

CHILTERN DISTRICT COUNCIL

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Cabinet

Tuesday, 22nd December, 2015 at 4.30 pm

Council Chamber, King George V House, King George V Road, Amersham

A G E N D A

Please note: that in accordance with Part 11.1 (3) of the Council Procedure Rules a motion may be moved to change the order of business on the Agenda.

- 1 Evacuation Procedures
- 2 Minutes *(To Follow)*
To sign the Minutes of the meeting held on 1 December 2015.
- 3 Apologies for Absence
- 4 Declarations of Interest
- 5 Current Issues
- 6 Emerging Chiltern and South Bucks Local Plan 2014 - 2036: Regulation
18 and Issues and Options Consultation *(Pages 3 - 6)*
Annex 1 (Pages 7 - 66)
- 7 Chiltern & Wycombe Joint Waste Collection Committee Minutes - 5
November 2015 *(Pages 67 - 72)*
Members are asked to note the attached Minutes.

8 Exclusion of the Public

To resolve that under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item(s) of business on the grounds that it involves the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Act.

9 Cabinet Reports from Policy Advisory Groups:

9.1 Communities, Health & Housing Notes - 19 November 2015
(Pages 73 - 76)

9.2 Environment Notes - 11 November 2015 (Pages 77 - 80)

9.3 Support Services Notes - 17 November 2015 (Pages 81 - 84)

10 Private reports (if any)

Note: All Reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

Membership: Cabinet

Councillors: I A Darby (Leader)
M J Stannard (Deputy Leader)
G K Harris
P E C Martin
M R Smith
F S Wilson

Date of next meeting – Wednesday, 10 February 2016

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This Agenda should be considered as a Notice – under Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 – of an intention to meet in private to consider any items listed on the Agenda under Private Reports. The reason for the item being considered in private, that being the relevant paragraph number and description from Schedule 12A of the Local Government Act 1972 is detailed on this Agenda. Representations received (if any) regarding the items being considered in private (together with any response) are also detailed on this Agenda.

SUBJECT:	<i>Chiltern and South Bucks Local Plan 2014-2036 Regulation 18 and Issues and Options Consultation</i>
REPORT OF:	<i>Councillor Peter Martin, Chiltern Cabinet Member for Sustainable Development Councillor Nick Naylor, South Bucks Cabinet Member for Sustainable Development</i>
RESPONSIBLE OFFICER	<i>Peter Beckford, Head of Sustainable Development</i>
REPORT AUTHOR	<i>Graham Winwright, Planning Policy Manager gwinwright@chiltern.gov.uk or graham.winwright@southbucks.gov.uk 01494 732269 (Chiltern) 01895 837298 (South Bucks)</i>
WARD/S AFFECTED	<i>All wards within both Chiltern and South Bucks districts</i>

1. Purpose of Report

Following the agreement from both Chiltern and South Bucks district councils to prepare a joint local plan and approval of a Local Development Scheme, Cabinet is asked to consider the first stage of the joint local plan process; namely consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and Issues and Options consultation. Cabinet is also asked to consider future delegation of Cabinet decisions on the Joint Local Plan to the Joint Committee.

RECOMMENDATION

1. Cabinet approves the document attached as Annex 1 to this report for public consultation.
2. Public consultation is carried out so as to comprise:
 - a) Commencement on 18th January 2015 and to run until 5 pm on 11th March 2015
 - b) Details to be included on the Council website
 - c) Invitations to Duty to Co-operate organisations to comment and to meet prior to the close of consultation
 - d) Invitations to comment to be sent to all town and parish councils
 - e) Details to be sent to all individuals and organisations on the Council consultation database
 - f) Documents to be available in all libraries serving communities within the plan area
 - g) An pre-consultation press briefing/conference and a number of press releases during the consultation period
 - h) Information and updates on Council social media
 - i) A pre-consultation briefing presentation invited to all council members, town and parish councils, Chiltern and South Bucks County Council members and MPs
 - j) Two evening meetings early in the consultation period, one at Chiltern Council Offices and one at South Bucks Offices, with invitations to town and parish councils and key known stakeholder local groups/organisations.

3. Authority is delegated to the Head of Sustainable Development for the preparation of associated public consultation and in consultation with the Cabinet Member for Sustainable Development to agree any necessary changes to the document in Annex 1 prior to its publication and any alterations to public consultation arrangements approved under Recommendation 2.
4. That Cabinet decisions and recommendations in relation to the Chiltern and South Bucks Local Plan be delegated to the Chiltern and South Bucks Joint Committee and that the terms of reference of the Joint Committee be amended accordingly.
5. That subject recommendation 4 being approved by Cabinet at both authorities, the Inter Authority Agreement between Chiltern and South Bucks District Councils dated 19 January 2012 be amended to incorporate the new terms of reference for the Joint Committee.

2. Reasons for Recommendations

- 2.1 The recommendations are in accordance with the Council approved Local Development Scheme and Statement of Community Involvement; complies with necessary legislation/regulations and is considered necessary for meeting the Government objective for councils nationally to have produced local plans by early 2017. Enabling the Joint Committee to deal with Local Plan matters and make recommendations to the respective Councils will simplify the executive decision-making process whilst maintaining effective oversight by each Council.

3. Content of Report

- 3.1 Annex 1 contains a recommended public consultation document for the emerging Chiltern and South Bucks Local Plan 2014 – 2036. This is a combined consultation document for the initial scoping of the plan required under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and an Issues and Options consultation.
- 3.2 Prior to the Council agreeing to undertake a Joint Local Plan with South Bucks District Council both councils were preparing separate evidence bases and undertaking work on separate local plans. However much of this work was being undertaken jointly and through shared service arrangements and so a combined evidence base to-date has enabled the consultation to identify key issues and options at this stage.
- 3.3 Annex 1 is self-explanatory. Before the consultation can take place both Chiltern and South Bucks cabinets need to approve the document and consultation process. For this reason Recommendation 3 is included in this report to enable any changes from either Cabinet to be agreed under delegated authority and avoid the need for further reports to Cabinet. In addition Recommendation 4 is included to avoid this potential issue for future decisions on the Local Plan and to enable both council cabinets to make a joint decision for future consultations and joint recommendations to their respective Councils when required.

- 3.4 The recommended public consultation period is for 8 weeks whereas the statutory minimum period is 6 weeks. An extra two weeks is recommended at this stage of the plan process to give extra time for local residents and groups in particular to help scope the plan and respond to the range of identified issues and options, promoting the opportunity to front load plan-making with consultation. Subsequent consultations are recommended to follow the statutory 6 week consultation period as the consultation issues will become narrower and the plan will be entering into the formal stage of preparation.
- 3.5 Cabinet has power under the Discharge of Functions Regulations to delegate any of its functions to a Joint Executive Committee. For example as part of the Inter Authority Agreement between the respective Councils signed in January 2012, cabinet functions in respect of the shared senior management and shared services programme were delegated to the Chiltern and South Bucks Joint Committee. To ensure the process for taking cabinet level decisions and making recommendations on the joint Local Plan is as timely and effective as possible, it is recommended that executive functions in respect of the Local Plan are also delegated to the Joint Committee. The existing terms of reference for the Joint Committee will need to be amended accordingly. Each Council would still retain the final decision-making role in respect of the Local Plan.

4. Consultation

- 4.1 This report is to approve a key stage public consultation document on the Joint Local Plan. The Chiltern and South Bucks Planning Policy Member Reference Group have been consulted on the draft document and as far as possible comments have been incorporated.
- 4.2 A report will be taken to the Council's next Overview and Scrutiny Committee on the consultation process.

5. Options

- 5.1 The key alternative options are to prepare separate Regulation 18 and Issues and Options consultations (however this would not comply with the approved Local Development Scheme, cause plan delay and is not considered necessary due to the position reached on key evidence base studies) or to bring forward consultation at a later date (which is not recommended as this would mean an unnecessary delay in preparing the plan).

7. Corporate Implications

- 7.1 *Financial* – Cabinet and the Joint Committee have considered the financial implications for progressing a Joint Local Plan, of which the costs of this consultation was part. This consultation can be carried out within approved budgets.
- 7.2 *Legal* – legal and regulation requirements have been fully considered and complied with.

- 7.3 *Environmental Issues and Sustainability* – these are integral considerations to the local plan and the plan process will be subject to a formal Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulation Assessment, all of which will have been the subject of separate scoping consultation prior to the local plan consultation.
- 7.4 *Partnership* – Partnership working is a key part of the local plan process through the Duty to Co-operate (a continuous process) and with others such as the Bucks Thames Valley Local Enterprise Partnership and Bucks and Milton Keynes Natural Environment Partnership. In addition key parts of the evidence base has been prepared in partnership.
- 7.5 *Crime and Disorder and Social Inclusion* – these will be important considerations for the local plan, its consultation processes and evidence base.

8. Links to Council Policy Objectives

- 8.1 The Joint Local Plan, of which this stage is a key part, will help deliver the following Council objectives:

“We will deliver cost effective, customer focused services” – a joint plan will help provide best value for money services and the consultation will Listen to our customers

“We will work towards safe, healthy and cohesive communities” – through the plans policies, proposals and allocations and in engaging with key partner organisations and town and parish councils.

“We will strive to conserve the environment and promote sustainability”

9. Next Step

- 9.1 The public consultation will be carried out as approved after which the Council will carefully consider all representations alongside the existing and new additions to the evidence base and duty to co-operate discussions with a view to preparing a preferred options consultation in October/November 2016 and full draft plan in March 2017 for further public consultation.

Background Papers:	
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Annex 1



Chiltern and South Bucks Local Plan

Initial Consultation (Regulation 18)
Incorporating Issues and Options

January / March 2016



FOREWORD

Chiltern District Council and South Bucks District Council are preparing a joint local plan. The Chiltern and South Bucks Local Plan will review both council current planning policies and seek to meet their collective development needs through a new Local Plan to cover the period up to 2036.

It is vital for the councils to have in place an up-to-date Local Plan that will identify the right level of development to be planned for to best meet local needs.

We are committed to progressing the Local Plan as expediently as possible and to achieve the right balanced outcomes for our communities whilst also appropriately contributing to national planning objectives.

This joint Local Plan will present some significant challenges with the councils together having to consider issues and options that may not be widely supported. For example we will be faced with a level of growth that our communities have not experienced for the last 40 to 50 years but need to rise to the challenge of increasing past rates of developments in order to better contribute to housing and economic needs.

We need a plan to deliver sustainable, high quality, designed development that respects our valued and quality environments, not just our countryside but equally the character and setting for our towns and villages and our wealth of natural and heritage assets. We also need a plan that maximises development opportunities locally whilst maintaining the important function and purpose of the Green Belt.

We need the right balance of land uses, particularly in providing opportunities for new jobs and to meet existing business needs, provision of open spaces and community facilities. We will also put in place with infrastructure providers the right strategy for new developments to be adequately served by essential infrastructure.

This public consultation is an important opportunity for the councils to receive and take into account your views on what a joint Local Plan will need to address and to help us identify and move forward on key issues and options. We are convinced a joint local plan is right for our communities across Chiltern and South Bucks and we would urge local residents and groups, businesses, organisations, landowners and developers to take part in this public consultation.



Councillor Peter Martin
Chiltern Cabinet Member
for Sustainable Development



Councillor Nick Naylor
South Bucks Cabinet Member
for Sustainable Development

Chiltern and South Bucks Local Plan 2014 – 2036

Combined Regulation 18 and Issues and Options Public Consultation

1. Introduction

- 1.1 Chiltern District Council and South Bucks District Council during most of 2015 have been preparing replacement separate local plans for their respective adopted core strategies and saved local plans and to roll the plan period forward to 2036. For both councils this included a 'Regulation 18' consultation (to seek initial views on the scope of the plans and to identify issues to be resolved) accompanied by a 'Call for Sites' (opportunity for potential development sites to be nominated for consideration as part of the local plan processes) in early 2015.
- 1.2 Recently the Government announced measures to speed up the preparation of local plans and largely in response to this Chiltern and South Bucks councils on 3rd November and 10th November respectively have decided to prepare a joint local plan.
- 1.3 The councils have prepared this consultation document by drawing on earlier Regulation 18 consultation responses, studies and evidence base work undertaken to inform plan-making and discussions under the Duty to Co-operate (a legal duty on the councils, adjacent local authorities and other key organisations who have a role or influence on strategic planning, policy and infrastructure to co-operate with each other in local plan making).
- 1.4 As this is the start of a new joint local plan, the 'Regulation 18 consultation' is being undertaken again and so representations submitted on the earlier Chiltern District Local Plan Regulation 18 Consultation (January 2015 to March 2015) and/or the South Bucks District Local Plan Regulation 18 Consultation (February 2015 to April 2015) will not be able to be considered as part of the joint local plan moving forward. This is important as views may have changed or other matters of consideration may be raised in the context of a joint local plan. However this document does summarise headline responses from the earlier consultations where considered helpful to inform this consultation.
- 1.5 Sites nominated previously under both councils Call for Sites in early 2015 and nominated subsequently will be taken forward for consideration in the joint Local Plan and so sites previously nominated (and listed in the Chiltern and South Bucks District Housing and Economic Land Availability Assessment) need not be nominated again. The councils are not undertaking another formal call for sites as part of this consultation however additional sites can be nominated in writing.
- 1.6 The councils have made significant progress on evidence base studies listed in Appendix 1 with details on each contained on both councils websites. Importantly to inform this public consultation the following key evidence base studies are recommended as a minimum to be considered alongside this document:

- Draft **Buckinghamshire Housing and Economic Needs Assessment (HEDNA)** which establishes an objectively assessed housing need for the plan of 15,100 dwellings and an additional net 15 hectares of employment land (in terms of offices, warehousing and industrial space needs) from 2014 to 2036. The HEDNA also identifies affordable housing needs as part of the general housing need, other specialist accommodation needs including for older people and guidance on housing mix requirements.
- Draft **Chiltern and South Bucks Housing and Economic Land Availability Assessment (HELAA)** which estimates the supply of development land in the plan period from sites within existing built up areas and on previously developed land in the Green Belt.
- **Buckinghamshire Green Belt Assessment Phase 1** which identifies parcels of land in the Green Belt for consideration of their performance against meeting the purposes of including land in the Green Belt and recommends parcels to be taken forward for consideration in a Phase 2 assessment (not yet commenced) to consider whether they should or should not be removed from the Green Belt. It should be noted that the Council may also include other sites for testing as part of the Phase 2 study.
- **Chiltern and South Bucks Settlement Infrastructure Capacity Study** which considers key infrastructure needs of communities (e.g. transportation, health facilities, school and utilities) in terms of spare capacity / existing deficits and in the next stage of the plan process will model different levels of growth to determine what infrastructure will be needed to support different growth scenarios.
- **Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulation Assessment** scoping to determine the criteria and methodology to be used alongside and as an integral part of the preparation of the local plan to ensure that the plan proposals and plan overall will deliver the most sustainable forms of development.

1.7 All of the above and wider evidence base is part of this consultation and views or comments are invited on any aspect of these.

1.8 Given the progress made on key evidence base studies and the need to speed up plan making, the councils are able to identify Issues and Options for consultation alongside this initial plan consultation.

Therefore to summarise, this public consultation consists of:

- a) **Regulation 18 Consultation on a joint Chiltern and South Bucks Local Plan** – to seek views on the scope of the plan, what the plan should seek to address and to help inform the plan vision, development strategy and plan objectives.

Importantly views expressed earlier in 2015 on the councils Regulation 18 consultations cannot be taken into account for the joint local plan and so if considered relevant will need to be re-submitted as part of this consultation.

- b) **Issues and Options Consultation on a joint Chiltern and South Bucks Local Plan** – to seek views on what the councils consider to be the key issues (subject to additional issues being raised as part of this consultation) that the joint local plan will need to address and to seek views on the options identified to be tested during the next stage of the plan process. The Issues and Options consultation being informed by the emerging evidence base, duty to co-operate discussions and national planning policy and guidance¹.
- c) The opportunity to comment on the Joint Local Plan **evidence base**.

The councils are not undertaking a formal Call for Sites alongside the consultation and early site nominations will be considered in the joint Local Plan however additional sites can still be nominated in writing during the consultation period.

- 1.9 The Joint Local Plan will establish development needs in both districts, the overall scale of development to be planned for to 2036, contain a plan vision, development strategy and objectives and set out development proposals, land use allocations and planning policies for use in the determination of planning applications. The Plan may also contain 'local measures'- relevant policies and proposals to reflect local community or neighbourhood needs and aspirations.
- 1.10 The Joint Local Plan will be accompanied by a new Joint Policies Map identifying relevant land use allocations, proposals and areas to which specific plan policies apply and a Joint Infrastructure Delivery Schedule providing details on the infrastructure needed to support planned development, its timing and how it is intended to be delivered.
- 1.11 The Joint Local Plan will not repeat parts of the National Planning Policy Framework where relevant to the districts but will provide local interpretation where necessary.
- 1.12 The Joint Local Plan will be supported by an evolving evidence base used to inform and justify the Plan. The evidence base is on-going and will be updated

¹ For example the National Planning Policy Framework and National Planning Practice Guidance.

and added to as evidence emerges and the Plan progresses towards adoption. The current evidence base is available on both council websites and those documents which have helped inform this consultation are listed in Appendix 1.

1.13 This public consultation is an important stage in the Joint Local Plan process as it will;

- a) provide the opportunity for local residents, businesses and other interested parties to help establish the scope of the Plan
- b) consider key evidence base studies, test their findings and implications, enable comments on draft evidence base work and consider whether there are any gaps in the evidence base
- c) update on duty to co-operate discussions and consider further co-operation issues that may need to be addressed
- d) establish and test the key issues that the Joint Local Plan will need to address
- e) consider options for a development strategy to meet development needs and options for strategic development proposals
- f) consider sustainability criteria against which options and the plan will be tested
- g) scope the development management policies to be included in the Plan
- h) encourage local communities and neighbourhoods to suggest 'local measures' they would like to see included in the Plan
- i) provide the opportunity for other issues, concerns or opportunities to be raised
- j) secure views from local residents, groups, businesses, land owners, developers and organisations to help shape the Plan.

1.14 Following this public consultation the councils intend to produce a preferred options consultation in October/November 2016 followed by draft plan for public consultation in early 2017 prior to submission later in 2017. This timetable is subject to review as it is understood that national objectives/procedures for plan-making could change.

