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AYLESBURY VALE DISTRICT COUNCIL Democratic Services

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VALE OF AYLESBURY LOCAL PLAN SCRUTINY COMMITTEE

A meeting of the Vale of Aylesbury Local Plan Scrutiny Committee will be held at **6.30 pm** on **Wednesday 11 May 2016** in **The Olympic Room, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF**, when your attendance is requested.

Membership: Councillor C Poll (Chairman); Councillors M Collins (Vice-Chairman), P Cooper, M Edmonds, S Jenkins, L Monger and B Russel

Contact Officer for meeting arrangements: Alice Fisher; afisher@aylesburyvaledc.gov.uk

AGENDA

1. APOLOGIES

2. TEMPORARY CHANGES TO MEMBERSHIP

Any changes will be reported at the meeting.

3. MINUTES (Pages 3 - 4)

To approve as a correct record the Minutes of the meeting held on 14 October 2015, copy attached as Appendix A.

4. DECLARATION OF INTEREST

Members to declare any interests.

5. SUMMARY OF COMMENTS ON VALP ISSUES AND OPTIONS (Pages 5 - 58)

To consider the report attached as an Appendix

Contact Officer: 01296 585208

6. REVIEW OF GREEN BELT - PHASE 1 (Pages 59 - 68)

To consider the report attached as an appendix.

Contact Officer: Peter Williams 01296 585208

7. HEELA REVIEW SITES (Pages 69 - 74)

To consider the report attached as an Appendix.

Contact Officer: Peter Williams 01296 585208

8. LOCAL PLAN PROGRESS REPORT (Pages 75 - 78)

To consider the report attached as an Appendix.

Contact Officer: Peter Williams 01296 585208

Vale of Aylesbury Local Plan Scrutiny Committee

14 OCTOBER 2015

PRESENT: Councillor C Poll (Chairman); Councillors M Collins (Vice-Chairman) and L Monger

IN ATTENDANCE: Councillors

APOLOGIES: Councillors P Cooper, M Edmonds, S Jenkins and B Russel

1. TEMPORARY CHANGES TO MEMBERSHIP

There were none.

2. MINUTES

RESOLVED –

That the minutes of the meeting held on 29 July 2015 be approved as a correct record.

3. DECLARATION OF INTEREST

There were none.

4. LOCAL PLAN ISSUES AND OPTIONS CONSULTATION DOCUMENT

As reported at the Vale of Aylesbury Local Plan Scrutiny Committee in July 2015, Members had requested that they be given the opportunity to consider the Issues and Options Consultation draft report before it went out for wider consultation in October 2015.

The draft consultation had been attached as an appendix to the report. It did not allocate sites for development as proposed allocations would be considered at the Draft Plans stage timetabled for Spring 2016. This in turn would precede the submission stage late in 2016 and adoption by mid 2017. A revised Annex 2 – Summary of Spatial Options Considered, had been circulated prior to the meeting.

The consultation set out the capacity which could be derived from the Housing and Economic Land Availability Assessment (HELAA) as 22,523 dwellings, the housing need of 21,300 from the Housing and Economic Development Needs Assessment (HEDNA), an estimated need for 10,000 dwellings to meet unmet need and the spatial options for meeting the need. As there was a shortfall between the need and the potential supply, other options would have to be considered to meet need. These were outlined in the consultation document and included combining the HELAA supply and others aspects of supply with either a new settlement or substantial extensions at Milton Keynes or by utilising both the new settlement and the Milton Keynes extensions to exceed the projected need.

Both HELAA and HEDNA reports were placed on the Council's website and would be available for comment as well as the consultation document. Comments had also been invited on the revised settlement hierarchy, a list of proposed development management policies and work to support local landscape designations.

The six week consultation period would commence on 23 October, following a report to Council on 21 October. The consultation would be primarily web based but events would also be held and all of those on the Local Plan consultation database would be invited to comment. All comments received would be taken into account during the production of the draft Local Plan for Spring 2016.

Members made a number of points on the consultation document which would be reported verbally to Cabinet on 15 October 2015. The only main change suggested related to question 2 on the section 'Implications of the Housing and Economic Development Assessment and Gypsy and Traveller Needs Assessments', where it was felt that the question should be re-worded to read:-

'Has the HEDNA made the correct adjustments to the Government's projections and if not what should the adjustments be? For example, might the need for more economic growth mean we should have more housing?'

RESOLVED –

That Members considered and noted the contents of the Local Plan and Options Consultation document and that their comments would be reported verbally to Cabinet at its meeting on 15 October 2015.

SUMMARY OF COMMENTS ON VALP ISSUES & OPTIONS

Tracey Aldworth

1. Purpose

- 1.0 To inform VALP Scrutiny Committee of the content of the comments made at the issues and Options consultation

2. Recommendation

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| To consider the content of the report |
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3. Supporting information

- 3.1 As a result of the Vale of Aylesbury Local Plan Issues and Options consultation which was undertaken last year over 700 responses were received which contained over 4,500 responses to the questions which were posed. These have been summarised and the summary has been placed on the Council's websites at http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Summary%20of%20responses%20to%20Issues%20and%20Options%20consulation.pdf . These have been further summarised to highlight the main issues raised under each question and those overall summaries are attached as an Appendix to this report.
- 3.2 Responses largely focussed on the amount of housing being proposed and the role of unmet need in that figure. The main response was that the number should be lower without any unmet need, however some responses suggested that any unmet need from the south of the county should not be accommodated in the north of Aylesbury Vale. Comments on the content of the Housing and Economic Development Needs Assessment have been passed to the Council's consultants. There were also a significant number of comments on the implications of the village hierarchy.
- 3.3 In meeting the Duty to Cooperate it is important that the comments of adjacent authorities are particularly taken into account. A summary of the responses is set out as Appendix 2 to this report. Aylesbury Vale is a potential location for unmet need from several adjacent Council areas and this forms a significant part of the responses. The NPPF states that plans should be based on a strategy which seeks to meet development needs, ***"including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development"***.
- 3.4 Buckinghamshire County Council made significant comments in response to the issues and options consultation and the responses to the questions are set out in Appendix 3 to this report together with the reply to these from AVDC officers. Broadly the County Council considers that the overall strategy should be reconsidered to direct more development away from the smaller settlements to Buckingham and the southern part of Aylesbury Vale, and that Haddenham could be a location for a new settlement.
- 3.5 Officers are now preparing the next consultation document in the light of the comments set out in the appendices and technical input.
- ### 4. Resource implications
- 4.1 Funding of the Local Plan's preparation is being derived from existing budgets.

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| Contact Officer | Peter Williams (01296) 585208 |
| Background Documents | None |

Question 1 Has the HEDNA come to the correct conclusion on potential growth and if not, what should the correct figure be? (436 respondents)

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| Issue 1 | <p>The HEDNA figures are too high and a lower number should be used. Various reasons were given for this, including:</p> <ul style="list-style-type: none"> • There have been such high building rates in recent years and Aylesbury Vale should remain as undeveloped as possible. High historical building rates has led to high demographic projections and therefore spiralling numbers • Aylesbury Vale should not be expected to accommodate unmet need. Other authorities should meet more of their own need; there should be a cap on how much unmet need Aylesbury Vale should be expected to accommodate • A number of alternative figures were suggested, including 500-700 dwellings per annum (dpa), 900 dpa • The requirements should be generated by the demographic projections alone: employment growth is hypothetical and modelled on data that can easily be varied to produce different results • Encouraging more building to improve affordability is flawed – far more homes would need to be built than would be sustainable. Developers control build out rates to protect their profit margins • The methodology uplifts the numbers at every stage and gives a greater uplift for areas to the south of the county where the houses will not be delivered due to constraints |
| Issue 2 | <p>Conversely, a (lower) number of respondents stated that the HEDNA figures are too low. The reasons for this include:</p> <ul style="list-style-type: none"> • A housing requirement at this level does not meet the aim of the NPPF to boost significantly housing supply • The Aylesbury Vale HEDNA (prepared by GL Hearn) should be used instead as this uses a more robust methodology and generates a higher housing need figure, and the differences bring concerns regarding the robustness of the Central Buckinghamshire HEDNA. 1,326 dpa should be seen as a minimum • Employment figures are based on an extrapolation of past trends. If AVDC is content for previous economic performance to continue relative to its neighbours then the figures are fine, however, if it wants to enhance this, they are not • The figure should factor in an element of unmet need from London • Alternative figures including 50,000 – 60,000 were suggested |
| Issue 3 | <p>The HEDNA figures are correct. Some respondents elaborated on this:</p> <ul style="list-style-type: none"> • Using the 10-year migration trend is appropriate and robust • It appears consistent with the NPPF and NPPG |

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| Issue 4 | <p>There were many comments about the unmet need element of the housing number:</p> <ul style="list-style-type: none"> • Several respondents questioned where the figure of 10,000 unmet needs comes from – there is no detailed evidence/explanation in the document • It was questioned whether the 10,000 included any element of unmet need from authorities other than Wycombe and Chiltern Districts. If not, the figure may increase further e.g. from Luton, Milton Keynes • If AVDC is having to increase its density assumptions to accommodate the housing, so should other authorities who are generating the unmet need |
| Issue 5 | The figure should be expressed as a range – as stated in the document, it is “not an exact science” |
| Issue 6 | There were several comments that there was insufficient information to answer this question and/or the document was too complex |
| Issue 7 | There appears to be no account taken of the impacts of either HS2 or East West Rail which will inevitably have an impact on migration |
| Issue 8 | It is correct that Aylesbury Vale should meet the unmet need from other authorities where this cannot be accommodated due to constraints |
| Issue 9 | The conclusions of the best fit Housing Market Area (HMA) study are not correct: Aylesbury Vale should fall within two HMAs, north and south. At present, it is skewed towards the south of the district. There were also comments stating that not enough account has been taken of the functional links with Milton Keynes |
| Issue 10 | Government policy needs changing |
| Issue 11 | The figures should be updated to take account of the new 2014-based population projections |
| Issue 12 | The significant over supply of employment land should be maintained and should not be used as an objection to new employment sites |
| Issue 13 | There were a number of queries whether the required infrastructure (schools, roads, healthcare etc.) can be delivered to make this number of homes sustainable? |
| Issue 14 | There should be some mention of the provision for people with learning disabilities and the needs of 2,200 institutional units requires more specific detail |
| Issue 15 | AVDC comment - it was apparent that some respondents were unclear on the difference between the Aylesbury Vale HEDNA (prepared by GL Hearn for just Aylesbury Vale district) and the Central Buckinghamshire HEDNA (prepared by ORS) which superseded it |

Question 2 Has the HEDNA made the correct adjustments to the Government’s projections and if not, what should the adjustments be? (241 respondents)

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| Issue 1 | <p>A number of respondents stated that the adjustments are not correct, for a number of reasons:</p> <ul style="list-style-type: none"> • The expected economic growth would indicate less housing need than in the HEDNA report. • HS2 will create no long term jobs and east west rail has been delayed. Silverstone is partly within Aylesbury Vale district and partly within Northamptonshire, and so the housing could be located in either area • Economic growth will not necessarily mean more homes are required. There is a significant bank of unused employment land already and there are enough people but not enough jobs. Infrastructure improvements will be needed to encourage employers to the area e.g. superfast broadband • Conversely, a number of respondents stated that if more economic growth is proposed, the housing figures would need to increase • Appears that there is insufficient provision for economic growth to support the level of housing proposed, which could exacerbate out-commuting • The adjustments are arbitrary without input from all neighbouring local planning authorities, including those beyond Buckinghamshire • The economic growth figures are too optimistic; conversely, it was suggested that the figures for economic growth are too low • The adjustment for suppressed household formation is too low • The OAN should be adjusted to take account of past shortfalls in delivery • The appropriate market signals for Aylesbury Vale should be 15% or 20% (in line with the other districts) to more accurately reflect the scale of market challenges and affordability issues in Aylesbury Vale • The methodology for adjustments should follow the Aylesbury Vale HEDNA produced by GL Hearn. Specific examples were given, including the suggestion that the HEDNA should make adjustments for committed investment projects which are likely to support stronger economic growth than is modelled in the baseline scenario such as east west rail, and that the synthesis economic forecast is the most appropriate. • The HEDNA should take account of environmental constraints and infrastructure requirements • Concern that these figures do not represent a 1:1 ratio for homes to jobs |
| Issue 2 | <p>A number of respondents stated that the adjustments are correct. Again, several reasons were given:</p> <ul style="list-style-type: none"> • It is correct that adjustments should be made for economic growth • Government projections may not be correct, so it is right that they are adjusted • The ten-year migration trend is appropriate |
| Issue 3 | <p>The economic growth figures should be realistic and deliverable, and be fully substantiated and justified by up to date evidence</p> |
| Issue 4 | <p>The Local Plan needs to provide for sufficient economic growth to ensure a reduction in commuting from Aylesbury Vale</p> |
| Issue 5 | <p>There were several comments that there was insufficient information to answer this question and/or the document was too complex</p> |

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| Issue 6 | A number of respondents questioned how the growth in neighbouring areas has been allowed for in the figures which are said to be needed in Aylesbury Vale e.g. the large housing/economic developments at Bicester and Milton Keynes are highly influential on the north of the district, drawing large numbers of people away from the Vale |
| Issue 7 | Any surplus economic land must be considered for housing, rather than being held in reserve |
| Issue 8 | Further adjustments may need to be made as a result of changes to projections. Housing growth will need to represent economic growth targets identified through the Bucks Thames Valley Strategic Economic Plan and subsequent reviews |
| Issue 9 | The document does not adequately explain why certain adjustments have been made, including why the Experian and |
| Issue 10 | Improved infrastructure is a requirement of increased housing delivery (including investment in the road system) and this should come before delivery of housing |

Question 3 Is the HEDNA’s conclusion on affordable requirements a valid one, or should the requirement be higher or lower? (241 respondents)

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| Issue 1 | The affordable housing requirement is not correct (too low) for various reasons: <ul style="list-style-type: none"> • It was questioned why the affordable need figure was so low considering the national shortage of affordable homes • It was questioned how central government’s future policy decisions on the level of housing benefit have been taken into account • The affordable housing requirement should be at least 30% • The figures in the Aylesbury Vale HEDNA were higher |
| Issue 2 | The affordable housing requirement is about right |
| | The affordable housing figure identified should be regarded as a minimum |
| Issue 3 | It is not clear what the requirement should be, and if the requirement considers central government’s move away from affordable and social rent to starter homes and shared ownership |
| Issue 4 | The affordable housing requirement needs to not make development unviable |
| | There should be some flexibility to account for changing needs |
| Issue 5 | There were several comments that there was insufficient information to answer this question and/or the document was too complex |
| Issue 6 | Building more of the houses in the south of the county would do more to make homes affordable |
| Issue 7 | The affordable housing requirement should specifically be for smaller homes for local people, young families and the elderly |
| Issue 8 | Should the government’s Right to Buy policy extend to housing association homes, more may need to be built to mitigate the loss in housing stock to rent |
| Issue 9 | AVDC should consider whether exclusions from providing affordable homes on smaller sites should continue to apply |
| Issue 10 | The consistency between the figures in the HEDNA report was questioned |

Question 4 What should be the Council's approach for meeting the housing needs of the elderly ? (216 respondents)

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| Issue 1 | Agreement that this is a high priority but complex issue. It is important to encourage more appropriate accommodation for the elderly as the need for this is increasing |
| Issue 2 | Provision - There is a general agreement there should be a specific requirement for housing suitable for the elderly like there is for affordable. General support for the level of need identified. Questioned what the site size threshold for this is? The requirement of 15% is viewed to be not justified, need to ensure it is viable, it should be adaptable and allow for option for off site financial provision. There should also be specific allocations for meeting this need in agreement with the landowner. |
| Issue 3 | Make use of information in neighbourhood plans to understand the need for each area |
| Issue 4 | Rise in the proportion of elderly is likely to be higher in villages |
| Issue 5 | It is unclear how many of the 10,000 unmet need dwellings should be for the elderly |
| Issue 6 | Location - In terms of where this should be located the most important things are to allow people to live in the communities they know and the area they are familiar with and also places which are close to facilities and amenities with regular public transport. Therefore the provision should be across all settlements with reasonable facilities and should be focused near the centre of settlements. |
| Issue 7 | Consider brownfield sites |
| Issue 8 | Type of provision - General consensus this should be mixed to meet the various requirements of the elderly. Should build to lifetime home standards to encourage independent living, people want to stay living in their own homes as long as possible. lower density. Provide a range of housing including, bungalows/single storey with easy access, sheltered housing with a warden, care homes, nursing homes, supported small self contained estates/retirement villages with communal areas and extra care. These should remain in perpetuity and the conversion of bungalows prevented . Should have fewer bedrooms (2 or 3 bed) and more living space, should be integrated in developments. Should be high quality and good design. Also the view that a more detailed assessment is required to know what type of housing is needed. |
| Issue 9 | Design features should include ease of entry, bathroom on entry level, space for mobility aids, low level worktops switches, wide doors, decent garden |
| Issue 10 | Should consult the elderly, care industry, housing associations, medical organisations, charities etc, approach should be joined up with other aspects not just planning |
| Issue 11 | Providing more houses for the elderly might be a conflict with intensification options |
| Issue 12 | Should allow for modifying existing premises |
| Issue 13 | Providing suitable accommodation for the elderly to downsize into would free up homes for families |
| Issue 14 | Suggested good examples include Lovat Fields - Milton Keynes, Poundbury - Dorset, Chandos Rd - Buckingham, Harding Trust Bungalows - Elm Farm Road, Wenwell - Aston Clinton, Butt Furlong Franklin Close - Haddenham. |
| Issue 15 | Para 8.27 of the HEDNA which states that if fewer older people are expected to live in communal establishments than is currently projected the needs of any additional older people in the household population would be need to be counted in addition to the OAN needs to be taken into consideration |

