

SUBJECT:	Regulation 18 Consultation for the new South Bucks Local Plan 2014-2036
REPORT OF:	Officer Management Team - Director of Services Prepared by - Head of Sustainable Development

1. Purpose of Report

1.1 The purpose of this report and the accompanying documentation is to:

- Introduce the public to the new Local Plan
- Gain views from the public as to what they consider should be covered in the new Local Plan
- Encourage responses and site nominations from land owners through the Call for Sites consultation
- Recommend that the Regulation 18 and Call for Sites consultation papers be published for public consultation towards the end of February 2015, after February Cabinet (assuming Cabinet support the revised Local Development Scheme to be considered at the same meeting).

2. Links to Council Policy Objectives

- 2.1 As set out in the Chiltern and South Bucks District Councils Joint Business Plan 2014-2019, the latest SCS was published in November 2013 and sets out the way forward for Chiltern and South Bucks to 2026. All public bodies in the districts, together with the voluntary, community and business sector representatives, have collectively agreed to work together to deliver this Strategy. The five themes for delivery of the SCS are as follows:
- Thriving Economy (led by the Thames Valley and Buckinghamshire Local Enterprise Partnership for the LSP)
 - Sustainable Environment (led by the Councils for the LSP)
 - Safe Communities (led by Thames Valley Police for the LSP)
 - Health and Wellbeing (led by the Chiltern Clinical Commissioning Group for the LSP)
 - Cohesive and Strong Communities (led by Community Impact Bucks for the LSP)
- 2.2 The Regulation 18 and Call for Sites consultation takes into account all of the Council objectives by proposing a new Local Plan that will deliver the development needs of the district with regards to housing, employment, retail and community uses from 2014 to 2036 insofar as is consistent with the NPPF. This initial consultation considers all of the above themes.

3. Background

- 3.1 In accordance with the new Local Development Scheme (also submitted to SDPAG for agreement), the Council is scheduling a Regulation 18 consultation on the new Local Plan as well as a Call for Sites. This Regulation 18 consultation will seek views on the scope of the plan as well as on the plan making process. This is a legal requirement and will also assist the Council in part in meeting its Duty to Co-operate with specific organisations.

4. Discussion

- 4.1 Attached are the proposed consultation papers of both the Regulation 18 and the Call for Sites consultations. The Regulation 18 paper explains the purpose of the consultation whilst providing an overview of the types of issues that the Council will need to address as part of the new Local Plan. Questions are included as prompts throughout the paper to encourage structured responses. The consultation is open to all and invites everyone to comment on the subject matter.
- 4.2 The consultation will be important as it will provide an opportunity for local groups, individuals and other stakeholders to help influence the plan preparation from an early stage. The plan could also be an important document for town and parish councils who are not planning to embark upon the neighbourhood planning route. By developing a new Local Plan within the District Council, such councils will have an opportunity to put forward local measures for consideration in the Local Plan.
- 4.3 Partnership working is essential to the successful delivery of a plan, so by working with all sectors of the community and encouraging others, such as town and parish councils to promote the consultation locally through their work, the Council will be able to actively promote the new Local Plan. As well as dealing with strategic issues, it will be important that the plan-making process also addresses local issues and that these are taken into account from the start.
- 4.4 The results of the consultation will be analysed to take forward for future Local Plan work. The consultation will be accompanied by a monitoring form which will provide information on respondents gender, age, ethnicity and whether or not they have a disability. The Council will also assess the monitoring form (which will be attached) to the consultation to ascertain responding to the consultation, and whether or not further action needs to be taken to secure responses from other sections of the community. This information will enable the Council to target future consultations to groups of people that would perhaps not consider engaging in the process.

5 Resources, Risk and Other Implications

- 5.1 There are no significant resource implications beyond officer time as a result of this proposed consultation. The results of consultation will be taken forward to inform the preparation of the new Local Plan for South Bucks District. To progress the Local Plan without completing a Regulation 18 consultation would make the plan non-compliant, likely to be found unsound or open to legal challenge and would also miss the opportunity to front load the plan with stakeholder engagement.
- 5.2 A key national objective is for Local Plan processes to be ‘front loaded’ with stakeholder engagement. Normally consultation periods are for 6 weeks however to support ‘front loading’ and minimise the risk for the plan process being criticised it is recommended that an 8 week consultation period is used for this initial consultation.
- 5.3 The development of the new Local Plan will involve significant resource which will require considerable work from every member of the Planning Policy team. Sufficient revenue funds exist to carry out the consultation.

6 Summary

- 6.1 Members of the Sustainable Development PAG are asked to consider the draft consultation documents and advise the Portfolio Holder to recommend that Cabinet approve the publication of the Regulation 18 and Call for Sites paper for public consultation. The

consultation to be carried out in accordance with the Councils adopted Statement of Community Involvement.

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Background Papers:	None