

DRAFT VALP RESPONSES, PROGRESS AND UNMET NEED

1 Purpose

- 1.1 To inform the VALP Scrutiny Committee of the responses to the draft Vale of Aylesbury Local Plan (VALP) and the latest progress on the preparation of VALP along with the opportunity to discuss unmet need with representatives of the Chiltern, South Bucks and Wycombe councils.

2 Recommendations/for decision

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| 2.1 | That the VALP Scrutiny Committee receives the information on draft VALP responses and VALP progress and engages in discussions regarding unmet need. |
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3 Background to the publication of the draft Vale of Aylesbury Local Plan (VALP)

- 3.1 Following consideration by VALP Scrutiny Committee on 13 June and Cabinet on 15 June the draft VALP was approved for consultation at Council on 28 June. The closing date for consultation responses was 5 September. Just under 1,600 responses were received containing over 5,00 representations. Council officers are currently the considering the responses and emerging evidence to determine the content of the pre-submission version of VALP. A pre submission consultation draft VALP will then be prepared for consideration by VALP Scrutiny Committee on 19 December, Cabinet on 21 December and Council on 16 January. Central to the responses received to the draft plan was the question of unmet need. Following an offer from the Chiltern and South Bucks councils for a representative to attend the VALP Scrutiny Committee this meeting was arranged to allow this to take place. Wycombe has also agreed to send a representative.

4 Results of Consultation

- 4.1 As stated above a total of just under 1,600 responses, containing over 5,000 representations, were made in response to the draft VALP and its supporting evidence. A summary of the representations is being prepared by outside consultants and it is expected that this will be available prior to the meeting. The main issues raised were: the overall level of housing, meeting unmet need from other areas, the possible new settlement, provision of infrastructure such as schools and roads, removal of land from the Green Belt, distribution of development and development in the villages.
- 4.2 Officers are now reviewing the results from the consultation as well as taking into account emerging evidence and are revising the local plan's policies and proposals. The results of this work will be available when the pre-submission draft VALP is published in the committee papers for the VALP Scrutiny Committee meeting in December

5 Local Plan Progress

- 5.1 Central to the preparation of the new local plan are the housing need figures. These depend on the Housing and Economic Development Needs Assessment (HEDNA) for Buckinghamshire. Since the production of the draft VALP the Buckinghamshire Councils have commissioned an update to reflect the latest Government predictions. The report is currently being finalised and will probably be published prior to the 7th of November. Officers will update the Scrutiny Committee on the content of the updated HEDNA at the meeting and advise on the implications for VALP.
- 5.2 As part of the continuing Duty to Cooperate discussions with Wycombe, Chiltern and South Bucks this council's representatives have sought to reduce the unmet need requirements from those councils. Officers will report the latest developments to the meeting as a precursor to the debate with the representatives from the other councils as work is still underway at the time of writing this report.
- 5.3 Work is continuing to finalise the range of evidence that will need to be finalised before submission. Conclusions will need to be reached on the housing numbers of the Buckinghamshire councils. Flooding and water usage have to be evaluated through a Strategic Flood Risk Assessment and Water Cycle Study. Mitigation of traffic impacts of the proposed development will need to be addressed. The traveller needs assessment has reached some conclusions but the implications of the study will need to be clarified. The potential for releasing employment land being addressed and will need to be published. Further assessment of land availability is being carried out in relation to the larger and medium villages. An infrastructure delivery plan has been drafted and work to assess the viability of our policies and proposals has commenced.
- 5.4 New retail evidence is also under development. Additional sites in the land availability assessment are being assessed and revisions to site suitability because of new information could lead to more sites being found suitable. Further work to develop a full sustainability assessment is being undertaken alongside the revisions to the draft VALP. A Habitat Regulations Assessment screening is also being commissioned. An overall map and detailed inset maps will be also be prepared to accompany the pre submission consultation version of the plan.
- 5.5 As soon as any further evidence is finalised it will be published on the councils website and the evidence will be used to inform the pre submission version of VALP. The evidence will all have to be in place to accompany the submission version of the plan during the pre submission consultation on the local plan and the council is confident that the evidence will be in place to allow consultation and submission in accord with the expected timetable.

6. Discussion of Unmet Need

- 6.1 Representatives from Chiltern, South Bucks and Wycombe will be in attendance to engage in discussions regarding their approach finding housing capacity to meet forecast need and the resultant unmet housing need.

7. Resource implications

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

Contact Officer
Background Documents

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Draft VALP consultation document

Buckinghamshire Housing and Economic Development
Needs Assessment (HEDNA) revision

Buckinghamshire Housing and Economic Land
Availability Assessment (HELAA)

National Planning Policy Framework (NPPF)