



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 31 May 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 6th June 2016 following/the Interim Council meeting** in the Council Chamber, Cornwall's Meadow, Buckingham.

C.P. Wayman
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.3, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. **Apologies for Absence**
Members are asked to receive apologies from Members.
2. **Declarations of Interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**
To receive the minutes of the Planning Committee Meetings held on Monday 16th May 2016 to be put before the Full Council meeting to be held on 27th June 2016.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
 - 4.1 To receive for information updated information from DCLG; new wording has been highlighted and deleted wording struck through
Appendix A
 - 4.2 To note the publication of the revised VALP HELAA report: The 'Housing and Economic Development Land Availability Assessment' (version 3 – May 2016) report has now been published at <http://www.aylesburyvalecd.gov.uk/supporting-evidence> . The Buckingham pages are attached for information.
Appendix B
 - 4.3 To receive for information the list of VALP drop-in sessions
Appendix C
 - 4.2 To receive any update from the Town Clerk.

Buckingham



Twinned with Mouvaux, France



5. Action Reports

Appendix D

To receive action reports as per the attached list, with detailed answers as listed.

- 5.1 Candleford Court path
- 5.2 Hedgerows
- 5.3 A-boards
- 5.4 School places

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 9th & 30th June 2016, with SDMC meetings on 8th & 29th June 2016.

To consider planning applications received from AVDC and other applications

The following two applications may be considered together:

- 1. 16/01025/APP 25-26 West Street, MK18 1HE
- 2. 16/01026/ALB Creation of habitable floorspace comprising 2 x bedsit rooms and 1 x bedroom within existing roof areas and addition of five rear facing dormer windows
Aznavoole
- 3. 16/01562/APP Manor Beeches, Avenue Road, MK18 1QA
Removal of front and side wing of Manor Beeches and demolition of outbuildings. Erection of 3 detached dwellings with car parking, garaging and access.
Jolliffe
- 4. 16/01578/APP 35 Moreton Road, MK18 1JZ
Erection of detached garage
Coughlan

The following two applications may be considered together:

- 5. 16/01621/ALB Twisted Chimney House, Church Street, MK18 1BY
- 6. 16/01622/APP Replacement rear bay to kitchen and single storey garden room rear extension
Kelleher
- 7. 16/01631/APP 40 Willow Drive, MK18 7JH
Single storey side and rear extension
Neale
- 8. 16/01756/APP 22 Greenway Walk, MK18 7BG
Single storey front porch
Parker

The following Minor Amendment has been received from the applicant with a request that Members reconsider their previous response, which was (11th April 2016): *OPPOSE & ATTEND* Members noted that additional accommodation on a site with inadequate parking space already might lead to on-street parking at an exceptionally dangerous part of the Moreton Road, or encroachment into adjacent areas which could cause friction with existing residents.

- 9. 16/00917/APP The Old Police Station, 50 Moreton Road, MK18 1LA
Conversion of redundant police station into 5 apartments and alterations to elevations
Resolution Property Group

Minor amendment: two additional parking spaces. The applicant points out that the number of dwellings has not increased, which is true; however the courtyard and cells are now a large two-bedroom flat, and two tiny bedsits have been amalgamated into one flat, so that 1 x 2-bed + 4 x 1-bed has become 2 x 2-bed, 1 x 1½-bed + 2 x 1-bed, increasing the possible number of residents; the total floor area of the 5 flats has increased from approx. 230m² to 362m², over half as much again (Flat 4 is also larger than before). The cycle parking was previously in the courtyard, and has been moved to occupy car parking space.

Other Minor Amended Plans (not for consultation)

10. 16/00145/APP Land at Lenborough Road
Erection of a single dwelling
Stelco Lenborough Park Ltd.

Amendments: Ground floor – deletion of dining room (house now has a kitchen/diner instead of a kitchen/family room)

First floor – deletion of a bedroom and bathroom (reducing the bedrooms from 5 to 4) over the ex dining room and (retained) utility room at the rear of the house

This reduces the bulk of the house on the side facing the backs of The Siding houses; the depth of the house is now about 2/3 of what it was, apart from a single storey pitched-roof utility room. The width, height, placing on the site, and the detached garage are unchanged.

Applications not for consultation

11. 16/01650/ACL 54 Badgers Way, MK18 7JB
Application for a Lawful Development Certificate for a proposed erection of single storey rear extension with lantern rooflight
Douglas

Members will note the decision has already been made (below)

12. 16/01890/ATP 27 Nelson Street, MK18 1DB
T1 Scots Pine; height 12m; DBH 450mm; Fell to ground
O'Halloran

7. Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

		BTC response	Officer recommⁿ.
Approved			
16/00313/APP Buck.Primary Sch.	Nursery building & footpath	Oppose*	-
16/00419/APP 24 Meadway	S/st extension and reposition fence	Partial support	-
16/00713/APP 7 Glynswood Road	Single storey front extension	No objections	-
16/01078/APP 1 Krohn Close	Wooden fence around front garden	No objections	-
16/01124/APP 15 Kestrel Way	Single storey rear extension	No objections	-
16/01125/APP 5 Badgers Way	S/st.front,side and rear extensions	No objections	-
16/01199/APP 5 Wharf View	Single storey rear conservatory	No objections	-
* Amended plans showing the relocated parking area are attached Appendix E BCC Highways have also asked for an amended School Travel Plan to match			

Refused

16/01009/APP Denbigh Ho, Chandos Rd. 2/st side & rear extns & access Oppose -

Not Consulted on:

Approved

16/01098/ATP 2 Bostock Court Crown reduction various willows n/a
16/01650/ACL 54 Badgers Way Single storey rear extension n/a

No Objections

16/01092/ATN Gawcott Rd. mast Repl.15m with upgraded 17.4m monopole n/a

Prior approval not required

16/01120/HPDE 18 Lenborough Cl. Replace conservatory with permitted extension n/a

Planning Inspectorate

Members should note that Bellway/Bellcross have lodged an appeal for Moreton Road III; this has been included on the preceding Interim agenda. Ref: 16/00034/CIPA.

8. Terms of Reference

To receive, discuss and Recommend the revised Terms of Reference **Appendix F**

9. Development Management Committee Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

9.1 Strategic Development Control (8th June 2016) agenda not available at time of printing

9.2 Development Control (9th June 2016) agenda not available at time of printing

10. Enforcement

10.1 Any update received can be circulated at the meeting.

10.2 To report any new breaches

11. Lace Hill Employment/Health site

To receive any update.

12. Transport

To report any damaged superfluous and redundant signage in the town.

13. Access

To report any access-related issues.

14. Correspondence

15. News releases

16. Chairman's items for information

16.1 To receive a verbal report from the Chairman and Cllr. Isham on the Parishes Planning Event held by AVDC on Wednesday 25th May 2016.

The slides are attached for information.

and the 'commonly used' saved AVDLP policies

Appendix G

Appendix H

17. Date of the next meeting: Monday 4th July 2016 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole (Vice Chairman)

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

<http://planningguidance.communities.gov.uk>

Planning Practice Guidance

The following pages have been modified:

Title: Local Plans

Paragraph number: 022

URI: <http://planningguidance.communities.gov.uk/revisions/12/022/>

Old text:

--- BEGIN OLD TEXT ---

What happens if the Inspector has significant concerns about a submitted Local Plan before the hearings begin?

The Inspector will make an initial assessment of the Local Plan once it has been submitted for examination. Where any major concerns are identified, in relation to the duty to cooperate, other procedural requirements or the soundness of the plan, the Inspector will write to the local planning authority setting these out. Where the issues cannot be addressed through correspondence the Inspector may arrange for an exploratory meeting to take place.

~~If the Inspector considers that the local planning authority has not met the duty to cooperate or other procedural requirements then the Inspector may suggest that the plan is withdrawn to allow these issues to be rectified.~~

Where the Inspector has significant concerns about the soundness of a submitted plan, they may also suggest that the plan is withdrawn, but exceptionally may also suspend the examination process to give the local planning authority time to undertake further work to address the issues raised.

--- END OLD TEXT ---

New text:

--- BEGIN NEW TEXT ---

What happens if the Inspector has significant concerns about a submitted Local Plan before the hearings begin?

The Inspector will make an initial assessment of the Local Plan once it has been submitted for examination. If the Inspector forms an early view that the submitted Plan may have serious shortcomings, the Inspector will raise this with the local planning authority at an early stage.

Where any major concerns are identified, in relation to the duty to cooperate, other procedural requirements or the soundness of the plan, the Inspector will write to the local planning authority setting these out. Where the issues cannot be addressed through correspondence the Inspector may arrange for an exploratory meeting to take place. The Inspector will give the local planning authority every opportunity to respond to any concerns and address key issues that may lead the Inspector to conclude that the plan is not sound or that a legal requirement has not been met.

Where the Inspector has significant concerns about the soundness of a submitted plan, the Inspector may consider that the examination cannot be completed without additional work being undertaken. This may require consideration of a suspension or partial suspension of the examination process to give the local planning authority time to undertake further work to address the issues raised. Inspectors should make every effort to engage fully with the local planning

authority in meaningful discussions to determine the scope and feasibility of any additional work needed.

--- END NEW TEXT ---

Paragraph number: 004

URI: <http://planningguidance.communities.gov.uk/revisions/12/004/>

Old text:

--- BEGIN OLD TEXT ---

What is the role of the examination?

Having received any representations on the publication version of the plan, the local planning authority should submit the Local Plan and any proposed changes it considers appropriate along with supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State.

The examination starts when the Local Plan is submitted to the Planning Inspectorate and concludes when a report to the local planning authority has been issued. During the examination a planning Inspector will assess whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to cooperate) and whether it meets the tests of 'soundness' contained in the National Planning Policy Framework.

If necessary, the Inspector may be asked by the local planning authority to recommend modifications to the Local Plan that would address any issues with soundness or procedural requirements that are identified during the examination. The Inspector can only recommend modifications if they are asked to do so by the local planning authority itself. If, in doing so, the Inspector identifies any fundamental issues with the plan, they may recommend that the plan should not be adopted by the local planning authority. The local planning authority will then need to consider whether to withdraw the plan and prepare a new document for submission. In this situation, any existing Local Plan policies will remain in force while a new plan is prepared, although some of those existing policies are likely to become increasingly out-of-date.

