



DEMOCRATIC AND ELECTORAL SERVICES

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Dear Councillor

SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP

The next meeting of the Sustainable Development Policy Advisory Group will be held as follows:

DATE: THURSDAY, 5TH SEPTEMBER, 2013
TIME: N/A
VENUE: N/A

The Portfolio Holder has agreed that this meeting be held as a virtual one with comments sent via email by 5 September.

Yours faithfully

Jim Burness

Director of Resources

To: The Sustainable Development Policy Advisory Group

Mr Reed
Mr Bagge
Mr Denyer
Mr D Dhillon
Mr Egleton
Mr Lidgate
Mr Samson
The Earl of Stockton

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 receive the minutes of the meetings of the PAG held on 6 and 25 June 2013. | (1 - 6) |
| <i>A. REPORTS LIKELY TO LEAD TO PORTFOLIO HOLDER DECISION / RECOMMENDATION</i> | |
| 3. Implementation of Core Policy 10 (Employment) Guidance Note | |
| To consider report of the Director of Services. | (7 - 10) |
| <i>Appendix</i> | (11 - 32) |
| <i>B. REPORTS FOR INFORMATION / DISCUSSION</i> | |
| 4. Aviation Update | |
| To consider report of the Chief Executive. | (33 - 36) |
| 5. Any other business | |
| Any other business which the Portfolio Holder considers is urgent. | |

The next meeting is due to take place on Thursday, 28 November 2013

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SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP

Meeting - 6 June 2013

Present: Mr Reed (Chairman)
Mr Bagge, Mr D Dhillon, Mr Egleton, Mr Lidgate, Mr Samson and
The Earl of Stockton

Also Present: Mrs Wooveridge

Apologies for absence: Mr Denyer

1. MINUTES

The minutes of the following meetings of the PAG were confirmed:

- 24 January 2013
- 26 March 2013

2. MILL LANE OPPORTUNITY SITE SUPPLEMENTARY PLANNING DOCUMENT

Consultation on the Mill Lane, Taplow Supplementary Planning Document (SPD) commenced in November 2012 for a six week period and the PAG received a report setting out the results of the consultation and the changes made following the consultation.

In total 87 responses were received from a variety of sources including statutory consultees, landowners, local businesses and members of the public. All the consultations were available on the web-site but the main topics of concern as set out in more detail in the report included the new access to the site, the number of homes to be built the scale of the development and the impact on the Skindles Hotel site. Features such as the new open space and the new footpaths and cycleways had all been welcomed. The revised Development Brief attached as Appendix 1 reflected a significant number of the comments that had been received. The consultation document attached at Appendix 2 had been revised to show how the consultation had been carried out, what the respondents had said and how the comments had been reflected in the proposed changes.

The comments that had been sent by Councillor Sandy to all members of the PAG via email were noted.

Referring to future action during the discussion the PAG supported the comment made by a member about the need to impress upon the architects the importance of designing a scheme which recognised the special character of the site.

Having considered the advice of the PAG, which indicated its unanimous support for the SPD, the Portfolio Holder has **AGREED** to **RECOMMEND** to Cabinet that the Mill Lane, Taplow Supplementary Planning Document be approved and authority be delegated to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any further minor amendments.

3. LOCAL DEVELOPMENT SCHEME 2013-2016

The PAG received a report presenting a revision of the Local Development Scheme which sets out a programme of planning policy work over the next three years.

The Council is required to produce a scheme which sets out the Development Plan Documents (DPDs) that will be produced in the following three-year period and which outlines the intended timetable for such work. A draft Local Development Scheme was attached as an Appendix to the report

The original idea was to produce three new DPDs but the report explained why it would be more appropriate to produce just two DPDs which together with the Core Strategy would effectively provide the “local plan”. Under this proposal the main new DPD would be the Development Management Local Plan which would provide more detail in relation to the policies in the adopted Core Strategy and would replace the saved policies in the 1999 Local Plan. The second document would be a separate plan to comply with the need for authorities to show at least a five year supply of deliverable sites to provide for gypsies and travellers.

The PAG noted that the consultant’s report providing an assessment of travellers’ accommodation was due to be finalised by the end of the month.

Having considered the advice of the PAG, which supported the proposal and the proposed programme as set out in a table in the report the Portfolio Holder has **AGREED** to **RECOMMEND** to Cabinet that the draft Local Development Scheme be endorsed as the basis for planning work over the next three years.

4. VALE OF AYLESBURY PLAN

The PAG considered a report setting out proposed representations on the Vale of Aylesbury Plan being prepared by Aylesbury Vale District Council. The representations related to the issues of level of housing growth being proposed and affordability.

The PAG noted that consultation on the Plan ended on 19 June.

Having received the advice of the PAG, which supported the proposed representations, the Portfolio Holder has agreed to send a draft response to Aylesbury Vale District Council to meet the deadline for comments and to **RECOMMEND** to Cabinet that the draft response be **APPROVED** as the Council’s official comments.

5. FEEDBACK ON PUBLIC CONSULTATION ON THE WILTON PARK OPPORTUNITY SITE

The PAG received a report providing details of the public consultation carried out by Inland Homes to inform the preparation of a Development Brief/Supplementary Planning Document in respect of the Wilton Park Opportunity Site.

The consultation had highlighted a number of issues as set out in paragraph 4.3 of the report including:

- Concerns about supporting infrastructure including school places, healthcare provision and roads - particularly the London End roundabout.
- The need to create safe cycle and pedestrian routes across the London End roundabout.
- The importance local people attach to new leisure and recreation facilities available to all.
- A consensus in favour of low-rise buildings when the site is redeveloped and a wish to see the tower demolished.
- People generally feel that a hotel would be inappropriate.
- There was some support for a care home and for small-scale retail.

