

Question 101

I would welcome the Council's observations on the representations commenting on the soundness of policy I3; 1712 Cameron Austin-Fell on behalf of Richborough Estates.

AVDC's response:

Cameron Austin-Fell sets out that this policy needs to indicate which sites will require community facilities and how the Council will establish what those facilities will be.

The supporting text to the policy acknowledges that new development will create an additional need for community facilities. The type of facilities needed depends on existing facilities in the locality, and the type of development proposed. The policy itself states that "In considering applications for residential development, the Council will consider the need for new community facilities arising from the proposal. Conditions will be imposed on permissions, or planning obligations sought in order to secure appropriate community facilities, or financial contributions towards community facilities, reasonably related to the scale and kind of development proposed." This will allow flexibility to respond to individual proposals and take account of future provision or loss of community facilities that might have happened by the time the proposal is considered through a planning application. Fixing the community facility requirements as suggested would remove this flexibility and potentially involve developments being required to contribute when existing facilities have surplus capacity or not contribute when facilities which exist now have closed.

The allocation policies for individual sites however do set out requirements for specific community facility requirements where they are deemed to be appropriate. These sites are also subject to what is included in the Infrastructure Delivery Plan (IDP) (CD.INF.001).

The Assessment of Open Space, Sports and Recreation Needs (CD.SLB.001 and 002) and the more detailed schedule of requirements that will be set out in a SPD will provide more details about what will be required. This will update the existing document used for requiring contributions to sports and leisure facilities, the ready reckoner

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Ready-reckoner-PDFversionAugust05-Final.pdf. It will be consulted on during its drafting.

It is therefore considered that the suggested amendment does not need to be made as suggested in the representation.