--- END OLD TEXT ---

New text:

--- BEGIN NEW TEXT ---

What is the role of the examination?

Having received any representations on the publication version of the plan, the local planning authority should submit the Local Plan and any proposed changes it considers appropriate along with supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State.

The examination starts when the Local Plan is submitted to the Planning Inspectorate and concludes when a report to the local planning authority has been issued. During the examination a planning Inspector will assess whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to cooperate) and whether it meets the tests of 'soundness' contained in the National Planning Policy Framework.

The Inspector should work proactively with the local planning authority. Underpinning this is the expectation that:

issues not critical to the plan's soundness or other legal requirements do not cause unnecessary delay to the examination of the plan

Inspectors should identify any fundamental concerns at the earliest possible stage in the examination and will seek to work with the local planning authority to clarify and address these where these issues cannot be resolved within the examination timetable, the potential of suspending the examination should be fully considered, with the local planning authority having an opportunity to assess the scope and feasibility of any work needed to remedy these issues during a period of suspension, so that this can be fully considered by the Inspector

consideration should be given to the option of the local planning authority making a commitment to review the plan or particular policies in the plan within an agreed period, where this would enable the Inspector to conclude that the plan is sound and meets the other legal requirements.

If necessary, the Inspector may be asked by the local planning authority to recommend modifications to the Local Plan that would address any issues with soundness or procedural requirements that are identified during the examination. The Inspector can only recommend modifications if they are asked to do so by the local planning authority itself. If, in doing so, the Inspector identifies any fundamental issues with the plan, they may recommend that the plan should not be adopted by the local planning authority. The local planning authority will then need to consider whether to withdraw the plan and prepare a new document for submission. In this situation, any existing Local Plan policies will remain in force while a new plan is prepared, although some of those existing policies are likely to become increasingly out-of-date.

--- END NEW TEXT ---

Title: Neighbourhood Planning

Paragraph number: 084

URI: <http://planningguidance.communities.gov.uk/revisions/41/084/>

A new paragraph was added:

--- BEGIN NEW TEXT ---

When will it be necessary to review and update a neighbourhood plan?

A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new Local Plan is adopted, communities preparing a plan should take account of latest and up-to-date evidence of housing need, as set out in guidance.

Communities in areas where policies in a made neighbourhood plan have become out of date may decide to update their plan, or part of it.

--- END NEW TEXT ---

Paragraph number: 085

URI: <http://planningguidance.communities.gov.uk/revisions/41/085/>

A new paragraph was added:

--- BEGIN NEW TEXT ---

How are neighbourhood plans updated?

If a neighbourhood plan is in force in a neighbourhood area, a qualifying body may make a proposal for the existing plan to be replaced by a new one. The process for the making of the replacement plan is the same as the process for the making of the existing plan (section 38A(11) of the Planning and Compulsory Purchase Act).

Guidance sets out the steps that the qualifying body must follow to prepare or update their plan. For a replacement plan, the neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for.

Neighbourhood forums will need to ensure that their designation has not expired (section 61F(8) of the Town and Country Planning Act 1990). Whether or not the forum designation has expired, the group may wish to revisit the conditions for designation and other matters that a local planning authority must have regard to when designating at section 61F(5) and (7) of the Town and Country Planning Act 1990 to ensure that they are still met.

--- END NEW TEXT ---

Paragraph number: 086

URI: <http://planningguidance.communities.gov.uk/revisions/41/086/>

A new paragraph was added:

--- BEGIN NEW TEXT ---

Does an updated neighbourhood plan have to be examined and go to referendum?

Yes. A replacement neighbourhood plan is subject to an independent examination as set out in paragraph 7 of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by 38A(3) of the Planning and Compulsory Purchase Act 2004.

As with all neighbourhood plan examinations, the purpose of the examination is to test whether the plan proposal meets the basic conditions and other legal requirements. Depending on the extent of policies from the existing plan that are carried forward into the replacement plan, the examination may be a simpler process than that undergone for the examination of the existing plan. However, qualifying bodies will still need to ensure that all plan policies are supported by appropriate evidence.

Following a successful examination the local planning authority must consider the recommendations and decide whether to put the revised plan to a referendum (paragraph 12 of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A(3) of the Planning and Compulsory Purchase Act 2004).

--- END NEW TEXT ---

Paragraph number: 087

URI: <http://planningguidance.communities.gov.uk/revisions/41/087/>

A new paragraph was added:

--- BEGIN NEW TEXT ---

Is it possible to modify a neighbourhood plan to correct an error?

Yes. Section 61M(4) of the Town and Country Planning Act 1990, (as applied to neighbourhood plans by section 38C(2)(c) of the Planning and Compulsory Purchase Act 2004) enables a local planning authority to modify a neighbourhood plan or order they have made for the purpose of correcting errors. The relevant qualifying body (if it still exists) must consent to the modification.

--- END NEW TEXT ---

Paragraph number: 044

URI: <http://planningguidance.communities.gov.uk/revisions/41/044/>

Old text:

--- BEGIN OLD TEXT ---

Can a neighbourhood plan allocate additional or alternative sites to those in a Local Plan?

A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan.

A neighbourhood plan can propose allocating alternative sites to those in a Local Plan, but a qualifying body should discuss with the local planning authority why it considers the Local Plan allocations no longer appropriate.

The resulting draft neighbourhood plan must meet the basic conditions if it is to proceed. National planning policy states that it should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies (see paragraph 16 and paragraph 184 of the National Planning Policy Framework). Nor should it be used to constrain the delivery of a strategic site allocated for development in the Local Plan.

Should there be a conflict between a policy in a neighbourhood plan and a policy in a Local Plan, section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

--- END OLD TEXT ---

New text:

--- BEGIN NEW TEXT ---

Can a neighbourhood plan allocate additional or alternative sites to those in a Local Plan?

A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan.

A neighbourhood plan can propose allocating alternative sites to those in a Local Plan, but a qualifying body should discuss with the local planning authority why it considers the Local Plan allocations no longer appropriate. In rural areas, all settlements can play a role in delivering sustainable development.

The resulting draft neighbourhood plan must meet the basic conditions if it is to proceed. National planning policy states that it should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies (see paragraph 16 and paragraph 184 of the National Planning Policy Framework). Nor should it be used to constrain the delivery of a strategic site allocated for development in the Local Plan.

Should there be a conflict between a policy in a neighbourhood plan and a policy in a Local Plan, section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be

resolved in favour of the policy which is contained in the last document to become part of the development plan.

Guidance on how local authorities should support sustainable rural communities states that blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

--- END NEW TEXT ---

AYLESBURY VALE DISTRICT COUNCIL
**Aylesbury Vale Housing and Economic Land Availability
Assessment (HELAA)**
Report v3 –To inform VALP Draft Plan



Report
May 2016

Buckingham

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
BUC001	Land north of AVDLP allocation at Moreton Road	Buckingham	12	Suitable - site has permission for 80 dwellings.	Yes	Yes	80	80	80		No	
BUC002	Land east of Stowe Avenue/Land to rear of Grenville Road	Buckingham	0.5	Unsuitable - It is not considered there would be capacity in local character for 5 or more dwellings on this site. The site also contains an informal recreation area.	No	No					No	
BUC003	Roxwell, Moreton Road	Buckingham	0.69	Part suitable - around 0.3ha of the site is suitable for housing. The rest of the site has areas of Tree Preservation Orders and allotment gardens. The main constraint for the site is gaining access from the private road leading to number 73, Moreton Road and for this access to avoid any Tree Preservation Orders.	Yes	Yes	14	14	14		No	
BUC004	Rear of Western Avenue and Overn Avenue	Buckingham	0.19	Unsuitable - The site cannot accommodate the HELAA threshold of 5 dwellings.	No	No					No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
BUC005	Police Station and Land adjacent 38 Moreton Road	Buckingham	0.46	Part Suitable - part of the site has permission approved subject to further discussion regarding the car parking for 13 dwellings. The rest of the site to the south has a high ecological value and has potential to affect the setting of the listed building.	Yes	Yes	13	13		No	
BUC006	Land south west of Castle Fields and east of Stowe Avenue	Buckingham	14.56	Unsuitable - The site if developed in entirety would result in an incursion into the open countryside and coalescence with Castle Fields. The higher land to the north is highly exposed and remote from Buckingham. Potential harmful impact on adjacent conservation area and historic park and garden.	No	No				No	
BUC007	Land behind houses in Gilbert Scott Road	Buckingham	5.07	Unsuitable - There is no suitable vehicular access for a residential development. It would also be inappropriate to consider this site until site BUC043 comes forward as that site is better situated being adjacent Moreton Road AVDLP allocation that is built out.	No	No				No	
BUC008	Holloway	Buckingham	1.7	Unsuitable - Site Unsuitable due to	No	No				No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing			Economic Development			
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
	Spinney			loss of open space and the site being protected by a Tree Preservation Order.								
BUC009	Stowe Rise	Buckingham	0.36	Unsuitable - The site is an important area of open space and also has potential access constraints.	No	No				No		
BUC010	Land At Cornwalls Meadow	Buckingham	0.74	Unsuitable - Site is in flood zones 2/3 and is currently used as the main car park for town, it does regularly flood.	No	No				No		
BUC014	Lock Meadow & Home Farm, east of A413 (Neighbourhood Plan site B - canal area development)	Buckingham	22.9	Unsuitable for housing or most economic development that is not connected with the canal area. - The site contains large areas of flood zones 2/3. There is no development towards the east of the A413 and therefore any development would protrude into the open countryside and have significant adverse landscape impacts. However the site is suitable for development of a Canal Area as per the terms of the made Buckingham Neighbourhood Plan policy CLH6.	No	No				No		