1.15 This document provides commentary on the Joint Local Plan under subject headings and highlights key findings, emerging thinking and areas where the councils are particularly interested in receiving views (set out in grey text boxes below). Views however need not be restricted to highlighted areas. All documents referred to can be found on the both council websites.

1.16 This public consultation will be carried out in accordance with both councils Statement of Community Involvement and will run from 18th January 2016 to 11th March 2016. Representations must be made in writing and can be submitted via e-mail or by post:

The Planning Policy Team, Chiltern and South Bucks District Council
King George V House
King George V Road
Amersham
Bucks. HP6 5 AW

planningpolicy@chiltern.gov.uk or ldf@southbucks.gov.uk

All representations must be received by 5 pm on 11th March 2016.

If you would like to discuss any matter relating to this consultation, the emerging Local Plan or evidence base then please contact a member of the Planning Policy Team during normal office hours on (01494) 586678 or (01895) 837210.

Chiltern and South Bucks Local Plan 2014 – 2036
Regulation 18 & Issues and Options Public Consultation
January/February 2016

Development Needs in Chiltern and South Bucks districts to 2036

- 2.1 The starting point for the new Joint Local Plan is the establishment of development needs within the plan area, essentially for, but not limited to housing through an Objectively Assessed Housing Need (OAHN) in a defined Housing Market Area (HMA) and land for businesses/jobs through a Functional Economic Market Assessment (FEMA).
- 2.2 Housing and economic needs should be considered across established market areas and not just for individual plan areas. The councils separately and in conjunction with other districts in Buckinghamshire commissioned a number of studies to establish the market areas for plan-making purposes and to undertake Housing and Economic Development Needs Assessments (HEDNA) for those market areas.
- 2.3 The conclusion from these studies are that:
- a) South Bucks District falls partly within a Central Buckinghamshire housing and economic market area comprising Chiltern, Wycombe and part of Aylesbury Vale and partly within a Berkshire housing and economic market area with Royal Borough of Windsor and Maidenhead, Slough, Reading, Bracknell Forest, Wokingham and West Berkshire.
 - b) Chiltern District falls entirely within the Central Buckinghamshire housing and economic market area.
 - c) There are strong market relationships between Chiltern/South Bucks and London however given that London has a different plan-making arrangement and its housing and economic market area is defined as Greater London the strongest market relationships outside of London need to be considered.
 - d) There are no significant market relationships between Chiltern/South Bucks and Hertfordshire.
 - e) In defining housing and economic market areas for plan-making purposes it is appropriate to consider a 'best fit' approach. The 'best fit' for a Chiltern and South Bucks Local Plan is a Buckinghamshire Housing Market Area and Functional Economic Market Area comprising Chiltern, South Bucks, Wycombe and Aylesbury Vale districts.
 - f) The Berkshire housing and economic market areas under a 'best fit' approach are considered to comprise all six of the Berkshire authorities within single market areas. The Berkshire authorities are undertaking their own studies which may come to a different conclusion for example they may conclude there are two housing market areas where an East Berkshire area may adjoin/partially overlap with South Bucks District. The councils will seek to address any differences through the Duty to Co-operate.

- 2.4 It should be noted that the ‘best fit’ approach to defining market areas does not change the functional relationship between part of South Bucks and the Berkshire market area (or with London) where there is an overlap or functional relationship and there will remain important Duty to Co-operate relationships with Slough, Royal Borough of Windsor and Maidenhead, London Borough of Hillingdon and Mayor of London.
- 2.5 The Buckinghamshire authorities are therefore working together to establish the development needs across the HMA/FEMA and within each plan area identified in a draft Buckinghamshire HEDNA. Prior to the publication of this draft HEDNA and prior to the councils’ decisions to prepare a joint local plan, Chiltern along with Aylesbury Vale and Wycombe published a draft Central Buckinghamshire HEDNA which has now been superseded by the draft Buckinghamshire HEDNA.
- 2.6 The Buckinghamshire HEDNA is published as a draft document and will be updated at key stages. The draft HEDNA has identified the following main development needs:

Needs		Chiltern District	South Bucks District	Joint Local Plan
Housing (nos.)	General	7,300	7,800	15,100
	Affordable (included in General above)	1,100	1,600	2,700
Economic (Ha)		+ 2	+ 13	+ 15

- 2.7 There will also be other needs assessment work that the councils will be testing through the next stages of the Local Plan such as for retail, leisure and open space once the level of housing and B-class employment development to be planned for is established.
- 2.8 In addition the Buckinghamshire district councils have undertaken a needs assessment for Gypsy, Traveller and travelling show people accommodation. The needs assessment is being updated following changes in national planning policy on travellers and to take account of new evidence. Current identified needs are for 42 pitches for travellers and 16 plots for travelling showpeople from 2013 to 2023.

Question 1: Do you have any comments on the definition of housing and functional economic market areas being used, on the draft Buckinghamshire HEDNA or on the needs assessment work planned during the next stages of the Joint Local Plan process?

Development Opportunities

- 3.1 The Buckinghamshire HMA/FEMA authorities have agreed a methodology for identifying development supply opportunities that can be tested as part of the Local Plan process for meeting local needs. A Housing and Economic Land

Availability Assessment (HELAA) will be updated and published at each local plan stage and/or annually to understand 'supply' opportunities and to test whether they can be delivered within the Plan period. HELAA sites will form the basis from which development proposals sites will be drawn for the Joint Local Plan.

- 3.2 A draft HELAA has been prepared to help inform the Issues and Options consultation stage to identify potential development areas within the existing built-up areas and on previously developed land within the Green Belt. The HELAA is not complete and is work in progress. The final HELAA will be important to determine the assumed level of development capable of helping to meet development needs. At this stage the following sources of land has not been included but will be considered as part of subsequent reviews:
- a) Open space within the built-up areas that maybe surplus or where the open space uses could be re-provided elsewhere (**views on possible opportunities are requested as part of this consultation**)
 - b) Development options within the Green Belt – the Council is undertaking a Green Belt Assessment, for which Part 1 is now published and Part 2 is about to commence. The outcome of Part 2 will inform subsequent HELAAs.
- 3.3 The draft HELAA has included a review of sites put forward during the recent Call for Sites in the build areas and on previously developed land and also lists greenfield sites nominated within the Green Belt.
- 3.4 The HELAA will identify potential development land within the plan area. The councils are in the process of completing Stage 2 of the Methodology and checking deliverability.
- 3.5 Not all sites may come forward within the plan period, some sites will not be developed for housing or employment but other uses while some may be constrained in part limiting development potential. It will be important to not overestimate the HELAA supply but will equally be important to capture all relevant sites within the HELAA.
- 3.6 It should be also be noted that inclusion of a site within the HELAA does not mean that the principle of development is accepted by the councils, for example as some sites may require a change in planning policy required to be considered as part of the Joint Local Plan (for example loss of employment space to residential).

Question 2: Do you have any comments on the draft HELAA, particularly in relation to whether included sites are likely to be deliverable by 2036 and whether additional sites should be added?

Question 3: Are there existing uses not currently identified in the HELAA and within the built-up areas that may be surplus to requirements or where the existing use could be consolidated or re-provided elsewhere such as open spaces, sports and leisure uses?

- 3.7 In comparing development needs (draft Buckinghamshire HEDNA) against potential development supply (draft HELAA) it is clear that there will be a significant gap for unmet development needs in the plan area unless further site options can be identified or new development opportunities can be provided within the Green Belt. This position needs to inform the Plans Vision, Objectives and Spatial Strategy options set out below for consultation views.

Plans Vision and Objectives

- 4.1 The Joint Local Plan will review the Vision, Plan Objectives and Spatial Strategy set out in both council core strategies and produce a revised vision, objectives and strategy for the joint plan area to 2036.
- 4.2 Both council public consultations earlier this year sought views on these key aspects for the local plans and as the councils are now starting the preparation of a joint plan are repeating the request for views now in the light of the emerging evidence base.
- 4.3 Although representations received during the two earlier consultations cannot be included as representations to this consultation they have helped inform this consultation document and the following provides the councils high level feedback on them.

Broad Findings from the earlier Chiltern District Local Plan and separate South Bucks District Local Plan Regulation 18 consultations: Plan Vision and Objectives

Chiltern: the Core Strategy and Delivery DPD Employment and Shopping objectives were suggested as a starting point and it would appear these are generally supported. Requested additional measures were for the protection of the Green Belt and AONB, improved design, enhancement of local character, better environmental measures, and HS2 (impact and opposition). Green Belt protection will need to be considered in the context of development needs and the Green Belt Assessment while HS2 is not a local plan matter. All other suggestions mentioned are supported.

In addition the consultation highlighted support for a restructuring of Chesham employment base through identifying new employment space on the edge of the town in the Green Belt to encourage new investment, meet the needs of existing local businesses and support new local business start-ups and release of some outdated, poorly located employment space for housing/other uses.

South Bucks: similarly the Core Strategy objectives were suggested as a starting point and were generally supported with the exception of 'maintaining the Green Belt' from a number of respondents. However it should be noted that a number of respondents also supported maintenance of the Green Belt. Additional vision suggestions were, improved design reflecting local identity, provision of

Broadband, inclusion of Sustainable Urban Drainage Systems and improved river corridor environments.

The consultation also identified the following main issues that the Plan should seek to address.

- a) scale of development required to meet needs being a challenge due to limited supply and environmental constraints
- b) importance to ensure delivery of necessary infrastructure
- c) HGV traffic issues and potential increases in the Iver area
- d) implications (both positive and negative) from national infrastructure such as HS2, Cross Rail and potential Heathrow expansion.
- e) Highways England view that a new Service Area should be developed in the Green Belt off the M25 between the M40 and M4.

- 4.4 It is therefore likely that the new joint plan will draw on existing core strategy visions and past local plan work broadly supported in earlier consultations but also updated to take account of changed national planning policy and guidance, earlier supported consultation points and to reflect the emerging joint local plan evidence base.

Question 4: Do you agree with the approach to the Joint Local Plan Vision and Objectives and if not what changes or additions do you consider are needed? Please explain your reasoning for suggesting any alterations.

Spatial Strategy Options

- 4.5 As with the Vision and Plan Objectives the councils previously consulted on spatial strategy options for their then separate plans and the following provides high level feedback on these.

Broad Findings from the earlier Chiltern District Local Plan and separate South Bucks District Local Plan Regulation 18 consultations: Spatial Strategy

Chiltern: The Consultation sought views on the following **Spatial Strategy** options:

- a) making more efficient use of land within built-up areas
- b) urban extensions to main settlements (Chesham, Amersham, Little Chalfont and Chalfont St Peter)
- c) urban extensions to a wider range of settlements (also Great Missenden,

Prestwood and Chalfont St Giles)

- d) village extensions
- e) potential expansion of nearby settlements outside the District through the Duty to Co-operate
- f) a new settlement in or near to the District.

All of the above options were supported to some extent, albeit option a) being the most widely supported - 50% of all respondents rising to 56% for local residents.

22% of all respondents supported option b) and 19% supported option c). These options were mainly supported by landowners and developers, 50% supporting b) and 64% supporting c). Generally residents do not wish to see Green Belt releases in their area but may support urban extensions to other settlements but with significant numbers apparently accepting that some Green Belt loss may be required.

There was limited support for option d) (only 7% of all respondents), mainly where developers were promoting specific sites for development.

For option f), 3 respondents (including Aylesbury Vale District Council) suggested that a new settlement (either within or outside of Chiltern) could be considered as an alternative option.

12% of residents supported a combination of options a) to d).

For option e), 8% of respondents stated that the Council should look to neighbouring authorities to take on Chiltern's development needs as part of the Duty to Co-operate while 7% of respondents suggested that the Council should not allow any further development in the District, (this option cannot be considered).

South Bucks: The Consultation sought views on the following **Spatial Strategy** options:

- a) making more efficient use of land within built-up areas
- b) urban extensions to main settlements (Beaconsfield, Gerrards Cross and Burnham)
- c) urban extensions to the secondary settlements of Denham Green, Iver Heath, Stoke Poges, and Iver Village.
- d) Extensions to other settlements, including a review of settlements within the Green Belt
- e) potential expansion of nearby settlements outside the District through the Duty to Co-operate.

Not all respondents expressed a view on the above. From those that commented, all of the above options were supported to some extent, albeit option a) being the

most widely supported - 44% of all those who commented, 60% of which were local residents.

29% of those commenting supported option b) and 11% supported option c). These options were mainly supported by landowners and developers, comprising 100% of the support for b) and 75% for c). The need or wish for a Green Belt review was mixed but a reasonable number of those who did not want to see a review apparently accepted that some Green Belt loss may be required.

Of those that commented, only 1 respondent gave direct support for option d) although others generally recognised the need for urban extensions.

14% of respondents supported a combination of options a) to d), in part subject to the outcome of the evidence base studies.

None of the commenters referred to option e). Conversely a number of references were made to South Bucks potentially needing to take account of unmet development from adjacent areas from developer interests but also from Chiltern District Council and possibly Slough Borough Council referring to the need to test urban extensions to Slough in South Bucks. Other representations said that the Council should also test urban extension options to settlements adjacent to the District.

- 4.6 The councils propose to seek to maximise development potential to meet needs arising in plan area within the context of a revised settlement hierarchy, whilst still meeting the policy objectives of national planning policy² such as taking into account environmental constraints and infrastructure needs and in particular to secure achievement of sustainable development within a sub-regional context. Alongside this to also explore ways to seek to protect and enhance the quality of life in Chiltern and South Bucks (e.g. planning for community, recreational and cultural needs, enhancing the Chilterns AONB, improving our townscapes, respecting and protecting our historic environment, enhancing a local sense of 'place', etc.) through new development proposals and policies.
- 4.7 Given the overall levels of need and limited scope for development to meet that need the councils consider that there are exceptional circumstances to review the Green Belt. A Green Belt review and overall levels of need means the Joint Local Plan will have to consider and test different spatial strategies from those set out in existing development plans. Also the Plan will need to review the existing settlement hierarchy. The councils therefore intend to test a number of spatial strategy and hierarchy options to comprise:

Option A. Making more efficient and effective use of land within existing built-up areas such as increasing building density or heights, opportunities for

² For example the [National Planning Policy Framework](#)

relocating open space uses compatible with the Green Belt to create new development opportunities in the built-up area and converting some land (such as employment land) to other uses (such as residential).

Option B. Test the scope to increase development opportunities by reviewing the purpose and function of existing areas of special control such as Established Residential Areas of Special Character (Chiltern Saved Local Plan) and Residential Areas of Exceptional Character (South Bucks Saved Local Plan).

Option C. Built area extension(s) to the principal settlements of Chesham, Amersham, Little Chalfont, Beaconsfield, Chalfont St Peter, Gerrards Cross and Burnham – **preliminary work has identified strategic options for further testing and consideration as part of the next stage of the Local Plan (see Appendix 2).**

Option D. Built area extension(s) within Chiltern/South Bucks administrative area on the edge of principle settlements outside the Plan area – Wycombe, Uxbridge, Slough, and Maidenhead – **preliminary work has identified strategic options for further testing and consideration as part of the next stage of the Local Plan (see Appendix 3).**

Option E. Built area extensions to a wider range of settlements - Great Missenden, Prestwood, Chalfont St Giles, Denham Green, Iver Heath, Farnham Royal, Stoke Poges and Iver Village - – **preliminary work has identified strategic options for further testing and consideration as part of the next stage of the Local Plan (see Appendix 4).**

Option F. A review of settlements within the Green Belt with a view to removing larger settlements currently within the Green Belt and to explore development potential – e.g. Botley, Nashleigh Hill/Lycrome Road area Chesham, South Heath, Hyde Heath, Little Kingshill, Winchmore Hill, Jordans, Denham and Taplow

Option G. A detailed review of the inner Green Belt boundaries to address any existing anomalies, areas of significant development such as the Epilepsy Centre, Chalfont St Peter and/or small scale releases which would meet the test of exceptional circumstance to undertake a change, not undermine a purpose of the Green Belt and be capable of establishing a durable and defensible new boundary.

Option H. Review the scope for allowing limited infilling within villages and generally built up frontages within the Green Belt.

Option I. Extension(s) to other settlements such as the larger villages

Option J. In addition to options included above, additional sustainable growth options in built up areas and/or in the Green Belt close to train stations – Chesham, Great Missenden, Amersham, Little Chalfont, Seer Green, Iver and Taplow.

Option K. Specifically to help meet office, warehousing and industrial employment needs:

- i) explore intensification opportunities within or on the edge of existing employment sites in the built up areas.
- ii) consider employment opportunities to be at or part of the Green Belt Strategic Options identified in appendices 2, 3 and 4.
- iii) removal of some existing employment areas from the Green Belt on the edge of settlements like Chalfont Park, Chalfont St Peter, Court Lane, Iver and Pinewood Studios, Iver Heath.
- iv) consider policy options/scope to increase employment potential on existing employment sites within the Green Belt such as Pollards Wood and Little Chalfont and Chalfont Grove, Chalfont St Peter.
- v) explore new strategic employment options in the Green Belt in locations that are most likely to be attractive to the market and to meet local employment needs. **Suggested Areas of Search have been identified, for testing, in Appendix 5.** Within Appendix 5 there is a specific proposal north of Chesham in order to explore the potential to provide new local employment opportunities to allow some existing and outdated employment sites in the town to be redeveloped for other uses.
- vi) Consider the best opportunities for securing inward investment (e.g. redevelopment of existing employment land or allocating new land at and near Iver for accommodating possible displaced employment uses should Heathrow Airport expansion proceed) and opportunities within the plan area for supporting and growing indigenous start up and small/medium employment uses.

Option L. A combination of all or a number of the above.

4.8 Appendices 2 to 5 identify proposed Green Belt options for growth to be tested in the next stage of the Local Plan. Appendix 6 identifies all of these options in a single map of the plan area to show their distribution and relationship to each other.

Question 5: What spatial strategy option or options do you think the Council should consider and what should be the priority order? Are there any other spatial strategy options that the Joint Plan should consider and why?

Question 6: Do you have comments on individual options generally or specific settlements/site options that could be part of these options?

