

Report to Cabinet

Title:	Buckinghamshire Minerals and Waste Local Plan Pre-submission consultation
Date:	Monday 8 January 2018
Date can be implemented:	Tuesday 16 January 2018
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Local members affected:	All Electoral Divisions
Portfolio areas affected:	Planning and Environment

For press enquiries concerning this report, please contact the media office on 01296 382444

Summary

The new Buckinghamshire Minerals and Waste Local Plan (BMWLP) is being progressed as the "Submission Version" for the purposes of the Regulation 19 consultation and the submission to the Secretary of State for Communities and Local Government (SoS). The report highlights the outcome of the eight weeks consultation on the draft local plan Preferred Options document in August and September 2017, and sets out the way forward in progressing the draft local plan to Submission Version."

The Draft BMWLP ("the Draft Plan") sets out the strategy to meet the future provision for minerals and waste and locations for future sites, along with detailed policies to guide planning proposals for minerals and waste development. The formal Regulation 19 consultation with community and stakeholders on the BMWLP (Submission Version) will take place from 5 March to 19 April 2018 followed by submission to SoS by 31 May 2018.

Recommendation

Recommend to Council to:-

- (i) **Approve the proposed draft of the Buckinghamshire Minerals and Waste Local Plan 2016-2036 (attached as an Appendix A to the agenda), for the purpose of:**

- a) formally consulting, for a statutory period of 6 weeks in accordance with Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012; and
 - b) submission of the proposed draft the (“Submission Draft”) to the Secretary of State for Communities and Local Government for examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (subject to (ii) and (iii) below.
- (ii) Delegate authority to the Director of Growth, Transport and Highways, in consultation with Cabinet Member for Planning and Environment, to make minor amendments to the final BMWLP document to address typographical errors and improve clarity, provided that these amendments do not alter policies significantly or change the sense of supporting text, prior to the start of the publication period.
- (iii) Delegate authority to the Director of Growth, Transport and Highways, in consultation with Cabinet Member for Planning and Environment, to approve any modifications or other amendments which arise during the examination of the Submission Draft by the Inspector appointed by the Secretary of State for Communities and Local Government

A. Narrative setting out the reasons for the decision

Background to the new Minerals and Waste Local Plan

1. Buckinghamshire County Council (BCC) as a Minerals and Waste Planning Authority has a statutory responsibility for Minerals and Waste Planning in Buckinghamshire. As such we have a responsibility to produce an up to date planning policy framework for the waste management facilities that are needed to manage household, commercial, industrial, construction and hazardous waste arisings in Buckinghamshire. Approval of this Proposed Submission version of the Draft Minerals and Waste Local Plan for Bucks 2016-2036 would enable the Draft Plan to progress to the next stage of public consultation and submission to the Secretary of State ahead of a public examination to ensure the County Council has an up to date planning framework for minerals and waste management development activity in Buckinghamshire.
2. The presumption in favour of development (NPPF, paragraph 11) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. An up to date Local Plan is needed to make effective decisions on planning applications for minerals and waste developments and encourage development to come forward where it is preferred and consistent with Development Plan policies.
3. The preparation of this Draft Plan simplifies and updates the statutory planning framework for minerals and waste planning in Buckinghamshire 2016 – 2036 and came about as a result of two related Cabinet Member decisions:-
 - a. Firstly, a Key Decision by the Cabinet member for Planning and Environment, Cllr Lesley Clarke in December 2014 to begin consultation on a ‘Replacement Minerals and Waste Local Plan’ (RMWLP) which would revisit those policies of the 2006 Bucks Minerals and Waste Local Plan that were ‘Saved’ but not replaced by the 2012 Minerals and Waste Core Strategy (2012) and include a Call for Sites to identify new allocations for sand and gravel extraction in order to ensure sufficient local aggregate supply in Bucks. A first Regulation 18¹

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012
<http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made>

consultation took place in February – April 2015 on the Scope of the new Plan and included a ‘Call for Sites’ by which sites for potential allocations were nominated by landowners and mineral operators. Over 200 representations were received, mainly mineral sites. Very few sites for waste uses were proposed in response to our ‘Call for Sites’ first consultation round.

