

General Policies

| Policy No. | Subject | Saved/ Not Saved | Commentary |
|-------------|--|------------------|--|
| ST1 | Distribution of new housing and employment development | Not Saved | AVDLP policy superseded by MKSM, SEP and emerging Core Strategy |
| GP1 | Housing size mix | Not Saved | Policy now superseded by PPS3, MKSM and SEP |
| GP2 | Affordable housing | Saved | |
| GP3 | Low cost market housing | Saved | |
| GP4 | Affordable housing on small sites for local needs | Saved | |
| GP5 | Maintenance of housing stock | Not Saved | Although issue is not specifically covered in national/regional policy, policy is not considered necessary |
| GP6 | Conversion or subdivision of existing dwellings | Saved | |
| GP7 | Changes of use of residential accommodation | Not Saved | Sufficient guidance is provided by PPG4, paras 32-34 |
| GP8 | Protection of amenity of residents | Saved | |
| GP9 | Extensions to dwellings | Saved | |
| GP10 | Annexes to dwellings in settlements | Not Saved | Although issue is not specifically covered in national/regional policy, policy is not considered necessary |
| GP11 | Annexes to dwellings in the countryside | Saved | |
| GP12 | Permanent residential caravans/mobile homes | Not Saved | Although issue is not specifically covered in national/regional policy, policy is not considered necessary |
| GP13 | Temporary residential caravans/mobile homes | Not Saved | PPS7 provides sufficient policy guidance for agriculture. The extension of the AVDLP policy to other circumstances is not considered necessary |
| GP14 | Gypsy caravan sites | Not Saved | Refer to advice in Circular 01/2006, Planning for Gypsy and Traveller Caravan Sites, and emerging SEP policies |
| GP15 | Traveling show people | Not Saved | AVDLP policy repeats criteria set out in PPG4 (para 15) |
| GP16 | Close correlation between homes and jons | Not Saved | Sufficient guidance is provided by PPG4 (para 10) and PPG13 (para 20) |
| GP17 | Retention in use of existing employment sites | Saved | |
| GP18 | New unneighbourly development proposals | Not Saved | AVDLP policy repeats criteria set out in PPG4 (para 15) |
| GP19 | Employment site development densities | Not Saved | Policy relates to landscaping. Control can be exercised through AVDLP Policy GP38, which is saved |
| GP20 | Key transport considerations | Not Saved | AVDLP policy repeats criteria set out in PPG13 (para 6) |
| GP21 | Transport considerations for all new development | Not Saved | AVDLP policy repeats criteria included in PPG13 (in particular paras 6,24,82,83-86,89-91) |
| GP22 | Contributions towards programmed transport proposals | Not Saved | AVDLP policy repeats criteria included in PPG13 (paras 83-86,89-91) |
| GP23 | Parking courts for residential developments | Not Saved | PPS 1 (para 36) provides sufficient design guidance, and residential amenity can be controlled through AVDLP policy GP8, which is saved |
| GP24 | Car parking guidelines | Saved | |
| GP25 | Re-opening of rail routes | Saved | |
| GP26 | Safeguarded station sites | Saved | |
| GP27 | Improved provision for cyclists | Not Saved | There is similar guidance in in PPG13 (para 79) |

