

Declarations of Interest

Any Member attending the meeting is reminded of the requirement to declare if he/she has a personal interest in any item of business, as defined in the Code of Conduct. If that interest is a prejudicial interest as defined in the Code the Member should also withdraw from the meeting.

A G E N D A

	(Pages)
1. Apologies for Absence	
2. Minutes	
To confirm the minutes of the meeting held on 13 October 2015.	(5 - 18)
<i>A. LEADER'S REPORTS</i>	
3. Budget 2016/17	(19 - 24)
<i>Appendix A</i>	(25 - 26)
<i>Appendix C</i>	(27 - 30)
<i>B. REPORTS OF THE PORTFOLIO HOLDERS</i>	
4. Sustainable Development	
(a) Chiltern and South Bucks Local Plan 2014-2036 - Regulation 18 and Issues and Options Consultation	(31 - 34)
<i>Annex 1</i>	(35 - 94)
5. Any other business which the Leader decides is urgent	
6. Exclusion of Public	
The Leader to move the following resolution:-	
“that under Section 100A(4) of the Local Government Act 1974 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act”	
<i>Appendix B</i>	(95 - 100)

The next meeting is due to take place on Tuesday, 9 February 2016

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CABINET**Meeting - 13 October 2015**

Present: Mr Bagge, Mr Naylor, Mr Anthony and Mrs Sullivan

Apologies for absence: Mr Egleton

18. MINUTES

The minutes of the meeting of the Cabinet held on 7 July 2015 were confirmed and signed by the Leader.

19. FORWARD PLAN OF EXECUTIVE DECISIONS

The Cabinet received a copy of the 28 day Notice prepared in accordance with Regulation 9 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 setting out the key (and non-key) decisions the Cabinet was intending to make at public and private meetings.

The Cabinet also received a copy of the 28 day Notice setting out the key (and non-key) decisions the Chiltern and South Bucks Joint Committee were intending to make at public and private meetings.

The Leader advised of the following changes he had made to Cabinet Portfolios with effect from the next cycle of meetings:

- Sustainability moved from Healthy Communities Portfolio to Environment Portfolio
- Car Parking moved from Environment Portfolio to Resources Portfolio

RESOLVED that the 28 day Notices, together with the changes made to Portfolios, be noted.

20. BUDGET 2016/17 AND LATER YEARS

The Cabinet considered a report which set out the financial forecast for the next four years and based on that proposed a number of objectives for the Medium Term Financial Strategy, the forecast for which was set out on Appendix A which also identified a number of issues including funding sources (e.g. New Homes Grant). The Cabinet's attention was drawn to the funding gap forecast in 2019/20 of £803k and to the objectives set out in paragraph 5.4 to reduce net expenditure and eliminate the funding gap. The report went on to:

- outline the budget process, including the consultation process with the PAGs, leading to setting the council tax in February 2016;
- Identify strategic and financial risks;
- identify links to the business plan; and
- set out the next steps and key dates including the autumn statement in November and release of the individual financial settlements in December.

During the discussion the Cabinet was advised that the Overview and Scrutiny Committee on 5 October 2015 had agreed as requested to set up a Panel to consider saving proposals and options to address the medium term financial strategy facing the Council and to prepare a report for the meeting of the Cabinet on 17 December via a meeting of the Overview and Scrutiny Committee on 11 November.

RESOLVED that the report be noted.

21. BUSINESS RATES POOLING

The Cabinet considered a report (which the Chairman had agreed should be taken as a matter of urgency in view of the need to agree a position as soon as possible) seeking agreement to proceed to be part of an expression of interest for business rate pooling for 2016/17, if the Government determines pooling is to continue.

The report, after explaining the business rates pooling scheme and how it operated through an Inter Authority Agreement, went on to set out the options and in table 1 the financial gains from the various pooling options (15 in total) which ranged from £200k to £1, 900k. For the Council the potential benefit gave a range of additionally retained business rate of £30k to £400k.

Having considered the options and noting that not being part of a pool would mean there is a likelihood that some business rate growth in South Bucks will be taken by the Government, the Cabinet supported the proposal to become part of a pool that maximised the financial benefits to the Council. The Cabinet also supported the suggestion that any gain from pooling should be top sliced to provide funding for Bucks Advantage.

RESOLVED that

1. South Bucks District Council agrees in principle to the formation of a business rates pool for Buckinghamshire authorities for the financial year 2016/17, if the Government decides to continue with pooling arrangements.
2. The suggestion to top slice any pooling gain to provide funding for Bucks Advantage be put forward to other Bucks authorities.
3. The Director of Resources, in consultation with the Leader and the Resources Portfolio Holder, be authorised to agree the Council's participation in any pool that maximises the financial benefits to the Council and to formalise any necessary agreements between participating authorities including the signing of an Inter Authority Agreement.

22. JOINT BUSINESS PLAN REFRESH 2015/20

The Cabinet received a report inviting it to comment on a refresh of the Joint Business Plan 2015-2020.

The report explained that, whilst the top level and second level aims and objectives remained the same this year, the third level aims and objectives have been refreshed to reflect the Council's changing priorities and the needs of the district as set out in Appendix C.

The Cabinet was advised that the Overview and Scrutiny Committee had made no comments on the Plan at its meeting on 5 October 2015.

During the discussion the Leader and Deputy Leader congratulated officers for the work they had carried out to refresh the Joint Business Plan which clearly sets out the Council's Aims and Objectives and how the Council intends to meet residents' expectations.

RECOMMENDATION to Council - that the refreshed business plan be approved.
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23. PERFORMANCE MANAGEMENT QUARTERLY REPORT QUARTER 1

The Cabinet considered a report showing the performance of Council services against performance indicators during the period April to June 2015 and in particular performance in relation to:

- Performance and Service objectives across the Council; and
- The Leader's Portfolio and the Portfolios of other Cabinet Members.

The following appendices were attached to the report:

- Appendix A – Providing an overview of priority indicators; 2014/15; and
- Appendix B – Quarterly corporate performance Indicators 2014/15

Of the 7 PIs which were off target 3 are priority targets. Of the five PIs which failed to meet targets, four relate to housing and the Cabinet's attention was drawn to Appendix B which provided the reasons.

Referring to the housing PIs the Leader asked for further information on the housing challenges facing the Council and the action being taken to get people out of B & B accommodation and into low cost ownership. The Chief Executive emphasised that the housing challenges were not peculiar to SBDC but national and related to changes in housing benefit and the housing market in the region. The Chief Executive reminded the Cabinet of the Member Workshop on Housing due to be held later in the year to discuss options for going forward to tackle the challenges.

RESOLVED that the report be noted.

24. BUCKINGHAMSHIRE THAMES VALLEY PARTNERSHIP (BTVLEP) CONTRIBUTION

The Cabinet received a report seeking approval to the Council's continued financial contribution to the Bucks Thames Valley Local Enterprise Partnership (BTVLEP) which can be met from within existing budgets.

The Cabinet, after recognising that the establishment of the BTVLEP has opened up opportunities to influence the investment of various funding streams which have, and will be, awarded to the area by the government, agreed that the small contribution requested will ensure that the Council can continue to play its full role on the BTVLEP Board and help influence the development of business and infrastructure growth initiatives locally and across Buckinghamshire.

It was accordingly

RESOLVED that the allocation of £2,700pa from existing budgets towards the running costs of BTVLEP identified in the report for the period 2015/16 – 2017/18 be approved.

25. ENVIRONMENT

The Cabinet received the Part I minutes of the Environment Policy Advisory Group held on 15 September 2015 and the following were the subject of recommendations from the Portfolio Holder:

Minute 15 – Garden Waste Collection Service Charges 2016/17

The PAG had received a report setting out options for garden waste collection service charges in 2016/17 and the Portfolio Holder advised the Cabinet that she had now received the further information requested - as set out on in the additional report in Part 2 of the

Agenda - and was satisfied that the charges being proposed and the projected income to be received would meet the cost of providing the service.

After considering the advice of the Portfolio Holder the Cabinet

RESOLVED to approve the early bird discount of £36.00 be introduced during the month of February with the full price being £46.00 in March 2016.

Minute 16 – Bring Site Review

The PAG had received a report setting out the results of, and recommendations arising from, a review of collection data and bring site capacity monitoring which had highlighted the top and bottom performing bring sites. 6 sites were recommended for closure due to poor performance with 9 sites being retained as a result of the high usage and tonnage collection.

It was also proposed that all small household electrical banks be removed from 5th October 2015.

Having considered the advice of the Portfolio Holder, the Cabinet:

RESOLVED that

1. the following bring sites (6 total) be closed;
 - Beaconsfield Motorway Services
 - Neville Court Car Park, Burnham
 - South Buckinghamshire Golf Course, Stoke Poges
 - Taplow Train Station
 - Dumb Bell Pub, Taplow
 - Post Office Lane, Wexham
2. the following bring sites (9 total) be retained;
 - The Beacon Centre, Holtspur
 - Waitrose, Beaconsfield
 - Penncroft Car Park, Beaconsfield
 - Jennery Lane Car Park, Burnham
 - Summers Road Car Park, Burnham
 - Denham Railway Station
 - The Broadway Car Park, Farnham Common
 - Packhorse Road Car Park, Gerrards Cross
 - The Evreham Centre, Iver
3. new bring site facilities at the new Bishops Centre Tesco Development be introduced.
4. all small electrical banks be removed and recycling promoted through household collections.
5. textiles banks from the South Buckinghamshire Golf Course be removed.
6. bring site capacity be reviewed on an annual basis to ensure adequate containers are provided.

And further

RESOLVED that the minutes of the meeting held on 15 September 2015 be noted.

26. **HEALTHY COMMUNITIES**

The Cabinet received the Part I minutes of the Healthy Communities Policy Advisory Group held on 17 September 2015 and the following were the subject of recommendations from the Portfolio Holder:

Minute 17 – Assessment of National Infrastructure Projects – Cumulative Environment Impacts

Over the years South Bucks District has been affected by national infrastructure developments and the PAG received a report identifying a number of infrastructure proposals which will have a further significant adverse impact on the District particularly to the South and West around Iver

Due to the number and range of threats to the district it is important that a robust process is in place to provide environmental information and establish the current baseline, identifying the significant risks to the quality of life for communities in the district in terms of noise, air quality and water resources / flooding.

A budget to challenge or mitigate against the impact of infrastructure projects already existed and the report proposed that £20k be set aside from this budget to cover the costs associated with commissioning a competent consultancy to establish an environmental baseline assessment. The PAG indicated its support for this proposal and mindful of the need to keep abreast of issues and to work in partnership with other neighbouring authorities that were similarly affected by infrastructure projects, particularly Heathrow, also supported a proposal for the Council to become a member of the Local Authorities Aircraft Noise Council at an annual cost of £505 which can be met from existing budgets. Membership would enable the Council to appoint 3 representatives.

Having considered the advice of the Portfolio Holder it was

RESOLVED that

1. £20k be set aside from the existing budget to challenge or mitigate against infrastructure projects to commission a piece of work to establish the environmental baseline.
2. Authority be delegated to the Head of Healthy Communities, in consultation with the Portfolio Holder, to scope the work required and commission a Consultant to undertake the environmental assessment.
3. The Council becomes a member of the Local Authorities Airports Noise Council.

Minute 18 – Subscriptions and Donations

The PAG had considered a report setting out the requests that had been made from the following community organisations for the second round of funding from the Subscriptions and Donations budget 2015/16, £1991 of which remained unallocated:

- Chattertots - £5,500
- Hedgerley Football Club - £750
- Pop Goes the Choir - £3,000

Having considered the advice of the Portfolio Holder, the Cabinet

RESOLVED That the three applications for funding be refused for the reasons given in the report to the PAG.

Minute 19 – Community Development Grants

The PAG received a report setting out the applications that had been made from the following organisations for funding from the Community Development Grant budget for 2015/16 of which a balance of £15k remained:

Organisation	Amount Requested £
Iver Heath Bowls Club	1500
Friends of Holtspur Park	400
Denham Bowls Club	1500
Curzon Centre	3000
Farnham Common Village Hall	6170

During the discussion the PAG was advised that the restriction that only 65% of the budget can be spent in the first 6 months was not a legal requirement nor was it set out in financial regulations. This had probably been imposed by members to ensure that funding was available for allocation in the last 6 months of the year. The limit was therefore discretionary and could be exceeded in appropriate circumstances of which the current round of requests was an example given that the 6 months would shortly be met.

Mindful that the current grant allocation process for outside bodies had been in place for some years and of the need to ensure that the limited resources available were targeted to meet the Council's objectives, the PAG also supported a proposal for the process to be the subject of a review, such review also to include the criteria for assessment.

Having considered the advice of the Portfolio Holder, the Cabinet:

RESOLVED that

1. Capital grants be awarded to the five organisations listed above in the sums indicated.
2. the grants allocation process for Outside Organisations be the subject of a review.

Minute 20 - 2014/15 GREENHOUSE GAS REPORT AND FUTURE TARGET

The PAG received a report on the draft Greenhouse Gas Report for submission to Department of Energy and Climate Change (DECC). The report also highlighted the Council's recent energy and cost savings and Reduction Targets.

The report highlighted that the Council had not met its rolling 5% energy reduction target for the reason set out in paragraph 4.7. The report went on to provide details of the savings achieved and a proposal to reduce the target to 2%

During the discussion the PAG felt that not meeting the 5% target did not provide sufficient justification to reduce the target and whilst recognising that the 5% was challenging felt that it should be retained as it would encourage everyone to consider the environmental impact of initiatives and focus on the need to achieve efficiency savings.

Having considered the advice of the Portfolio Holder the Cabinet

RESOLVED that the Council's on year carbon reduction saving for 2015/16 remain at 5%.

Minute 21 – Smoke and Carbon Monoxide Alarm Regulations

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 were due to come into effect on 1 October 2015 and the PAG received a report on the implications of the Regulations which will require private landlords of residential premises to:

- Install smoke alarms on each floor of their rented property;
- Install a carbon monoxide alarm in each room where there is a solid fuel burning appliance; and
- Carry out checks to ensure the alarms are in working order at the start of each new tenancy

The Council, as local housing authority, will be responsible for enforcing the Regulations and the report went onto to explain that the Council will have the following options when dealing with a non-compliant landlord:

- Charge the maximum penalty of £5000 in all cases;
- Charge a lesser amount, or have a scale of charges for repeated or breaches at multiple properties; and.
- Not charge a fixed penalty at all.

Having considered the advice of the Portfolio Holder, the Cabinet:

RESOLVED that

1. the requirement, subject to parliamentary approval, for residential landlords to install smoke and carbon monoxide alarms in their rented properties be noted.
2. authority be delegated to the Head of Healthy Communities to enforce the Regulations and the Scheme of Officer Delegations be amended accordingly.
3. the Head of Healthy Communities, in consultation with the Portfolio Holder, be authorised to prepare and agree a Statement of Principles in respect of the fixed penalty charge for failure to comply with a remedial notice..
4. the fixed penalty charge be set at the maximum amount of £5000 where a landlord has failed to comply with a remedial notice.

Minute 22 – Housing Options and Allocations – Locata Software

The PAG received a report providing an update on the procurement of software to secure the continuation of the Bucks Home Choice system beyond the end of the current agreement with Locata in January 2016. The report also explained the action taken by the Management Team to agree an exemption to Contract Procedure Rules and in particular the requirement to obtain competitive tenders on grounds of urgency and no genuine competition.

