

**Schedule of suggested minor changes to the Vale of Aylesbury Local Plan
As recommended by Cabinet 10 October 2017¹**

Page number	Section/ Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested changed text (deleted text shown as struck through and changes shown in bold)	Reason for change	Ref.	Recommended /not recommended
7	Contents page	D-CDN001 Dadbrook Farm D-CDN003 Dadbrook Farm	D-CDN001 Dadbrook Farm D-CDN003 Dadbrook Farm	Delete incorrect reference	ORC	Recommended
15	1.15	The indicative target for convenience floorspace is 6,980 sqm in Aylesbury town centre by 2033, 29 sqm in Wendover and 328 sqm in Winslow.	Alongside housing and employment development, retail development needs to keep pace with the growth in the population, and key retail locations such as Aylesbury's and Buckingham town centres need to develop to meet the needs of the expanding population. The Plan seeks to maintain Aylesbury town centre's position and allow for organic growth to match future housing developments. This includes providing for new local centres as part of major development schemes. The Plan also seeks to ensure that the district's other town centres continue to flourish. With the assistance of neighbourhood plans the Council will also be aiming to protect and enhance its existing town and village centres. The indicative target for convenience floorspace is 6,980 sqm in	To reflect Buckingham town centre's role	SRC	Recommended

¹ This table updates and replaces that issued with the Agenda

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SRA – Scrutiny recommended change

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			Aylesbury town centre by 2033, 29 sqm in Wendover and 328 sqm in Winslow. In terms of comparison floorspace, the indicative target is 29,289 sqm by 2033 for in the whole district. It is anticipated that Aylesbury, and on a smaller scale Buckingham, will accommodate the majority of new comparison floorspace over the plan period.			
17	1.25	All policies in this Plan are regarded as being strategic policies in relation to neighbourhood plans as per the requirement in paragraph 184 of the NPPF on the basis that they either apply across a wide area and are likely to affect a wide range of planning applications or are allocating sites for development to meet the strategic development requirements of the district. Site allocations in this Plan that gain planning permission or are allocated in a made neighbourhood plan ahead of adoption of the Plan will be removed and the Policies Map updated accordingly.	All policies in this Plan are regarded as being strategic policies in relation to neighbourhood plans as per the requirement in paragraph 184 of the NPPF on the basis that they either apply across a wide area and are likely to affect a wide range of planning applications or are allocating sites for development to meet the strategic development requirements of the district. Site allocations in this Plan that gain planning permission or are allocated in a made neighbourhood plan ahead of adoption of the Plan will be removed and the Policies Map updated accordingly. Paragraph 184 of the NPPF sets out that neighbourhood plans should be in general conformity with the strategic policies in the Local Plan. All policies in Chapter 3 (Strategic) and Chapter 4	To reflect updated expert and legal advice	ORC	Recommended

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			(Strategic Delivery) are strategic policies, alongside Policy H1 (Affordable Housing), H6 (Housing Mix), E1 (Protection of Key Employment Sites), E5 (Development outside town centres) E10 (Silverstone Circuit), T1 (Delivering the Sustainable Transport Vision) and T2 (Protected Transport Schemes), BE1 (Heritage Assets), NE1 (Protected Sites), NE4 (The Chilterns AONB and its setting), NE5 (Landscape character and locally important landscape), C3 (Renewable Energy), I1 (Green Infrastructure), I4 (Flooding) and I5 (Water Resources).			
18	1.35	The population is forecast to increase to around 214,000 by 2033.	The population is forecast by ONS to increase to around 214,000 by 2033 (this does not take account of the redistribution of housing for unmet needs).	Include source of population forecast for clarity	SRC	Recommended
32	3.13current circumstances in the commercial property market. Based on this....current circumstances in the commercial property market which indicate a growth of 7,240 employees in B Class employment. Based on this....	To improve clarity - to indicate the job growth forecast in Aylesbury Vale.	SRC	Recommended
32	3.17	In total, the development allocated in this plan, alongside existing commitments and completions totals 29,016, which represents a 5.9% buffer on top of the requirement...	In total, the development allocated in this plan, alongside existing commitments and completions totals 29,016 28,830 , which represents a 5.9 5.2% buffer on top of the requirement...	Correct drafting error	SRC	Recommended
33	Policy S2	The strategy also allocates growth at a	The strategy also allocates growth at a	For clarity	ORC	Recommended