- b. Secondly, a Key Decision by the Cabinet member for Planning and Environment, Cllr Warren Whyte in November 2016 to expand the scope of the review to also include a review of the Bucks Minerals and Waste Core Strategy (2012) in order to simplify and update the Core Strategy, policies and sites for minerals and waste planning in Bucks 2016-2036 and align expectations of growth with the District Local Plans in Bucks also being prepared at the time. It is worth noting that the Bucks Minerals and Waste Core Strategy (2012) would have needed to be reviewed within five years anyway in order to be kept up to date.
4. The proposed Bucks MWLP (Draft MWLP Preferred Options Consultation) seeks to combine and update the strategic policies contained in the MWCS and the saved policies of the BMWLP 2006 and allocates sites for the future provision for minerals and waste.
 5. In January 2017, the Minerals and Waste Local Development Scheme (MWLDS) set out the project management framework for preparing the Buckinghamshire MWLP which will, when adopted, replace the Minerals and Waste Local Plan (adopted June 2006) and the Minerals and Waste Core Strategy (November 2012). The MWLDS sets out a number of key milestones and the first key milestone was the informal consultation on the Draft MWLP, Preferred Options in the summer 2017. This draft local plan document sets out the County Council’s preferences for strategic policies and site allocations in order to meet the provision of minerals and waste over the plan period and the development management policies for determining development proposals submitted to the County Council.
 6. The stakeholder and community consultation on the draft BMWLP Preferred Options document was undertaken for a period 8 weeks from 2 August to 27 September 2017. As part of this consultation, seven exhibition events were organised around the County to publicise the draft plan, engage with the local communities, and hear their views on the preferred locations of future mineral extraction and waste management facility sites. Two workshops were also arranged to engage with miners and waste industry and operators.

Outcome of the Preferred Option Consultation

7. A total of 77 responses have been received to the Draft BMWLP Preferred Options document. Some respondents have made multiple responses and this has totalled around 220 representations. Respondents have included all the district councils in Buckinghamshire, 16 parish/town councils, 12 councils outside of Buckinghamshire, 14 from the minerals and waste industry and 31 individuals (17 predominantly from the Hedgerley area). The details of representations and their assessment are set out in the following paragraphs of the report.
8. The district councils’ representation to the consultation all raise the issue of waste development in general industrial areas as potentially leading to a loss of general employment uses. It should be noted that a waste management use is a job creating use which is industrial in nature, and therefore appropriate to be located on a general industrial estate. In the Draft Plan document, Table 8 listed indicative waste management facilities required to meet the capacity gap identified in the Plan. Moreover, bearing in mind the number of locations identified in Table 9 of the Draft Plan, and the fact that sites could still come forward outside of these areas, it is likely

there will be a limited number of facilities coming forward at individual identified locations over the whole of the plan period. This is also dependent on the market and how developers/operators/landowners take advantage of opportunities. The concerns of the districts are therefore not considered to be well founded on this matter.