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|-------------------|--|-------------------------|---|
| GP28 | Pedestrian safety and mobility | Not Saved | There is similar guidance in in PPG13 (para 76) |
| GP29 | Standard, design and landscaping of new roads | Not Saved | Sufficient guidance is provided by PPG13 (Appendix C,para 1) and SEP Policy T2 which seek to minimise or avoid environmental impact. |
| GP30 | Safeguarded road schemes | Saved | |
| GP31 | Retail development considerations | Not Saved | Sufficient guidance is provided by PPS6 |
| GP32 | Retention of shops, public houses and post offices | Saved | |
| GP33 | Access for people with disabilities | Not Saved | Sufficient guidance is provided by PPS1 (para 39) and PPG13 (para 31) |
| GP34 | New development and local distinctiveness | Not Saved | Sufficient guidance is provided by PPS1 (paras 34,36) |
| GP35 | Design of new development proposals | Saved | |
| GP36 | Efficient use of land | Not Saved | The objective of this policy is set out in PPS1 (para 27viii) and PPS3 (paras 40 and 69) |
| GP37 | Density of new development | Not Saved | The general principle of this policy is set out in SEP Policies H5 and BE1 |
| GP38 | Landscaping of new development proposals | Saved | |
| GP39 | Existing trees and hedgerows | Saved | |
| GP40 | Retention of existing trees and hedgerows | Saved | |
| GP41 | Minimising light pollution | Not Saved | The objective of this policy is set out in PPS23 Appendix A |
| GP42 | Design of advertisements | Not Saved | PPG19 (para 17) states policies not decisive in light of Advertisements Regulations, a view confirmed by Inspectors on appeal |
| GP43 | Advertisements in Areas of Special Control | Not Saved | Policy is only a material consideration and not decisive in light of Advertisements Regulations, a view confirmed in PPG19 (para 17) and by Inspectors on appeal |
| GP44 | Removal of unsafe or unattractive advertisements | Not Saved | Policy is only a material consideration and not decisive in light of Advertisements Regulations, a view confirmed in PPG19 (para 17) and by Inspectors on appeal |
| GP45 | “Secured by Design” considerations | Saved | |
| GP46 | Supplementary Planning Guidance | Not Saved | Policy does not give specific guidance, but refers to other documents which are in any event material considerations. It is therefore considered to be unnecessary. |
| GP47 | Changes of Use to listed buildings | Not Saved | Sufficient guidance is provided by PPG15 (para 2.18) |
| GP48 | Extensions and alterations to listed buildings | Not Saved | This is a requirement of Planning (Listed Buildings & Conservation Areas) Act 1990, s66 (1); therefore the policy is considered unnecessary |
| GP49 | Total demolition of listed buildings | Not Saved | Sufficient guidance is provided by PPG15 (para 3.3) |
| GP50 | Partial demolition of listed buildings | Not Saved | Sufficient guidance is provided by PPG15 (para 3.3) |
| GP51 | Setting of listed buildings | Not Saved | This is a requirement of Planning (Listed Buildings & Conservation Areas) Act 1990 (s61, 66); therefore the policy is considered unnecessary |
| GP52 | Long distance views of churches and listed buildings | Not Saved | Sufficient guidance is provided in PPG15 (paras 2.16,2.17) |
| GP53 | New development in and adjacent to Conservation Areas | Saved | |
| GP54 | Car parking and traffic generation in Conservation Areas | Not Saved | Sufficient guidance is provided in PPG15. |
| GP55 | Demolition in Conservation Areas | Not Saved | Sufficient guidance is provided by PPG15 (para 4.27) |
| GP56 | Trees in Conservation Areas | Not Saved | Guidance provided by PPG15 (para 4.40) |

