AYLESBURY VALE
DISTRICT COUNCIL

Proposed Submission
Draft Vale of Aylesbury Local Plan (Regulation 19)

Retail and Town Centres Topic Paper

November 2017

1. Introduction

1.1 This topic paper summarises the background, context and evidence which have informed the drafting of proposed Local Plan town centre and retail policies. The topic paper outlines the overall strategy for accommodating new retail development and other town centre uses, allocation of strategic sites, changes to town centre boundaries and the approach to planning applications.

1.2 This topic paper relates to the following VALP policies set out in the Proposed Submission Plan:

D6 Town, village and local centres to support new and existing communities

D7 Town centre redevelopment

D8 Aylesbury town centre

D9 Housing in Aylesbury town centre

E5 Development outside town centres

E6 Shop and business frontages

I3 Community facilities and assets of community value

Site allocation policies – various

1.3 The paper should be read with the following documents:

Aylesbury Town Centre Growth Opportunity Assessment Study (December 2016)
Aylesbury Retail Impact Thresholds Report (June 2017)
Aylesbury Town Centre Retail Capacity Update (December 2016)
Aylesbury Vale Retail Study and Annexes (2015)
Buckingham Retail Appraisal (December 2016)
Local Centres Health and Outlook Assessment (September 2016)

1.4 This topic paper is one in a series which sets out how we have developed the proposed submission Local Plan. Each topic paper will look at relevant national and local policy and guidance that informs the Proposed Submission (Regulation 19) Local Plan. Topic papers explain how the strategy has developed and the data, evidence and feedback that have informed choices made in formulating policies. The topic papers' aim is to provide background information; they do not contain policies, proposals or site allocations. All topic papers will be finalised to accompany the submission of the Draft Local Plan to the Secretary of State for examination.

National Policy Context

1.5 The National Planning Policy Framework (NPPF), paragraph 23 tells us:

'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the Plan period. In drawing up Local Plans, local planning authorities should:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality

- define a network and hierarchy of centres that is resilient to anticipated future economic changes

- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations

- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;

- retain and enhance existing markets and, where appropriate, reintroduce or create new ones, ensuring that markets remain attractive and competitive; allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites

- allocate appropriate edge-of-centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge-of-centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre

- set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres

- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and

- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.'

1.6 Paragraph 24 states: 'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge-of-centre locations and only if suitable sites are not available should out-of-centre sites be considered.'

1.7 National Planning Practice Guidance (NPPG) advises local planning authorities to plan positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work. They should assess and plan to meet the needs of main town centre uses in full, in broadly the same way as for their housing and economic needs, adopting a 'town centre first' approach and taking account of specific town centre policy. In doing so, local planning authorities need to be mindful of the different rates of development in town centres compared with out of centre.

1.8 The NPPG provides guidance on the two key tests for out-of-town retail set out in the NPPF: the sequential test and the impact test. In setting a local impact threshold for planning applications, the guidance notes that it is important to consider the scale of proposals relative to town centres; existing viability and vitality of town centres; cumulative effects of recent developments; whether local town centres are vulnerable; likely effects of development on any town centre strategy; and impact on any other planned investment.

2. Local Context

Retail Hierarchy

2.1 Within Aylesbury Vale the retail hierarchy comprises town, village and local centres. The largest is Aylesbury town centre, the district's principal centre, followed by Buckingham town centre. Aylesbury and Buckingham both operate as main town centres. On a smaller scale are the centres in Wendover, Winslow and Haddenham followed by local and village centres.

2.2 **Main town centres:** Buckingham, Aylesbury

Town centres: Wendover, Winslow, Haddenham

Local centres: Fairford Leys, Walton Court, Parton Road and Jansel Square

Village centres: across the district, there are a number of village centres. Facilities vary widely. An inventory of facilities by settlement is given in the Settlement Hierarchy Review (2017). A number of neighbourhood plans define their village centre and set specific policies for these.

New centres: Where the scale and nature of development proposed warrants this, the VALP proposes the creation of new local centres as an integral part of new development schemes.

There also exist small parades and standalone shops which are not part of any centre.

***Aylesbury Town Centre Plan* (April 2014)**

2.3 Prepared with Aylesbury Town Council, Buckinghamshire County Council and other stakeholders including local community organisations, owners of the shopping centres and independent operators, Aylesbury Town Centre Plan sets out an aspiration to address town centre issues; summarises challenges and opportunities; provides a vision; and reflects the findings of research.

2.4 Aspiration for Aylesbury to become a 'destination of choice', not solely convenience, will require a 'noticeable' step change in Aylesbury's offer and appeal. Drivers to realise the step change:

- Primary success drivers: good quality anchors, size and breadth of provision, ease of use, facilities including parking, F&B, non-retail attractors, supporting cast of operators

- Secondary success drivers: services, leisure, events and markets, environment / public realm, independents.

***Aylesbury Town Centre Growth Opportunity Assessment Study* (November 2016)**

2.5 This study was commissioned to update the evidence base and help inform and direct investment decisions, with a specific objective to provide direction and guidance to optimise the Waterside development opportunity. Study components include a postcode survey, catchment area analysis, town centre operator survey, town centre retail, review of competing centres and analysis of retail trends and future opportunity.

Catchment area analysis

- Postcode Plus Survey conducted in Aylesbury town centre, July 2016.
- Aylesbury continues to attract shoppers from a wide area. Catchment population of 259,000 has grown since 2010. Population growing with significant further housing in the pipeline. Catchment area broadly similar to 2010, extends to roughly 20-25 minute drive time.
- A high spending catchment; over-indexing GB average on nearly all categories; comparison goods +14%, convenience goods +3%, catering +6%; total available expenditure circa £2bn.
- Mid to upmarket residents dominate; ‘affluent achievers’ make up over a third (37%). Top three Acorn groups account for 75% of catchment residents. Majority are consumers with good levels of disposable income, discerning shoppers seeking good quality products and shopping / leisure experiences.
- Aylesbury is constrained by the presence of competing locations in most directions, by the close proximity of Hemel Hempstead, St Albans and Watford. As a shopping location it is under-achieving in terms of its appeal to mid-market through to upmarket profile residents.

Aylesbury Town Centre Review (conducted end of July 2016)

- Limited retail offer – lots of growth potential, one dimensional in many areas
- Small, often hidden, low impact anchors
- Hidden retail offer; feels small-scale; lacks large-scale double height street frontages
- Non-active frontages in retail core area on Market Square
- Mass market-dominated, better quality is hidden or small, however the town centre feels busy
- Disjointed – poor retail circuit. Number of disparate elements, not currently working together as ‘one’ town centre. Need for better integration and collective appeal
- Aspects of leisure offer feel disconnected, are clear visit drivers but not integrated
- Opportunities to improve customer experience, and for the town centre to present a ‘better face’ for offer and services
- Recent investment at Waterside has raised the quality, positioning and appeal of the town centre

Aylesbury Town Centre: Summary SWOT Analysis

Strengths	Weaknesses
Good size catchment	Limitations of retail offer
High quality catchment profile	Limitations of F&B offer
High spending customer groups	Layout of town centre
Population is growing	Environment of town centre
Proven additional consumer groups and inflow	Lack of integration
New recent quality development sets the benchmark	Low impact and statement
Environment has character in parts	Unit sizes
Good transport and easy access	Anchor store sizes
Broad and established leisure	Perception
Frequent, regular visits	Piecemeal components
Events and market activity	Low appeal to quality residents

Opportunities	Threats
Population and catchment growth; forecast continued growth is well documented	Under-achieving with the current offer
Development opportunities	Continued strengthening of nearby and competing centres
Recent additions raise the bar and expectation	Not capitalising on recent development and investment
Support of retailers, stakeholders and consumers –they want more, they want better	Will significantly under-deliver vs. future town centre aspiration
Lots of room to grow retail and F&B offers	Fast-changing retail environment and consumer behaviour continues to raise the bar in terms of retail needs and expectations
Clear quantitative and qualitative opportunity	Increasing expenditure leakage online and elsewhere
Different consumers in the town centre for different reasons; how can they be encouraged to stay longer, use more, return? Visit frequency, loyalty	Falling further behind through failure to evolve; inactivity

2.6 Aylesbury's future growth and appeal focuses on improving its mid-market offer and appeal, building on the investment and success of Waterside South, which delivered an award-winning theatre, new Waitrose store and Travelodge hotel (2013) and Buckingham University Technical College Aylesbury Centre (2015).