The PAG noted that the full consultation would be published alongside the draft Supplementary Planning Document, currently scheduled for early autumn.

The PAG wished to thank those officers who had organised and attended the consultation meetings.

RESOLVED - that the report be noted.

6. CHANGES TO 'PERMITTED DEVELOPMENT' LEGISLATION

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 came into force on 30 May 2013 and the PAG received a report explaining the key changes and the implications for South Bucks.

The PAG was disappointed to note that the Council's case seeking exemption for 24 sites in B1(a) office use had been unsuccessful. The Portfolio Holder said that he had raised the issue with the Member of Parliament and would ensure that the matter was also raised at the next meeting of the Bucks Thames Valley Local Enterprise Partnership who had supported the Council's case for exemption

RESOLVED - that the report be noted.

7. 2011 CENSUS - SOUTH BUCKS SUMMARY

The PAG received a report which provided an overview of the 2011 census results for South Bucks.

The PAG noted that the first phase of Census data for local areas was released between November 2012 and February 2013 and that more detailed information was due to be released in stages in 2013. Members were made aware of the headline results from the 2011 Census as set out in the report and were advised that more detailed Census information could be found in Appendix A of the report and on the Council's KnowledgeSource system.

RESOLVED that the report be noted.

8. ANY OTHER BUSINESS**9. EXEMPT INFORMATION**

Members noted that the following item contained exempt information which was not available to the press and public.

Interim Planning Policy Manager

(Schedule 12A Part 1 paras 1 and 3 - because of information relating to any individual/the financial and business affairs of any particular individual)

The PAG noted the decision to seek external assistance in filling the post of Planning Policy Manager on an interim basis.

The meeting terminated at 7.41 pm

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SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP

Meeting - 25 June 2013

Present: Mr Reed (Chairman)
Mr Bagge, Mr Denyer, Mr D Dhillon, Mr Egleton and Mr Samson

Also Present: Mr Sandy and Mrs Woolveridge

Apologies for absence: Mr Lidgate and The Earl of Stockton

10. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The PAG received a report which provided Members with feedback on the results of the formal public consultation on the draft Affordable Housing Supplementary Planning Document and outlined the further changes that had been made to the document following the consultation.

The PAG were asked to advise the Portfolio Holder on whether to recommend to Cabinet that the Affordable Housing Supplementary Planning Document, set out as an appendix to the report, be adopted and that delegated authority be given to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

In the discussion which followed, the PAG welcomed the changes which had been made to the document following the consultation process. Following a query, further clarification was provided on the use of an overage clause should it be determined that a scheme is not currently financially viable at the adopted policy affordable housing rate of 40% and that a reduced or zero contribution rate would be appropriate. The PAG noted that in such circumstances the Council would expect a robust independent financial viability assessment to be submitted.

In response to a query, Members' attention was drawn to paragraph 5.2 of the Supplementary Planning Document which had been added to prevent attempts by developers to avoid providing affordable housing by fragmenting their sites to create plots below the affordable housing threshold.

A request was made for information to be provided, following the meeting, on the number of developments which have had affordable housing provided on-site compared to the number of commuted sum payments that have been accepted by the Council.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that:

1. the Affordable Housing Supplementary Planning Document be adopted;
2. delegated authority be given to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

11. VALIDATION OF PLANNING APPLICATIONS

The PAG received a report which provided Members with feedback on the results of the formal public consultation on the draft 'Local Requirements for the Validation of Planning Applications' document and outlined the further changes that had been made to the document following the consultation.

The PAG were asked to advise the Portfolio Holder on whether to recommend to Cabinet that the 'Local Requirements for the Validation of Planning Applications' document, set out as an appendix to the report, be adopted and that delegated authority be given to the Head of Sustainable

Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

It was noted that in the event of the Portfolio Holder agreeing to recommend to Cabinet that the Statement of Community Involvement document (agenda item 4) be adopted, the Portfolio Holder might wish to give consideration as to whether or not a Public Consultation Statement for major applications might also be referred to in the 'Local Requirements for the Validation of Planning Applications' document.

In the discussion which followed, the PAG welcomed the changes which had been made to the document following the consultation process. In response to a query, it was noted that the validation requirements checklist would need to be completed for every planning application. If there was something on the checklist which did not apply due to the type of application, the applicant would need to state that it is not applicable.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that:

1. the 'Local Requirements for the Validation of Planning Applications' document be adopted;
2. delegated authority be given to the Head of Sustainable Development, in consultation with the Portfolio Holder, to make any minor amendments as required.

12. STATEMENT OF COMMUNITY INVOLVEMENT

The PAG received a report asking Members to advise the Portfolio Holder on whether to recommend to Cabinet the adoption of the new Statement of Community Involvement, which sets out how the Council will involve stakeholders and other interested parties in the planning process.

It was noted that in the event of the Portfolio Holder agreeing to recommend to Cabinet that the Statement of Community Involvement be adopted, the Portfolio Holder might wish to give consideration as to whether or not a Public Consultation Statement for major applications might also be referred to in the 'Local Requirements for the Validation of Planning Applications' document (agenda item 3).

The PAG welcomed the fact that that the revised statement had been designed to aid interpretation for non planning professionals by being shortened and written in Plain English.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that the new Statement of Community Involvement be adopted.