Options for Meeting Development Needs Outside of the Joint Local Plan Area

- 4.9 It is quite possible that once all of the development options set out in this document (and if additional options are identified as part of this consultation) are tested and considered in more detail that not all will be appropriate or that the scope for development within them may be lower than assumed.
- 4.10 Although the Council is seeking to maximise development within the plan area to meet needs, Green Belt, AONB, other constraints / limitations, delivery considerations and ensuring that sustainable development is achieved could mean that there are unmet needs that cannot be planned for in the Joint Plan. Given that this is a probable outcome the councils are exploring and will want to explore further other sustainable options for meeting their needs outside of the plan area through the Duty to Co-operate.
- 4.11 This will include scope for nearby settlements outside the plan area to accommodate part of the plan areas development needs and/or for a new settlement/growth area(s) which could accommodate needs to 2036 and possibly beyond. Priority for meeting needs outside of the plan area, if required, will be prioritised to settlements outside the plan area but within the same HMA and FEMA. In this respect the councils have made submissions to the Aylesbury Vale Local Plan Issues and Options consultation and through Duty to Co-operate discussions to explore the scope for 7,500 dwellings and supporting employment needs from Chiltern/South Bucks to be planned for within Aylesbury Vale. This will be kept under review.
- 4.12 In addition Wycombe District Council, some Hertfordshire authorities, Berkshire authorities, London Borough of Hillingdon and Mayor of London have adjacent/nearby planning responsibilities adjacent to Chiltern and South Bucks districts and to varying degrees have functional relationships with parts of the plan area. Some are subject to the Duty to Co-operate. The councils will seek to explore options for taking unmet development needs from Chiltern/South Bucks if required within these authorities as alternative options to Aylesbury Vale however scope other than within Aylesbury Vale is considered to be limited/unlikely due to the level of these areas own development needs and limited scope for meeting these needs.
- 4.13 What is clear at this stage of the Joint Local Plan process is that there appears to be no scope with the plan area for the councils to be able to meet any unmet needs from adjacent areas however this will also be kept under review.

Question 7: Do you have comments on the suggested level of unmet needs in Chiltern/South Bucks?

Green Belt Assessment

- 4.14 In order to inform the above spatial strategy options and development potential the Buckinghamshire authorities are carrying out a joint assessment of the Green Belt. Phase 1 has established an agreed methodology, determined whether any parts of the Green Belt no longer fulfil a Green Belt purpose (and so should be removed from the Green Belt) and has undertaken a comparative analysis to identify potential options for Green Belt release (i.e. although fulfilling a Green Belt purpose, would be the least damaging to the Green Belt if removed should exceptional circumstances be able to be demonstrated). This review has informed the options set out in appendices 2 to 6 as areas for testing and in places the options include land beyond that recommended in the Green Belt Assessment Phase 1. The reasoning for this is to ensure that the next stage of the Joint Local Plan fully tests the reasonable scope for meeting development needs, should exceptional circumstances require, so that different levels of impact on the Green Belt can be tested against needs to inform later plan stages.
- 4.15 The extent of land to be removed from the Green Belt will be considered through further analysis as part of Phase 2 of the Green Belt Assessment, updating of the draft HELAA, views expressed as part of this consultation, on-going sustainability appraisal, infrastructure assessment, other evidence base considerations and duty to co-operate discussions.
- 4.16 Importantly a significant part of the Joint Local Plan areas Green Belt is within the Chiltern Area of Outstanding Natural Beauty (AONB) and/or has other constraints such as having important heritage, biodiversity or open space value which has not been assessed in Part 1 of the Green Belt Assessment for development potential. Therefore although land may be identified as an option for removal from the Green Belt at this stage this does not mean that if removed it will necessarily be appropriate for development or development potential may be limited.
- 4.17 Where land is to be proposed to be removed from the Green Belt, the Joint Local Plan will also consider whether additional planning controls are appropriate such as protection as local green space or consideration for other controls outside of the local plan like conservation area designation. A good example of this could be Burnham Park which is considered to not have any Green Belt purpose and so should be removed from the Green Belt but fulfils an important open space recreational use, is important to place shaping and local character and as such could be considered for identification as a Local Green Space.

Affordable Housing

- 5.1 The draft HEDNA to 2036 identifies a need for 2,700 affordable housing (housing that cannot be accessed by households without housing benefit support) which is part of the overall housing need of 15,100 dwellings. Other households will also be affected by affordability issues.

5.2 The Joint Local Plan will need to consider the proportionate level of affordable housing and the types of affordable housing units it is likely to be able to deliver to meet needs. This will be considered alongside viability testing of options, development options and policy measures to secure affordable housing contributions. If the level of deliverable affordable housing falls short of needs then the councils will need to consider whether other measures are needed, such as potentially increasing the level of planned market housing (if deliverable) to secure a higher affordable housing proportion.

Question 12: Do you have any comments or suggestions on how the councils can meet its local affordable housing need?

Specialist Housing Needs

Gypsy, Traveller and Travelling Showpeople site options

- 6.1 Site selection work was underway on identifying sites for travellers as part of earlier plan-making within the two districts and this will now be bought forward and updated as part of the new Joint Local Plan.
- 6.2 Options for meeting the needs of travellers are considered to be:
- a) Protect existing lawful sites solely for use by travellers, travellers being defined by national policy
 - b) Infilling where appropriate within existing lawful traveller sites, subject to the sites being appropriate to be removed from the Green Belt
 - c) Proposed extension of The Orchards, Chalfont St Peter as supported in the emerging Chalfont St Peter Neighbourhood Plan
 - d) New pitches/plots to be required as part of residential extensions to built-up areas comprising 100 or more dwellings
 - e) Consideration of nominations under the Call for Sites and any subsequent nominations
 - f) Unless sufficient pitches/plots can be provided from the above sources, existing pitches/plots with temporary planning permission will be considered
 - g) Consider phasing of development sites particularly where supply exceeds need to protect future local needs options.

Question 13: Do you have any comments on the above options to meet the needs of Gypsies, Travellers and Travelling Showpeople?

Older Peoples Accommodation

- 6.3 The draft HEDNA identifies a further need for specialist older people accommodation requiring care. In order to meet such need there may be a requirement for larger housing developments to include an element of specialist elderly care accommodation as well as encouraging provision in other appropriate locations.
- 6.4 Through the Duty to Co-operate the councils have been requested by the Chiltern Clinical Commissioning Group to explore the scope for requiring a proportion of elderly care homes to be provided as affordable units.

Question 14: How do you think the Joint Local Plan can best meet specialist elderly accommodation needs, both in term of general and affordable needs?

Planned work as part of the next stage of the Joint Local Plan

- 7.1 As part of the next stage of the Joint Local Plan and once the planned level of development has been established the Council will undertake additional evidence base work, such as to establish retail, town centre, leisure, open space and community facility needs. The Council will also undertake other work such as a review settlement hierarchy, town, district and local centres, identify existing employment areas to be protected and establish infrastructure needs.

Heritage

- 7.2 Chiltern and South Bucks districts have a wealth of heritage assets including listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, sites of archaeological interest as well as historic landscapes and features.
- 7.3 The councils have prepared a draft joint Heritage Strategy, setting out its heritage evidence base and how this relates to other evidence base information, identifying information gaps and setting out related work programmes (such as conservation area reviews). The Heritage Strategy will be reviewed alongside the emerging Joint Local Plan and will form part of the evidence base.

Question 15: Do you have a view on the Heritage Strategy – for example views on our local heritage assets, how heritage contributes to quality of life and our sense of place and community.?

- 7.4 The Heritage Strategy review will also be an opportunity for local community stakeholders to identify a list of local heritage assets which are not already protected (i.e. not listed buildings or scheduled ancient monuments) with the

view to protecting these from inappropriate development and/or enhancement as part of development proposals. Local heritage assets need not be limited to buildings but could for example include historic structures, street furniture, managed landscapes or landscape features. They could also include important or landmark buildings within conservation areas or buildings of special local character or historic significance.

Question 16: Are you aware of any currently unprotected local heritage assets that should be identified and if so why is the heritage asset important locally?

Local Green Space Designations

- 7.5 Local communities are able to nominate green areas of particular importance to them for consideration for special protection through the Joint Local Plan and/or neighbourhood plans. Local Green Spaces would need to be considered against national policy and guidance³. If designated as a Local Green Space, development would only be allowed in very special circumstances.

Question 17: Local Green Space designations can be made as part of the Local Plan and so local residents, community groups and other local stakeholders are asked to identify areas that they would like to be considered. Importantly any nomination should include supporting evidence.

Local Measures

- 7.6 The councils are keen to assist local communities to help identify appropriate local measures to reflect the characteristics and needs of particular areas and to assist neighbourhoods to influence change in their local areas. Local measures will need to be relevant to a Joint Local Plan (i.e. related to land use or development), specific and be deliverable with the plan-period.
- 7.7 Some parish councils may be bringing forward local measures through neighbourhood plans (such as Chalfont St Peter, Chalfont St Giles, Seer Green and Iver) but not all areas will want to prepare neighbourhood plans.
- 7.8 The Council is providing the opportunity for town/parish councils and local groups to identify local measures for consideration for inclusion in the Joint Local Plan. The Council will also be reviewing published village plans, design statements and other relevant documents.

Question 18: Do you have any nominations for Local Measures?

³ <http://planningguidance.communities.gov.uk/>

Development Management Policies

- 7.9 Development management policies will replace the saved policies of the councils Local Plans and Core Strategies policies.
- 7.10 The NPPF and NPPG set out national planning policies and guidance which should not be repeated within local plans. There are some areas of the NPPF and NPPG however that may need local interpretation which should be made clear in the Joint Local Plan.
- 7.11 At this stage the councils are scoping development management policies and have set out the intended scope within Appendix 7.

Question 19: Do you have a view on the scope of policies proposed set out in Appendix 7.

Infrastructure Delivery

- 8.1 The councils are undertaking a Settlement Infrastructure Capacity Study of which the published version alongside this consultation seeks to understand an 'infrastructure baseline' position for key infrastructure needs such as roads, schools, health and utilities and planned improvements/additions by service and infrastructure providers/funders.
- 8.2 The next stage of the Study will test development options to help determine infrastructure requirements to support different growth scenarios. The Study, along with other assessments, will be used to help establish the level of planned development that can come forward within the plan area, the most sustainable locations and an approach to secure the necessary infrastructure.
- 8.3 Development could be constrained or delayed if required infrastructure cannot be provided or its delivery is planned over a defined time period.
- 8.4 An Infrastructure Delivery Schedule will be produced alongside the Joint Local Plan to identify infrastructure needs, who is responsible for delivery, timing and cost. The councils will also determine whether or not to introduce a Community Infrastructure Levy (CIL) as part of this process.

Question 20: Do you have any comments on the Settlement Infrastructure Capacity Study, infrastructure needs or issues and CIL?

Additional Points

- 12.1 This public consultation document does not cover all areas to be included within the Joint Local Plan, or set out all of the evidence base or assessments to be considered but does highlight areas where the councils would particularly welcome stakeholder inputs. Responses should not be limited to the questions set out and comments are welcomed on other matters.

Question 21: Do you have any other points you would like the Council to take into account in the preparation of the Joint Local Plan? For example are there any challenges or opportunities you think the new Joint Local Plan will need to address?

Thank you in advance for your contributions.

Appendix 1

Current Published Joint Local Plan Evidence Base

The following evidence base is published on both or one of the Council websites.

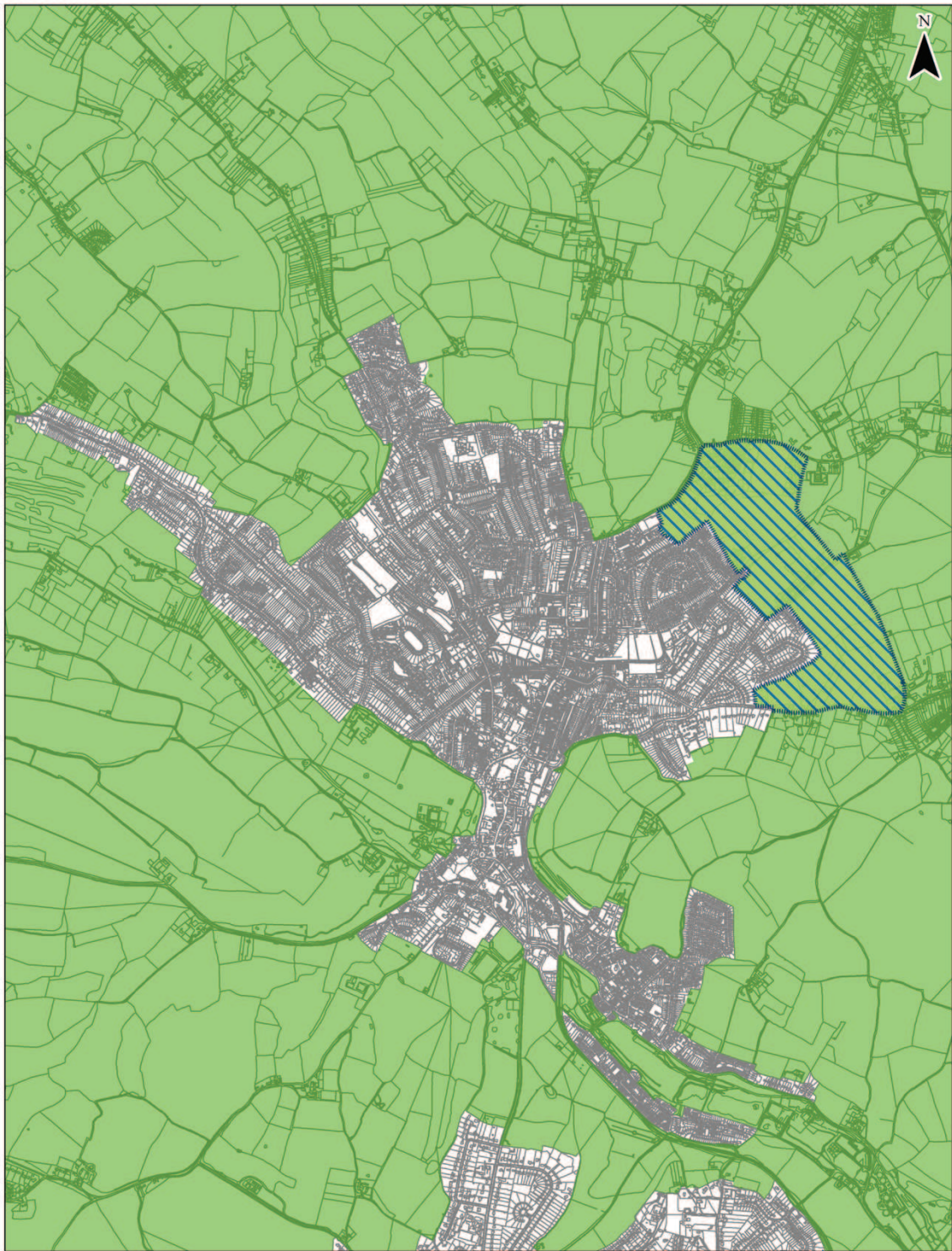
Evidence Base Documents
Chiltern and South Bucks Local Development Scheme timetable
Chiltern Development Plan
South Bucks Development Plan
Chiltern Statement of Community Involvement
South Bucks Statement of Community Involvement
Draft Chalfont St Peter Neighbourhood Plan
Chiltern Local Plan (2014 – 2036) Initial Consultation Document (January 2015)
Chiltern Local Plan (2014 – 2036) Call for Sites Document (January 2015)
South Bucks Local Plan (2014 – 2036) Initial Consultation Document (February 2015)
South Bucks Local Plan (2014 – 2036) Call for Sites Document (February 2015)
Sustainability Appraisal of the Chiltern and South Bucks Local Plan Scoping Report (December 2015)
Central Buckinghamshire SHMA/FEMA Duty to Co-operate Memorandum of Understanding (June 2015)
Duty to Co-operate Request from AVDC to Identify Chiltern District Unplanned Housing Needs to 2031 – Initial Assessment (September 2014)
Housing Market Areas and Functional Economic Areas in Buckinghamshire and Surrounding Areas (March 2015)
Housing Market Areas and Functional Economic Areas in Buckinghamshire and Surrounding Areas (October 2015)
Draft Central Buckinghamshire Housing and Economic Development Needs Assessment Presentation (28 th Sept 2015)
Draft Central Buckinghamshire Housing and Economic Development Needs Assessment (Oct 2015)
Draft Buckinghamshire Housing and Economic Development Needs Assessment Presentation (18 th Nov 2015)
Draft Buckinghamshire Housing and Economic Development Needs Assessment (December 2015)
Draft Methodology for Housing and Economic Land Availability Assessment (March 2015)
Central Bucks Housing and Economic Land Availability Assessment Methodology (May 2015) [with Erratum]
Draft Chiltern and South Bucks Housing and Economic Land Availability Assessment (December 2015)
Buckinghamshire Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2013 Update (Oct 2014)
Letter to ORS Regarding the Buckinghamshire Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment
Buckinghamshire Green Belt Assessment Part 1A Methodology (August 2015)
Buckinghamshire Green Belt Assessment (December 2015)
Chiltern and South Bucks Settlement Infrastructure Capacity Study
Iver Topic Paper

**Green Belt Strategic Options at Chesham, Amersham, Little Chalfont ,
Beaconsfield, Chalfont St Peter, Gerrards Cross and Burnham for Further
Testing**

The following points need to be taken into account when considering the above:



- a) These are suggested strategic options identified for further testing. They do not have any other planning status, nor should they be afforded any significant weight in the determination of any planning application at this stage. Identification at this stage as an option does not mean that any or all of the option area may be bought forward for development in the Joint Local Plan.
- b) No detailed account has been taken at this stage of constraints.
- c) The options do not include all Green Belt areas to be tested. For example other potential small sites or smaller Green Belt changes may be considered. The next stage of Plan preparation will include a detailed review of the inner Green Belt boundary which may also release smaller scale development potential.
- d) The options do not have defined boundaries at this stage and are indicative. If to be taken forward as preferred options then it will be at that point that precise proposed boundaries will be identified.
- e) Identification as an option and if taken forward in the Plan does not mean that all of the area will be able to be developed or be suitable for development. For example options may include a use that should be protected from development (e.g. sports pitches, areas of wildlife value) or include important landscape or heritage features.
- f) The full extent of Green Belt options does not mean that all potentially developable land will be released in the Plan period but some could be safeguarded for beyond the plan period in accordance with the advice in paragraph 85 of the NPPF. The extent of safeguarding is something that could be informed by delivery issues, infrastructure timing or 'pace of growth'.