2.7 Waterside North is of a scale and physically well positioned to deliver the step change for Aylesbury. Successful delivery will raise the profile, image and appeal of Aylesbury as a destination. Phase 1 is well under way with a food and beverage focus with four / five restaurants, 47 apartments and a new public square. Visibly different formats; big impact, double-height units, a 'mixed use' scheme, strong mid-market anchors, mid to upmarket aspirational brands and strong F&B component, independents and non-retail anchors such as boutique cinema or connectivity to existing and residential.

***Aylesbury Town Centre Retail Capacity Update* (December 2016)**

2.8 This provides capacity figures for convenience retail floorspace within Aylesbury and for comparison retail floorspace across the district. The update draws on research and findings completed for the growth opportunity assessment and on the information and approach contained in Aylesbury Vale Retail Study 2015. The update records a wider catchment area than previous studies in 2015 and 2009.

2.9 The capacity update follows the same calculation process using the same assumptions, inputs and growth rates as the 2015 study. The update differs from the 2015 study as a result of the updated catchment population since the increased catchment size observed increases expenditure availability, which then rises further as the forecast growth in population and expenditure is applied.

2.10 The method for calculating new retail floorspace capacity takes into account the findings of the household telephone survey of shopping patterns to model current flows of expenditure (i.e. spending in £m) to each retail destination within the survey area. The scale of additional retail provision is then determined by converting any excess of consumer expenditure (or headroom expenditure) into retail floorspace need by applying appropriate sales densities. In order to identify the current floorspace capacity net of known commitments (and recent openings), headroom expenditure is reduced by the level of known committed expenditure and a generic sales density applied to the balance. Further detail on the steps taken to identify capacity is set out in the update under Section 4 *Capacity Update Assumptions, Inputs and Methodology* and Section 5 *Floorspace Capacity Update Calculations*.

2.11 With regard to the catchment area population and housing growth forecasts the update notes: "At the time of preparing the final draft of this update the proposed Draft VALP housing growth forecasts had reduced from the previous 33,300 to 26,800 units over the next 20 years. This reduction does not have an effect on the population growth forecasts in the capacity modelling process as the growth forecasts used are below that of the number of households multiplied by accepted average population per household."

2.12 The update identifies retail capacity up to 2033 for convenience retail of 6,980 sqm in Aylesbury town centre, 29 sqm in Wendover and 328 sqm in Winslow and provides a district-wide figure for comparison retail floorspace of 29,289 sqm. The update advises that 2029 and 2033 forecasts be revisited in circa five years' time.

Aylesbury Vale Retail Study 2015

2.13 While much of this study is superseded by the 2016 retail study (see above), elements remain relevant. The study included a review of shopping frontages in Aylesbury town centre as defined on the Proposals Map (in the adopted Aylesbury Vale District Local Plan) and suggested how these might be refined to better reflect the existing layout of shopping streets (Annex F, Maps 2 and 3).

***Aylesbury Local Centres Health and Outlook Assessment* (September 2016)**

2.14 This assesses how each centre is performing and identifies indicators of future performance and outlook. Assessments were carried out in 2016. A brief summary for each centre is given below.

Fairford Leys: a centre in good health; potential improvements exist for signage, more extensive cleaning, more customer facilities and better car parking management.

Walton Court: appears to be both healthy and struggling. A compact centre in the process of re-establishing its offer. Would benefit from improved signage and improved shopper facilities and making a stronger statement about its offer and mix.

Parton Road: an established centre that needs a little spruce up to help it achieve and maintain its potential. Would benefit from improvements to the road surface and footpaths.

Jansel Square: a well-established centre that has more strong retail brands arriving. Appears to be trading well and is in reasonably good health. Would benefit from improved facilities and a better cleaning / maintenance regime.

***Buckingham Retail Appraisal* (December 2016)**

2.15 Key points highlighted in the appraisal:

- Consumers 'like' the town. Loyal, local catchment of 12,000 plus inflow. Growing population. Consumers mid-market and above, typically family oriented. Additional groups: students, local workforce and visitors. Visit pattern frequent. Car-borne shoppers important.
- Trading fortunes mixed, but relatively positive.
- Priority areas identified by operators: parking, retail mix / offer and customer facilities.
- Retail offer weighted towards independents. Multiples limited in number. Shop units typically small.
- Service offer, convenience shopping and other facilities driving visits. Much of the retail offer is hidden from view. Non-retail dominates high-impact parts of the town centre.
- Main road fragments the offer.
- Opportunities exist to improve the shopping environment.
- Use of signage, condition and quality could be better.
- Strengths: convenience and character.
- Weaknesses: choice / range of shops and parking.

2.16 Positive indicators of health that the study identifies include:

- High convenience expenditure retention.
- Visit patterns frequent. Buckingham is fulfilling a social (as well as general shopping) role
- Waitrose is town centre anchor.
- Restaurants well used by core catchment.
- Market(s) are attractors.
- Longstanding and newer operators trading. Bias towards those trading 'up' on the year.

- Operators consider their businesses successful (30:1). Vast majority plan to remain in Buckingham. Retailer motivation appears good. Evidence of new arrivals and a strong established base.
- Vacancies are limited.
- Retail offer dominated by service, driving frequent usage.
- Evidence of independents targeting a mid-market, quality consumer.
- Good access and connectivity. Shopper parking is well used.
- Residential areas in and around the town centre.
- Second largest centre in the district. Aspirations for growth. Desire for retail development.

2.17 Negative indicators include:

- Low comparison expenditure retention; Milton Keynes dominates for comparison goods.
- Visits are short. Variable footfall.
- Convenience goods high usage but is largely 'out of town'.
- Choice of shops and facilities are low in terms of reason for visit.
- Town not viewed as successful as individual businesses (only 2:1 positive ratio).
- 'Gaps' in retail offer, multiples limited in number and size; over-dominance of some types of operator, eg health salons, estate agents, charity shops. Lack of modern retail units.
- Half day / Wednesday closing.
- Non-retail in high visibility locations.
- Vacancies but typically in secondary / tertiary locations.

2.18 The appraisal concludes that Buckingham is well liked, appears to be holding its own and has proved resilient in recent economic circumstances. The opportunity lies in further strengthening the town's local role for shopping and socialising, and improving the offer and environment to widen its appeal and encourage further usage. Recommendations are made for growth, improvement, development locations and suitable operators. The appraisal notes the aspiration of Buckingham Neighbourhood Plan to improve the town centre retail offer and site allocations to facilitate this, noting that among these the sorting office / telephone exchange site would be the most viable in the first instance.