The meeting terminated at 6.48 pm

SUBJECT:	Updated 'Core Policy 10 (Employment) Guidance Note'	
REPORT OF:	Officer Management Team	- Director of Services
	Prepared by	- Head of Sustainable Development

1. Purpose of Report

- 1.1 To outline the updates made to the existing Core Policy 10 (Employment) Guidance Note, the reasons for these changes and to provide a summary of the input received from other parties on the revised document.

2. Links to Council Policy Objectives

- 2.1 The Guidance Note links directly to Core Policy 10 (Employment) of the Council's Adopted Core Strategy.
- 2.2 Both Core Policy 10 and the updated Guidance Note directly support the objective within the Sustainable Community Strategy and Corporate Plan to support and maintain a "thriving economy" in South Bucks.

3. Background

- 3.1 Core Policy 10 of the Adopted Core Strategy sets out the Council's approach to those sites falling within Use Class B in South Bucks. It stipulates that those sites considered to be 'important' should be retained in employment use. The policy then sets out a presumption that any other employment site should also be retained in employment use, unless it can be demonstrated by the applicant that there is no reasonable prospect of the site being used for its permitted purpose, or there are circumstances where the site is creating significant amenity issues. In such cases, priority will be for the site to be used for alternative economic use.
- 3.2 In April 2011, following the adoption of the Core Strategy, officers produced a Guidance Note setting out the marketing evidence that will normally be required by applicants to demonstrate that there is no reasonable prospect of a site being used for its permitted Use Class B purpose.
- 3.3 Over two years has now elapsed since the original Guidance Note was produced. In this time there have been significant changes to national policy with the introduction of the National Planning Policy Framework (NPPF) and amendments to 'permitted development' legislation affecting employment premises. In addition, the Council has commissioned evidence which identifies those sites considered to be 'important' employment sites.
- 3.4 Further, implementation of the note has revealed that there is a need to make the marketing requirements more explicit and place a greater emphasis on the need for applicants adequately to explore alternative economic uses during their marketing campaigns.
- 3.5 The proposed updated Guidance Note (attached at **Appendix 1**) aims to address these issues and provide further clarity to aid the application process.

4. Summary of key changes to the Core Policy 10 (Employment) Guidance Note

4.1 The key amendments to the Guidance Note are as follows:

NPPF Conformity

4.2 Section 1 of the Guidance Note now makes clear the Council's view that both Core Policy 10 and the Guidance Note are considered to be in broad conformity with the NPPF. This is because it seeks to ensure sufficient land and floorspace is available to meet the needs of businesses; and to allow the redevelopment of employment land (Use Class B) for alternative uses, where it has been demonstrated that there is no reasonable prospect of the site being used for its allocated (Use Class B) employment purpose.

Changes to permitted development legislation

4.3 A number of amendments to the Town and Country Planning (General Permitted Development Order) 1995, introduced in May 2013, affect premises in Use Class B. As a result, there are some circumstances where the Council can no longer apply Core Policy 10. The updated Guidance Note now therefore seeks to clarify those circumstances where CP10 would still be applied by the Council.

Identification of important employment sites

4.4 Core Policy 10 commits the Council to identifying the District's important employment sites within the forthcoming Development Management Local Plan (DMLP). Evidence to support this identification has recently been produced on behalf of the Council by consultants GL Hearn. However, as the recently adopted Local Development Scheme (LDS) outlines, the DMLP is unlikely to be published until autumn 2015. In the interim period, section 2 of the Guidance Note lists the sites likely to be identified as important in the DMLP. Officers have taken a view that those sites assessed as being top rated in at least 2 of the 6 assessment categories should be considered to be 'important'. Identifying important sites at this stage is likely to assist both applicants and Development Management officers when considering the status of the District's employment sites.

Greater emphasis on alternative economic uses

4.5 Core Policy 10 is clear that where an applicant has demonstrated that there is no reasonable prospect of a site remaining in its permitted use within Use Class B, priority will be for premises to be reused or redeveloped for an alternative economic use. However, experience to date has demonstrated that the vast majority of applicants are giving insufficient consideration to alternative economic uses, instead opting directly for residential uses.

4.6 Section 3 of the Guidance Note therefore provides added clarity and reiterates the Council's position that it is the applicant's responsibility to provide robust evidence to demonstrate that alternative economic uses have been explored and that any interest for such uses has been appropriately followed up. It also gives a number of examples of the types of economic uses that could be investigated by applicants.