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| Issue 16 | Should increase the overall supply of housing to make sufficient provision |
| Issue 17 | Should also recognise the needs of the disabled and have a proportion required for them too. |

Question 5 Do the HEDNA's conclusions on employment growth reflect your expectations and if not what should it take into account? (171 respondents)

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| Issue 1 | The HEDNA's conclusions on employment growth do reflect expectations. Several reasons were given: <ul style="list-style-type: none"> • Oversupply must be avoided and empty units are not desirable |
| Issue 2 | The HEDNA's conclusions on employment growth do not reflect expectations. Several reasons were given: <ul style="list-style-type: none"> • The employment assumptions are too high – how will these businesses be encouraged? Also it was stated that Aylesbury Vale is not a business destination due to transport issues and the biggest employers are public health and local government, and these are reshaping and shrinking • There is insufficient evidence of need and no acknowledgement of new travel to work statistics that were published in September 2015 • The employment assumptions are too low: they should be higher to minimise out-commuting and the approach of the Aylesbury Vale HEDNA was preferable. Also it was questioned why Oxford Economics was chosen over Experian. A synthesis approach should be taken to ensure a robust approach, which should then be benchmarked against past trends |
| Issue 3 | The mismatch between the supply of and demand for employment land shows that in sustainable locations, employment land should be released for housing. Westcott was suggested as a possible employment site to release |
| Issue 4 | There were several comments that there was insufficient information to answer this question and/or the document was too complex |
| Issue 5 | AVDC (Planning) cannot really influence the take-up of employment sites, and it was questioned how aligned the Local Plan will be to current local businesses and their business plans? AVDC should be more pro-active at engaging with the business community |
| Issue 6 | The impact of the Milton Keynes economy is not acknowledged enough, and that there will continue to be high levels of housing demand in Aylesbury Vale as a result |
| Issue 7 | Several respondents questioned the disparity between the Central Buckinghamshire HEDNA (which identified a 55ha surplus of employment land) and the Aylesbury Vale HEDNA (which identified a requirement to provide 100ha of employment land) |
| Issue 8 | The Central Buckinghamshire HEDNA should have taken account of other economic drivers such as east-west rail, HS2 and the A421 expressway |
| Issue 9 | Infrastructure to support economic development is key. For example, there are many small businesses in villages which should be supported by things such as rural fast broadband |
| Issue 10 | In areas close to, or within, the Aylesbury sub-FEMA, greater emphasis on residential provision is required |
| Issue 11 | The location of employment land is critical to retaining and growing local jobs, as are considerations such as critical mass to ensure existing units are retained |
| Issue 12 | Neighbourhood Plans should be taken into account when determining the need for employment land |
| Issue 13 | It would be helpful to understand how the enterprise zones fit with the conclusion that there is an over-supply of employment land in the district |

Question 6 How should the Local Plan address the need for traveller pitches? (166 respondents)

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| Issue 1 | Support for replacing temporary pitches with a permanent provision including looking at temporary sites in part to meet the needs but many comments make it clear there shouldn't be automatic conversion of temporary permissions. Each site should be considered individually in a consistent way to other development and against the latest government guidance to make sure it is sustainable. Comments were made that these sites were often not given permanent permission because they were not suitable and often ignored planning laws by not having permission in the first place. |
| Issue 2 | View that traveller pitches should not be located in the open countryside, as set out in the latest guidance, this is a particular concern about a lot of the temporary permissions which are in open countryside. |
| Issue 3 | Of the respondents making specific comments regarding whether there should be a traveller pitch allocation as part of large housing allocation sites, 13 supported this and 18 people raised concerns. Specific concerns were whether integration would be achieved, whether travellers would ignore such provision, whether it would result in sites being unfeasible/unviable and whether it would impact on housing delivery. Benefits put forward of this approach were it would match the approach for other specific accommodation provision e.g. affordable and age specific housing and could integrate travellers rather than isolate them. There were comments on the size of allocations where this could be included ranging from sites of 500 dwellings to 2000 dwellings. There was also the suggestion for whether there could be flexibility to allow off site provision/or financial contribution. |
| Issue 4 | Provision should be made in consultation with travellers and the Gypsy Council and be where they have historically pitched. |
| Issue 5 | Other comments on traveller sites include that they should be kept small in scale, be spread across the district, new sites located on brownfield sites, near large roads to allow for travelling and be in sustainable locations with access to infrastructure and facilities |
| Issue 6 | There were also many comments stating that there should be no or minimum provision in the district |
| Issue 7 | Should have transit sites so travellers can be moved on from illegal encampments quickly - should work with farmers and landowners to identify these sites |
| Issue 8 | Comments agreeing with the latest pitch need number, none disputing it. |
| Issue 9 | Change of definition of Gypsy and Travellers in the latest government guidance should be taken on board and figures should be reviewed in light of this, if they aren't travelling still they should be able to access housing. |
| Issue 10 | Travellers should pay for provision of the sites and maintain them themselves |

Question 7 Do you agree with the conclusions of the HELAA and if not what should it say instead and why? (539 responses)

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| Issue 1 | An overall issue has been identified on the purpose and validity of the Draft (version 2) HELAA Report of sites, their constraints and potential capacity as at October 2015. These were various general points on the report more of a detailed and editorial nature which the Council can consider to improve the report for version 3. |
| Issue 2 | Comments have been made regarding the suitability of various sites and settlements already in the Draft HELAA report (version 2) and the conclusions reached. There are a large number of different detailed points with little in common and the feedback is for the Council to consider in the redraft of HELAA with new sites (version 3, spring 2016). |
| Issue 3 | A case was made for additional/alternative settlements to be added into HELAA so their capacity can be added as a contribution towards the VALP growth. The responses were aware of the housing need identified in the HEDNA and the unmet need likely to be coming from neighbouring authorities. Therefore other locations should be considered as well as those presented in the Draft HELAA report (version 2). HELAA needs to dovetail with the Settlement Hierarchy evidence base so as this changes so does the search for settlement capacity in HELAA. |
| Issue 4 | A large number of the responses were made specifically on one site, QUA004, Station Road, Quainton. Concerns were raised to the site being considered 'Part Suitable'. The grounds of concern are that the site is protected as a Local Green Space in the Quainton Neighbourhood Plan, that a development would breach a settlement boundary, panoramic views, adversely affect public rights of way, the Quainton conservation area and highway issues. The interrelationship between the VALP evidence base and the advanced stages of neighbourhood plan preparation needs to be carefully handled. |
| Issue 5 | The site WTV022 (Hampden Fields, Weston Turville) assessed in HELAA generated a number of specific responses regarding its suitability and reference to the planning history of the site and conclusions reached by an independent inspector on a planning appeal. The comments are in the context that since the January 2015 planning appeal decision, the site promoters have been carrying out further technical work and have now submitted a new planning application for a similar strategic-scale development proposal. |
| Issue 6 | Site NLV001 (the former Salden Chase site, south west of Milton Keynes) concerning how the site has been assessed in HELAA compared to alternatives around the edge of Milton Keynes and Bletchley. It is also suggested AVDC will need to consider whether the housebuilding delivery rates set out for the site in HELAA are realistic or accurate. |

Question 8 Is the Settlement Hierarchy correct and if not why is it not correct? (383 respondents)

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| Issue 1 | This takes no account of the proximity of Milton Keynes/Bletchley to the District boundary and the opportunities for growth (considered separately through the 'spatial options'). We therefore consider that the settlement hierarchy should acknowledge the southern edge of Milton Keynes as an appropriate location for strategic growth. The Settlement Hierarchy needs to make this distinction in order to be able to fully assess the options for development, not least of which is the scope for urban extensions to Milton Keynes / Bletchley. |
| Issue 2 | Scoring parameters should be widened for rural areas in order to; a) reflect true rural living and working patterns and b) promote countryside enterprises and connectivity between settlements Sustainability should be built into rural developments to make them more future-resilient and to help support neighbouring parishes. |
| Issue 3 | Could add Pitchcott, Coombs and Hartwell as Other Settlements |
| Issue 4 | Bus services are not regular throughout day – may be hourly at peak times but not through entire day |
| Issue 5 | Assertions are outdated and unsophisticated |
| Issue 6 | It is too simplistic in the banding |
| Issue 7 | The current hierarchy is too broad and does not take into account the current status of infrastructure and amenities |
| Issue 8 | On a general basis, the criteria for 'larger' villages would be better classified according to proximity to rail commuter services. |
| Issue 9 | The problem with the Council's settlement hierarchy approach is that it is simply reactive, rather than pro-active. It creates a descriptive typology of settlements, and then uses that typology to direct growth to the settlements that are more sustainable |
| Issue 10 | The Settlement Hierarchy needs a major revamp, its assertions are outdated and unsophisticated. It is inappropriate to define 31 villages of hugely different populations and facilities all as 'large'. No evidence has been assessed to identify the trend in facilities available. A trended, tiered Settlement Hierarchy, is needed. This will highlight villages where demand is high and services developing against those where decline is evidenced. Constant changes taking place indicate the survey needs reviewing every 2 years. |
| Issue 11 | There is some merit in re-considering the strategic settlement classification to allow higher scoring to connection to regional and national infrastructure, such as motorways, rail and airports. |
| Issue 12 | Insufficient information is provided to determine if it is correct. Just because certain settlements have more infrastructure should not mean that they are the "go to" place for new housing. |
| Issue 13 | The hierarchy is not sensitive enough to the variability in settlement sizes particularly in relation to the differentiation between larger villages and smaller villages. |
| Issue 14 | Discrepancies in the categorisation for Larger Villages in sections 5.11 and 5.12 with Appendix A. |
| Issue 15 | The Settlement Hierarchy used to categorise areas is too broad and does not realistically take into account the ongoing requirements to sustain increased settlements. |
| Issue 16 | The settlement hierarchy should not be based solely on size and facilities but should reflect whether a settlement is constrained by AONB. |

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| Issue 17 | Major expansion should be concentrated on the places with a town structure (strategic settlements) and have the benefit of associated services within the "town" and which is accessible to major roads and bus routes and also preferably railway stations. The list of larger villages for expansion needs amending as a result. |
| Issue 16 | Disagrees with the current approach and criteria assessed by the Settlement Hierarchy. Major issues for settlements is connectivity, but not just to employment or strategic settlements. |
| Issue 19 | Proposal - That the principle of a "settlement hierarchy" to distinguish between categories of non-strategic settlement be abandoned completely, and that the capability of such a settlement to accommodate development be based on a roughly proportionate approach to its existing size and availability of services taken from the hierarchy data. |
| Issue 20 | SUE's and thus part of Aylesbury's numbers whilst they impact significantly on smaller villages who may in turn be allocated housing as part of a settlement hierarchy strategy. |
| Issue 21 | The categorisation of villages by "size" is an inadequate approach |
| Issue 22 | I would consider places with a train station to have good transport links and therefore to be a strategic settlement rather than a larger village. The obvious ones missing from a strategic settlement to me are therefore Stoke Mandeville and Cheddington. |
| Issue 23 | Five of the larger villages are singled out to have greater than 100 homes (Aston Clinton, Cheddington, Stoke Hammond, Weston Turville and Wing). These settlements should be in their own category within the settlement hierarchy to reflect the higher level of growth expected to be achieved. |
| Issue 24 | We agree that the categorisation of villages into larger and smaller villages is appropriate as a means of allocating the quantum of development that those settlements should accommodate. |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| Adstock | An increase of 20 dwellings would have significant detrimental impact. | | |
| Aston Clinton | Agrees with hierarchy. | Support Aston Clinton as a Larger Village. This indicates that Aston Clinton can accommodate further growth over the plan period, which is welcomed. | Aston Clinton's Settlement Hierarchy needs to be revised. |
| Aylesbury (including Parishes of Coldharbour, Watermead, Buckingham Park and Berryfields) | <p>Agrees with hierarchy.</p> <p>Aylesbury should be recognised as having strategic significance as the main town in the Vale, followed by Haddenham and Buckingham. BCC would prefer to add more strategic infrastructure assessment of settlements.</p> <p>Berryfields, given its size should be treated as large village and other parishes treated separately. Otherwise coalescence might occur which would lose the unique characteristics of each.</p> | <p>We are in agreement that Aylesbury should be considered as a 'Strategic Settlement' within the District and therefore should be the focus of a substantial proportion of future growth.</p> <p>Support Aylesbury as a Strategic Settlement where new development should be directed. We are supportive of the Settlement Hierarchy in broad terms and wish to express our agreement with the conclusion that Aylesbury is a Strategic Settlement towards which new development (both residential and employment) should be directed.</p> | Surprised that Aylesbury is not assigned to its own level – that of county town and the main town of the Vale. |
| Bierton | The Settlement Hierarchy is incorrect to classify Bierton as a "larger village". | <p>it is important to consider the changing role of Bierton as the large strategic site to the east of Aylesbury comes forward; alongside the potential that allowing development in Bierton may provide opportunities for those 'missing' services to be supported in the future through an increased population.</p> <p>The Settlement Hierarchy is broadly supported in terms of the continued classification of Aylesbury as a Strategic Settlement and also the revised</p> | <p>Bierton should be a smaller village.</p> <p>There is already an approved development for 2.450 new dwellings in the area of the Civil Parish and adjacent to Bierton village. This vastly exceeds i) the size of the existing village, comprising some 900 properties and ii) any allocation against the Settlement Hierarchy be it 100 or 120 dwellings.</p> <p>Bierton although not a hamlet is still clearly a smaller settlement.</p> |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | | <p>classification of Bierton from a Small Village to a Larger Village.</p> <p>The identification of Bierton as a larger village is strongly supported. It is with consideration however, that the committed sustainable urban extension on Land East of Aylesbury comprising 2,450 dwellings and associated development should be considered as the growth of Aylesbury and should not be directly related to the growth of Bierton itself. Bierton village will have to meet its own housing growth targets.</p> | |
| Bishopstone | Agrees with hierarchy | | |
| Buckingham | <p>No indication of development numbers for the strategic settlements. Question why Thornborough is a larger village but Soulbury is not. Neighbourhood plans must be adhered to.</p> | <p>It is agreed that the settlement hierarchy in respect of Buckingham, which identifies the site as a 'Strategic Settlement' at the top of the settlement hierarchy as one of the most sustainable locations for future development in the District is correct. Opportunities for its sustainable growth should therefore be favourably received.</p> <p>we agree that Buckingham should continue to be identified as 'strategic settlement' due to having the second largest population,</p> | <p>The lack of rail in Buckingham will reduce the potential for sustainable connections to MK and Bicester/Brackley for work and shopping, and will inevitably encourage use of cars.</p> |
| Calvert Green | | <p>Calvert Green has the potential to move up the hierarchy if development is allowed in the village, making additional services and facilities viable. Support the idea of directing growth to the most sustainable settlements, providing</p> | |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | | there is recognition (as in the case of Calvert Green) that some settlements have the ability to become more sustainable through further development. | |
| Cheddington | | The proposed designation of Cheddington as one of the "Larger Villages" is welcomed and supported. | Cheddington should continue to be defined as a 'large village' in the settlement hierarchy of the District. |
| Drayton Beauchamp | Agrees with Hierarchy | | |
| Edlesborough | Broadley speaking it is correct but greater scrutiny is required when assessing the capability of the settlement to accommodate growth | There is no objection to, and there is agreement with, the proposed Settlement Hierarchy. | The proposed Settlement Hierarchy is broadly speaking correct but when assessing the capability of a settlement to sustainably accommodate growth, greater scrutiny is required regarding the proximity of and access to the main population centres for employment, retail, education, health and leisure purposes. |
| Gawcott | Banding Gawcott with settlements like Steeple Claydon makes no sense. | | |
| Granborough | No evidence has been assessed to identify the trend in facilities available. | | |
| Great Horwood | Propose general modification of the hierarchy to take into account criticism of the structural justification. Employment within 2km of settlements is not an appropriate criteria as it is not particularly relevant to the appropriateness of additional housing supply. | It is agreed that the settlement hierarchy in respect of Great Horwood, which designates the settlement as a 'Larger Village' is correct. Supports the 'Larger Village' classification of Great Horwood and highlights the potential for residential development to promote sustainable development in the village and enhance the vitality of the settlement. | Certain settlements, such as Great Horwood, are notably less self-sufficient and sustainable than others with the same grading. The Hierarchy must not be used as a blunt instrument or as a substitute for thought. Detailed sustainability information and other criteria remain important in assessing the development potential of a village. |
| Grendon | There is a large variation between | We support the identification of Grendon | |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| Underwood | settlements in the Larger Village category. The criteria should be weighted. A fairer way would be to allocate new housing as a percentage. | Underwood as a 'Larger Village' | |
| Haddenham | Accepts that Haddenham should sit above the Larger Village category, but have concerns with the classification as a strategic settlement. Would undermine the Neighbourhood Plan. | <p>Agrees that Haddenham is included within the settlement hierarchy as a Strategic Settlement. The village has adequate facilities, services and excellent transportation links to be able to accommodate this level of growth over the plan period.</p> <p>Strongly supports the principle that Haddenham is categorised as a 'Strategic Settlement'.</p> <p>It is recognised that this settlement audit is not definitive, however it does clearly establish that Haddenham contains the necessary level of services and facilities to be considered a strategic settlement.</p> | <p>Haddenham is listed as a 'strategic settlement' mainly because of transport links. It is not a market town.</p> <p>Despite the increase in house numbers over the past 20-30 years. Haddenham is still a village and does not have the infrastructure to support a further increase in house numbers past those already identified in the local plan.</p> <p>The settlement hierarchy uses filters to identify different types of settlements which are not sensitive enough adequately to represent the range of settlements and their suitability for additional development.</p> <p>Haddenham is the one village included as a strategic settlement.</p> <p>The audit assessment is not completely accurate – in particular regarding the schools. It is presented as a fait accompli that Haddenham along with Wendover, Winslow and Buckingham have already been selected as Strategic Settlements and as such will bear the brunt of any future</p> |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | | | development in the Vale. |
| Ickford | There has been no change to the criteria met since the classification as a small village. Contest the reclassification as a larger village. | The assessment of Ickford as a Larger Village is considered correct. | <p>Re-designate Ickford to small village. There has been no changes to village amenities so why a re-designation. Challenge amenities: Village P.O./Shop purchased by village not viable without rural subsidy. Village Hall: land given by villager and built by village people in 1950's, ditto recreational ground.</p> <p>Ickford is a small village and always has been, compared to the likes of Long Crendon, Brill, Stoke Mandeville and Bierton, as examples.</p> <p>The assessment of Ickford as a Larger Village is considered correct.</p> |
| Ivinghoe | | Gladman also support the allocation of Ivinghoe within the 'Large Village' category of the settlement hierarchy. | I absolutely do not agree that Ivinghoe is a larger village. It remains a small one, having remained in its present configuration for many years |
| Ivinghoe Aston | Should not be a smaller village due to its isolation and lack of facilities. | | |
| Maid's Moreton | The poor public transport, lack of infrastructure, poor road links and facilities should result in a smaller village classification. | | <p>The settlement hierarchy is questionable as the village is really a small village close to Buckingham.</p> <p>Maid's Moreton should be classed as a small village as it has no shops, post office, etc.</p> |
| Marsh Gibbon | Agree that Marsh Gibbon is correctly deemed a 'larger village' by scoring 6 points | Supports the classification of Marsh Gibbon as a 'Larger Village' and highlights the | |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | in the key criteria assessment. However it is not a settlement capable of sustaining more than 20% growth over the plan period due to its poor connectivity, lack of a GP practice and retail shortfall. The Marsh Gibbon NDP does anticipate growth of 20%, ie 80 new homes over 20 years. | potential of residential development to promote sustainable development in the village and enhance the vitality of the settlement | |
| Marsworth | Wish to see small village status retained with development limited to infill and small scale projects limited to no more than 6 properties. | | If the hierarchy is based on facilities Marsworth should be smaller rather than larger. |
| Mentmore & Ledburn | | The classification of Mentmore as a Smaller Village is supported. | |
| Nash | | Support the review of the hierarchy. Support the proposed settlement hierarchy within which Nash is categorised as a Smaller Village | |
| Newton Longville | Superficially the designation as a large village is appropriate but the current grouping of larger villages does not recognise the significant differences between villages that may have a similar population. Some villages which are considered too small to be classified as "large villages" under the current classification may well be more sustainable in practice when assessed along with adjoining settlements. | Agree with the identification as a Larger Village. Any future growth should be reflective of the sustainable status of the settlement within the hierarchy. The opportunities that larger villages can play in delivering housing in a sustainable manner through development coming forward with good access to community services and facilities should not be understated. Support the review of the hierarchy. | |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | | <p>We support the identification of Newton Longville as a 'Larger Village'</p> <p>There is no objection to, and there is agreement with, the proposed Settlement Hierarchy.</p> | |
| North Marston | <p>The hierarchy does not take into account the current status of existing infrastructure and ongoing requirements to sustain the proposed settlement. Some facilities are shared with Granborough. The shop is run by volunteers.</p> | | <p>It is incorrect because it doesn't take into account the poor state of the existing infrastructure and what would be needed to sustain the development of 100 more homes. In North Marston's case this means an increase of about 35% on the existing village, which at present has less than 300 houses.</p> <p>Several of the criteria met in the Hierarchy are shared with Granborough such as the school and recreation ground. The Hierarchy review did not assess the trend of facilities available such as the loss of facilities between the 2012 and 2015 assessments. The Settlement Hierarchy is incorrect because it takes no account of the current status of existing infrastructure and ongoing requirements to sustain the proposed Settlement. The Settlement Hierarchy has no overall measure of the impact of the classification.</p> <p>If the criteria used remains the same as in 2012 then we should still be classified as a</p> |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | | | smaller village. The only changes since then are the bus is no longer an hourly service and the village has a community shop run by volunteers. |
| Oakley | Losing the village shop and post office has resulted in Oakley meeting less criteria and being a smaller village however it is able to accommodate more growth than Brill and Ickford which are categorised as Larger but due to the topography of the villages they are unable to accommodate the growth of a larger village. | | |
| Oving | Agrees with hierarchy | | |
| Padbury | The methodology only uses a small range of parameters and therefore the hierarchy is largely meaningless with the range of populations between settlements. The methodology doesn't take account of whether the existing facilities and infrastructure are supporting the community in a sustainable way and if they could be enhanced in the future. It does not take into account the changes over a period of time. Suggest a 'medium' category should be included in the hierarchy. | Supports the 'Larger Village' classification of Padbury and highlights the potential for residential development to promote sustainable development in the village and enhance the vitality of the settlement. | |
| Pitstone | Agrees with methodology and classification as a larger village | | I do not agree that Pitstone should be classified as a "larger village" |
| Quinton | The lumping of disparate and very different villages into one Larger Villages category takes no account of local variations to do with locality, developments already under | | Hierarchy essentially correct. Disagree with hierarchy - assessed as having facilities which do not exist or which |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | <p>way, and where Neighbourhood Development Plans are either in place or at an advanced stage.</p> | | <p>have been grossly exaggerated.</p> <p>Quainton does not have adequate infrastructure. Quainton should score 5 not 8. Quainton should have a revised designation as a small village due to a lack of services and facilities.</p> |
| <p>Soulbury</p> | | <p>Soulbury should not be demoted to a smaller village</p> | |
| <p>Steeple Claydon</p> | <p>To put Steeple Claydon in the same category as villages with totally different characters such as Ickford, Long Crendon and Thornborough proves that the methodology is flawed. We are concerned that if this categorisation is used to determine housing allocations it will not reflect the needs or wishes of the local community.</p> <p>The Claydon Estate welcomes the identification of Steeple Claydon as a larger village in the settlement hierarchy. We would wish to challenge the statement at Paragraph 1.4 of the Draft Settlement Hierarchy Assessment. This suggests that it is not anticipated that there will be significant change to facilitate a revisiting of the settlement hierarchy within the plan period. The plan period runs to 2033. Within that time, Steeple Claydon is anticipated to be a focus for two main</p> | <p>Steeple Claydon is proposed as a larger village in the settlement hierarchy. We consider this is probably appropriate.</p> | |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | infrastructure projects. | | |
| Stewkley | Current assessment is incorrect. We request that Stewkley is designated as a Smaller village as although the population is highlighted, as 1800, the current infrastructure is poor and certainly does not suit the current demographic (towards age 60 and above not this future trend nor a definition of large | Stewkley is classed in the second tier of settlement, as a larger village. We support the classification of Stewkley in this second tier of settlements, which reflects the good provision of key services that the village benefits from | Stewkley should not be classed as a larger village. It is the only village on the larger village list to score less than half the key criteria (5 out of 11), while 11 villages score 6. |
| Stoke Hammond | Stoke Hammond has no existing infrastructure to cope with additional properties. | | |
| Stoke Mandeville | There appears to be some confusion over the settlement hierarchy and housing allocations. The settlement hierarchy states that Coldharbour, Buckingham Park, Watermead and Berryfields are included within the Aylesbury settlement - it does not include parishes such as Stoke Mandeville, Weston Turville, Bierton and Stone. Why are developments in parts of these parishes (Stoke Mandeville, Weston Turville, Bierton and Stone) included in the figures for Aylesbury? | We are supportive that Stoke Mandeville is labelled as 'Larger Village'. This not only emphasises the sustainable credentials of the settlement but also highlights the necessity for any future development to safeguard the character and identity of the village. Stoke Mandeville is proposed as a larger village in the settlement hierarchy. We consider this is probably appropriate. | |
| Stone | Agrees with hierarchy. | Supports the proposed Settlement Hierarchy and, based on the settlements many services and facilities, considers the designation of "Larger Village" for Stone is appropriate. | |
| Thornborough | Disagrees with the classification as a Larger Village. Population is below the | The identification of Thornborough as a larger settlement is strongly supported. | Queries why Thornborough is a large but Soulbury is a small village. |