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
BUC015	Cricknet Club, Bourton Road	Buckingham	2.6	Unsuitable - Developing the site for housing or other economic development use would involve the loss of green infrastructure. The site is partly in flood zones 2/3.	No	No					No	
BUC017	North of the A421 and south of Bourton Road	Buckingham	12	Unsuitable - The site lies to the east of the A413 where there is no existing development on the northern, eastern and southern boundary, forming a weak relationship to Buckingham. The site is highly exposed with long distance views from the east of Page Hill.	No	No					No	
BUC018	Os 3964 Bourton Road	Buckingham	0.82	Unsuitable - Site almost entirely in flood zones 2/3 and not connected to adjacent built development nor has good transport links for employment. Site forms part of the open land and amenity area within the valley of the River Ouse and development would therefore have a detrimental impact on the visual character of the appearance of the area.	No	No					No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
BUC019	Land between Tesco and Wipac, east of the A413	Buckingham	0.83	Suitable - The site has planning permission as a car park as part of the Tesco supermarket extension.	Yes	No					Yes	500
BUC020	Land adjacent to Windsor Park and Buckingham Industrial Estate, Buckingham (neighbourhood plan Site Q)	Buckingham	15.28	Suitable - The site is suitable for employment given adjacent the industrial park. It is allocated in the Buckingham Neighbourhood Plan for 10 hectares of employment (office and businesses not B8 use) and a landscape buffer to protect views to the Padbury Valley.	No	No					Yes	50,000
BUC021	Land off Osier Way and south of Buckingham Industrial Park	Buckingham	7.8	Unsuitable - This site is highly exposed within the landscape, forming part of the setting of Padbury Vale and long distance views into Buckingham town from the south.	No	No					No	
BUC024	Land adjacent to Swan Business Park	Buckingham	2.2	Suitable - Site is allocated for employment and has a planning permission for that has been built out. The site appears well used as modern employment units. There may be scope for further intensification for employment purposes particularly if the	Yes	No					Yes	500

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
BUC025	Land south of the A421, Buckingham	Buckingham	14.06	adjacent site to the west comes forward. There has not been confirmation this site is still available for further development. Suitable - Suitable for housing for 360 dwellings as a mixed use proposal with a density of 35 dph. Also suitable for employment given excellent transport links and along with the housing around 1000sqm could be achieved. As a housing only site, around 490 homes could be achieved based on 35 dph.	Yes	Yes	360	60	300	Yes	1,000
BUC026	Gawcott Hill Works, Gawcott Road	Buckingham	0.34	Unsuitable - The site is used for employment and there isn't considered to be capacity to intensify the site for at least another 500sqm, the minimum threshold for HELAA. The site would be unsuitable for housing unless employment was no longer viable on the site.	No	No				No	
BUC027	Station Road, Buckingham	Buckingham	0.16	Suitable - Site has permission for 6 dwellings.	Yes	Yes	6	6		No	
BUC028	Land off Tingewick Road	Buckingham	16.87	Suitable - The site is allocated in the neighbourhood plan (Site G)	Yes	Yes	400	100	300	No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
	(bound by Tingewick Road and A421) (Neighbourhood Plan Site 'G')			for 400 homes. As well as housing, the site is needed for green infrastructure, to protect views to the listed St Peter's Church or is on higher land where building would lead to overlooking or overly prominent/dominating buildings on the skyline. May be considered as part of a comprehensive scheme along with site SHLBUC029 or separately as shown in the Buckingham Neighbourhood Plan (two housing sites).								
BUC029	Land north of Tingewick Road, Buckingham (Neighbourhood Plan site 'H')	Buckingham	2.51	Suitable - The site is allocated in the neighbourhood plan (Site H) for around 50 units. May be considered as part of a comprehensive scheme along with site SHLBUC028 or separately as shown in the Buckingham Neighbourhood Plan (two housing sites).	Yes	Yes	50	50			No	
BUC030	Tingewick Road Industrial Estate (east)	Buckingham	5.1	Suitable - The western part of the site is currently used as warehouse/industrial units. The central part which currently has planning permission for 86	Yes	Yes	85	85			No	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
				dwellings (one complete) on 3.84ha that used to contain two industrial/warehouse units. Approximately 2.6ha of the site is in Flood Zones 2 and 3 but this constraint has been overcome through the more detailed planning application work. Therefore the site is suitable for housing or continued employment use without intensification of the existing footprint.								
BUC031	Land on north side of Brackley Road, north of cemetery and west of Stowe Avenue	Buckingham	6.25	Unsuitable - The site is not considered to be physically attached to Buckingham or well related to the settlement. A development of 5 or more homes in this location would also be out of character with the rural surroundings and have an adverse landscape/visual impact and on the conservation area and Stowe Avenue park and garden of special historic interest.	No	No			No			
BUC032	Lucas Assembly and Test systems,	Buckingham	2.15	Suitable - Site could provide for University education (D1 form of economic development uses) as	Yes	No			Yes		3,325	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
	Tingewick Road			per the 2014 planning permission. Unsuitable for residential as the site was last used for B-use employment (Innov8 and Lucas Assembly and Test systems) and since has been purchase by the University of Buckingham as a key part of the campus masterplan expansion to increase student facilities.								
BUC033	Prebend House, Hunter Street	Buckingham	0.23	Unsuitable - The site contains a listed building and is within the conservation area. It is Unsuitable for redevelopment for residential/employment purposes.	No	No				No		
BUC034	The Manor House, Mill Lane	Buckingham	0.57	Unsuitable - Site cannot accommodate 5 dwellings due to constraints of the site - Listed building curtilage, Conservation Area, flood zone 2/3, archaeological notification area and Tree Preservation Orders.	No	No				No		
BUC036	Former Buckingham Football Club ground, Ford	Buckingham	1.45	Unsuitable - poor access and entirely within flood zones 2 & 3.	No	No				No		

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
	Meadow											
BUC037	Corner of Chandos Road and London Road	Buckingham	0.12	Unsuitable - The Sainsbury store is under 500sqm the threshold in the aligned HELAA methodology for economic development uses.	No	No				No		
BUC038	ATC and Buckingham Sandpit, Stratford Road	Buckingham	2.12	Unsuitable - The Local Nature Reserve significantly prevents the ability to develop the site for housing also given wildlife constraints to the east and flood zones 2/3 to the south including the main road plus existing housing backing on from the west.	No	No				No		
BUC039	Wharf Yard, Stratford Road (Neighbourhood Plan allocated site for retail, office and mixed development)	Buckingham	0.8	Suitable - for offices on the upper floors and ground floor frontage of A1, A2, A3, A4 or A5 uses. Unsuitable for housing due to flood risk constraints.	No	No				No	500	
BUC040	Market Hill and West Street frontage and land to rear (Neighbourhood Plan)	Buckingham	2.2	Part suitable - Site is allocated in AVDLP for mixed uses including retail, housing, offices and leisure. The site is also allocated in the made neighbourhood plan for	Yes	Yes	62	62		Yes	2,500	

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
	allocated site for retail, office and mixed development)			offices on the upper floors and ground floor frontage of A1, A2, A3, A4 or A5 uses. The site has three permissions, one for 49 dwellings, one for 8 dwellings and another for 5 dwellings. Development subject to very careful design due to the Conservation Area and setting of the Listed buildings. The potential economic development capacity would be for retail and A2 uses on frontage upper floors or any vacant ground floor units in the frontage. It is considered around 2500sqm could be achieved across the various units.								
BUC042	Buckingham Delivery Office, Market Hill (Neighbourhood Plan allocated site for retail, office and mixed development)	Buckingham		Suitable - for offices on the upper floors and ground floor frontage of A1, A2, A3, A4 or A5 uses. The site is not large enough to provide 5 homes the minimum threshold for a suitable HELAA site.	Yes	No				Yes	500	
BUC043	Land West of AVDLP	Buckingham	11	Suitable - No significant	Yes	Yes	130	100	30	No		

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development			
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)		
	allocation BU.1, Moreton Road			constraints.									
BUC045	Land off London Road	Buckingham	3.73	Suitable - for employment (B use) or retail but not industry given adjacent housing being built. Very good transport links and the town may need more employment sites that are not within an existing industrial estate. Site was granted permission for 8,327sqm B1 uses.	Yes	No					Yes	11,349	
BUC046	Land off Osier Way (south of A421 and east of Gawcott Road) Buckingham,	Buckingham and Gawcott with Lenborough	40	Part suitable - Site is suitable for housing and/or employment use. Approximately 14ha suitable in the north of the site and rest would have an adverse landscape and visual impact and be out of keeping with the extent of Buckingham's built limits. If the site came forward solely for employment, around 40,000sqm could be achieved. If the site was solely for housing then 490 homes could be delivered. For HELAA capacity purposes it is assumed the site would be the housing and 1 hectare of employment. A density of 30-35dph could be achieved	Yes	Yes	420	70	350	Yes	3,000		