Restructuring of marketing expectations

- 4.7 Section 4 of the Guidance Note has been restructured to provide greater clarity for applicants on the measures that should be undertaken during a marketing campaign and the information that should be included within the marketing report. A number of new measures have also been introduced:
- Encouraging applicants to make use of the Council's pre application process.
 - Links to the Council's newly adopted requirements for the validation of planning applications.
 - Removal of the requirements to advertise via the written press, with greater emphasis on online marketing.
 - A list of property details that should, as a minimum, be advertised by a commercial agent.
 - A minimum marketing requirement of 12 months, with at least 6 months of that period to include marketing for an alternative economic use.
 - The requirement of written advice from at least 2 reputable commercial agents verifying that the price advertised is appropriate for the local market.
 - A requirement that the report be prepared by a suitably qualified Chartered Surveyor
 - The need for the report to demonstrate that if the flow of enquiries about a particular property has been limited, what measures have been taken to refresh the marketing campaign and/or make the premises more attractive.
 - A marketing checklist to aid applicants and officers.
5. **Stakeholder input**
- 5.1 Although formal public consultation on this document is not required, officers took the view that seeking input from a commercial perspective would be a valuable exercise and would give an opportunity to test the requirements of the Guidance Note.
- 5.2 The Council has an existing Standing Agreement with Maidenhead based Chartered Surveyors and established local property agents, Kempton Carr Croft (KCC). KCC, who also commented on the original Guidance Note, again provided extensive comments and some useful suggestions on the update, many of which have been incorporated into the document. Overall KCC commented that the Guidance Note *"gives a good, solid and thorough overview as to the requirements needed in order to demonstrate that a property cannot be occupied successfully for a commercial activity"*, and will *"... be very helpful to applicants and assist them in knowing what is required in support of their application."*
- 5.3 Should Members resolve to recommend the document for approval for Development Management purposes, KCC suggest that the updated Guidance Note is circulated to a wide range of locally active Surveyors, Planning and Commercial Agents to make them fully aware of the procedures expected.
- 5.4 In addition, The Federation of Small Businesses (South Bucks and Aylesbury branch) commented that the document *"...goes a long way to retain employment where fit for purpose, and for re-development/alternative use of sites. The Marketing Report and Marketing Checklist will help with transparency and uniformity."*
- 5.5 Input was also sought from Thames Valley LEP and Bucks Business First (BBF) but none had been received at the time of writing.

6. Resources, Risk and Other Implications

- 6.1 The Guidance Note is not a statutory document and does not form part of the Development Plan for South Bucks. It is however a material consideration in the determination of planning applications and will continue to assist prospective applicants by providing further guidance on the Council's expectations in relation to fulfilling the requirements of Core Policy 10 - Employment.
- 6.2 The principal intention of the updated Guidance Note is to ensure that well functioning employment premises are not lost to other 'non-economic' uses. The main risk to this is posed by the introduction of recent amendments to the Town and Country Planning (General Permitted Development) Order 1995, which allow the conversion of B1a (office) uses to other uses without the need for express planning consent.
- 6.3 There remains a risk that any further future changes to Government policy and legislation may further weaken the Council's ability to protect employment sites from other uses.

7. Summary

- 7.1 The updated Guidance Note will assist applicants in interpreting the requirements of Core Policy 10. It has been updated to reflect recent changes to national policy and legislation and in response to matters arising through the implementation of the existing Guidance Note.

8. Recommendation

- 8.1 Members of the Sustainable Development PAG advise the Portfolio Holder to recommend that Cabinet approve the updated Guidance Note for Development Management purposes.

Officer Contact:	Andy Parry, Senior Planner (Policy) andrew.parry@southbucks.gov.uk Tel: 01895 837278
Background Papers:	G L Hearn "Employment Site Appraisals: Final Report" April 2013 http://www.southbucks.gov.uk/includes/documents/cm_docs/2013/f/1_final_report_south_bucks_09042013.pdf Guidance Note: Marketing Requirements in Relation to Core Policy 10 (Employment), SBDC, April 2011 http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/guidance_note.aspx

South Bucks District Council

**Guidance Note:
Implementation of
Core Policy 10 (Employment)**

August 2013

DRAFT



South Bucks
District Council

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Contents

1. Introduction and Policy Context	1
Purpose of this Guidance Note	1
National Planning Policy Framework (NPPF)	1
NPPF Conformity	2
South Bucks Core Strategy	2
Changes to ‘permitted development’ legislation.....	4
2. Important Employment Sites & Other Employment Sites.....	6
Important Employment Sites	6
Other Employment Sites	7
3. Redevelopment or re-use of employment sites/premises for alternative economic uses (non B Use Class)	8
4. Marketing Expectations	9
The Marketing Campaign.....	9
The Marketing Report	12
Appendix 1: Marketing Check List.....	14
Appendix 2: Glossary of Terms.....	16

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1. Introduction and Policy Context

Purpose of this Guidance Note

- 1.1 This document provides guidance for applicants seeking to address the requirements of Core Policy 10: Employment (in the adopted South Bucks Core Strategy). More specifically, it sets out the following;
- i) The planning policy context, in particular the conformity of Core Policy 10 with the National Planning Policy Framework (NPPF).
 - ii) How the Council will apply Core Policy 10 and this guidance note in light of changes introduced by the Government in May 2013 to the ‘permitted development’ legislation.
 - iii) How the Council will determine whether an employment site is considered ‘important’ for the purposes of Core Policy 10.
 - iv) The marketing evidence required to demonstrate that there is no reasonable prospect of a site being used for its permitted Use Class B purpose.
 - v) The Council’s approach to assessing the suitability of a site for alternative economic uses.
- 1.2 This guidance note is not a statutory document and does not form part of the Development Plan for South Bucks.

National Planning Policy Framework¹ (NPPF)

- 1.3 Paragraph 20 of the NPPF encourages local planning authorities to:
- “... plan proactively to meet the development needs of business and support an economy fit for the 21st century”.*
- 1.4 Further, paragraph 22 states that:
- “Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a being used for that purpose.”* It continues, *“...where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different uses to support sustainable local communities.”*

¹ Published 27th March 2012

NPPF Conformity

- 1.5 SBDC officers are of the view that Core Policy 10 of the Council's adopted Core Strategy is in broad conformity with the requirements of the NPPF.
- 1.6 Although the Council's Core Strategy was adopted more than 12 months before the NPPF came into effect, both documents adopt a similar approach to employment land and sites, which can be summarised as:
- i) Seeking to ensure sufficient land and floorspace is available to meet the needs of businesses; and
 - ii) Allowing the redevelopment of employment land (Use Class B) for alternative uses, where it has been demonstrated that there is no reasonable prospect of the site being used for its allocated (Use Class B) employment purpose.