9. Chiltern District Council (CDC) and South Bucks District Council (SBDC) raised objection to allocation or expansion of sites for future minerals extraction or waste management operations in their districts. CDC and SBDC effectively do not want any further minerals and waste development in the southern half of the county, and are seeking new areas for mineral extraction allocation to be identified in the northern half of the county beyond the Ouse Valley area, with a corresponding decrease in the south of the county. The Parish and Town Councils have also raised objections to the allocation of sites for mineral extraction in their localities--almost wholly focussed on two standalone sites proposed at Slade Farm North and South at Hedgerley in South Bucks and Hydellane Farm east of Buckingham. These objections are due mainly to the high level volume of heavy goods vehicles on narrow country roads and through the villages associated with these operations. The proposed extension areas to the sites at New Denham, North Park and Springfield Farm have received no objections.
10. The mineral deposits are mainly located in the south of the county and as this is also part of the county where there are the most viable resource and market interest; sites proposed for allocation are able to meet future mineral requirements for the county over the plan period. These sites have been assessed and scores well for sustainability and deliverability. Whilst it is accepted that sites have some environmental impact in the locality, particularly traffic generation, it is not considered to be significant.
11. The site east of Buckingham is the only minerals site in the north of county and is considered to be viable and deliverable to meet future minerals capacity over the plan period, and its allocation will reduce pressure in the south.
12. As expected, there were objections to the emerging MWLP from some parish and town councils and individuals over proposed mineral extraction locations. However these were almost wholly focussed on two standalone sites proposed: Slade Farm North and South at Hedgerley in South Bucks and Hydellane Farm east of Buckingham. The extension areas at New Denham, North Park and Springfield Farm were not objected to. It is not proposed to delete any of these allocations from the Proposed Submission MWLP.
13. There are representations against a number of individual industrial/employment areas as potential locations for waste development. One of these is Asheridge Road Chesham, which is notable in particular as part of the area now has planning permission for residential development. This was granted just before the consultation period commenced. Due to the limited area that now remains at the Asheridge Road employment location and with further change of office use to residential under permitted development (Prior Notification) the rationale for the continued inclusion of the industrial estate as a secondary area of focus is much reduced and it will therefore be deleted from Table 9 in the Proposed Submission MWLP. The Proposed Submission MWLP has also deleted the industrial area at Milton Keynes Fringe. This is not due to any representation, but due to the emerging Proposed Submission Vale of Aylesbury Local Plan (VALP) which gives much more detail about the proposed disposition of uses at this location than previously. Milton Keynes Fringe is a small area of employment land identified adjacent to the proposed local centre and is not considered suitable even for a minor waste facility. The extension area of the Buckingham Industrial Park is also now included as a location in 'Table 9' along with the existing built-up part of the industrial

estate. This area is included as an employment allocation in the Buckingham Neighbourhood Plan and the VALP

14. The minerals industry (agents, land-owners, developers and operators) either generally supported the plan, or if they put forward one or more sites at the 'call for sites' stage in spring 2015 that had not been included as future allocation, have made a representation objecting to the site allocation policy. One new area for extraction (Mansfield Farm) has been submitted for allocation. This site is south-west of the current New Denham Quarry, crossing the M25 through to the eastern edge of Iver Heath. Additional information has also been submitted in support of previously submitted ('call for sites' in spring 2015), but not taken forward as proposed allocations. These include the sites at Barge Farm (across the Thames from Bray, Berkshire) and Rowleys Farm (north-east of Slough). Representation supporting, but no further information, was provided, in respect of sites at Trenches Farm (also north-east of Slough) and land at Taplow. These sites have also not been supported for allocation in the current local plan because of the suitability and deliverability of other sites included for allocation. It would have been helpful for new sites to come forward in the Great Ouse Valley for consideration in order to help meet the provision figure for the secondary area of focus. Unfortunately, no such sites have been submitted for consideration to accompany the Hydellane Farm site. It is proposed the Hydellane Farm site is retained as an allocation. No new sites are proposed in the emerging local plan at this stage.
15. The waste industry (agents, land-owners, developers and operators) made minimal representation to the Draft BMWLP. The owner of the Thorney Business Park and Chiltern and South Bucks District Councils (C/SBDC) has also made a representation in respect of this industrial land. The site of Thorney Business park together with adjacent vacant greenfield site is being promoted as the preferred allocation for mixed-use development (residential and employment) in the emerging Chiltern and South Bucks Joint Local Plan (CSBJLP). The CSBJLP considers the Thorney Mill Business Park to be suitable for residential led mixed-use development to meet and deliver future housing requirements for the districts. The development at Thorney Business Park is also expected to deliver a relief road for Iver in order to reduce the volume of vehicular traffic that passes through the village. However, given that any future development is unlikely to be delivered for a number of years, subject to the adoption to CSBJLP and/or grant of planning permission, the continued use of the industrial area is likely to continue for such use until detailed proposals are approved and future development commences. This site therefore will be able to continue to provide space for waste management related facilities/operation in the short-term. The inclusion of the Thorney Mill site in the Submission Version of the BMWLP will not compromise the emerging CSBJLP and as a clarification will set out future development options and temporary continued use for employment. The Draft acknowledges the future allocation of Thorney Business Park and the adjacent site for mixed-use development in the emerging CSBLP, and seeks retain this industrial area as a primary area focus for location of waste management facility for number of years.
16. Representation has also been submitted by the owner/operator of the Wapseys Wood mineral extraction site for allocation for a waste management facility for part of the site. The site is currently being landfilled and is to be restored following mineral extraction in order to comply with planning permission. The original submission, at the "call for Site" was for a larger site area. The resubmission is for a smaller site and the respondent has also provided more information to support their submission based on the lack of suitable sites being identified and allocated in the local plan to meet the requirement for waste management facilities needed over the plan period. The site has been assessed, and it does not meet the assessment criterion due to the fact that site is located in the Green Belt. It is acknowledged that there is distinct lack of submission of sites for waste