RESOLVED that the exemption agreed by Management Team be noted.

Minute 26 – Minutes of the meeting of the South Buckinghamshire Members Advisory Panel

In connection with membership of the advisory Panel it was proposed that it be increased by the appointment of Councillor Sangster, following which it was further

RESOLVED that the minutes of the meeting of the PAG held on 10 September 2015 be noted and the appointment of Councillor Sangster on to the Panel be agreed.

27. **RESOURCES**

The Cabinet received the minutes of the Resources Advisory Group held on 10 September 2015 and the following was the subject of a recommendation from the Portfolio Holder:

Minute 20 – Application for Hardship Relief

Whilst considering an application for rate relief on hardship grounds the PAG had been of the opinion that to award the hardship relief would not be in the best interests of taxpayers throughout the District for reasons set out in the report and would go against the aim of providing cost effective customer-focused services.

Having considered the advice of the Portfolio Holder, the Cabinet

RESOLVED that the application, set out in the Part II report, for rate relief be refused.

And further

RESOLVED that the minutes of the meeting held on 10 September 2015 be noted.

28. **SUSTAINABLE DEVELOPMENT**

The Cabinet received the minutes of the Sustainable Policy Advisory Group held on 10 September 2015 and the following was the subject of a recommendation from the Portfolio Holder:

Minute 20 – Local Development Scheme Review

Following the recent Government announced objective for speeding up plan-making, the PAG considered a report setting out options and a recommended way forward to produce a new Local Plan by early 2017 through a review of the Council's approved Local Development Scheme.

The report, after explaining the government's objectives including the intention to prepare a national league table for local plan making, set out three options for responding to these objectives as follows:

- To continue on the current Local Development Scheme timetable;
- To progress a South Bucks Local Plan to a shorter timetable
- To produce a joint local plan with Chiltern District Council

The report went on to identify reasons for pursuing option 3 including the following:

- A joint plan would make more efficient use of available staff resources and remove duplication of effort; and
- In preparing its own local plan the Council would be grouped together with the Berkshire Unitary Authorities within a Housing Market Authority (HMA) and Functional Economic Market Area (FEMA); by undertaking a joint plan it was anticipated that a joint local plan would form part of a Buckinghamshire HMA and FEMA.

The report explained in paragraph 3.4 that pursuing option 3 was dependent on a number of issues including the need for additional resources and additional meetings of the PAGs and or Cabinets at both authorities.

Lead officers from all adjacent planning authorities have been consulted and the Cabinet noted the summary of the comments received as set out in paragraph 4 of the report which also addressed the financial and other corporate implications.

In connection with the setting up of a Joint Planning Policy Member Reference Group to provide advice and a steer on the preparation of planning policy matters, the Portfolio Holder proposed that the membership should comprise the following SBDC members:

B Gibbs, J Lowen Cooper, W. Mathews, P. Kelly, R. Bagge and N. Naylor.

Having considered the advice of the Portfolio Holder, the Cabinet

A. AGREED to RECOMMEND to Council that

1. Subject to agreement by Chiltern District Council, South Bucks District Council agrees to the preparation of a joint Chiltern and South Bucks Local Plan (2014 – 2036) under Section 28 of The Planning and Compulsory Purchase Act 2004 and for the preparation of a joint Chiltern and South Bucks Local Development Scheme to this effect.
2. Subject to approval of Recommendation 1 above and agreement by Chiltern District Council, Council approves a joint Chiltern and South Bucks Local Development Scheme timetable such that the timetable comprises the following:
 - a) public consultation on a joint Local Plan in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 commencing in January/February 2016 incorporating an 'Issues and Options' consultation.
 - b) a preferred options consultation commencing in October/November 2016.
 - c) pre-submission consultation on the Local Plan in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 commencing in March/April 2017.
 - d) submission of the Plan to the Secretary of State in accordance with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 in September 2017.
 - e) anticipated examination in December 2017
 - f) anticipated adoption in June 2018
 - g) on-going Duty to Co-operate
 - h) review the need for a combined Chiltern and South Bucks community infrastructure levy at the most relevant point between September 2016 and July 2017.
3. the establishment of a Joint Chiltern and South Bucks Council Local Plan Member Reference Group be agreed with:-
 - a) The Group to consist of equal membership from the two councils, namely respective cabinet members with responsibility for planning plus up to five other members nominated by each council. Other than for the cabinet members there will be no substitutes and the cabinet members will be

- free to nominate a substitute member as and when necessary.
- b) Meetings will not be open to the public and agendas, reports, documents and any notes of the meeting will be kept confidential amongst the two councils.
 - c) Other members of the councils will be able to attend the meetings and will be able to contribute to the meeting with the agreement of the Chairman.
 - d) The Group to have no decision making powers but to provide advice and a steer on the preparation of planning policy matters. Meetings will be arranged as required in order to progress the joint Local Plan to the Local Development Scheme Timetable, associated matters and other Local Plan related matters after the Local Plan has been adopted with due notice being given.
 - e) To be quorate, the meeting will require at least two appointed members from each Council to be present.
 - f) The terms of reference for the Group to be agreed at the first Group meeting.
 - g) Meetings as far as practicable will generally alternate between Chiltern and South Bucks offices. Both councils to elect a Chairman at the first meeting, with the chairmanship of meetings alternating between the two Councils (i.e. one chairing one meeting and the next chairing the next meeting).
4. That arising from 3a) above the following SBDC members be appointed to serve on the on the Group and to remain on the Group unless otherwise determined by Council:
- B. Gibbs, J Lowen - Cooper, W Mathews, P.Kelly, R. Bagge and N. Naylor.

and

B. RESOLVED that

Subject to recommendations 1 and 2 above being agreed by Council and Chiltern District Council:-

1. Authority be delegated to the Head of Sustainable Development to update the supporting Local Development Scheme document as a new joint councils Local Development Scheme. In exercising this delegation the Head of Sustainable Development will consult with and take into account the views of the Cabinet Member for Sustainable Development and the Chiltern District Council Cabinet Member for Sustainable Development.
2. notification of the revised Local Development Scheme Timetable be sent as soon as practicable to all Duty to Co-operate organisations, all other Berkshire councils, local enterprise partnerships for Buckinghamshire and Berkshire, the Milton Keynes and Buckinghamshire Natural Environmental Partnership and groups, organisations and individuals on the Council's Planning Consultation Database.
3. all of the public consultations on a joint emerging Local Plan to be carried out so as to meet the minimum requirements of both the South Bucks

District Council and Chiltern District Council statements of community involvement.

4. the Joint Committee be requested to consider as a matter of urgency agreeing to the Planning Policy Team forming a shared service with Chiltern District Councils' Planning Policy Team, to be located at one of the authorities offices, either at Amersham or Denham.
5. the Personnel Committee be requested to consider as a matter of urgency the staff resource implications for speeding up local plan making to meet the Government objectives.
6. the funding of the additional expenditure of £250,000 be met from the Council's LDF reserve.

and further

RESOLVED that the minutes of the meeting held on 10 September 2015 be noted.

29. **CHILTERN AND SOUTH BUCKS JOINT COMMITTEE**

The Cabinet received for information the minutes of the meeting of the Chiltern and South Bucks Joint Committee held on 20 July 2015

RESOLVED that the minutes be noted.

30. **EXEMPTION FROM CONTRACTS PROCEDURE RULES- INSTRUCTING COUNSEL**

The Cabinet received a report explaining the decision by the Management Team to agree an exemption from the requirement under the Contracts Procedure Rule to obtain competitive tenders thus enabling the Council to accept a single quote and instruct Mr David Lintoff of counsel to provide initial advice and then to advocate on behalf of the Council in respect of Enforcement Notice Appeals relating to Alderbourne Cottage (Area 2) Fulmer Lane, Fulmer, Bucks SL9 7BL.

RESOLVED that the decision taken by the Management Team be noted.

31. **NEIGHBOURHOOD PLANNING - REVISION TO THE SCHEME OF DELEGATION**

The Leader had agreed to this report being considered as a matter of urgency as the Council was due to receive an application for designation of a neighbourhood area imminently and the process for dealing with such applications and subsequent neighbourhood plans, needed to be in place to meet the Council's statutory obligations.

The Localism Act 2011 introduced a new statutory regime for local communities to make neighbourhood plans and neighbourhood development orders. Regulations governing these processes are contained in the Neighbourhood Planning (General) Regulations 2012. Responsibility for the neighbourhood planning process is a cabinet function, with the decision to make a plan or order following a referendum, reserved to Full Council on the recommendation of the cabinet. In areas which are parished (as is the case for the whole of South Bucks District) neighbourhood plans and neighbourhood development orders can only be instigated by town or parish councils. To ensure the various procedural decisions required by the regulations are made as quickly and efficiently as possible and after appropriate member and local consultation, the Cabinet considered and agreed a scheme of delegations attached at Appendix 1.

The Regulations also make provision for publicity at various stages of the process, and the Cabinet also agreed a proposal that this should go beyond the minimum required, which is

publication on the District Council's website, to ensure that the local community is fully aware of any proposals.

RESOLVED that:

1. the following actions in the neighbourhood planning process be delegated to the Head of Sustainable Development, after consultation with the relevant local Member(s) and Cabinet Member for Sustainable Development:
 - a) Decisions on whether to accept and designate or modify a neighbourhood area under s61G of the Town and Country Planning Act 1990, as inserted by Schedule 9 of the Localism Act 2011;
 - b) Consultation responses to neighbourhood plans and neighbourhood development orders, before their formal submission as proposals to the Council;
 - c) Decisions on whether to decline to accept repeat proposals for neighbourhood plans or neighbourhood development orders under paragraph 5(1) of Schedule 4B of the Town and Country Planning Act 1990, as inserted by Schedule 10 of the Localism Act 2011;
 - d) Decisions on who to appoint as an examiner under paragraph 7(4) or 13(2) of Schedule 4B of the Town and Country Planning Act 1990, as inserted by Schedule 10 of the Localism Act 2011;
 - e) Decisions on recommendations in examiners' reports that propose no change or only minor changes to plans or orders pursuant to paragraph 12 of Schedule 4B of the Town and Country Planning Act 1990, as inserted by Schedule 10 of the Localism Act 2011;
 - f) Decisions on whether to modify neighbourhood plans and orders where the proposed modifications are only minor, whether or not recommended by the examiner.
 - g) Decisions on the validity and acceptance of applications for a neighbourhood plan or neighbourhood development order are delegated to the Head of Sustainable Development. The Head of Sustainable Development being required to inform relevant local ward member(s) within the relevant Neighbourhood Area and the Cabinet Member for Sustainable Development of decisions taken and where determined that a plan or development order is not found valid to provide reasons for the decision.
 - h) Decisions where the Council propose to disagree with an examiner's recommendation and the reasons for such a decision are delegated to the Head of Sustainable Development in consultation with the Cabinet Member for Sustainable Development, where the implications for the plan are minor. Authority is also delegated to the Head of Sustainable Development to undertake the necessary publicity and consultation to invite views on the Council's proposed decision(s).
 - i) Decisions to determine the referendum area are delegated to the Head of Sustainable Development taking into account the examiner's recommendation and the views of the Cabinet Member for Sustainable Development.
 - j) That the organisation of a Neighbourhood Plan and / or Neighbourhood

Development Order referendum(s) be delegated to the Returning Officer.

- k) That the decision whether or not to make a neighbourhood development plan or order shall be subject to the approval of Full Council at the recommendation of the Cabinet.

2. to ensure the local community is fully aware of such applications/plan submissions, the level of publicity to be given exceeds the statutory minimum and includes publicising the matter on the applicant's website and/or in the town/parish newsletter (if there is one); posting a notice about the application, order or plan on the town/parish notice board (if there is one) or, in the absence of a community notice board, then in a prominent place in the town/parish

32. **GAMBLING ACT 2005 LICENSING STATEMENT OF PRINCIPLES - 2015 REVISION**

The Leader agreed to take this report as a matter of urgency to enable the Cabinet to comment prior to the Statement of Principles being submitted to Council on 10 November 2015 for adoption.

Section 349 of the Gambling Act 2005 Act requires all licensing authorities to prepare and publish a statement of the principles that they intend to apply in exercising their functions under the Act. This statement of principles lasts for a maximum of three years, but can be reviewed and revised by the authority at any time. The Council published its first Statement of Principles for the period 31 January 2007 to 30 January 2010 and subsequently published a revised Statement for the periods 31 January 2010 to 30 January 2013 and 31 January 2013 to 30 January 2016.

In accordance with the requirement of the 2005 Act a further revised Statement of Principles must now be adopted and published for the period 31 January 2016 to 30 January 2019. As adoption is a shared function with the Licensing Committee the Cabinet was invited to comment on a revised Statement of Principles as set out in Appendix A of the report.

After noting the additional comments received and shared at the meeting of the Licensing Committee on 7 October 2015, the Cabinet supported the draft Statement of Principles and accordingly

RECOMMENDED to Council that the draft Statement of Principles be adopted for publication at least 4 weeks prior to coming into effect for the period 31 January 2016 to 30 January 2019.

33. **EXCLUSION OF PUBLIC**

“that under Section 100A(4) of the Local Government Act 1974 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act “

34. **PART II CABINET MINUTES**

(Paragraphs 1 and 3)

The Part II minutes of the meeting of the Cabinet held on 7 July were confirmed and signed by the Chairman.

35. **APPLICATION FOR HARDSHIP RELIEF**

(Paragraphs 1, 2, and 3 – because of information relating to an individual and their financial affair)

In making the decision set out in minute 27 the Cabinet had regard to the application for hardship relief as set out in the report.

36. **GARDEN WASTE COLLECTION SERVICES 2016/17**

(Paragraph 3 – because of information relating to the financial or business affairs of the Council)

In making the decision in minute 25 (minute 15) the Cabinet noted the additional financial information provided in the report.

The meeting terminated at 6.43 pm

SUBJECT:	Draft Revenue Budget 2016/17
REPORT OF:	Leader of the Council
RESPONSIBLE OFFICER	Jim Burness - Director of Resources
REPORT AUTHOR	Jim Burness jim.burness@southbucks.gov.uk Tel: 01895 837217
WARD/S AFFECTED	All

1. Purpose of Report

- 1.1 To present the draft revenue expenditure budget for 2016/17 and update on the Government plans for local authorities to 2020.

RECOMMENDATIONS

- Cabinet note the draft revenue service budget for 2016/17.
- Cabinet agrees to close the Government Grant Funding Changes reserve and transfer the earmarked funding, £400,000 to the earmarked LDD reserve.

2. Executive Summary

- 2.1 It is the responsibility of the Cabinet to prepare a revenue budget for approval by the Council, which will form the basis of setting council tax. This report starts to build up an expenditure budget based on:
- The financial outturn for 2014/15 and information from the current year's budget monitoring.
 - The draft base budget built up using assumptions described in the report and which has been subject to discussion in PAGs
- 2.2 In line with the previous report to Cabinet on the budget in October, the 2016/17 budget will aim for a council tax increase towards the ceiling of what may be achieved without triggering a referendum, and to increase reserves. At the time of producing the report, the detail of South Bucks' funding from Government for 2016/17 is not known.
- 2.3 The medium term financial forecast for the Council has consistently shown the need to continue to identify saving to bridge forecast funding gaps and to build up reserves. Appended to the report is the summary of the work undertaken by Overview & Scrutiny commenting on potential savings options that the Cabinet can consider.
- 2.4 The report comments on the major issues arising from the Autumn Statement/Spending Review 2015, as they particularly relate to district councils, and how these may impact on the Medium Term Financial Strategy.