South Bucks Core Strategy

- 1.7 The South Bucks Core Strategy was adopted in February 2011. One of the documents key strategic objectives is to "*Promote a balanced local economy in terms of jobs, skills and the labour supply, and support existing businesses and small start up businesses.*" The related Critical Success Factor seeks no overall net loss of employment floorspace on the important employment sites in the period to 2026.
- 1.8 Further, the employment strategy for South Bucks, as outlined in the Core Strategy aims to:
- Accommodate the needs of existing new businesses (whilst recognising the constraints imposed by Green Belt policy)
 - Support new business formation, helping to maintain the area's standing as the 'Entrepreneurial Heart of Britain'.
 - Encourage a greater proportion of people to live and work locally.
- 1.9 Core Policy 10 (Employment) outlines the Council's chosen approach to supporting local economic growth. It sets out how the Council will seek to maintain a supply of employment land and sites in the District, to support new and existing businesses and retain a local employment base. For ease of reference, the full policy wording is included below.

Core Policy 10: Employment

Important employment sites will be retained in employment use (B Use Class). A subsequent Development Management DPD will identify the important employment sites in South Bucks District.

There will be a general presumption that other employment sites (B Use Class) will also be retained in employment use (B Use Class). In limited circumstances, including where there is no reasonable prospect of a site being used for the permitted purpose, or where the site is creating significant amenity issues, the

priority will be for the site or premises to be reused or redeveloped (where appropriate) for an alternative economic use (i.e. a use which provides employment opportunities, generates wealth or produces an economic output or product).

The change of use of employment land and floorspace (B Use Class) to retail use (outside of the District and Local Centres defined in Core Policy 11) will only be permitted in limited circumstances - where there is evidence that the proposal would not have a significant adverse impact upon nearby District and Local Centres, and there are no sequentially preferable alternative sites available.

Should a significant imbalance between local job opportunities and the size of the resident workforce arise, the District Council will identify any employment land to be released for alternative uses, or the preferred location for new employment generating floorspace, through the LDF process.

New employment development will be accommodated in the District and Local Centres, on the Opportunity Sites and through appropriate intensification on existing employment sites excluded from the Green Belt, where there is good access by a variety of transport modes.

The Council will work with key stakeholders to improve access to high speed and next generation broadband throughout the District by supporting the provision of necessary new ICT infrastructure.

The Council will seek to increase the presence of high value and knowledge based businesses in South Bucks. Support will be given to small-scale and start-up businesses, by promoting and supporting home-working (where there is no adverse impact on residential amenity) and encouraging the provision of managed workspace. The Council will also support rural diversification schemes, providing they benefit the local community.

Further guidance on the application of this Core Policy will be provided in the Development Management DPD.

- 1.10 In endorsing the Council's approach to the protection of employment land in South Bucks District, the independent Inspector presiding over the Core Strategy Examination in Public (EiP) stated in her report that:

“(Para 32) Class B employment land² in the District is under pressure from more lucrative uses, particularly residential, and once lost would be difficult to replace especially in the Green Belt. It is right that CP10 protects existing Class B land, and affording a greater level of protection for more important sites, which are to be identified in a later DPD, is a valid approach.”

“(Para 33) There was much discussion of the role of the marketing test at the hearings. However I consider that it is right that the PPS4 test of “no reasonable prospect”, in other words the marketing exercise in terms of CP10, should be applied before the consideration of an alternative economic use which does not fall within the B Use Class. Otherwise, other

² Class B of the Town and Country Planning (Use Classes) Order 1987, as amended.

economic uses such as retail, hotel or care home accommodation could too readily supplant a B Class use on a site...”

Changes to ‘permitted development’ legislation

- 1.11 In May 2013, the Government introduced The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013³, which amends the Town and Country Planning (General Permitted Development) Order 1995. The changes allow for additional types of development to be undertaken without express planning consent from the Local Planning Authority. There are a number of changes which involve the B Use Classes and are therefore likely to affect the application of Core Policy 10 and this guidance note.

B1(a) Office to C3 (dwellinghouses)

- 1.12 Article 6(2) inserts new Class J into Part 3 (changes of use). Class J allows development consisting of a change of use of a building and any land within its curtilage falling within Class B(a) (Offices) of that Schedule to a use falling within Class C3 (dwellinghouses), subject to the location of the site and prior approval from the local planning authority on certain matters.
- 1.13 It should be emphasised that the above change to permitted development is a temporary provision in place until **30 May 2016**. It also applies only to changes of use from B1(a) to C3. The guidance note will therefore continue to be applied by the Council in the following circumstances:
- Applications for the change of any use of a site falling within any of the remaining B Use Classes (i.e. B1(b) &(c), B2 and B8)
 - Applications for change of use from B1 to C3 after 30 May 2016.
 - Applications involving a change of use from any use falling within B Use Classes and the partial or complete redevelopment of a site (including those from B1(a) to C3).
 - Applications where prior approval for a change of use from B1(a) to C3 has not been previously granted under Class J(2) of the Town and Country Planning (General Permitted Development) Order.

B1 (Business), C1 (Hotels), C2 (Residential Institutions), C2(a) (Secure Residential Institutions), D1 (Non-residential Institutions) and D2 (Assembly and Leisure) to a state-funded school

- 1.14 Article 6(2) also inserts new Class K, which allows change from a number of use classes, including B1, to a state funded school, subject to prior approval from the LPA on the issues of highways and transport impacts, contamination and noise. This is a permanent provision. For proposed changes from B1 to a state-funded school this guidance note will not apply.