Aylesbury Vale Retail Impact Thresholds Report **(June 2017)**

2.19 This study examines the potential to set a local threshold for the purposes of assessing the impact of retail proposals on town centres. The study comprises a policy overview, analysis of development trends and consideration of the health of existing centres, existing town centre floorspace characteristics and recent retail proposals. The study observes that recent trends in convenience retail in Aylesbury have been towards smaller 'discounter' supermarkets, typically less than the 2,500 sqm threshold the NPPF identifies. These include smaller local convenience stores and medium-sized supermarkets operated principally by discounters and higher end operators. In light of evidence considered, the study recommends setting a local impact threshold.

3. Quantitative need for additional retail development

3.1 ***Aylesbury Town Centre Retail Capacity Update*** (December 2016) provides the most up-to-date assessment of future floorspace capacity. This notes that: "The current Aylesbury catchment area population has increased since the previous detailed study in 2009 and is also above the base figure used by GL Hearn for their retail study in 2015. The increased population size will have a material effect on the future floorspace capacity calculated later in this capacity update."

3.2 Due to the increased catchment area and population, the 2016 update significantly increases capacity for both convenience and comparison retail since the 2015 retail study.[1] Outside Aylesbury, convenience floorspace capacity figures are taken from the 2015 Aylesbury Vale Retail Study. Capacity for convenience and comparison floorspace up to 2033 is set out in Tables 1 and 2 below.

3.3 Convenience floorspace capacity in the short term – up to and beyond 2019 – is sufficient to accommodate known pipeline commitments plus a little headroom. By 2024 capacity floorspace in Aylesbury is 2,970 sqm rising to 5,260 sqm by 2029. The update notes that the convenience offer in Aylesbury will have the potential for continued controlled growth subject to planning permissions and policy control.

3.4 By 2019 circa 5,866 sqm of net additional comparison floorspace can be sustained, rising to 14,364 sqm by 2024 and 22,587 sqm by 2029. The update recommends that given Aylesbury's dominant position in the district hierarchy and the identified need for an improved quality retail offer in the town centre, Aylesbury Town Centre is the priority for retail development and floorspace capacity.

3.5 For comparison floorspace, the update provides capacity figures based on two growth scenarios: a constant market share of 37% and an increased market share of 41%. The proposed Submission Local Plan assumes a constant market share (ie 37%) will be maintained over the Plan period.

Table 1 Convenience floorspace capacity (net of known commitments)

Convenience floor space capacity	2019	2024	2029	2033
Aylesbury town centre[2]	-	**2,970**	**5,260 m^2**	**6,980m^2**
Buckingham	-	-	-	-

[1] For example, the 2015 retail study identified convenience capacity in Aylesbury of 2,317 sqm by 2033 and comparison floorspace capacity of 16,048 sqm.

[2] This takes account of the pipeline/commitment at Gatehouse Quarter of 2,806sqm. If this development does not come forward there may be a requirement for the equivalent floorspace to come forward earlier in the Plan period.

Haddenham	**-**	**-**	**-**	**-**
Wendover	**-**	**8 m^2**	**20 m^2**	**29 m^2**
Winslow	**222 m^2**	**262 m^2**	**299 m^2**	**328 m^2**

Table 2 Comparison floorspace capacity (net of known commitments)

Comparison floor space capacity	2019	2024	2029	2033
Aylesbury Vale total	**5,966 m^2**	**14,364 m^2**	**22,587 m^2**	**29,289 m^2**

3.6 The update notes that longer-term projections for 2029 and 2033 should be viewed as indicative, as factors influencing capacity can be influenced by changes in macro-scale economic forces.

Vacancies

3.7 According to the 2015 Aylesbury Vale Retail Study, Aylesbury town centre vacancies are quite low (4.8%, 15 units) and below the national average (11.4%).

Neighbourhood Plans

3.8 Within Aylesbury Vale, 13 neighbourhood plans have passed referendum and therefore are an integral part of the local planning system. These cover Buckingham (and part of Gawcott with Lenborough), Buckland, Cheddington, Edlesborough, Great Horwood, Haddenham, Long Crendon, Marsh Gibbon, Pitstone, Quainton, Wing, Wingrave with Rowsham, and Winslow. Steeple Claydon and Waddesdon neighbourhood plans are both shortly to proceed to referendum. A further 20 neighbourhood plans are at various stages of progression. The Council recognises the important role that neighbourhood plans play in helping to meet local and district-wide objectives. A number of neighbourhood plans address the retention, enhancement and provision of retail and other town and village centre facilities. The commentary below relates to plans that have passed referendum or are expected shortly to proceed to referendum.

3.9 **Buckingham Neighbourhood Plan:** policies seek to retain and increase the amount of retail development. EE2 – Allocates land for retail, office and mixed development, EE3 – Locate new retail development within the town centre, EE4 – Retain and enhance the primary and secondary retail frontages. EE4 seeks to restrict new non-retail uses (Classes A2, A3, A4 and A5) to 35% of the sum total of the primary retail frontages and within the secondary retail frontages supports change of use from residential and/or employment to Classes A1 – A5 provided that the proposed use will not adversely affect nearby residential properties. The approach to primary frontage set out in Policy EE4 and the Proposed Submission VALP differs in some aspects. However, the two approaches are broadly considered complementary. The Local Plan approach is set out in Policy E6 Shop and Business Frontages.

3.10 **Buckland Neighbourhood Plan:** Policy BP13 Community Facilities – seeks to protect existing facilities and indicates support for proposals that would provide additional facilities.

3.11 **Cheddington Neighbourhood Plan:** Policy 3 Community Facilities – addresses proposals that would support the viability of existing facilities and supports proposals for a change of use of the vacant station to D2 nursery or A3 café/restaurant.

3.12 **Edlesborough Neighbourhood Plan:** Policy EP5 Commercial and Retail Developments – seeks to resist changes of use away from retail and commercial within the village centre and, outside the village centre, the loss of a farm shop or public house.

3.13 **Great Horwood Neighbourhood Plan:** The creation of a community shop is listed as a core priority among infrastructure projects for which a contribution towards funding is sought from CIL and planning obligations.

3.14 **Haddenham Neighbourhood Plan:** Policy SRL2 Redevelopment at Banks Park – allocates land to provide improved community facilities, to include new retail (A1 – A4) and commercial (B1) developments in the village hub as long as they do not unduly affect traffic flow, parking and residents' amenities or prejudice the success of existing facilities. Policy RBJ1: Retaining the Retail Arcade Redevelopment of Banks Parade seeks to retain and ensure no net loss of retail.

3.15 **Long Crendon Neighbourhood Plan:** Policy LC6 Village Square – seeks to protect the continued viability and vitality of the village square.

3.16 **Marsh Gibbon Neighbourhood Plan:** Policy MG 17 – Protection of Community Facilities – seeks to retain village facilities, including a shop, two pubs, a village hall and a church.

3.17 **Pitstone Neighbourhood Plan:** Policy 2 – Land at Marsworth Road/Vicarage Road makes provision for A4 drinking establishment use and/or a licensed A3 restaurant or café use as part of a mixed use site allocation. A key objective is to support the ongoing provision of community facilities, including retail outlets. Policy 8 seeks to ensure the retention of community facilities.

3.18 **Quainton Neighbourhood Plan:** Village store is designated an asset of community value. Policy CF1 Community Facilities deals with the protection of community facilities and supports replacement or new community facilities.