3. Reason for Recommendations

- 3.1 Members need to consider the service expenditure part of the budget, and what additional savings measures to include, before finalising the overall budget in February, once Government funding is known.
- 3.2 There is a requirement following decisions to prepare a joint Local Plan to put in place adequate funding for the anticipated work over the next three years, and it is proposed to reallocate funds within the existing earmarked reserves to achieve this.

4. 2014/15 Outturn & Current 2015/16 Position

- 4.1 The revenue budget outturn for 2014/15 is summarised in Appendix A. The key points to note from the outturn are:
- The overall outturn came in £721k over budget. This is largely down to a timing adjustment made for business rates income.
 - Investment income was, again, down on previous years.
 - Development Management income was significantly higher than expected. Additional income has been built into the budget going forwards.
- 4.2 At the end of the year, the Council's General Fund reserve stood at £1.862m. In addition, the Council has earmarked reserves of £2.427m including £400k for changes in government grant/business rate income, and £302k for the costs of transformation.
- 4.3 In the current year there are no significant in-year budget issues identified within the first half of the year. Business rate income is expected to be higher than originally forecast as previous year's timing adjustment is realised.

5. Draft Revenue Budget 2016/17

- 5.1 The budgets have been prepared in accordance with the following inflation assumptions:
- Salaries inflation from April 2016 of 1%
 - Contracts inflation 1.9% (unless different rate specified within contract)
 - Business rates 1.9%
 - Gas 1.8%
 - Electricity 9%
 - Insurance 3.5%
 - Other expenditure heads 0%
 - Income 0%.
- 5.2 Investment income has been budgeted to reduce by £150,000 to £430,000 to reflect lower returns achieved in previous years and the draft Treasury Management Strategy considered by the Resources PAG. This estimate will be finalised when the Treasury Management Strategy is considered by the Cabinet in February.
- 5.3 The draft budget, based on the information presented to PAGs, is summarised in the following table. The draft budgets only reflect savings from business cases approved by the Joint Committee up to July 2015. The draft budget has a working assumption of a 1.99% increase in Council Tax based on estimates of Government funding, and a Council Tax Base figure of 31,988 (which is a 0.74% increase on the council tax base for 2015/16).

	2016/17 £k
Environment Portfolio	2,323
Healthy Communities Portfolio	1,481
Resources Portfolio	3,784
Sustainable Development Portfolio	907
Total PAG Budgets	8,495
Capital Charges etc	-76
Investment Income	-430
Use of Earmarked Reserves	
- LDD	-163
- Transformation	-18
Revenue funding of capital programme	131
Budget Requirement	7,939

- 5.4 The draft budget makes a limited addition to reserves, which leads to the need to consider further options to reduce net expenditure in order to increase financial resilience. Appendix B (Part II) contains the detail of savings options reviewed and commented upon by Overview & Scrutiny. The estimated financial impact of the proposals supported for consideration now (excluding those related to service reviews or mobile working) are summarised below.

Potential Savings Options

Description	Portfolio	16/17 £k	17/18 £k	18/19 £k	19/20 £k
PCSOs	HC	10	10	10	10
Cemeteries Income	HC		17	22	27
SPMG charges	HC		10	10	10
Review Vol Sector Funding*	HC		65	65	65
Unified Network/Licenses	RES	102	102	102	102
Discretionary Relief - GLL	RES	7	7	7	7
Discretionary Relief Review*	RES		19	19	19
Gerrards Cross Car Park	RES		40	80	80
Car Park Income	RES		30	30	30
Capswood	RES	50	140	140	140
Bath Road	RES	12	12	53	53
Finance Processes	RES		15	15	15
Payroll Administration	RES		15	15	15
Total		181	482	568	573

- 5.5 When finalising the budget in February, one of the issues to consider will be the level of reserves - general and earmarked - should be. Recent decisions regarding preparing a joint Local Plan have made it necessary to review the level of this earmarked reserve in advance of February. The 2016/17 draft budget has assumed that the cost of the planning policy team will be funded from the main revenue budget. However direct plan-making costs will continue to be funded from the LDD reserve.
- 5.6 The estimated balance on the LDD reserve is shown in the following table, based on reports already considered by the Cabinet.

	£	
Balance 1 April 2015	268,398.87	
Estimated use in 2015/16	-50,000.00	
Estimated use in 2016/17	-163,500.00	Half of LDP development costs of £326k
Estimated use in 2017/18	-186,675.00	Half of LDP development costs of £373k
Estimated use in 2018/19	-57,950.00	Half of LDP development costs of £116k
	-189,726.13	

5.7 This shows that the LDD reserve will become exhausted, and there is a need to top this reserve up.

5.8 At present, SBDC has £400,000 in a ‘Government Grant Funding Changes’ reserve. This reserve was established by Cabinet decision on 3rd July 2012 ‘to cover the increased volatility of the Council’s income and expenditure streams as a result of the localisation of council tax benefit and business rates income.’ To date, this reserve has not been called upon, with any fluctuations being managed through the General Reserve and the Collection Fund. Therefore it is proposed to transfer this earmarked funding into the Local Plan Reserve.

6. Autumn Statement & Spending Review 2015

6.1 The statement and announcements by the Government on 25th November and subsequently, need to be seen in the context of the period to 2020. They outline a number of changes that will come into effect over that period, rather than all starting from 2016/17. The Provisional Local Government Finance settlement is expected 17th - 23rd December.

6.2 Appendix C outlines the main points from the Autumn Statement/Spending Review as they affect district councils. The information released as part of the Autumn Statement was lacking in detail in many places so it is difficult to assess the impacts at authority level. The key points are as follows.

- Changes to New Homes Grant from 2016/17, with split between counties and districts possibly changing, and also the duration of the funding which is likely to reduce. Reference to “floor” to limit initial losses indicate potentially significant changes from 2016/17 Consultation as part of Provisional Settlement (Dec 15)
- Consultation on business rate retention scheme to commence early in 2016. Will include possibility of changing split between district and counties to reflect Social Care funding needs. Changes unlikely to come into effect before 2017/18 at the earliest. Will be a significant change, and at present the impact for individual authorities cannot be assessed.
- As part of the retention of business rate changes will be local authorities funding locally more public health expenditure and the administration of housing benefits for pensioners and as yet unspecified further additional duties. These are likely to come into effect from 2017/18 onwards.
- Cost of housing benefits for claimants in social housing to be reduced by capping benefit based on private sector rent levels, not RSL levels from April 2018.
- Council tax limit for Districts to continue at less than 2%.

6.3 In February when the Medium Term Financial Forecast is reviewed, the assumptions around Government resources will be revised in the light of the developing information.

7. Risks

7.1 The key financial risks to be aware of in the medium term, and these are set out in the following table.

Risk	Response
Uncertainty over impact of retention of business rates and the general level of future Government funding	Business rates forecasting difficult whilst there is the current level of outstanding appeals with the Valuation Office. Apply earmarked reserve to cover shortfall, some expectation of business rate growth from Pinewood development. Assess impact of reducing Govt funding from 16/17 Finance Settlement information.
Growing mismatch between the local supply and demand of affordable housing increases pressure on temporary accommodation budgets	Temporary accommodation budgets monitored. Funding made available via s106 agreements and other sources are effectively used. Planning policies seek to narrow the supply and demand gap.
Uncertainty over cost and nature of arrangements for the disposal of waste and recycling material collected could lead to higher costs than necessary, and or poorer service delivery.	Costs will need to be monitored and negotiations undertaken as appropriate with the disposal authority and with the Council's waste collection contractor.
The Pension Fund deficit requires the Authority to continue to increase contributions to the Fund.	Monitor performance of the Pension Fund via Pension Fund Consultative Group, and also deficit position annually as part of final accounts process. Assess implications of increasing contribution levels as part of financial planning.

8. Corporate Implications

8.1 This report sets out an initial draft Net Revenue Expenditure Budget for 2016/17, to which Members are invited to consider a number of proposals to reduce net expenditure. The draft budget will then be combined with the information from the Provisional Local Government Finance Settlement to produce a final draft revenue budget in February.

8.2 It is a legal requirement that the revenue budget is balanced, and has been scrutinised by Members. The final draft budget that will be considered by the Cabinet in February will be scrutinised by Overview & Scrutiny Committee at the beginning of February.

8.3 The strategic and financial risks facing the authority are set out in the report.

9. Links to Council Policy Objectives

9.1 The budget is essential to achieving all of the Council's objectives and priorities.

10. Next Steps

10.1 Government announces provisional funding details for 2016/17, just prior to Christmas.

10.2 Government announces final funding details in the latter part of January 2016.

10.3 Budget for final consideration by Cabinet in February prepared and consultation undertaken with Overview & Scrutiny Committee on 1st February 2016.

10.4 Cabinet, 9th February 2016, makes recommendations on revenue budget and council tax level to Council, 23rd February 2016.

Background Papers:	None
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SOUTH BUCKS DC REVENUE OUTTURN 2014/15

	Latest Budget £'000	Outturn £'000	(Under) / Over Spend £'000
Portfolio Breakdown			
Community	652	639	-13
Environment	3,115	3,054	-61
Health & Housing	1,343	1,313	-30
Resources	3,170	3,098	-72
Resources - Investment Properties	-216	-210	6
Sustainable Development	1,681	1,321	-360
Net Cost of Services	9,745	9,215	-530
Interest & Investment Income	-550	-387	163
Notional Interest Payable	259	259	-
Transfer from Capital Reserves	-1,435	-1,434	1
Income from disposal of old refuse vehicles	-	-40	-40
Transfer from LDD Reserve	-30	-	30
Transfer from Transformation Reserve	-62	-45	17
BUDGET REQUIREMENT	7,927	7,568	-359
Council Tax Payers (Precept)	-4,522	-4,522	-
Revenue Support Grant (RSG)	-1,162	-1,162	-
Non Domestic Rates (NDR)	-10,740	-10,666	74
Non Domestic Rates (NDR) - Tariff	10,716	10,716	-
Non Domestic Rates (NDR) - General Grants	-1,231	-961	270
Non Domestic Rates (NDR) - NDR Adjust	-	-63	-63
General Grants - New Homes Bonus	-1,082	-1,085	-3
General Grants - Council Tax Freeze	-47	-48	-1
General Grants - Assets of Community Value	-	-8	-8
General Grants - Community Right to Challenge	-	-24	-24
General Grants - Repair & Renew Admin Grant	-	-23	-23
General Grants - Transparency code	-	-6	-6
General Grants - Council Tax New Burdens	-	-58	-58
General Grants - Business Rates New Burdens	-	-18	-18
General Grants - Other	-	5	5
	-141	-355	-214
Timing Adjustment re NDR Accounting	-	964	964
Items Agreed to be Funded from Reserves			
Olympic Legacy programme	10	8	-2
Sale Freehold SP Manor	14	-	-14
HS2 Expenditure	42	29	-13
	66	37	-29
NET (SURPLUS) / DEFICIT FOR YEAR	-75	646	721

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APPENDIX C

AUTUMN STATEMENT / SPENDING REVIEW

Key Points

- Likely phased change to New Homes Grant from 2016/17, with split between counties and districts possibly changing, and potential change from six to four year funding. Consultation as part of Provisional Settlement (Dec 15)
- Consultation on business rate retention scheme to commence early in 2016. Will include possibility of changing split between district and counties to reflect Social Care funding needs. Changes unlikely to come into effect before 2017/18
- As part of the retention of business rate changes will be local authorities funding locally more public health expenditure and the administration of housing benefits for pensioners and as yet unspecified further additional duties. These likely to come into effect from 2017/18 onwards.
- Cost of housing benefits for claimants in social housing to be reduced by capping benefit based on private sector rent levels, not RSL levels from April 2018.
- Council tax limit for Districts to continue at less than 2%.

The Government's Spending Priorities

The Government has protected a number of core priorities from the spending reductions and these include:

- Spending 2% of Gross Domestic Product (GDP) on defence for the rest of this decade;
- Spending 0.7% of Gross National Income on overseas aid;
- Providing the NHS in England with £10 billion per year more in real terms by 2020/21 than in 2014/15;
- Increasing the basic State Pension by the triple lock in April 2016, so that it rises to £119.30 a week;
- Protecting schools' funding in England in real terms over the Spending Review period;
- Protecting overall police spending in real terms over the Spending Review period;
- Maintaining funding for the arts, national museums and galleries in cash terms over this Parliament.

The reductions in expenditure therefore fall to the other areas of expenditure over the period. The following table illustrates the areas of planned growth/reduction. The Government's plans are sensitive to forecasts of economic growth and inflation.

Published Funding Amounts for Selected Government Departments

	2015/16	2016/17	2017/18	2018/19	2019/20	%
	£bn	£bn	£bn	£bn	£bn	Change
Defence	27.2	27.8	28.5	29.2	30.0	10%
Home Office	10.3	10.7	10.6	10.6	10.6	3%
Health	111.6	115.6	118.7	121.3	124.1	11%
Work and Pensions	5.8	6.1	6.3	5.9	5.4	-7%
Education	53.6	54.4	55.5	56.4	57.1	7%
Business, Innovation & Skills	12.9	13.4	12.3	11.7	11.5	-11%
Justice	6.2	6.5	6.3	5.8	5.6	-10%
DCLG Local Government DEL	11.5	9.6	7.4	6.1	5.4	-53%

Local Government

For Local Government the spending total is funded from two sources.

1. DCLG Departmental Expenditure Limit (DEL) - RSG and other grants (incl New Homes Grant)
2. Locally Financed Expenditure - essentially contribution from council tax and business rates.

The table shows how these two elements are planned to change over the period, with 2017/18 and 2018/19 seeing major reduction in Government funding. It clearly illustrates the move to significant funding of local expenditure from local as opposed to national sources.

Local Government Funding amounts as per Spending Review 2015

	2015/16	2016/17	2017/18	2018/19	2019/20
	£bn	£bn	£bn	£bn	£bn
DCLG Local Government DEL	11.5	9.6	7.4	6.1	5.4
DCLG Local Government DEL % change		-16.5%	-22.9%	-17.6%	-11.5%
Locally Financed Expenditure	28.8	29.0	31.5	33.6	35.1
Locally Financed Expenditure % change		0.7%	8.6%	6.7%	4.5%

Note: The £11.5bn DCLG DEL (15/16) comprises £9.5bn RSG, £1bn NHB, £1bn other grants.

The indications are that council tax increases for non-social care authorities will be limited to less than 2%, and there will be no further council tax freeze grants. Social Care authorities (unitaries and counties) can precept an additional 2% each year.

The increase in Local Finance Expenditure does not take into account what may be the outcome of the consultation on the move to full retention of business rates by 2020. This consultation will commence early in 2016, the timing of when it will start to take effect is not certain at this time as it is likely to involve primary legislation, therefore 2017/18 is probably the earliest date, but it could be 2019/20.

The consultation also intends to consult on changes to the local government finance system to rebalance support, including to those authorities with social care responsibilities by taking into account the main resources available to councils, including council tax and business rates. This is likely to involve the change in the local share of business rates between county councils and districts, which is currently 9:40. The indications are that the system of “tariffs and top up” will be retained to maintain a degree of resource redistribution in the current system.