management operation/use at the “Call for Sites” in February 2015, and the recent Preferred Options consultation that can be allocated. However, it is considered that there is sufficient capacity at the current waste management operation/facilities and the industrial/employment areas identified in Table 9, “Preferred areas of location and the secondary areas of location” to meet the county’s waste management needs/requirement over the plan period.

17. Slough BC is promoting prospective development for area north of its borough boundary into SBDC, referred to as “northern extension to Slough” into South Bucks. Leading developer and Slough BC has raised objection questioning the “safe-guarding” areas covering this part of county on the basis that it could affect the long term future development of the area to meet housing needs.
18. There is a presumption here by the objectors (the leading developer) that the “minerals safeguarding area” for this part of the county, which includes the proposed northern expansion area of Slough within South Bucks being promoted by Slough BC to meet its future housing need, would be undermined. The Slough northern expansion may become long-term development proposals for part or all of this area as set out in the study commissioned by Slough BC. In the context of this, the representation is acknowledged and as there is no commitment or allocation in the emerging CSBJLP, identifying the minerals safe-guarding area in the BMWLP ensures that natural resources are not sterilised by any future development proposals. The south of the County contains the most viable mineral resource and the Draft Plan continues to carry forward the safeguarding of the area. The proposal for the northern expansion has been developed knowing that the area is an existing minerals safeguarded area. There is no support from CDC/SBDC or BCC for the northern expansion being promoted by Slough BC at the present time and there is significant justification and evidence to continue to safeguard the area. If this long term ambition of Slough BC is supported by the Secretary of State at examination of the emerging CSBJLP, this would not undermine the development opportunities in the area. Any future development proposals would need to comply with the policy that will seek prior extraction to ensure the resource is not sterilised.

The Proposed Submission Plan

19. With no key issues identified that require additional consideration, the BMWLP can now directly move forward to its next stage, Proposed Submission. This is the version that the County Council intends to submit to the Secretary of State and the Planning Inspectorate for its independent examination. The Proposed Submission BMWLP forms Appendix A to this report. The changes made to the Proposed Submission documents are not considered to be significant from the Preferred Options documents. Main issues have been highlighted in the report.
20. Representations on the Proposed Submission MWLP will be able to be made for a six week period in February and March 2018. This is the last stage at which representations will be able to be made on the MWLP prior to its submission. Representations need to be made in relation to whether the MWLP meets certain defined Tests of Soundness (positively prepared, justified, effective and consistent with national policy) as well as through its preparation whether it has met legal and procedural requirements, including the Duty to Co-operate. As at the Draft Plan (Preferred Options) stage, there will be accompanying documents that will provide the evidence base for the BMWLP.

Content of the Submission Plan

21. The copy of the Draft Bucks Minerals and Waste Local Plan, Submission Version consultation document, is attached as Appendix A to this Report. The content of the Submission Plan is set out as:

The background and context of Buckinghamshire: the geography and geology of the county, the planned growth to 2036 of around 15% from 2016 and the broad development strategy for this growth coming forward through the plans prepared by the county's four local planning authorities (LPAs).

Vision and Strategic Objectives: The Vision for the Plan and the strategic objectives to deliver the vision. These are updated around the ones in the adopted MWCS, promoting sustainable communities and economic growth, protecting the historic and natural environment and safeguarding natural resources, facilitating the delivery of sustainable waste facilities and tackling climate change.