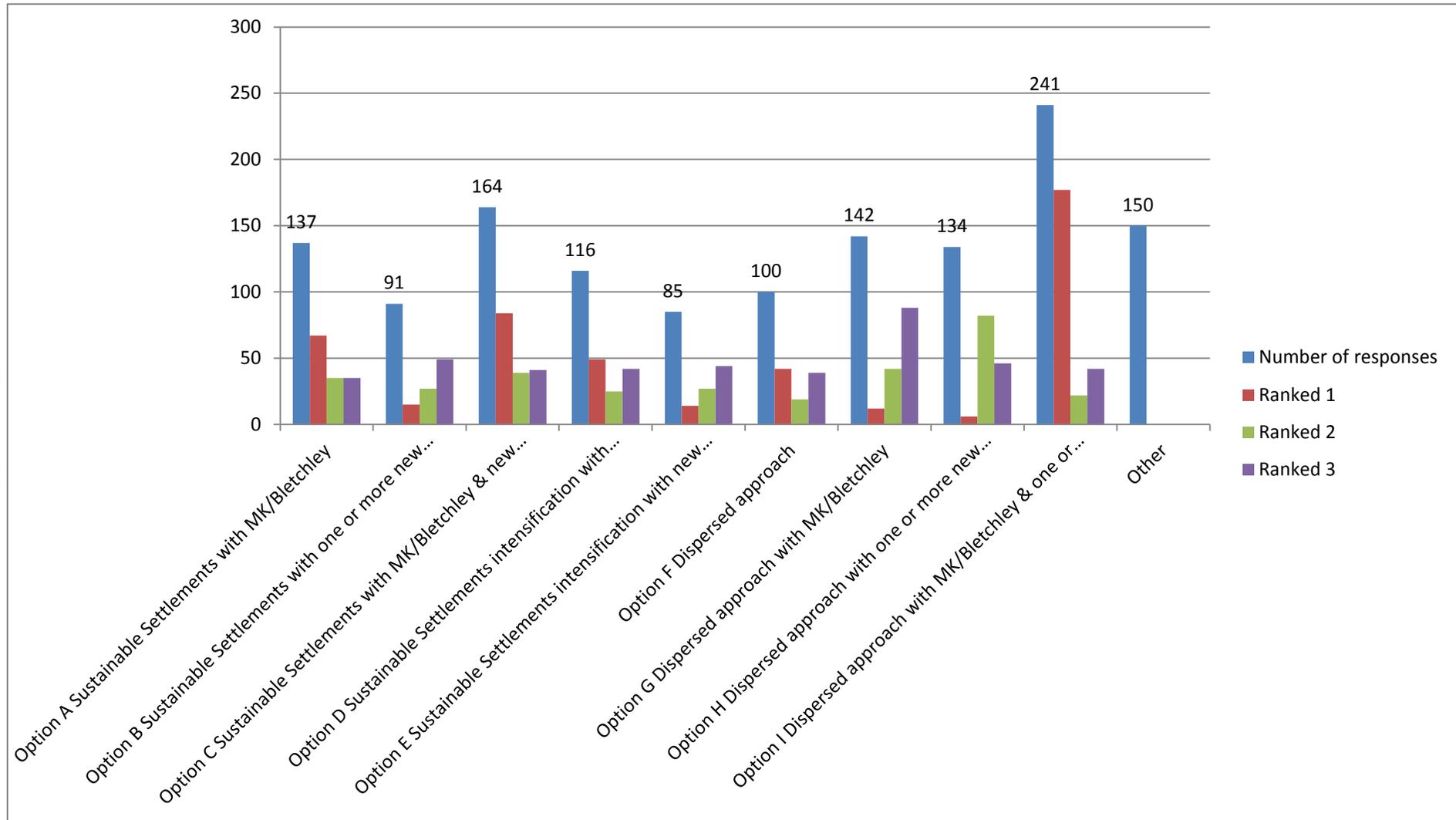
| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | methodology for large village criteria. Post office is only in villages for 2 hours a week. | | |
| Waddesdon | | Waddesdon is apparently 'let down' by being "6.5 miles" to Aylesbury. This is disputed, Waddesdon is 3 miles to the urban area of Aylesbury and its new 'park and ride' facility on the A41. Moreover, Waddesdon has additional facilities which are not counted but should be. | |
| Water Stratford | | The distance to Buckingham has not been accounted for within the audit and instead a distance to Brackley has been used. In addition to this although the summary comment states about the village being served by a village hall this is not shown on the record at Appendix A. | |
| Weedon | There is a large variation between settlements in the Larger Village category. The criteria should be weighted. | | |
| Wendover | Wendover should not be listed as a 'strategic settlement' if the suitable needs are small. Wendover has been designated a strategic Settlement which seems to fall outside the other designations. In the other sections the Hierarchy seems to be broadly correct. | We are supportive of the Settlement Hierarchy in broad terms and wish to express our agreement with the conclusion that Wendover is a Strategic Settlement towards which new development (both residential and employment) should be directed. | The category is avoided and locals seem confused. What are the ramifications of the labels. some "Villages" in Buckinghamshire are labelled as Town's for example Wendover just because it has a Market once a month when in fact they only have the infrastructure of a Village. |
| Weston Turville | Although this may be directionally correct as it is based fundamentally on the existing size of the settlements, however, the | The proposed designation of Weston Turville as one of the "Larger Villages" is welcomed and supported. It is one of the larger such | Although this may be directionally correct as it is based fundamentally on the existing size of the settlements, however, the |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | <p>placement of WTV022 and 199 houses in New Road, Weston Turville, as part of an extension of Aylesbury is an error in fact.</p> | <p>settlements and is equi-distant from, and close to, the higher order settlements of Aylesbury and Wendover.</p> <p>We are supportive that Weston Turville is labelled as 'Larger Village'. This not only emphasises the sustainable credentials of the settlement but also highlights the necessity for any future development to safeguard the character and identity of the village.</p> <p>The Council's approach to a settlement hierarchy in the consultation document appears sensible and evidence based. Specifically, we support identification of Weston Turville as a Larger Village.</p> <p>support the proposed Settlement Hierarchy and, based on the settlements many services and facilities, considers the designation of "Larger Village" for Western Turville is appropriate.</p> | <p>placement of WTV022 and 199 houses in New Road, Weston Turville, as part of an extension of Aylesbury is an error in fact. I agree with the Settlement Hierarchy.</p> |
| Whaddon | <p>Agrees with Hierarchy assessment as a smaller village</p> | | |
| Wing | <p>Agrees with Hierarchy assessment as a larger village</p> | <p>In particular Gladman support the re-allocation of Winslow within the 'Strategic Settlements' tier as this better reflects its role and function, the scale of services and facilities available and its significant growth potential.</p> | |
| Wingrave | <p>Reservations regarding the methodology</p> | <p>The identification of Wingrave as a larger</p> | |

| Settlement | Parish Council/Society | Developer/Agent/Landowner | Individual |
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| | used in classifying villages/hamlets in particular when it's applied to 'other settlements'. Having a pub, a village shop, a post office a general practice or a primary school immediately available should not be key matters when deciding whether development of "other settlements" is sustainable. Rather, what matters is whether they can be reached quickly and easily. A revision of the approach to development and sustainability of "other settlements" is needed. | village is strongly supported. | |
| Winslow | Grouping settlements with significantly different population and infrastructure and applying a blanket approach of the now 'average 100 new homes to 2033' is flawed. A Medium village tier should be created in the hierarchy. Housing growth must be a percentage figure based upon housing stock in April 2013. Recognise that the categorisation of a 'sustainable settlement' is only a first step and that no simple blanket approach is envisaged. Assess each settlement individually, with community input, as to their contribution to housing growth. | There is broad support for the findings of the Settlement Hierarchy Assessment, particularly in relation to Winslow, as identified as one of the five strategic settlements. The settlement hierarchy seems correct. In particular support is given to Winslow that is identified as a Strategic Settlement. | I would expect Winslow to be one of the bigger/more important settlements in the district. |
| Worminghall | | | Worminghall should be regarded in the hierarchy to reflect not just what it has internally but also by relation to adjacent villages it works with and because of its ability to provide a sustainable location for houses for those working on the Industrial |

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| | | | Estate then it should be so regarded. |
| Other | Cherwell Gospel Hall Trust support the proposed Settlement Hierarchy, with particular reference to Buckingham and the neighbouring Large Villages of Maids Moreton, Thornborough, Padbury and Tingewick. It is welcomed that the emerging Settlement Hierarchy will guide the appropriate level of growth for each settlement. | It is of concern however that Fleet Marston Parish appears to have been omitted from the proposed settlement hierarchy and it is unclear where the District Council consider the parish fits. | |

Question 9 – Out of the following options which is your preference? Please rank 1-3, 1 being most favoured (468 respondents)



The following issues were raised under 'Other'