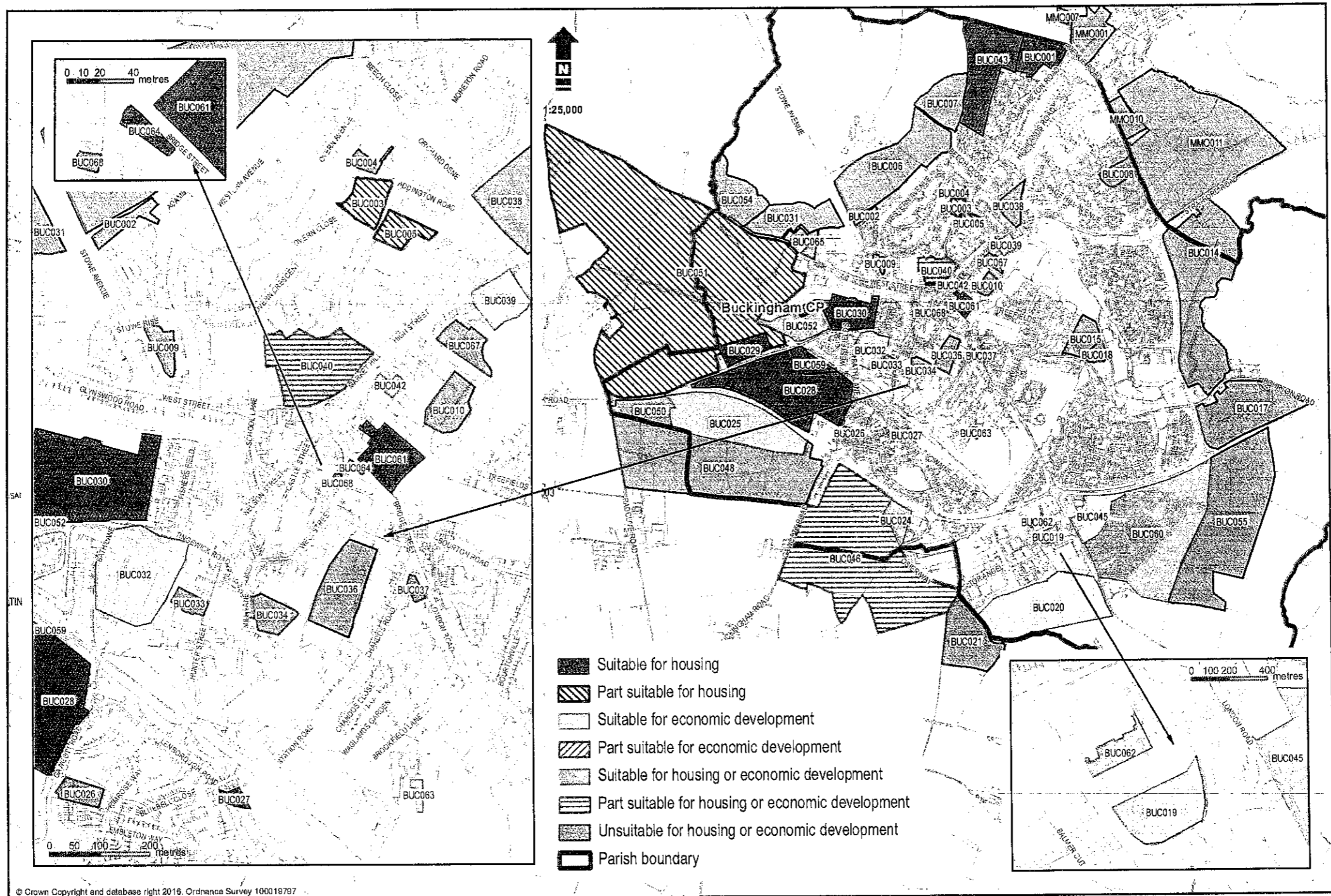
Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
BUC048	Land West of Gawcott Road	Buckingham and Gawcott with Lenborough	31.3	<p>taking account of landscape constraints to the south of the site.</p> <p>Unsuitable - The site is in the open countryside above a ridgeline that runs to the north and without immediate access to the A413 unlike the adjacent site to the north. There would be a harmful landscape and visual impact. Existing established houses opposite to the east. There is no employment development here west of Gawcott road except farms.</p>	No	No			No		
BUC050	Land bound by the A421 and Radclive Road (Neighbourhood Plan site for a cemetery and an allotment)	Buckingham	3.39	<p>Unsuitable for housing or economic development - the site is remote from Buckingham in the open countryside with a likely harmful landscape and visual impact. There are better more centrally located sites next to existing development around the town. However the site is allocated in the Buckingham neighbourhood plan for a cemetery and allotments so is</p>	No	No			No		

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
BUC051	West Buckingham, land bound by Tingewick Road, A421, Radcliffe Road and Brackley Road.	Radcliffe cum Chackmore and Buckingham	97.65	Part suitable - the northeastern part of the site, approximately 9.6ha, above the River Great Ouse and outside the flood zones 2/3 is suitable for housing. This part of the site would have less of a landscape and visual impact and would be closest to existing buildings and nearest the town centre.	Yes	288	50	238	No		
BUC052	Tingewick Road Industrial Estate, Tingewick Road Buckingham (West)	Buckingham	3.52	Suitable - The site is allocated in the Buckingham Neighbourhood Plan for 100 homes and 0.44ha of employment. Development should include green infrastructure adjacent to the river Great Ouse, in biodiversity terms there is a need to provide a buffer from built development to the railway walk and river walk.	Yes	100	100		Yes	4400	
BUC054	Site North A422, Brackley Road, Buckingham	Buckingham	5.79	Unsuitable - Very exposed high land, open to views, relatively distant from the town centre and not with any development around it. Isolated pocket of the	No				No		

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
BUC055	Fields east of Windsor Park/Lace Hill housing development/south of the A421	Buckingham	26.6	Unsuitable - Developing the site would have a likely harmful landscape and visual impact. There is prominent views from the south as the land falls away before rising up from the Padbury Brook. There is also views in from elevated land to the northeast of Buckingham. The site comprises of arable fields with some intact boundary hedges and mature trees, small pockets of woodland and a pond on site which provide biodiversity value.	No	No				No	
BUC059	Land north of St Rumbold's Well and south of the railway line (Neighbourhood Plan Site 'J')	Buckingham	1.77	Suitable - The site is allocated in the Buckingham Neighbourhood Plan for 39 dwellings. Development of the site will need to relocate the tree provision from the centre of the site and ensure there is no overall loss of biodiversity.	Yes	Yes	39	39		No	
BUC060	Land to south of the A421 and east of A413, London Road	Buckingham	31	Suitable - site has permission for housing and economic development. Site is currently under construction and has another 299 dwellings to be	Yes	Yes	299	299		Yes	10,660

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
BUC061	Bridge Street, Buckingham	Buckingham	0.94	Suitable - Site is the Bridge Street, Buckingham AVDLP allocation. Large part of the site is already complete with only 2 dwellings still to be delivered as at 31.03.2015. Site also has permission for 129sqm café and 87sqm retail unit which is under the HELAA minimum threshold.	Yes	Yes	2	2	No		
BUC062	Tesco Stores, London Road	Buckingham	0.25	Suitable - The site has permission for 2490sqm of new A1 development.	Yes	No			Yes	2,490	
BUC063	3 The Royal Latin School, Chandos Road	Buckingham	0.12	Suitable - Site has permission for 2150sqm of new D1 use.	Yes	No			Yes	2150	
BUC064	Land between Bridge Street and Well Street (Neighbourhood Plan Site 'K')	Buckingham	0.28	Suitable - The site is allocated in the Buckingham Neighbourhood Plan for 28 dwellings.	Yes	Yes	28	28	No		
BUC065	West End Farm	Buckingham	1.43	Unsuitable - Potentially harmful to setting of the Conservation Area,	No	No			No		

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development			
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)		
				Historic Park and Garden, views from Stowe Avenue.									
BUC067	Land Rear Of The Grand Junction Public House, High Street	Buckingham	0.53	Unsuitable. Site allocated for a car park in the made neighbourhood plan. Also unsuitable for biodiversity constraints and half the site is in medium and high risk of fluvial flooding. Furthermore, the applicant would need to provide evidence demonstrating that their development would not detrimentally impact the highway network.	No	No					No		
BUC068	3 Well Street	Buckingham	0.02	Unsuitable - development of this site would cause harm to the Grade II Listed building.	No	No					No		
Total							2,376	1,158	1,218			91,874	



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 0 250 500 1,000 1,500 2,000 metres

Aylesbury Vale Draft Housing and Economic Land Availability Assessment (May 2016) - Buckingham

OUR plan is YOUR plan

What kind of place would you like Aylesbury Vale to be in the future?

Where should we find room for housing, employment, community and leisure activities?

A series of drop-in sessions will be held throughout the summer to coincide with the next round of consultation for the new Vale of Aylesbury Local Plan, (VALP), the guide to delivering growth in the district over the next 20 years.

This is an opportunity for local people to find out more about the Draft Local Plan, which has been developed in response to public consultation last autumn, before it goes before the Government's Planning Inspector next spring.

If you can't visit one of the drop-in sessions you can find out more about the Draft Local Plan - the background, policies on housing, transport, and environment - and guidance about how to respond on our website, www.aylesburyvaledc.gov.uk/localplan from **Thursday 7 July**.

How to make comments

Please feedback online using the link on AVDC's website: www.aylesburyvaledc.gov.uk/localplan. This helps save costs in processing data and analysis. When making comments you'll be issued with a registration number. This means you'll be able to add more to your submission at a later date.

The consultation runs until **Monday 5 September**

Find out more at any of our
consultation events where officers
will answer any questions:

Haddenham	Village Hall Social Centre Monday 11 July 11am to 8pm
Buckingham	Community Centre Wednesday 13 July 11am to 8pm
Aylesbury	Friars Square Shopping Centre Thursday 14 July 10am to 5pm
Newton Longville	Village Hall 2 Paradise Wednesday 27 July 10.30am to 7.30pm
Wendover	St Annes Hall Thursday 4 August 11am to 8pm
Aylesbury	Friars Square Shopping Centre Friday 5 August 10am to 5pm
Winslow	Public Hall Elmsfield Gate Wednesday 10 August 10am to 6pm
Bucks County Show	Weedon Thursday 1 September 8.30am to 4.30pm

Please check our website to confirm venue dates and times
www.aylesburyvaledc.gov.uk/localplan

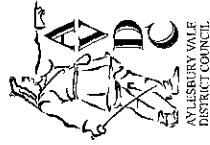
A smaller display and information about the consultation will also be held from **Thursday 7 July to Monday 5 September, at:**

Aqua Vale Swimming & Fitness Centre on Park Road, Aylesbury
Swan Pool & Leisure Centre on London Road in Buckingham, and
Aylesbury Vale District Council's offices at The Gateway, Gatehouse Road in Aylesbury.

These displays will not be staffed.

What you can comment on

You can comment on anything in the plan or tell us about things that you think should be in the plan. Just remember it has to be something that planning decisions can influence. For example planning can't make a certain kind of shop appear or change house prices.