Minerals Extraction: The significant mineral resources mainly sand and gravels that are found in the Thames Valley are located in the south of the county. The fluvial deposits of the Thames Valley area are where the thicker deposit of sand and gravel are found and sets out a provision figure for sand and gravel extraction for the plan period. The review of the mineral safeguarding areas is needed to ensure that areas with concentration of minerals are not sterilised by other developments.

Waste Management: Revising the figures for waste capacity gap that needs to be met through additional waste facilities. This also builds in a continuing reduction in accommodating London's waste and Identifying preferred areas of focus for waste facilities to accommodate the waste capacity gap.

Development Management Policies: A series of policies and proposals for new development, whether at allocated or other sites and these include policies on amenity and natural resources, transport impact, the natural and historic environment, landscape, Green Belt and the AONB, design and green infrastructure and restoration/aftercare.

Minerals Provision

22. The plan is required to ensure that there is a steady and adequate supply of aggregates for the plan period. Government guidance requires a seven year landbank to be maintained for sand and gravel. The plan period is 21 years (1 January 2016 to 31 December 2036) and the total provision of 19.53Mt of aggregates is required (the annual provision to be met is based on the ten year average sales, and this is assessed as 0.93Mt). At the commencement of the plan period, it was estimated that the permitted reserves of sand and gravel (sites with planning permission) totalled approximately 9.04Mt (landbank of 9.7 years). Sites for 10.49Mt of provision therefore need to be identified in the BMWLP.
23. The allocation of sites to meet future provision should be in line with the spatial strategy for minerals, as well as other BMWLP policies. Some of this should come from extensions to existing sites or from wholly new sites. A number of sites have been identified in the plan for future allocation. The Draft Plan identifies the area below for future allocation:

Primary focus area of the Thames and Colne Valleys

Springfield Farm South, Beaconsfield (Extension to existing site)
New Denham Quarry Northern Extension, Denham (Permitted March 2017)
New Denham Quarry North West Extension, Denham
New Denham Quarry Extension (Denham)
North Park, Richings Park, Iver (Committee minded to approve in April 2017)
Slade Farm North, Hedgerley (At appeal)
Slade Farm South, Hedgerley

Secondary focus area of the Great Ouse Valley

Hydelane Farm, Leckhampstead/Foscott

24. The plan has also reviewed the future Mineral Safeguarding Areas to ensure that future areas of mineral resource are not sterilized by other forms of development and this will be set out in the proposals map. Extension of the minerals safeguarding areas now includes additional sand and gravel resources particularly in Aylesbury Vale, clay with flints in parts of the Chilterns (related to specialist brick production) and limestone north-west of Buckingham.

Waste Management

25. Buckinghamshire County Council is also the Waste Disposal Authority (WDA) and is responsible for the treatment and disposal of all municipal waste collected and presented by the district councils. The County Council is also responsible for the Household Recycling Centres across Bucks. The County Council's Waste Management service will be updating and refreshing the County Waste Management Strategy over the summer/autumn 2017, based on emerging household growth projections within the Districts. It will also set out the future direction for waste management including any reconfiguration requirement of waste management facilities.
26. The Bucks MWLP forecasts future waste management needs based on a Waste Needs Assessment (WNA) which takes account of commercial and industrial and municipal waste arisings and projects future trends based on anticipated growth set out in the District Local Plans. The WNA for Bucks considers all different waste streams and provides the forecast for the additional waste treatment and disposal capacity in the county to 2036. The County Waste Management Team provides the most accurate database for municipal waste streams that is collected, treated and disposed. The Waste Management Team has been fully engaged in the preparation of the WNA document.
27. There are number of waste management facilities currently permitted within Buckinghamshire and these are expected to continue to operate throughout the plan period. The existing capacity comprises a variety of facilities and their capacity fluctuates over the course of the plan period due to planning permission end dates, operational status and capacity of individual sites.
28. The Submission Plan has identified potential geographical areas where it is considered that there should be a focus for future waste management operations and/or activities to be directed or located. The table below sets out the areas of focus for waste management. In the first instance, the area of focus for new waste management operation should be in the geographical areas in the first column and should there be no suitable sites available then the secondary area of focus should be considered.