There are many uncertainties at this stage how the change to business rate retention will be affected by:

- 2017 revaluation of business rates
- The reforms to the business rates appeal system, will this reduce and speed up appeals or not.

In addition with full retention of business rates there will be no national mechanism to provide safety nets for individual authorities who suffer significant falls in business rates.

The Spending Review report states that there will be savings made to Public Health Funding (which goes to BCC as a ring fenced grant), with 3.9% average real terms saving per annum over the next five years, and that the ring fence will be maintained for 2016/17 and 2017/18. The Government are also planning to consult on moving the funding from the current grant-based system to being funded from retained business rates (i.e. one of the new responsibilities councils will be expected to take on).

In addition to business rates the Government is to consult on reforms to the New Homes Bonus as part of the provisional Finance Settlement before Christmas. In advance of the consultation the Government has indicated it intends to ‘sharpen’ the incentive to reward communities for additional homes and reducing the length of payments from 6 years to 4 years. This will include a preferred option for savings of at least £800 million, which can be used for social care. The consultation will include consideration of proposals to introduce a floor, which is intended to ensure that no authority loses out disproportionately. This indicates that the Government anticipates some significant winners and losers from the changes, as the change to the period of funding could be made retrospective.

Housing & Welfare

Overall, the Government intends that the welfare cap it introduced is met by 2019/20, and the Government will retain the welfare cap at the current level. The OBR confirms that, in 2019/20 and 2020/21, welfare spending will be within the forecast margin set at the Summer Budget. However it is interesting to note that the OBR expects claimant numbers to increase over the period.

There will be a cap on the amount of rent that Housing Benefit will cover in the social housing sector basing it on rents in the private sector (the relevant Local Housing Allowance) rather than the actual lower RSL rents. This will apply to tenancies signed after 1st April 2016, with Housing Benefit entitlement changing from 1st April 2018 onwards.

Additional Discretionary Housing Payment funding will be made available to local authorities to protect the most vulnerable, including those in supported accommodation.

The Department for Communities and Local Government (DCLG) funding for targeted homelessness intervention via specific grants is protected.

There is to be funding of £500m for Disabled Facilities Grant, to fund up to 85,000 housing adaptations per annum.

The Government plans to deliver 400,000 affordable housing starts by 2020/21, focused on low cost home ownership. In addition, the Government plans to release public sector land with capacity for 160,000 homes. In a number of the Government Departments plans for the coming years are assumptions on savings from rationalising property. This would relate to potential moving of some DWP offices into Council offices.

Employment & Business

The apprenticeship levy on larger employers announced in the Summer Budget will be introduced in April 2017. It will be set at a rate of 0.5% of an employer's paybill. Each employer will receive an allowance of £15,000 to offset against their levy payment. It is possible that the Councils could be classed as larger employers under the scheme, but the financial impact would not be significant.

There will be another extension to the doubling of small business rate relief (SBRR) in England for 12 months to April 2017.

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 council, 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 Chiltern District Council/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 enable 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 Councils 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).

6. Corporate Implications

- 6.1 *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.
- 6.2 *Legal* – legal and regulation requirements have been fully considered and complied with.
- 6.3 *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.

6.4 *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.

6.5 *Crime and Disorder and Social Inclusion* – these will be important considerations for the local plan, its consultation processes and evidence base.

7. Links to Council Policy Objectives

7.1 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”

8. Next Step

8.1 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:	It is a legal requirement that we make available any background papers relied on to prepare the report and should be listed at the end of the report (copies of Part 1 background papers for executive decisions must be provided to Democratic Services)
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Annex 1



Chiltern and South Bucks **Local Plan** Initial Consultation (Regulation 18) Incorporating Issues and Options

January / March 2016



South Bucks
District Council

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.

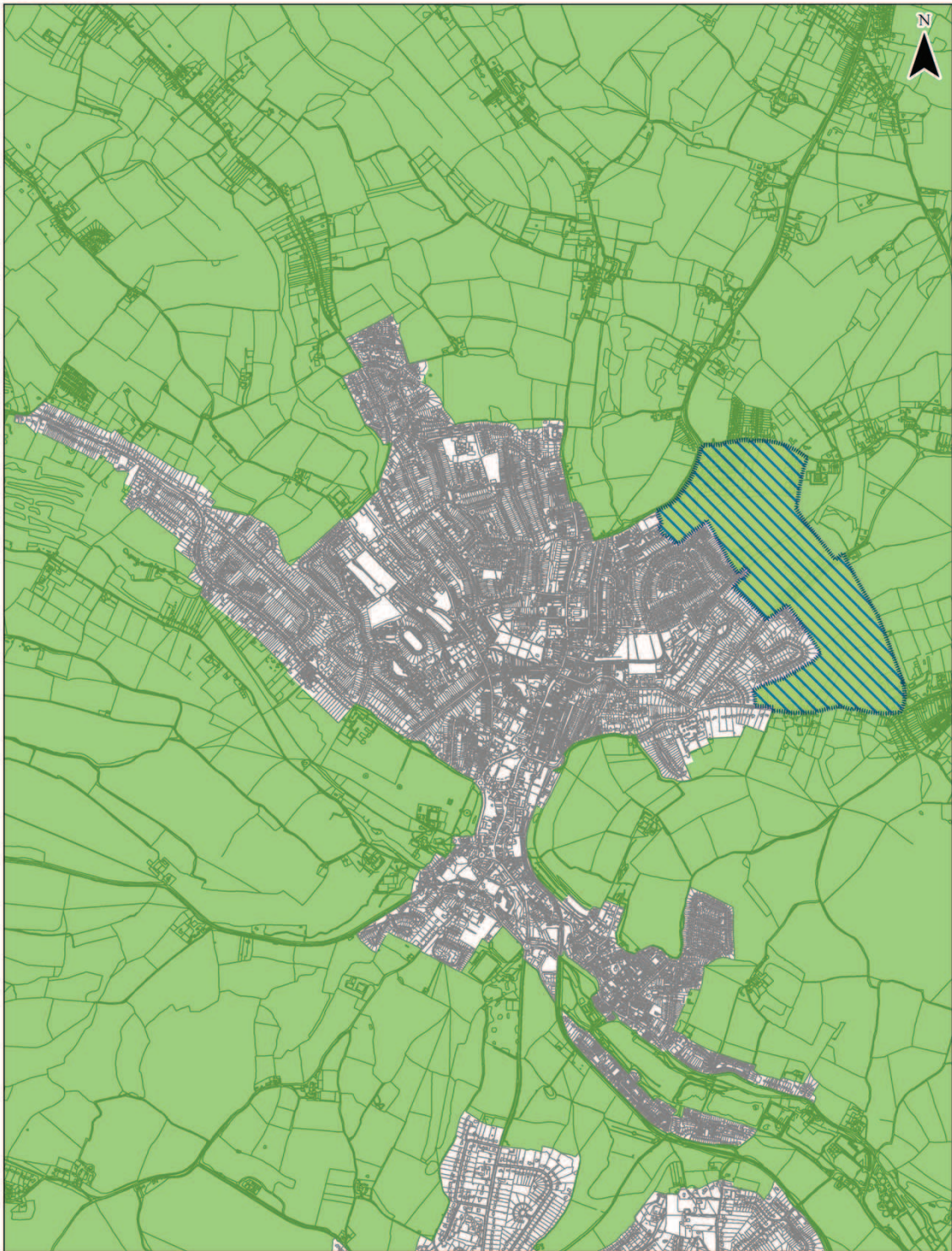
Evidence Base Documents
Chiltern and South Bucks Local Development Scheme timetable
Chiltern Development Plan
South Bucks Development Plan
Chiltern Statement of Community Involvement
South Bucks Statement of Community Involvement
Draft Chalfont St Peter Neighbourhood Plan
Chiltern Local Plan (2014 – 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