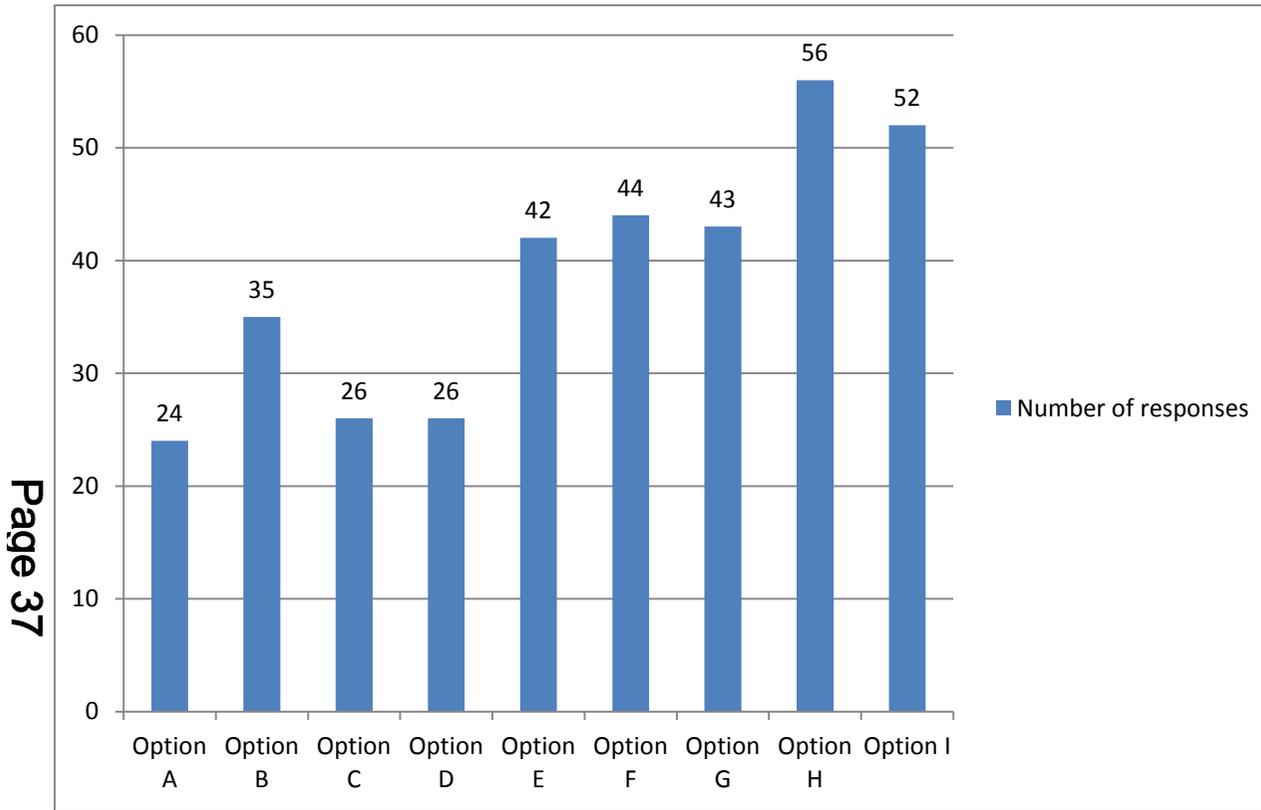
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| Issue 1 | Unmet needs and the lack of evidence to justify the 10,000 additional dwellings allocation. Housing numbers being so unclear, difficult to comment on the merits of the options and whether they fulfil housing need. |
| Issue 2 | No background evidence to enable a sound basis to make an educated response to the consultation, flag for the need to re-consult once further evidence is available which can demonstrate delivery of the options presented. |
| Issue 3 | The options are too limited and leave little option to choose between (they all amount to a very similar approach/distribution). |
| Issue 4 | Lack of evidence to fully understand unmet needs and potential for further requests for unmet needs, for example from Luton and Milton Keynes. |
| Issue 5 | Options too heavily reliant on the HELAA . Too restrained by the approach in HELAA which discounts options at Aylesbury which were previously suitable. |
| Issue 6 | Options for Milton Keynes rely on a range of numbers from 3,900 to 4,700. |
| Issue 7 | Lack of recognition of role of Milton Keynes in both the consultation document and HEDNA, therefore not clear why so many options include extension to MK. |
| Issue 8 | Difficulty to understand consultation document and options being consulted upon. |
| Issue 6 | Role of south of Aylesbury, and connections to the south (demonstrated by evidence) and therefore concentration of growth should be at Aylesbury and to the south. |
| Issue 7 | Potential for growth near Milton Keynes where there is less issues with coalescence and adequate road provision. |
| Issue 8 | Settlement Hierarchy – approach needs to be reviewed. Not just take a snapshot based on facilities and a point in time. |
| Issue 9 | Provision of a new garden city, all facilities and infrastructure provided and transport links. Aylesbury flagged as an option for this. |
| Issue 10 | Flag the need to review approach at Aylesbury and assess option for a 'greater Aylesbury' incorporating Stoke Mandeville, Bierton, Aston Clinton, Weston Turville, Stone. |
| Issue 9: | Options fail to recognise the significance of growth at surrounding growth centre such as Thame, Bicester, Brackley, Silverstone, MK. Opportunities presented by Thame, Princes Risborough and High Wycombe and opportunity for significant growth at Haddenham. |

Question 10 – Please explain the reasons for your preference. If you do not like any suggested option, please explain why and suggest an alternative (476 respondents)

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| Issue 1 | Support for sustainable development – spread across District and specifically at ‘larger villages’ will help contribute to 5 year housing land supply. Larger sites take too long to come forward. Support for growth of smaller settlements. |
| Issue 2 | Support for options that meet the number of homes required – concerns that some options don’t meet needs. |
| Issue 3 | Concerns over lead in time for new settlement, would take a long time to establish and not contribute to 5 year housing land supply. Also concerns of lack of evidence for location of, and delivery of a new settlement. |
| Issue 4 | Support for maximising Aylesbury’s potential, & Buckingham (maximising growth at the most sustainable locations), although also concerns for transport infrastructure. |
| Issue 5 | Similar concerns on lead in time and development of large urban extensions, again concerns about contribution to 5 year housing land supply. |
| Issue 6 | Uncertainty of unmet needs. Need figure needs to be determined in advance. Concerns about still awaiting needs from adjoining authorities. Also concerns over the level of growth, 31,000, a 50% uplift to the housing need that is Aylesbury Vale’s own needs. |
| Issue 7 | Difficulty in relating the housing options identified to the figures within the HELAA. |
| Issue 8 | Concerns that growth is being limited at larger villages, and others and whether the figures (120, 24, 12) are a limit, or being viewed as a limit. There could be potential for more growth at these locations. Some have capacity for more others less. |
| Issue 9 | Support for development across villages to help maintain and support services in the villages and maintain vitality of rural areas. |
| Issue 10 | Need for more detailed evidence, specifically on transport and the new settlement. Difficulty of making informed choice without evidence. |
| Issue 11 | Concerns about increasing density and problems this would cause, specific reference to sites with problems. |
| Issue 12 | Concerns about the dispersed approach and strain placed on limited amenities at smaller villages and impact of this on the District (rural nature and character), impact on valuable sites (specific reference to the Chilterns AONB). |
| Issue 13 | Concerns raised about the limited options (all options amounting to the same, little difference between). |
| Issue 14 | Option I flagged as a preference by those opposed to Hampden Fields due to less coalescence and adequate road provision. Parish Councils have flagged option C as a preference to meet the needs and disperse development. |
| Issue 15 | Concerns over transport infrastructure...especially at Aylesbury and with regard to the MK extension. And concerns about infrastructure being provided to support growth and implemented on time. |
| Issue 16 | Concerns that increasing densities would result in undesirable, unattractive development. |
| Issue 17 | The need to build flexibility in to the Plan, especially given the uncertainty over unmet needs (additional housing may be required). |
| Issue 16 | Suggestion that Milton Keynes is the better equipped for development than the Vale. Support for development adjoining Milton Keynes to contribute towards meeting needs. |
| Issue 19 | Concerns that development at Milton Keynes would be contributing to growth of Milton Keynes and should not count towards Aylesbury Vale’s needs. |
| Issue 20 | Suggestions that growth should be located to the south as needs (specifically unmet need) is coming from authorities to the south and stronger |

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| | connections (i.e. commuting) south of the District. |
| Issue 21 | Suggestion that new settlement should be linked to a station on East West Rail and possibly HS2. |
| Utilities | Response from Thames Water flag possible need for Wendover, Aston Clinton, Stoke Mandeville and Bierton to have upgrades to the sewerage network and sewerage treatment works. |

Question 11 – Is there any option you consider we should not consider further? If so please state below giving reasons (200 respondents)



Note – The majority of Parish Council’s and residents raised concerns that intensification would be unsuitable, especially in villages and result in heritage, landscape issues and unsuitable development (especially for the rural areas), burdening villages and other locations.

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| Issue 1 | Options F-I that disperse growth are likely to be less sustainable, and ignore infrastructure issues. These options would place strain on infrastructure in many locations – a key concern that infrastructure/facilities are overstretched at present and could not accommodate further growth. Would overburden rural areas. |
| Issue 2 | Issue raised in regard to how the figure of 10,000 was arrived at. Lack of real clarity on housing numbers and therefore concerns about assessing options in advance of housing numbers being known. |

| | |
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| Issue 3 | Issue with being presented with options A, B and H which under provided for the housing need. |
| Issue 4 | Options D & E (with intensified development) should be discounted as villages and even sustainable settlements should not be subjected to 'city style' density. Higher densities are unsuitable in villages. |
| Issue 5 | Need to review HELAA and look at density options, and the evidence required to inform these (density) options. |
| Issue 6 | Lack of background evidence to enable an informed decision to be made. |
| Issue 7 | Lack of real options (all similar). |
| Issue 8 | Each settlement needs to be reviewed individually, a more detailed settlement hierarchy undertaken. This could/should enable a proportional approach to be undertaken. |
| Issue 9 | Need to continue discussions with neighbouring authorities (i.e Chiltern, South Bucks and High Wycombe) to ensure all options for growth are reviewed before AVDC meeting unmet needs, i.e. brownfield sites, employment, greenbelt,. |
| Issue 10 | Objections to Hampden Fields application and to a concentration of development to the south of Aylesbury (overloading of infrastructure here). Objection to a lack of options that exclude development to the south. |
| Issue 11 | Objections to option of new settlement – and specific concerns about the lead in time for a new settlement (especially given the plan is already delayed). And concerns raised about this as an option without understanding of its location. A significant number of representations identifying all new settlement options (B, C, E, H & I). |
| Issue 12 | Need to consider protection from settlement coalescence and need for strategic gaps – specific references to south of Aylesbury and villages adjoining Aylesbury and villages to the north of the District and coalescence with Milton Keynes/Bletchley. |
| Issue 13 | Reference to need to meet unmet needs from Luton. |
| Issue 14 | Viability and a question of the need of further development at Milton Keynes in the next 20 years. Milton Keynes can expand within its own boundary first. |
| Issue 15 | Flags the need to avoid a focus on the southern vale for development to limit develop where the highest environmental land value. |
| Issue 16 | Comments regarding North Marston as a large village. |

Question 12 – Do you agree with the suggested approach to allocating housing growth to the villages and parishes? If not please suggest an alternative (370 respondents)

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| Issue 1 | Some support for approach to allocate at all 'tiers' is appropriate. |
| Issue 2 | Need to review settlement hierarchy approach and ensure all villages can identify required growth. Some may be able to accommodate more, others less. Inappropriate to apply a blanket approach – there are (huge) variations across the villages and takes no account of character. Need to look at each settlement and what it can accommodate. Need a broader and tiered approach rather than blanket approach. Concerns over a 'desktop' approach. |
| Issue 3 | The need for qualifying criteria to assess site allocations against – setting out clear criteria against which planning permission can be assessed. |
| Issue 4 | Proportional approach (percentage growth) put forward as an option. |
| Issue 5 | Concerns that the 'allowance' is confusing. Some villages unable to meet requirement, concerns about whether a target. On the other side, this could also constrain villages that do have capacity. And concerns about how this links with neighbourhood planning. Specific concerns raised with conflicts with neighbourhood plans especially where allocations are higher. |
| Issue 6 | Suggestion that the suitability criteria in the HELAA would be a more appropriate approach. Suggested that an approach related to Neighbourhood Plans and HELAA would be more appropriate. |
| Issue 7 | Concerns on the approach, based on 'tangible' amenities which have no guaranteed longevity. Also reference to out-dated information. |
| Issue 8 | Need to consider infrastructure implications, services and infrastructure projects such as East West Rail. potential of some larger villages. Need to understand implications of transport – public transport and employment need to be linked to provision of homes. |
| Issue 9 | Potential of smaller sites in villages to contribute to supply. |
| Issue 10 | Inappropriate approach to increase density across all sites, does not take account of location and character. |
| Issue 11 | New settlement put forward as option that could preserve character of the Vale. |
| Issue 12 | Concerns regarding dispersed approach and impact on the District (rural nature and character), impact on valuable sites (specific reference to the Chilterns AONB). |
| Issue 13 | Need to consider where settlements are impacted by growth, for example, sustainable urban extensions, and whether then appropriate to have own allocations of growth in addition. |
| | Concerns about limiting growth at larger settlements by applying as figure. |
| Issue 14 | Concerns regarding the development of Sustainable Urban Extensions (SUE's). |
| Issue 15 | Concerns raised about the limited option (all options amounting to the same). |
| Issue 16 | Need to consider deliverability and timescales for sites to come forward. |
| Issue 17 | Issues raised about coalescence and the need for strategic gaps. |
| Issue 18 | A number of comments regarding the use of brownfield sites for development. |
| Issue 19 | Some support for enabling development at some of the smallest settlements. Development being a positive contribution to some of the |

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| | hamlets/settlements. |
| Issue 20 | The need for contingency (further sites to be found) which could be enabled through a review mechanism. |
| Issue 21 | Specific comments relating to Ickford, North Marston, Haddenham, Stone, Waddesdon, Westcott, Bierton, Quanton, Whitchurch, and Whaddon. |
| Issue 22 | Comments about including small villages.. included as part of the plan for growth. |
| Issue 23 | Concerns over sustainability and the allocation of 100 homes at villages which are only 200-300 in size. |

Question 13 – Which of the following options regarding landscape designation and protection should the Council pursue?

1 = Redesignate all ALLs and LLAs as locally valued landscapes and include a policy 2 = only redesignate the AALs and LLAs recommended as having value in the LUC report and have a policy 3 = have no formally designated locally valued landscapes but have a policy 4 = have no designations or policy and just rely on the NPPF (428 responses overall including 235 responses expressing a preference on options 1-4)

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| Issue 1 | Some support for the potential for redesignating Areas of Attractive Landscape (AALs) and Local Landscape Areas (LLAs) but only those recommended in the LUC report. Of the designated AALs, the evidence report ‘Defining the special qualities of local landscape designations’ (Final Draft Report – October 2015) there is one AAL not recommended for retention – this is at Halton/Wendover. Of the six designated LLAs, there are three not recommended for retention. These are Great Ouse Valley (West), Poundon Hill and Halton. |
| Issue 2 | There was strong support for redesignating all AALs and LLAs from the Adopted Local Plan 2004 as valued landscapes in VALP. There are 6 AALs in the Adopted Local Plan –At Stowe, Brickhills, Quainton-Wing Hills,Brill-Winchendon Hills, Ivinghoe, Halton/Wendover. There 6 LLAs designated – Great Ouse Valley (West), Great Ouse Valley (East), Whaddon-Nash Valley, Poundon Hill, Westend Hill/Southend and Halton. |
| Issue 3 | A significant number of responses covered the principle of having locally designated landscapes in principle (without preference given to options presented at VALP Issues and Options). This is in the context of the Government’s National Planning Policy Framework and whether or not this supports the use of local designations. |
| Issue 4 | Whether land at West End Ditch and the setting of Hampden Fields should be designated as locally valued landscapes in VALP. So these would be additional areas to those currently AALs and LLAs. |
| Issue 5 | A fifth issue introduced the notion of ‘green gaps’ and explored whether or not these could be considered to provide ‘meaningful separation’ (between urban areas) in Aylesbury Vale. |

Other comments (212 respondents)

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| Issue 1 | Consultees proposed changes to policies BE1, BE2, E2, E3, E4, H1, H2, H3, H4, H5, H6, H7, NE3, NE4, I3, I4, S2, S3, S4, S5, S6, S7, S8, T1, T2 |
| Issue 2 | Consultees raised a number of issues with the consultation, stating that it was difficult to comprehend the documents as they were overly long and included jargon, offered a limited time to respond, poorly advertised events, website fails to provide easy feedback and that the consultation was designed to solicit answers to specific questions. |
| Issue 3 | Consultees proposed specific areas for protection designation including Southend Hill Fort and Croft Meadow. Also protection for all canals in AVDC including the Buckingham Canal, the Aylesbury Arm, the Wendover Arm and the Grand union to ensure that these key amenity and flood mitigation assets are supported by the plan. |
| Issue 4 | Consultees proposed that housing should be developed on brownfield sites, before building on greenfield. The use of brownfield or employment land sites should be considered because of their close proximity to town centres with amenities i.e. schools and doctors and, more importantly, employment. This would reduce the need for cars for many people and be a more sustainable option. |
| Issue 5 | Consultees proposed that green belt designations should be reassessed, Ivinghoe and Ivinghoe Aston should be included in the green belt, and RAF Halton be given permissive policy to facilitate development and change within the station. |
| Issue 6 | Consultees stated that the proposed options were based on a fundamentally flawed process, and did not answer whether the expectation for the 31 larger villages are going to remain at a mere 3,100 additional dwellings to 2033, or something in excess of 5,000 which brings Options A and B into play. |
| Issue 7 | Consultees were concerned that there was no mention is made of seeking all future development to be zero carbon, with ways of building for a more sustainable future. |
| Issue 8 | Consultees stated that they would oppose any decision taken by AVDC that would run counter to their Neighbourhood Plan, either in the final version of the AVDC Local Plan, or with regard to any planning applications that would run counter to the objectives in the Neighbourhood Plan. |
| Issue 9 | Consultees stated that EW rail will have a significant effect particularly with the station at Winslow. HS2 if built will cause significant disruption with no benefit whatsoever to the Vale. |
| Issue 10 | Consultees welcome collaborative working and welcome further engagement on how the options are considered, Cherwell would welcome the draft plan showing commitment to joint working on East-West rail, HS2 |
| Issue 11 | <p>Consultees stated that;</p> <ul style="list-style-type: none"> • VALP needs to prevent coalescence and the strategic gaps between settlements must be meaningful to the local people affected and not eroded by 'green infrastructure' such as football pitches, play areas and 'semi natural' public spaces. 'Meaningful separation' should be defined explicitly. • The review of a local plan provides the opportunity to reconsider any strategic or other gaps and potentially identify and allocate sites within these gaps where appropriate. Sites at this early stage should not be discounted purely on the basis of non-statutory designations such as historic strategic gaps and potential perceived coalescence, especially if the area is not identified as Green Belt Appendix included promoting Land East of Little Horwood Road, Winslow |
| Issue | Consultees stated that existing infrastructure will not be able to support new development; |