Chesham

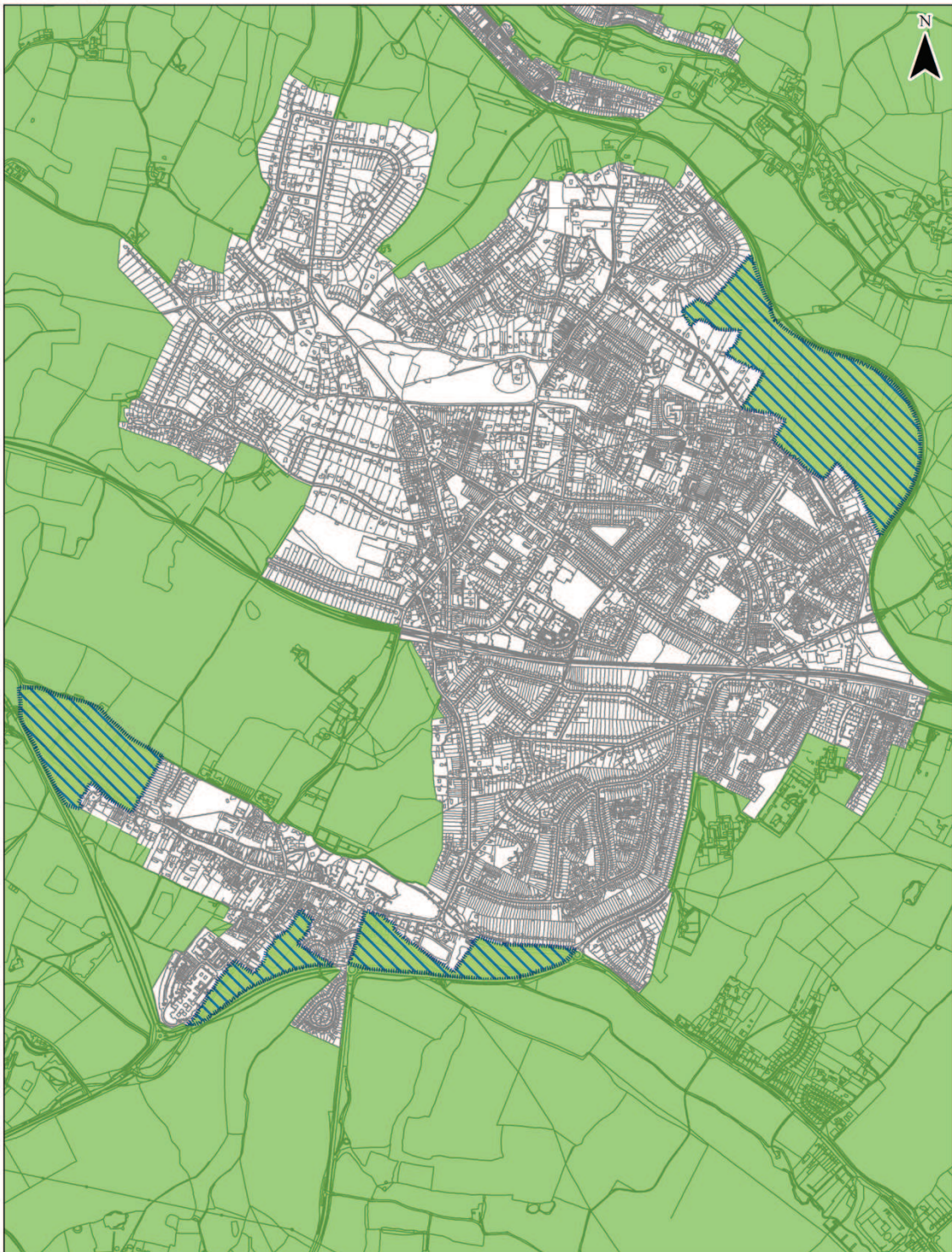


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Legend


-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Amersham

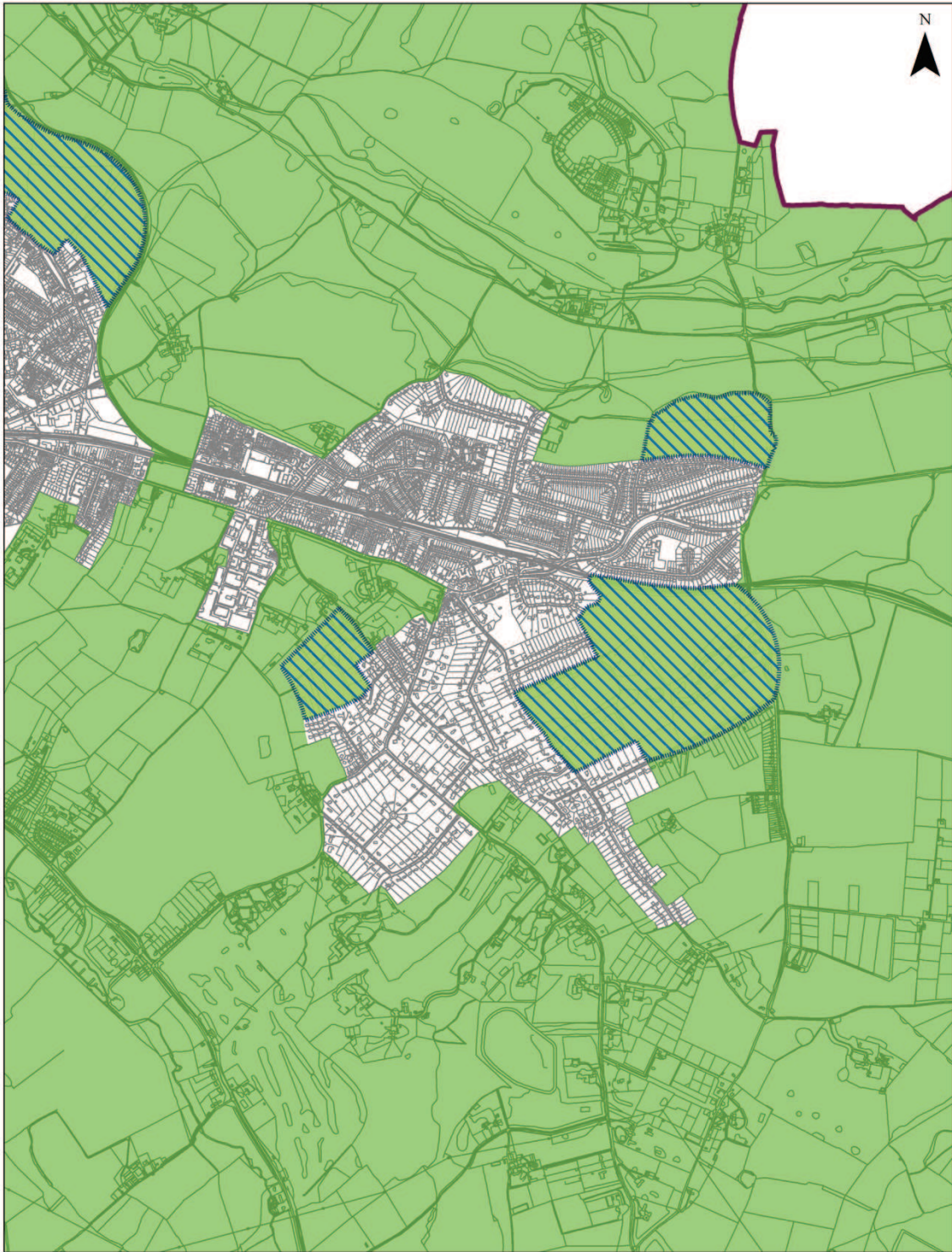


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Legend




-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Little Chalfont

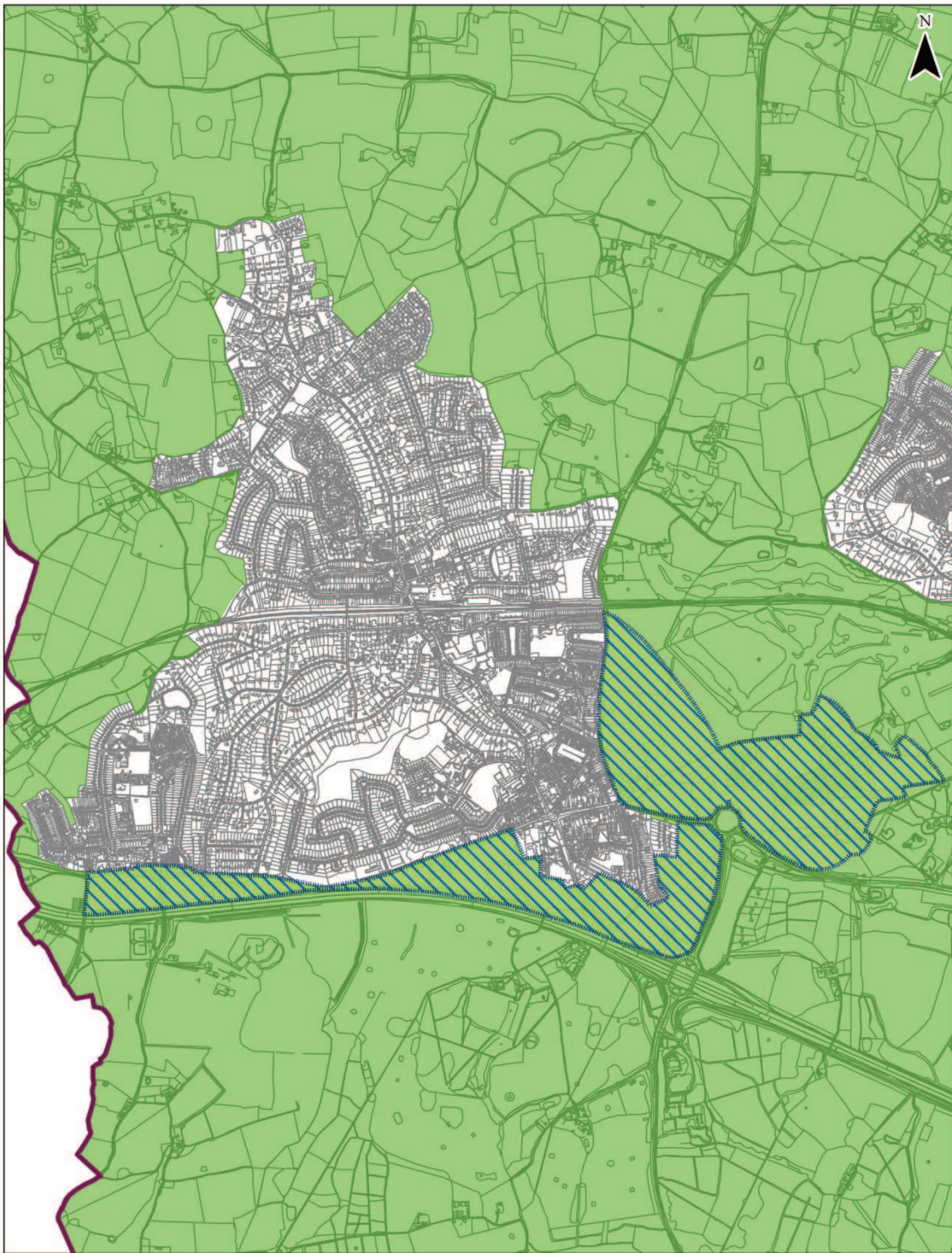


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Legend


-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Beaconsfield

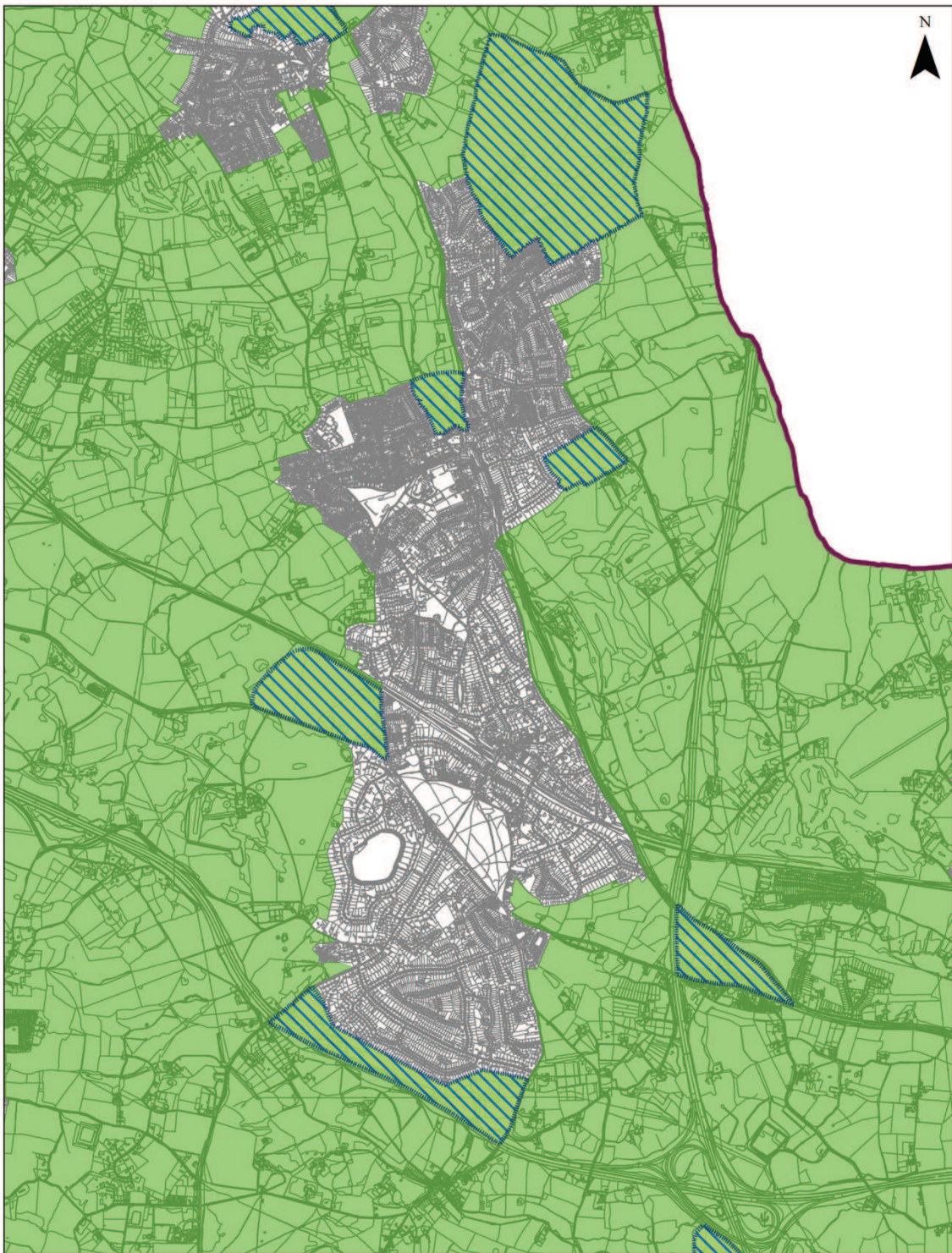


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Legend

-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Chalfont St Peter and Gerrards Cross



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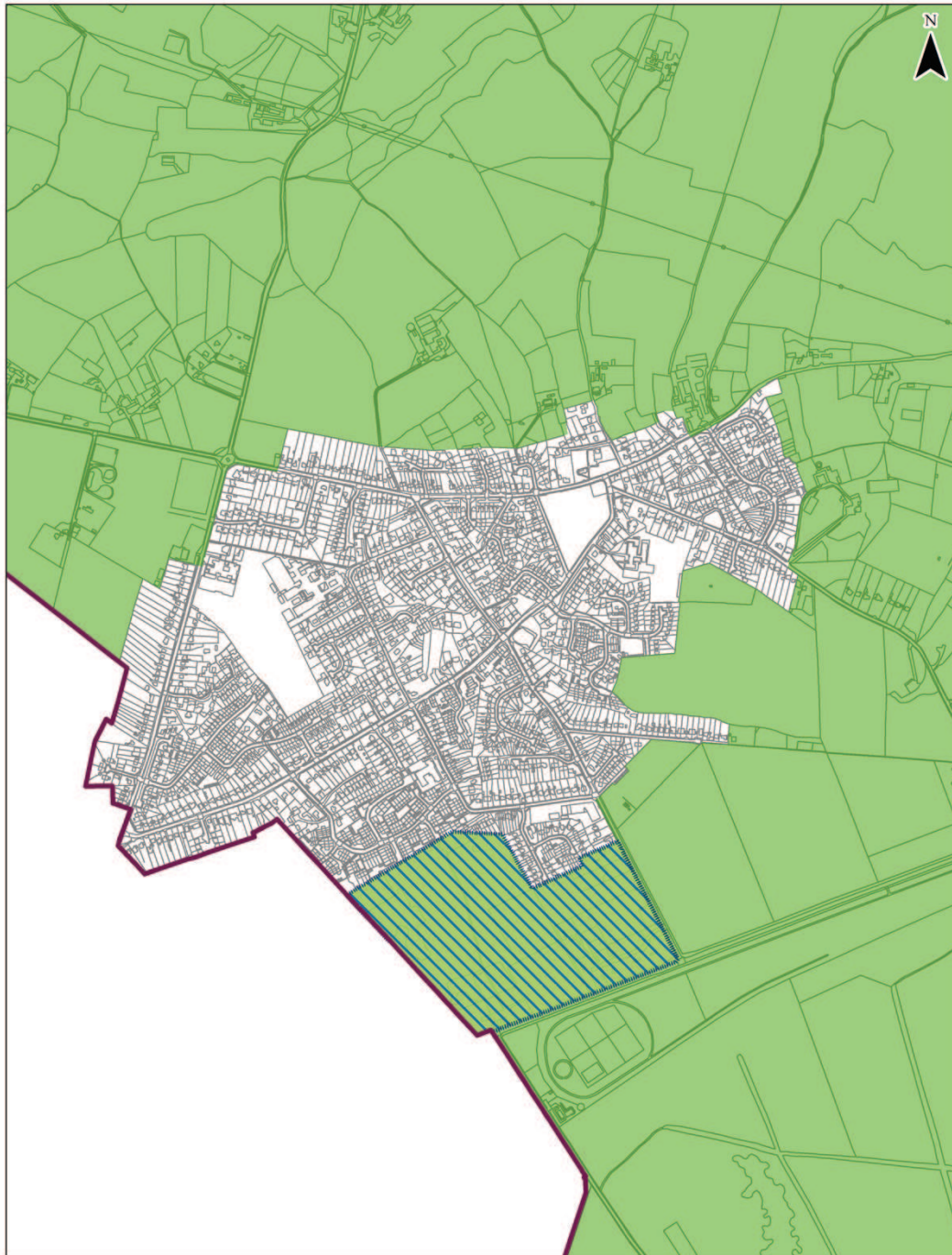
Legend

-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Green Belt Strategic Options for Built Area Extensions to Settlements on the Edge of the Plan Area




Note: Please see the introductory text to Appendix 2 which also applies to the following options.

