

Summary of Main Modifications to the Plan

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<p>Revised housing figures – amended spatial strategy with additional site allocation in close proximity to MK (D-WHA001)</p>	<p>In terms of housing numbers the revised VALP housing requirement agreed with the Inspector is 28,600 (Inspector’s response to D5 March 2019, ED181). In isolation this would require an increase in the VALP housing numbers by 1,200. There does also still need to be a 5.2% buffer on top of this, to allow for sites not coming forward as expected, meaning the provision in VALP needs to be for at least 30,100 dwellings (the proposed submission VALP made provision for 28,830 dwellings).</p> <p>In looking to allocate the additional housing the Inspector concluded that the existing spatial strategy of VALP focused too much on Aylesbury and that this should be redressed by new allocations in the north of the District. New allocations at Buckingham would lead to increased lengths of commuting flows to and from Milton Keynes, contrary to national policy. A modification to the plan was therefore required to be in close proximity to Milton Keynes.</p> <p>The Council has revisited the conclusions of the Housing and Economic Land Availability Assessment regarding development around the southern and south western edges of Milton Keynes. It was considered appropriate to concentrate development on one strategic site rather than split the development on smaller sites to maximise infrastructure provision and lessen the impact on the countryside and existing settlements. Three strategic sites were subsequently selected for further investigation and evidence gathering as follows:</p> <ul style="list-style-type: none"> • Shenley Park; • Eaton Leys; and

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	<ul style="list-style-type: none"> • Extension to allocated Salden Chase site <p>Reconsideration of constraints and updating the evidence base (transport, flood assessment, landscape impacts, ecology etc.) was undertaken to enable a choice to be made between the three sites.</p> <p>The new evidence does not indicate any significant advantages for any of the sites but the balance of evidence, including in two key areas (Strategic Flood Risk Assessment and Landscape Comparison Assessment) led to the conclusion that Shenley Park should be the preferred site.</p> <p>There were also some updates to capacities on existing allocations and commitments, as detailed below.</p>
<p>Key infrastructure requirements and other standards to be set out in the Plan rather than supporting documents or SPDs</p>	<p>This will include for example green infrastructure requirements (Policy I1), sport and recreation (I2), community facilities (I3), flooding (I4); and car parking standards (T5) as Appendices to the Plan. New Policy T4 includes guidelines on transport assessment thresholds. Policy T7 references electric vehicle charging points requirements. (see also Policy T3 Modifications on transport schemes below)</p>
<p>Reducing the number of supplementary planning documents (SPDs) referred to in the Plan to eight from over 20.</p>	<p>Analysis of the proposed submission VALP identified references for well over 20 SPDs to support VALP. Following further consideration and proposed Modifications the number of SPDs required to support the Plan has been reduced to 8.</p> <p>The separate Aylesbury Garden Town SPDs have been amalgamated into 1 overarching SPD which would also incorporate those sites which have or are close to obtaining planning permission (SPD 1).</p> <p>The AGT Design SPD will be incorporated into the District Design</p>

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	<p>Guide SPD (SPD 5)</p> <p>Less advanced in planning terms is site D-AGT 1 which will require an SPD to ensure comprehensive development in accordance with the site requirements and Garden Town principles (SPD 2).</p> <p>An SPD will be required for RAF Halton to ensure a comprehensive development likely extending beyond the plan period (SPD 3).</p> <p>An SPD will also be required for the new Shenley Park allocation to ensure a comprehensive development (SPD 8).</p> <p>This leaves four VALP wide SPDs covering Affordable Housing (SPD4), District Design Guidance (including Garden Town) (SPD 5), Bio/Geodiversity (SPD 6) & Sport, Leisure & Community Facilities (SPD 7).</p> <p>In summary:</p> <ol style="list-style-type: none"> 1. AGT Masterplan and Strategic Infrastructure Delivery 2. Aylesbury South masterplan 3. RAF Halton masterplan 4. Affordable Housing 5. District Design Guidance 6. Biodiversity and Geodiversity 7. Sport, Leisure and Community Facilities 8. Shenley Park masterplan
<p>Modifications including new Policy D2 delivering housing allocations and other sites outside Aylesbury and modifications to (non-site specific) D policies</p>	<p>New Policy D2 on delivering site allocations (former D2 becomes D3) with amended supporting text; changes to former D2 now Policy D3 (how non-allocated sites are assessed) and supporting text para</p>