Appendix 2**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

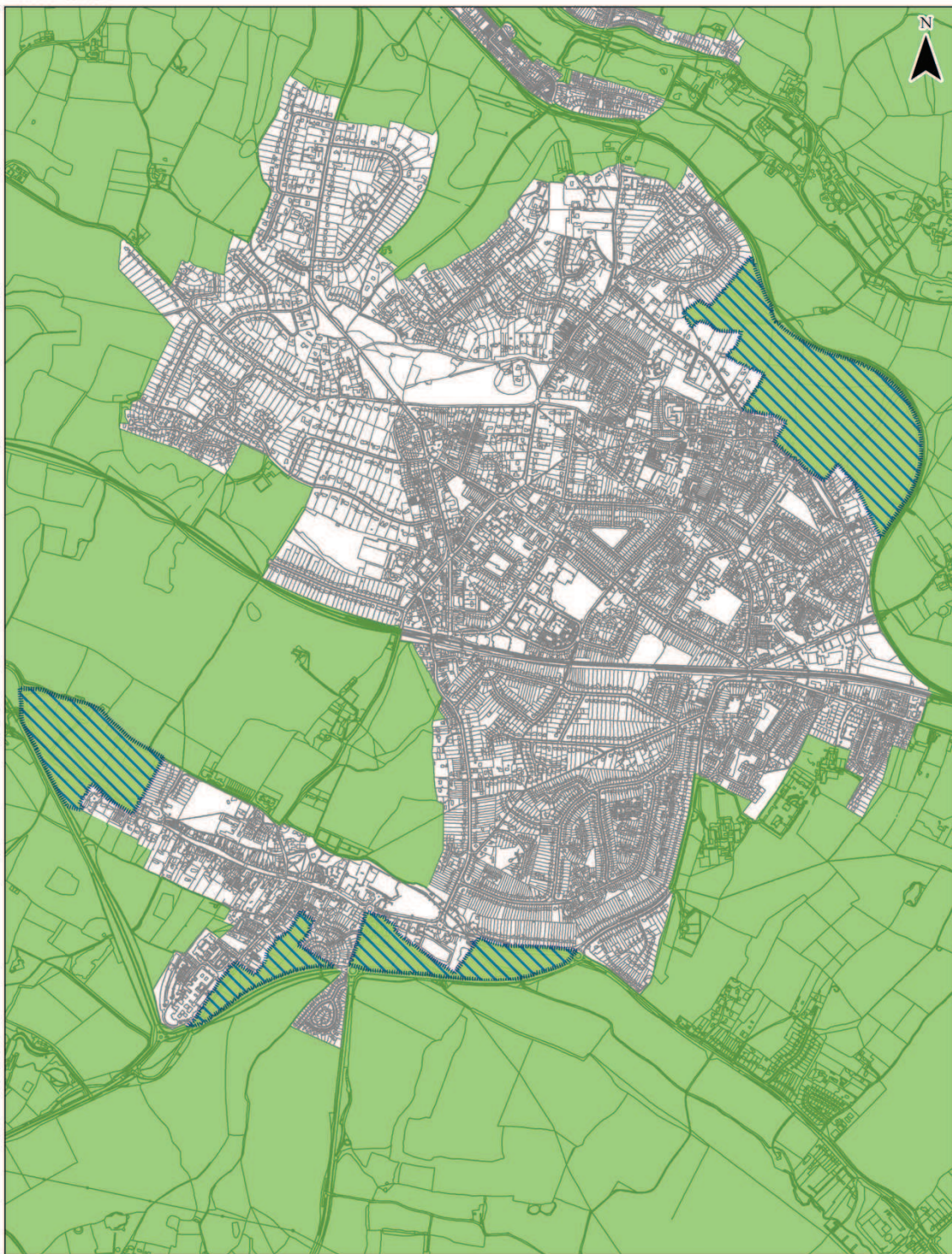


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Legend




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

Amersham

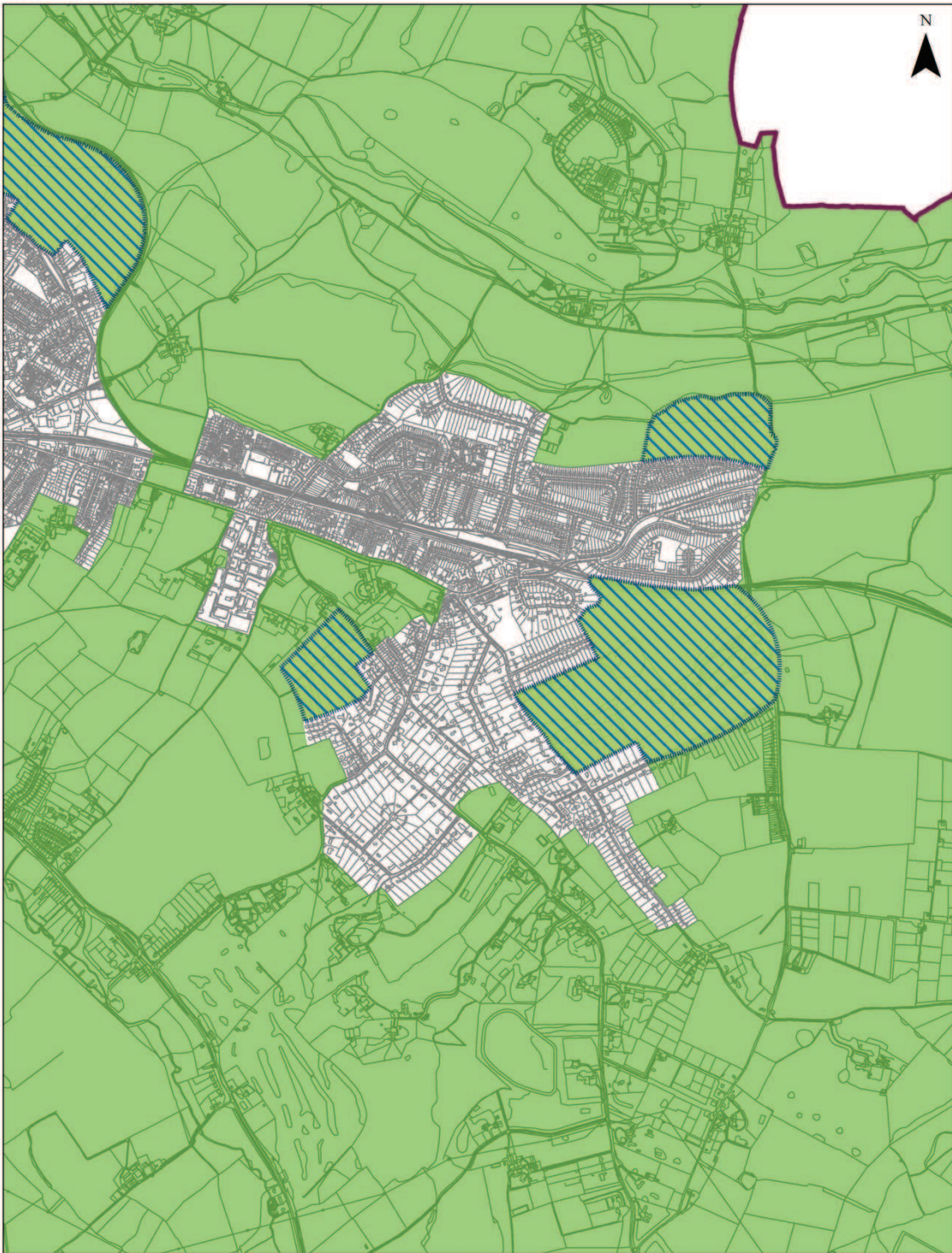


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Legend



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

Little Chalfont

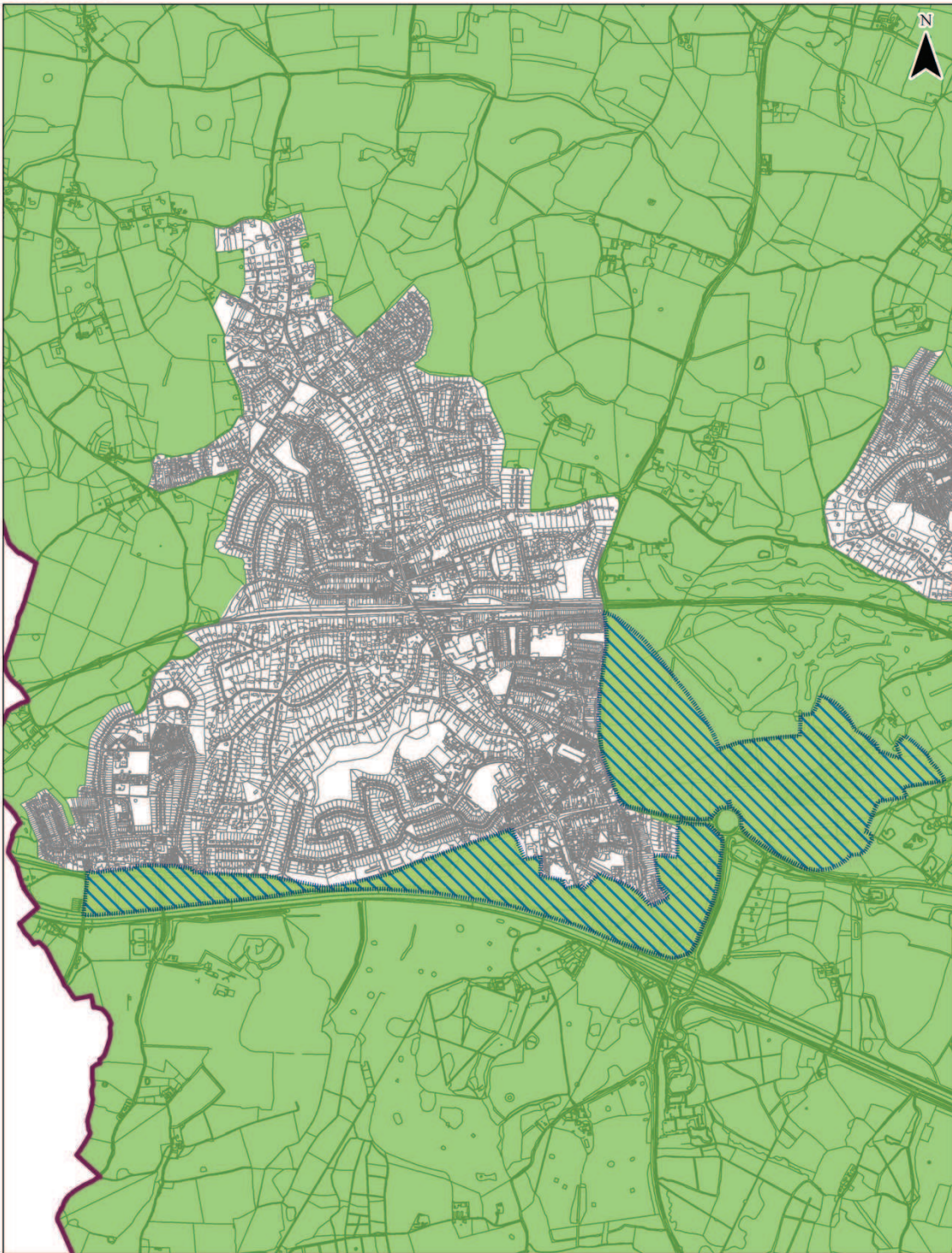


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-  Green Belt

Beaconsfield

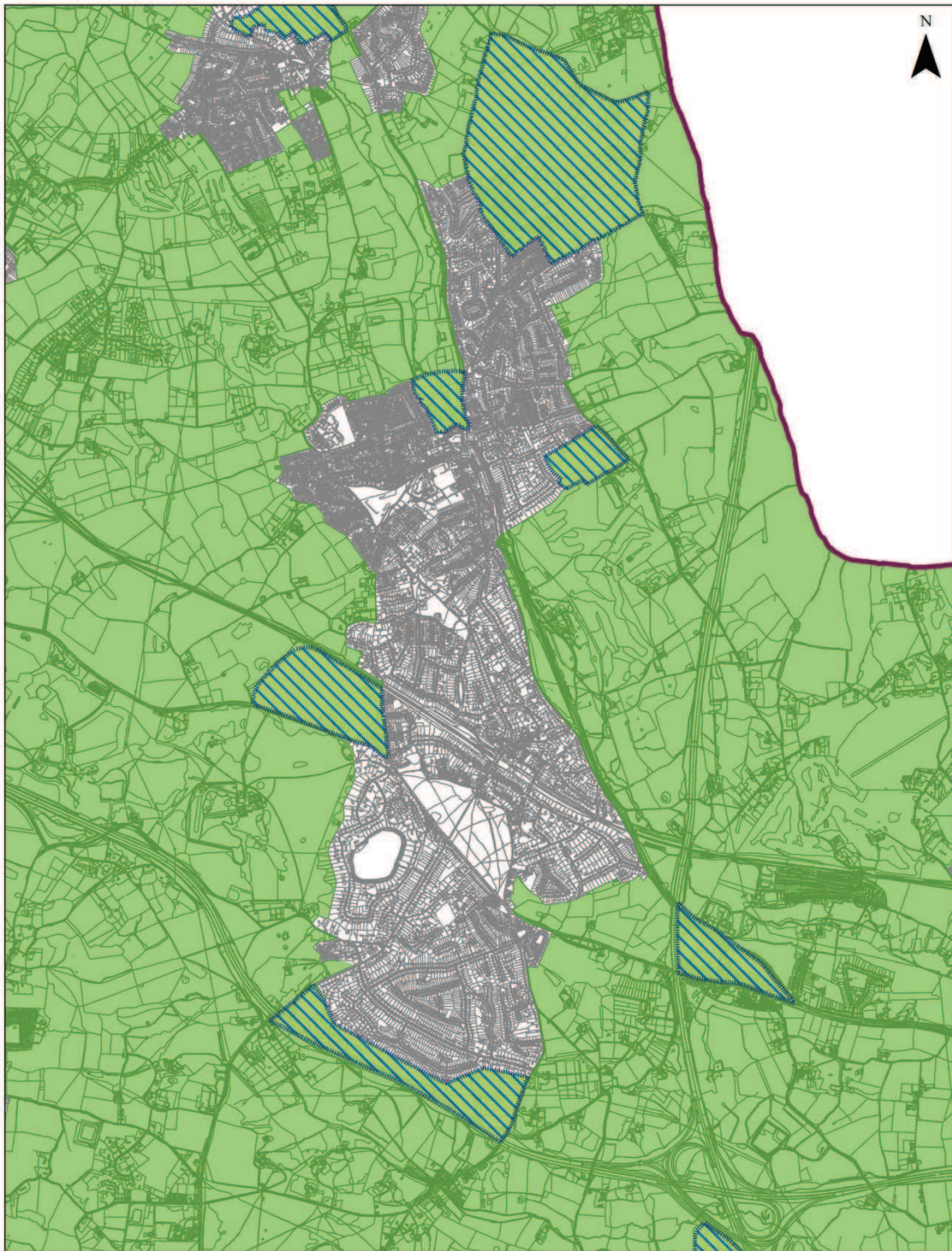


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Legend


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- Green Belt

Chalfont St Peter and Gerrards Cross



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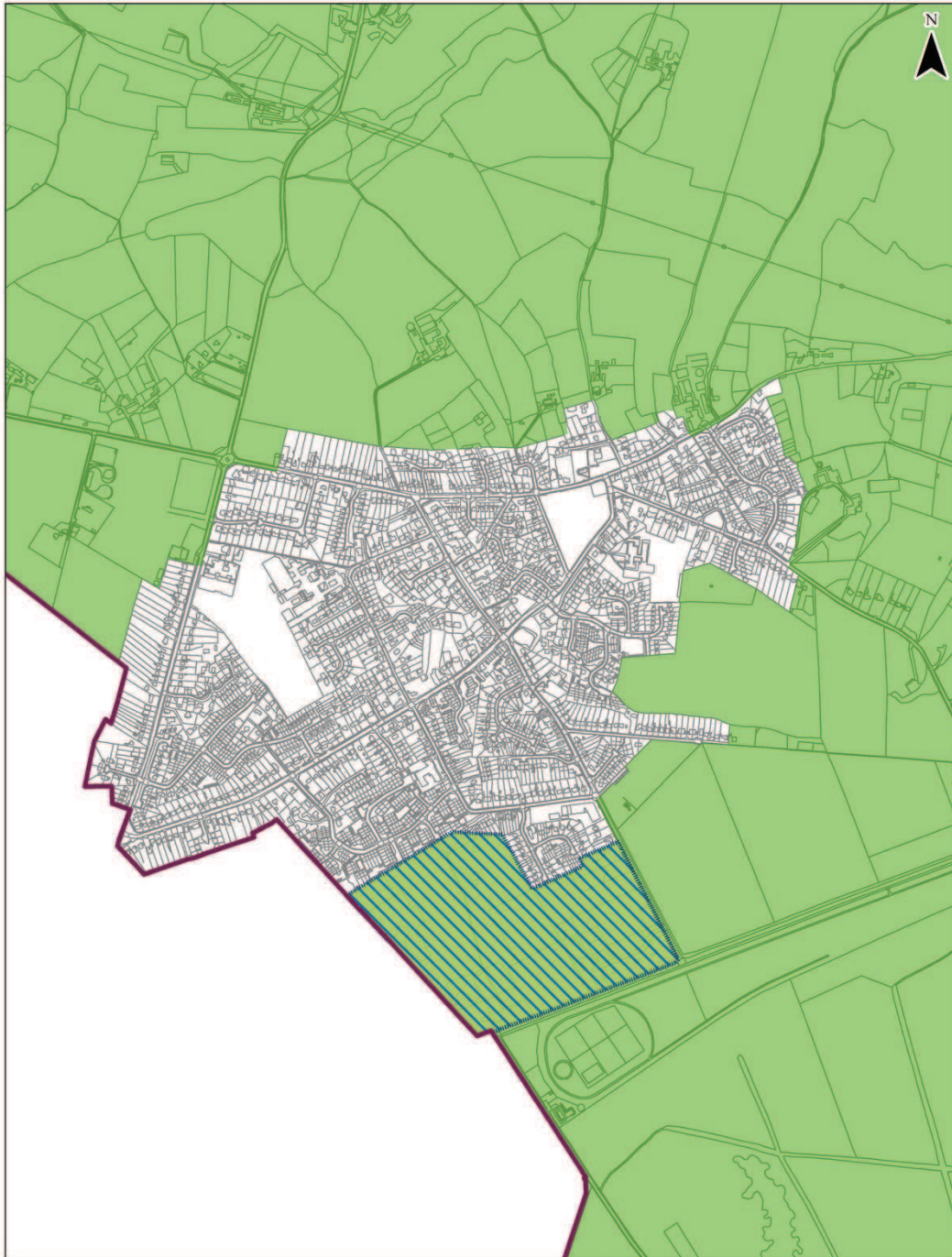
-  Local Plan Boundary
-  Built Area Extension Option
-  Green Belt