Holmer Green

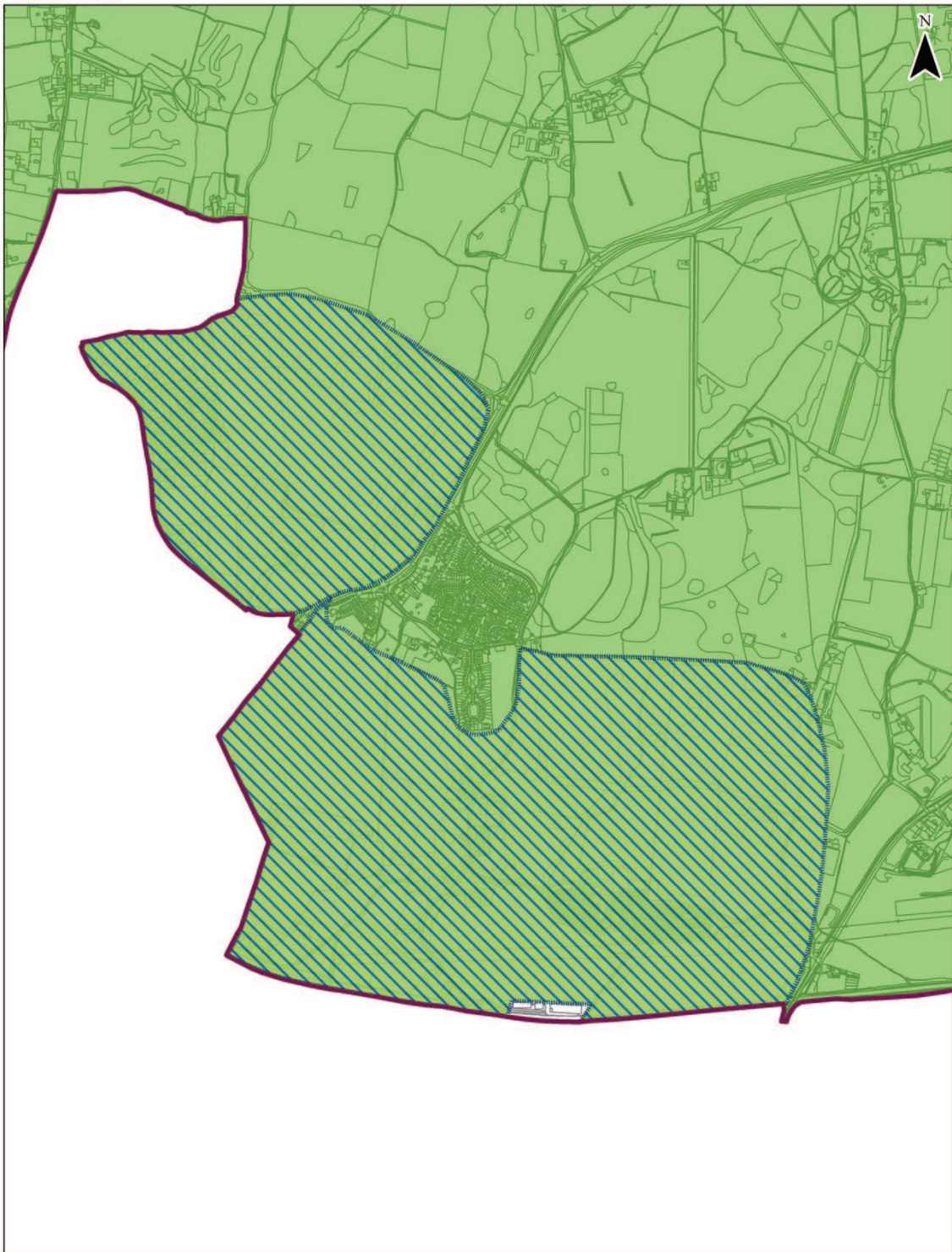


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Legend

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-  Built Area Extension Option
-  Green Belt

Middle Green

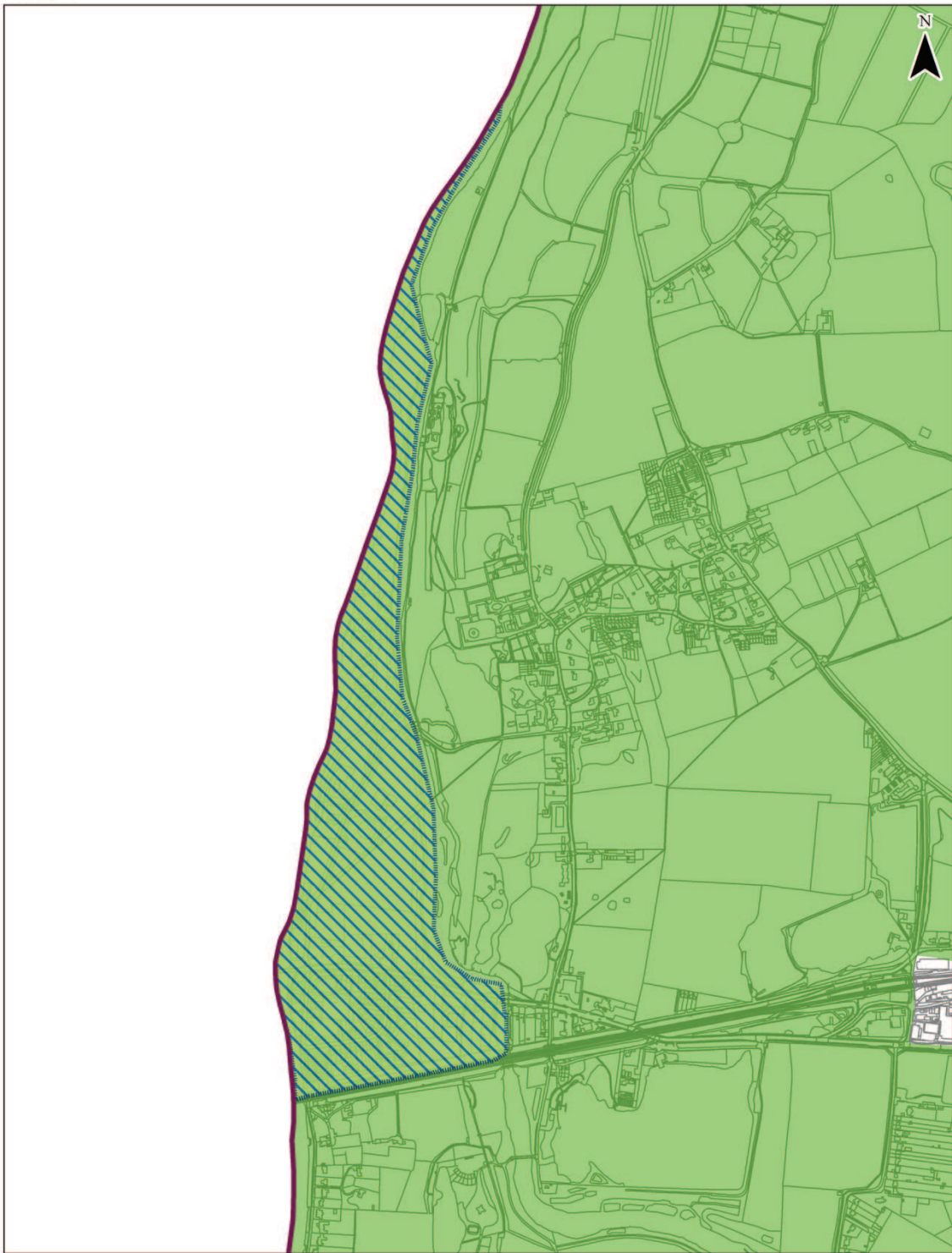


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Legend

-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Taplow



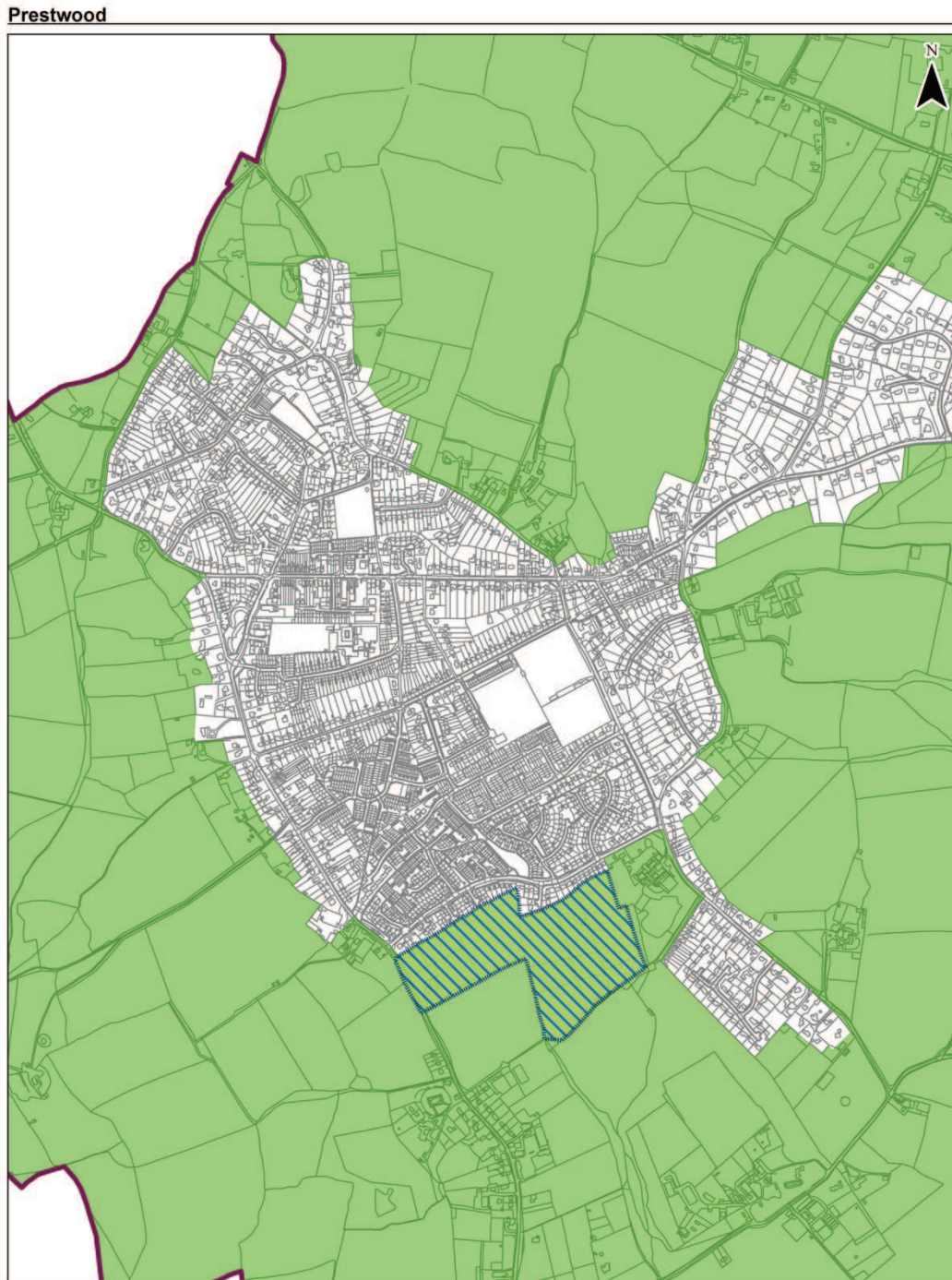
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Legend

-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt




Green Belt Strategic Options at Great Missenden, Prestwood, Chalfont St Giles, Denham Green, Iver Heath, Farnham Royal, Stoke Poges and Iver Village for Further Testing

Note: Please see the introductory text to Appendix 2 which also applies to the following options.

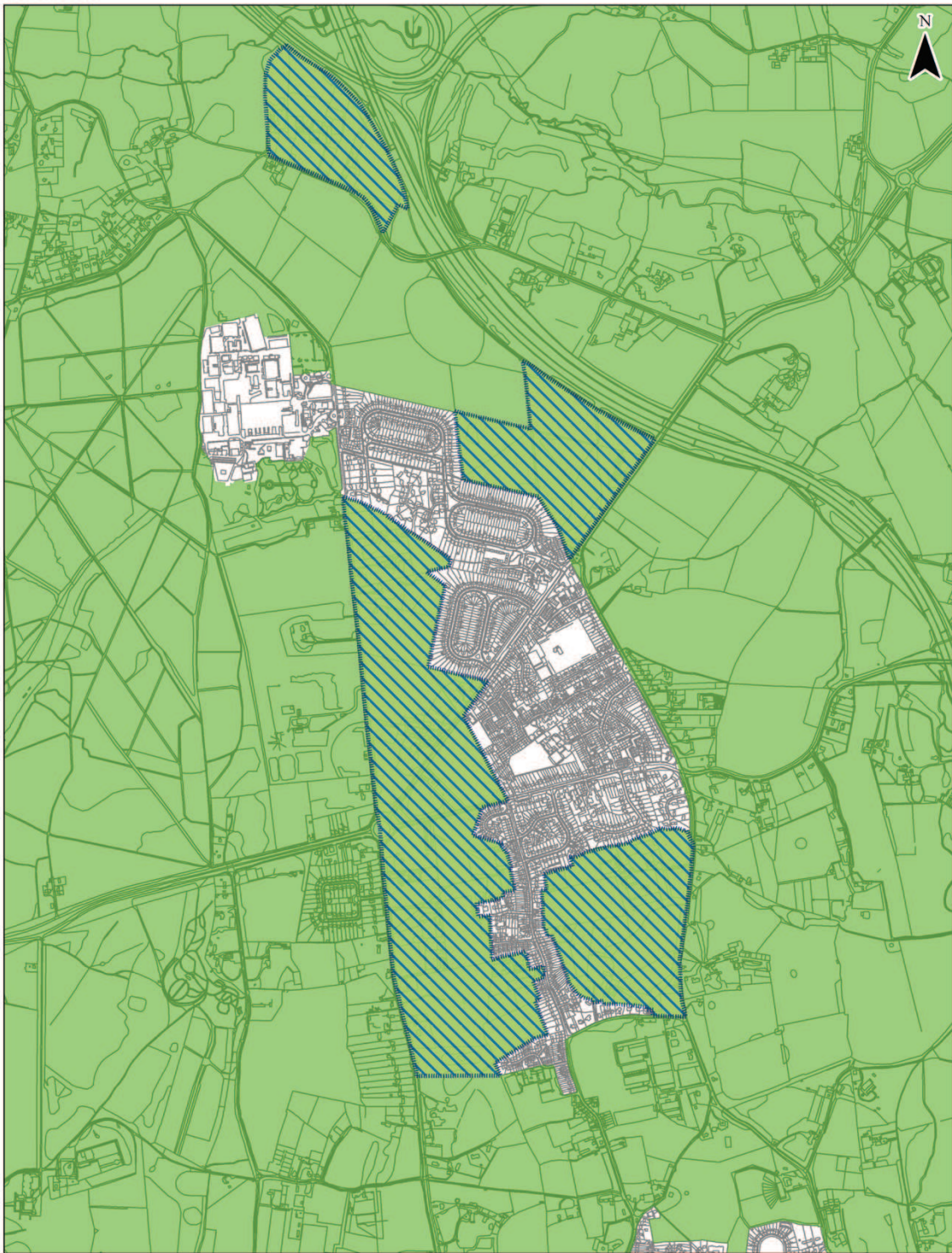


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Legend


-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Iver Heath

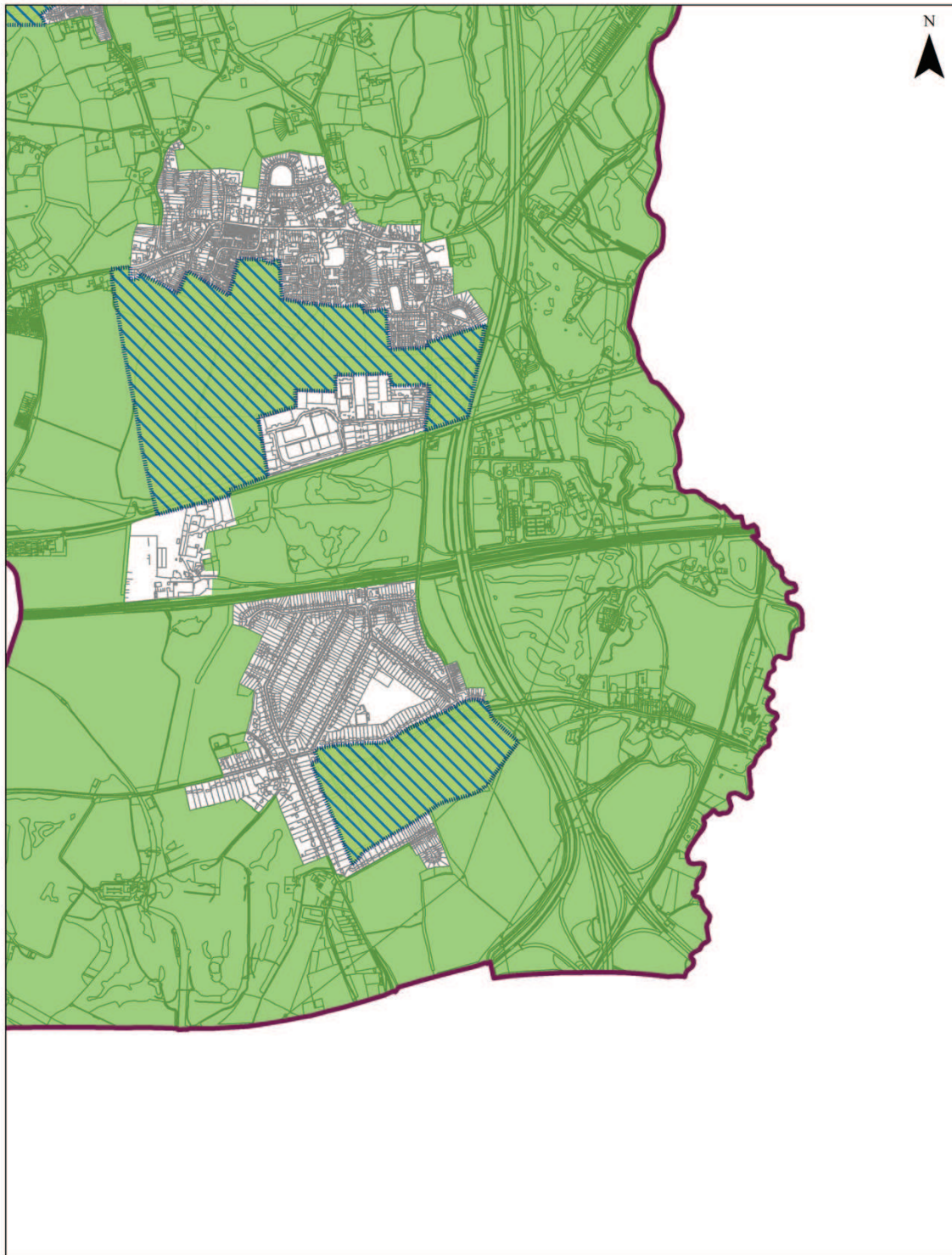


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Legend




-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Iver Village & Richings Park