3.19 **Steeple Claydon Neighbourhood Plan:** Policy SC2 – Land at Molly's Field, Addison Road provides for convenience food retail (class A1) to provide net* retail floor area of no more than 280 sqm (*Inspector's report recommends changing 'gross' to 'net'). Policy SC3 provides for the redevelopment of the Co-op, West Street to use classes C3 and D2 on condition that retail provision at Molly's Field comes forward.

3.20 **Waddesdon Neighbourhood Plan**: Policy WAD5 – Commercial Buildings – seeks to protect local shops and services and to encourage proposals to improve, modify or extend existing premises to enable a business to remain competitive, subject to detailed design being appropriate.

3.21 **Wingrave with Rowsham Neighbourhood Plan:** Policy 7 – Wingrave Community Facilities – covers proposals to improve the viability of an established community use.

3.22 **Wing Neighbourhood Plan:** Policy E3 – Protection of existing employment provision – seeks to resist the loss of shops, pubs, food outlets and commercial services within the community. Policy E1: New shops and employment provision in the village supports new retail (A1) and commercial (B1) developments in the built-up area of Wing village. Policy MG 17 – Protection of Community Facilities. Applications for new development should not prejudice the retention of the school, a shop, public houses, the village hall and churches – rather they should help them prosper.

3.23 **Winslow Neighbourhood Plan:** Seeks to prevent the loss of existing convenience and comparison trading floorspace in the town centre to non-retail uses and encourage more town centre shopping visits by delivering a small 'anchor' food store where higher footfall can be shared with other traders. Policy 17 – Winslow Shopping Area (III) provides for an increase in the total supply of convenience retail trading floorspace by 300 sqm to improve the range of 'top-up' shopping. Policy 18 allocates a site for this purpose. Policy 6 – Land South of Buckingham Road allocates land for a mixed use scheme comprising: approximately 1.5 ha for B1, B2 and B8 uses; 1.35 ha for a railway station, bus layby, pedestrian, cycling and taxi facilities, and parking and 1.5 ha for education use. The 2015 retail study identifies convenience floorspace capacity in Winslow of 328 sqm. VALP Policy S2 states that provision will be made for this (Policy S2). VALP paragraph 4.195 states that the Council will explore whether there is scope to include retail as part of the development of a new station at Winslow. The VALP could potentially deliver in excess of identified retail floorspace capacity at Winslow should an opportunity arise in conjunction with the delivery of a new station. However, a modest amount of retail is considered justified here given the increase in footfall a new station would generate.

4. Issues raised in consultation responses

4.1 A summary of key issues raised by respondents to the 2016 Draft VALP relating to retail and town centre policies is set out below.

Strategic Objective 3

- **i**nclude access to community facilities such as shops, community buildings.

Policy D10 Town, village and local centres to support new and existing communities

- Disruption to community, possible loss of community assets. Lack of amenities. Infrastructure cannot cope.
- Road safety issues.

- Need to specify quantum of development and what constitutes ‘major development’.
- Each strategic settlement would merit its own policy to reflect specific growth issues.
- Flawed process where Plan proposes significant increase in housing but no allocations for shops (eg Haddenham).
- Inflexible approach.
- Villages need shops and leisure activities to build a sense of community and cut transport cost.
- While there is provision for new and expanded facilities in town centres, there is nothing to protect existing facilities.
- Support the principles of para 4.106 and policy as it is essential we maintain – and increase – wherever possible, community assets that will keep ‘the village alive’.
- Para 4.106 indicates that the strategy is to resist the ongoing loss of local facilities, needs to be given full policy status by inclusion in D10 or a specific policy.
- Add provision/retention of offices for voluntary and local authority services (e.g. Citizens Advice, libraries and parish council offices) to local shops, pubs and post offices in P4.106.
- Agree that economic, retail and leisure activity at Winslow, Wendover and Haddenham should be promoted and essential facilities such as local shops, pubs and post offices encouraged.
- It needs to be made clear that high-grade retail needs to be given priority and residential use should be a last resort. For strategic communities expected to grow it will be vitally important to resist changes of use of existing retail units on the high street.
- Change of use from retail / service uses to residential should be strongly resisted. Residential use ‘above the shop’ should be supported.
- 29 sqm retail space in Wendover is insufficient to support 25% increase in housing.
- Haddenham, Wendover and Winslow are villages and not towns. These village centres should be kept as such and not expanded into town centres.
- Need to work in partnership with Buckingham Healthcare NHS Trust and others.
- No mention of historic significance and that many villages have centres of historic significance.
- Agree that this policy should refer to new local centres within major development areas.
- In some development locations providing new facilities at so-called ‘district centres’ can adversely affect existing facilities nearby which would adequately serve the new developments.
- Need more flexible approach in respect of new community infrastructure outside town centre.

Policy D11 Site for Town Centre Redevelopment

- Omits clear site references (D11, D12, D13).

- D11 – will need to accommodate that site is adjacent to Aylesbury Town Conservation Area.
- D11, D12: need more emphasis on accessibility for pedestrians, cyclists and the mobility impaired.
- Town centre must complement the wider transport strategy and refer to the town centre section of the strategy which will be completed in September.
- Redevelopment of lower High Street area: also include refurbishment of existing buildings.

Policy D12 Aylesbury Town Centre

- Positive comments relating to public transport, aesthetics, employment opportunities and public realm improvements.
- Highlight importance of conserving and enhancing the historic environment.
- Concern that green space around Aylesbury town will be lost and lead to coalescence with neighbouring villages which will affect their character.
- Redevelop Sainsbury’s/old cinema quadrant and lower High Street, refurbish existing buildings, improve town centre residents’ car park.
- Question whether Aylesbury is the district’s principal retail and service centre and whether this should be a priority given the massive and growing retail outlets at Bicester and Milton Keynes.

Policy D13 Housing in Aylesbury Town Centre

- Focus more on canal walk area.
- New homes in the town centre should have parking places.
- Lacks transport and infrastructure plan.
- Encourage more three bedroom family houses on suitable redevelopment sites.

Policy E5 Development outside town centres

- Policy broadly in line with NPPF objectives. However, the wording is confusing and repetitive.
- Policy E5 states that a sequential test will be applied to all main town centres uses not located within an existing centre. Part b repeats the sequential test but only for retail developments. Retail development is a main town centre use and this duplication is unnecessary.
- Unnecessary to commission further work to establish a suitable threshold. It should be set at the 2,500 sqm threshold as per paragraph 26 of NPPF.
- The NPPF only requires an impact assessment if development exceeds the proportionate locally set floorspace threshold.
- Part d is inconsistent with the NPPF.

- Part e commentary on the sequential approach is inconsistent with the NPPF. The NPPF does not require a type of retail goods to be located within sequentially preferable locations, but asks whether application proposals can be accommodated. Parts b and e should be deleted.
- Part f is not justified and places an additional burden on developers not set out in the NPPF. Sequential and impact tests provide sufficient policy control to ensure out-of-centre retail developments do not detract from the viability of existing centres.
- Without a town centre policy for Buckingham, Policy E5 (especially E5e) provides an open door for a retailer who doesn't want to develop in a town centre. We must have a policy that enables retail investment in difficult market town locations so as to discourage retail from out-of-town locations.
- Makes no provision for town centre uses or retail floorspace which a new settlement may require.
- Retail sites should have been consulted on as part of the Plan. Ad hoc allowing of supermarket locations, as this policy does, will lead to many future applications outside town centres.
- We welcome criteria a and i of Policy E5.
- Refer to ‘historic significance’ in criterion i, as part of the positive strategy for the conservation and enjoyment of, and strategy for enhancing, the historic environment required by the NPPF.
- Replace ‘have been considered’ with ‘are met’ in the third line of the second paragraph. Without this change, or similar, the policy will be meaningless.
- Growth of out-of-town retail in Buckingham has harmed the town centre, generated more car journeys and reduced the availability of B1/2 units for new businesses (Policy E1c).