It's your plan too, so take the time to have your say

ACTION LIST
Planning responses

Appendix D

Minute	Responses emailed or added to website	Responses posted
41 & 45	19/5/16 (6+1 Amended Plans)	19/5/16 (all)

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
BCC Transport A413 road sign	22/2/16 790/15	2/3/16	Ask for repair and additional lettering as minuted	Agenda 5.5	Request for repair re-sent 24/3/16	
“Clarence Park”	22/2/16 791/15	25/2/16	Report poor dropped kerb on Tingewick Road			
Integrated traffic proposals	11/4/16 838/15	15/4/16	BCC asked for timing			
Candleford Court	21/12/15 642.4 642.1	3/12/15 30/12/15 25/4/16	Prompt re repair of path surface Ask RoW if path could be adopted Prompts sent	Response →21/12/15 Response deemed unsatisfactory	Telephone contact attempted 23/12/15; emailed instead	Reply from Guinness →18/1/16 See 5.1, below
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent	Review will be available July 2016	
Employment development	24/8/15 343.3 21/3/16 860.8 25/4/16 881.2	14/9/15 Chased 30/12/15 7/4/16 24/5/16	Letters as minuted To be standard agenda item + letter as minuted Town Clerk/Cllr. Smith to set up meeting	30/12/15 – response to be sent in New Year Cllr. Bowles & SEMLEP	Chased 5/2/16 and 10/3/16	Agenda 5-8
SDMC/DCC meetings	18/1/16 693.3/15 21/3/16 860.7	22/1/16 7/4/16	Do chart of meeting delays Respond as minuted	→ 1/2/16	1/2/16; 731.3 letter to SDMC & DMC Chairman sent 10/2	Agenda 5-7
School places	1/2/16 737/15 21/3/16 860.3/15 16/5/16 44.1	10/2/16 7/4/16 27/5/16	Letter to Cllr. Mohammed BCC Cabinet Ask AVDC for comments Send response to Cllr. Mohammed	Agenda 5.4 below		

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
BCC strategic planning	22/2/16 784/15	2/3/16	Town Clerk to write as minuted			
BNDP	21/3/16 859/15		Town Clerk to do report to FC			
Cotton End steps	21/3/16 860.1/15 16/5/16 44.4/16		Town Clerk to action planning & funding application Project Plan in place			
Tingewick Road Ind.Est. riverbank	21/3/16 860.2	7/4/16	Response to Mrs Kitchen as minuted			
Signage, Lace Hill	21/3/16 860.5		Town Clerk to investigate signage			
Dominos appeal	21/3/16 862.2/15	24/3/16	Send photo as minuted			
Town centre limit	11/4/16 840/15	15/4/16	Ask AVDC to define	Response from Roger Newell circulated at 16/5 meeting		
Fault reporting	11/4/16 846/16	15/4/16	Ask TfB for criteria	Reminder sent 24/5/16		
Plan & settlement boundaries	11/4/16		Town Clerk to report on case law			
A-boards	25/4/16 887/16		Deputy Town Clerk to pursue policy and action as minuted	May: letters sent to traders Response from BCC below: 5.3		
Skatepark Bollards	25/4/16 887		Replace damaged bollards	New bollards are already on order		
Lace Hill Bridlepath	25/4/16 888	25/4/16	Check whether surface is appropriate	Prompt sent 24/5/16		
Terms of Reference	16/5/16 42/16		Revise for next meeting	June Agenda		
Moreton Road Bus Stop	16/5/16 51/16	24/5/16	Chase up response on the position	Prompt sent 24/5/16		

Enforcement reports and queries						
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder awaiting HBO decision	Update →30/11/15 3/12/15 Chase full response	

Action awaiting response

Action yet to be taken

Action completed **new response**

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
Hedge & parking at Rugby Club	2/11/15 523.2	3/11/15 3/12/15	JH to supply details; report sent Chase response and include bus stop path	Check wildlife habitat aspect of hedge loss; Responses from P Dales & Paul Holton →18/1/16		690.3/15 Check AHR requirements Reminder sent 24/5/16: response below 5.2
Cotton End steps	22/2/16 789.2/15 792/15	3/3/16	Query 'de minimis' judgement Ask Cllr. Paternoster for details as minuted			
News releases						
	16/5/16 56/16	25/5/16 18/5/16	1. Potential loss of trees 2. West Street murals		<i>Advertiser 27/5/16</i> <i>Advertiser 20/5/16</i>	

Detailed responses:

5.1 (642.4) Candleford Court path

Dear Mrs McElligott

Thank you for your email.

I have forwarded your email and pictures onto the Area Maintenance Manager and our Estates Team who managed the area so that they can carry out appropriate works.

Mark Browning Senior Development Officer

The Guinness Partnership, Henshaw House, 851 Silbury Blvd, Central Milton Keynes, MK9 3JZ

5.2 (523.2) Hedgerows

Hi Katherine

sorry thought I sent you a response to this.

1. AHR applications relate to hedgerows. For a hedge to be classified as important and therefore fall within the Hedgerow regulations 1997 as a series of assessments that need to be made which look at the ecology of the hedge and its historic context.
2. AVDC recently took over responsibility for hedge related applications from Bucks County Council.
3. The Following central Government site details hedge regs in more detail
<http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>
Paul Holton AVDC Ecologist

5.3 (887/16) A-boards (response relayed by Cllr. Stuchbury)

Dear Robin, I'm really sorry I failed to reply to your last email.

The 'A-board' Policy was one of a number of policies proposed to support LTP3. Since that time resources within the team reduced significantly and new issues (like the districts' developing new local plans) have arisen which need transport strategy input. This meant that some areas of our work had to be cut from our business plan, so that we can deliver that higher priority work.

Unfortunately, the 'A-board' Policy is one of the pieces of work that we no longer plan to deliver.

Transport for Buckinghamshire will of course continue to deal with unsuitable 'A-boards' where appropriate. Also, other town councils have seen some success in reducing issues like 'A-boards' by communicating with their businesses on a less formal basis. If they would be interested in doing this I'd be happy to pass on my experience
Regards, **Ryan Bunce**, Transport Strategy Lead Officer Growth and Strategy

Transport, Economy and Environment, Buckinghamshire County Council

26 May 2016

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
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5.4 (44.1/16) School Places

The school was procured and built by the developer and building regulations was carried out by them externally, not by BCC. I understand BCC officers will be attending the Town Council meeting on 6th June and you will be able to seek clarification then.

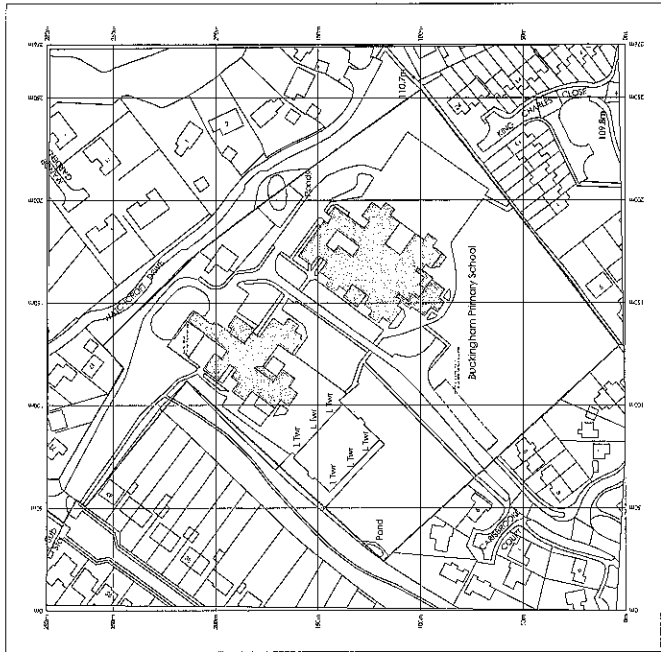
Kind regards

Cllr Zahir Mohammed

Cabinet Member for Education and Skills, Buckinghamshire County Council

31/5/16

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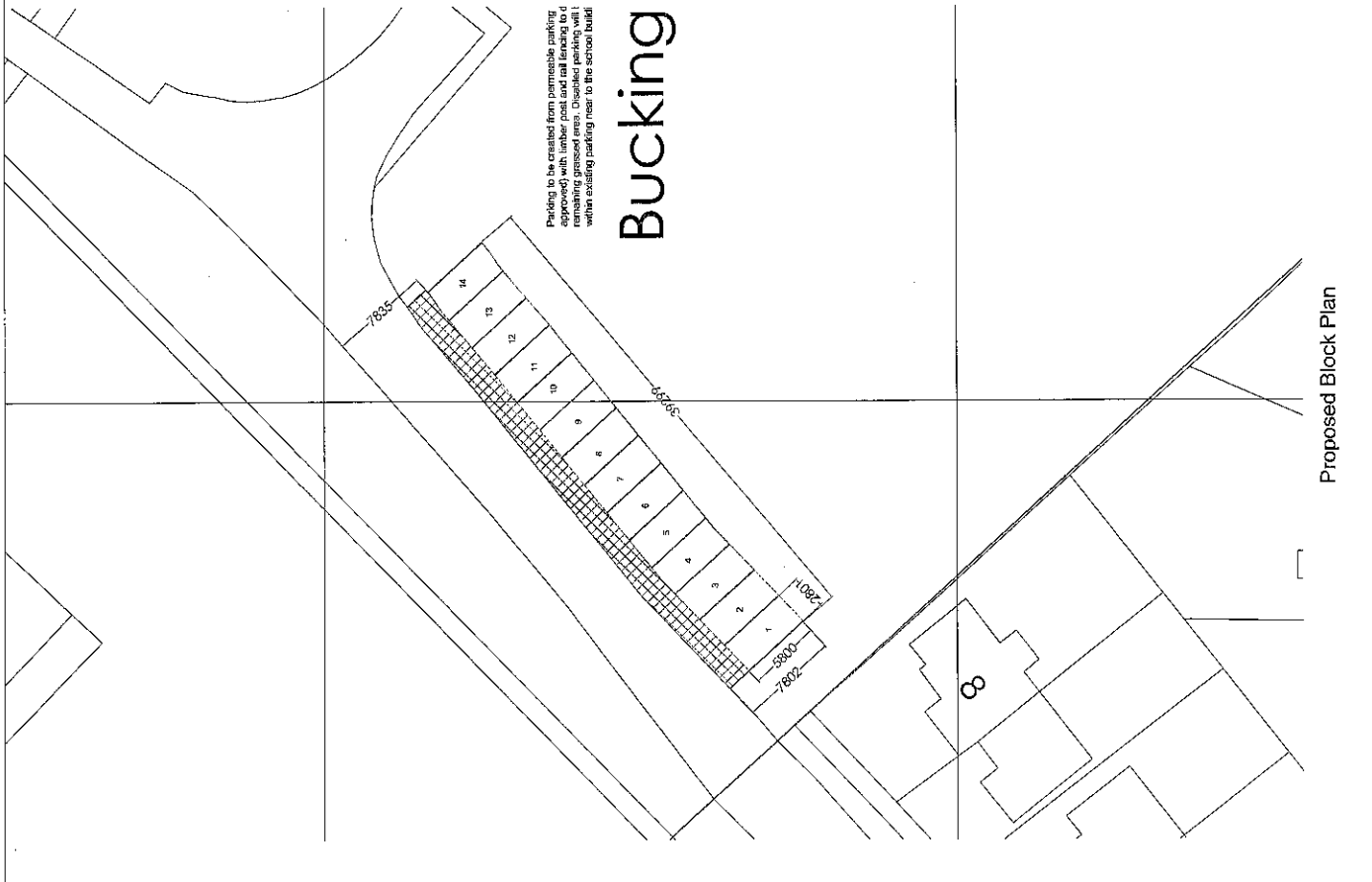
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 Data collected by 1 year, ending 05 June 2012. Unique plan reference: 9563664.009

