

South Bucks District Council Local Plan 2014 to 2036

Local Plan Initial Consultation (Regulation 18)



South Bucks
District Council

February 2015

1. Introduction

- 1.1. The South Bucks District Development Plan currently comprises the Core Strategy, adopted in February 2011; the saved South Bucks District Local Plan, adopted 1999, consolidated in September 2007 and in February 2011; and the Buckinghamshire County Council adopted Minerals and Waste documents.
- 1.2. The existing South Bucks District Local Plan and Core Strategy are proposed to be cancelled with the adoption of a new South Bucks District Local Plan which will roll the Plan period forward to 2036. The Council has approved the Local Development Scheme which sets out the timetable for producing and delivering the plan.
- 1.3. Government regulations¹ require the Council to:
 - a) Notify various bodies and individuals
 - b) Invite representations on what the Plan should contain
 - c) Take into account representations received

This document is the Council's initial consultation for the proposed South Bucks Local Plan 2014 to 2036.

- 1.4. The new Local Plan proposes to include planning policies, land use allocations and development proposal sites to meet a variety of needs across the District. In parallel with this consultation, the Council is carrying out a Call for Sites consultation.
- 1.5. The Council invites your comments on the scope and approach to the South Bucks Local Plan 2014-2036. The consultation will be carried out in accordance with the Council's Statement of Community Involvement and will run from 26th February 2015 to 24th April 2015. The consultation period covers 8 weeks.
- 1.6. Consultation responses must be received in writing and can be submitted through the Council's website or by letter/email. Forms are available from the Council's website or by post on request from the Council Offices in Denham.
- 1.7. All representations must be submitted in writing via email or post to:

**Planning Policy,
South Bucks District Council
Capswood
Oxford Road
Denham
UB9 4LH**

ldf@southbucks.gov.uk
- 1.8. All consultation responses must be received by 5pm on 24th April 2015.
- 1.9. If you would like to discuss any matter relating to the above, then please contact a member of the Planning Policy team on 01895 837339.
- 1.10. Please note that all representations submitted to the Council will be made public.

¹ Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

2. Local Plan Initial Consultation

What is the Consultation?

- 2.1. The public consultation will help the Council decide the scope of the new Local Plan and the issues that need to be addressed within it to cover the period to 2036. Many issues affecting the District will be better understood through the preparation of new evidence base material and studies; however this consultation gives the opportunity to set out what is important to you, your organisation or business and set out what you feel should be addressed within the new Local Plan.
- 2.2. The public consultation is set out in sections for ease of reference with questions highlighted in boxed text intended as helpful prompts. Responses are not required for all questions, just those that you consider to be relevant to you and/or your business. When responding, please include as far as possible a reasoned case or justification and ideally evidence for suggesting a particular position.

What is a New Local Plan?

- 2.3. The new Local Plan is a planning document which will set out:
- an overall vision and strategy for delivering sustainable development in the District up to 2036;
 - provide site specific land use allocations and development proposals to meet identified development needs such as for housing, employment, retail, community uses and other uses;
 - policies for managing new development in the District (policies used to decide planning applications);
 - infrastructure required to support development needs; and
 - local measures relevant to a local plan identified by local communities, neighbourhoods or local representative groups.

Vision, Objective and Spatial Strategy

- 2.4. The Local Plan will review the current Vision, Plan Objectives and Spatial Strategy set out principally in the Core Strategy for South Bucks but also in the South Bucks District Local Plan. It will also link to the vision and objectives set out in the Council's Corporate Strategy.
- 2.5. The review will in part be shaped by an understanding of development needs, such as for but not limited to, housing and employment as well as an understanding of the likely challenges and opportunities in the District over the Plan period. Also within housing and business needs there will be specialist requirements such as for older people accommodation, Gypsy and Travellers, small businesses and retail.
- 2.6. The Plan will need to seek to achieve sustainable development to meet local needs whilst protecting and enhancing the District's important natural and historic features. Measures to secure necessary infrastructure and achieve energy efficiently and carbon reductions through development will also be important.

Question 1

What do you think the Plans Vision should include? For example what do you like about the District that needs protecting, what should be improved or what should new development seek to achieve?

Question 2

What issues do you think the Plan should address?

Question 3

What do you think are likely to be the challenges and opportunities for South Bucks?