Policy E6 Shop and business frontages

- Provision will have to be made for local centres in the manner provided by Milton Keynes. No mention is made of local centres, especially in developments such as WDA001 and others.
- Would welcome a reference to ‘historic significance, where appropriate’.

Policy I3 – Community facilities

- Agree that development should consider new community facilities arising from proposals.
- New housing will stretch existing facilities – schools, healthcare shops and pubs, parking, without additional investment. Infrastructure should be in place before the housing. Community facilities such as village halls, pubs, shops, doctors’ surgeries must be taken into account as they make a vital contribution to quality of life.
- Insufficient provision for the delivery of green space, community facilities and infrastructure.
- Question how the policy can be enforced.

- Role for community hubs. Much social and health care will be provided in the future by the voluntary sector and community.
- Policy should make clear that where new development would lead to a loss of facilities, suitable replacements should be made and financial contributions required.
- Policy should refer to cultural facilities and the need to promote or safeguard these, as the NPPF requires.
- Policy should recognise the voluntary sector, including faith communities, may be willing to make community infrastructure investment without developer funding.
- Lack of clarity on the type of site that may require community facilities and what these facilities would be.
- Define community facilities in text and glossary.
- Plan local centres. Internet shopping will never replace convenience shops and doctors!
- Many rural community facilities are outdated. Facilities need to be brought up to current day standards and have additional capacity. A good use for S106/CIL monies.
- Community cohesion can be encouraged by using shared facilities. New facilities should be located carefully so that they can be used by a wide range of new and existing residents.
- The 2012 Assessment of Leisure and Cultural Facilities is out of date.

5. Changes made at Proposed Submission Stage (Regulation 19)

5.1 Taking into account feedback and evidence, we have made a number of changes. Below is a summary of key changes made.

5.2 **Strategic Objective 3** – amended the first sentence to read ‘education, training and access to community facilities such as shops and community buildings’.

5.3 **Strategic Objective 5** – contains new text ‘including new retail provision particularly in Aylesbury town centre’.

5.4 **S2 Spatial strategy for growth** – figures for the amount of comparison and convenience retail floorspace to be delivered over the Plan period are amended to reflect the updated capacity study.

5.5 **D6 Town, village and local centres to support new and existing communities** (D10 in Draft VALP) – the main changes are first, that this policy now includes retail allocations (see below), second, the penultimate paragraph on local and village centres no longer refers to access to jobs and homes and third, new text is added: ‘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’. Paragraph 2 of the policy already indicates support for residential development and commercial development and paragraph 4 support for employment, subject to meeting criteria. There seems no reason to repeat this. The new text highlights the need to ensure proposals maintain the viability and vitality of village and local centres.

D7 Town centre redevelopment (Draft VALP, D11 Site for town centre redevelopment)

5.6 This policy is amended to reflect that it now covers more than one site. New text explains that the starting point for identifying sites in the town centre is the Aylesbury Town Centre Plan. A reference is added to 'retail studies' along with a new paragraph on the Aylesbury transport hub –an area allocated for comprehensive mixed use redevelopment, including co-locating the bus and railway stations to create a new public transport interchange, provision of new residential units, public realm improvements, connectivity improvements to the rest of the town, new open space and other main town centre uses including a new hotel and the relocation of the superstore. The policy notes that Friarage Road may need rerouting to accommodate the new development.

D8 Aylesbury town centre (Draft VALP, D12)

5.7 Changes include the addition of text to say proposals will be supported to reflect Aylesbury's status as Garden Town and the opportunities this will bring and amending the policy to indicate that proposals should contribute positively to improving the quality of the town centre and delivering the vision and strategic aims for the town centre set out above and in accordance with the latest published town centre plan.

D9 Housing in Aylesbury town centre (Draft VALP, D13)

5.8 This policy no longer allocates sites. Of the three sites proposed for allocation in D13:

- a new policy D-AYL059 covers land at Buckingham Street and New Street.
- Dayla: the HELAA assesses the site as suitable for housing; however, it is not allocated in the Local Plan as almost all the site falls within Flood Zones 2 and 3. Since the HELAA was published the site has received consent for 59 dwellings (16/03820/APP), pending agreement of S106.
- Kingsbury: site has planning consent for eight dwellings and is therefore not allocated.

5.9 **Site allocation policies** within the proposed Submission VALP, where relevant, address retail and town centre matters.

Policy E5 Development outside town centres

5.10 Policy amendments clarify and strengthen the policy. In the second paragraph the text 'provided that it can be demonstrated that all the following criteria have been considered' is deleted and replaced with 'subject to compliance with all the following criteria' so that the amended paragraph reads 'Proposals outside defined town centres for non-food retail and food retailing, including extensions, will be granted subject to compliance with all the following criteria'.

5.11 In light of the 2016 Draft Plan's stated intention to set a local impact threshold and recommendation of the retail thresholds study, criterion c is amended set a local threshold of 400 sqm above which retail schemes will be required to submit an impact assessment. The revised wording is as follows: ‘Proposals over the floor space threshold of 400 sqm are accompanied by a full assessment of the potential impact on town centres and nearby centres’. The threshold specifically applies to retail uses since evidence shows this to be the type of use that schemes above a certain scale outside the town centre have the potential to harm town centre. Criteria d is amended to require proposals of less than the floor space threshold to be accompanied by a retail assessment report ‘if appropriate’. This change provides flexibility while recognising there are circumstances where a smaller scheme below the threshold could potentially have an impact, in which case a retail assessment report would be considered appropriate.

Policy E6 Shop and business frontages

5.12 **Policy E6** is amended to clarify the Council’s approach to assessing schemes that involve a change of use away from A1, with regard to the type and mix of uses considered appropriate in the primary and secondary frontages with a view to maintaining viability and vitality. The policy allows for change of use in the primary frontage to A2 and A3 uses at ground floor level where they adjoin an A1 use, subject to meeting criteria set out, and in the secondary frontage where there are no more than three non-A1 uses in a row, also subject to meeting criteria. Further additions to the policy (applicable to both primary and secondary frontage) include a new criterion: ‘would not result in the loss of an A1 use on a visually prominent site’, examples of matters to consider when assessing whether proposals contribute positively to vitality and viability and a statement that regard should be given to Aylesbury Vale Front Design Guide in the design of business and shop frontages.

Policy I3 Community facilities and assets of community value

5.13 This policy contains new text with regard to assessing proposed changes of use and the viability of current uses requiring the site to have been marketed for a minimum of 12 months at a price commensurate with its (existing) use together with proof there has been no viable interest. A new paragraph has been added to the supporting text on assets of community value and the policy is retitled to include the phrase ‘assets of community value’.

6. Local Plan approach

6.1 The approach to planning for retail and town centres is informed by national policy, evidence and feedback from internal and external consultation. A key objective is to enhance the district’s town and local centres and village facilities, accommodating new retail provision particularly in Aylesbury town centre, with a focus on quality design and development, flexibility of uses, and protection of local services and local distinctiveness to support their vitality and viability.

6.2 The Proposed Submission Plan contains seven policies directly concerned with retail and town centres. Earlier versions of these policies were consulted on in summer 2016 as part of the draft VALP which was drawn up following an Issues and Options consultation in 2015 (which identified broad policy areas) and Scoping Consultation (2014). Retail and town centre matters are also addressed elsewhere within the

Proposed Submission VALP where relevant, such as Policy S2 Spatial Strategy for Growth, some site-specific policies and the Plan vision and objectives.