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| 12 | <ul style="list-style-type: none"> • What seems to be missing is the provision of additional educational facilities. • I feel particularly strongly about the issues of transport, highway congestion and the amalgamation of Weston Turville into the Aylesbury conurbation. • Not enough weight is given to the poor cross county public transport service and the rural nature of the area leading to a heavy reliance on private car. Mention is made of HS2: the only impact of this will be construction traffic on the roads - it does not contribute to the transport infrastructure. • Whatever growth takes place, the necessary infrastructure will need to be created in parallel with the housing growth • There does not appear to be a co-ordinated approach between housing development and health/social care. Some new developments promise to build new surgeries on the proposed estates. • In light of the options consultation are you now looking at commissioning a new Water cycle strategy? It would also be helpful to understand the extent of AVDC discussions with Thames Water in relation to your various options, in particular to the growth planned in the Southern Vale (do I assume this is 4000 homes at Haddenham?) and the implications on the sewage treatment works? Are they confident that they have capacity for the growth planned? If not what are they proposing? • Any new development will make traffic problems on the Tring and Wendover roads even worse than they are now. |
| Issue 13 | <p>Consultees stated;</p> <ul style="list-style-type: none"> • Objections to the Hampden Fields planning application given existing limited transport access via Marrow Lane roundabout to the area • Any housing development is spread evenly and proportionate to the available services and the infrastructure that is able to support them. • Submitted new sites • Object to HELAA findings on certain sites |
| Issue 14 | <p>Consultees proposed changes to criteria Q2e, Q3b, Q7. Also the inclusion of a policy on habitats and species of principal importance is included under the policies on conservation of the natural environment, and look forward to reviewing any subsequent Habitats Regulations Assessment Screening document.</p> |
| Issue 15 | <p>Keep us informed of progress on VALP</p> |
| Issue 16 | <p>Re-designation of Ickford from Large Village to Small Village</p> |
| Issue 17 | <p>I feel strongly that very serious consideration should be made to providing more high/medium quality apartments that people would aspire to live in and want stay in longer term that are properly insulated and provision for Solar Energy generation on their carefully planned roofs.</p> |
| Issue 18 | <p>Consultees stated it is not sustainable to continue to develop on agricultural land.</p> |

**VALP Issues and Options Consultation:
Responses from other authorities (except BCC)**

| Authority | Summary of response (key points only) | Information about unmet need in the response |
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| Wycombe District Council | <ul style="list-style-type: none"> • Detailed comments on HELAA submitted separately • Welcome the ongoing dialogue between the authorities, and other Bucks authorities • The overall housing and employment land supply situation is not entirely consistent between the HEDNA and the HELAA • Welcomes the approach set out in the document to meeting unmet needs, but this should be justified and broken down in the next consultation document • Would also expect to see recognition of joint LP for Chiltern and S Bucks • Have some concerns re the options: note that substantial growth is proposed for the south of the district; whilst this is likely to be closest where much of the need arises, it will have significant transport and other implications that will need to be carefully considered and co-ordinated across boundaries • Welcome the fact that a new settlement is being considered, but are concerned that no information is included re where this would be located or how the 4,000 homes would be delivered • Further concerned that there is no consideration given to major transport implications of the options, specifically the north-south movements between AV and Wycombe districts, in light of the fact that all the options have Aylesbury as the main focus of proposed growth. Need to work together as part of county-wide modelling • Further concern re employment land: consultation document does not identify a strategy for meeting the employment needs identified in the HEDNA, which sets out a surplus both within the Vale and across the FEMA. Overall concern re the robustness of the strategy to meet the forecast needs and the deliverability of the employment sites. There needs to be an assessment of the employment sites which should include their potential to meet housing needs • Surprised by the new enterprise zones in AV and the resultant increase in projected supply that this will require. This has significant implications for the balance of homes and jobs across the HMA. Would therefore welcome a discussion about | |

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| | <p>consideration being given to the potential for AV to meet unmet employment needs along with housing needs</p> <ul style="list-style-type: none"> • Recognise the potential to increase development densities, but it is unclear how this would be delivered. Would question the appropriateness of applying this across the board, and would suggest that it might be more appropriate in town centre and urban locations • Difficult to relate the housing numbers in the options to the figures in the HELAA and would welcome further clarification • Re green belt: although reference is made to the review, the consultation document does not seem to recognise that there might be some potential sites in AV that may be recommended for release • Landscape designations: need to be fully justified and based on robust evidence | |
| <p>Chiltern and South Bucks District Councils (joint representations)</p> | <ul style="list-style-type: none"> • Would request that AVDC update the evidence base and draft plan to reflect that the Buckinghamshire HEDNA is replacing the Central Bucks HEDNA • Note the recent announcement re enterprise zones in AV and that this is in the context of already over-supplied employment land in the district. It would be helpful to understand the implications of the enterprise zones. Under the DtC there may be the opportunity for employment needs from other areas of the FEMA to now be accommodated in AV • Welcomes recognition of need to accommodate around 10,000 dwellings for unmet need • Suggested that AVDC include contingency/flexibility into the LP through a review mechanism should this be required • Answers to specific questions (in addition to above): <ul style="list-style-type: none"> ○ The plan should consider meeting Traveller accommodation needs as appropriate through a range of options including requiring pitch provision as part of planned urban extensions ○ Option C as currently proposed is ranked No. 3. ○ Rank No. 1: Option C could be amended to create a new option by also including elements of option B (in terms of potentially there being more than one new settlement- either as part of the plan period or as a contingency), options D and E (in some circumstances increasing densities) and options G to I (by including some dispersed growth) ○ Rank No. 2: the release of current or | <ul style="list-style-type: none"> • Response formally requests the opportunity for unmet needs from South Bucks and Chiltern to be met in AV. • Emerging evidence suggests that the unmet housing need of 7,500 dwellings (2014-2036) • Request that a proportionate level of employment need is also accommodated in AV in order to promote sustainable development |

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| | <p>planned employment space that is no longer needed due to the increased supply from the enterprise zones for additional housing supply</p> <ul style="list-style-type: none"> ○ The approach to villages/rural parishes is supported but the outcome needs to be supported by evidence ○ Approach to landscape protection/enhancement should be evidence-led, proportionate and take account of the NPPF. | |
| Milton Keynes Council | <ul style="list-style-type: none"> ● The HEDNA has not come to the correct conclusions because it does not refer to the impact of the MK HMA. It should explain the quantum of housing required to meet MK's housing need within Aylesbury Vale. The MK SHMA (2014) suggests that 237 homes per annum should be accommodated in AV to meet the wider MK housing market need ● The updated unmet need from South Bucks should also be factored in ● The economic figures should be realistic and deliverable. They should be fully substantiated and justified by up to date robust evidence ● The impact of need for local services and facilities close to neighbouring authorities should be discussed and agreed with the relevant LPAs ● The impact of the MK economy should be recognised, and the Bilfinger GVA report should be referenced and the implications for the AV economy acknowledged ● Options: too many feature the extension of MK/Bletchley. The figure for this varies from 3,900 to 4,700 with no explanation as to why ● The source of housing land is heavily dependent on the SHLAA and this produces an emphasis on sites to the north of the district ● Re DtC: there has been a degree of co-operation at officer level, there have not been many recent meetings at the political level, and it is agreed that a schedule of such meetings is to be arranged | <ul style="list-style-type: none"> ● 237 dpa (MK SHMA 2014) (4740 over 20 year plan period) |
| Luton Borough Council | <ul style="list-style-type: none"> ● Whilst it is understood that AVDC considers it has a 'best-fit' HMA for the Aylesbury town local housing market area, this does not diminish the functional housing and economic relationship the district has with Luton ● It is therefore surprising that the issues and options consultation makes no specific mention of Luton, the Luton HMA or Luton's unmet housing need. Nor does it specifically mention Luton's numerous requests for AVDC to accommodate a proportion of Luton's unmet needs ● It remains unclear how the 10,000 figure for | <ul style="list-style-type: none"> ● Total unmet need from Luton of around 11,000, but no indication of how much of this should be accommodated in AV |

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| | <p>unmet need was arrived at</p> <ul style="list-style-type: none"> • Luton confirms commitment to working with AVDC • Regarding the Growth Options Study – due to be commissioned in the near future – suggested that AVDC should be an integral part of the steering group | |
| Bedford Borough Council | <ul style="list-style-type: none"> • Supportive of the approach taken so far with regard to the HMA, but notes that whilst the housing requirement for AV is well-evidenced, there is considerable uncertainty about the district-wide housing requirement which will need to be re-appraised after the green belt review and new settlement study • Housing requirement needs to take account of unmet need from MK and Luton HMAs • Further consideration needs to be given to provision of employment land in the context of the existing surplus • It is agreed that on the basis of the info currently available, options C, D and E are likely to be the preferred options but the deliverability of these still needs testing | |
| Dacorum Borough Council | <ul style="list-style-type: none"> • Dacorum welcomes that approach to parallel consideration of housing and jobs need, the technical findings of the 'best fit' HMA, and the assessment of AV's housing need plus an additional 10,000 unmet need. Agree that the figure of 10,000 represents a realistic approximation of additional need and is a sound basis upon which to seek feedback at this stage • Supportive of suggested approach of requiring a proportion of homes on larger developments to be adaptable housing aimed at independent living and also allocating specific sites for dependent elderly accommodation • The spatial options seem realistic. Pleased to note that the Council's 'preferred options' are those that offer the most scope to meet AV's full OAN, plus some unmet need. Dacorum would welcome being kept apprised of the new settlement work • Would wish to be kept informed of the G&T needs assessment review and are happy to discuss their experience of setting CIL rates and implementing the new system • Observations re policies: <ul style="list-style-type: none"> ○ Will be interested to see the wording of the 'cohesive development' policy and how this will help protect strategic gaps ○ Which policy will refer to needs of Travelling Showpeople? ○ The Chilterns Conservation Board are hoping to work with districts to draw up a 'template' AONB policy | <ul style="list-style-type: none"> • The extent to which Dacorum can meet its own OAN is yet to be determined. Will become clearer once key technical studies are complete early next year. However, it is possible that Dacorum may need to look to AV to help meet a small amount of unmet need |

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| | <ul style="list-style-type: none"> ○ Should the 'housing design' policy be broadened to cover design in a more general context? | |
| Central Bedfordshire Council | <ul style="list-style-type: none"> ● Given the VAP Inspector's comments re unmet need and DtC, surprised that AVDC are consulting when it is unclear the level of unmet need to be accommodated. Appreciate that a figure of 10,000 (still to be confirmed) is included, but it is unclear how this 'reasonable estimate' has been derived. Does this include any unmet need from Luton, or just Wycombe and Chiltern? ● Suggest AVDC should wait for the outcome of the Luton HMA Growth Study before progressing too much further as AV sits partially within the Luton HMA ● Note the differences between the AV HEDNA and the Central Bucks HEDNA and that these are attributed to 'more recent advice and other factors such as unattributable population change' but it is not clear what these are. Furthermore, as this is an issues and options consultation, it would seem more appropriate to include both sets of figures (with explanations) as part of the consultation itself ● Cannot comment on the spatial options until the outcome of the Luton Growth Study ● Welcome the approach to employment land provision ● Would welcome a review of the green belt at Linslade and would be happy to work with AVDC on this | |
| South Northants Council | <ul style="list-style-type: none"> ● VALP should give increased emphasis on the role of the high performance engineering and tourism sectors – Silverstone development considered to be of key importance ● Notes over-supply of employment land and would wish to be involved in discussions about which sites are identified for alternative uses ● Should be cross-boundary co-operation re the allocation of sites for Gypsies and Travellers. Would welcome future collaboration on the sharing and contributing to the needs evidence and proposed allocations (including site selection methodology) ● Not considered possible to rank the options until their implications are known ● SNC supports collaborate and joint working with AVDC to ensure effective co-ordination and would welcome formal engagement on how the options being considered are being addressed in the draft plan ● SNC will discuss the identification of non-strategic sites to be accommodated in SN through their | <ul style="list-style-type: none"> ● OAN for South Northants is set out in the adopted West Northants Joint Core Strategy and the Council can fully meet its own needs to 2029 |

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| | <p>Local Plan (part 2) with AVDC</p> <ul style="list-style-type: none"> • Currently unclear whether the options for a new settlement will impact on South Northants • The document is silent on the impact of growth in AV on a number of strategic routes including the A422 westwards into South Northants and the pressure on J10 of the M40. • Would be helpful if consideration was given to EWR and development options along it, with access to more sustainable transport modes • Would be prudent to strengthen joint working with South Northants re HS2 and partner organisations in addressing local issues. Would suggest that AVDC consider an HS2 policy similar to that in the adopted W Northants JCS | |
| Oxfordshire County Council | <ul style="list-style-type: none"> • Support AVDC in seeking to accommodate in full any unmet need from Central Bucks HMA through VALP • Note that only options C-E are currently seen as being capable of delivering 31,000 dwellings • Strategic allocations should take account of committed investment in the rail network, specifically EWR, to reduce the impact of car-based travel on the highway network between AV and Oxfordshire, particularly the A41 and A418 | |
| Cherwell District Council | <ul style="list-style-type: none"> • Welcome collaborative working and would welcome further formal engagement on how the options are being considered • 10,000 new homes are planned at Bicester to 2031. Any preferred strategy in Aylesbury Vale, particularly in the west of the district, should take account of and complement the level of growth already planned at Bicester, and not have an adverse impact upon the vision for Bicester • Bicester will also provide new employment development • Further expansion of Westcott employment site would impact on Bicester and result in further congestion. Any major development on the A41 corridor needs to be carefully considered in line with the MoU (June 2014) • The scale of housing growth planned at Bicester will require additional capacity on the strategic highway network and in particular a new M40 junction south of Bicester, and this option is currently being explored. This would play a wider regional role and may form part of Oxford-Cambridge expressway • Cherwell would welcome the draft Plan showing commitment to joint working on East-West Rail, HS2 and planning for Gypsies and Travellers | <ul style="list-style-type: none"> • Cherwell DC has made sufficient housing and employment land provision to meet its own OAN |

Aylesbury Vale District Council Issues and Options Consultation Document

Questions and responses from Buckinghamshire County Council

Chapter 2: Implications of the Housing and Employment Development Needs Assessment and Gypsy and Traveller Needs Assessment

Question 1 Has the HEDNA come to the correct conclusion on potential growth and if not what should the correct figure be?

BCC recognises that the estimate for unmet need is subject to confirmation once the respective authorities have completed their evidence studies, and that the housing figure may need to be revised following finalisation of the Central Buckinghamshire HEDNA, particularly as the needs of South Bucks are taken into account. BCC also notes that the Luton Housing Market Area stretches into Aylesbury Vale and that Luton Borough's unmet housing needs may have an implication for housing allocations in adjacent planning authority boundaries. We note that determination of potential allocations is dependent upon the need for ongoing co-operation between AVDC and adjacent planning authorities, not least Milton Keynes and Luton Borough Council, where the housing market evidence is supported for both Housing Market Areas.

In terms of telecommunications, development management policy should include provision for broadband through developer contributions. The assessment of broadband need should be included in the selection of housing and employment land opportunity sites as well as for their strategic connectivity to the provision of broadband in existing housing and employment areas.

AVDC Comments

- *It is not clear whether the County Council supports the conclusions of the HEDNA.*
- *Provision of broadband through developer contributions would probably be contrary to the CIL Regulation 123 re pooling*

Question 2 Has the HEDNA made the correct adjustments to the Government's projections and if not what should the adjustments be? For example, might the need for more economic growth mean we should have more housing?

BCC recognises that further adjustments may need to be made as a result of changes in the household or population projections. Similarly housing growth will need to represent economic growth targets for the County, identified through the Bucks Thames Valley Strategic Economic Plan and subsequent reviews of the Strategic Economic Plan. In the event of further adjustments to household population projections or economic growth targets, consideration may need to be given to the level of employment land provision stated in the HEDNA.

AVDC Comment

- *Does the statement regarding economic growth mean we should make more housing provision?*

Question 3 Is the HEDNA's conclusion on affordable requirements a valid one or should the requirement be higher or lower?

BCC notes that the proposed affordable housing requirement for the HMA is between 22% and 24% of the new housing growth. However, a generic target for affordable housing is not enough to meet the specific housing needs for elderly and those with mental health / physical disabilities. There is no specific mention of provision for the needs of people with learning disabilities, anticipated to be in the order of 200+ new units by 2035 - typically this will mean 20 developments of 10+ flats across the county (6 - 8 developments in each of the identified Strategic Settlements). Also re-provision i.e. old stock needing to be demolished / sold and replacement stock built is an issue for us also which isn't addressed in the document – there should be capacity for replacement provision in addition to new housing targets identified as part of the Local Plan allocation.

The needs of an additional 2200 institutional units for older people requires more specific detail with regard to the nature of provision. A mix of institutional accommodation is needed to reflect the purchasing power of potential residents and funders of care, much like private residential / social housing i.e. we don't want to see loads of high end expensive residential / nursing care homes that are excluding to people with lower wealth or outside the commissioning potential of Social Care and leading to a shortage of accessible accommodation with care.

AVDC Comments

- *Is the learning disabilities provision a dwelling use?*
- *What is it that needs to be demolished? Is it housing?*
- *If the County Council has any indication of the proportion of unit types required we would welcome them.*

Question 4 What should be the Council's approach for meeting the housing needs of the elderly?