- 2.7. In progressing the Local Plan, the Council proposes to undertake needs assessments with other local authorities where there is a clear functional relationship. For example, we will be working with other authorities grouped with South Bucks in a Strategic Housing Area (SHMA) and Functional Economic Market Area (FEMA), and a wider range of this other authorities under the Duty to Co-operate. The evidence base will also include a Green Belt Review, which will be carried out alongside the other Buckinghamshire districts.
- 2.8. South Bucks Council proposes as part of its new Local Plan to:
- i. Undertake a Green Belt assessment to identify any areas which no longer meet the five purposes as set out in the NPPF, and/or where exceptional circumstances exist, identifying land that could potentially be removed from the Green Belt in order to contribute towards meeting development needs arising in South Bucks District.
 - ii. Undertake capacity work to identify deliverable development opportunities within the built-up areas, previously developed land in the Green Belt and land which could potentially be removed from the Green Belt that can contribute to sustainably meeting development needs arising within South Bucks.
 - iii. Determine infrastructure delivery needs / issues for different levels of growth for the main settlement areas so that optimum levels of growth can be identified and infrastructure needs planned accordingly.
 - iv. Analyse areas of development constraint within the district other than the Green Belt (e.g. the Chilterns Area of Outstanding Natural Beauty), Burnham Beeches and where relevant explore the potential and limitations for development opportunities within those areas.
 - v. Through a combination of i) to iv) above, seek to maximise development potential within South Bucks to meet needs arising in the District whilst still meeting the policy objectives of national planning policy² and in particular achievement of sustainable development within the sub-regional context.
 - vi. Explore ways to seek to protect and enhance the quality of life in the District, for example planning for community, recreational and cultural needs, enhancing the Green Belt, improving the built up areas, respecting and protecting our historic environment and enhancing a local sense of 'place'.
 - vii. Assess the impact of national infrastructure proposals including HS2, Western Rail Access to Heathrow and any potential expansion of Heathrow on local communities.
- 2.9. The above is likely to require a different spatial strategy and the Council will test a number of spatial strategy options which may include:
- a) Making more efficient and effective use of land in the existing built-up areas such as increasing building density or heights, opportunities for relocating open space uses

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

- compatible with the Green Belt to create new development opportunities in the built-up area, converting some land (such as employment land) to other uses (such as residential).
- b) Urban extensions to the principal settlements of Beaconsfield, Gerrards Cross and Burnham.
 - c) Urban extensions to the secondary settlements of Denham Green, Iver Heath, Stoke Poges, Iver Village.
 - d) Extensions to other settlements, including a review of settlements within the Green Belt (covered by Policy GB3 of the adopted Local Plan).
 - e) A combination of the above.

- 2.10. In addition as part of the Duty to Co-operate with adjacent local planning authorities the Council may need to explore scope for nearby settlements outside the District to accommodate part of South Bucks development needs (in the event that South Bucks are unable to accommodate all of its development needs sustainably).

Question 4

New development will be inevitable if local needs such as for housing or employment are to be met. How do you think we could best meet these needs?

Planning for Specific Needs

- 2.11. Communities in South Bucks will have a variety of development needs to 2036 which the Local Plan will need to understand and consider how best to plan to meet. Some of these needs will be essential requirements such as development to provide homes for newly formed households or for businesses to create jobs and achieve economic growth. Other needs may be more aspirational such as in relation to enhanced shopping or leisure uses while other needs will relate to services (e.g. schools and health facilities) or other forms of infrastructure (e.g. road improvements). There will also be specialist needs such as accommodation for older people or Gypsy and Travellers families.
- 2.12. The Council will be undertaking evidence base studies to determine need and will be working with others such as Buckinghamshire County Council, the Bucks Thames Valley Local Enterprise Partnership as well as health service and infrastructure providers.

Question 5

What type of development and infrastructure do you think is needed in South Bucks to 2036?

Any Other Considerations?

- 2.13. The new Local Plan will include for example:
- a) development management policies for use in the determination of planning decisions;
 - b) opportunities to protect and enhance the environment;
 - c) the level and type of affordable housing needed;
 - d) opportunities to include local measures (development needs or policies at a local or neighbourhood level that are important to local communities);
 - e) how plan proposals and policies will be monitored;

- f) an Infrastructure Delivery Schedule (what infrastructure, such as roads, schools, health care, utilities, etc. is needed to support the level of proposed development); and
- g) the need to consider whether the Council introduces a Community Infrastructure Levy in the future (this is a charge which could be levied on specific types of development to pay for essential infrastructure).

Question 6

What do you think the Council should consider in the preparation of the new Local Plan?

3. Next Stages

- 3.1. The Council will carefully consider all responses made, undertake various studies, engage directly with key partners and stakeholders and prepare further documents for consultation.
- 3.2. The next consultation will be an Issues and Options consultation on key emerging plan considerations. This is anticipated to be in January/February 2016.
- 3.3. The Council also propose to consult on a draft Local Plan in early/mid 2017 before preparing the plan for the formal stages of the plan-making process in late 2017.