Appendix 3

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

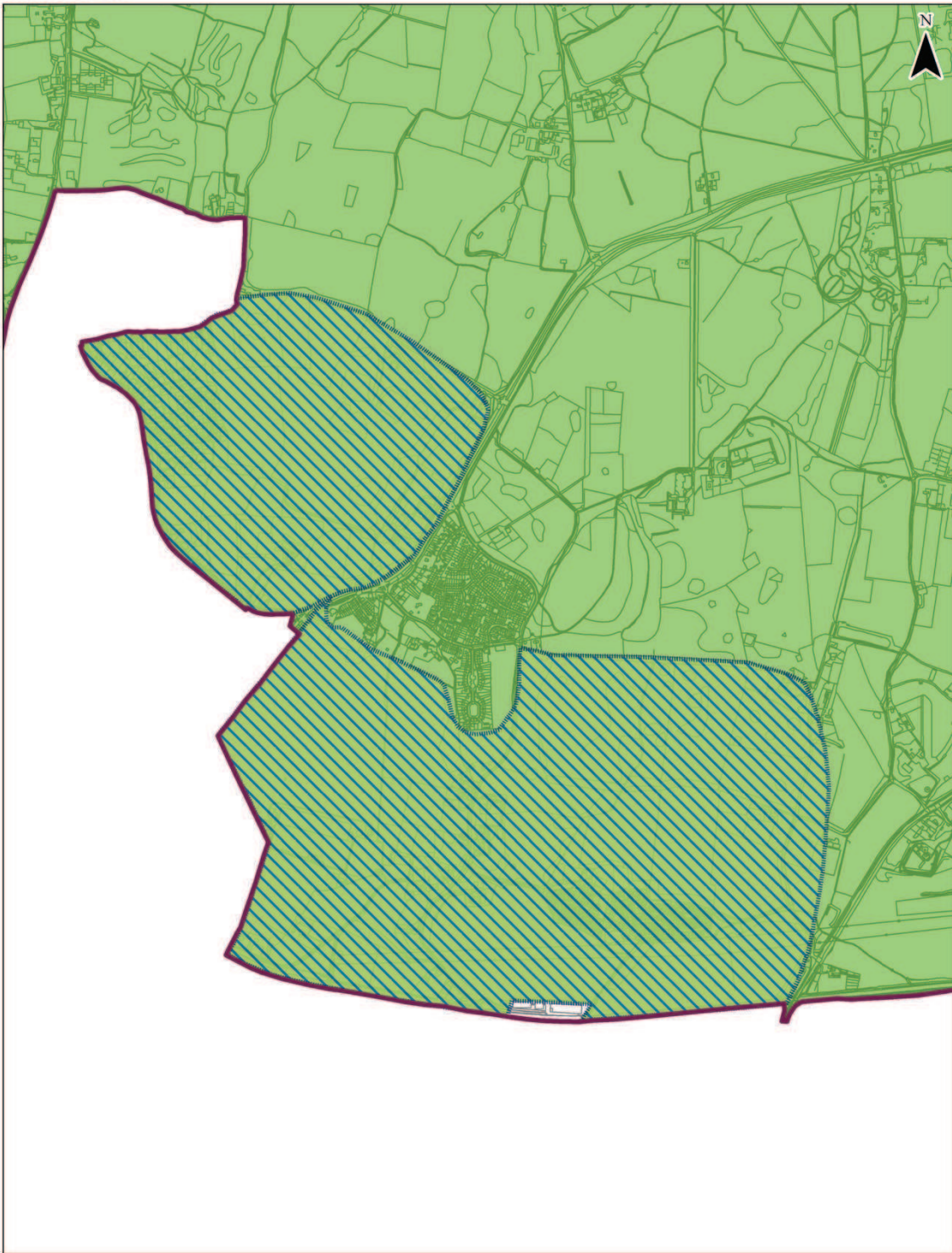


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-  Green Belt

Middle Green

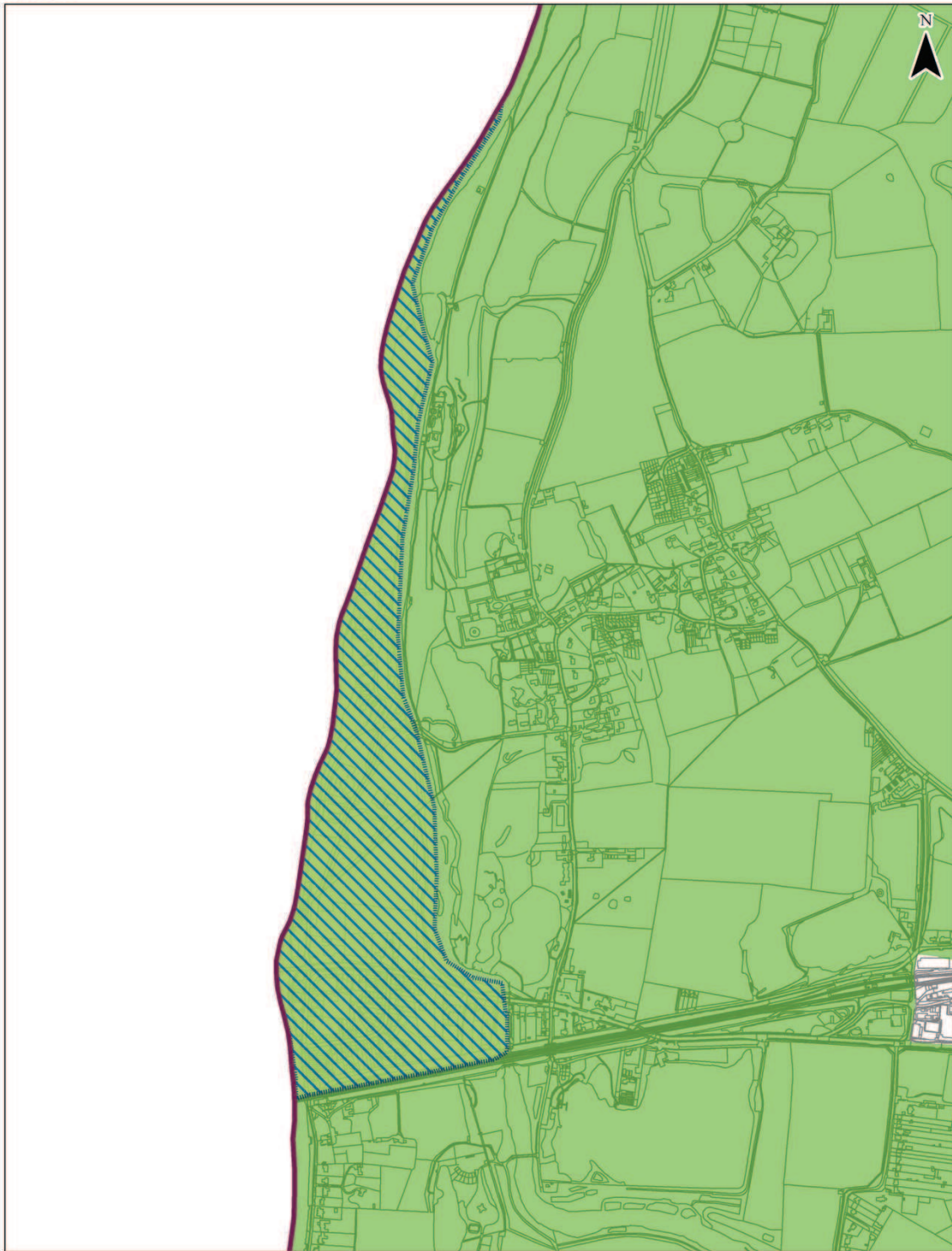


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Taplow



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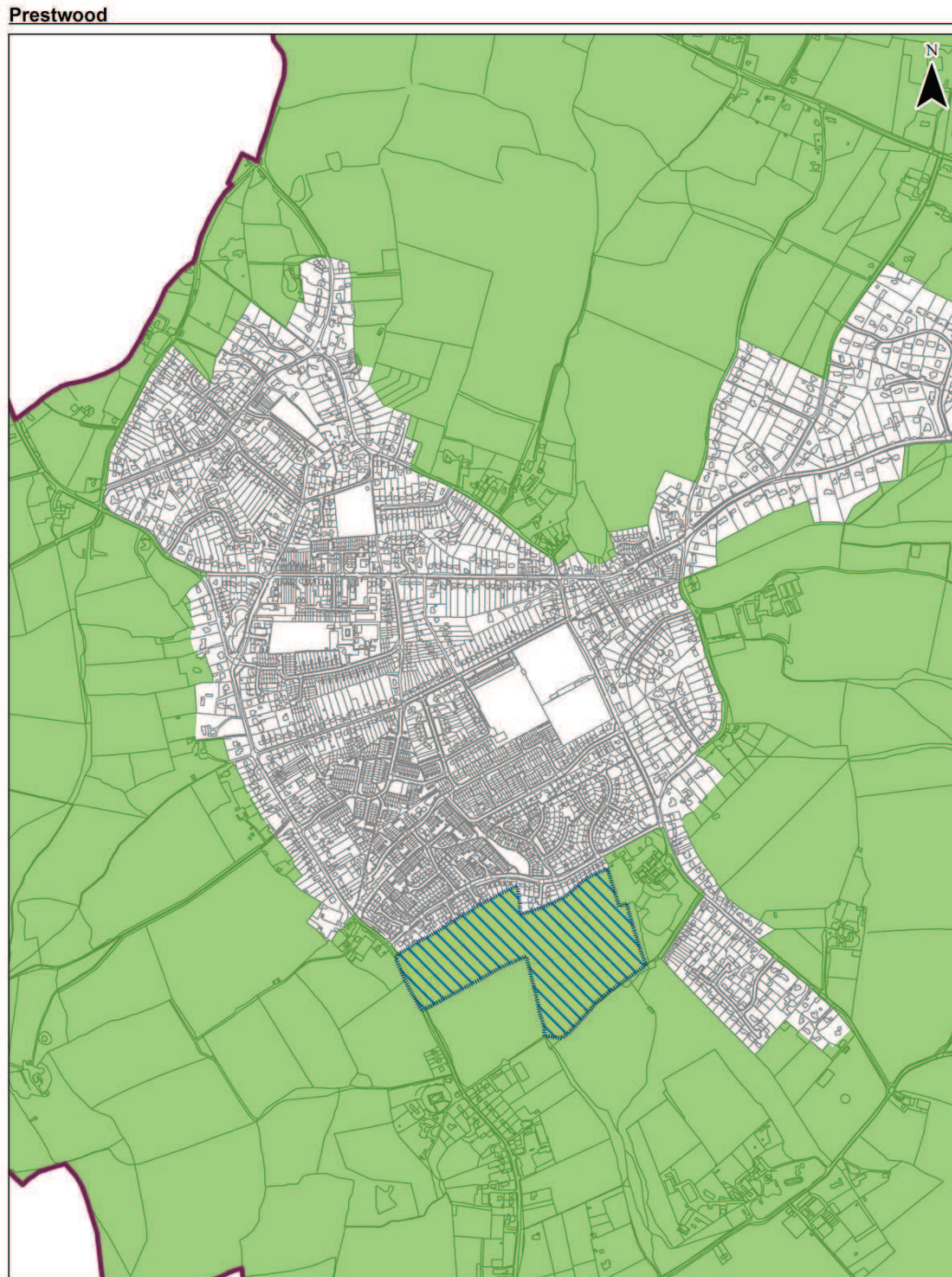
Legend

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

Appendix 4




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.

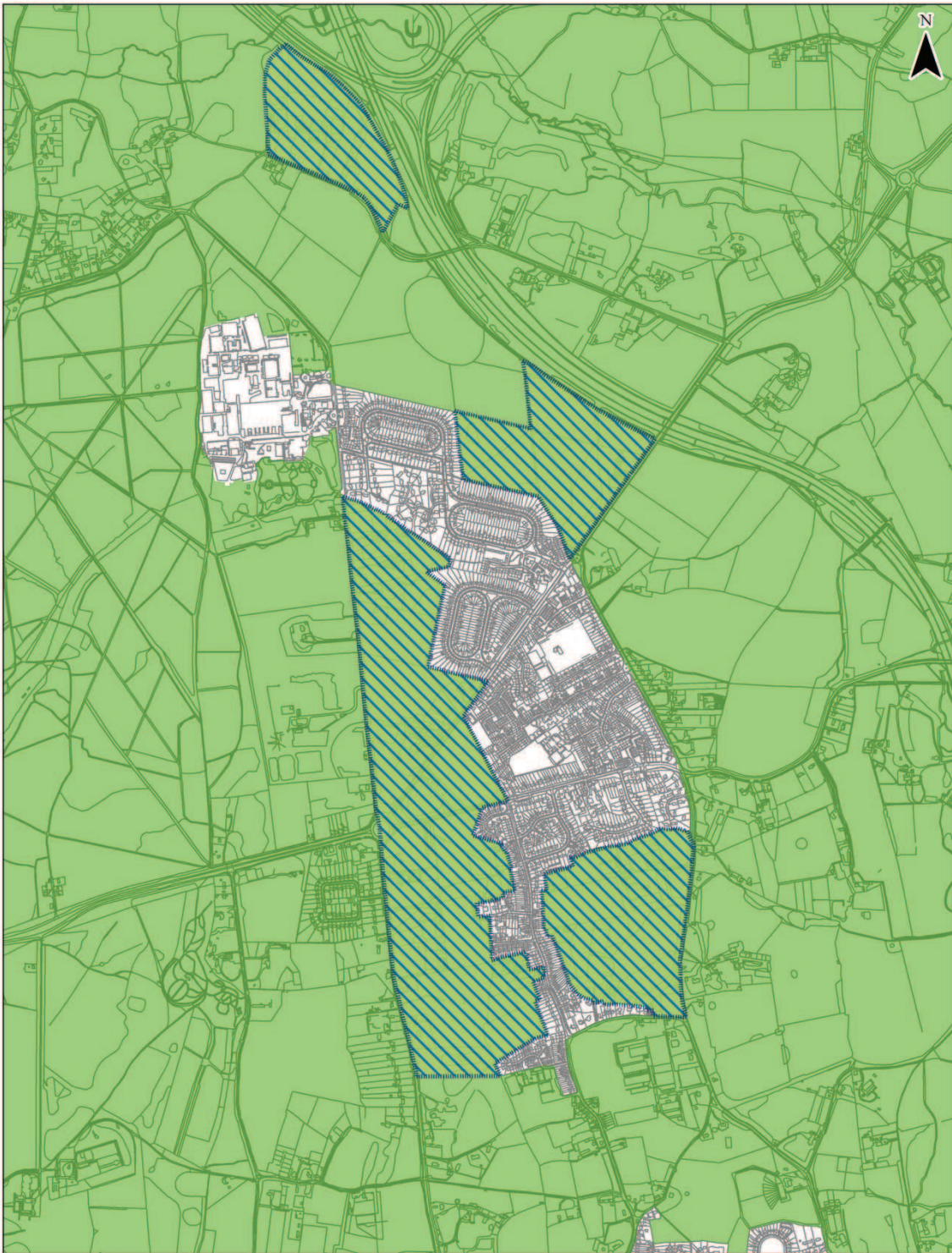


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Legend

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-  Built Area Extension Option
-  Green Belt

Iver Heath

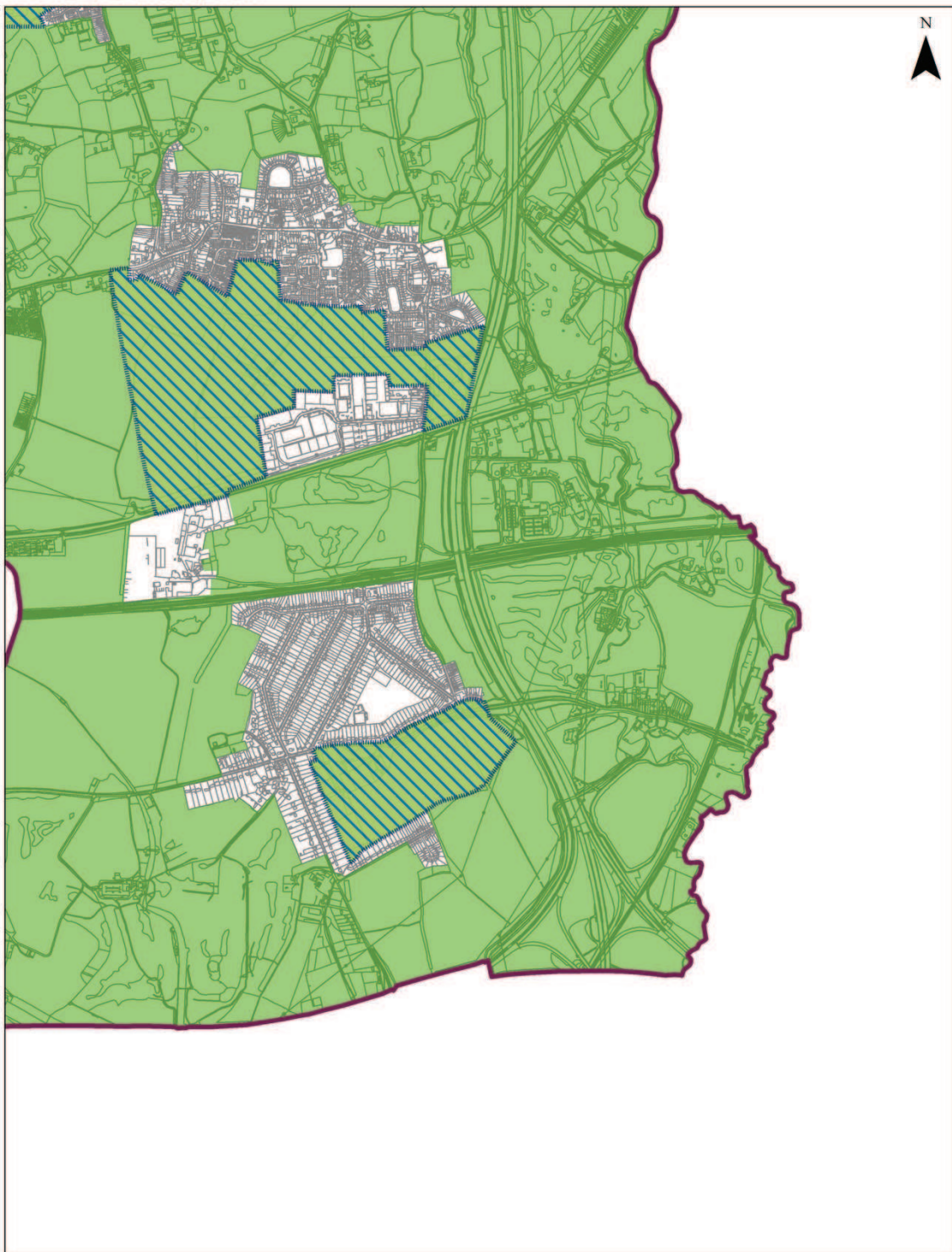


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Legend

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- Built Area Extension Option
- Green Belt