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		site adjacent to Milton Keynes which reflects its status as a strategic settlement, albeit not within Aylesbury Vale District.	site adjacent to Milton Keynes which reflects its status as a strategic settlement immediately adjacent to albeit not within Aylesbury Vale District.			
47	S5	...open book calculations will need to be provided by the applicant and then verified by at and independent consultant...	...open book calculations will need to be provided by the applicant and then verified by at and an independent consultant...	To correct drafting error	ORC	Recommended
54	3.72	'Made' neighbourhood plans will not replace the Local Plan but will sit alongside it, with their non-strategic policies applying ahead of similar policies in the Local Plan, e.g. in relation to parking requirements.	'Made' neighbourhood plans will not replace the Local Plan but will sit alongside it, with their non-strategic policies applying ahead of similar policies in the Local Plan, e.g. in relation to parking requirements.	To clarify the local plan's relationship with neighbourhood plans	SRC	Recommended
71	4.30	Land between Marsh Lane, Princes Risborough Railway Line and Aylesbury (SMD009)	Land between Marsh Lane, Princes Risborough Railway Line and Aylesbury (SMD009)	To correct drafting error	ORC	Recommended
71	4.35	SMD016 has outline planning permission for 117 dwellings.	SMD016 8 has outline planning permission for 117 dwellings.	To correct drafting error	ORC	Recommended
109	Policy D-NLV001		Phasing 100 homes to be delivered 2017-2022 and 1,755 homes to be delivered from 2023-2033	Insert phasing row to match other policies	ORC	Recommended
110	Policy D-NLV001	Whaddon Road, Buckingham Road and A421 Standing Way, all of which are within the control of Milton Keynes Council.	Whaddon Road, Buckingham Road and A421 Standing Way, all of which are within the control of Milton Keynes Council. Of these three access/egress	Correct drafting error	ORC	Recommended

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			points serving the site, Buckingham Road and A421 Standing Way are both within the control of Milton Keynes Council and Whaddon Road is within the control of Aylesbury Vale District Council.			
111	Policy D-NLV001	...and to provide for multifunctional habitats.	...and to provide for multifunctional habitats. Proposals will need to minimise the impact on Howe Park Wood SSSI.	Point required to make specific reference to the SSSI	ORC	Recommended
112	Policy D-NLV001	...and a community centre will be required through a S106 Agreement.	...and a community centre will be required through a S106 Agreement. Multi functional Green Infrastructure will be required to control surface water flows and flooding.	Point required to control surface water flows and flooding	ORC	Recommended
114	Policy D2	Development in strategic settlements, larger and medium villages that are not allocated.... c. be located within or adjacent to the existing developed footprint of the village	Development proposals in strategic settlements, larger and medium villages on sites that are not allocated c. be located within or adjacent to the existing developed footprint of the village settlement, or, where there is a made neighbourhood plan which includes a settlement boundary, the site is located entirely within that settlement boundary	Correct drafting errors as the policy relates to towns and villages and to recognise settlement boundaries in made neighbourhood plans	ORC/ SRC	Recommended
124	Title	RAF Halton, Wendover	RAF Halton, near Wendover	For clarification	ORC	Recommended
129	4.146	It is assessed as being a large village by the latest settlement hierarchy being situated on the A4146 with a primary school and a small number of shops and	It is assessed as being a large village by the latest settlement hierarchy being situated on the A4146 B440 with a primary school and a small number of	Correct drafting error	SRC	Recommended