| Policy No. | Subject | Saved/ Not Saved | Commentary |
|-------------------|--|-------------------------|--|
| GP57 | Advertisements in Conservation Areas | Saved | |
| GP58 | Development and Scheduled Ancient Monuments | Not Saved | Protected under Ancient Monuments and Archaeological Areas Act, 1979. Consent of SoS required for works and therefore AVDLP policy is considered unnecessary |
| GP59 | Preservation of archaeological remains | Saved | |
| GP60 | Development and Parks or Gardens of Special Historic Interest | Saved | |
| GP61 | Development affecting sites of nature conservation importance | Not Saved | Sufficient guidance is provided in PPS9 (paras 6 and 8) and by SEP Policy NRM4 |
| GP62 | Development affecting local nature conservation sites | Not Saved | Although AVDLP policy provides more specific guidance in accordance with PPG9 (para 9), it is reiterated in guidance provided by SEP Policy NRM4 |
| GP63 | Proposed amenity use of nature conservation sites | Not Saved | Although AVDLP policy provides more specific guidance in accordance with PPG9 (para 9), it is reiterated in guidance provided by SEP Policy NRM4 |
| GP64 | Safeguarding of protected wildlife and its habitats | Not Saved | Sufficient guidance is provided by PPS9 (para 16) |
| GP65 | Development affecting the quantity and quality of water systems | Not Saved | Sufficient guidance is provided by PPS23 and PPG25 |
| GP66 | Access corridors and buffers adjacent to watercourses | Saved | |
| GP67 | Development and the risk of flooding | Not Saved | Provides more specific guidance for development control than PPG25, but guidance provided by SEP Policy NRM3 |
| GP68 | Risk to groundwater | Not Saved | Sufficient guidance is provided by PPS23, PPG25 and SEP Policy NRM1 |
| GP69 | Hotel and motel development | Saved | |
| GP70 | Changes of use of rural buildings and historic buildings to hotel use | Saved | |
| GP71 | Bed and breakfast and guesthouse development | Saved | |
| GP72 | Proposals for self-catering holiday accommodation and holiday homes | Saved | |
| GP73 | Proposals for camping and touring caravan sites | Saved | |
| GP74 | Protection and provision of recreation and leisure facilities | Not Saved | Sufficient guidance is provided by PPG17 (paras 10,23). Policy also largely duplicates AVDLP Policies 85-88 |
| GP75 | Loss of water-based recreational facilities | Not Saved | There is similar provision in PPG17 (para 31) |
| GP76 | Water recreation and wildlife protection | Not Saved | Sufficient guidance is provided in PPG17 (para 31). The additional reference in the AVDLP policy to landscaping requirements can be implemented through AVDLP policy GP38 which is saved |
| GP77 | Horse-related development | Saved | |
| GP78 | Stables, loose boxes and other buildings for horses | Saved | |
| GP79 | Proposals for noisy sports | Saved | |
| GP80 | The Wendover Arm of the Grand Union Canal | Saved | |
| GP81 | Development of canal-related facilities | Saved | |
| GP82 | New picnic areas | Not Saved | Policy is considered unnecessary as control can be exercised if necessary through other policies |
| GP83 | Facilities and buildings associated with picnic areas | Not Saved | Policy is considered unnecessary as control can be exercised if necessary through other policies |
| GP84 | Public rights of way | Saved | |
| GP85 | Safeguarding of existing open space | Not Saved | Sufficient guidance is provided by PPG17 (paras 10-17). |
| GP86 | Provision of outdoor playing space | Saved | |
| GP87 | Application of open space policies | Saved | |

| Policy No. | Subject | Saved/ Not Saved | Commentary |
|--------------|---|------------------|--|
| GP88 | Payment in lieu of providing sports and play areas | Saved | |
| GP89 | Layout and landscaping of play space | Not Saved | Landscaping requirements can be implemented through AVDLP policy GP38 which is saved |
| GP90 | Provision of indoor sports facilities | Saved | |
| GP91 | Provision of amenity areas | Saved | |
| GP92 | Safeguarding of allotment land | Saved | |
| GP93 | Safeguarding of community buildings and facilities | Saved | |
| GP94 | Provision of community facilities and services | Saved | |
| GP95 | Unneighbourly uses | Saved | |
| GP96 | Reduce/eliminate effects of unneighbourly uses | Not Saved | Policy is considered unnecessary as control can be exercised if necessary through other policies |
| GP97 | Proposals for noisy development | Not Saved | Sufficient guidance is provided by PPG24 (paras 2,10). |
| GP98 | Proposals for noise-sensitive development | Not Saved | Sufficient guidance is provided by PPG24 (paras 12,17) and SEP Policy NRM8 |
| GP99 | Development beneath overhead electricity lines | Saved | |
| GP100 | Proposals for telecommunication development | Saved | |
| GP101 | Hazardous installations/activities | Not Saved | Policy is considered unnecessary as control can be exercised if necessary through other policies |
| GP102 | Development of contaminated sites | Not Saved | Sufficient guidance is provided by PPS23 (paras 23-25). |

Aylesbury

| Policy No. | Subject | Saved/Not Saved | Commentary |
|-------------|---|-----------------|--|
| AY1 | Considerations for traffic-generating proposals | Saved | |
| AY2 | Additional financial contributions to the ALUT strategy | Saved | |
| AY3 | Phasing of transport infrastructure | Saved | |
| AY4 | Tring Road (former BPCF factory) site | Saved | |
| AY5 | Stoke Mandeville Hospital site | Saved | |
| AY6 | Bearbrook House site, Oxford Road | Saved | |
| AY7 | TA Centre site, Oxford Road | Saved | |
| AY8 | Ardenham Lane site | Saved | |
| AY9 | Car showroom site, Park Street | Not Saved | Site partially developed; any proposals for remainder of the site can be controlled through other policies of the plan |
| AY10 | Development for housing on other brownfield sites | Not Saved | Duplicates other policies of the plan (GP17, GP35, GP86) and national/regional guidance |
| AY11 | Reallocated sites - Circus Fields | Saved | |
| AY12 | Requirement for planning briefs and public consultation regarding MDAs | Saved | |
| AY13 | Berryfields MDA | Saved | |
| AY14 | Weedon Hill MDA | Saved | |
| AY15 | Aston Clinton Road MDA | Saved | |
| AY16 | Other employment sites | Saved | |
| AY17 | Public transport to serve new developments | Saved | |
| AY18 | Safeguarded land for new rail stops | Saved | |