Iver Village & Richings Park

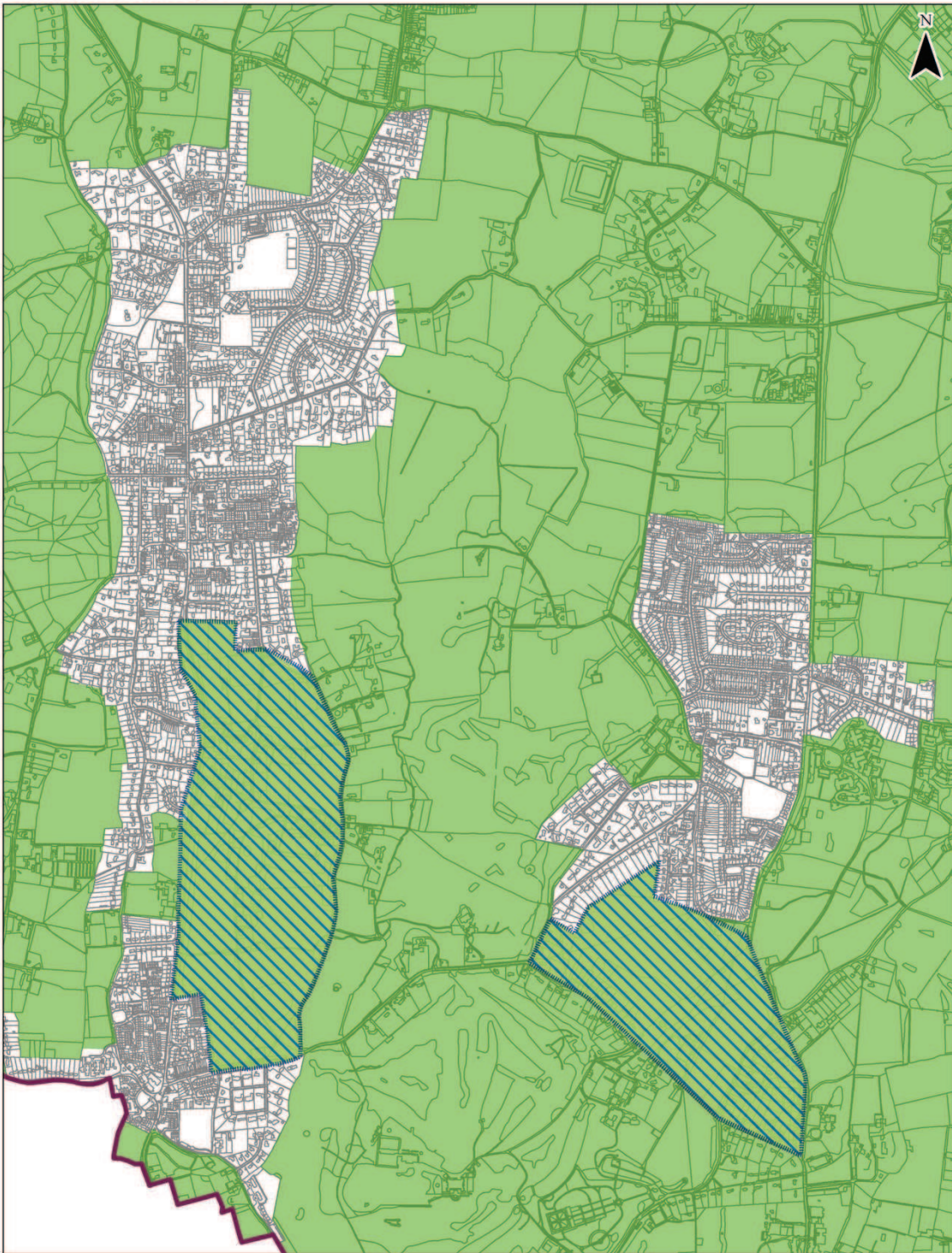


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-  Local Plan Boundary
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-  Green Belt

Farnham & Stoke Poges



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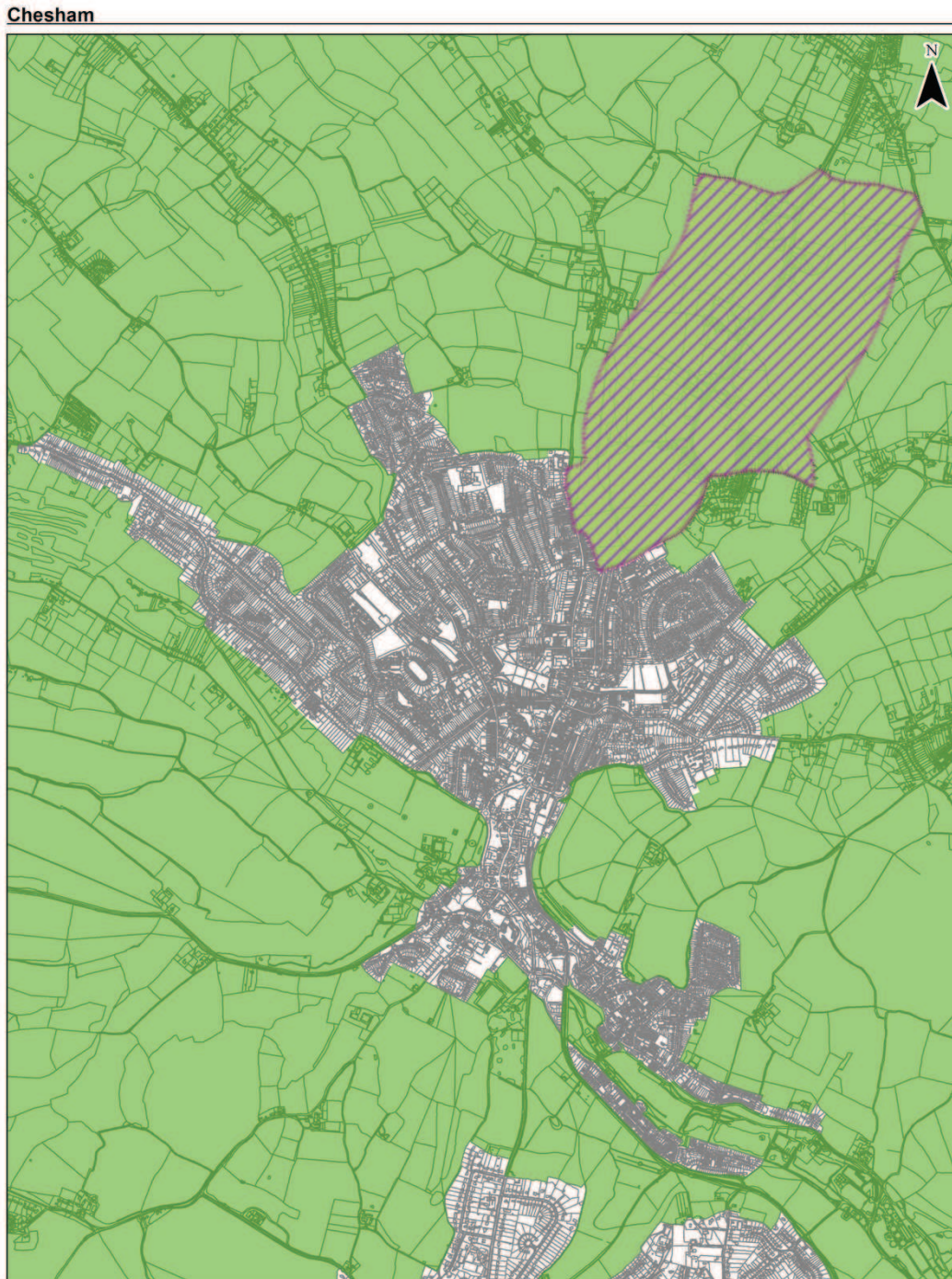
Legend

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

Appendix 5

Areas of Search for Strategic Employment Options within the Green Belt

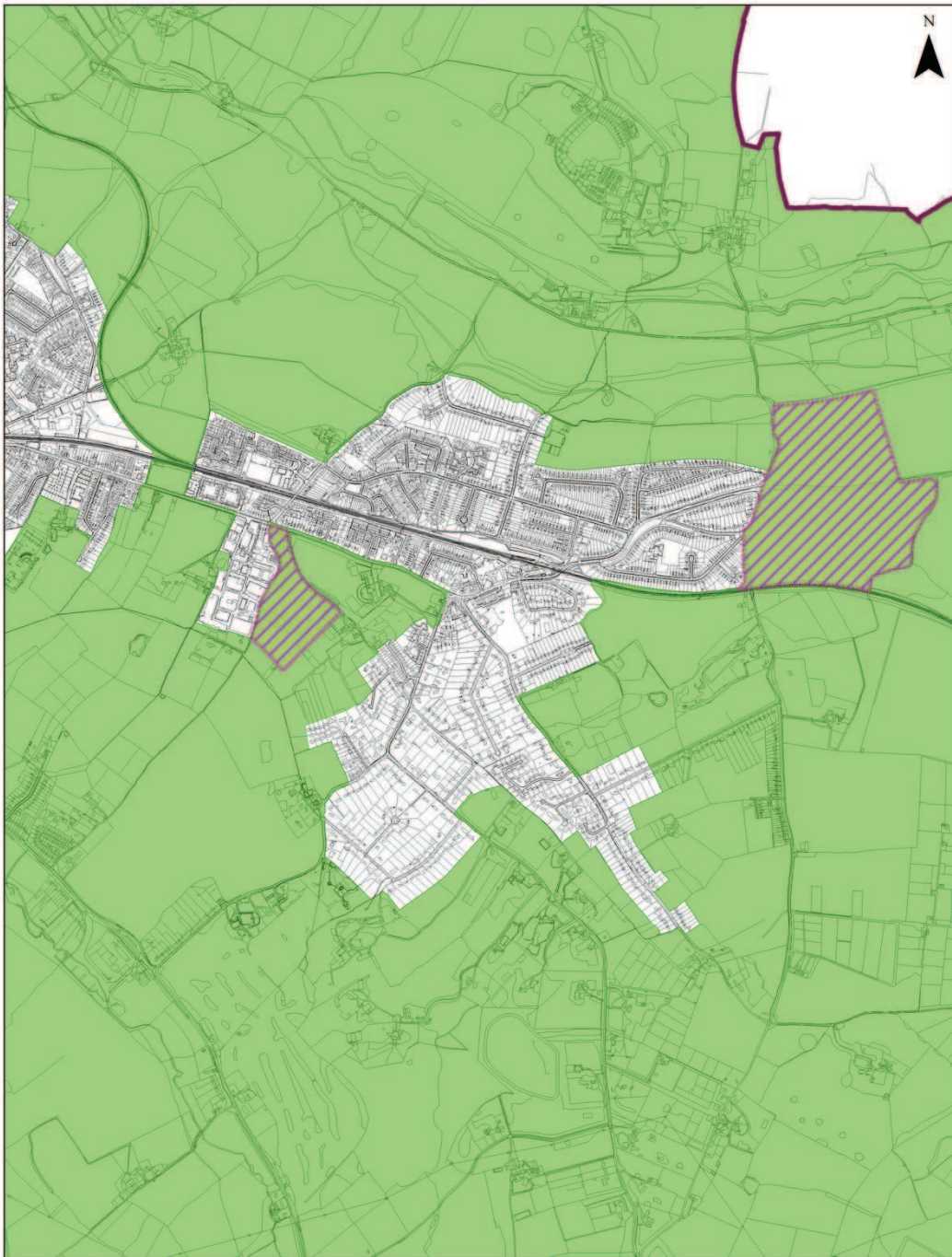
Note: Please see the introductory text to Appendix 2 which also applies to the following areas of search. In addition not all the area of search is likely to be required.



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Legend
 Local Plan Boundary
 Employment Area of Search
 Green Belt

Little Chalfont

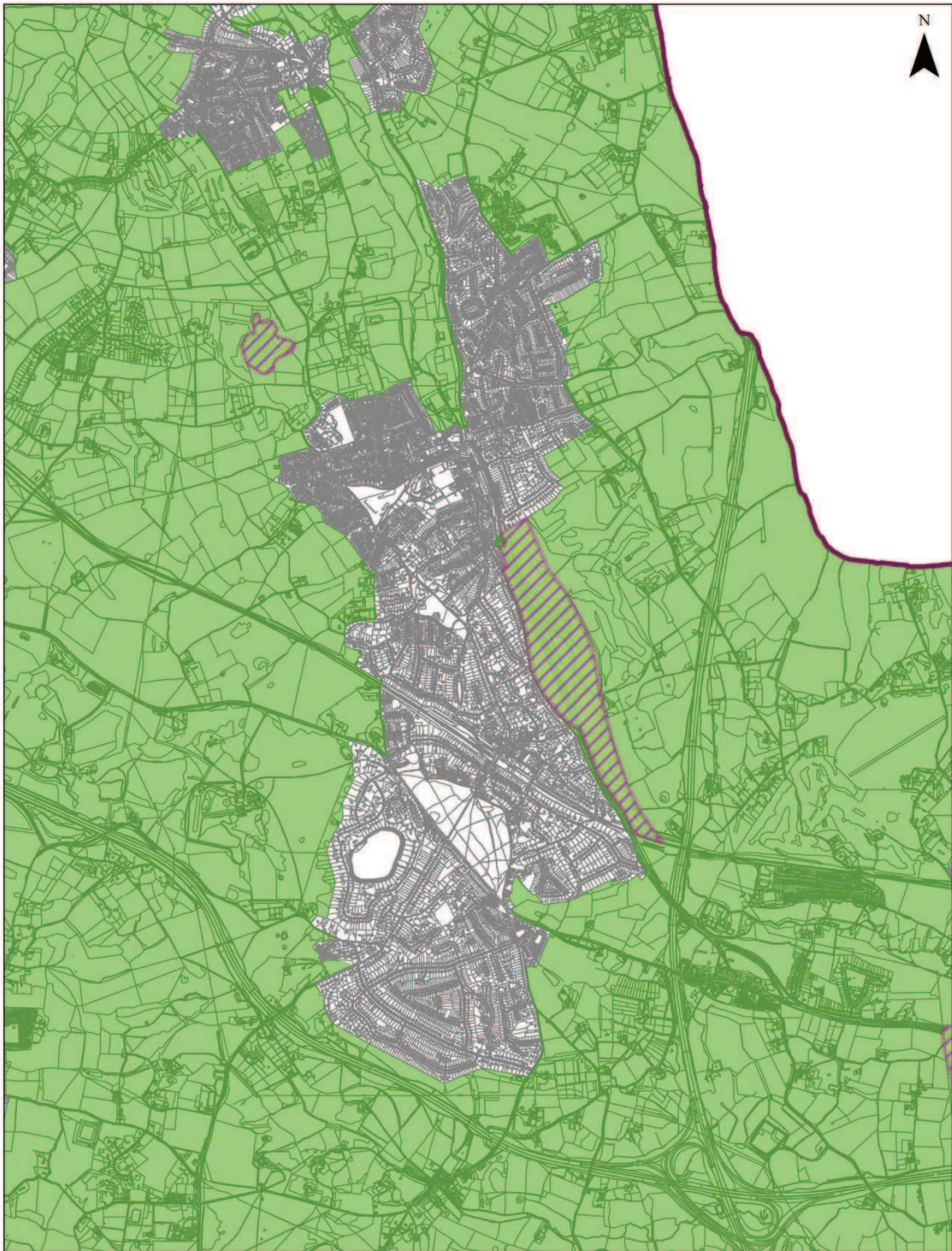


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- Local Plan Boundary
- Employment Area of Search
- Green Belt

