

Aylesbury AAP 2010 Compliance with the NPPF

Section 1.1-1.5 - Introduction	Provides background to the document. Does not set out planning policies and is up to date.
Section 1.6 - Vision and objectives	<p>NPPF guidance Paragraph 17 emphasises the need to ensure that development is plan-led, that it should proactively drive and support sustainable economic development to deliver the homes, business space, infrastructure and thriving local places. Development should take account of the different roles and character of different areas, promoting the vitality of our main urban areas. It should conserve the historic environment and take account of needs for social infrastructure.</p> <p>Compliance of saved policy with NPPF Para 17 of the NPPF states that planning should be be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. The AAAP is consistant with this guidance.</p>
MP1 – The masterplan	<p>NPPF guidance Paragraph 17 emphasises the need to ensure that development is plan-led, that it should proactively drive and support sustainable economic development to deliver the homes, business space, infrastructure and thriving local places. Development should take account of the different roles and character of different areas, promoting the vitality of our main urban areas. It should conserve the historic environment and take account of needs for social infrastructure.</p> <p>Compliance of saved policy with NPPF The masterpkan is a spatial expression of the AAAP vision and objectives. In accordance with NPPF para 17 it provides a positive vision for the future of the area, seeks high quality design and effective use of land and drives sustainable economic development to secure new homes, shops and business space.</p>
MP2 - Proposals	<p>NPPF guidance Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land</p>

sites	<p>where necessary, and provide detail on form, scale, access and quantum of development where appropriate (para 157).</p> <p>Compliance of saved policy with NPPF Consistent with NPPF paragraph 157, policy MP 2 allocates sites for development.</p>
BH1 – Number of homes	<p>NPPF guidance Paragraph 17 emphasises the need to ensure that development is plan-led, that it should proactively drive and support sustainable economic development to deliver the homes and other uses.</p> <p>Compliance of saved policy with NPPF In accordance with NPPF paragraph 17, policy BH1 seeks to support and facilitate provision of new homes.</p>
Housing – BH2 Density and distribution of homes BH3 Tenure mix BH4 Size of homes BH5 Type of homes	<p>NPPF guidance LPAs should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; illustrate the expected rate of housing delivery through a housing trajectory; set out their own approach to housing density to reflect local circumstances (para 47) and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (para 50).</p> <p>Compliance of saved policy with NPPF Policies BH2-5 reiterate the core strategy housing policies and are largely consistent with the NPPF. The Aylesbury AAP does not refer to affordable rent as a type of affordable housing as it was adopted before its introduction. The NPPF doesn't say specifically that we have to have a policy on affordable rent, only that we need to ensure that Local Plans meets need. The council will investigate the need for affordable rent by updating the housing evidence base and update our approach through the Local Plan review.</p>
Sustainable design and construction -	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate and encourage the use of renewable

<p>BH6 Energy, BH7 Sustainable design and construction,</p>	<p>resources (para 17).</p> <ul style="list-style-type: none"> • Support the move to a low carbon future by actively supporting energy efficiency improvements to existing buildings; and setting any local requirement for a building’s sustainability in a way that is consistent with the Government’s zero carbon buildings policy and adopt nationally described standards. (para 95). • Should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources (para 98). <p>Compliance of saved policy with NPPF Policy BH6 and BH7 actively support energy efficiency improvements and seek to reduce energy consumption and CO2 emissions, specifically by supporting the inclusion of a district heating system.</p> <p>Conclusion: policies BH6 and BH7 are consistent with the NPPF.</p>
<p>PL1 Street layout, PL2 Design principles, PL3 Building block types and layouts, PL4 Building heights. Appendix 6 – Design Guide</p>	<p>NPPF Guidance One of the core planning principles set out in paragraph 17 of the NPPF is that LPAs should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>Furthermore, Section 7. ‘Requiring good design’ states that LPAs should</p> <ul style="list-style-type: none"> • Attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. (para 56). • Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. (para 57). • Aim to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise

	<p>the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; are visually attractive as a result of good architecture and appropriate landscaping. (para 58).</p> <ul style="list-style-type: none"> • Take into account that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.(para 61). • Should promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity (para 69). <p>Compliance of saved policy with NPPF Policies PL1, PL2, PL3, PL4 and Appendix 6 provide a strategic approach for the provision of better and safer streets, blocks and public realm, and guidance on building heights within the Aylesbury AAP area. These policies are informed by robust urban design principles and best practice that is underpinned by a sound evidence base that is evident throughout Section 7 of the NPPF.</p> <p>Conclusion: The policies PL1, PL2, PL3, PL4 and Appendix 6 are consistent with the NPPF.</p>
<p>PL5 Public open space, PL6 Children's playspace, PL7 Private amenity space</p>	<p>NPPF guidance LPA's should;</p> <ul style="list-style-type: none"> • Set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (para 114) • Set out planning policies that are based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (para 73) • Protect existing open space, sports and recreational buildings and land, including playing fields from inappropriate development (para 74)

	<ul style="list-style-type: none"> • Support Local communities through local and neighbourhood plans to identify for special protection green areas of particular importance to them by designating the land as Local Green Space (para 76) • Protect and enhance valued landscapes, geological conservation interests and soils (para 109) • Recognise the wider benefits of ecosystem services (para 109) • Minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (para 109) <p>Compliance of saved policy with NPPF Policies PL5, PL6 and PL7 provide a strategic approach for the provision and protection of open space and improving biodiversity. It has been informed by an up-to-date assessment of the need and supply of open spaces. It seeks to minimise impacts on biodiversity and anticipate future pressures.</p> <p>Conclusion: policies PL5, PL6 and PL7 are consistent with the NPPF.</p>
<p>TP1 - Designing streets</p>	<p>NPPF Guidance One of the core planning principles is to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable” (paragraph 17).</p> <p>Section 4: Promoting sustainable transport details the ways in which planning should support a more sustainable transport system; highlighting the role that planning policies should play in promoting active travel.</p> <p>Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives... the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.</p> <p>Planning policies and decisions should aim to achieve places which promote:</p>

	<ul style="list-style-type: none"> • Safe and accessible development, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas (paragraph 69). <p>Compliance of saved policy with the NPPF The policy aims to ensure that a network of well connected walking and cycling routes are provided as part of the redevelopment of the Aylesbury Estate. The policy highlights the role that well designed streets can play in contributing to local character and in helping to create a safe, attractive environment. The policy is entirely consistent with the NPPF.</p>
<p>TP2 - Public transport</p>	<p>NPPF Guidance One of the core planning principles is to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”</p> <p>Section 4: Promoting sustainable transport details the ways in which planning should support a more sustainable transport system. It states that:</p> <p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (paragraph 30).</p> <p>Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development... (paragraph 31).</p> <p>Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice (paragraph 41).</p> <p>Compliance of saved policy with the NPPF</p>

	<p>Working with transport operators to improve the frequency, quality and reliability of public transport is consistent with the NPPF ambition to create a more sustainable transport system. The deliverability of a high quality public transport scheme along the route that is safeguarded on the adopted policies map should be assessed as part of the Local Plan review.</p>
<p>TP3 - Parking standards: Residential</p>	<p>NPPF Guidance</p> <p>One of the core planning principles is to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”</p> <p>Section 4: Promoting sustainable transport details the ways in which planning should support a more sustainable transport system. It states that:</p> <p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (paragraph 30)</p> <p>If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • The accessibility of the development. • The type, mix and use of development. • The availability of and opportunities for public transport. • Local car ownership levels. • An overall need to reduce the use of high-emission vehicles (paragraph 39). <p>Compliance of the saved policy with the NPPF</p> <p>The additional guidance is in general conformity with the guidance in the NPPF since it explicitly refers to accessibility levels, the type of development (i.e. number of family units) and impacts on the highway, as well</p>

	as planned improvements to public transport, which are covered in policy TP2.
COM1 - Location of social and community facilities	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). • To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions LPAs should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment (para 70). • Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education (para 162). <p>Compliance of saved policy with NPPF This policy brings together policies COM 2-6. The policy supports the provision of education, health and community facilities, and promotes the clustering together of shops, health, employment and community facilities in order to make them more viable as well as more convenient and accessible for residents. The aim is to create a successful and sustainable neighbourhood and to provide the community with a choice of opportunities to meet its needs which is consistent with the NPPF</p> <p>The proposals schedule in appendix 5 of the AAP sets out further information on the strategic sites to deliver the indicative quantum of new social and community floorspace. The Delivery and Implementation section of the AAP was prepared by working with other council departments and stakeholders to understand the requirements for additional infrastructure to provide for the social and community needs of the residents.</p>