³ Statutory Instrument 2013 No. 1101

An agricultural building (up to 500sqm) and land within its curtilage to a number of other 'flexible' uses; A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes) B1 (Business), B8 (Storage and Distribution), C1 (Hotels), and D2 (Assembly and Leisure).

- 1.15 Article 6(2) also inserts new Class M in to Part 3 (changes of use). This permits the change of use of agricultural buildings to a number of flexible uses, including B1 and B8. It only applies if the building has been in agricultural use since 3rd July 2012, or if the use began after this date, for at least 10 years. Subject to notification of the LPA, it is permitted for the building to change between flexible uses without express planning permission. In those instances which involve B1 and B8 uses, the Council will not be able to apply this guidance note.

The temporary use of a building and any land within its curtilage as a state funded school for a single academic year.

- 1.16 Article 7 inserts a new Class C into Part 4 which allows any building to change its use to a state funded school for a single period of one academic year, provided the building has been approved for use for school use by the relevant Minister, the Secretary of State responsible for schools. In cases where any such building falls into the B Use class, this guidance note could not be applied.

Buildings with A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (Business), D1 (Non-residential Institutions) and D2 (Assembly and Leisure) uses will be permitted to change use for a single continuous period of up to two years to A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes) and B1 (Business).

- 1.17 Article 7 also inserts new Class D into Part 4 of Schedule 2 which allows the change of use of buildings within a number of classes, including B1, to flexible uses falling within either class A1, A2, A3 or B1 for a continuous period of up to 2 years. This change only applies to change to a floor space of no more than 150sqm. Beyond this threshold, or once the 2 year period has expired, the Council will seek to apply this guidance note accordingly.

2. Important Employment Sites & Other Employment Sites

Important Employment Sites

- 2.1 Core Policy 10 outlines that important employment sites will be retained in employment use (B Use Class, Town and Country Planning (Use Classes) Order 1987 (as amended)).
- 2.2 CP10 states that the Development Management DPD (DM DPD) will identify the important employment sites in South Bucks District. Prior to the adoption of the DM DPD, the importance of a site will be determined on a case-by-case basis, taking into account evidence produced on behalf of the Council by consultants GL Hearn⁴.
- 2.3 In the light of this further study, the sites which the Council considers 'important' for the purposes of CP10, are set out in Table 1 below:

2.4

Table 1: Important Employment Sites in South Bucks

Site Name	Settlement
Grosvenor House	Beaconsfield
Grenville Court / Coach House	Burnham
24 Britwell Road	Burnham
The Priory	Burnham
Huntercombe Lane South	Burnham
Broadwater Park	Denham Green
Denham Media Park	Denham Green
Martin Baker Engineering	Denham Green
Uxbridge Business Park	New Denham
Rivermead, Oxford Road	New Denham
52 Oxford Road	New Denham
Chalfont House	Denham
Capswood Business Centre	Denham
Phoenix House	Denham
Ridgeway Trading Estate	Iver
Pinewood Studios	Iver
Pioneer House	Stoke Poges
Sefton Park	Stoke Poges
Stoke Court	Stoke Poges
Mill Lane	Taplow
Wexham Springs	Wexham

- 2.5 The important employment sites are those which are considered to play an essential function in terms of the economic prosperity of South Bucks District and its residents, now and in the future. They are sites which received top grading in at least two of the following categories within the GL Hearn assessment:

⁴ Employment Sites Study (GL Hearn, February 2013)

- the quality of the premises
- the number of jobs provided
- the ability to accommodate major or catalyst businesses
- the ability to accommodate knowledge-based activities
- whether a site supports new business start-ups
- whether there is potential for employment-led redevelopment.

Other Employment Sites

- 2.6 There is a general presumption that other (i.e. those not identified by the Council as ‘important’) employment sites (Use Class B) will also be retained in employment use (Use Class B). However, in limited circumstances, including where there is no reasonable prospect of a site being used for the permitted purpose, Core Policy 10 does allow for the site or premise to be reused or redeveloped for an alternative economic use (i.e. a use which provides employment opportunities, generates wealth or produces an economic output or product).
- 2.7 A footnote to Core Policy 10 explains that
- “...in seeking to demonstrate that there is no reasonable prospect of a site being used for the permitted purpose, the applicant will need to have undertaken a prolonged period of unsuccessful marketing, using details approved by the District Council”*
- 2.8 Section 4 of this guidance note seeks to assist prospective applicants by providing further guidance on the Council’s expectations - in terms of the length and form of any marketing campaign - when seeking to demonstrate no reasonable prospect.

3. Redevelopment or re-use of employment sites/premises for alternative economic uses (non B Use Class)

- 3.1 Core Policy 10 makes it clear that where applicants are able to provide evidence that there is no reasonable prospect of a site being retained in employment use (B Use Class) or where the site is creating significant amenity issues, **priority will be for the site or premises to be re-used or redeveloped for an alternative economic use** (i.e. a use which provides employment opportunities, generates wealth or produces an economic output or product).
- 3.2 The kinds of alternative economic uses the Council would expect an applicant to explore may be as follows:
- Specialist accommodation for the elderly and/or those with special needs
 - Hotels and other serviced accommodation
 - Retail
 - Leisure & Community uses
- 3.3 The Council expects that interest received during the Use Class B marketing campaign from any parties interesting in using the property for an alternative economic use, should be appropriately followed up.
- 3.4 If the applicant considers that a particular use would not be commercially viable or deliverable, it would be up to the applicant, via the marketing report, to demonstrate this.
- 3.5 Should the applicant wish to put forward a proposal for the redevelopment of a site/property (Use Class B) for a non-economic use (e.g. residential), the Council will first require **robust additional evidence** to demonstrate that the provision of **alternative economic uses** has been adequately explored.