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		services.	shops and services.			
129	4.147	It allocates land for 71 dwellings in Edlesborough...	It allocates land for 71 61 dwellings in Edlesborough...	Correct drafting error. A site for 10 dwellings has recently gained planning permission so this is no longer included in the allocation	ORC	Recommended
130	Policy D-EDL021	The rest of the HELAA site EDL020 is allocated as a reserve site in Edlesborough Neighbourhood Plan.	The rest of the HELAA site EDL021 0 is allocated as a reserve site in Edlesborough Neighbourhood Plan.	Correct drafting error	ORC	Recommended
130	Policy D-EDL021	For site-specific criteria please refer to Policy EP2 in the Edlesborough Neighbourhood Plan.	For site-specific criteria please refer to Policy EP 2 4 in the Edlesborough Neighbourhood Plan.	Correct drafting error	ORC	Recommended
152	Policy D5	a. through allocations in this plan	a. through allocations in this plan and appropriate allocations in neighbourhood plans	To recognise role of neighbourhood plans	SRC	Recommended
152	Policy D5	Aston Clinton MDA	Aston Clinton Road MDA	To clarify site description	ORC	Recommended
152	Policy D5 footnote	Salden Chase: 2.07 hectares (see Policy D-NLV001)	Salden Chase: 2.07 hectares (see Policy D-NLV001) ¹⁹ [insert footnote] ¹⁹ resolution to approve outline application 15/00314/AOP	To ensure consistency with other footnotes	ORC	Recommended
154	Paragraph 4.193	For comparison retail, Local Plan site allocations have the potential to meet requirements up until 2030 (25,604 sqm	For comparison retail, Local Plan site allocations have the potential to meet requirements up until 2028 (25,604	Consequential amendment – see amendment to policy D6	ORC	Recommended

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		out of 29,289 sqm). Provision at Buckingham through the neighbourhood plan, should this come forward, will contribute towards the district wide requirement.	21,604 sqm out of 29,289 sqm). Provision at Buckingham through the neighbourhood plan, should this come forward, will contribute towards the district wide requirement.			
154	4.193 footnote 20	For example, Buckingham Neighbourhood Development Plan Policy (October 2015) EE2 allocates land for retail, office and mixed development	For example, Buckingham Neighbourhood Development Plan Policy (October 2015) EE2 allocates land for retail, office and mixed development. Winslow Neighbourhood Plan Policy 18 allocates land for a new food retail store of up to 300 sqm, Steeple Claydon NP Policy SC2 allocates a site (280sqm) for A1 convenience food retail.	To provide examples of Neighbourhood Plan retail allocations	ORC	Recommended
156	D6	Aston Clinton MDA	Aston Clinton Road MDA	To clarify site description	ORC	Recommended
156	D6	Waterside North Phase 2 and 3; 220,000sqft (20,438 sqm) of which 30,000 sqft (2,790 sqm) A3/4/5. 17,700 sqm A1 (80% comparison)	Waterside North Phases 2 and 3; 220,000sqft (20,438 9 sqm) of which 30,000 sqft (2,790 sqm) A3/4/5. 17,700 sqm A1 (80% comparison)	To correct drafting error	ORC	Recommended
156	D6	Telecom building, New Street (potential allocation) (4,000) (0)	Telecom building, New Street (potential allocation) (4,000) (0)	Site unavailable. BT has confirmed they require the site for long term operational requirements beyond the plan period.	ORC	Recommended
156	Policy D6, Retail			Recalculated total to reflect deletion of	ORC	Recommended

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	Allocations, Total floorspace	25,604 6,893	25,604 21,604 6,893	Telecom site		
162	4.222	As the population grows with the expansion of the town (and wider district)...	As the population grows with the expansion of the town (and wider district) ... within the wider district ...	For clarity	ORC	Recommended
171	Policy H1	Residential developments of 11 or more dwellings gross or sites of 0.3ha or more will be required to provide a minimum of 25% affordable homes on site.	Residential developments of 11 or more dwellings gross or sites of 0.3ha or more will be required to provide a minimum of 25% affordable homes on site but if any policy in a made neighbourhood plan for the area in question proposes a higher percentage then that higher percentage will be required.	To reflect the content of neighbourhood plans	SRC	Not recommended
193	6.19	Aylesbury Vale Retail Impact Thresholds report recommends that the Plan sets a local floor space threshold of 400 sqm (gross) above which an impact assessment will be required to accompany proposals for main town centre uses ²⁸ outside town centres.	Aylesbury Vale Retail Impact Thresholds report recommends that the Plan sets a local floor space threshold of 400 sqm (gross) above which an impact assessment will be required to accompany retail proposals for main town centre uses²⁸ outside town centres. For other main town centre uses²⁸, the national threshold will apply.	To clarify that a local threshold will apply to retail proposals rather than main town centre uses.	ORC	Recommended
195	Policy E6	Within the primary shopping frontages in the town centres (as shown on the Policies Map) ² at ground floor level, A2 and A3 uses will be permitted where they adjoin an A1 use, subject to	Within the primary shopping frontages in the town centres (as shown on the Policies Map) ¹ at ground floor level only A1, A2 and A3 uses will be permitted. ;	Editing error. This change is required to ensure that the plan robustly protects primary shopping	ORC	Recommended

²Buckingham Neighbourhood Development Plan (2015) defines these for Buckingham.