BCC consider that AVDC should seek to enable a mixed model of well-placed provision that best maintains and supports the needs of older people as they become older and less independent. BCC will shortly be doing some housing needs research on housing type and location that it would wish to feed into future HEDNA / VALP work. This will address the needs of the more vulnerable including the 2200 figure they identify for institutional provision.

BCC would wish to see championed policies & practice relating to lifetime homes/ lifetime communities and recognition that a variety of housing models from retirement, bungalows, adapted, supported, communal, assisted living, extra care, etc. are required.

AVDC Comments

- *As above any advice on proportions would be welcomed. When will this be available?*
- *The Local Plan cannot contain policies relating to lifetime homes if it is to accord with Government guidance*

Question 5 Do the HEDNAs conclusions on employment growth reflect your expectations and if not what should it take into account?

BCC accepts that that further detailed assessment will help determine the amount and quality of employment land to be allocated. The forecasted surplus in employment land should enable greater flexibility for matching housing and employment growth. Furthermore, BCC consider that sufficient employment land of the right quality in the right location is critical to retaining local jobs and employment in order to reduce unnecessary out-commuting and potential leakage of the workforce to employment outside the County boundary. Infrastructure provision is critical to managing the connectivity and accessibility of employment sites. BCC consider that conclusions on managing employment growth should also consider infrastructure investment needs, in terms of the road, rail, public transport, energy, broadband, water, minerals and waste infrastructure investment needed to support future employment growth.

AVDC Comments

- *Do the County Council wish us to keep our surplus of employment land and, if so, how can this be justified except by more housing?*
- *The infrastructure for employment will be considered*

Question 6 How should the Local Plan address the need for traveller pitches?

Of the two options presented in the Issues and Options consultation report, BCC would support Option B to make an assessment of temporary sites to conclude on whether they are suitable for long term occupation.

AVDC Comment

- *What is the County's position on G&T allocations on larger housing sites?*

Chapter 3: Output from the Housing Economic Land Availability Assessment

Question 7 Do you agree with the conclusions of the HELAA and if not what should it say and why?

BCC has undertaken a high level assessment of the Aylesbury Vale HELAA and disagrees with some of the conclusions. BCC consider that a more detailed assessment of housing land availability is required. For example, BCC have undertaken a high level review of land availability assessments in Aylesbury, Buckingham and Haddenham and consider that at least an additional 145ha could be reassessed for housing suitability. We also note that a number of sites have been identified as being suitable for housing or employment development (404ha) within the three settlements. We consider that there is merit in considering some of these sites for housing development as strategic settlements. Further additional land could be identified as available for housing, subject to discussion on strategic infrastructure constraints, such as energy capacity and distribution networks, broadband, flood risk and deliverability of land for housing / contributions towards critical infrastructure projects. BCC would welcome such a discussion and seek to overcome infrastructure constraints limiting housing and employment development in the most suitable locations. BCC have commented on the Call for Sites and welcome ongoing collaboration on strategic housing land availability assessments, not least to explore options for directing plan-led development to the most sustainable settlements, considered to be Aylesbury in the main, Haddenham and to a lesser extent Buckingham, subject to proposed routing of the A421 Expressway and road infrastructure improvements. BCC recognise the unique, rural landscape character of Aylesbury Vale and seek to conserve and protect the natural and built environment by containing the growth of settlements within Aylesbury, Buckingham, Haddenham and in north east Buckinghamshire adjacent to Milton Keynes. BCC also recognise that Aylesbury Vale has achieved Enterprise Zone status since publication of the HELAA and supports focusing

growth on strategic development sites well served by public transport, rail connectivity and national road networks.

AVDC Comments

- *How can the HELAA methodology be more detailed?*
- *What are these 145ha of sites that they disagree with us on?*
- *Housing potential on the housing or employment sites is already included in the HELAA figures so there is no further potential on the 404ha of land referred to.*
- *When you refer to overcoming constraints in the “most suitable locations” what is meant by that?*
- *It is noted that Winslow is not regarded as much of a sustainable settlement as Buckingham and that you wish to see it excluded from getting further growth. Why is this?*
- *Does the preference for directing growth to the main settlements mean that villages should be excluded from making provision?*

Chapter 4: Settlement Hierarchy

Question 8 Is the Settlement Hierarchy correct and if not, why is it not correct?

BCC recognise the value of strategic settlements but consider that a more appropriate settlement hierarchy that recognised the strategic significance of Aylesbury within Aylesbury Vale would be appropriate. BCC recognise the significance of Wendover, Buckingham, Winslow and Haddenham as distinct from the villages in Aylesbury Vale but consider a more appropriate, relevant hierarchy that positions Aylesbury as the main District town within the Vale, followed by Haddenham and Buckingham in terms of strategic settlement hierarchy. BCC would prefer to add a more strategic infrastructure assessment of settlements within the proposed hierarchy in order to identify the hierarchical significance of strategic settlements as growth centres. To complete this assessment BCC consider it would be important to situate Aylesbury Vale within its geographical sub-regional planning context between Milton Keynes, Northamptonshire, Oxfordshire, Central Beds, Luton and Dacorum Councils rather than to scatter development across the Vale. Sub national strategic connectivity via road, rail and air is important in considering the settlement hierarchy of Aylesbury Vale. BCC also consider that the growth of Aylesbury Vale should be positioned within the potential growth of the County as a whole, particularly the proposed expansion of Princes Risborough and High Wycombe and connectivity to Chiltern and South Bucks Districts. BCC fundamentally disagree with the blanket assumption of an expansion of all larger villages and smaller villages and considers that any village expansion should be on merit and considered on a case by case basis.

AVDC Comments

- *Making Aylesbury the most strategic settlement in the hierarchy is possible but it would make no difference to the housing numbers so why is the differentiation needed?*
- *You split off Winslow and Wendover from Buckingham and Haddenham in the hierarchy. What is the basis for this?*
- *The Issues and options document amend the settlement hierarchy does not “scatter development across the Vale”. It seeks to allocate sustainable levels of development to settlements according to their role in the hierarchy. A starting point is needed for consideration of suitable development in villages and this was what the issues and options document sought to do. It would be useful to know what in the County Council’s opinion it thinks the starting point should be?*

- *The response appears to want almost all of the housing development located along the southern edge of Aylesbury Vale but there are no suitable sites to accommodate this, so how does the County Council consider that this can be achieved?*

Chapter 5: Spatial Options for meeting HEDNA conclusions

Question 9 Out of the following options, which are your preferences? Please rank 1-3, 1 being your most favoured option.

BCC disagree with the options presented by AVDC and see merit in a more consolidated, nucleated settlement expansion at Aylesbury. BCC has difficulty with the options as they fail to recognise the significance of growth centres around the Vale such as the proposed expansion of Thame, and the significant growth of Bicester, Brackley, Silverstone and Milton Keynes. BCC recognise the need for housing growth and the potential for housing expansion in north-east Buckinghamshire adjacent to Milton Keynes. BCC would welcome further discussion with adjacent planning authorities to consider the potential for growth of existing urban centres to avoid the need for urban sprawl across The Northern Vale of Aylesbury. For example, the proposed growth of Thame, Princes Risborough and Wycombe may present an opportunity for significant growth of Haddenham, perhaps as a new settlement expansion given its emerging position, as a strategic rail hub with excellent motorway access within the M40 growth corridor. BCC is against urban sprawl and would welcome a review of the green belt, in consultation with the Districts and adjacent planning authorities. BCC consider that additions to the Green Belt may be required to safeguard strategic green corridors between Thame and Haddenham, between Aylesbury and Wendover and to the east of Aylesbury in order to avoid urban sprawl or coalescence of settlement expansion. Housing growth should be managed with a spatial focus on community and social infrastructure and contained within physical and green infrastructure networks as sustainable settlements. Settlement expansion should be infrastructure led to enhance connectivity of the Vale within the Buckinghamshire sub regional context, recognising the growth of Bicester to the north-west of Aylesbury Vale and north east Buckinghamshire adjacent to Milton Keynes. BCC recognise the importance of a critical threshold to settlement expansion for managing infrastructure investment, notably for school places, health facilities, services and public transport, rights of way improvements and maintenance. BCC also recognise the importance of a critical threshold to maintaining the vitality and viability of strategic settlements, particularly the regeneration of Aylesbury as the District Centre of Aylesbury Vale.

Option A Sustainable Settlements with an extension to Milton Keynes / Bletchley

BCC does not agree with this option on the basis that growth should be consolidated in Aylesbury, Buckingham and Haddenham and less growth scattered through the Northern Vale. However, BCC consider that this option to include an extension to north east Buckinghamshire adjacent to Milton Keynes would be advantageous, consolidating growth around current urban centres to avoid urban sprawl across the Northern Vale. The historic character of the smaller villages is important to maintaining the character of the Vale and for this reason the central core of the Vale should be conserved for its unique, rural character within the south-east sub region.

Option B Sustainable Settlements with one or more new settlements

BCC disagree with this option on the basis that more growth should be accommodated in Aylesbury, Buckingham and Haddenham. BCC have not totally dismissed the option of a new settlement of 4,000 units

particularly if this would involve enlarging an existing settlement by more than 50% of the population / dwellings, for example around Haddenham.

Option C Sustainable Settlements with a new settlement and extension to Milton Keynes / Bletchley

This option could provide some flexibility about how growth is distributed but fails to recognise the strategic significance of Buckingham, Aylesbury and Haddenham. BCC considers more growth could be accommodated and consolidated in these strategic settlements than is outlined in this option. The vitality and viability of District Centres is a matter for consideration and points towards consolidating development within the strategic settlements, which this option disagrees with. Consolidated expansion of existing strategic towns creates the capacity for more viable settlements, facilitates the provision of critical infrastructure to meet additional housing need and reduces the need to travel. An extension to north east Buckinghamshire adjacent to Milton Keynes could improve connectivity and the choice of transport mode between settlements, for example as part of the Redways development. An urban extension would also be capable of supporting public transport and additional routes/higher frequency routes.

Option D Sustainable Settlements: Intensification with an extension to Milton Keynes / Bletchley

BCC sees merit in the intensification of development within the strategic settlements, namely Aylesbury, Buckingham and Haddenham and may see merit in the intensification of development elsewhere; however it is against the principle of blanket intensification of development across all the villages, leading to urban sprawl which this option would suggest. Intensification of development at Aylesbury particularly would provide critical capacity to manage the regeneration, viability and vitality of Aylesbury as the District Centre for the Vale. An extension to north east Buckinghamshire adjacent to Milton Keynes would require ongoing consultation with Milton Keynes as part of the duty to co-operate. There may be benefits in this approach if Milton Keynes decides to plan for a significant urban extension around Bletchley. For example, Milton Keynes and Aylesbury growth would successfully link into the transport services which already exist at these settlements, as well as allowing for additional high frequency bus routes and sub-regional rail connectivity.

Option E Sustainable Settlements - Intensification with one or more new settlements

As above, BCC sees merit in expanding growth in Aylesbury, Buckingham and Haddenham with the possibility of new settlement expansion at Haddenham.

Option F Dispersed approach: growth at all settlements and other suitable locations

BCC disagree with this option on the basis of accelerating urban sprawl, increasing the need to travel and land required for development. Dispersal creates a higher cost per passenger for public transport, encourages more reliance on the private car, discourages active travel, and places additional pressure on GP surgeries and school places and travel to school arrangements through extending school catchments.

Option G Dispersed approach with an extension to Milton Keynes / Bletchley

BCC wholly disagree with this option as above and on the basis that it would destroy the unique character of the landscape, built and natural environment which makes Buckinghamshire so special and so attractive as a place to live, invest in and visit within the South-East.

Option H Dispersed approach with one or more new settlement(s)

BCC wholly disagree with this option although would consider one or more new settlements.

Option I Dispersed approach with an extension to Milton Keynes / Bletchley and a new settlement

BCC disagree with this option as above, although not necessarily an urban extension to the north east of Buckinghamshire adjacent to Milton Keynes.

Other – please state

BCC is of the opinion that the proposed growth should be sustainably planned at the strategic settlements of Aylesbury, Buckingham and Haddenham with an extension near Milton Keynes. This option builds on the strategic benefits of options C, D and E in the Issues and Options document by focusing development on strategic settlements for growth.

BCC consider that AVDC should consider further growth at Haddenham, possibly expansion to the scale of a “new settlement”. The Issues & Options document does not fully identify the potential for growth at Haddenham, not least for its strategic road and rail connectivity, proximity to Thame (earmarked as an option for expansion by South Oxfordshire) and proximity to the proposed expansion of Princes Risborough on the East West line with excellent rail connections to London and The North via Birmingham.

BCC’s option to consolidate and grow Aylesbury, Buckingham and Haddenham would require critical infrastructure investment for a Relief Road around Aylesbury, Buckingham and Princes Risborough and critical investment in school expansions and new schools. Buckingham is significant as a university town and deserves more recognition as a strategic settlement in the VALP. BCC also consider that development should be in accordance with the Neighbourhood Plans, in accordance with the proposed settlement hierarchy and proposed expansion of Aylesbury Vale. BCC would welcome more co-operation with AVDC to scope out infrastructure needs and delivery mechanisms to meet the critical infrastructure needs of additional housing development. BCC also consider that more regard to the strategic planning context of Aylesbury Vale within the emerging planning framework of adjacent planning authorities is needed to co-ordinate housing need, viability and infrastructure investment to meet the needs of population growth over the course of the plan period. Similarly more consideration of trans boundary infrastructure projects including national infrastructure schemes such as the E-W rail and A421 proposed improvements is needed in managing the strategic growth of the Vale, particularly in terms of travel / commuter patterns between areas of housing and significant employment growth.

In terms of social infrastructure, the approach put forward by BCC would greatly contribute to the long term viability of town centres, high street as well as other services and facilities that local communities rely on. It would also improve the viability of social care provision by ensuring that the vulnerable and others who rely on social care provision are closest to where provision is generally more accessible.

This approach would encourage the efficient use of brownfield sites and reduce the need for development on existing green infrastructure. It would also reduce development pressure on small settlements that are not sustainable locations for growth and preserve the character of such settlements.

AVDC Comments

- *You wish to see more development at Aylesbury. As there are no suitable sites, where does the County Council consider that the development should be located? NB Under Option E Aylesbury area has already got 15,700 houses or 49.6% of the 31,000 houses in the issues and options consultation. Adding on the Southern Vale's 4,600 the proportion reaches 64.1% i.e. approaching two thirds of the total proposed before the new settlement is taken into account which would take the total to 76.8% or 24,300 houses if that were to be located in the Southern Vale This leaves just 22.3% or 7,400 for all of the Northern Vale including Buckingham. It should be noted that commitments, completions and windfalls for the Buckingham / Northern Vale area are 3,434 leaving only 3,966 to be allocated.*
- *The comment that BCC would welcome a Green belt review is puzzling as one is being done with the cooperation of the County Council.*
- *Expanding the Green Belt massively as suggested would negate the chance of southern Aylesbury Vale taking more development as suggested by the County Council. This apparent conflict needs to be explained.*
- *The comment on option B that the County Council have not totally dismissed a new settlement needs to be clarified*
- *The comment under option D that the blanket expansion of villages by 100 houses or so for the larger villages leads to urban sprawl needs to be clarified.*
- *Comment that development levels should be "in accordance with neighbourhood plans" needs to be clarified as the strategic development of Buckingham and further development at Haddenham suggested by the County Council is negated by this.*
- *Proposed A421 improvements are not proposed as yet, it is only a study to see if improvements have any merit.*
- *Approach proposed by County Council would not support village facilities as they would have very little development if any.*
- *Why are small settlements not sustainable locations for development?*

Question 10 Please explain the reason for your preference. If you do not like any suggested option, please explain why and suggest an alternative.

Bucks County Council is encouraged by the reference to 'minimising the need to travel – subject to the location of a new settlement' as stated in options B and C. BCC also welcomes AVDC's initial consideration of the transport related issues and opportunities identified for each one of the options.

BCC is currently working with AVDC to understand what transport issues and opportunities may arise from development. The joint work will identify measures that might be required to mitigate them and their likely feasibility/cost. In due course, it is intended that this work will inform the preparation of the draft AVDC Local Plan.

In the interim, BCC has the following comments which may inform AVDC's methodology and highlight the joint work being undertaken by BCC and AVDC.

Whilst the necessarily iterative nature of plan-making is recognised, it is important to note that transport issues are unavoidably spatial (in both their causes and effects). As such, the locations of potential growth scenarios will have a significant impact on the results of any transport forecasts. Should the locations (and/or scale) of growth change, the transport impact will change: understanding of transport issues will be very

much a product of the growth locations assumed and are difficult to generalise. This places value on moving towards realistic growth location assumptions as early in the transport testing process as possible.

In considering the transport issues associated with development it will be important that:

- This forms part of the wider work of identifying and planning for sites. Transport forms an important part of the overall sustainability of a site and it is important that transport issues are considered from the earliest stages; and
- The transport issues and measures identified include all types of need. Whilst 'infrastructure' is likely to be a significant part of this, it is also likely to include other transport mitigation measures, for example support for public transport services or travel planning.

The vision of the Plan and the issues it should address will, of course, be influenced by the work described above. However, it will also be important that it considers the County Council's overarching transport policy set out in Local Transport Plan Three and its replacement Local Transport Plan Four (which is being developed during the District Council's plan-making period). These documents set out the County Council's vision for transport and identify transport issues. As such, they should form a useful resource to the District Council in identifying its broader vision and issues.

All of the options that the District Council are considering, as well as the County Council's preferred method of delivering the growth required, need to take into consideration the capacity of the National Grid within Aylesbury Vale and the fact that the grid may require reinforcements. Consideration should also be given to National Infrastructure schemes and the potential of possible delays in delivering them, as this may affect when the growth is required.

Question 11 Is there any option you consider we should not consider further? If so, please state below, giving reasons.

BCC disagree with all the options presented in their current form and welcome discussion with AVDC to find the most suitable option according to housing and employment needs, physical, social and green infrastructure investment needs and strategic settlement outcomes to be achieved.