	<p>Conclusion: Policy COM1 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>COM 2 - Opportunities for new business</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth (para 17). • Take account of and support local strategies to improve health, social and cultural wellbeing for all (para 17). • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth (para 21). • Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area (para 21). • Have a clear understanding of business needs and work with partners to prepare and maintain a robust evidence base (para 160). <p>Compliance of saved policy with NPPF Policy COM2 forms part of a clear economic vision and strategy for the AAP area. The AAP vision sets out the objective to reinforce the area as a place for families to live, and provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres.</p> <p>Policy COM2 sets out the approach to the provision of employment floorspace, including setting out the key site where there will be new employment floorspace. The majority of businesses in the borough are small and medium sized enterprises. The policy seeks to ensure an adequate supply of space for such businesses in the AAP area. This policy also assists with providing affordable business space including incubator units, managed workspace and accommodation for small businesses, social enterprises and the cultural industry sector. Our Employment Land Review (2010) provides the evidence to justify this requirement for the</p>

	<p>provision of small, flexible office employment accommodation in the area to allow local people to start up small businesses.</p> <p>The proposals schedule in appendix 5 of the AAP sets out further information on the strategic site to deliver this quantum of employment floorspace. Conclusion: Policy COM2 is consistent with the Core Strategy Policy 10 and the NPPF and should be given significant weight in determining planning applications.</p>
<p>COM 3 - Health and social care</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). • To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions LPAs should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment (para 70). • Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education (para 162). <p>Compliance of saved policy with NPPF Policy COM3 sets out the approach to the provision of new health facilities in the action area to address the population growth, stating which sites are the preferred locations for health facilities and that the council will work with providers to ensure that appropriate provision is made. Co-location of community facilities is also planned. This is consistent with the thrust of the NPPF which seeks to ensure that facilities are delivered which enhance the sustainability of communities, promoting the use of shared spaces and are located in areas with good public transport accessibility.</p>

	<p>The proposals schedule in appendix 5 of the AAP sets out further information on the strategic site to deliver this quantum of medical and health facilities floorspace. The Delivery and Implementation section of the AAP was prepared by working with other council departments and stakeholders to understand the requirements for additional infrastructure to provide for the social and community needs of the residents.</p> <p>Conclusion: Policy COM2 is consistent with the Core Strategy Policy 10 and the NPPF and should be given significant weight in determining planning applications.</p>
<p>COM 4 - Education and learning</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). • To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions LPAs should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment (para 70). • give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted. • Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education (para 162). <p>Compliance of saved policy with NPPF Policy COM4 promotes provision of facilities for early education and childcare space to address the impact of the change in population in the action area and also highlights the plans which are underway to address the expansion of primary and secondary education facilities, which is consistent with the NPPF in enhancing the sustainability of communities and to address their needs.</p>

	<p>The policy sets out an indicative quantum of 1,150 square metres of pre-school facilities required which will be provided in three or four locations, and preferably co-located with other facilities. Policy COM4 also sets out that we will work with providers to ensure that replacement pre-school facilities are provided at the right time and existing pre-school facilities keep running through the course of the redevelopment causing less disruption to people living in the area. This is consistent with the thrust of the NPPF which seeks to ensure that facilities are delivered which enhance the sustainability of communities, promoting the use of shared spaces and are located in areas with good public transport accessibility.</p> <p>The proposals schedule in appendix 5 of the AAP sets out further information on the strategic site to deliver this quantum education floorspace. The Delivery and Implementation section of the AAP was prepared by working with other council departments and stakeholders to understand the requirements for additional infrastructure to provide for the social and community needs of the residents.</p> <p>Conclusion: Policy COM4 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>COM 5 - Community space, arts and culture</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period (para 23). • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). • To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions LPAs should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities

	<p>and residential environment (para 70).</p> <p>Compliance of saved policy with NPPF Policy COM 5 seeks to make provision for around 500 sqm of flexible multi-use D1 community space in the action area core to meet a range of community functions and needs to support the residential population in the Aylesbury action area. This is consistent with the thrust of the NPPF which seeks to ensure that facilities are delivered which enhance the sustainability of communities, promoting the use of shared spaces and are located in areas with good public transport accessibility.</p> <p>The proposals schedule in appendix 5 of the AAP sets out further information on the strategic site to deliver this quantum of floorspace. The Delivery and Implementation section of the AAP was prepared by working with other council departments and stakeholders to understand the requirements for additional infrastructure to provide for the social and community needs of the residents.</p> <p>Conclusion: Policy COM5 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>COM 6 - Shopping/retail</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Plan positively for the provision and use of shared space and community facilities such as local shops, public houses and other local services to enhance the sustainability of communities and residential environments (para 70.) • Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (para 70). <p>Compliance of saved policy with NPPF Policy COM6 promotes the provision of around 1750 sqm of new convenience shopping space across the action area based upon a review of the needs of the projected population over the 15 year plan period. Policy COM6 seeks to ensure that local shops are available for residents to meet day-to-day needs in</p>