Summit Property Consultants

Buckingham Primary School Foscote Way Buckingham MK18 1TT	New Modular Nursery Building SITE PLAN	Planning Application Site Plan	<table border="1"> <tr> <td>DATE:</td> <td>05/06/12</td> </tr> <tr> <td>PROJECT:</td> <td>PERMITS</td> </tr> <tr> <td>SCALE:</td> <td>AS SHOWN</td> </tr> <tr> <td>BY:</td> <td>AS SHOWN</td> </tr> <tr> <td>CHECKED BY:</td> <td>AS SHOWN</td> </tr> <tr> <td>DATE:</td> <td>05/06/12</td> </tr> </table>	DATE:	05/06/12	PROJECT:	PERMITS	SCALE:	AS SHOWN	BY:	AS SHOWN	CHECKED BY:	AS SHOWN	DATE:	05/06/12
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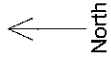
Appendix E

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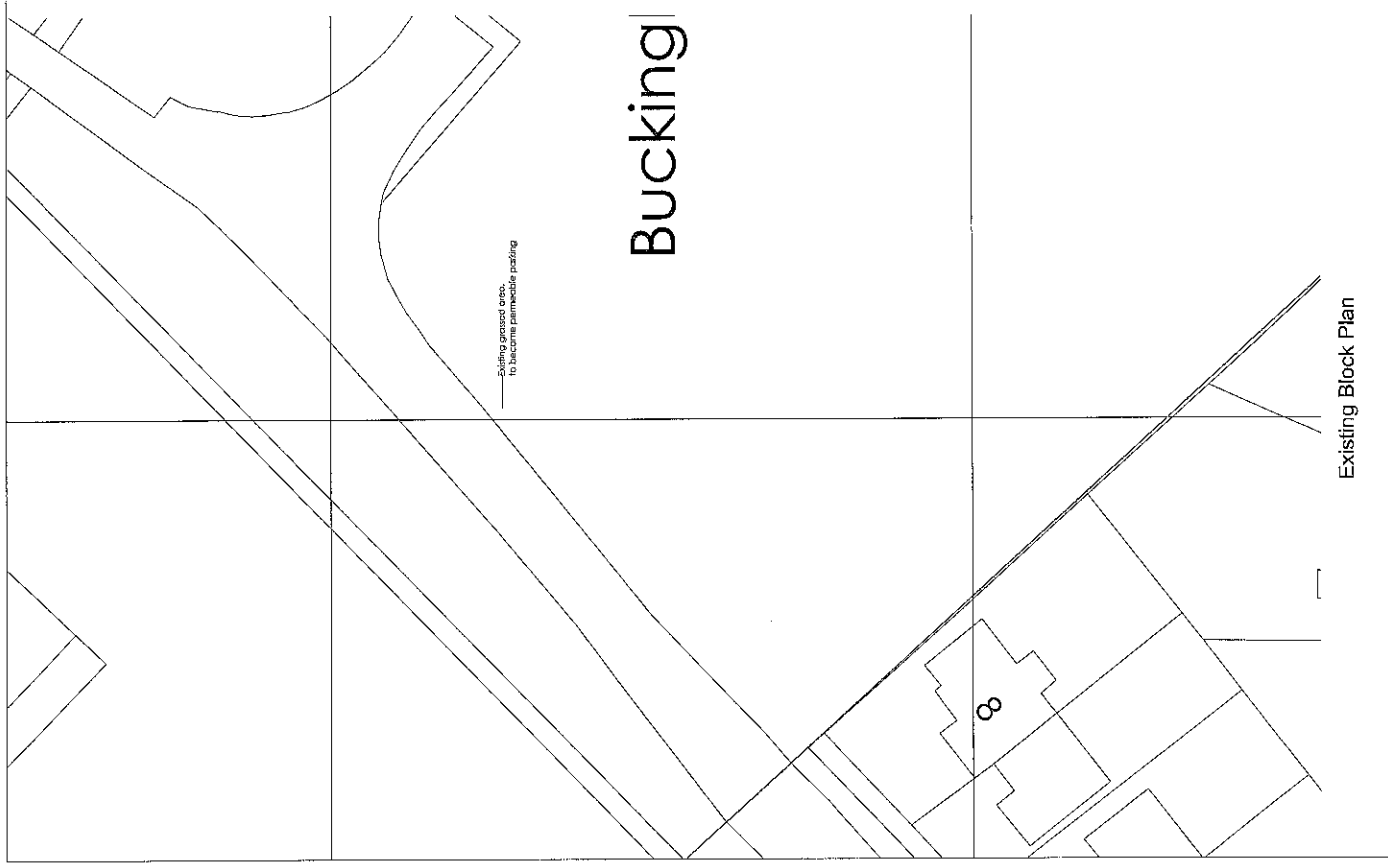


Paving to be created from permeable parking approved with timber post and rail fencing to d remaining grassed area. Disabled parking will be within existing parking near to the school build

Buckingham



Proposed Block Plan



Existing grassed area to become permeable parking

Buckingham

Existing Block Plan

Buckingham Primary School Buckingham MK18 1TT	
New Modular Nursery Building Block plans - Car Parking	
Planning Application	
Project No:	18/0010/01
Site No:	18/0010/01
Scale:	1:1000
Author:	Summit Property Consultants
Checked:	Summit Property Consultants
Date:	18/0010/01



Buckingham Town Council

Terms of Reference

Date Agreed: 09/05/2016

Minute Number:

Prepared by:

Christopher Wayman

Version: 3.0

Name

1. The Committee shall be known as the **PLANNING COMMITTEE**.
2. The Committee may be referred to as Planning.

Membership

3. Membership of the Committee is open to any Councillor who wishes to be a member
 - 3.1. Councillors who are not Members of the Committee may attend the meeting, but they may not vote on a decision.
4. The Committee shall be subject to a quorum of 3 or one third of its membership, whichever is greater.
5. In the event of an inquorate meeting, the Chairman, Vice-Chairman and the Mayor may agree a response to a time-sensitive application, either by re-arranging the meeting or, should time not allow, agree a decision in line with Council Policy and planning history. Should one or all of the designated Councillors not be present or available then those present, numbering not less than three, shall agree a response.

Chairman

6. The Committee shall elect a Chairman at the first meeting after the Annual Town Council Meeting. The Chairman's period of office is for one year.
7. The Committee shall elect a Vice-Chairman at the first meeting after the Annual Town Council Meeting. The Vice-Chairman's period of office is for one year.
8. The Chairman if present shall Chair the Committee meeting.

Conduct of the Meeting

9. All meetings of the Planning Committee shall be convened in accordance with the Town Council's standing orders and current legislation.
10. All business undertaken at the Planning Committee shall be done in accordance with the Town Council's standing orders and current legislation

Area of Operations

11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council's functions:
 - **Reviewing** Planning Applications (excluding those for more than 10 houses or for new multi-unit retail and multi-unit industrial developments)
 - Transport

- Forward planning
- Planning Enforcement

12. In addition to the areas of operation above the Planning and Development Committee has the following responsibilities:

- 12.1 to undertake all powers and duties of the Council in respect of the powers conferred on it from time to time under the Town and Country Planning Acts and the Orders and Regulations including development control and the Local Development Framework process and any other strategic plans for Aylesbury Vale
- 12.2 to undertake all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act
- 12.3 to make representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the relevant legislation which are ~~below 20~~ **for fewer than 10** housing units and **for** non-mixed development.
- 12.4 ~~the determination of responses on behalf of the Council to~~ **consult with the committee and tree wardens by email** in respect of all applications relating to ~~the preservation and other works with respect to trees and tree preservation orders,~~ **and convey collated comments to the AVDC Tree Officer.**
- 12.5 to make suggestions in respect of street naming.
- 12.6 to make representations involving Listed Buildings and the Conservation Area in Buckingham
- 12.7 to act as the consultee and make representations as required in respect of all matters relating to roads and highways including, road signs, street furniture, street lighting, car parking, traffic management, footpaths, traffic regulations and bus services
- 12.8 Public Services – to act as the consultee, make representations, and support as required all matters relating to
 - housing strategy
 - public/community transport including Local Transport Plans
 - utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
 - waste infrastructure
 - mineral extraction
 - planning policy changes

Further Information

13. The Committee has authority to proceed with all items within its budget, but must refer to Full Council when non budgeted expenditure is anticipated.
14. The Committee shall appoint sub committees and working groups as and when it is deemed necessary and shall set out Terms of References for those bodies
15. The Committee shall undertake reviews of Terms of Reference as and when appropriate for sub-committees and working groups under its remit, and should make recommendations to Full Council regarding its own Terms of Reference.

WHAT YOU NEED TO KNOW ABOUT PLANNING APPLICATIONS AND MAKING EFFECTIVE COMMENTS



Different types of applications

- Full planning permission.
- Outline Planning Permission- establish principle of development
- Reserve Matters: can include:
 - appearance - the way it looks/ the exterior of the development .
 - means of access - routes to and within the site.
 - landscaping - trees, hedges and hard landscaping such as paving.
 - layout - the way the development is laid out in relations to buildings and spaces outside the development.
 - scale - size of the development.
- Retrospective planning permission.
- Non-Material Minor Amendment.
- Variation of a Planning Condition.
- Householder Planning Applications.



What we will cover today

- Introduction
- The different types of applications
- Scope of planning controls
- The application process
- Making comments
- Decision making
- Enforcement



Different types of applications

- Different criteria apply to different types:
- Notifications of Permitted Development (a change of use or building works) .
 - Notifications of works to trees in a Conservation Area, or protected by a Tree Preservation Order.
 - Advertisement Consent.
 - Listed Building Consent.
 - Hedgerow Removal Notices.
 - Hazardous Substances Consent.
 - Certificates of Lawfulness of proposed use or development
 - Certificates of Lawfulness of existing use or development,
 - Consultation from adjoining authority,
 - Consultation from County Council (County Matters application)
 - etc, etc, etc.