Question 12 Options A to E propose to allocate growth over the plan period to the district's villages and parishes in the form of an allowance for Larger and Smaller Villages (as defined in the Aylesbury Settlement Hierarchy) and rural parishes with no settlement categorised 'Larger' or 'Smaller' in the Settlement Hierarchy. At the next stage of preparing the Local Plan we would identify site allocations for Larger Villages broadly in line with this allowance and indicate the level of growth for Smaller Villages and Rural Parishes – the latter could be treated as an average. Do you agree with the suggested approach to allocating housing growth to the villages and parishes? If not, please suggest an alternative.

BCC consider that any urban development within villages or towns should be considered on merit according to local circumstance rather than as a general principle.

GREEN BELT REVIEW PHASE 1

1. Purpose

- 1.0 To inform VALP Scrutiny Committee of the output from the Green Belt Review Phase 1.

2. Recommendation

To consider the content of the report.

3. Supporting information

- 3.1 As part of the evidence base for the emerging Vale of Aylesbury Local Plan (VALP) we are undertaking an assessment of the Green Belt. This work is being done jointly with Wycombe District Council, Chiltern District Council, South Bucks District Council and Buckinghamshire County Council. It will be used to inform the emerging Local Plans in the area including the Vale of Aylesbury Local Plan. The National Planning Policy Framework (NPPF) permits the review of Green Belt boundaries when Local Plans are prepared.
- 3.2 In March 2016 Part 1 of the Buckinghamshire Green Belt Assessment, undertaken by consultants Arups, was published. This can be viewed on our website <http://www.aylesburyvaledc.gov.uk/supporting-evidence> (please note this is broken down into a number of separate documents due to the file size). The Assessment has looked at how areas of land within the Green Belt, and some areas adjacent, perform against the five purposes of the Green Belt as set out in the NPPF:
- To check the unrestricted sprawl of large built-up areas
 - To prevent neighbouring towns 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
- 3.3 The work by Arup has identified some parcels which perform weaker against these purposes and other parcels which have areas within them which are likely to perform weaker if assessed on their own. The three areas that were identified within Aylesbury Vale and what the recommendations are attached as Appendix 1. A map showing these areas across the whole study area is attached as Appendix 2.
- 3.4 These identified areas will now be given further consideration under Part 2 of the Green Belt review to assess constraints on the site to see whether they are potentially suitable for development (similar to the way sites are assessed in the Housing and Economic Land Availability Assessment) and whether there are exceptional circumstances justifying the release of Green Belt land. It will also need to look at whether permanent and defensible boundaries can be identified if the Green Belt boundary is to be amended. Any sites within Aylesbury Vale which are

proposed for removal or additional to the Green Belt will be consulted on as part of the draft Vale of Aylesbury Local Plan.

- 3.5 As you will be aware the Green Belt Assessment will also be an important part of the capacity assessments of the other Buckinghamshire Councils and will be part of determining what their unmet need will be. Chiltern and South Bucks have already consulted on the suitability of sites to be removed from the Green Belt ahead of Phase 2 work. This showed more land as potentially suitable for removal than has been indicated in the Arup study and will be progressed through their local plan preparation process.

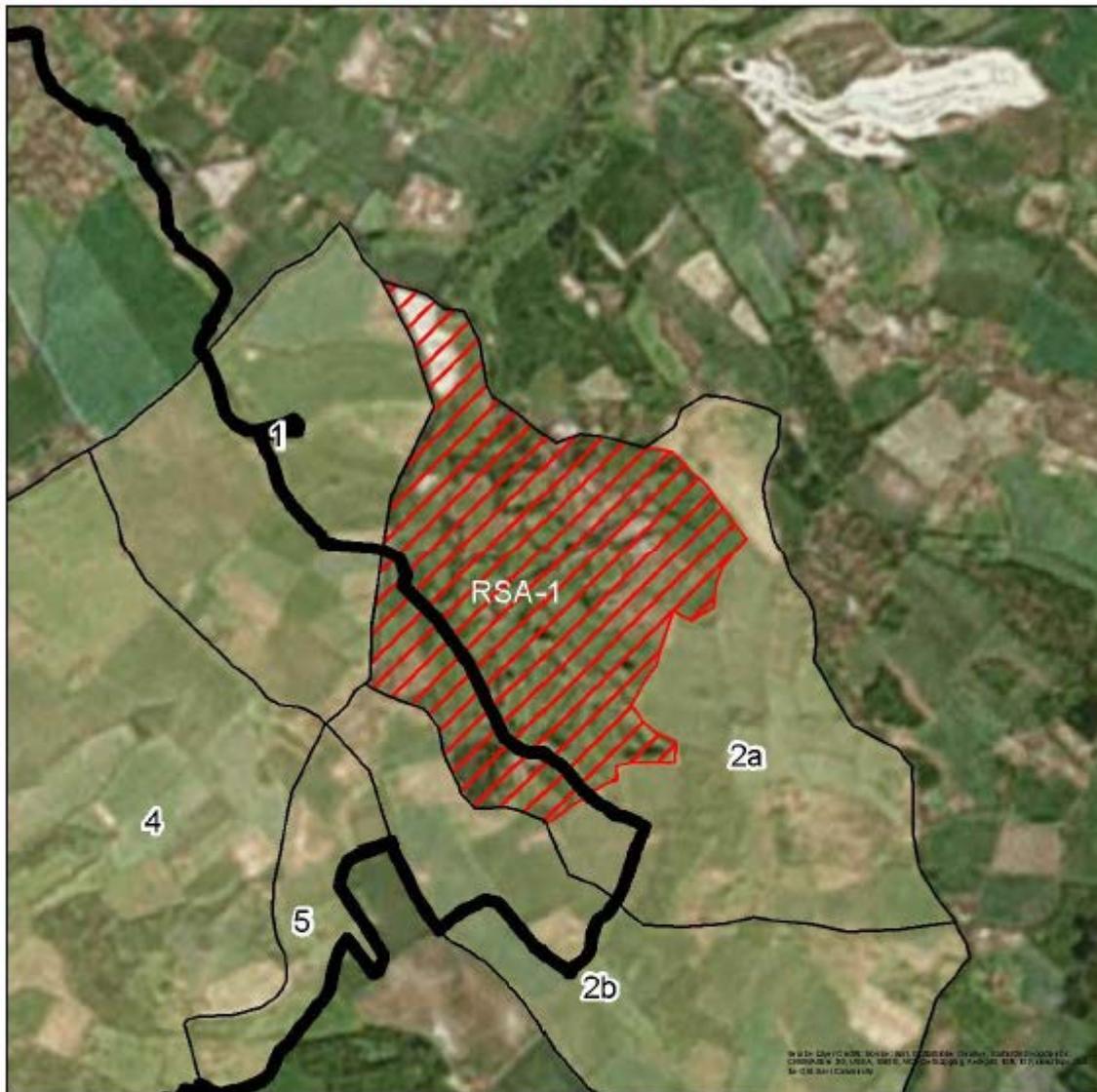
4 Resource implications

- 4.1 Funding of the Local Plan's preparation is being derived from existing budgets.

Contact Officer Peter Williams (01296) 585208

Background Documents None

RSA-1 (General Area 2a – Whipsnade)



- 6.4.1** As a whole, General Area 2a, located between Dunstable and Ivinghoe, attains a medium score against the NPPF Green Belt purposes. While it makes no contribution to preventing sprawl (Purpose 1), as it is not adjacent to an identified large built-up area, and makes a weak contribution to preventing coalescence between settlements (in relation to the Green Belt settlements of Dagnall, Holywell and Studham), collectively it maintains the openness and character of a largely rural area, thus preventing encroachment and fulfilling Purpose 3.
- 6.4.2** However, there is substantial contrast between the south-east and north-west of the General Area, RSA-1. The openness of RSA-1 is substantially diminished by built form around Whipsnade Zoo and Whipsnade Park Golf Course. These land uses diminish the rural feel

of the parcel and impinge upon the integrity of the wider Green Belt. As such, in isolation, this area may meet all purposes weakly.

Recommendation: General Area 2a meets the NPPF purposes, but there is scope for sub-division; the identified north-western area sub-area (RSA-1), which may score weakly, could be considered further.

RSA-2 (General Area 7a – north of Wendover)



6.4.3 As a whole, General Area 7a prevents the outward sprawl of the large built-up area of Wendover, along an edge which is weakly defined by softer natural features, thus meeting Purpose 1. It prevents the coalescence of Wendover and the Green Belt settlement of Halton (Purpose 2) and prevents encroachment into open land which is characterised by rural land uses (Purpose 3).

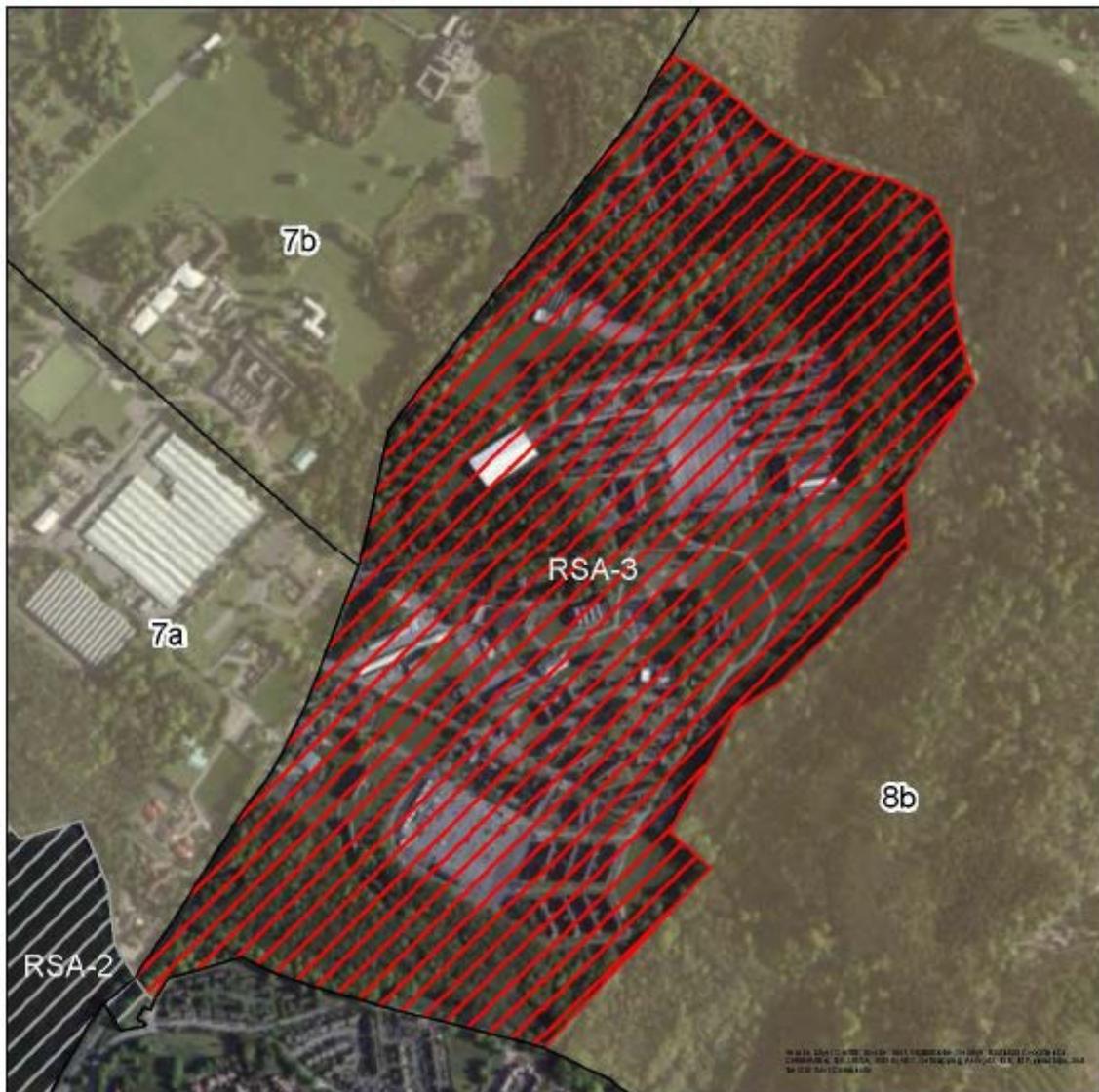
6.4.4 However, the southern part of the parcel, RSA-2, is likely to score weakly if considered separately. This area is deemed to be less important for preventing merging between Wendover and Halton (Purpose 2), or encroachment into the countryside (Purpose 3), given it is disconnected from the countryside further north and effectively enveloped by built development to the east, south and west,

strengthening the visual and functional relationship of the area with Wendover.

6.4.5 RSA-2 is effectively within the settlement footprint of Wendover, thus may be considered as ‘enclosed’ within the large built-up area (as opposed to preventing outward sprawl), and durable boundary features in the form of the disused Grand Union Canal to the west, a disused railway line partially to the north and a dense planting buffer at the edge of Halton Camp to the north and east would ensure a logical, strongly defined area for further consideration.

Recommendation: General Area 7a meets the NPPF purposes, but there is scope for sub-division; the identified southern area (RSA-2), which may score weakly, could be considered further.

RSA-3 (General Area 8b – Halton Camp)



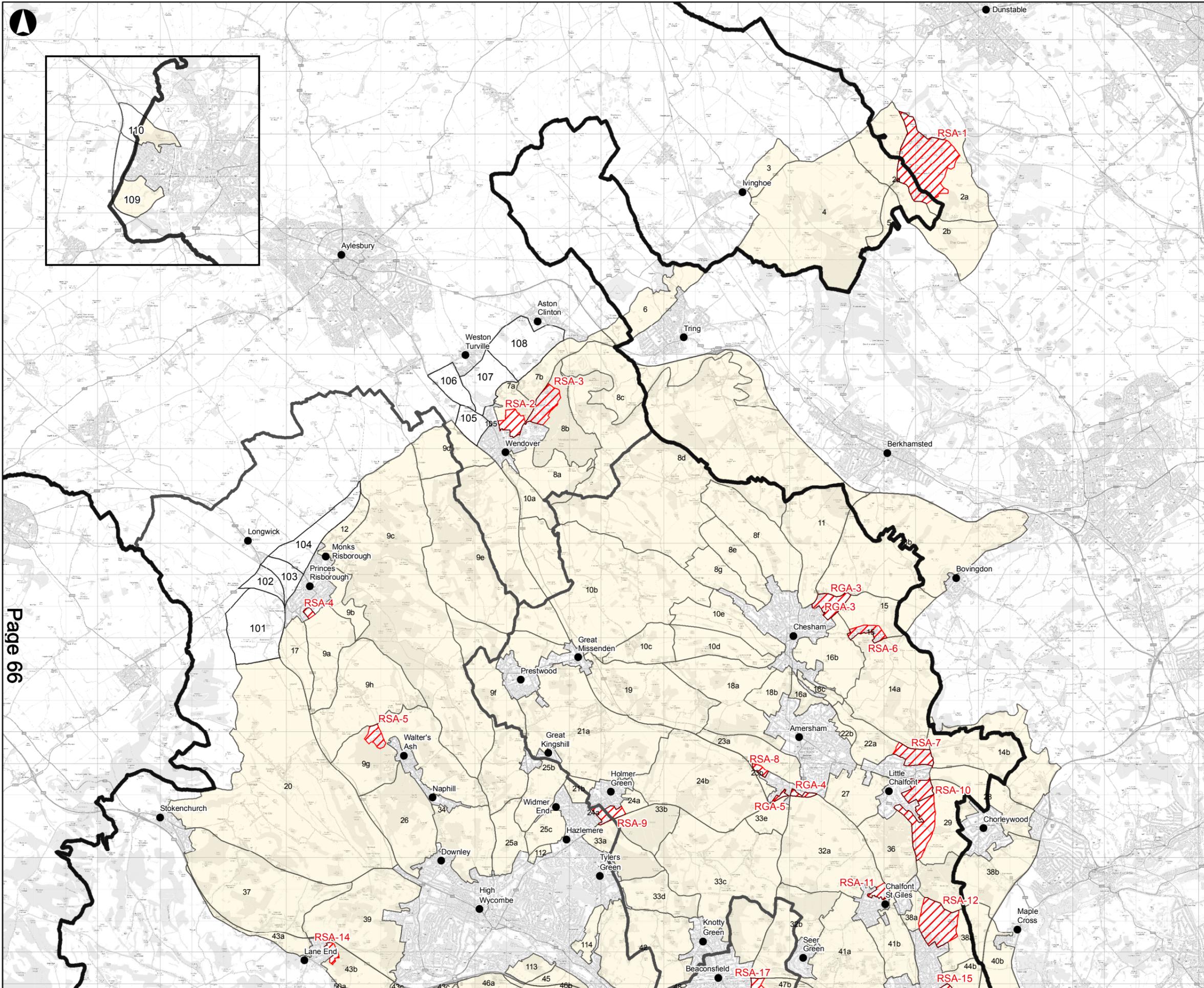
6.4.6 As a whole, General Area 8b, located north-east of Wendover, attains a medium score across three of the NPPF purposes. It fulfils Purpose 1, providing a barrier to the outward sprawl of the Wendover large built-up area, particularly to the south and east, and forms part of the gap between Wendover and Tring (Purpose 2) located to the north-east. The majority of the parcel is of an open and very rural character,

and Wendover Woods (which cover the majority of the parcel) contributes to a strong sense of remoteness. Despite the urban context, the Green Belt prevents the encroachment of urbanising influences into this area, thus meeting Purpose 3.

6.4.7 The identified sub-area in the west, RSA-3, has a contrasting character. It contains substantial built-form which diminishes the openness of the countryside, and is characterised by urban land uses, including various structures associated with the Halton Camp RAF Base such as barracks, offices and other ancillary structures. It is effectively urbanised and strongly linked with the urban form of Wendover to the south, thus making little contribution to Purpose 3 (as encroachment has already occurred).