4. Marketing Expectations

- 4.1 The Council will usually expect a marketing report to be submitted with any planning application involving the re-use or redevelopment of a Use Class B site for an alternative economic use. Applicants will be required to provide robust evidence⁵ that the relevant employment site or floorspace has been marketed for an appropriate period of time, that the form of the marketing has been appropriate, and that, despite best endeavours, no tenant (or purchaser) interested in using the site or floorspace for a Use Class B operation could be found.
- 4.2 It is important to emphasise that, whilst any marketing campaign undertaken in accordance with this Guidance Note will assist in demonstrating that there is no reasonable prospect of a site or premise being used for its permitted purpose, the Council will need to take into account all relevant material considerations in determining individual planning applications. The Council will consider factors such as the current market conditions at the time the application is made as well as the overall attractiveness and ability of the premises to meet modern business needs, when coming to a view on whether demand for a particular site is likely to revive in the future. Each case will therefore be assessed on its individual merits.
- 4.3 Furthermore, having satisfied the Council that there is no reasonable prospect of a site or premise being used for its permitted purpose, the Council will need to assess the suitability of the proposed alternative use, in light of the Development Plan and other relevant material considerations.

The Marketing Campaign

Early contact with the Council

- 4.4 The Council expects applicants considering re-using or redeveloping an employment site or property (in the B Use Class) to contact the Council at the earliest opportunity and where necessary make use of the Council's formal pre-application procedure⁶. This will enable both the Council and the applicant to establish the expectations of any marketing exercise from the outset and ensure that such marketing is undertaken to the satisfaction of the Council's officers - thus streamlining the process for all.

Campaign expectations

- 4.5 A good marketing campaign should seek to target potential occupiers via a range of different means. Any marketing exercise should be proportional to the size and characteristics of the premises or site.

⁵ Please note: a simple statement to accompany a planning application such as "*We have not received any substantial interest in the site over the last 12 months*" is insufficient and does not demonstrate to the Council that a thorough and comprehensive period of marketing has been undertaken.

⁶ Further details available at:
http://www.southbucks.gov.uk/environment_planning/planning/fees_for_advice_and_minor_amendments.asp
 x

Appendix

- 4.6 As a minimum, the Council will normally expect the following actions to form part of the marketing campaign:
- Property details should be made available and actively provided to a wide range of potential clients through a local commercial agent (for smaller sites or properties) or a larger commercial practice (for larger sites or properties). Details should include as a minimum ⁷:
 - Site plan demonstrating the full extent of the site
 - Site location map
 - A description of the site
 - Any existing parking arrangements/availability
 - Good quality internal and external photographs
 - The marketed use of the site/property - which should identify all options available to future site/property owners/lease holders (including, where appropriate, potential for refurbishment, redevelopment, sub-division etc)
 - Relevant dimensions - specifically gross internal floorspace
 - Any relevant restrictions, planning conditions or covenants
 - Any terms and conditions associated with the sale (i.e. leasehold/freehold etc)
 - Details of what measures will be undertaken in order to modernise /renew the premises should an occupier be found.
 - On-site / premises marketing boards should be displayed throughout the period in which the property is being marketed⁸. Dated photographs of marketing boards should be included in the marketing report.
 - Web-based marketing through relevant search engines. Dated evidence should be included in the marketing report. Possible websites include:
 - EGi Property Link - www.estatesgazette.com/propertylink
 - Rightmove - www.rightmove.co.uk
 - Movehut - www.movehut.co.uk
 - Focus - www.focusnet.co.uk
 - The property/site should also be listed on the Bucks Land and Property Database provided by Buckinghamshire Business First (BBF). For further information see www.bbf.uk.com/land-and-property-search. Dated evidence of this should be included in the marketing report.
 - Where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short-term lease in appropriate cases.
- 4.7 To provide assistance with this process, a marketing checklist is included in Appendix 1.

⁷ Where possible, the particulars to be used to market a site or property should be approved by the District Council, through pre-application discussion.

⁸ Unless it can be demonstrated (and explained in the marketing report) that this would have been detrimental to either the existing business occupier or to the marketing in general.

Marketing period

- 4.8 A vacant employment site or property will normally need to be marketed continuously for a **minimum period of 12 months**⁹. Applicants and the Council will need to take into account the prevailing economic climate and size of the employment site or property, in determining whether a longer marketing period would be appropriate.
- 4.9 If, after the first 6 months there has been little or no interest in the site/premises for its permitted Class B use, then the Council will expect applicants to demonstrate that during the second 6 month period of the campaign significant efforts have been made to reduce the price advertised and/or market the property for an alternative economic use (as outlined in Section 3, above).
- 4.10 Whilst the Council will not normally accept marketing evidence obtained whilst a premise or site is occupied, it may accept such evidence, where for example it can be clearly demonstrated (through the marketing report) that the premise or site was being occupied at a substantial loss to avoid the payment of empty rates.
- 4.11 Any marketing campaign should have concluded no more than 6 months prior to the submission of an application for an alternative use.