6.3 The VALP acknowledges that Aylesbury will remain the principal retail and service centre in the district, highlighting its role as a potential Garden Town and the need for the town centre to receive continued investment and revitalisation. It acknowledges the need for retail growth in Aylesbury and Buckingham town centres to keep pace with the growing population, for new local centres to be created as part of major development schemes and the important role played by facilities and services in village centres.

6.4 **Policies D7 Town centre redevelopment** and **D8 Aylesbury town centre** supports the delivery of development and revival/growth of Aylesbury town centre and sets out a strategy for improving and contributing to delivery of the vision and aims set out in the policies. Aylesbury Town Centre Plan (2014) sets out some guiding principles which have informed the development of these policies.

6.5 **Policy E5 Development outside town centres** sets out how the Council will apply the sequential test to proposals outside an existing centre. The policy sets specific criteria for assessing retail proposals and a local impact threshold, as discussed above. The sequential approach is further reinforced through policies **D7 Town centre redevelopment, D8 Aylesbury town centre, E8 Tourist accommodation** and site-specific policies, where applicable. Offices, while a main town centre use, are considered in a separate topic paper.

6.6 The Plan highlights the need to ensure the continuing residential role of Aylesbury town centre, noting benefits of accommodating more housing here, such as achieving a better balance of uses, opportunities for social interaction, accommodation for those who wish to be less reliant on the car, and increased activity outside peak periods. **Policy D9 Housing in Aylesbury town centre** sets out the approach to considering proposals for housing in Aylesbury town centre.

6.7 **Policy E6 Primary and secondary frontages** seeks to ensure the mix of uses within designated frontages within the town centre continues to support the primary retail function while recognising that some non-retail uses can contribute towards the viability and vitality of the centre. The Local Plan Policies Map shows frontages and the primary shopping area for Aylesbury only since for Buckingham the neighbourhood plan maps these. Aylesbury town centre boundary and defined frontages set out in Aylesbury Vale District Local Plan were reviewed in the Aylesbury Vale Retail Study, 2015. Figures 1 and 2 below show the revised town centre boundary and frontages.

6.8 We have not designated primary and secondary frontages for other centres in the district. Due to the size, nature and distribution of different uses this is considered impractical.

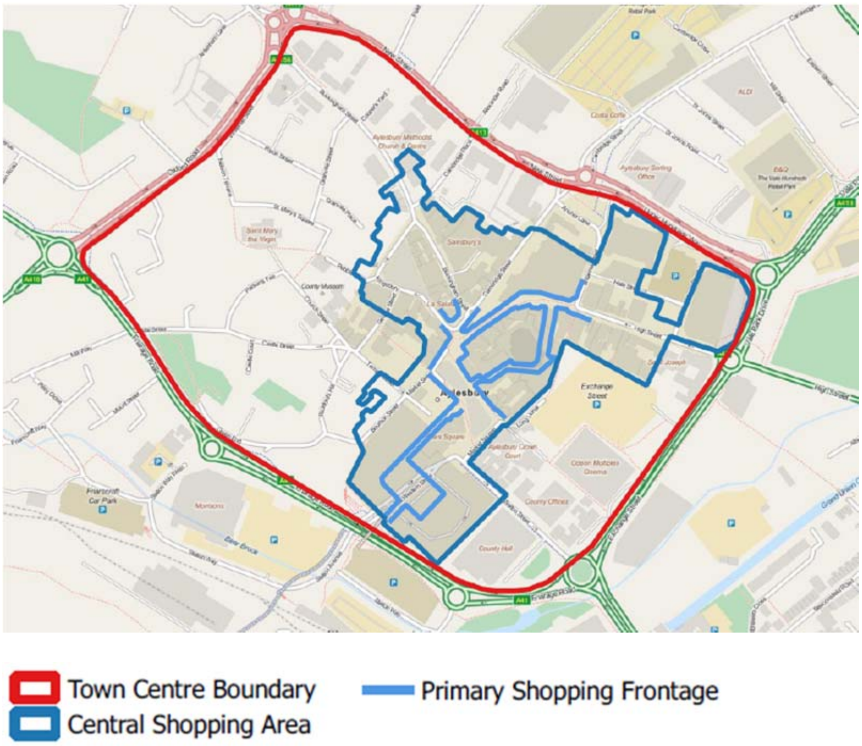

Figure 1 Existing primary shopping frontages, central shopping area and town centre boundary