| Policy No. | Subject | Saved/ Not Saved | Commentary |
|-------------|--|------------------|--|
| AY19 | Re-opening of railway line north of Aylesbury and Crossrail proposal | Not Saved | Policy partially duplicates AVDLP Policy GP25; remainder of policy regarding Crossrail is now redundant |
| AY20 | Development of the cycle network | Saved | |
| AY21 | Parking policy guidelines | Saved | |
| AY22 | Western Link Road | Saved | |
| AY23 | Extent of the town centre | Not Saved | Policy is now superseded by Aylesbury Town Centre Vision framework (2006) |
| AY24 | Mixed-use redevelopment, Exchange Street | Saved | |
| AY25 | Infill retail developments | Not Saved | Policy considered unnecessary for development control purposes |
| AY26 | Extension of Cambridge Close retail warehouse park | Not Saved | Policy redundant. Development of the site is largely completed; remainder is considered unlikely to come forward for development |
| AY27 | Provision of new foodstore retailing | Saved | |
| AY28 | Development within the Primary Shopping Frontages | Saved | |
| AY29 | Development within the Central Shopping Area outside the Primary Shopping Frontages | Saved | |
| AY30 | Café and restaurant development | Saved | |
| AY31 | Housing in the town centre | Saved | |
| AY32 | Sites for urban uses in the town centre | Not Saved | Policy redundant. Development of one site is completed and the other is under construction |
| AY33 | Vale Park | Not Saved | Policy redundant; development completed |
| AY34 | Redevelopment of Exchange Street/Canal Basin | Saved | |

Buckingham

| Policy No. | Subject | Saved/Not Saved | Commentary |
|-------------|--|-----------------|--|
| BU1 | Housing development at Moreton Road | Saved | |
| BU2 | Housing development at Portfields | Not Saved | Policy redundant; development complete |
| BU3 | Employment development | Saved | |
| BU4 | Retail development | Not Saved | Sufficient guidance is provided by PPS6 (paras 2.50,3.5,3.20-3.23). |
| BU5 | Development within the Central Shopping Area (CSA) | Not Saved | Control can be exercised through AVDLP Policies BU6 and GP57, which are saved, and PPG15 (paras 4.14-4.19) |
| BU6 | Primary Shopping Frontages | Saved | |
| BU7 | Development elsewhere in the CSA | Saved | |
| BU8 | Sites at West Street/Moreton Road and Bridge Street | Saved | |
| BU9 | Wharf Yard development site | Not Saved | Proposals for site now superseded; unlikely to come forward for development of the uses proposed in the policy |
| BU10 | Pedestrian priority area proposals | Saved | |
| BU11 | Buckingham Riverside Walk | Saved | |

Haddenham

| Policy No. | Subject | Saved/Not Saved | Commentary |
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| Policy No. | Subject | Saved/ Not Saved | Commentary |
|------------|---|------------------|------------|
| HA1 | Employment development at Thame Road | Saved | |
| HA2 | Primary Shopping Frontage at Banks Parade | Saved | |

