

Chiltern District Council South Bucks District Council

Joint Local Plan 2014/2036

Why do we need a Local Plan?

- It is a statutory requirement to prepare up-to-date local plans.
- There is a shortage of Housing in the UK and a need to support economic growth
- Government requires Local Planning Authorities to develop a plan to meet their expected housing and employment needs
- CDC are preparing a joint plan with South Bucks District Council
- Where there is no up-to-date Local Plan, central Government may intervene to prepare the local plan or determine applications through appeals

What is needed to produce a Plan?

An up to-date and relevant evidence base, including

- Estimate the growth in the population, incl Demographics
- Assess the number of dwellings needed
- Assess the amount of business land needed
- Assess the infrastructure needed
- Assess where development can realistically take place (incl a Green Belt Review)
- Green Belt / AONB constraints and national objectives recognised

Evidence Base

- Substantial evidence is available from existing documents, e.g.
 - Preparation of separate local plans in 2015, including
 - 'Regulation 18' consultation
 - Call for sites to identify potential development land
 - Existing Core Strategies
 - Discussions under the duty to co-operate

This will be updated as the local plan progresses

- Complete evidence Base available - CDC website

How are the Assessments done?

- Consultants or officers have undertaken key assessments
 - Housing and Functional Economic Market Area definitions (HMA) and (FEMA)
 - Draft Housing and Economic Development Needs Assessment (HEDNA)
 - Draft Housing and Economic Land Availability Assessment (HELAA)
 - Green Belt Assessment Part 1
- HMA, FEMA and HEDNA have been prepared jointly for the whole of Buckinghamshire

HELAA sites

- HELAA sites identified come from a number of sources, e.g.
 - Planning applications – unimplemented, under construction, permitted development
 - Previous Development Plan
 - Call for Sites / Nominations
 - Publically owned land
 - Former SHLAA sites

These will be updated as the plan progresses, potentially including new sites nominated as part of the consultation

HELAA – Process – Stage 1

- Sites excluded
 - With less than 5 dwellings or 500M2 economic development floor space
 - Not within a settlement or Previously Developed Land (PDL)
 - Employment sites not recommended for release
 - In the Green Belt not on PDL
 - Within a functional flood plain
 - Sites of Special Scientific Interest
 - Special Conservation and Protection Areas
 - Scheduled Ancient Monuments and Ancient Woodlands
 - With known constraints that would prevent development

HELAA Process - Stage 2

There are three tests in this stage

- Suitability – for the development proposed
- Availability – no insurmountable issues with the site
- Achievable – economically viable within a reasonable timescale

The assessment is based on a combination of

- desktop assessments
- Site visits
- Information submitted by landowners, agents and developers

Deliverable – within 5 years

Developable – in 6 to 11 years

HELAA Process – Result after Stage 2

- For CDC – 76 sites were deemed to be suitable, of which
 - deliverable within 5 years 46
 - deliverable within 6 to 10 years 19
 - Deliverable in over 11 years 11
- Stage 3 – identify windfall sites i.e. sites not identified in the process
- Notes

The sites chosen for assessment and eliminated can be found in the Evidence Base here <http://www.chiltern.gov.uk/CHttpHandler.ashx?id=7750&p=0>

What are the results?

- HEDNA

- Housing Need 2014 / 2036 = 15,100 dwellings, including
- Affordable dwellings = between 2,700 and 4,200
- Specialist housing for older people = 1,100
- Net additional employment space = 15ha

- HELAA

- Identifies development opportunities
- Estimated land supply outside the Green Belt and on PDL
- Working document, which will be updated

HEDNA / HEELA Housing Conclusion

- | | |
|--------------------|---------|
| • Need (2014-2036) | 15,100 |
| • Already built | (402) |
| • Already approved | (1,503) |
| • Additional Need | 13,195 |
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- Estimated shortfall – 7,500 dwellings
 - This is after a preliminary Green Belt review. Thus councils are asking the Aylesbury Vale Local Plan to meet this unmet need.

Green Belt Assessment – Part 1

- This is to identify
 - Land that does not meet a Green Belt purpose
 - Land that does not have a ‘strong’ Green Belt function
 - Parcels of land for options testing
- Important to test all reasonable options
 - The Plan will be tested on this in Examination by a Planning Inspector
 - To justify asking Aylesbury Vale District Council to meet our unmet needs

Green Belt Purposes

NPPF advocates openness and permanence as essential characteristics of the Green Belt

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring settlements merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns;
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Green Belt Assessment – Part 1 - Results

- All sites meet at least one Green Belt purpose but some perform more weakly than others, thus
- 28 parcels or part of parcels identified for option testing – Part 2

Consultation – ended 14 March 2016

- 17 Questions
- Spatial Strategy – offers 12 options for testing covering
 - Intensification of existing large settlements – densities
 - Extension of settlements into the Green Belt
 - Removal of villages from Green Belt
 - Growth near train stations
 - Identifying land for employment
- Assessment of Infrastructure Needs

Consultation Questions

- 1 – HEDNA, HMA, FEMA, further needs assessment
- 2 & 3 – HELAA
- 4 – Joint Local Plan Vision and Objectives
- 5 & 6 – Spatial Strategy Options
- 7 – Unmet needs
- 8 – Affordable Housing
- 9 – options for Gypsies, Travellers and Travelling Showmen
- 10 – Older Peoples accommodation
- 11 & 12 – Heritage
- 13 - Local Green Spaces
- 14 – Preferred Local Measures
- 15 – Policies
- 16 – Infrastructure
- 17 – Any other comments

Local Plan - Next steps - 1

- Complete Green Belt Assessment = Part 2
- Complete Windfall Assessment
- Review current Green Belt settlements
- Review Green Belt settlements for infilling
- Review Green Belt inner boundaries
- Review growth of settlements near train stations
- Review sites excluded from HELAA
- Review impact on Traffic and Infrastructure

Local Plan - Next Steps - 2

- Viability test – Affordable Housing and Infrastructure
- Sustainability Appraisal – Environmental, Social, Economic
- Develop Preferred Options
- Consultation on Preferred Options – anticipated in October/November 2016
- With responses develop Draft Local Plan
- Consultation on Draft Local Plan – March / April 2017
- Submit to DCLG – Examination in public – Receive Report
- ADOPT – June 2018

Local Considerations – Little Kingshill

- Does the village need more housing?
- Current policy allows only limited infilling
- Should the village be removed from the Green Belt?
- Removal from Green Belt would offer greater opportunities for development
- Are there current infrastructure needs?
 - Schools
 - Doctors / Dentists
 - Roads

What next?

- Consultation on Preferred Options developed – Oct /Nov 2016
- Develop draft Local Plan
- Consultation on draft Local Plan – Mar / Apr 2017

- Please take the opportunity to respond!