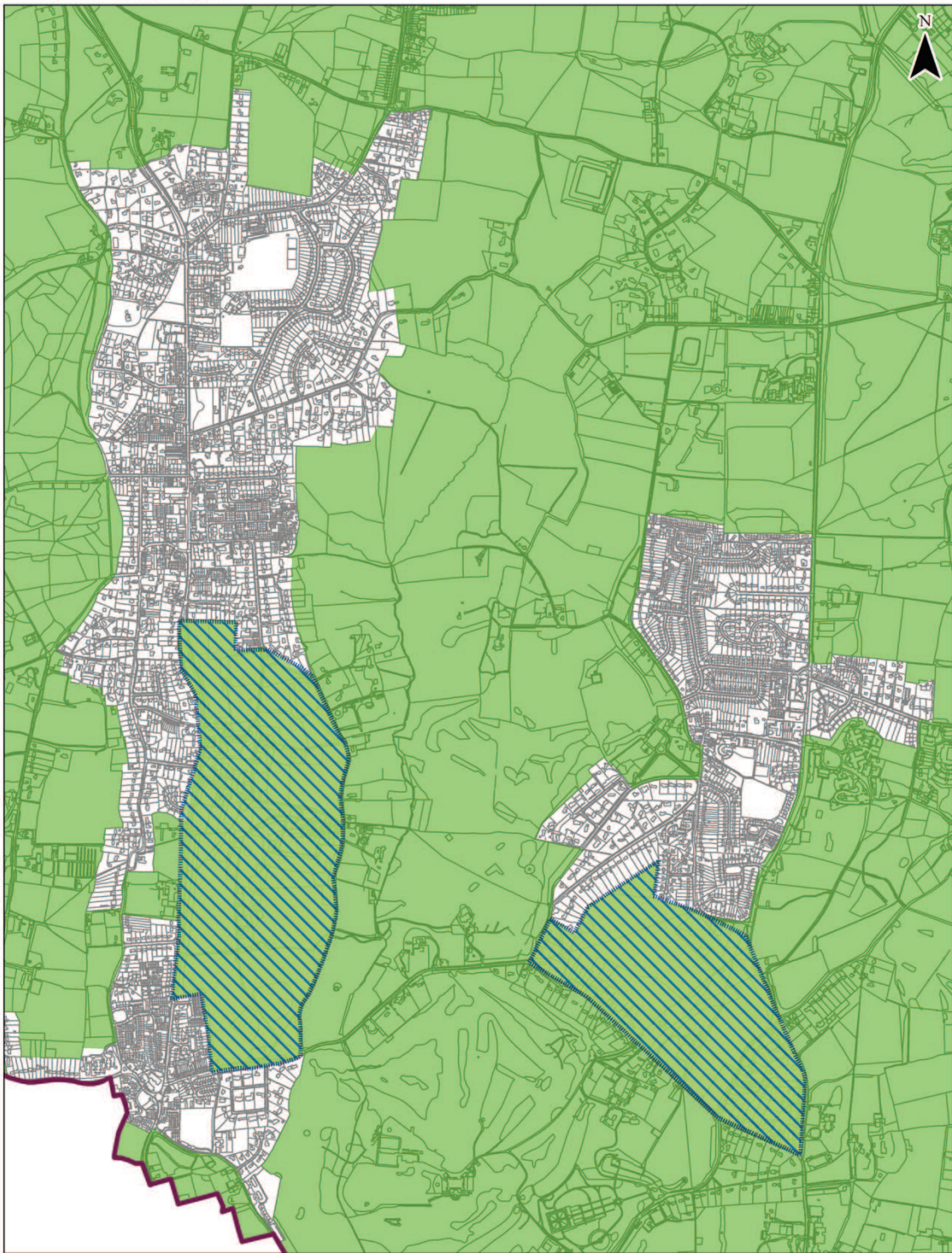


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Legend




-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Farnham & Stoke Poges



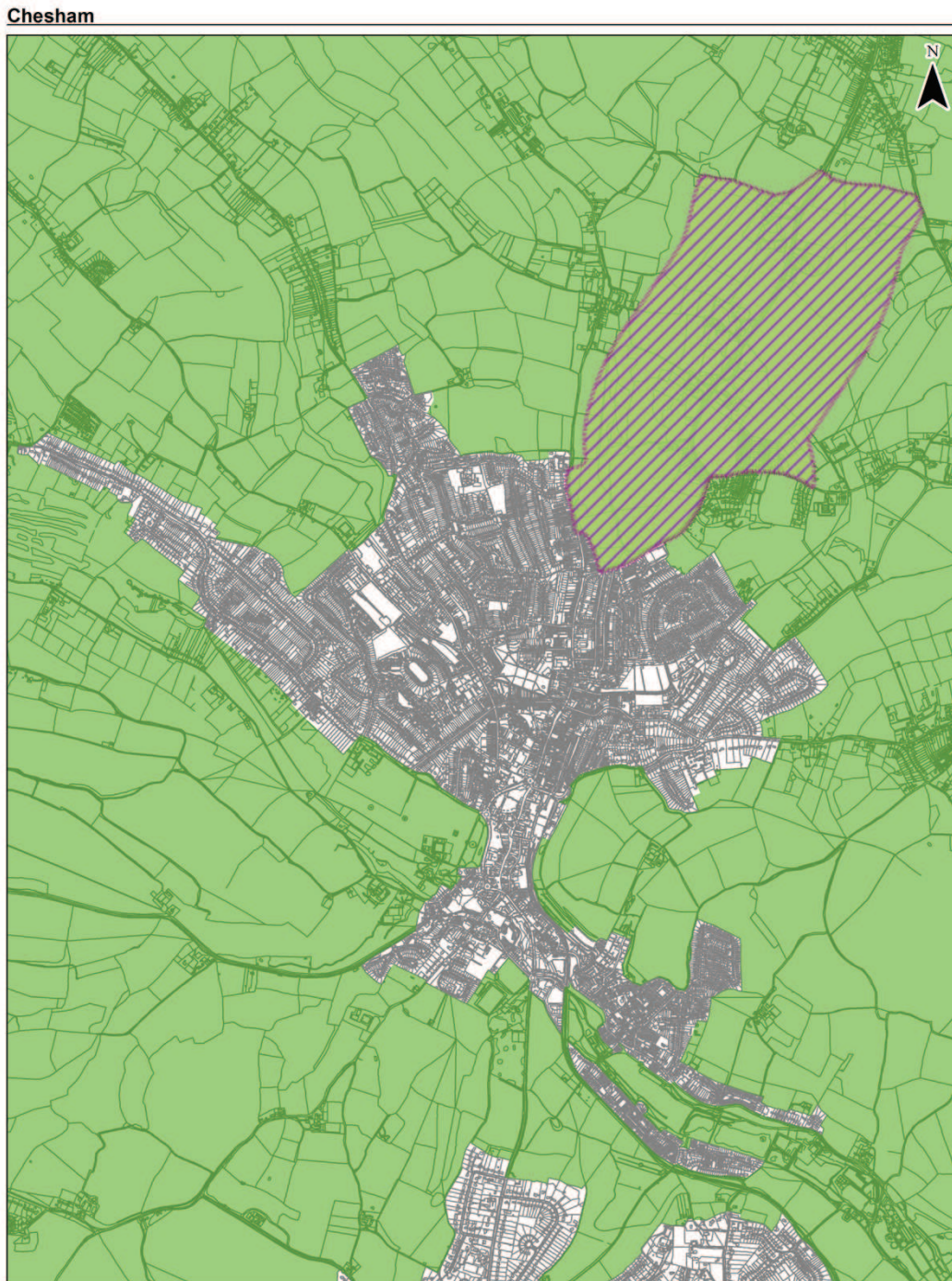
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Legend

-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt




Areas of Search for Strategic Employment Options within the Green Belt

Note: Please see the introductory text to Appendix 2 which also applies to the following areas of search. In addition not all the area of search is likely to be required.