In fact there are over 50 different types of application and notification which we can be asked to determine. All with different timescales and legal criteria.

AVDC have their own Householder Extensions Local Development Order.

https://www.planningportal.co.uk/info/200126/applications/60/consent_types



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What needs planning permission

- Concept of “development” is at the heart of the planning system
- Planning permission is required for “development”
- Planning laws clarify what is and what is not development or does not require planning permission



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What needs Planning Permission

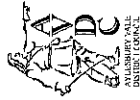
- Nothing to do with its planning merits and whether or not we like it
- If it does not need permission we cannot control it
- Certain works and uses are permitted development.



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Deregulation : Permitted development

- National laws grant permission for a range of minor developments without the need for an application
- Categories covering a wide range of activities
- “permitted development” rights can be taken away by special direction or conditions on a planning permission
- <http://www.planningportal.gov.uk/permission/house>



See what's ahead in planning > Interactive guidance for householders

Sponsor this guide:
View details of this and other commercial opportunities on the Planning Portal

enplanner

Developed by encraft

Produce energy statements that show compliance with local low carbon planning policies



Deregulation

Extension of PD rights:

- Residential extensions
- Offices to residential
- Conversion of agricultural buildings to residential use ("barn conversions)
- Shops, banks etc and changes to residential



Where do I find out information ?

- For planning applications we publish the plans and details on the Public Access section of the Councils respective websites:

– <http://eplanning.aylesburyvaledc.gov.uk/>

Or contact our DM business support team

Other sources:

Planning portal web site:

Plain english guide to planning system-

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/391654/Plain_English_guide_to_the_planning_system.pdf



How is an application processed

- Registration of valid applications
- Case officer allocated
- Consult the parish council, consultees and publicity
- Case officer makes site visit.
- Case Officer considers the consultee comments.
- Case Officer Considers the representations received.
- Case Officer makes an assessment.
- Amendments may be negotiated.
- A report is written considering all the issues and a recommendation is made.



The Application and Decision process





Dealing with an Application

- Application decided under delegated powers by officers or by Committee
- Delegated powers to officers are
 - Formalised- constitution
 - Contains safeguards
 - Necessary for effective operation of both Committees Government Performance Target of 90% applications decided under delegated powers
 - Follow the same process- not a “second class” decision



Dealing with an Application

Reporting to committee:

- Constitution sets out criteria relating to parish comments-
- any application* where the Parish Council has made material planning representations which are contrary to the recommendation made by Officers and where the Parish Council has confirmed in it’s consultation response that they will be in attendance to speak at the meeting of the appropriate Development Management Committee.
 - Excludes certain types eg certificate of lawfulness
 - Amended February 2016



Dealing with an Application

Reporting to committee:

This means if parish ticked to confirm you will speak, still need to register to speak when advised

Where parish have not registered the officers will consult the chairman and decide if application should be withdrawn from agenda

Timings for committee

Difficult to predict- number of factors

Best estimate – not before times



Factors in a Planning Decision

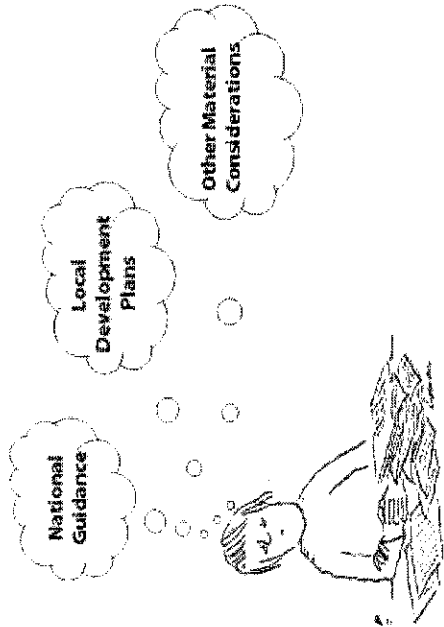
“Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise”

(Section 38 of Planning Act)

NPPF- guidance- no change to legislative framework, it is an important material consideration



Factors in a Planning Decision- What is taken into account?



NPPF- – a material consideration



- “Achieving sustainable development” paragraph 6 of the NPPF states that “the policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.
- Paragraph 7 provides that there are three dimensions to sustainable development: economic, social and environmental. Paragraph 8 says that these “roles should not be undertaken in isolation, because they are mutually dependent.”
- At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development** which should be seen as a golden thread running through both plan-making and decision taking.



Factors in a Planning Decision- What is the development plan?



- **Local Plans:** development plan documents adopted by local planning authority- AVDLP
- **Neighbourhood plans:** where ‘made’ as part of the development plan.



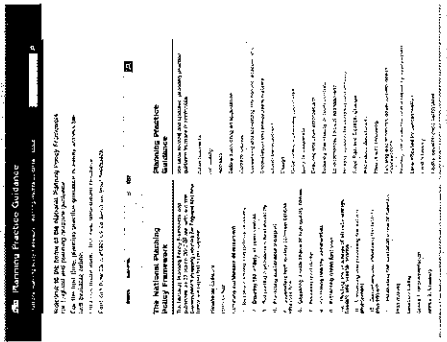
Factors in a Planning Decision- NPPF



- What does an NPPF “Presumption in favour” mean?
- Positive planning, “*look for solutions rather than problems*”
 - Growth agenda – “*significant weight.... to support economic growth*” through planning
 - Transport – refuse only where “*severe impact*”



Factors in a Planning Decision- National planning policy guidance (NPPG)



Working example

- Site within village
- Removal of outbuilding & erection of 3 bedroom house
- In a conservation area and near to listed buildings (opposite).
- Full application- full details submitted
- Commonly used policies

What are the issues?

What would you recommend?

- 5 minutes



Town/Parish - considerations



- What type of application is it?
- Have you looked at the plans and supporting information
- What are the relevant Development Plan policies
- What are the relevant material considerations
- Why do you think it is acceptable/ not acceptable
- Do you have evidence to support your argument and is it based on sound planning principles?
- What are the relevant planning policy that supports your view
- Are there planning conditions which could resolve your planning concerns



Factors in a Planning Decision- What is a material planning consideration?



- What considerations should be taken into account in the determination of an application?
- What considerations should NOT be taken into account in the determination of an application?



The main types of material considerations

- Relevant comments from technical consultees
- Relevant comments from Town/Parish Councils
- Relevant comments from neighbours/the public/amenity societies
- Existing buildings, uses, features etc
- Relevant planning history- previous applications and appeals
- Material considerations: what they are and are not - decided by statements of national policy or by decisions of the courts
- The weight that should be attached to each consideration in any particular case is for the decision maker



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What is a Material Consideration?

Matters of public interest which can be taken into account

- Layout and density of buildings
- Size, design/external appearance and materials
- Heritage- effect on listed buildings and conservation areas
- Access and highway impact- traffic
- Landscape impact, landscaping, trees, ecology
- Noise, smell pollution
- Residential amenities- privacy/daylight/sunlight
- Crime and fear of crime
- Infrastructure- roads, education, community facilities
- Other issues eg economic, viability, local finance considerations



What is a Material Consideration?

Examples – most commonly used by parishes:

- Loss of privacy
- Loss of light
- Car parking
- Traffic generation
- Noise and disturbance
- Character of the area
- Conservation Area
- Design, appearance and layout



What we cannot take into account is not material

Private interests or matters covered by other legislation cannot be taken into account:

- Loss of house/ property values
- Loss of a view
- Personal disagreements
- Boundary/ landownership disputes
- Private covenants or private rights (eg access)
- Political or ideological opinions
- The applicant's motives
- Competition between businesses
- Disturbance during building work
- Better site or use
- Other issues covered by other legislation



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Town/Parish considerations-II objecting

Reasons for objecting
They should

- relate to the development and the use of land
- be planning considerations
- fairly and reasonably relate to the application concerned
- be material planning considerations



Guidance on objections

- What is unacceptable about the proposal to you? Is it a valid planning reason?
- What harm will it cause and what evidence is there to support this?
- Does the harm outweigh the benefits?
- Is the proposal clearly contrary to the Development Plan?
- Is it contrary to the NPPF taken as a whole?



Interpretation of development plan policies

- Need to look carefully at policy wording- what does it say precisely.
- Need to be able to relate policies to development proposed.
- Need to demonstrate harm arising - evidence
- State precisely what the harm is

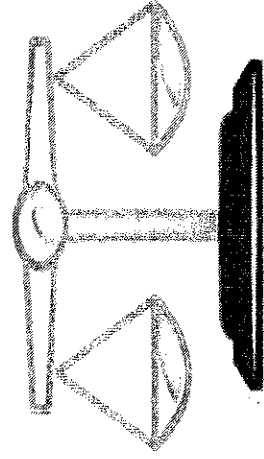


How do I comment?

- Comments can be made directly into "Public Access", or emailed.
- Your comments address only planning issues.
- Any comments, emails, etc, received are public documents,
- They will usually be published on the website, but if not are still available for public inspection.



Report balancing issues



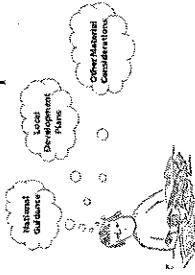
Decision

- Grant subject to conditions
- Refuse with reasons
 - Complete, precise, specific, relevant, relevant to planning
- Defer for site visit
- Defer and delegate to officers subject to resolving matters



Summary- Our decisions

- Must follow the statutory framework, having regard to the development plan, NPPF and other material considerations, including the weight to be accorded in the planning balance to any harm and benefits and set out the reasons for that weight in making decisions
- These will be clarified in reports.



Why is this so important?

- Clarity for all
- Open to appeal
- Costs
- Judicial Review
- Complaints & Ombudsman

Enforcement

Planning enforcement

- Seeks to maintain confidence in the planning system by addressing those who carryout development without consent or at variance to a consent.
- Not an offence to carry out works or a change of use without planning permission.
- Discretionary
- Seeks to remedy a harm rather than to punish.
- Reactive

Planning enforcement

Unauthorised:

- Building works & changes of use
 - Works to protected trees*
 - Works to listed buildings*
 - Demolition in Conservation areas*
 - External advertisements*
 - Works to countryside hedgerows*.
- Also
- Unity land & buildings
 - Non compliance with conditions
 - Departures from approved details
 - High hedges

*these are criminal offences

NB – waste and minerals dealt with by Bucks CC.