6.4.8 While the role of RSA-3 in preventing the further perceptual coalescence of Wendover and Tring from ribbon development along the B4009 (Upper Icknield Way) is recognised, it is felt that a consolidation of the Green Belt in this location would better maintain the integrity of the wider Green Belt designation around Wendover and more appropriately reflect the status of this distinct land parcel.

Recommendation: General Area 8b meets the NPPF purposes, but there is scope for sub-division; the identified area in the west (RSA-3), encompassing Halton Camp, may score weakly and could be considered further.



Legend

- Non-Greenbelt settlement
- Buckinghamshire County
- District Boundary
- General Areas
- ▨ Green Belt Areas for Consideration in Stage 2
- Areas Not for Consideration in Stage 2
- Areas Not for Consideration in Stage 2

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| P1 | 29-02-16 | CG | ML | AB |
| Issue | Date | By | Chkd | Appd |

Metres
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Client
The Buckinghamshire Authorities

Job Title
Buckinghamshire Green Belt Assessment

Map 6.1a Areas for Further Consideration at Stage 2, North

Scale at A3
1:115,000

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| Job No 242368-00 | Drawing Status Issue |
| Drawing No 6.1a | Issue P1 |

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HELAA REVIEW SITES

1. Purpose

- 1.1 To inform VALP Scrutiny Committee of the sites currently under consideration within the review of the Housing and Economic Land Availability Assessment.

2. Recommendation

- | |
|---|
| 2.1 To consider the content of the report |
|---|

3. Supporting information

- 3.1 In October 2015, AVDC published for consultation a HELAA report, the culmination of around 12 months work, considering 617 sites for potential development of various land uses. The report identified capacity on 190 of these sites considered 'suitable' or 'part suitable' that could deliver 22,593 homes and 636,770sqm economic development (A, B and D land uses).
- 3.2 Since January 2016, AVDC officers assembled 159 new sites for HELAA to find potential additional capacity on top of the sites we already have in the October 2015 first draft report. Of these 108 have required a Forward Plans officer site visit and 'internal' consultation with Development Management, Landscape, Heritage, Biodiversity and Buckinghamshire County Council. On the remainder the Council has already given a formal opinion on the likelihood of planning permission being granted for development and that conclusion on the principle of development would feed into HELAA.
- 3.3 The new sites for the HELAA report (May 2016) comprise sites granted planning permission in 2015 but not started or fully completed, sites in a submitted neighbourhood plan since October 2015, sites sent in the Call For Sites process from 1 January 2015 to 31 December 2015 and sites sent in as Call for Sites since the original Call (May 2014) at smaller villages. The total site list in HELAA (including sites completely remote, unsuitable sites, sites in the green belt and AONB) being promoted for various land uses is 776 sites as at 25.04.2016. The new sites comprise:
- 10 at strategic settlements
 - 45 at larger villages
 - 53 at smaller villages
- 3.4 The sites in the urban areas are all quite small scale 'infill and rounding off' or isolated small scale agricultural/forestry land. There are a large number of smaller rural sites on the edge of villages which would not generate significant capacity if found to be suitable. However there are larger sites at the former Little Horwood airfield, Turweston Aerodrome and parcels of land in green fields near the railway line north of Stoke Hammond. The list of 108 sites currently being considered in the latest work of HELAA is set out below (see attached maps). The maps for the sites can be seen on the Council's website at [http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/PART%201%](http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/PART%201%20of%20HELAA%20Report%20May%202016.pdf)

[20-%20Batch%207%20HELAA%20sites.pdf](http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/PART%20%20-%20Batch%207%20HELAA%20sites.pdf)

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| Strategic | Larger | Smaller | HELAA Ref | Site address |
|-----------|--------|---------|-----------|--|
| | | 1 | AAB001 | Land adjacent to Orchard Cottage, Moat Lane, Aston Abbots, Aylesbury, Buckinghamshire. |
| | | 2 | AAB004 | Land to the west of The Abbey, Moat Lane, Aston Abbots |
| | | 3 | ADS001 | Adstock House, East Street, Adstock, East Street Adstock |
| | | 4 | ADS002 | Land r/o Orchard Bungalow, Pilch Lane, Adstock The Gardens Adstock MK18 2JF |
| | | 5 | ADS003 | Land to the east of Ryans Cottage, Main Street, Adstock, MK18 2HT |
| | | 6 | AKE001 | Leckhampstead Road, Akeley |
| | 1 | | AST029 | Land at the Red House, College Road North, Aston Clinton |
| | 2 | | AST030 | Orchard Farm, Aylesbury Road, Aston Clinton |
| | 3 | | AST031 | Land to the rear of 79a Weston Road, Aston Clinton |
| | 4 | | AST033 | Land r/o 1-87 Weston Road, Aston Clinton |
| 1 | | | AYL106 | 6-18 Mill Street, Aylesbury |
| 2 | | | AYL108 | Kingsbury House, 2 George Street, Aylesbury |
| 3 | | | AYL110 | Kingfisher House 61 Walton Street Aylesbury |
| 4 | | | AYL111 | Wing House 5 Britannia Street, Aylesbury |
| 5 | | | AYL113 | Garage Court, Narbeth Drive, Aylesbury |
| | | 8 | BEA001 | Land to the east of Main Street, Between Teal House and The Retreat, Beachampton |
| | | 9 | BEA002 | The Bell Inn, Main Street, Beachampton |
| | 5 | | BIE022 | Manor Farm, Broughton |
| | 6 | | BIE023 | Land at 186 Aylesbury Road |
| | 7 | | BIE024 | Land off William Hill Drive, Bierton |
| | 8 | | BIE026 | Allotment Gardens and 41 Great Lane |
| | 9 | | BIE027 | Land west of Gib Lane |

| Strategic | Larger | Smaller | HELAA Ref | Site address |
|-----------|--------|---------|-----------|--|
| | 10 | | BIE028 | Land at Gib Lane Farm |
| 6 | | | BUC065 | West End Farm, Buckingham |
| 7 | | | BUC067 | Land Rear Of The Grand Junction Public House High Street Buckingham |
| | | 10 | BUK004 | Land and Buildings at Petford Lea, Buckland, Aston Clinton |
| | | 11 | CAL002 | Land East of Edgcott Road, Charndon |
| | | 12 | CDN001 | Land to the north of Aylesbury Road and Rear of Great Stone House, Cuddington |
| | | 13 | CHA002 | Land west of Edgcott Road |
| | | 14 | CHA003 | Hill Farm, Main Street |
| | | 15 | CHY002 | Land Adj To The View Winchendon Road |
| | | 16 | CUB001 | Land at The Walnuts, East of Aston Abbots Road |
| | | 17 | DAD001 | Land adjoining 24-28 North Hill, Dadford |
| | | 18 | DIN001 | Land to the South West of New Road, Dinton |
| | | 19 | DIN002 | Land south of High Street, Westlington, Dinton |
| | | 20 | DIN003 | Water Lane, Ford |
| | | 21 | DPA001 | Land North of North Close |
| | | 22 | DPA002 | Former RAF buildings, Dorcas Lane, Stoke Hammond |
| | | 23 | DPA003 | Land r/o Prospect Close and Prospect Farm |
| | | 24 | ECL001 | Land to the rear of Church Way |
| | | 25 | ECL002 | Land r/o 23-29 St Marys Road, East Claydon |
| | | 26 | EDL017 | Land Adj To The Cottage Leighton Road Northhall |
| | 12 | | EDL020 | 29 The Green, Edlesborough |
| | 13 | | EDL021 | Slicketts Lane |
| | 14 | | GHW003 | Land at Greenway Farm/former Little Horwood Airfield site, between Great Horwood and Winslow |
| | | 27 | GRA001 | Land adjacent to Winslow Road |
| | | 28 | GRA002 | Land adjacent to Church Lane, Granborough |
| | 15 | | GUW008 | Land south of Ivy Cottage, Main Street |

| Strategic | Larger | Smaller | HELAA Ref | Site address |
|-----------|--------|---------|----------------------------|--|
| | 16 | | GUW014 | Land south of Shakespeare House and adjacent playing field, off Broadway |
| 8 | | | HAD007 | Land north of Rosemary Lane/west of Church Way |
| 9 | | | HAD014 (was SHLHAD 028) | Land west of railway adjacent Station Road |
| | 17 | | ICK005 | Pound Ground Field, Land off Worminghall Road and Ickford Road |
| | 18 | | ICK006 | Land east of 42 Worminghall Road, Ickford |
| | 19 | | IVI003 | 1 and 2 Hand Post Cottages and Land at Church Lane |
| | | 29 | LHW003 | Land at Warren Farm, Warren Road, Little Horwood |
| | | 30 | MEN001 | Land to the south of Rowden Lane and west of West Coast Railway |
| | | 31 | MEN002 | Land north of Cheddington Road |
| | 20 | | MGB009 | Land east of Clements Lane |
| | 21 | | NLV027 | Land r/o 39-51 Drayton Road, Newton Longville |
| | 22 | | NLV028 | Kysons, Land East of Newton Longville |
| | 23 | | NMA002 | Fields south of Manor Farm, off Portway, North Marston |
| | | 32 | NSH001 | Home Field, Land to the west of Stratford Road |
| | | 33 | NSH002 | Land to the south of Wood End |
| | | 34 | NSH003 | Field to the north of Church Farm, Stratford Road |
| | | 35 | NSH004 | Land At Nicholls Wood Farm, Winslow Road |
| | | 36 | NSH006 | Whiteways Paddock, Winslow Road, Nash |
| | | 37 | NSH007 | Land at Thornton Road (south side), Nash |
| | | 38 | OAK001 | Behind 21A Manor Road |
| | | 39 | OAK002 | 47 Worminghall Road |
| | | 40 | OVI001 | Land adjoining the Black Boy |
| | 24 | | QUA007 | Tebbys Close North End Road |
| | 25 | | QUA008 | Bones Close, Church St |
| | 26 | | SCD011 | Land East of Buckingham Road |

| Strategic | Larger | Smaller | HELAA Ref | Site address |
|-----------|--------|---------|-----------|---|
| | | 40 | SHA001 | Part of Franklin's Farm, Shabbington |
| | 27 | | SHM016 | Land at Rectory Farm, Newton Road Parcel 3 |
| | 28 | | SHM017 | Land at Rectory Farm, Newton Road Parcel 1 |
| | 29 | | SHM018 | Land at Rectory Farm, Newton Road Parcel 2 |
| | | 41 | SLA001 | Land south west of Slapton village |
| | | 42 | SLA002 | Land at the north west of Slapton Village |
| | | 43 | SOU009 | The Boot Field, High Road, Soulbury |
| | 30 | | STO018 | Land attached to the Harrow, 27 Bishopstone |
| | 31 | | STO019 | Land north west/rear of Darvill Road |
| | 32 | | STW005 | Land off Orkney Close and Walducks Close, Stewkley |
| | 33 | | STW006 | Bowl's Farm, High Street North |
| | 34 | | STW007 | Land off Griffin Field and High Street South, Stewkley |
| | | 44 | SWA001 | Land to the east of The Betsey Wynne, Mursley Road (B4032) |
| | 35 | | THO003 | Land off Back Street |
| | 36 | | TIN010 | Camp Site, Preston Road |
| | 37 | | TIN011 | Old sewerage treatment works, junction of Main Street and Tingewick Road and Tingewick bypass |
| | 38 | | TIN013 | Sites A North and South of main street parts of Manor Farm Church Lane Tingewick |
| | 39 | | TIN014 | Sites A North and South of main street parts of Manor Farm Church Lane Tingewick |
| | | 45 | TUR001 | Land south of Northfield House, Turweston Road |
| | | 46 | TUR003 | Turweston Aerodrome, Nr. Westbury |
| | | 47 | TWY001 | Land off Portway Road |
| | | 48 | TWY002 | Portway Farm Steeple Claydon Road Twyford |
| | 40 | | WAD014 | Land at Lower Blackgrove Farms, off the A41, between Fleet Marston and Waddesdon |
| | 41 | | WAD015 | Land off Queen Street |
| 10 | | | WEN027 | Land off Willowbrook, Halton Lane |
| | | 49 | WES002 | Allotment Field, East of Biddlesden Road |

| Strategic | Larger | Smaller | HELAA Ref | Site address |
|-----------|-----------|-----------|--------------|---|
| | | 50 | WHA003 | Land south of Chase Farm |
| | 42 | | WHI009 | Holt's Field, North Marston Lane |
| | | 51 | WMH003 | Land Adjacent To 1 Kings Close, Waterperry Road |
| | | 52 | WSC001 | Land at Lower Green, Westcott |
| | | 53 | WSC003 | Land west of Ashendon Road |
| | 43 | | WTV028 | Land at 23a Main Street |
| | 44 | | WTV029 | Land south of Marroway |
| | 45 | | WTV030 | Land Adj 18 Marroway Weston Turville |
| 10 | 45 | 53 | TOTAL | 108 sites |

Resource implications

Funding of the Local Plan's preparation is being derived from existing budgets.

Contact Officer Peter Williams (01296) 585208

Background Documents None

LOCAL PLAN PROGRESS REPORT

1. Purpose

- 1.1 To inform VALP Scrutiny Committee of the progress on preparing the Local Plan.

2. Recommendation

| |
|-----------------------------------|
| To note the content of the report |
|-----------------------------------|

3. Progress on production of the Local Plan

- 3.1 Following the completion of the issues and options consultation work has focussed on summarising the comments received. A summary of those responses is the subject of a separate committee report. Work has then focussed on the preparation of the detailed policies for inclusion in the plan. A significant number of these are now drafted and are being discussed with Development Management.
- 3.2 A significant issue for the new plan is the degree of unmet need that we may be requested to accommodate from adjacent Councils. Work has therefore been undertaken to establish the level of unmet need which may flow from other areas. Their positions are set out in the responses to the issues and options consultation. In summary a small amount of unmet need may be requested from Luton and Dacorum, but there is no indication what the figure will be yet. The total unmet need from Wycombe, Chiltern and S Bucks was estimated at 10,000 dwellings for the issues and options consultation. With the advent of a joint plan for the unmet need from the other Bucks councils will increase. However it is not yet possible to be definitive about the figure as capacity work, such as phase 2 of the Green belt Review and consideration of sites in the AONB is not due to be completed for Chiltern/S Bucks until their preferred options consultation takes place in October. Joint working is underway to establish the most accurate estimate and agree the way forward for a definitive figure to be established.

4. Progress on production of supporting evidence

- 4.1 The following bullet points summarise the latest position on the preparation of VALP supporting evidence. A verbal update and any further information will be supplied at the committee meeting:
- A revised Buckinghamshire Housing and Economic Development Needs Assessment (HEDNA) report has been prepared by ORS to inform the production of the relevant Local Plans. This has established the overall housing need for Buckinghamshire at around 50,000 with a requirement of 21,300 for Aylesbury Vale.
 - A revision of the Housing and Economic Land Availability Assessment (HELAA) is underway. This involves over 100 site visits, consultations regarding constraints and application of the joint HELAA methodology. This is the subject of a separate committee report. The revised HELAA will provide the source for further capacity

- A Landscape Assessment from LUC was consulted on at issues and options and comments have been taken into account. The revised assessment has been published on the Council's website and will be utilised in considering planning applications.
- A revised Bucks Housing Market Area (HMA) report has been published following the decision by Chiltern and S Bucks to prepare a joint Local Plan. It concludes that the combined Local Plan area falls within the 'best fit' Bucks HMA.
- Phase 1 of a joint Green Belt Review involving the Bucks Councils and including the County Council has been completed and published. A separate report on the review has been prepared for the committee.
- Cooperative work on traffic modelling has commenced between the County Council and the District Councils to inform the preparation of the respective Local Plans. Work has also commenced the preparation of an Aylesbury Transport Strategy.
- A Strategic Flood Risk Assessment and Water Cycle Study has been commissioned and work to gather data from the respective stakeholders is underway.
- Work by consultants to prepare a report on the potential for a new settlement in Aylesbury Vale is continuing. The current focus is on determining the potential landscape and traffic impacts of the most suitable locations.
- As part of efforts to reduce the over supply of employment land which amounts to 77 ha against a requirement of 20 ha is underway. The potential for land to be reallocated for housing development is being explored as part of the work.
- Sustainability appraisal work is continuing following the preparation of a Reasonable Alternatives report for issues and options consultation, work is now focussing on the appraisal of potential development sites.
- Following the production of new government planning policy on travellers which included a revised definition of travellers for planning purposes a update of the joint Bucks traveller needs assessment is underway. The implications of initial results are currently being discussed between the respective councils.

5. Proposed work future work programme

- 5.1 The draft plan is currently being finalised and will be presented to Members at a seminar on Tuesday 31 May at 6:30pm. The draft plan will then be considered by VALP Scrutiny Committee on 13 June, Cabinet on 15 June and Council on 28 June. The draft plan will then be published for public consultation on Thursday 7 July, for a period of over eight weeks (due to summer holiday period), ending on Monday 5 September. The consultation will include a series of public exhibitions and a more streamlined online system for submitting comments. A Town and Parish Councils event will take place on 13th of July.

5.2 Following the public consultation on the draft plan, work will continue on finalising the key pieces of evidence and drafting the final plan. The final plan will be published for comment in early 2017, following consideration again by VALP Scrutiny Committee, Cabinet and Council. This is likely to be in December. Following the consultation on the final 'proposed submission' plan, the plan will be submitted for independent examination in March, which fits with the government's deadline. Once submitted, the timetable is led by PINS and is therefore out of our control, but we anticipate the examination starting in the spring, and adoption by summer 2017.

6. Resource implications

6.1 Funding of Local Plan preparation is being derived from existing budgets.

Contact Officer Peter Williams (01296) 585208

Background Documents None

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