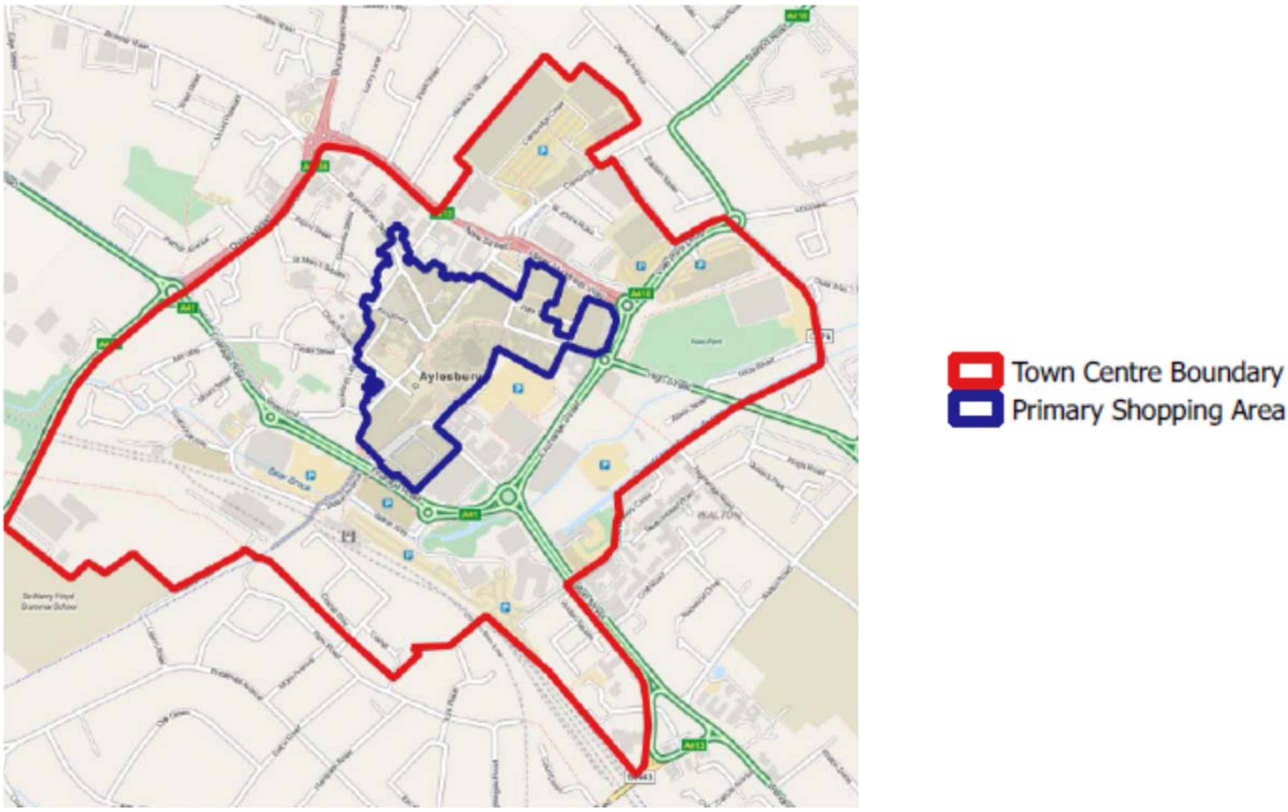

Figure 2 Proposed Aylesbury town centre boundary and primary shopping area

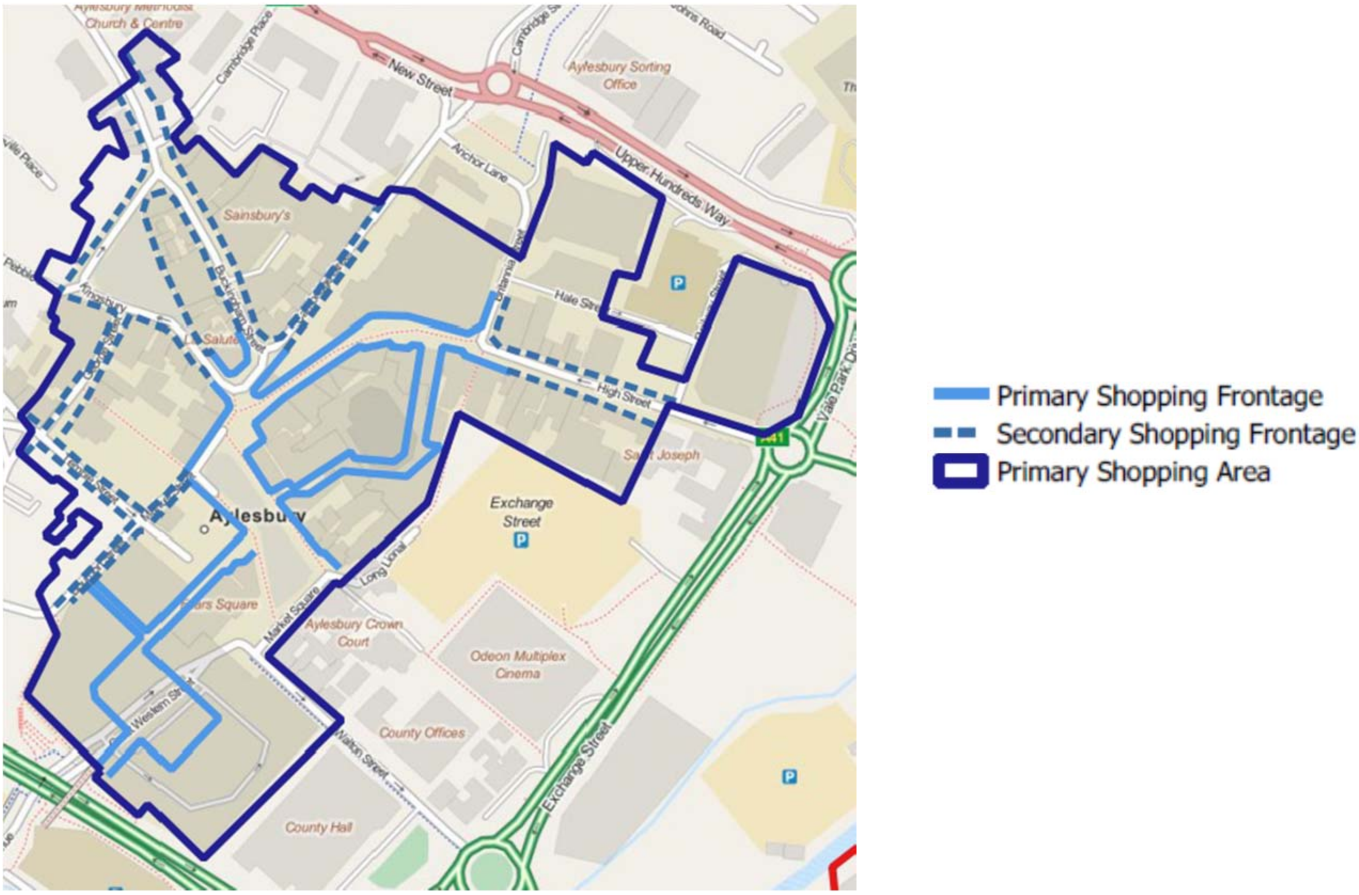

Figure 3 Aylesbury town centre: proposed primary and secondary retail frontages

6.9 Community facilities and services include public halls, schools, shops, post offices, public houses, places of worship, libraries, museums, crèches, day centres and doctors' surgeries. They make a vital contribution to the social and economic life of the community and are especially important for elderly and disabled people and those who do not have easy access to private or public transport. **Policy I3 Community facilities and assets of community value** indicates that the Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need and sets out the approach to considering proposals that involve a change of use of community buildings and facilities or, in the case of residential development, proposals that would give rise to a need for such facilities.

Requirement for a retail impact assessment to support planning applications

6.10 An impact test for retail, leisure and office development proposals outside town centres (NPPF paragraph 26) above 2,500 sqm (gross) floorspace is required unless the local planning authority sets a different locally appropriate threshold, where justified. The draft VALP consulted on in summer 2016 indicated the Council's intention to set a local floorspace threshold and to commission further retail evidence to determine this. A study to consider the evidence was completed in June 2017. The 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 outside town centres.

6.11 **Policy E5 Development outside town centres** sets a local impact assessment threshold of 400 sqm for retail proposals, following the recommendation of the Aylesbury Vale Retail Impact Thresholds study. This adheres to national planning practice guidance, which gives advice on setting an appropriate local threshold. The policy will require applicants submitting proposals for new retail floorspace above this threshold in edge-of-centre and out-of-centre locations to submit an impact assessment. This should demonstrate the impact the proposal will have on existing, committed and planned public and private investment in the centre or the catchment area of the proposal and the impact of the proposal on the vitality and viability of the town centre. For other main town centre uses the default NPPF threshold will apply. The setting of a local threshold for retail proposals, rather than main town centre uses more broadly, is in light of evidence and concern regarding the potential harm that out-of-town retail schemes that fall below the NPPF default threshold may cause to town centre vitality and viability.

Future retail provision

6.12 Retail provision expected to come forward over the Plan period is set out under **Policy D6.** The policy allocates sites and, in addition, provides criteria to guide retail proposals that come forward over the Plan period with a view to ensuring these support a town centre first approach and the viability and vitality of village and local centres. **Policies D7 Town centre redevelopment** and **D8 Aylesbury town centre** also address retail in the town centre.

6.13 In terms of the sequential approach, it is anticipated that the majority of new retail floorspace overall will be delivered within Aylesbury town centre as part of the town centre redevelopment. Additional retail is also expected to be developed in Buckingham town centre, facilitated by neighbourhood plan site allocations, and at new local centres to be provided as part of major development schemes. Following recommendations set out in the 2015 Retail Study, it is proposed to extend the town centre boundary. This in turn will provide more opportunities to accommodate additional retail floorspace and other town centre uses.

6.14 For convenience floorspace, the Plan allocates sufficient sites to deliver most of the anticipated requirement in Aylesbury for the Plan period (6,893 sqm out of 6,980 sqm). At Winslow, a neighbourhood plan allocation of 300 sqm, should this come forward, more or less meets identified capacity (328 sqm). In addition, the Council will explore whether there is scope to include an element of retail alongside or as part of the development of a new station at Winslow. At Wendover, the amount of additional retail capacity is too small (29 sqm) to make a specific provision for but could potentially be delivered by way of an extension to existing premises should a suitable opportunity arise.