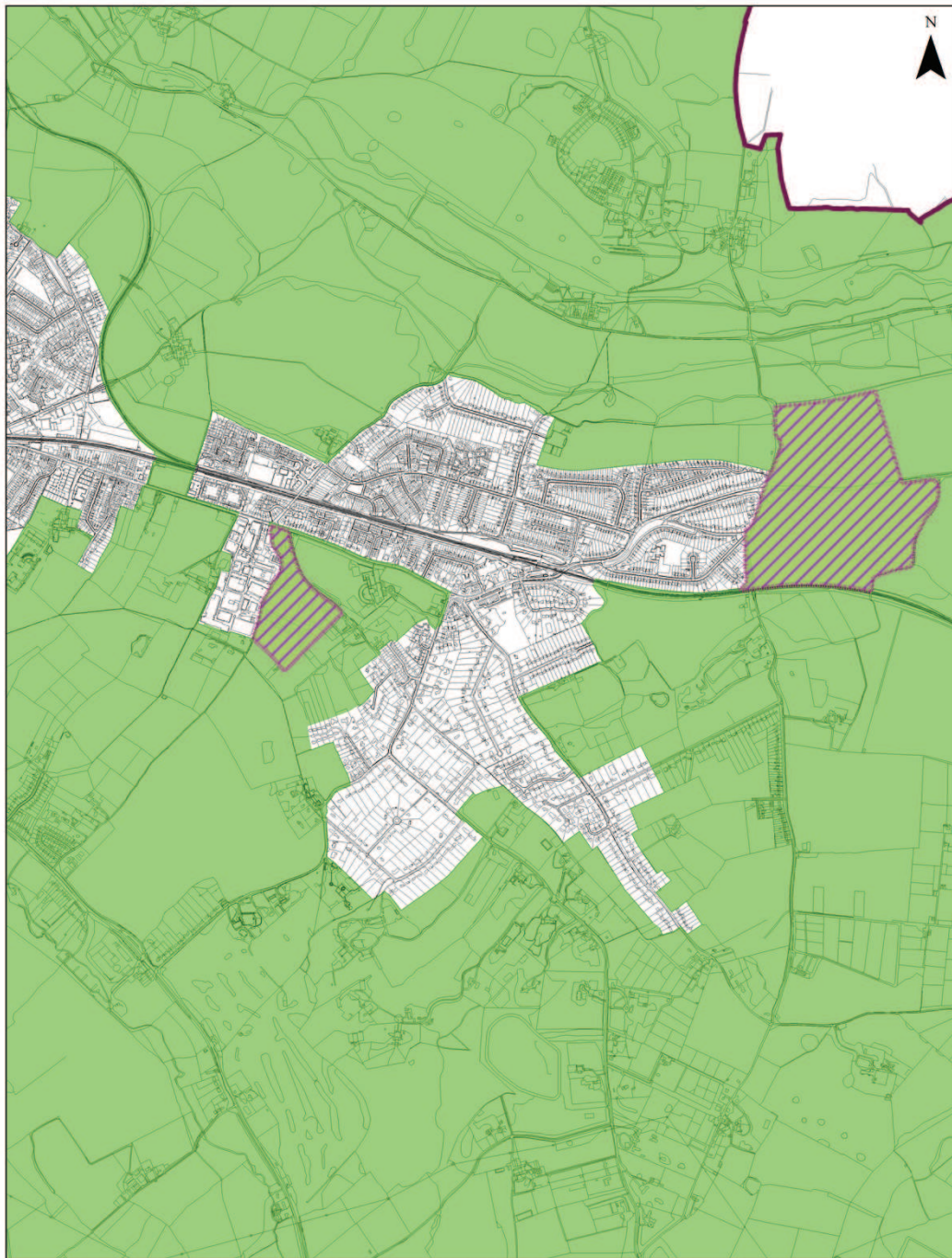


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Legend

-  Local Plan Boundary
-  Employment Area of Search
-  Green Belt

Little Chalfont

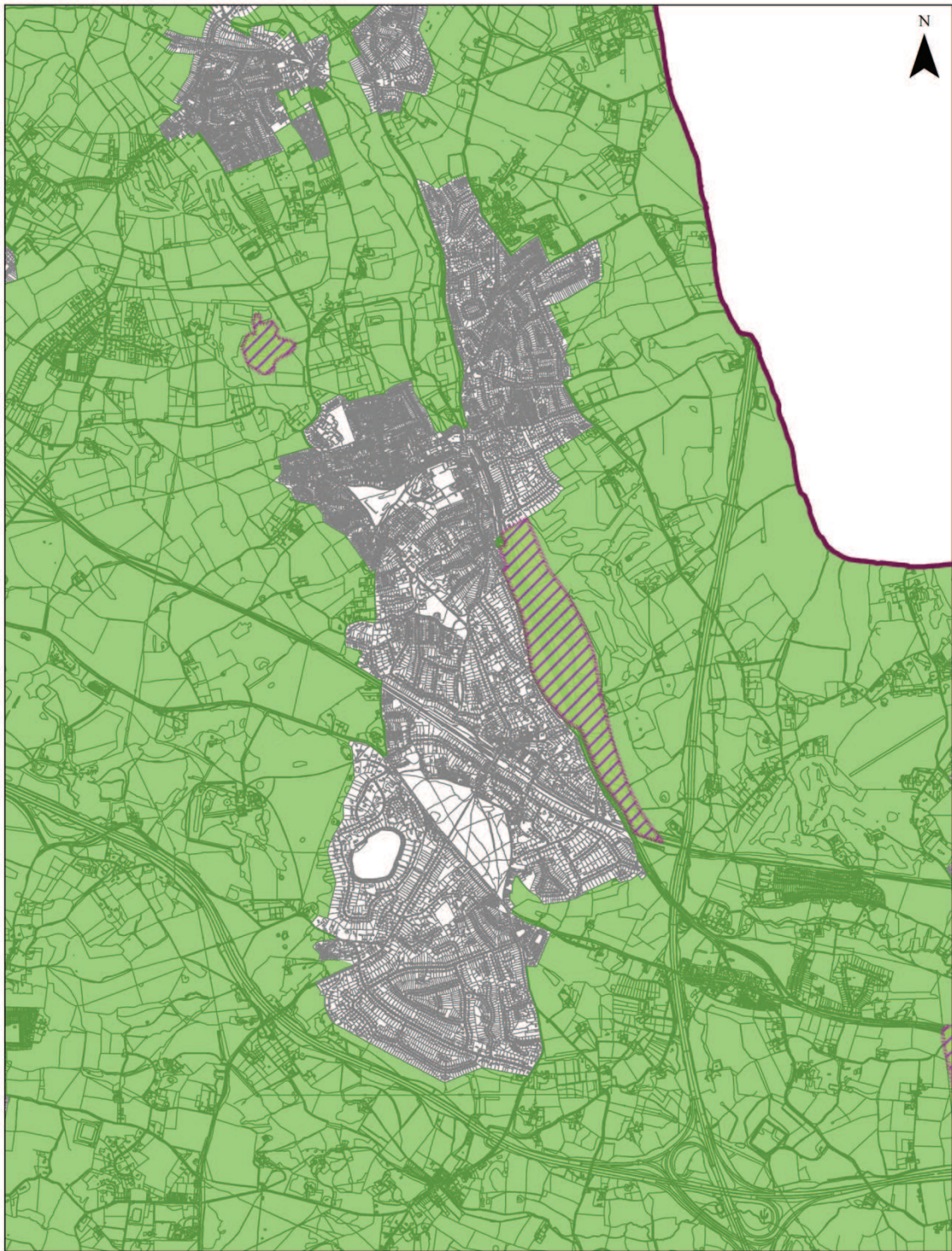


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Legend




- Local Plan Boundary
- Employment Area of Search
- Green Belt

Chalfont St Peter and Gerrards Cross

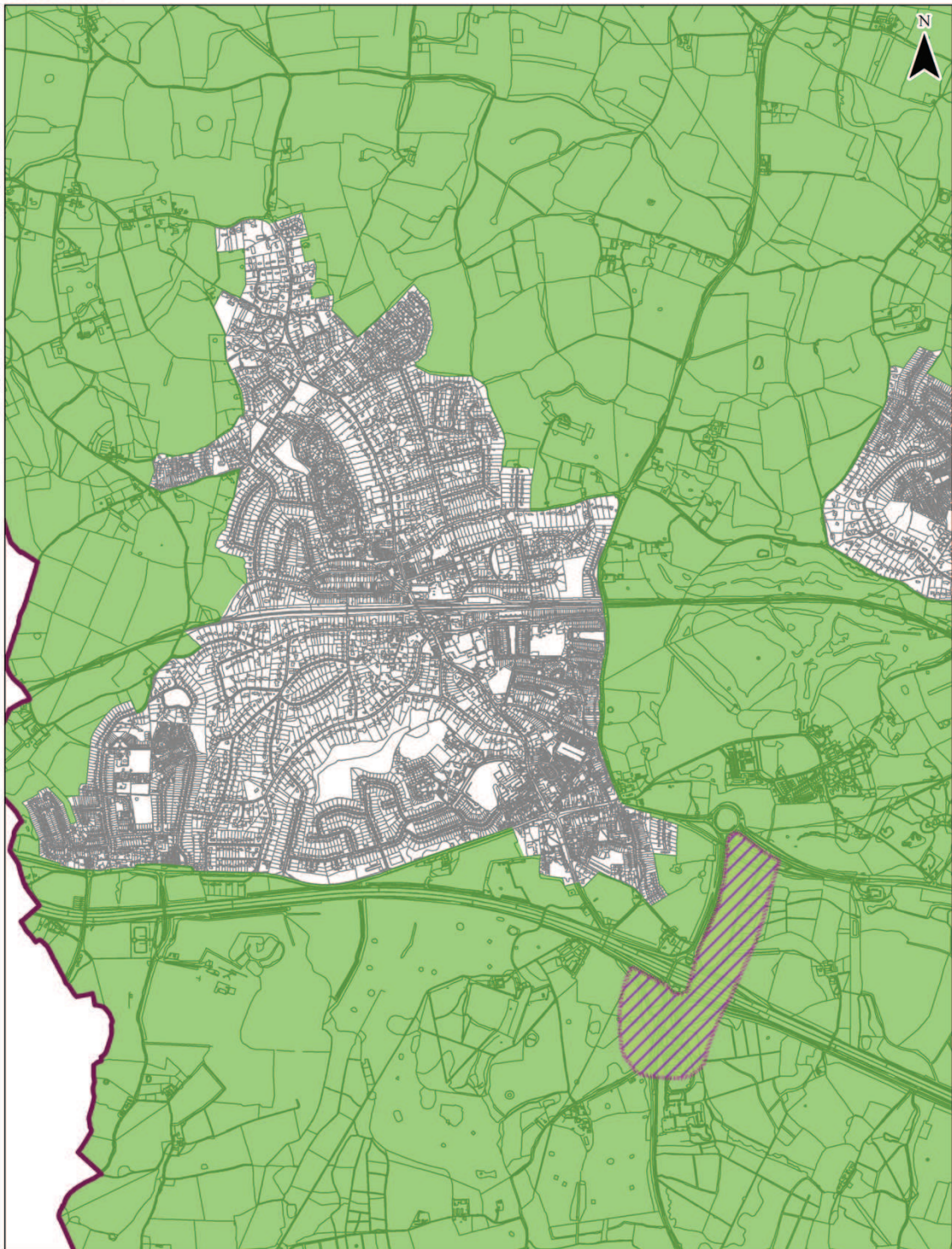


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Legend




-  Local Plan Boundary
-  Employment Area of Search
-  Green Belt

Beaconsfield

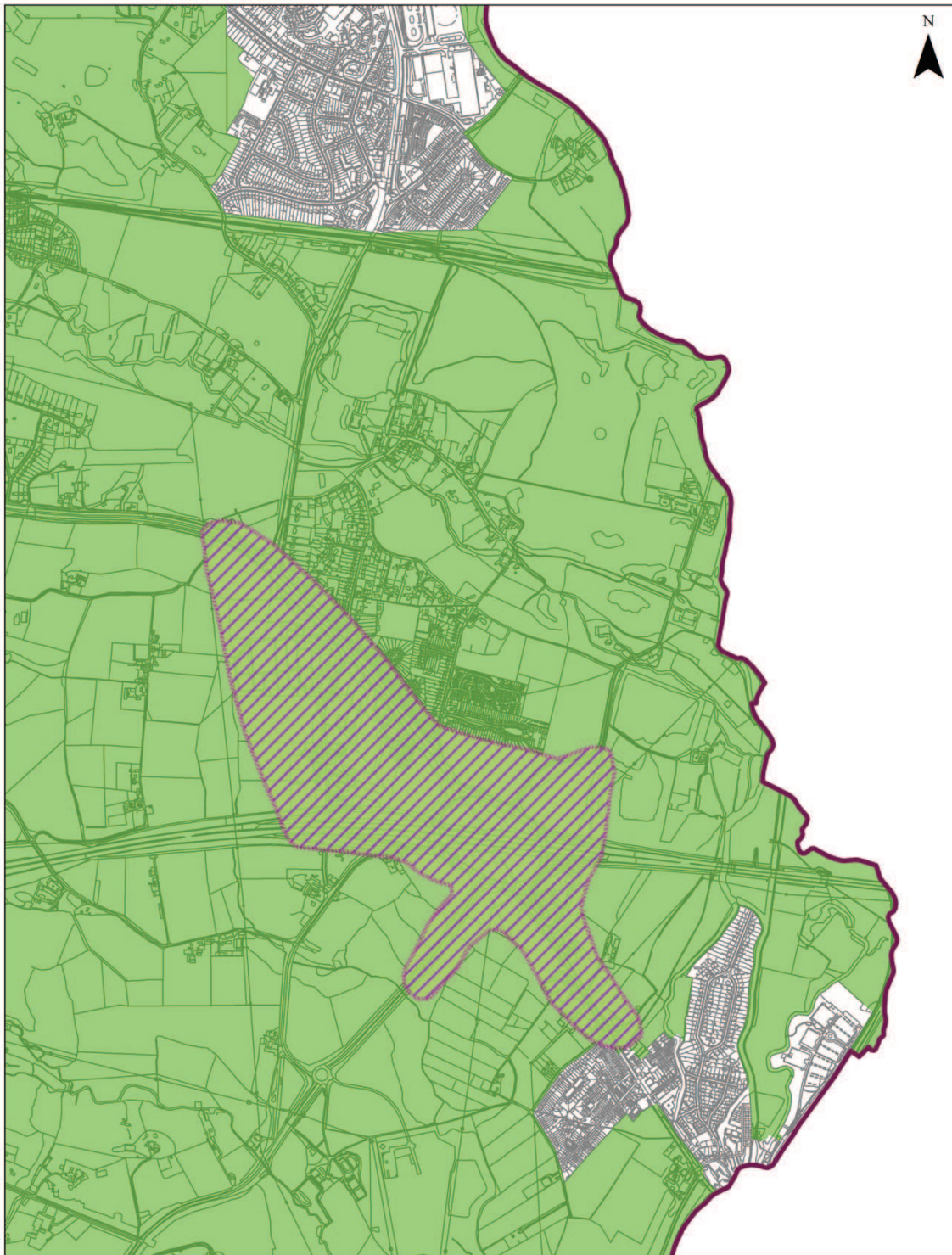


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Legend

-  Local Plan Boundary
-  Employment Area of Search
-  Green Belt

Denham - A40 and M40 Junction

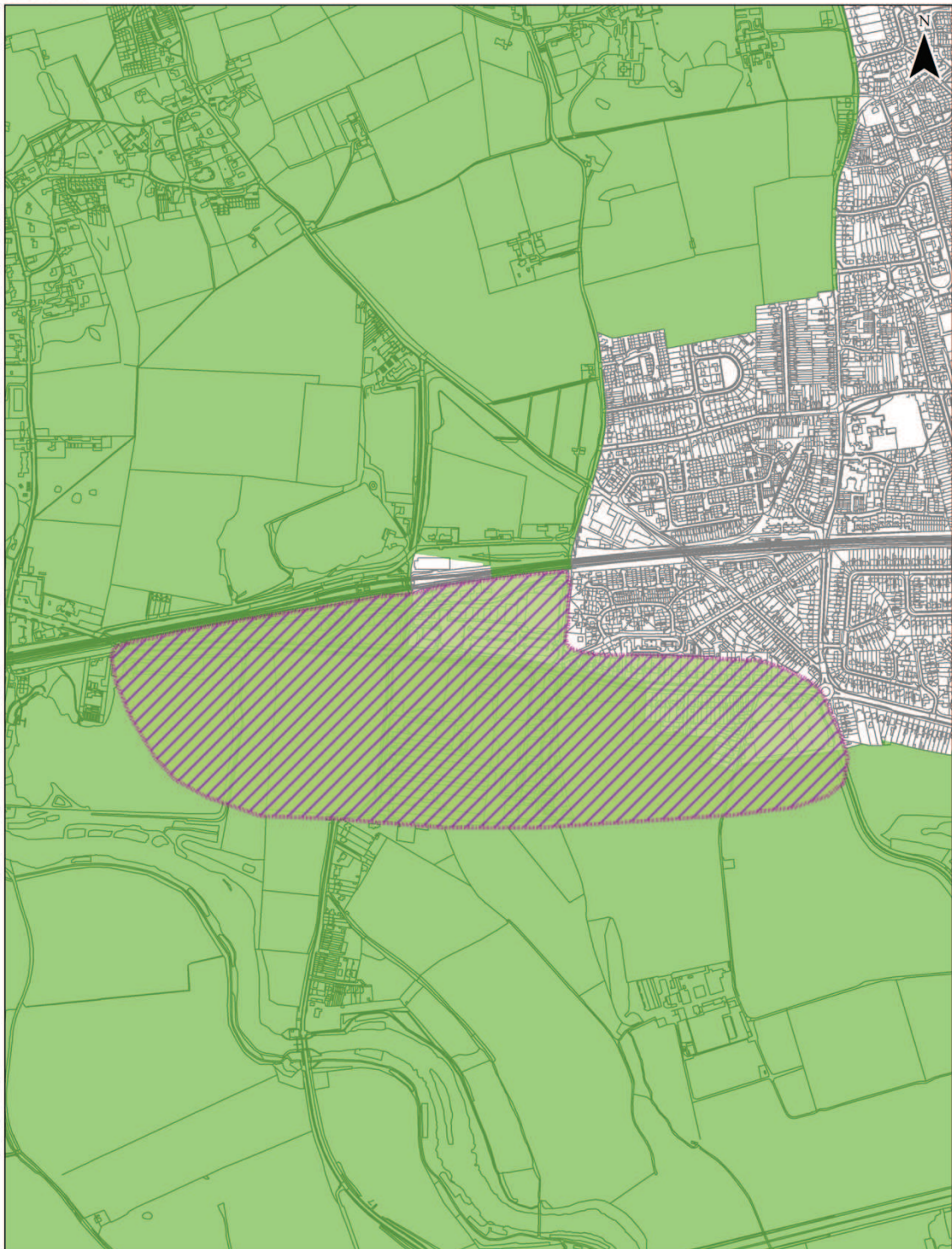


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Legend




- Local Plan Boundary
- Employment Area of Search
- Green Belt

Burnham



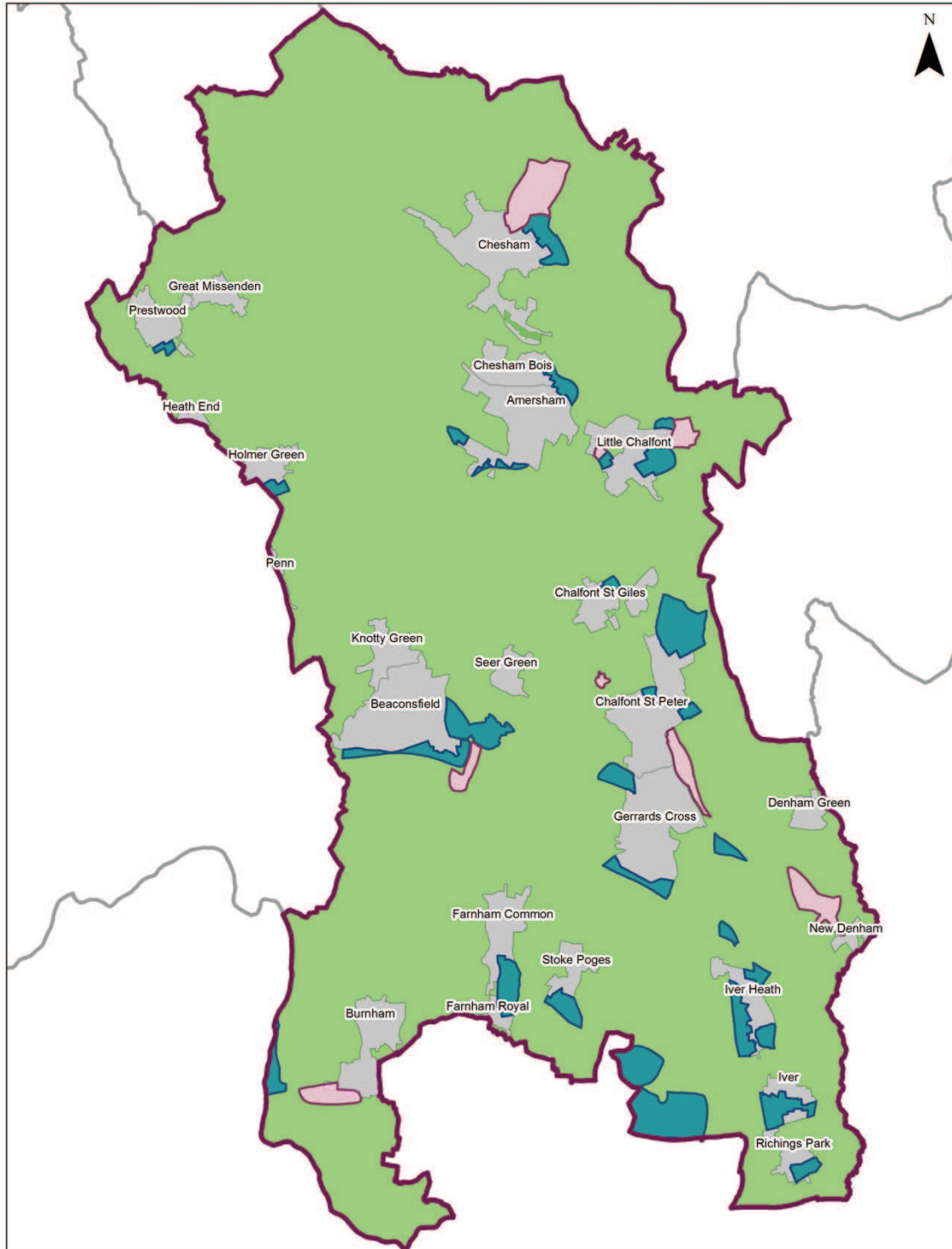
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Legend

-  Local Plan Boundary
-  Employment Area of Search
-  Green Belt

Composite Map Showing Green Belt Options and Areas of Search

Draft Built Area Extension Options and Employment Areas of Search in the Green Belt



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Legend

- Local Plan Boundary
- Built Area Extension Option
- Employment Area of Search
- Green Belt

Scope for Proposed Development Management Policies

Introduction

- 1.1 The following is the suggested scope of potential Development Management Policies for the emerging Joint Local Plan and is part of the public consultation on which views are invited. The following also includes examples of possible areas for local interpretation of national planning policy and guidance and potential related supplementary planning documents.
- 1.2 The following does not contain the detailed wording of the policies, only the policy subject, what the policy is seeking to address and some outline content. Detailed wording and supporting text will be developed separately following the Issues and Options consultations and will be the subject of further public consultation in due course.
- 1.3 Policies need to be land use / development related and:
 - Be positively prepared;
 - Justified;
 - Effective; and
 - Consistent with policies set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 1.4 Where applicable policies should avoid repetition of the NPPF, NPPG, national Planning Policy on Traveller Sites, National Planning Policy for Waste or other National Standards and avoid repetition within the Plan itself. Where policies deviate from the national position they must be clearly justified and supported by an up to date and robust evidence base.
- 1.5 When adopted, policies within the Plan will not be used in isolation when determining planning applications but considered alongside national policies/guidance and considered as a whole.

Sustainability Policies (S)

Policy	Purpose/ Potential Content
Sustainable Development	<p>The ‘model’ sustainability policy promoted by the Planning Inspectorate.</p> <p>The policy will state that the Council will take a positive approach to growth and change that reflects the presumption in favour of ‘Sustainable Development’ (as set out in paragraph 14 of the NPPF) when making planning decisions.</p>
Settlement Hierarchy	To define a settlement hierarchy, broad focus for development and likely appropriateness of scale for new development
Local Sustainable Development principles	To set out principles that development proposals will need to address, including accessibility; making the most efficient use of land; managed/mitigated environmental impacts; socio-economic considerations, energy, water and waste reduction, conservation; renewable energy; sustainable drainage systems; enable high speed broadband; electric car charging points and travel plans
Infrastructure Delivery	For development to be sustainable it must be sufficiently served by essential infrastructure. This Policy will ensure that development only proceeds where essential infrastructure exists, is planned (and the development is phased to its delivery) or can be secured as part of the development (if directly related to the development) or through a Community Infrastructure Levy (if the Council decides to introduce such a Levy).
Renewable and Low Carbon Energy	<p>A policy setting out the Council’ approach to Renewable Energy within developments as well as standalone renewable energy schemes.</p> <p>‘Optional requirements’ (that go beyond baseline building regulations) coming out of the Housing Standards Review can be adopted by the Council, but evidence must be provided to justify this approach. This policy may be used to adopt these higher efficiency standards.</p> <p>The Council may set a criteria based policy (as set out in the NPPG ‘Renewable and Low Carbon Energy Paras 006 and 007) which sets clear criteria on how such developments will be assessed.</p>

Design Policies (D)

Policy	Purpose/ Potential Content
Design	<p>Policy will provide a local interpretation on paragraphs 56 to 68 of the NPPF and Design Guidance within the NPPG.</p> <p>Appearance of new developments should be in keeping within the prevailing character of the surrounding area taking into account: scale, form, density, height, landscaping, lighting and appearance of the development within the street scene (such as maintaining building lines, roofscape and materials for example). Townscape advice will be produced which identifies local design or place-shaping characteristics which will need to be considered and respected/complimented in new development proposals.</p> <p>All developments should promote ‘active frontages’ (eyes on the street) as well as other ‘secure by design’ features to prevent crime.</p> <p>Opportunities should be taken to produce high quality developments which, through their design, enhance the character and legibility of an area and re-inforce local distinctiveness and identity.</p> <p>The Chilterns Area of Outstanding Natural Beauty Design Guide should be followed within the Chilterns AONB and adjacent areas which can impact on the setting or appearance of the AONB.</p>
Amenity	<p>Amenity will be assessed on impacts on privacy, noise, traffic generation, visual intrusiveness and the provision of ‘useable’ amenity space (private or public) in new developments.</p>
Basement Development	<p>Policy setting out how the Council will deal with basement development including residential and non-residential basement extensions.</p> <p>Basement development will not be suitable in all locations such as areas of Flood Risk, but could be utilised to provide additional office or living floorspace, if well designed.</p>

Green Belt Policies (GB)

Policy	Purpose/ Potential Content
Development in the Green Belt	<p>Defining the extent of the Green Belt within the District and clarifying areas (to be) removed.</p> <p>Stating that development in the Green Belt will be determined in accordance with paragraphs 79 to 82 of the NPPF whilst also considering any special local circumstances relating to specific previously developed areas.</p>

Affordable Housing Exceptions Policy	To set out the circumstances where affordable housing may be appropriate in locations including the Green Belt where it would otherwise be unacceptable in order to provide 100% affordable units in perpetuity and to meet a specific need. Particularly in relation to, but not limited to, rural locations.
Infilling within Rows of Development within the Green Belt	A policy to interpret paragraph 89 (bullet 5) of the NPPF which states that limited infilling in villages is deemed as not inappropriate within the local context. To define infilling areas on the Policies Map and to set out the circumstances where development would be appropriate.
The Rural Economy	A policy which provides local interpretation of paragraph 28 of the NPPF. The NPPF states that Local Plans should support the Rural Economy including employment uses and tourism within the countryside. The policy will seek to enable appropriately located rural commercial and service uses including equine development, office and industrial, sport and leisure and tourism related activities in rural areas.
Rural Workers Dwellings	Paragraph 55 of the NPPF states that Local Planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the 'essential need' for a rural worker to live permanently at or near their place of work in the countryside. The policy will define what is considered 'essential' or how the 'essential' need is demonstrated. Size of dwellings will also be included in the policy to ensure that the proposed dwelling is proportional to the need of the rural enterprise.
Extensions to Dwellings and Outbuildings in the Green Belt	A policy to provide local guidance.