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		achieving a good mix of retail uses overall provided the proposal...	A2 and A3 uses will be permitted where they adjoin an A1 use, subject to achieving a good mix of retail uses overall provided the proposal...	frontages		
204	E10 Silverstone Circuit	a. The need to avoid serious additional disturbance to those who live in the area	a. The need to avoid serious unreasonable additional disturbance to those who live in the area	To clarify policy	SRC	Recommended
208	7.13	...and an upgrade of the A421 corridor through the district....and the Oxford to Cambridge Expressway....	To clarify supporting text	SRC	Recommended
241	Policy NE7		c) the development of new or enhanced leisure related facilities.	Insert new criterion c) to allow for recreational facilities	SRC	Not recommended
265	11.15		In addition, an Aylesbury Vale Sports Facilities Strategy is being prepared and will provide information relating to locations for new sports facilities.	New sentence at the end of the paragraph to clarify current position	ORC	Recommended
267	I3 Community facilities and assets of community value	The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need.	The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need, unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.	To allow for replacement facilities to justify redevelopment.	SRC	Recommended
279	Glossary: Development Plan	The statutory development plan for determining planning applications and appeals in the district. This currently comprises the Adopted Aylesbury Vale	The statutory development plan for determining planning applications and appeals in the district. This currently comprises the Adopted Aylesbury Vale	Correct drafting error	ORC	Recommended

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		District Local Plan (AVDLP) 2004 saved policies and any made neighbourhood plans. Vale of Aylesbury Local Plan (VALP) will replace AVDLP on adoption in summer 2017.	District Local Plan (AVDLP) 2004 saved policies, and any made neighbourhood plans and the Buckinghamshire Minerals and Waste Local Plan . Vale of Aylesbury Local Plan (VALP) will replace AVDLP on adoption in summer 2017 when adopted .			
303	Milton Keynes, Bletchley and Newton Longville Policies Map		Remove NLV026 as a commitment on the map	Correct drafting error – site completed in the year ending 31 st March 2017	ORC	Recommended
317	Winslow Policy Map		Add on employment allocation under Policy 7 in WNP	Correct drafting error	SRC	Recommended
Policies Map	Central Aylesbury	No Aylesbury town centre boundary shown on plan	Show Aylesbury town centre boundary on plan	Town centre boundary omitted	ORC	Recommended
Policies Map	Legend	Existing employment sites	Existing Key employment sites	To ensure consistency with policy wording (E1)	ORC	Recommended

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To be made post Council before publication**

Page number	Section/ Paragraph	Original text (Proposed Submission Vale of Aylesbury Local Plan, November 2017)	Suggested changed text (deleted text shown as struck through and changes shown in bold)	Reason for change
	Contents page	Various		Consequential changes to the contents page as a result of the changes made to the Plan
33	S2	Retail convenience floorspace of 7,337 sqm2 and...	Retail convenience floorspace of 7,337 sqm ² and...	To correct formatting error
35	Table 1	Completions and commitments 2013-2017 Larger villages 1,655	Completions and commitments 2013-2017 ⁴ Larger villages 1,655 1,814 New footnote – including commitments from neighbourhood plans that have been made (Edlesborough and Long Crendon) or passed referendum (Waddesdon)	To include new commitments from made NPs or those that have passed referendum
35	Table 1	Allocations in this plan Larger villages 308	Allocations in this plan Larger villages 308 149	To exclude allocations that are within made NPs
37	Table 2 row 4 column 2	“within Aylesbury Vale district”	“within Aylesbury Vale district, specifically within the parishes of Newton Longville and Stoke Hammond ”	For clarification
37	Table 2, row 4 column 3	“Sites within the parish of Newton Longville”	“ Sites within the parish of Newton Longville Edge of Milton Keynes ”	For clarification
37	Table 2	Edlesborough 176 116 completions/commitments, 60 allocations	Edlesborough 176 117 176 completions/commitments, 60 no allocations	Edlesborough NP has now been ‘made’ and so the allocations are now commitments
37	Table 2	Long Crendon 100 77 completions/commitments, 23 allocated	Long Crendon 100 77 100 completions/commitments, 23 no allocated	Long Crendon NP has now been ‘made’ and so