6.15 For comparison retail, Local Plan site allocations have the potential to meet district-wide requirements until 2028 (21,604 sqm out of 29,289 sqm). In Aylesbury, redevelopment and extension of the town centre will significantly improve the retail offer. Waterside North phases 2 and 3 are expected to deliver a mixed-use scheme of around 20,440 sqm (220,000 sqft) of which the majority of the floorspace is expected to comprise comparison retail. Provision is also made at the former Aylesbury sorting office and civic quarter. The potential extension of Waterside North to include Hale Leys Shopping Centre may also offer scope to develop additional retail floorspace, depending on the nature and format of any redevelopment and reconfiguration that takes place here.

6.16 Further retail is expected to be provided as part of the development of Aylesbury Transport Hub, a significant area of land identified for comprehensive mixed-use redevelopment to include town centre uses (Policy D7).

6.17 During the process of identifying potential sites, consideration has been given as to whether the Aylesbury telephone exchange site might become available during the Plan period and its potential for retail-led mixed-use development. Previously allocated within Aylesbury Vale District Council Adopted Local Plan (part of site AY 26 land adjacent to Cambridge Close retail park, which included an extension to the retail park, now developed), the policy was not saved due to concerns about delivery. For present purposes, British Telecom has confirmed it requires its site for operational purposes at least up to 2035.

6.18 While every effort has been made to identify sufficient land to meet retail floorspace capacity, this has not been possible and proposed Local Plan site allocations leave a shortfall of comparison retail towards the end of the Plan period (2028 to 2033) of around 7,700 sqm. There may be potential to address this through delivering a significant component of retail as part of a mixed-use scheme at Aylesbury transport hub (amount of retail yet to be quantified), provision for new retail in Buckingham Neighbourhood Plan and further retail that may come forward within Aylesbury Town Centre. As part of an early review of the Plan the Council will reassess capacity figures and take steps, if necessary, to identify further suitable land.

6.19 With regard to Aylesbury town centre redevelopment, the growth opportunity assessment study notes that quantitative capacity estimates for Waterside North are conservative and therefore capacity is likely to be greater (page122).

6.20 Buckingham Neighbourhood Plan Policy EE2 allocates land in the town centre for retail, office and mixed development which will contribute towards the district retail floorspace requirement. While the amount and type of retail floorspace to be delivered is at present unquantified, BNDP reports a ‘large call for more retail development’ and allocates sites. Buckingham Retail Appraisal highlights the opportunity for more comparison and convenience choices – possibly five to six units in total.

6.21 The reliability of retail capacity forecasts diminishes in the mid to longer term. This is especially the case given changes in economic conditions and shopping behaviour and retail trends. The Council will therefore monitor delivery closely, and review and update capacity figures as necessary, or at least once every five years, as recommended by the retail study update. Again, as stated above, this would be picked up as part of the early review of the Local Plan.

6.22 Table 3 below sets out planned future retail floorspace. In estimating the amount of comparison and retail floorspace a site will deliver it is assumed that supermarkets include a element of comparison as well as convenience retail – reflecting the range of goods they sell. The proportion of comparison within supermarkets is estimated to be around 30% to 40% (see Table 9: Commitments and Pipeline Development, Aylesbury Vale Retail Study 2015 – Annexes, February 2015). Figures set out in the table should be viewed as indicative, providing for some flexibility, and may be subject to change.

Table 3 Future retail floorspace*

Site	**Note**	**Total A1**	**Comparison**	**Convenience**
Woodlands, College Road, Planning application to be determined (16/01040/AOP)	A1: 2,000 sqm and A5: 1,000 sqm For A1 estimated 40% comp and 60% conv)	2,000	800	1,200
Berryfields MDA Adopted AVLDP allocation and outline consent 3/02386/AOP, 07/03447/AOP)	A1: 1,400sqm (assume 35% comp and 65% conv)	1,400	490	910
Hampden Fields Planning application to be determined (16/00424/AOP)	Up to 1,200 sqm (GFA) Foodstore (A1) 900sqm (other local shops) A1 600sqm restaurants and cafes A3 600sqm Public House/ Letting Rooms - A4 500sqm Community Use - D1 800sqm Leisure Use - D2 600sqm	2,100	1,050	1,050

Site	Note	Total A1	Comparison	Convenience
	Nursery - D1 600sqm GP Surgery - D1 400sqm Professional Services - A2			
Aston Clinton MDA Outline consent subject to S106 (15/03806/AOP)	A1/A2/A3 up to 553sqm (assume 200sqm A1 of which 35% comp and 65% conv)	200	70	130
Town centre redevelopment area				
Civic quarter A1: 97sqm HELAA site AYL029, January 2017	Permission to redevelop and refurbish part of the site area for the provision of two new public squares and adjoining public realm (4850sqm), 58 dwellings, 97 sqm of retail use (A1), 3,115 sqm food and beverage units (A3, A4 and A5), 192 sqm commercial space, 739 sqm of community use (D1) and car parking.	97	34	63
Royal Mail sorting office HELAA site AYL052, January 2017	5,000 retail and leisure Assume 100% A1 comparison.	5,000	5,000	0

Site	Note	Total A1	Comparison	Convenience
Waterside North Phases 2 and 3 Aylesbury Town Centre Growth Opportunity Study, November 2016	220,000sqft (20,439 sqm) of which 30,000 sqft (2,790 sqm) would be food and beverage (F&B) so 17,700 left for A1. Estimate 80% of non F&B as comparison, 20% convenience.	17,700	14,160	3,540
			21,604	**6,893**
Aylesbury transport hub (submission VALP Policy D7)	Area allocated for mixed-use redevelopment. To include main town centre uses.	tbc		
Hale Leys Shopping Centre Aylesbury Town Centre Growth Opportunity Study, November 2016	Explore scope to deliver additional retail floorspace as part of future redevelopment	tbc		
Neighbourhood plan allocations not yet consented				
Buckingham NP EE2 – Allocation of land for retail, office and mixed development Sites: Sorting office 0.44 ha Telephone exchange, Wharf Yard 0.78 ha, Market Hill 2.2 ha	Allocates three town centre sites for town centre uses (A1, A2, A3, A4, A5, B1(a), C1, D1 & D2. A1 Floorspace tbc.			
Steeple Claydon	Allocates site	280		

Site	Note	Total A1	Comparison	Convenience
NP Policy SC2: Land at Molly's Field, Addison Road	for A1 convenience food retail			
Winslow NP Policy 18: Small supermarket allocates land off Elmfields Gate	New food retail store up to 300 sqm	300		

*Sources of information drawn on include planning applications and consents, HELAA, neighbourhood plans, Aylesbury Town Centre Growth Opportunity Study

New neighbourhood and local centres

6.23 The Plan proposes new local/neighbourhood centres be created as part of major development schemes at the following locations:

- Woodlands (Policy D-AGT3)
- Berryfields (Policy D-AGT5)
- Hampden Fields (Policy D-AGT4)
- Kingsbrook (Policy D-AGT6)
- RAF Halton (Policy HAL003)
- Salden Chase (Policy D-NLV001)

Appendix

NPPF definitions

Retail terms

Primary shopping area (PSA): Defined area where retail development is concentrated. The PSA generally consists of the primary shopping frontage and those secondary frontages which adjoin and are closely related to the primary shopping frontage.

Edge of centre: Locations well connected and up to 300m of the PSA.

Out of centre: Locations not in or on the edge of a centre, but not necessarily outside the urban area.

Out of town: Locations out of centre that are outside existing urban areas.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).