Chalfont St Peter and Gerrards Cross

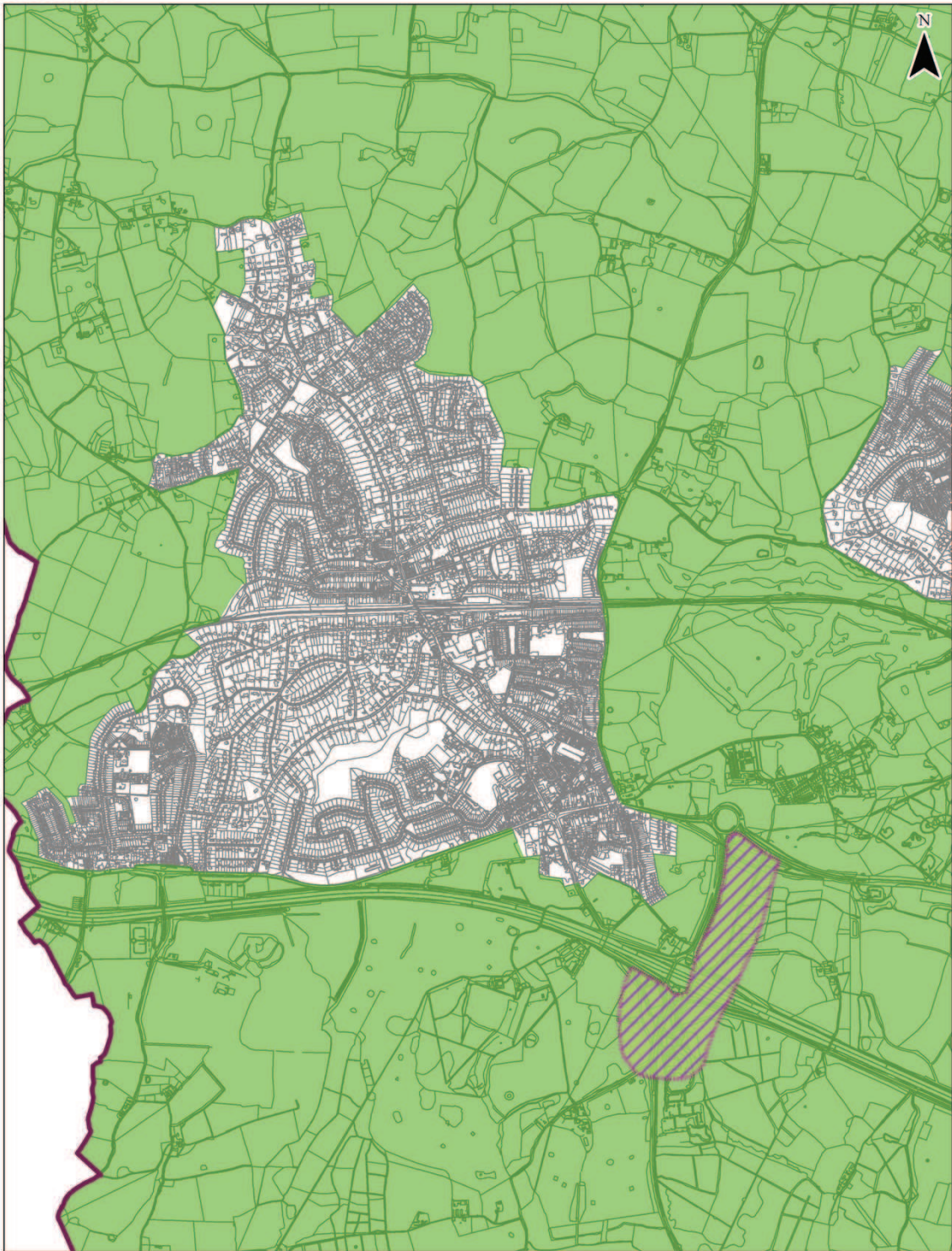


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Legend




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

Beaconsfield

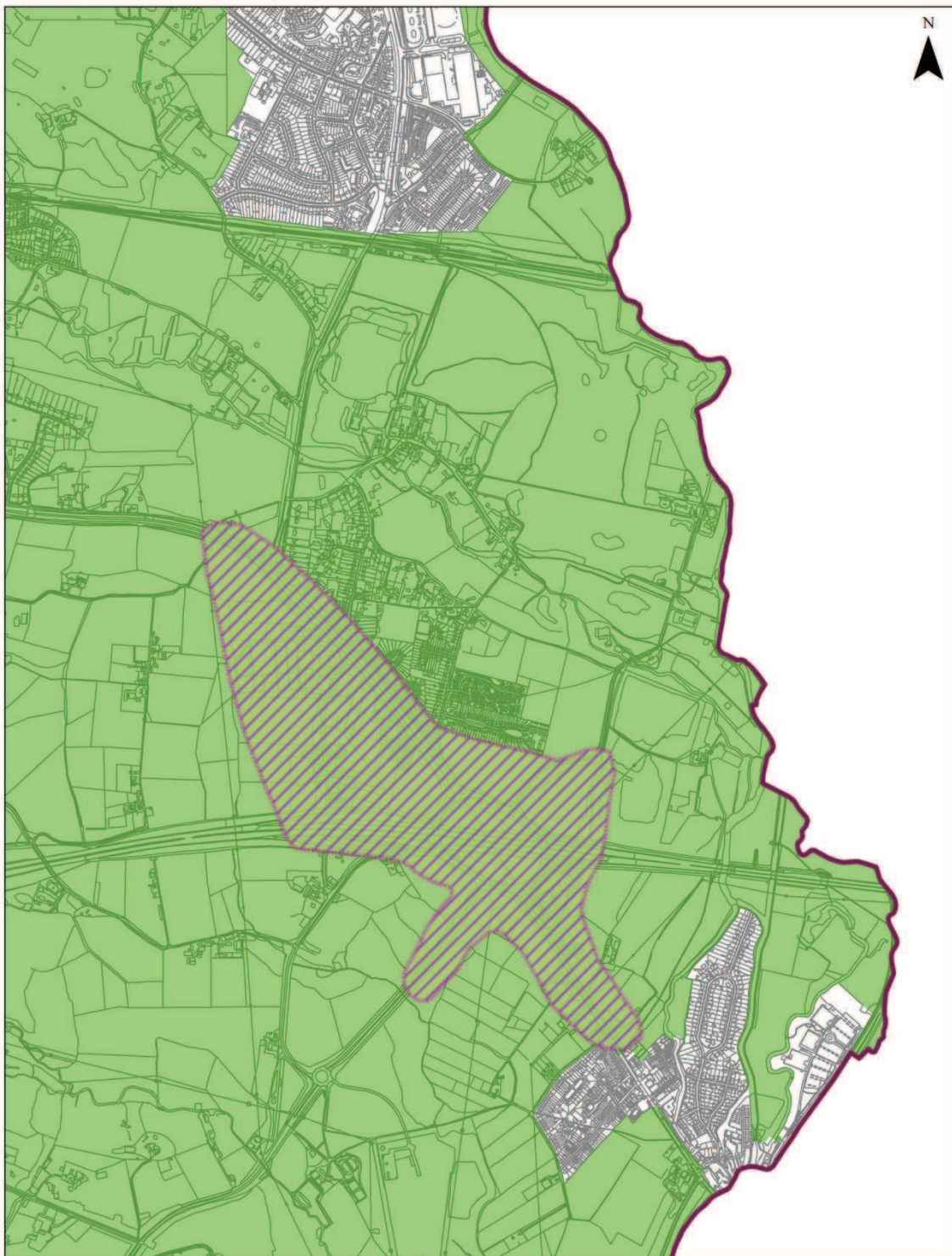


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Legend




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

Denham - A40 and M40 Junction

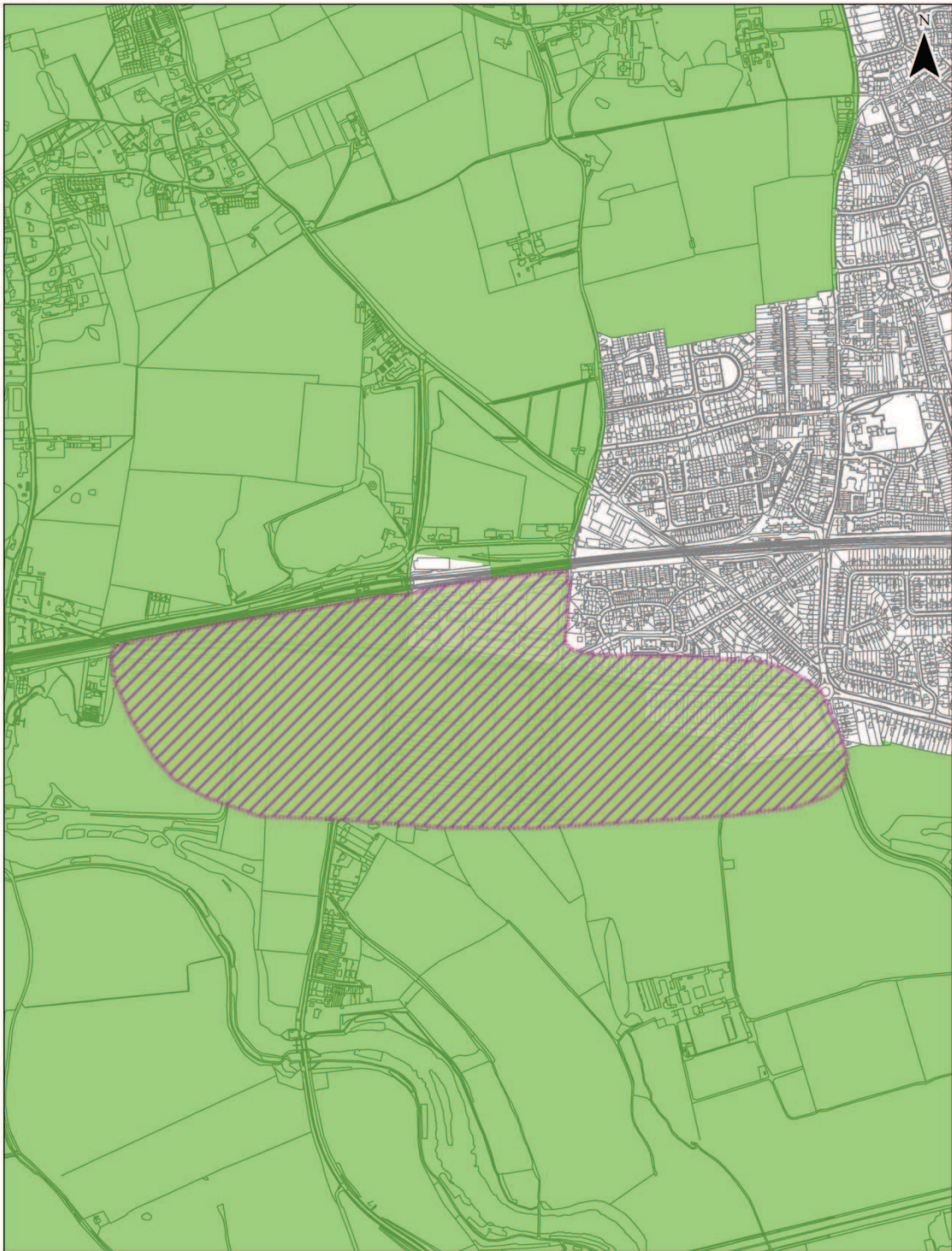


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-  Green Belt

Burnham



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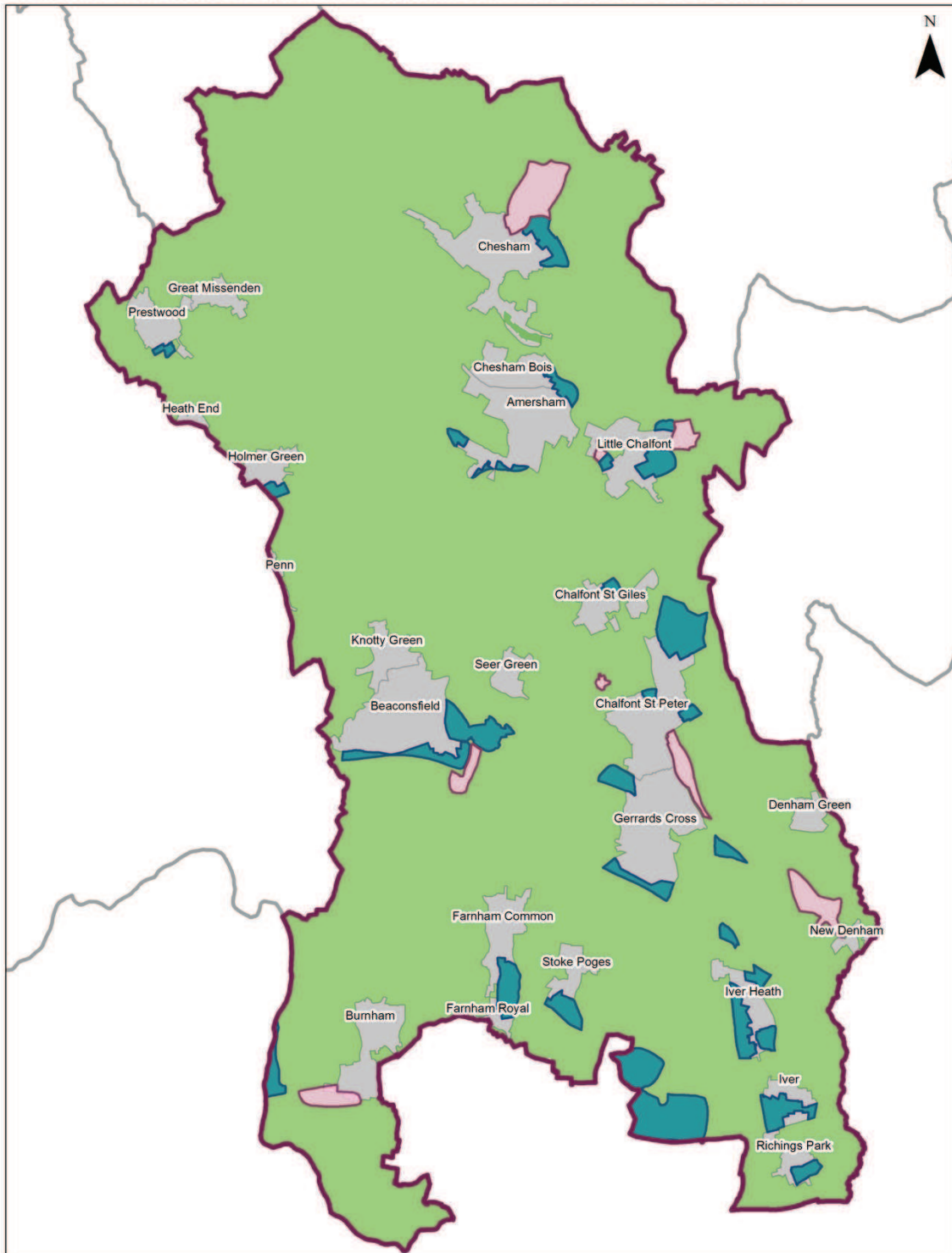
Legend

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

Appendix 6

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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- Built Area Extension Option
- Employment Area of Search
- Green Belt

Appendix 7**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	<p>To define a settlement hierarchy, broad focus for development and likely appropriateness of scale for new development</p>
Local Sustainable Development principles	<p>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</p>
Infrastructure Delivery	<p>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).</p>
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	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.
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	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. This policy will provide specific parking, disabled parking and cycling standards to be achieved in new development in the plan area.

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).

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