature reserves <u>Local Nature Reserves</u> are places with wildlife or geological features that are of special interest locally. There are local nature reserves <u>Local Nature Reserves</u> at Buckingham (Buckingham Sand Pit, Coombs Quarry) and at Haddenham (Snakemoor).	PC in response to representation(s)
FAM054	271	9.21	AVDC, as a member of the Chilterns Conservation Board, endorses the Chilterns Conservation Board Management Plan 2014-19. The management plan sets a comprehensive vision for the management of the AONB (beyond just town planning) and provides a policy framework for achieving it. Specific policies and guidelines produced by the shadow Chilterns Conservation Board may, if appropriate (such as the Chilterns Building Design Guide), be adopted by AVDC, or as a group of councils, as supplementary planning documents. A new Management Plan covering 2019-24 will in due course replace the 2014-19	AVDC <u>Buckinghamshire Council</u> , as a member of the Chilterns Conservation Board, endorses the Chilterns Conservation Board Management Plan 2014-19 <u>2019-24</u> . The management plan sets a comprehensive vision for the management of the AONB (beyond just town planning) and provides a policy framework for achieving it. Specific policies and guidelines produced by the shadow Chilterns Conservation Board may, if appropriate (such as the Chilterns Building Design Guide), be adopted by AVDC, or as a group of councils, <u>Buckinghamshire Council</u> as supplementary planning documents. A	PC in response to representation(s)

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			Management Plan.	new Management Plan covering 2019-24 will in due course replace the 2014-19 Management Plan.	
FAM055	284	10.6	Proposals should refer to the AVDC Designs Guides for Conversion of Traditional Farm Buildings and Conversion of Listed Historic Farm Buildings.	Proposals should refer to the Aylesbury Vale Design SPD AVDC Designs Guides for Conversion of Traditional Farm Buildings and Conversion of Listed Historic Farm Buildings. Proposals should refer to the <u>Aylesbury Vale Design SPD.</u>	ORC – correct reference to design SPD
FAM056	289	10.35	Proposals should refer to the AVDC Design Guide for New Buildings in the Countryside.	Proposals should refer to the <u>Aylesbury Vale Design SPD. AVDC Design Guide for New Buildings in the Countryside.</u>	ORC – correct reference to design SPD
FAM057	302	11.14	The Open Space, Sports, Leisure and Public Realm SPD will set out detailed guidance for the maintenance and adoption of open space, and will set out how maintenance is to be provided by a developer; at what time period land ownership should be transferred to the Council or other body; and how payments may be required towards future maintenance after the land transfer – including arrangements for Performance Bonds.	The Open Space, Sports, Leisure and Public Realm <u>Cultural Facilities</u> SPD will set out detailed guidance for the maintenance and adoption of open space, and will set out how maintenance is to be provided by a developer; at what time period land ownership should be transferred to the Council or other body; and how payments may be required towards future maintenance after the land transfer – including arrangements for Performance Bonds.	The SPD had different titles in VALP , this one is the most accurate for what is intended.
FAM058	307	11.23	The Open Space, Sports, Leisure and Public Realm SPD will set out detailed guidance for the maintenance and adoption of facilities.	The Open Space, Sports, Leisure and Public Realm <u>Cultural Facilities</u> SPD will set out detailed guidance for the maintenance and adoption of facilities.	The SPD had different titles in VALP , this one is the most accurate for what is intended.
FAM059	307	11.25	A new Sports and Leisure Facilities SPD and new Ready Reckoner are in preparation to be completed in early 2019 once the VALP has been adopted. These documents will further detail how Policy I2 is to be implemented on individual planning applications, provide advice on onsite and off-site provision and explain when financial contributions would be sought. These documents will replace the 2004 Sports and Leisure Facilities SPG and 2005 Ready Reckoner, providing details on what developments should provide. The documents will be developed utilising the standards in Chapter 6 of the 2017 Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (CD/SLB/001). In addition, an Aylesbury Vale Built Facilities Strategy and Aylesbury Vale Playing Pitch Strategy are being prepared for completion in early 2019.	A new <u>Open Space, Sports, and Leisure and Cultural</u> Facilities SPD and new Ready Reckoner are in preparation to be completed in early 2019 <u>2020</u> once the VALP has been adopted. These documents will further detail how Policy I2 is to be implemented on individual planning applications, provide advice on onsite and off-site provision and explain when financial contributions would be sought. These documents will replace the 2004 Sports and Leisure Facilities SPG and 2005 Ready Reckoner, providing details on what developments should provide. The documents will be developed utilising the standards in Chapter 6 of the 2017 Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (CD/SLB/001). In addition, an <u>Aylesbury Vale Built Facilities Strategy and Aylesbury Vale Playing Pitch Strategy are is at an advanced stage of being prepared for completion in early 2019.</u>	The SPD had different titles in VALP , this one is the most accurate for what is intended. The Built Facilities Strategy is not in preparation currently, this work is likely to form part of the preparation of the SPD after the PPS is completed.
FAM060	310	11.30	The Open Space, Sports, Recreation and Public Realm SPD will set out guidance for on or off site provision for open space, sport and leisure facilities (see Policy I2), public realm and also community facilities and community infrastructure required under Policy I3. The SPD will also set out any possible exceptions to on or off site provision.	The Open Space, Sports, Leisure Recreation and Public Realm <u>Cultural Facilities</u> SPD will set out guidance for on or off site provision for open space, sport and leisure facilities (see Policy I2), public realm cultural facilities and also community facilities and community infrastructure required under Policy I3. The SPD will also set out any possible exceptions to on or off site provision.	The SPD had different titles in VALP , this one is the most accurate for what is intended. ‘Public realm’ reference needs deleting as this is part of a Design Code SPD but ‘cultural facilities’ needs adding in as this is referring to infrastructure such as heritage and interpretation, arts centres or entertainment complexes. These facilities are required under the existing Sports and Leisure SPG 2004 and the intention is to retain them for