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				the allocations are now commitments
37	Table 2	Waddesdon 166 91 completions/commitments, 75 allocations	Waddesdon 166 91 166 completions/commitments, 75 no allocations	Waddesdon NP has passed referendum and so the allocations are now commitments
82	D-AGT3	Total site: 223.5 Woodlands: 170ha	Total site: 223.5 253.5 Woodlands: 170ha 200ha	To correct drafting error
102	D-AYL059	0.49ha	0.49 0.11 ha	Correct site size
105	D-AYL063	a. The site will comply with a development brief that will steer proposals to make provision for around 112 dwellings at a density that takes account of the adjacent settlement character. The site should also retain its retail (A3) provision on the ground floor	The site will comply with a development brief that will steer proposals to make provision for around 112 dwellings at a density that takes account of the adjacent settlement character. The site should also retain its retail (A31) provision on the ground floor	To correct drafting error
128	4.143	Allocations are made in the following larger villages: <ul style="list-style-type: none"> • Edlesborough (60) • Long Crendon (23) • Steeple Claydon (118) • Stone (10) • Waddesdon (75) • Whitchurch (22) 	Allocations are made in the following larger villages: <ul style="list-style-type: none"> • Edlesborough (60) • Long Crendon (23) • Steeple Claydon (118) • Stone (10) • Waddesdon (75) • Whitchurch (22) 	Sites at Waddesdon, Long Crendon and Edlesborough are no longer allocated in the Plan
129-131	Entire Edlesborough section	Paragraphs 4.146-4.147 and Policies D-EDL003, D-EDL020 and D-EDL021 (<i>not reproduced in full</i>)	Paragraphs 4.146-4.147 and Policies D-EDL003, D-EDL020 and D-EDL021	Delete entire Edlesborough section as Edlesborough NP has now been 'made' and so

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				the allocations are now commitments
132	Entire Long Crendon section	Paragraph 4.148 and Policies D-LCD010 and D-LCD017 (<i>not reproduced in full</i>)	Paragraph 4.148 and Policies D-LCD010 and D-LCD017	Delete entire Long Crendon section as Long Crendon NP has now been 'made' and so the allocations are now commitments
136	Entire Waddesdon section	Paragraphs 4.153-4.154 and D-WAD006 (<i>not reproduced in full</i>)	Paragraphs 4.153-4.154 and D-WAD006	Delete entire Waddesdon section as Waddesdon NP has now passed referendum and so the allocations are now commitments
140	Cuddington – site allocations	D-CDN001 Dadbrook Farm Size (hectares) - 0.59ha D-CDN003 Dadbrook Farm Size (hectares) – 0.57ha	D-CDN001 Dadbrook Farm Land north of Aylesbury Road and rear of Great Stone House Size (hectares) 0.59ha 0.27ha D-CDN003 – Dadbrook Farm Size (hectares) 0.57ha 1.94ha	Drafting error
241	9.47	The designation 'local green space' was introduced 2011 by the National Planning Policy Framework (NPPF).	The designation 'local green space' was introduced in 2011 by the National Planning Policy Framework (NPPF).	Correct drafting error
290	Penultimate Back Page	Forward Plans	Community Fulfilment	Forward Plans no longer exists since the restructure.
Policies Map	Aylesbury		Include small triangle of white land between AGT3 and AGT6 as allocation for AGT3.	To correct mapping error

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Policies Map	Edlesborough	Site allocations EDL003, EDL020 and EDL021 – shown as housing allocations	Show as commitments	Edlesborough NP has now been ‘made’
Policies Map	Waddesdon	Site allocation WAD006 shown as a housing allocation	Show as a commitment	Waddesdon NP has passed referendum
Policies Map	Winslow		Add employment allocation and sports facilities as a commitment (see attachment – areas 7-13 – show as one commitment)	