	<p>locations which are accessible, consistent with the NPPF. The council's retail strategy has recently been reviewed and updated through the Core Strategy. Increased shopping floorspace is planned for the Elephant and Castle town centre therefore new large scale facilities are not needed and the policy will provide small scale facilities closer to where people live. Policy COM6 complements Policy COM1 which promotes a range of new local retail facilities such as shops, cafes and pubs, a post office and other services within easy reach will be provided to meet local needs.</p> <p>Conclusion: Policy COM6 is consistent with the NPPF should be given significant weight in determining planning applications.</p>
<p>D1 Phasing</p>	<p>NPPF Guidance</p> <ul style="list-style-type: none"> • Local Plans should: allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate; (para 157). • Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. (para 173). • It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan (para 177). <p>Compliance of saved policy with NPPF</p> <p>Policy D1 sets out that we will release the allocated sites in the area in accordance with a phasing</p>

	<p>programme set out in Appendix 7. This is to ensure that manageable development parcels are created which will be attractive to the market and the council will ensure that risk is minimised and managed by bearing the up-front cost of securing the land, to take away the cost and risk of land assembly from prospective private sector development partners and funders. This is intended to encourage a higher level of private sector confidence in developing on the Aylesbury estate and enabling it to secure more competitive funding terms, leading to enhanced viability. The policy also states that this approach will also help the council to respond to the various property market, macro-economic, financial risks and other factors that change over time and will affect how and when, sites are taken to the market, which is consistent with the thrust of the NPPF.</p> <p>The supporting text to Policy D1 sets out the phasing programme will enhance the viability of the projects and minimise risk, which is consistent with the NPPF which promotes competitive returns to a landowner/developer to enable development to be deliverable. The phasing programme may be adjusted and revised in order to ensure that the project objectives continue to be met.</p> <p>Conclusion: Policy D1 is consistent with the thrust of the NPPF in that it identifies the need to ensure the timely delivery of infrastructure and viability issues in the development of sites.</p>
<p>D2 - Infrastructure funding</p>	<p>NPPF Guidance</p> <ul style="list-style-type: none"> • Local Authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas (para 31). • Local planning authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas (para 162).

- It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan (para 177).
- Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning Obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (para 203).
- Local planning authorities should take account to changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled (Paragraph 205).

Planning obligations should meet the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development (para 204)

Compliance of saved policy with NPPF

Policy D2 seeks financial contributions, in the form of a tariff scheme, to ensure delivery of key infrastructure. In addition the policy seeks planning obligations to secure contributions or other works where these relate fairly and reasonably to the development and are necessary for it to proceed. The use of s106 to address unacceptable impacts of development is still advocated in the NPPF (paragraph 203), subject to the criteria set out in the CIL Regulations (as repeated in NPPF paragraph 204). The NPPF repeats the guidance that is set out in the CIL Regulations 2010, so the issues of conformity are between the Regulations and the AAP rather than the NPPF.

The supporting text sets out the infrastructure required to support the planned development in the area, consistent with para 162 of the NPPF.

	<p>Table 1 of the Delivery and Implementation section sets out the relationship of the mechanisms to fund infrastructure to the phasing programme which is consistent with the para 177 of the NPPF.</p> <p>Conclusion: Policy D2 is compliant with the guidance in the NPPF; it makes references to the tests set out above. The principle of using s106 within the parameters of the CIL Regulations is a sound one and, in light of this, the policy should be afforded significant weight. The supporting text to the policy refers to an s106 infrastructure tariff to secure financial contributions, so this policy will need to be updated once our boroughwide CIL is adopted.</p> <p>Whilst some of the funding sources set out in Table 1 may not now be applicable, the Policy still takes account of changes in market conditions over time and is sufficiently flexible to prevent planned development being stalled.</p>
<p>Appendix 5 - Schedule of proposals sites AAP1 AAP2 AAP3 AAP4</p>	<p>NPPF guidance Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate (para 157).</p> <p>Compliance of saved policy with NPPF Conclusion: The proposals sites are consistent with the NPPF as they will deliver new housing and should be given significant weight in determining planning applications.</p>