Housing Policies (H)

Policy	Purpose/ Potential Content
Housing Proposal Sites	Where 'Housing Proposal Site' allocations have been identified on the Policies Map the policy will set out the quantum of housing development expected to be delivered in these areas and any specific requirements.
Housing Mix	To require a mix of house types/sizes on large sites to reflect needs identified in the HEDNA, to secure efficient use of land and to maximise affordable housing provision.
Affordable Housing and Starter Homes	Policy setting out affordable housing requirements from new housing proposals taking account of national planning policy, HEDNA and local circumstances. Policy to include: amount of units, type and size of units or potential financial contribution payable towards achieving affordable housing accessible to District residents. As care homes and other Use Class C2 uses are now defined as dwellings to include the need for a proportion of affordable care bed, etc provision.
Custom Build and	Policy to set out a local approach / opportunities.

Self Build Housing	
Residential Uses	<p>A policy which identifies residential areas in the District where residential development is considered appropriate in principle and restricts the loss of dwellings.</p> <p>Loss of dwellings will only be permitted where the development can bring significant and demonstrable sustainability benefits such as an important community service, meets defined needs which cannot be met elsewhere or secures significant benefits to townscape or heritage.</p> <p>The Policy to also encourage appropriate infilling and redevelopment to make more efficient use of residential land.</p>
Specialist Elderly Person Accommodation	Evidence indicates that the districts have a growing elderly population and has a specific identified need for care homes in the HEDNA. The Plans will actively encourage the provision of care homes and other specialist accommodation in appropriate locations and will consider identifying specific proposal sites and making provision a requirement as part of large scale developments.
Detached Residential Annexes	A local policy to address annex needs for relatives or domestic staff.
Gypsy, Traveller and Travelling Showpeople Accommodation	<p>To identify Gypsy, Traveller and travelling showpeople sites within the plan area to be protected for this use and proposal sites where development of traveller accommodation is supported in principle in order to meet identified needs.</p> <p>To include a criteria based policy used to determine proposals for new Gypsy, Traveller and travelling showpeople sites.</p>

Economic Development Policies (ED)

Policy	Purpose/ Potential Content
Smart Growth	A policy to promote the efficient use of employment land and buildings, enabling new ways of working, supporting the use of new technologies and promoting developments that build on the strengths of the local economy.
Employment Land	Where 'Employment Proposal Site/Area' allocations have been identified on the Policies Map the policy will set out what development will be acceptable in these areas and to protect key sites against alternative uses.
Chesham Employment Restructuring	Policy to enable new employment development to serve Chesham and the phased/controlled release of protected employment land within the Town for other uses such as residential.
Live-Work Units and Home Working	The availability of broadband and diversification of service industries has increased businesses operating from homes. Also commercial buildings could beneficially be brought back into use as a live-work unit.
Opportunity Proposal Sites	Where 'Opportunity Proposal Site' allocations have been identified on the Policies Map the policy will set out what development will be acceptable in these areas and what specific measures may be needed. Can include commercial, employment, leisure, residential or mixed uses to come forward within the life of the plan.

	These sites will not be relied upon to deliver the housing or employment supply for the District, but should be seen as opportunities where development can be brought forward.
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Town Centre Policies (TC)

Policy	Purpose/ Potential Content
Town and Local Centres and Town Centre Uses	Where the hierarchy of ‘Town and Local Centre’ areas have been identified on the Policies Map the policy will seek to focus appropriate uses within them, may include specific proposals and set out criteria policy for development within them. For developments for town centre uses outside of the town centre the sequential and impacts tests (as set out in the NPPF and NPPG) will be applied.
Shopping Frontages	Where the hierarchy of ‘Shopping Frontage’ (Primary and Secondary) areas have been identified within the defined ‘Town and Local Centres’ the policy will set out what development will be acceptable in these areas. Primary and Secondary Shopping frontages should retain a predominant retail frontage at ground floor level in order to maintain the vitality of the town centre as a whole whilst at the same time ensuring the viable economic use of all units.
Rear Servicing in Town and Local Centres	Policy to maximise rear servicing to enhance the appearance and functioning of centres.

Historic Environment Policies (HE)

Policy	Purpose/ Potential Content
Conserving and Enhancing the Historic Environment	A Policy which sets out how the Plan is to interpret paragraphs 126 to 141 of the NPPF. This Policy will aim to conserve and enhance designated historic assets and local historic assets throughout the plan area (currently protected and identified for specific local heritage value) such as Listed Buildings, Conservation areas, historic parks and gardens and Archaeological and Scheduled Ancient Monuments. Conservation areas will be supported by ongoing evidence base work regarding Conservation Area Appraisals. The Policy will be supported by a Heritage Strategy which setting out a wider strategy for the conservation and enjoyment of the historic environment.

Natural Environment Policies (NE)

Policy	Purpose/ Potential Content
Biodiversity	Paragraph 114 of the NPPF requires local planning authorities to set out a strategic approach in their Local Plans to plan

	positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Paragraph 118 of the NPPF applies a tiered: avoid, mitigate, compensate approach to biodiversity with a view to achieving an overall net gain in biodiversity. This policy will meet this national requirement and provide a local interpretation where necessary.
Chilterns AONB	Policy ensuring that proposals must conserve and enhance the special landscape character and setting of the AONB and consider the AONB Management Plan and Chilterns Building Design Guide.
Burnham Beeches	Policy approach to protect Burnham Beeches from the impact of development.
Green Infrastructure	This policy will encourage Green Infrastructure, promoting the biodiversity, recreation, place-making and rural economy benefits it provides. The policy will support schemes within the Buckinghamshire Green Infrastructure Strategy and Delivery Plan; and encouraging access through cycleways and footpaths along natural features.
Flood Protection and SuDS	Section 10 of the NPPF places the responsibility of safeguard against flooding in new developments on councils including steering development away from areas of high risk or where development will increase flood risk by using the sequential flood risk test. To require Sustainable Drainage Systems (SuDS) in defined areas and to encourage SUDs more generally.
Chesham Flood Alleviation Project	Supporting proposals which reduce localised flooding, seeking to improve the storage of flood water (especially in the northern parts of Chesham and in the town centre) and protecting & enhancing the capacity of the Chesham Culvert. Linked to the evidence and sites referred to in the Chesham Surface Water Management Plan.
River Character and the Water Environment	The European Union Water Framework Directive sets the responsibility on all member states to achieve good quality of water bodies; this includes biological and physical quality. This policy will apply the objectives of the framework locally, ensuring that development does not harm the local rivers as well as other water bodies in the District.
Trees and Woodlands	Policy to address works to Trees and Woodlands generally, covered by Tree Preservation Orders (TPOs), trees within Conservation Areas, veteran trees and Ancient Woodland.

Transport Policies (T)

Policy	Purpose/ Potential Content
Transport Impact from New Development	To set out how developments will be assessed from a transportation perspective, what new developments will be required and the measures needed to secure safe design, mitigations and traffic management in appropriate cases. Also to avoid 'highway over engineering' and unnecessary 'street clutter'.
Transport Proposals	A policy to set out transportation improvements and where relevant linked to the delivery or timing of development.
Iver HGV	A policy to seek to reduce/mitigate the impact of HGV traffic.
Development within the HS2 Safeguarded Area	HS2 Phase 1 Safeguarding Directions states that the area safeguarded by the Safeguarding Directions should be represented on the Policies Map. The policy will also set out the role of consultations with HS2 Ltd on proposals within the safeguarded area and how development proposals will be considered over the tunnelled parts of HS2.
Parking Standards	<p>Paragraph 39 of the NPPF allows local authorities to set their own car parking standards based on the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.</p> <p>This policy will provide specific parking, disabled parking and cycling standards to be achieved in new development in the plan area.</p>

Healthy Communities Policies (HC)

Policy	Purpose/ Potential Content
Community Facilities	The Policy will clearly define what uses are considered a Community Facility. It will identify when community facilities are to be supported and protected and will identify community facility/mixed use proposal sites necessary to support existing communities and planned new growth.
Sports, Recreation and Leisure Facilities	If allocations/proposals for Indoor Sports, Outdoor Sports, Recreation and Leisure Facilities have been identified on the Policies Map the policy will set out what development will be acceptable in these areas. Allocations will be supported by evidence for need for leisure facilities in the District. The Policy will also actively support the development of new indoor leisure facilities and protect the loss of facilities unless specific criteria are met.
Local Measures	Identify locally identified and deliverable Measures or land use/development proposals at a town, village or neighbourhood level.
Public Open Spaces and Local Green Spaces	Where 'Public Open Spaces' (as defined in the NPPF) and Local Green Spaces' are proposed the policy will state these will be protected using criteria set out in paragraph 74 of the NPPF and set a local requirement for the creation of new public open spaces within large scale developments.

Examples of NPPF/NPPG and other national guidance/policy local interpretations

- Local definition for assessing re-use of buildings in the Green Belt
- Local definition of appropriate facilities for sport and outdoor recreation
- Local definition of 'disproportionate' extensions in the Green Belt
- Setting a local impact assessment threshold for town centre uses outside of defined centres
- Delivery of high quality design in a local context
- Local definition of community facilities
- Consideration of adopting optional requirements for accessibility and water efficiency through Building Regulations

Supplementary Planning Documents

The need for SPD's will be considered alongside the preparation of the Plan. It is expected that the following SPD's may be required:

- Affordable Housing and Care Home Provision
- Householder developments
- Renewable Energy and Sustainable Construction

Other Related Documents

- Development Briefs for strategic/key sites (potentially also to be SPD's).



**MINUTES of the Meeting of the
CHILTERN & WYCOMBE JOINT WASTE COLLECTION COMMITTEE
held on 5 NOVEMBER 2015
at CHILTERN DISTRICT COUNCIL**

PRESENT:

Councillor	J Teesdale (Wycombe District Council)	- Chairman
"	M R Smith (Chiltern District Council)	- Vice Chairman
Councillors:	W Mallen (Wycombe District Council) C M Jones (Chiltern District Council)	
Officers:	K Eastman (CDC & WDC Senior Waste Officer), S Gordon (CDC & WDC), C Hughes (WDC), C Marchant (CDC & SBDC), S Markham (CDC & SBDC) and P Shackley (WDC)	

14 MINUTES

The Minutes of the Meeting held on 27 August 2015 were agreed as a correct record and signed by the Chairman.

15 DECLARATIONS OF INTEREST

There were no declarations of interest.

16 WASTE SERVICE HIGHLIGHT REPORT

The Joint Committee considered the Waste Service Highlight Report, as presented by the Senior Waste Officer and in particular noted the key elements of the report which were in relation to Bucks County Council changes to the Christmas Plan; the KOT's were to be signed by SERCO and this was to be agreed at a meeting on 9 November 2015; the Waste Transfer Centre would be opened shortly and there was close working with Bucks County Council to achieve this and were agreeing changes with SERCO. It was reported that Bucks County Council were purchasing a new shredder.

It was noted that discussions on budgets was to be discussed later in the agenda. There was a focus on achieving targets with a focus on good quality recycling and avoiding contamination.

There were pleasing results in respect of cleansing and the call response times which was at 90% of calls answered and this included the period of increased calls due the roll out of garden waste programme.

Risk Register

The Committee received an overview of the current status of the risk register, which also included South Bucks figures.

RESOLVED –

That the report be noted.

17 HALF YEAR WASTE COMMUNICATIONS UPDATE

The Committee received a presentation from the Waste & Recycling Officer on the Half Year Waste Communications Update, of which the key areas were:-

- Recycling Guide and Collection Calendar
- Contamination Project
- On-going work streams

It was reported that the calendar was improved and provided clearer information this year and also there was a website postcode search available. The key concerns in respect of the calendar was the cost of production which was in the region of £43K out of a total Communications Budget of £69K. Therefore alternative options were being considered for the future production of the information that would reduce costs; such as

- Email calendar to residents
- Smaller print run
- Collection information already available on the Councils' websites
- Look at further web options
- Contender App

The Committee were advised that during August – October 2015, Envirocom had been commissioned to target problem areas of contaminated waste, particularly in High Wycombe. The project had involved 9741 properties. Bin tags had been put onto contaminated bins and the properties recorded. The highest contaminators were plastic bags at 26.23% and paper & card at 18.32%. Further work to reduce contamination was being undertaken in respect of increased information to residents, via bin tags, to continue to educate people on correct disposal of waste. The concern in relation to contamination was that increased contamination resulted in increase in costs to the delivery of service.

It was reported that there may be an opportunity to bid for DCLG funding of over £800k through Waste Partnership for Bucks for food waste participation, and look to access some funds for contamination work.

It was suggested that it may be helpful to provide an awareness session for all Councillors on Recycling and avoiding contamination to increase the opportunity for information to be shared and actioned across the District.

RESOLVED –

That the report be noted.

18 QUARTER 2 BUDGET UPDATE

The Committee considered a report which outlined the 2015/16 budget for the Joint Waste Service, and the budget position for Quarter 2. It highlighted three main areas a) Contracted Costs b) Joint Client Expenditure c) Joint Client Income.

The waste service budget for 2015/16 was estimated to outturn on budget at the end of the year. Areas of risk to income were based around IAA payments, recycling credit levels, and customer driven income. Areas of risk on expenditure included the rate of indexation which was to be applied from November 2015 and the upcoming change of tipping point for residual waste.

The waste contract budget for 2015/16 was predicted to outrun on budget. There was a risk in relation to contract expenditure included the rate of indexation which was to be applied from November 2015 and the upcoming change of tipping point for residual waste. Budget had been included for both of these areas to mitigate for the risk. Currently “increase in households” budget area, reflected the potential cost from an increase in property numbers and the change in tipping point. Although a standard budget split was applied to this area, indications were that the potential costs may be more significant in the CDC area.

The waste client budget for 2015/16 was currently estimated to outturn on budget at the end of the year. The main areas of risk related to income, and this would be monitoring closely in Q3, especially in regard to IAA and Recycling credits.

RESOLVED –

That the report be noted.

19 2016-17 BUDGET PROPOSAL

Consideration was given to the report which outlined the proposed 2016/17 budget for the Joint Waste Service, and the split between Chiltern and Wycombe. It highlighted three main areas a) Contracted Costs b) Joint Client Expenditure c) Joint Client Income. It also outlined the proposed fees and charges for 2016/17 which highlighted significant changes.

The waste service budget for 2016/17 had been adjusted to take into account, risks relating to recycling credit income, and an increase of 3% indexation on contract costs, increasing property numbers, and the imminent change in tipping point for residual waste.

The waste contract budget for 2016/17 had an estimated 3% indexation applied. Indexation was calculated each November based on:

- 55% NJC
- 35% CPI
- 10% DERV (fuel indices)

Based on the current information it is estimated that all the cost associated with the change to tipping point related to the Chiltern Area, and therefore £150,000 had been allocated to the CDC budget to cover the change. The first initial cost from Serco had indicated that this figure may be up to £215,260, although further information was awaited.

Additional cost will also be incurred due to continued property growth across the two districts. Based on current trend it was estimated that this will be £50,000 in 2016/17. In addition green waste customers in Chiltern will cost an estimated £36,050, which is offset by income to the client budget.

The majority of the budget remained unchanged. The key areas of note were:

- 1% increase had been applied to salary related codes
- A reduction in recycling credit of 100,000 across the joint budget due to reductions in the weight of the recycling
- Holding the Communications budget at £69,200 – With the acceptance that a universal annual leaflet posted will be unachievable and other solutions (including some direct delivery) needed to be explored

The fees and charges had been reviewed to ensure that those proposed for 2016/17 cover the costs of the service, including charges from Serco, administration time and customer service time.

RESOLVED:

- i) That the Joint Waste Collection Committee noted the information in the report;**
- ii) That the 2016-17 Budget; and the 2016-17 fees and charges be endorsed.**

20 EXCLUSION OF THE PUBLIC:

RESOLVED –

That under section 100 (A) (4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following item(s) of business on the grounds that they involved the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.

Note: the relevant paragraph number and description is indicated under the Minute heading.

21 WASTE TEAM FUTURE REVIEW

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information)

The Head of Environment presented the report which sought consideration to the Senior Officer (Waste) position and also to commence consideration of the waste team service review.

RESOLVED:

- i) That the content of the report be noted;**
- ii) That the commencement of work on a potential joint team covering Chiltern District Council, South Bucks District Council and Wycombe District Council be agreed; and**
- iii) That a joint Member Working Group be set up with Councillors from Chiltern District Council, South Bucks District Council and Wycombe District Council to progress work on this issue.**

The Chairman thanked Kitt Eastman for her hard work during her employment with Chiltern and Wycombe District Councils and wished her well in her new job. The Chairman also congratulated Sally Gordon on her appointment to the role of Senior Officer for Waste for Chiltern and Wycombe District Councils.

22 SCHEDULE OF MEETINGS

That the schedules of meetings were agreed, as follows:

- Thursday 17 December 2015 (WDC) – *subsequently cancelled*
- Thursday 11 February 2016 (CDC)
- Thursday 7 April 2016 (WDC)
- Thursday 2 June 2016 (CDC)

The meeting ended at 11.35 am

Item 9.1

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Item 9.2

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Item 9.3

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