Rural Areas

| Policy No. | Subject | Saved/Not Saved | Commentary |
|------------|---|-----------------|--|
| RA1 | Development in the countryside | Not Saved | Sufficient guidance is provided by PPS7 (paras 1(iv), 16) |
| RA2 | Loss of open gaps and consolidation of settlements | Saved | |
| RA3 | Extension of residential curtilages into open countryside | Saved | |
| RA4 | Considerations for countryside recreation | Saved | |
| RA5 | New golf courses | Saved | |
| RA6 | Development in the Metropolitan Green Belt | Saved | |
| RA7 | Development in the Chilterns AONB | Not Saved | Sufficient guidance is provided by PPS7 (paras 21-23) and SEP Policy C2 |
| RA8 | Development in the Areas of Attractive Landscape and Local Landscape Areas | Saved | |
| RA9 | Development of the best and most versatile agricultural land | Not Saved | Sufficient guidance is provided by PPS7 (para 28) |
| RA10 | Development of agricultural or forestry buildings | Not Saved | Control can be exercised through AVDLP Policies RA2, RA8, GP8, GP35 and GP38, which are saved, and PPS7 (paras 21-23 and 31) |
| RA11 | Conversion of buildings in the countryside | Saved | |
| RA12 | Residential development in the countryside | Not Saved | Sufficient guidance is provided by PPS7 (paras 9-11 and Annex A)) |
| RA13 | Development within settlements listed in Appendix 4 | Saved | |
| RA14 | Development at the edge of Appendix 4 settlements | Saved | |
| RA15 | Dwellings beyond settlements listed in Appendix 4 | Not Saved | Sufficient guidance is provided by PPS7 (paras 9-11 and Annex A)) |
| RA16 | Infill development in the Metropolitan Green Belt | Not Saved | Guidance is provided by PPG2 (para 3.4) |
| RA17 | Replacement dwellings in the Metropolitan Green Belt and special landscape areas | Saved | |
| RA18 | Extensions to dwellings in the Metropolitan Green Belt and special landscape areas | Saved | |
| RA19 | Permanent new dwellings for agriculture or forestry | Not Saved | Sufficient guidance is provided by PPS7 (Annex A)) |
| RA20 | Occupancy conditions for agriculture/forestry dwellings | Not Saved | Sufficient guidance is provided by PPS7 (Annex A)) |
| RA21 | Temporary accommodation to establish viability | Not Saved | Sufficient guidance is provided by PPS7 (Annex A)) |
| RA22 | Dwellings for horse-related activities | Not Saved | Sufficient guidance is provided by PPS7 (Annex A)) |
| RA23 | Location of new dwellings for horse-related activities | Not Saved | Sufficient guidance is provided by PPS7 (Annex A)) |
| RA24 | Occupancy conditions for horse-related dwellings | Saved | |
| RA25 | Calvert | Saved | |
| RA26 | Pitstone | Saved | |
| RA27 | Retention of existing employment in settlements | Not Saved | Control can be exercised through AVDLP Policy GP17, which is saved |
| RA28 | Cottage industries | Not Saved | Sufficient guidance is provided by PPG4, paras 32-34 |
| RA29 | Proposals for new employment uses in the countryside | Saved | |
| RA30 | Employment at Silverstone Motor Racing Circuit | Saved | |
| RA31 | Silverstone Employment Area | Saved | |

| Policy No. | Subject | Saved/ Not Saved | Commentary |
|------------|---|------------------|------------|
| RA32 | Employment at the Royal Ordnance site, Westcott | Saved | |
| RA33 | Westcott Sports and Social Club | Saved | |
| RA34 | Development of Newton Longville Brickworks | Saved | |
| RA35 | Safeguarded road corridor at Newton Longville Brickworks | Saved | |
| RA36 | Development causing traffic adversely affecting rural roads | Saved | |
| RA37 | New accesses to inter-urban A-class or Trunk Roads | Saved | |

Wendover

| Policy No. | Subject | Saved/Not Saved | Commentary |
|------------|---|-----------------|--|
| WE1 | Development at Princess Mary's Hospital | Saved | |
| WE2 | The Central Shopping Area (CSA) | Saved | |
| WE3 | Development within the CSA | Not Saved | Control can be exercised through AVDLP Policies WE2 and GP57, which are saved, and PPG15 (paras 4.14-4.19) |

Winslow

| Policy No. | Subject | Saved/Not Saved | Commentary |
|------------|---|-----------------|---|
| WI1 | Housing development at Verney Road | Saved | |
| WI2 | Employment development at Buckingham Road | Saved | |
| WI3 | The Central Shopping Area (CSA) | Saved | |
| WI4 | Safeguarding of Winslow station site | Not Saved | Control can be exercised through AVDLP Policies GP8, GP26, and GP39, which are saved, and PPG13 (para 79) |
| WI5 | Development within the CSA | Not Saved | Control can be exercised through AVDLP Policies WI3 and GP57, which are proposed to be saved, and PPG15 (paras 4.14-4.19) |