



For internal Use only	ID:		Rep No:	

# VALP Proposed Main Modifications Consultation RESPONSE FORM

Responses are encouraged via the Council's online consultation system available on the website, see <https://aylesburyvaledc.jdi-consult.net/localplan>. However, this form can be returned via email to [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk) or in hard copy if necessary to:

Planning Policy, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF

**The consultation runs from 12pm Tuesday 5 November until 5.15pm Tuesday 17 December**

This form has two parts:

Part A - Personal Details and Part B - Your comments

## PART A

### 1. Personal Details

Title	<input type="text" value="MR"/>
First Name	<input type="text" value="DAVID"/>
Last Name	<input type="text" value="VOWLES"/>
Organisation <i>(Where relevant)</i>	<input type="text"/>
Address Line 1	
Address Line 2	
Address Line 3	
Post Code	
E-mail Address	
Telephone Number	

### 2. Agent's Details (if applicable)

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Organisation	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Post Code	<input type="text"/>
E-mail Address	<input type="text"/>
Telephone Number	<input type="text"/>

**one will be produced by a planning officer** to outline the key representation issues as a point of reference for the Inspector and any other interested parties.

Care will be taken to ensure the summaries reflect the representations and it is important to note that the full text of all representations and any attachments will still be sent verbatim to the Inspector. The summary will therefore not impact on how the Inspector views your representation.

### **Representations can be made:**

- via the council's online consultation portal: <https://aylesburyvaledc.jdi-consult.net/localplan/>
- via the representation form which can be downloaded from the website and returned
  - via email to: [localplanconsult@aylesburyvaledc.gov.uk](mailto:localplanconsult@aylesburyvaledc.gov.uk)
  - or by post to: **Planning Policy, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF**

# PART B

# REPRESENTATION FORM

**Please Note:** You do not need to return this form if you have made the same comments via the council's online system for this consultation. Duplicates will not be considered.

Please specify which Proposed Main Modification, part of the Sustainability Appraisal addendum or Habitat Regulation Assessment your comments relate to. Any representations on the content of the new evidence published alongside the Proposed Main Modifications must also relate to a specified Main Modification to the VALP or they will not be accepted. If you wish to comment on more than one Modification please use a separate form for each.

e.g. MM001

mm 186

Do you support or object?

Support  Object

Do you consider the Local Plan to be legally compliant?

Yes  No

Do you consider the Local Plan to be sound?

Yes  No

If you do NOT consider the Local Plan to be sound, please specify on what grounds:

Positively prepared  Justified  Effective  Consistent with National Policy

Enter your full representation here:

Continue onto another page if needed

There is conflict between the revised Policy E5 and Policy D6. Whereas Policy D6 supports retail development within town, local and village centres, including new local centres within major development areas, the modified Policy E5 (inadvertently?) restricts retail development, other than small scale rural development, to sites within, adjoining or outside the defined town centres at Aylesbury, Buckingham, Wixlow and Wendover.

To resolve this conflict Policy E5 needs to be further modified to:-

- ① cover development ~~in~~, adjoining or outside local and village centres, including local centres in major development areas, in accordance with Policy D6 ~~and~~ and the NPPF definition of town centres;
- ② differentiate between retail and leisure uses when determining if an impact assessment is required. No evidence has been produced by the council which warrants a different threshold for leisure development from the fall-back figure of 2500 square metres set out in NPPF. The only evidence for a lower figure relates to retail development; and

- ③ draw a policy distinction, as regards retail development, between

A.T.O

the Anglesbury Primary Shopping Area and the vastly more extensive Anglesbury town centre. Without this distinction there would be no primary difference for retail development between sites within the PSA and sites within the wider town centre but possibly well outside the PSA. This would negate the purpose of defining the PSA and would result in confusion and conflict with the definition of "edge of centre" for retail development given in the NPPF. Making such a distinction would also reflect the use of the words "shopping centre" and "existing retail centre" respectively in sub-paragraphs e) & f) of the submitted version of Policy E5.

In addition provision should be made for the use of conditions controlling the nature of goods sold at edge-of-centre or out-of-centre locations where needed to protect the vitality and viability of an existing centre.

If your representation is more than 100 words, please provide a summary under 100 words here:

Policy E5 needs to be ~~and~~ further modified to avoid conflict with Policy D6 as regards development adjoining or outside local and village centres; to differentiate between retail and leisure development when requiring impact assessments; to draw a policy distinction between retail development within Aylesbury PSA and elsewhere in Aylesbury town centre; and to provide for the use of conditions controlling the nature of goods sold, where appropriate.

Please specify the changes you think are needed to be made to the proposed main modification. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

See suggested Policy E5 attached.

If the inspector decides further hearing sessions are needed would you wish to speak at these?

Yes  No

If Yes - you wish to speak at any further hearings, please outline why you consider this to be necessary:

To further develop the case for modifying Policy E5, if this would assist the Inspector.

Do you wish to be notified...

- When the Inspector's report is published?  
 When the Vale of Aylesbury Local Plan is adopted?