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					the forthcoming replacement SPD.
FAM061	324	Glossary	Economic Development - Any development for the following Use Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (Business), B2 (General Industrial), B8 (Storage and Distribution), C1 (Hotels), D1 (Non-residential institutions), D2 (Assembly and Leisure) and Sui Generis uses (other than Houses in Multiple Occupation and Hostels). The term 'economic development' land is mainly used in the Housing and Economic Land Availability Assessment (HELAA) study.	Economic Development - Any development for the following Use Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (Business), B2 (General Industrial), B8 (Storage and Distribution), C1 (Hotels), D1 (Non-residential institutions), D2 (Assembly and Leisure) , <u>E (Commercial, Business and Service)</u> and Sui Generis uses (other than Houses in Multiple Occupation and Hostels). The term 'economic development' land is mainly used in the Housing and Economic Land Availability Assessment (HELAA) study.	Change to Use Classes Order
FAM062	325	Glossary	HRA is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. AVDC's HRA Screening concluded that an Appropriate Assessment, the more detailed stage of screening was not required.	HRA is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. AVDC's HRA Screening concluded that an Appropriate Assessment, the more detailed stage of screening was not required <u>HRA assessment was required because case law (The 'People over Wind' Court of Justice of the European Union (CJEU) case 323/17) now means mitigation measures proposed in the local plan cannot be take into account at the HRA Stage 1 Screening Stage. The Appropriate Assessment has concluded that the VALP would have no adverse effects on the integrity of European sites alone or in combination with other plans or projects.</u>	Factual updating for latest HRA evidence completed in 2020.
FAM063	327	Glossary	Live Work Space - Property that is specifically designed for dual use, combining both residential and employment space. It is regarded as sui generis ('in a class of its own')[1] but for ease of enforcement the work element will be regarded as a separate A2 or B1 activity and will be conditioned as such.	Live Work Space - Property that is specifically designed for dual use, combining both residential and employment space. It is regarded as sui generis ('in a class of its own')[1] but for ease of enforcement the work element will be regarded as a separate A2 or <u>appropriate class EB4</u> activity and will be conditioned as such.	Change to Use Classes Order
FAM064	328	Glossary	Local Nature Reserves Local nature reserves are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally for both people and wildlife.	Local nature reserves <u>Local Nature Reserves</u> are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally for both people and wildlife.	PC in response to representation(s)
FAM065		Appendix E	Summary List of Supplementary Planning Documents (SPDs) in support of the Vale of Aylesbury Local Plan (VALP) SPD1 – Aylesbury Garden Town Framework and Infrastructure SPD To provide additional guidance on the principles set out in VALP and clear guidance on how it is to be delivered. SPD 2 - Aylesbury South (D-AGT 1) Masterplan SPD Masterplan for the site to ensure comprehensive development of the strategic allocation. SPD 3 – RAF Halton (D-HAL003) SPD To ensure a comprehensive development of the site that is likely to extend beyond the plan period.	<u>Appendix E</u> - Summary List of Supplementary Planning Documents (SPDs) in support of the Vale of Aylesbury Local Plan (VALP) SPD1 – Aylesbury Garden Town Framework and Infrastructure SPD To provide additional guidance on the principles set out in VALP and clear guidance on how it is to be delivered. SPD 2 - Aylesbury South (D-AGT 1) Masterplan SPD Masterplan for the site to ensure comprehensive development of the strategic allocation. SPD 3 – RAF Halton (D-HAL003) SPD To ensure a comprehensive development of the site that is likely to extend beyond the plan period.	The page needs a title as Appendix E to follow after the other titled Appendices. The Biodiversity SPD title has been updated to reflect the latest initial work which is an SPD focused more on accounting to deliver net gain and to be produced for all of Buckinghamshire. The Open Space SPD had different titles in VALP , this

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			<p>SPD 4 - Affordable Housing SPD To provide detailed guidance and operation of Policy H1.</p> <p>SPD 5 – District Design Guidance SPD To provide detailed guidance and operation of all relevant Plan policies.</p> <p>SPD 6 – Biodiversity and Geodiversity SPD To provide detailed guidance and operation of Policy NE1</p> <p>SPD 7 - Sport, Leisure and Community Facilities SPD To provide detailed guidance and operation of Policies I1, I2 and I3.</p> <p>SPD 8 – Shenley Park, North East Aylesbury Vale (D-WHA001) SPD Masterplan for the site to ensure comprehensive development of the strategic allocation.</p>	<p>SPD 4 - Affordable Housing SPD To provide detailed guidance and operation of Policy H1.</p> <p>SPD 5 – District <u>Aylesbury Vale Design Guidance</u> SPD To provide detailed <u>design</u> guidance and operation of all relevant Plan policies.</p> <p>SPD 6 – <u>Buckinghamshire Biodiversity Accounting</u> and Geodiversity SPD To provide detailed guidance and operation of Policy NE1. <u>This SPD is being produced to apply Buckinghamshire-wide and will be hooked to policies in the relevant adopted local plans for each former district area.</u></p> <p>SPD 7 - <u>Open Space, Sports, Leisure and Community Cultural</u> Facilities SPD To provide detailed guidance and operation of Policies I1, I2 and I3.</p> <p>SPD 8 – Shenley Park, North East Aylesbury Vale (D-WHA001) SPD Masterplan for the site to ensure comprehensive development of the strategic allocation.</p>	<p>one is the most accurate for what is intended.</p>

NOT FOR CONSULTATION