Area of Focus for Waste Management Facilities

Areas of Focus for Waste Management (by geographical – not priority – order)	Secondary Areas of Focus for Waste Management
<p>Northern Buckinghamshire</p> <p>Buckingham, particularly at the following locations:</p> <ul style="list-style-type: none"> - Radclive Road (Gawcott with Lenborough) - Buckingham Industrial Park** (includes the undeveloped area to its south east identified in the Buckingham Neighbourhood Plan) - Tingewick Road Industrial Estate 	<p>Northern Buckinghamshire</p> <ul style="list-style-type: none"> - Greatmoor (Quainton/Calvert Green)*
<p>North Central Buckinghamshire</p> <p>Aylesbury, particularly at the following locations:</p> <ul style="list-style-type: none"> - Rabans Lane & Gatehouse Industrial Areas** - Stocklake Industrial Area - South East Aylesbury North of A41** (Weston Turville/Aston Clinton) 	<p>North Central Buckinghamshire</p> <ul style="list-style-type: none"> - Haddenham Business Park (Haddenham) - Long Crendon Industrial Estate (Long Crendon)** - Triangle Business Park (Stoke Mandeville) - Westcott Venture Park EZ (Westcott)** - Woodham Industrial Estate (Woodham)
<p>South Central Buckinghamshire</p> <p>High Wycombe, particularly at the following locations:</p> <ul style="list-style-type: none"> - Cressex Employment Area** - M40 Junction 3, Loudwater - Sands Industrial Estate - High Heavens (Great Marlow)* - Wycombe Air Park 	<p>South Central Buckinghamshire</p> <ul style="list-style-type: none"> - South of Raans Road (Amersham) - London Road (Amersham) - Thomas Road (Wooburn)
	<p>South Eastern Buckinghamshire</p> <ul style="list-style-type: none"> - Court Lane (Iver)** - Ridgeway Trading Estate (Iver) - Thorney Business Park (Iver) ***

* Existing waste management facility/use

** Employment area locations with one or more existing waste uses currently present

*** Subject to allocation in the Emerging CSBJLP and development implementation

Stages after the Proposed Submission Plan Period of Representations

29. Following this period of representations the plan will be submitted to the Secretary of State for Communities and Local Government for examination. This is anticipated to be during April 2018. All representations made will be forwarded on to the Inspector in charge of the examination.
30. The Inspector will commence examination of the plan, concentrating on whether it has met the tests of soundness and is legally and procedurally compliant, as soon as possible after submission there will be public hearing sessions held as part of the examination. These public hearing sessions are anticipated to be in summer 2018. On

the basis of the representations received at Preferred Options stage it is anticipated the public hearing sessions will last about a week. As is always the case at examination, the Inspector is likely to propose some modifications and these will be subject to consultation before the County Council formally adopt the Draft Plan following Full Council resolution to adopt.

31. The Inspectors Report should be received in autumn 2018. All of the recommendations of the Inspector are binding on the Council, although the Council can choose not to adopt the plan as an alternative to accepting the Inspector's recommendations. It is expected that the BMWLP will be adopted at full Council in early 2019.

B. Other options available, and their pros and cons

32. As there is a requirement to have an up to date plan, there are the only two realistic options;
 - a. Agree the Draft Plan and proceed with Regulation 19 consultation and submit the Draft Plan to Secretary of State for examination
 - or
 - b. Not proceed with the Draft Plan and prepare a Replacement Minerals and Waste Local Plan as a secondary plan to the updated Minerals and Waste Core Strategy
33. The rationale to proceed with "Option a" is that MWCS is now 5 years old and the choice of a single development plan, as discussed in Section A above, and it is considered that the Bucks Minerals and Waste Local Plan (Regulation 19 Submission document should be progressed for Regulation 19 consultation and submission to Secretary of State.

C. Resource implications

34. The resource implications are those that relate to the preparation of the Local Plan through to adoption. The costs of preparation, consultation, examination and adoption for the Local Plan are to be funded within the overall budget for Strategic Planning and Infrastructure Team. There is currently sufficient budget allocation to meet the likely costs associated with the preparation of the plan.