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	4.145; changes to text para 4.167 & D4 now Policy D5 to incorporate issues raised at Examination.
Including all transport schemes in the plan text and showing on the policies map	Modifications to Policies T2 & T3 reflect a change in the Council's stance on Oxford Cambridge Expressway (oppose project following September 2019 Council decision) All local transport schemes referred to in VALP have been added as a schedule to Policy T3 (as proposed to be Modified) and are now shown on the Policies Map.
Ensuring all policy requirements are in the policies rather than supporting text	<p>This principle has been applied to a large number of policies and will ensure a consistent approach: -</p> <p>Particular examples include - Policies D-AGT1 – 6; D-NLV001; D-WHA001; & D-HAL003 were all prefaced by text listing in bullet point format “place shaping principles” and “vision and objectives for the site” – many of the bullet points related to matters more relevant for inclusion in the actual policy. Where appropriate the text references have been proposed for deletion and relevant points included as Modifications to the Policies. For example paras 4.37 & 4.38 (AGT1); 4.47 & 4.49 (AGT2); 4.63 & 4.65 (AGT3) etc.;</p> <p>Further examples include Modified Policy H3 (deletion of paras 5.26 - 5.49 and incorporated into H3); Modified Policies T2 & T3 (para 7.12); New Policy T4 (incorporating para 7.21); Combine Policies NE1 and NE2 into new Policy NE1 (incorporating various paras); Modified Policy I1 (including para 11.9); Policy Modified Policy I4 (para 11.29).</p>
Clarify the role of neighbourhood plans in delivering housing in villages	Deletion of Policy S8 and modification to in-cooperate its aims into supporting text to ensure that VALP is more encouraging to neighbourhood plans identifying development opportunities. In addition Modification proposed to para 3.72 to clarify issue of conflict between Plans.
Redraft of policy H6 (housing mix) to increase clarity and include C2 allocations	Redrafting and additions to text in housing mix and housing for older people sections paras 5.54 – 5.65 and the existing policy H6 is

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	<p>proposed to be modified by splitting it into three distinct policy areas:</p> <p>Policy H6a Housing Mix (expanded first paragraph of original Policy H6).</p> <p>H6b Housing for Older people including new allocations of sites for C2 (residential institutions including care and nursing homes) WIN020 100 units; WHA001 110 units; adjacent to Tesco's Tring Road Aylesbury 60 units; and broad locations in Aylesbury also identified; and housing/employment sites across the District identified in HELAA (subject to satisfying criteria).</p> <p>Policy H6c Accessibility - all dwellings to Category 2 standard and 10% private & 15% affordable to Category 3 standard.</p>
Inclusion of heritage criterion to RAF Halton allocation policy	This is as specifically requested by the Inspector - additional criteria I & j added to Policy D-HAL003
Amendments to site capacity where appropriate	<p>Changes include D – AGT2 around 1,550 dwellings to at least 1,590 (reflect current planning situation); D-AGT3 around 1,660 dwellings to at least 1,757 dwellings (reflects increase capacity at Westonmead Farm); D-AGT4 around 3,111 dwellings to 3,358 (reflects increase capacity following submission of planning applications); D-AYL032 70 dwellings to 54 dwellings (a reduction in site availability); D-AYL077 13 dwellings to 0 dwellings (Policy deleted as site no longer available); D-WHA001 0 dwellings to at least 1,150 (new allocation on edge of MK); BUC051 300 dwellings to 0 dwellings (site deleted because of modelled significant traffic impacts on Buckingham Town Centre and no realistic way of mitigation); D-HAD007 around 315 dwellings to at least 269 (updated planning application information); D-WIN001 585 dwellings to at least 315 homes (updated planning application</p>

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	information); Deletion of D-SCD003 (8 dwellings), D-SCD008 (110 dwellings) & D-MBG003 (9 dwellings) as sites are now commitments; D-ST008 10 dwellings to 26 dwellings (capacity re-assessment); D-CDN001 6 dwellings to 8 dwellings (planning application); D-ICK004 around 20 dwellings to at least 30 dwellings (updated planning information).
Amendments to policies on development outside town centres and shops and business frontages.	Redrafting of Policy E5 including sequential testing and criterion incorporating thresholds for impact assessments to be submitted; addition to Policy E6 of new section development within the Primary Shopping Area outside Primary and Secondary Frontages.
Various modifications to eliminate inconsistencies and increase clarity	Particular examples being – amend references to early review in plan (paras 1.13, 3.15, 3.77, & 7.20 as examples); additions to vision for Aylesbury para 4.28 and associated changes to Policy D1; addition to Policy D6 (was D5) criterion d. provision of employment land; deletion of reference to starter homes in para 5.2; additions to Policy H1 concerning Neighbourhood Plans and rounding up of figures; Extensive rewrite and reorganization of rural workers section (paras 5.19 – 5.49) and Policy H3; clarification added to para 5.50 replacement dwellings in the countryside; paras 5.66 – 5.69 and deletion of Policy H7 as not appropriate in Local Plan; additional criteria added to Policy E2 regarding continued use of employment site; redrafting Policy E7 tourism development; additional criteria added to Policy E8 Tourist Accommodation; amended criterion f. to Policy E9 Agricultural Development; clarification added to Policy T1; clarification added to Policy BE1 and BE2; reorganize beginning of Chapter 9 with new text and addition of schedule of SSSIs; clarification and redrafting to Policy NE5, NE8 and NE9; clarification and additional criteria added to Policies C1, C2 and C3; substantial new text to support Modified Policies I1 & I2 Sports and Recreation; addition of

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	Appendices A – F in accordance with the Modifications (including new Appendix D Housing Trajectory & Appendix F Schedule of Saved Policies replaced by VALP; added to and updated Glossary;
Various modifications to the Policies Maps to reflect updated situation/circumstances and to ensure accuracy.	For example amending site boundaries to reflect changes referred to above (including deleting sites, renaming sites adding designations such as Enterprise Zones, addition of new commitments, strategic infrastructure added (HS2 for example)).