Vale of Aylesbury Local Plan: Responses should be returned to Aylesbury Vale District Council by 5.15pm Tuesday 17 December 2019  
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## Suggested revised Policy ES

Proposals for main town centre uses that do not comprise small scale mixed development and are not located within defined town centres, existing or proposed local centres, or village centres will be permitted only if ~~no~~<sup>6</sup> suitable sites are available within such centres. Where no sites are available preference will be given to sites in edge of centre locations. When considering edge of centre and ~~out~~<sup>out</sup> of centre proposals preference will be given to accessible sites that are well connected to the town, local or village centre.

In addition, proposals for retail and leisure development, including extensions, on sites not allocated in plans and located outside town, local or village centres will be subject to compliance with the following criteria:

- a) The proposal would not have a significant adverse impact on the vitality and viability of any town, local or village centre either as an individual development or cumulatively with similar existing or proposed developments. An impact assessment must be submitted with any application for retail development if the proposal is likely to affect the Anglesbury Primary Shopping and is for 1500 square metres or more, or if the proposal is likely to affect any other town, local or village centre and is for 400 square metres or more.

An impact assessment must be submitted with any application for leisure development if the proposal is likely to affect any town, local or village centre and is for 2500 square metres or more.

- b) The proposal does not have a significant adverse impact on existing, committed and planned public and/or private investment in a centre or centres in the catchment area of the proposal either as an individual development or cumulatively with similar existing or proposed developments.

When retail developments outside town, local and village centres and

which exceeds the thresholds set-out in this Policy is approved, conditions will be imposed to control the type of goods sold where this is necessary to safeguard the vitality and viability of the centre or primary shopping ~~area~~ area.

<sup>6</sup> As defined in the Glossary.



# PART B

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e.g. MM001

mm 070

**Do you support or object?**

Support  Object

**Do you consider the Local Plan to be legally compliant?**

Yes  No

**Do you consider the Local Plan to be sound?**

Yes  No

**If you do NOT consider the Local Plan to be sound, please specify on what grounds:**

Positively prepared  Justified  Effective  Consistent with National Policy

**Enter your full representation here:**

*Continue onto another page if needed*

*To avoid possible confusion some of the site descriptions in Policy D2 should be made fuller and consistent.*



If your representation is more than 100 words, please provide a summary under 100 words here:

Please specify the changes you think are needed to be made to the proposed main modification. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Policy Add " Newton Langville " to description of D-NLV001  
D2 Add " Whaddon " to description of D-WHA001  
Add " Buckingham " to description of D-BUC046  
Add " Haddenham " to description of D-HAD007  
Add " Wroxton " to description of D-WIN001  
Add " Cuddington " to description of D-CDN001 & D-CDN003  
Add " Ickford " to description of D-ICK009  
Add " Mauds Martin " to description of D-MM0006

If the inspector decides further hearing sessions are needed would you wish to speak at these?

Yes  No

If Yes - you wish to speak at any further hearings, please outline why you consider this to be necessary:

Do you wish to be notified...

- When the Inspector's report is published?
- When the Vale of Aylesbury Local Plan is adopted?

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e.g. MM001

MM 080

**Do you support or object?**

Support  Object

**Do you consider the Local Plan to be legally compliant?**

Yes  No

**Do you consider the Local Plan to be sound?**

Yes  No

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**Enter your full representation here:**

*Continue onto another page if needed*

The footnote to Policy D2 refers (twice) to "villages" whereas the policy covers towns as well as villages. The footnote should therefore refer (twice) to "settlement", rather than "village".



If your representation is more than 100 words, please provide a summary under 100 words here:

Please specify the changes you think are needed to be made to the proposed main modification. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

*Replace "village" with "settlement" (twice) in footnote to Policy D2.*

If the inspector decides further hearing sessions are needed would you wish to speak at these?

Yes  No

If Yes - you wish to speak at any further hearings, please outline why you consider this to be necessary:

Do you wish to be notified...

- When the Inspector's report is published?
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e.g. MM001

mm 096

**Do you support or object?**

Support  Object

**Do you consider the Local Plan to be legally compliant?**

Yes  No

**Do you consider the Local Plan to be sound?**

Yes  No

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Revised paragraph 4.153 incorrectly includes a <sup>committed</sup> site at Marsh Gibbon as an allocation.



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e.g. MM001

MM 012

**Do you support or object?**

Support  Object

**Do you consider the Local Plan to be legally compliant?**

Yes  No

**Do you consider the Local Plan to be sound?**

Yes  No

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*Continue onto another page if needed*

The references <sup>in Table 2</sup> to "including Hartwell" (Stone), "including Fleet Marston" (Waddesdon), "including Broughton" (Bicester), "and Ledburn" (Mentmore) and "including Rutchcott" (Oving) are inappropriate as these are discrete "other" settlements not forming part of the named larger, medium or smaller villages. As such they are subject to Policy D4 rather than D2 or D3.

The reference "listed in the settlement hierarchy document" is inappropriate as it refers to a document not forming part of the development plan



If your representation is more than 100 words, please provide a summary under 100 words here:

Please specify the changes you think are needed to be made to the proposed main modification. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

<u>Table 2</u>	Delete "(including Hartwell)", "(including Fleet Marston)", "(including Braughley)", "and Redburn" and "(including Pitchcott)". Delete "(listed in the settlement hierarchy document)"
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If the inspector decides further hearing sessions are needed would you wish to speak at these?

Yes  No

If Yes - you wish to speak at any further hearings, please outline why you consider this to be necessary:

Do you wish to be notified...

- When the Inspector's report is published?
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