

Errors noted within VALP modifications

1. Various paragraphs in the plan have been amended to reflect the revised closing date for RAF Halton. However paragraph 4.108 of VALP, due to an oversight, has not been amended and this paragraph (MM070) should also be corrected as below to reflect the correct closing date for RAF Halton. As the correct date for closure is already inserted elsewhere in VALP it is not considered that this error materially affects the consultation on proposed changes to the plan.

“In terms of Wendover, approximately 1,000 homes will come forward during the Plan period at RAF Halton Camp after ~~its closure in 2022~~. it is fully closed in 2025.”

2. The parking standards in Appendix B – Policy T5 Parking Standards have not been compiled with the correct reference to the Use Classes order. Although the description of development matches the standard proposed the Use Class reference is incorrect for the type of use described. It is therefore considered that the error does not prevent the correct standard being used. Nevertheless the use class references need to be modified as follows:

D1 a-d&e .	Art galleries/museums	1 space per 89 sqm
D1 a-g .	Exhibition centre	1 space per 25 sqm
D1 (g & h).	Place of worship/public assembly buildings	1 space per 25 sqm
D1 ab .	Health surgeries	1 space per 20 sqm
D1 ce .	Primary schools	1 space per f.t.e staff (See additional guidance below)
D1 cf .	Secondary schools	1 space per f.t.e staff (See additional guidance below)
D1 ce .	Higher, further education, college parking to be assessed individually)	1 space per f.t.e staff (student)
D1 f .	Library	1 space per 50 sqm
D2 c .	Bingo Hall	1 space per 21 seats
D2 a .	Cinema	1 space per 12 seats
D2 e .	Leisure Centre – swimming pool	1 space per 62 sqm

3. The floorspace limit for agricultural buildings under permitted development rights is incorrectly stated in paragraph 6.41 of VALP as 465 sqm. The limit was revised in April 2018 to 1,000 sqm. As the correct figure would be used in consideration of permitted development it is not considered that this error prevents the associated policy being implemented correctly. The supporting text needs to be revised to state the correct floor space figure of 1,000 sqm. The correct floor space is not a matter that the plan can have any influence over so it is not considered that this materially affects the present consultation on the plan
4. Policy BE3 in VALP is missing the word ‘not’ which means that the policy does not read as intended. It is not considered that the error prevents the policy being interpreted correctly. The policy needs to be corrected as below

BE3 Protection of the amenity of residents

“Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and not achieve a satisfactory level of amenity for future residents. Where planning permission is granted, the council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.”

5. For MM101 the track changes version of the plan says “at least 170” homes in relation to allocation D-MMO006 criterion (a). There have been a number of representations made on the insertion of the words “at least”. However due to an oversight the Main Modifications table does not list a modification to allocation D-MMO006 criterion (a) to insert the words “at least” before the total of homes. The Main Modifications table has now been amended to include this modification and to bring the table into alignment with the published track changes version of the plan. This amendment is shown below. The council will regard representations made on the track changes version of the plan relating to the words “at least” in D-MMO006 as properly made so that the issue of whether the words “at least” in relation to allocation D-MMO006 criterion (a) should be included will be addressed by the Inspector and the council. Any subsequent representations made in relation to the Main Modifications table relating to the amendment to criterion (a) shown below will also be taken into account.

D-MMO006

Site criteria

- a. Provision of at least 170 dwellings at a density that takes account of the adjacent settlement character and identity and the edge of countryside location
6. In the second paragraph of policy S2 it states that “The strategy also allocates growth at a site adjacent to Milton Keynes.....”. This is incorrect and should be amended to say “The strategy also allocates growth at a two sites adjacent to Milton Keynes.....” to reflect the allocation of both Salden Chase and Shenley Park adjacent to Milton Keynes. This is not considered to be a material error as it is obvious that two sites, not one, are allocated adjacent to Milton Keynes as a result of the modifications to VALP.
7. Policy E7 ‘Tourism development’ states that the council “will support proposals” and that “facilities will be supported”. The second statement is not needed and should be deleted so that the first sentence of the policy will end “...and will support proposals for new or expanded tourism, visitor or leisure facilities ~~will be supported~~ within or adjacent to settlements”. This is not considered to be a material error as it only involves the deletion of repetitious and unnecessary wording which does not change the policy’s intention.
8. Policy C1 ‘Conversion of rural buildings’ indicates that appropriate development “will be permitted provided that all the following assessment criteria are met:”. New criteria f. states that “The existing building is located well away from existing settlements where utilities are not available”. This would permit development in isolated locations with no access to utilities, but this is directly contrary to supporting text in paragraph 10.11 which indicates that development should not be permitted in such locations. To ensure the policy reflects the approach set out in supporting text criteria f. should be amended as follows “The existing building is not located well away from existing settlements where utilities are not available”. It is not considered that this is a significant error as the intention behind the criteria is clearly set out in supporting text.