Planning enforcement

Planning enforcement can be simple.....

on occasions can take extremely long time

Legal process- no shortcuts in applying the law.

Work within legal framework- can be lengthy and frustrating



Planning enforcement

- Complaint received
- Prioritise according to harm eg demolition of listed building, tree works, danger= high
- Gathering of information
- Consideration of information
 - Is there a breach ?
 - If so, is it harmful ? Would permission be granted ?
 - Forward to another agency for action
- Choice of action
 - Not expedient to pursue, and/or
 - Negotiate to rectify breach
 - Invite retrospective application.
 - Request removal/cessation, and/or
 - Authorise formal action
- Issue notice
- Appeal process
- Period for compliance
- Prosecution or other action



Planning enforcement

Immunity time limits-

4 year rule- operational development or unauthorised use of premises as a single dwelling

10 year rule- any material change of use (except as dwellinghouse) or breach of condition

Where it can be shown that the breach occurred over 4 or 10 years ago they are immune from enforcement action.

Enforcement Charter on web site

Enforcement Plan to be published.

http://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/Planning_enforcement-charter.pdf





Enforcement Notices

- Where a voluntary resolution has failed
- Have to demonstrate harm in planning terms: not just to regularise a development which is otherwise acceptable
- Local Plan & Government advice
- Requirements must be minimum necessary to resolve harm
- Time for compliance must be reasonable.
- Notice held in abeyance if appeal lodged
- Costs can awarded at appeal for unreasonable behaviour
- Resource intensive & a lengthy process



Enforcement Notices

- Bringing suspected breaches to our attention
Use form on District Council Web
<http://www.aylesburyvaldc.gov.uk/report-possible-breach-planning-control>

- Details of breach (as much information as you can give)
 - Harm caused
 - What you would like done
- Complainant conduit
- Evidence gathering, also advising of changed circumstances.
- Source of information (i.e. history of a use)



Enforcement

- Examples: Gypsy & Traveller-
- Report of incursion
- Options available to us
 - Temporary stop notice- immediate
 - Use and operational development
 - Lasts 28 days
 - Enforcement & stop notice- normally application submitted at same time with personal circumstances- Human Rights
 - Injunction
 - Pre-emptive injunction where evidence will be a breach
 - Appeals recently granted



Example- Church Farmhouse Nash- 2 stacks

- Property in need of attention and had potential for development including enlargement of residential use into adjoining barn.
- Applications for listed building consent and planning permission submitted & granted.
- Deteriorating-Urgent works notice issued requiring the placing of tarpaulins over exposed roof of attached barn
- 2 chimney stacks removed – high court injunction sought and PACE Interview carried out, owner agreed to carryout no further works without consent.
- Purchaser was the project manager - no main contractor – no experienced workers or specialist architect
- Significant works of demolition carried out without consent before we were alerted– high court injunction sought and owner agreed to carryout no further works
- Remaining parts of building supported by scaffolding, which was later removed causing further collapse leaving only two stacks standing.



Example- Listed building Church Farm House Nash- 2 stacks



Example- Church Farmhouse Nash- 2 stacks



- Works to rebuild started on site TSN and enforcement notice served to halt work
- Further applications refused or returned.
- Owner went abroad so difficult to pursue
- Owner prosecuted and ultimately pleaded guilty and fined £6000 and ordered to pay costs of £24, 400.
- Now served Listed building enforcement notice to require the reconstruction of the listed building.- delay : long protracted discussions with Heritage England
- Comments
 - Unusual case
 - Owner – no experience.
 - Architect – no grasp of the conservation of old buildings or listed building legislation and incapable of producing accurate plans.
 - Could not envisaged or readily prevented the course of events.
 - Learnt that we should be more confident in our position in dealing with the owner and in the prosecution.



Example- - 2 stacks



Planning enforcement



- Statistics 2015:
 - 480 complaints received
 - 459 cases closed
 - 287 cases on hand at end of year
 - 182 where there was no breach of control
 - 49 permissions granted following investigation
 - 45 cases where breach ceased
 - 10 cases of formal action
 - 5 appeals- of which 4 were hearings

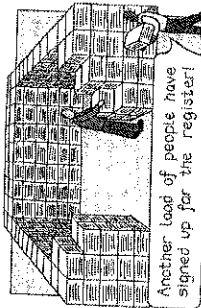




Future training

- What would the parishes find useful?
- Government plans to change planning- Housing & Planning Bill- permissions in principle, self/custom build etc,

ANOTHER VIEW BY OLD



Another load of people have signed up for the register!

SELF BUILD REGISTER
TO BECOME MATERIAL



ANY QUESTIONS?



Commonly used saved AVDLP policies:

GP8. Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal. 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.

GP9. Proposals for extensions to dwellings will be permitted where they:

- a) protect character of outlook, access to natural light and privacy for people who live nearby;
- b) respect the appearance of the dwelling and its setting and other buildings in the locality;

and

c) accord with published Supplementary Planning Guidance on residential extensions and the other policies of the development plan.

GP24. New development will be required to provide vehicular parking in accordance with the Council's operative guidelines published as Supplementary Planning Guidance.

These guidelines are intended to promote more sustainable transport options and will establish maximum levels of parking appropriate to the scale, type and location of development. In applying the guidelines the Council will have regard to the requirements of disabled people and those occupying specialised accommodation, and the need to maintain the vitality and viability of town centres.

During the period of the Plan the Council will review and may revise the parking guidelines in order to enhance the objectives of reducing car usage and traffic growth, and easing congestion

GP35. The design of new development proposals should respect and complement;

- a) the physical characteristics of the site and the surroundings;
- b) the building tradition, ordering, form and materials of the locality;
- c) the historic scale and context of the setting;
- d) the natural qualities and features of the area; and
- e) the effect on important public views and skylines.

8. Applications for new development schemes should include landscaping proposals designed to help buildings fit in with and complement their surroundings, and conserve existing natural and other features of value as far as possible.

Hard landscaping should incorporate materials appropriate to the character of the locality. New planting should be with predominantly native species. Conditions will be attached to relevant planning permissions to require the submission of landscaping schemes and implementation of the approved arrangements.

GP40. In dealing with planning proposals the Council will oppose the loss of trees, particularly native Black Poplars, and hedgerows of amenity, landscape or wildlife value.

GP53 In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area.

Proposals for development will not be permitted if they cause harm to the character or appearance of Conservation Areas, their settings or any associated views of or from the Conservation Area. Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance.

Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours.

GP95. In dealing with all planning proposals the Council will have regard to the protection of the amenities of existing occupiers. Development that exacerbates any adverse effects of existing uses will not be permitted.

RA2. Other than for specific proposals and land allocations in the Local Plan, new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements.

In considering applications for building in Rural Areas the Council will have regard to maintaining the individual identity of villages and avoiding extensions to built-up areas that might lead to coalescence between settlements.

RA3. Proposals for the extension of residential and other developed curtilages beyond the built-up area of settlements that would adversely affect the character and appearance of Rural Areas will be resisted. Where such proposals are permitted, planning conditions may be imposed to regulate the use of the land and any associated building development.

RA8. The Proposals Map defines Areas of Attractive Landscape, identified in the County Structure Plan, and Local Landscape Areas, defined by the District Council, which have particular landscape features and qualities that are considered appropriate for particular protection.

Development proposals in these areas should respect their landscape character.

Development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured.

Where permission is granted the Council will impose conditions or seek planning obligations to ensure the mitigation of any harm caused to the landscape interest.

RA11. Outside the built-up area of settlements, the Council endorses the conservation and re-use of buildings that are of permanent and substantial construction, and generally in keeping with the rural surroundings, for non-residential purposes that fortify the local economy.

The scale of such schemes should not conflict with the strategy of concentrating development in the main settlements.

Conversion works should not involve major reconstruction or significant extensions and should respect the character of the building and its setting.

Proposals should not give rise to other planning objections.

Permission for residential re-use is unlikely but may be granted exceptionally as part of an acceptable business conversion scheme, or where genuine attempts to secure business re-use have been unsuccessful. Any subsequent redevelopment proposals will be judged by other relevant policies in the Local Plan.

RA13. Within the built-up areas of settlements listed in Appendix 4 of the Plan residential development will be restricted to small-scale areas of land. Subject to other policies of the Plan, permission will only be granted for residential or mixed-use development comprising:

(a) infilling of small gaps in developed frontages with one or two dwellings in keeping with the scale and spacing of nearby dwellings and the character of the surroundings.

(b) up to five dwellings on a site not exceeding 0.2 ha that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise the partial development of a larger site.

Such development should use land efficiently and safeguard existing employment uses and significant open spaces and buildings. In Buckingham, Wendover, Haddenham and Winslow larger schemes may be permitted.

RA14. On the edge of built-up areas of settlements listed in Appendix 4 of the Plan permission may be granted for residential or mixed-use development of up to

5 dwellings on a site not exceeding 0.2 ha where:

- a) the site is substantially enclosed by existing development;
- b) the proposal would satisfactorily complete the settlement pattern without intruding into the countryside; and
- c) the proposal does not comprise the partial development of a larger site.

Proposals should use land efficiently and create a well-defined boundary between the settlement and the countryside. Permission will not be granted for development that impairs the character or identity of the settlement or the adjoining rural area.

RA17. The replacement of existing dwellings in the Green Belt by new dwellings that are not significantly larger in area or volume, and which do not have a greater effect on the openness of the Green Belt, may be permitted subject to other relevant policies of the Plan.

Within the special landscape areas, similar replacement dwellings that do not harm the natural beauty of the Area of Outstanding Natural Beauty or the individual landscape features and characteristics of the Area of Attractive Landscapes and Local Landscape Areas may also be permitted.

RA18. Extensions and alterations to dwellings in the Green Belt that are not out of proportion or character with the original building and which do not materially reduce the openness of the Green Belt may be permitted.

Within the special landscape areas the scale, form and location of proposed dwelling extensions should have regard, as will the Council, to the conservation of the natural beauty of the Area of Outstanding Natural Beauty and to the protection of important landscape features and characteristics of the Area of Attractive Landscapes and Local Landscape Areas.

RA29. Except where otherwise allowed for in the Local Plan, outside the built-up areas of settlements and identified employment areas, the Council will resist proposals for new employment buildings and for the expansion of established employment sites into the countryside.