D. Value for Money (VfM) Self Assessment

35. N/A

E. Legal implications

- . At the present time, the BMWLP Submission document is at the early stage of preparation and thus carries little weight in assessing development proposals/planning applications for minerals and waste. However, some weight can be given to the policies for the purposes of making decisions.
37. The preparation of the Submission Plan is in accordance with Government guidance for preparing development plans. Indeed, there was consultation on the Draft Plan Preferred Option document that provided the opportunity to engage with the community and stakeholder. Moreover, the formal Regulation 19 consultation to take place from 5 March to 19 April 2018 is a statutory requirement.

38. This final approval of the Submission plan by Bucks County Council is in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 for the purposes of (Regulation 22) will be submitted to Secretary of State for Communities and Local Government for public examination by an appointed Planning Inspector.

F. Property implications

39. N/A

G. Other implications/issues

40. N/A

H. Feedback from consultation, Local Area Forums and Local Member views

41. The Local Plan Draft for Consultation has been prepared having regard to the responses made to the Issues and Options consultation held in February to April 2015. The Preferred Options consultation on the Draft BMWLP involved a full public consultation over a 8 week period, which was advertised online and notification was sent to all interested parties including all County Council members, town and parish councils, Local Area Forums and internal BCC partners. There were seven exhibition events around the county to publicise, promote and engage with the local communities and stakeholder. The Comments from this consultation have been taken into account and edits made, where appropriate to produce Submission document and the final report.

I. Communication issues

42. The Submission Plan for Consultation will be posted on the relevant pages of the Buckinghamshire County Council internet site. An email will be sent to all relevant partners, including all those who responded to previous consultation, to notify them of the Submission Plan (Regulation 19) for consultation. Respondents will be able to respond online, by email or by post.

J. Progress Monitoring

43. The timetable for the preparation and adoption of the Local Plan is set out in the Minerals and Waste Local Development Scheme (MWLDS). Progress of the Local Plan will be measured against the key dates in the MWLDS. The Submission Plan (Regulation 19) and submission of the Draft Buckingham Minerals and Waste Local Plan 2016-2036 to the Secretary of State is a Key Milestone in the MWLDS. Approval of the Submission Plan for consultation and submission to SoS will ensure that BCC is meeting its statutory responsibility for ensuring that a up to date adopted development plan for decision making on development proposals and planning applications is place.

K. Review

44. The timetable for the preparation and adoption of the Local Plan is set out in the Minerals and Waste Local Development Scheme (MWLDS). Progress of the Local Plan will be measured against the key dates in the MWLDS.

Appendices

- A. Buckinghamshire Minerals and Waste Plan 2016-36: Submission (Regulation 19) Document
- B. Draft Buckinghamshire Minerals and Waste Local Plan 2016-2036: Preferred Option Document : Schedule of Representations
<https://democracy.buckscc.gov.uk/documents/s106919/AppendixB.pdf>

Background Papers

Buckinghamshire Minerals and Waste Local Plan 2006
Buckinghamshire Minerals and Waste Core Strategy 2012
Buckinghamshire Replacement Minerals and Waste Local Plan: Issues and Options Consultation Document February 2015
Buckinghamshire Replacement Minerals and Waste Local Plan: Issues and Options Consultation; Schedule of Representations
Buckinghamshire Replacement Minerals and Waste Local Plan: Issues and Options Consultation; Representation Summary Report
Buckinghamshire Replacement Minerals and Waste Local Plan: Issues and Options Consultation; Representation Officer Response
Buckinghamshire Replacement Minerals and Waste Local Plan: Sustainability Appraisal Scoping report 2015
Minerals and Waste Local Development Scheme 2017
Draft Buckinghamshire Minerals and Waste Local Plan 2016-2036: Preferred Option Document

Your questions and views

If you have any questions about the matters contained in this paper please get in touch with the Contact Officer whose telephone number is given at the head of the paper.

If you have any views on this paper that you would like the Cabinet Member to consider, or if you wish to object to the proposed decision, please inform the Member Services Team by 5.00pm on Friday 05 January 2018. This can be done by telephone (to 01296 382343), or e-mail to democracy@buckscc.gov.uk