Price

- 4.12 The Council will expect that the premises / site should be marketed at a price and associated terms that are commensurate with market values. The price advertised should not take into account any potential the site may have for residential or other non-employment uses.
- As part of the marketing report, applicants should submit written statements from at least two commercial agents verifying that the price at which the site/premises has been advertised is realistic and reflects the market value for similar premises in the locality.
 - All information about price and terms should be provided in a format that enables easy comparison, using equivalent and comparable expressions of price per unit of floorspace. Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.
 - Where a property / site has been on the market for some time and no offers have come forward, the vendor will need to demonstrate in the marketing report that the price had been kept under review and reduced where necessary.

⁹ Whilst any marketing undertaken whilst a property is occupied will not normally contribute towards meeting this requirement (see the exception set out at paragraph 3.11), it may in due course provide further evidence that there is 'no reasonable prospect' of a site being used for its permitted purpose

The Marketing Report

- 4.13 In accordance with the Council's validation requirements, a comprehensive marketing report should be submitted with any planning application involving the re-use or redevelopment of a Use Class B site or premises. Failure to do so would make the application invalid.
- 4.14 The report should be prepared by a suitably qualified chartered surveyor.
- 4.15 The report should set out the details and results of the marketing campaign, addressing all of the matters set out in paragraphs 4.5 to 4.12 above. In addition the marketing report should include:
- Dated photographic evidence of sales boards
 - Dated evidence that the property/site should have been listed on relevant websites
 - A copy of the dated letter of instruction to the commercial agent and dated copies of the agent's property details, together with information as to whom (and when) the property details had been provided
 - Dated copies of any advertisements placed in target publications
 - Written statements from at least two commercial agents verifying that the price and terms at which the site/premises has been advertised is realistic and reflects the market for similar premises in the locality.
 - Details of any price changes made during the period of the marketing campaign, along with the reasons for this.
 - Details of the lease terms offered along with any changes made to the terms offered during the marketing period.
 - A log of enquiries throughout the period of the marketing campaign. This should record:
 - the date and nature of the enquiry (e.g. the type of business or individual enquiring)
 - how the enquirer found out about the premises
 - whether the enquiry resulted in a site visit, and
 - the reasons given for not pursuing an interest in the property.
 - All offers made for the site or premises, and the reasons why those offers were rejected.
 - Where the flow of enquiries has been limited or is decreasing, the marketing report should explain any measures taken to refresh the marketing campaign.
 - The marketing report should detail why, in the opinion of the commercial agent (or other specialist), the site has not been taken up for the use for which it was marketed.

- 4.16 In circumstances where proposals do not fully meet the requirements as set out in Section 4 of this guidance note, it will be for applicants to demonstrate through their marketing report that their marketing / advertising campaign was sufficiently wide-ranging; of adequate length; that the asking price and terms were realistic; and that specialists appropriate to the type of use were engaged.

Further Information

Please contact the Planning Policy team at South Bucks District Council for further information on 01895 837200 or e-mail LDF@southbucks.gov.uk.

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Appendix 1: Marketing Check List

		√?	Date
1.	Pre-Application		
	Has it been established whether or not the site / premises will require a period of marketing longer than the minimum 12 months?		
2.	Marketing Campaign <i>Have the following measures been undertaken?</i>		
	a) On-site / premises marketing boards displayed throughout the period in which the property is being marketed		
	b) Site / property registered on Bucks Land and Property Database		
	c) Web-based marketing through relevant search engines		
3.	Site particulars <i>Does the marketing material include the following information?</i>		
	a) Site plan demonstrating the full extent of the site		
	b) Site location map		
	c) A description of the site, including permitted use subject to planning permission		
	d) Any existing parking arrangements/availability		
	e) Good quality internal and external photographs		
	f) The marketed use of the site/property - which should identify all options available to future site/property owners (including, where appropriate, potential for refurbishment, redevelopment, sub-division etc)		
	g) Relevant dimensions - specifically gross internal floorspace		
	h) Any relevant restrictions, planning conditions or covenants		
	i) Known costs such as service charges, rateable values etc		
	j) Any terms and conditions associated with the sale (i.e. leasehold/freehold etc)		
	k) Details of what measures will be taken to modernise / upgrade the premises should an occupier be found.		
4.	Marketing Report <i>Does the marketing report include the following?</i>		
	a) Dated photographic evidence of sales boards		
	b) Dated evidence of advertisement within target publications, such as the Estates Gazette, local press and any publications produced by local business networks and support agencies (as a minimum on a quarterly basis)		
	c) A copy of the dated letter of instruction to the commercial agent and dated copies of the agent's property details together with information as to whom (and when) the property details had been provided		
	d) Written statements from at least two commercial agents verifying that the price and terms at which the site/premises has been advertised is realistic and reflects the market for similar premises in the locality.		
	e) Details of any price changes made during the period of the marketing campaign, along with the reasons for this		
	f) Details of the lease terms offered along with any changes made to the terms offered during the marketing period		
	g) A log of enquiries throughout the period of the marketing campaign. This should record;		

	<ul style="list-style-type: none"> • the date and nature of the enquiry (e.g. the type of business or individual enquiring) • how the enquirer found out about the premises • whether the enquiry resulted in a site visit, and • the reasons given for not pursuing the property. 		
	h) Any offers made for the site or premises, and the reason for the offer (or offers) being rejected		
	i) Measures taken to refresh the marketing campaign where required		
	j) Details of why, in the opinion of the agent (or other specialist), the site has not been taken up for the use for which it was marketed.		

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Appendix 2: Glossary of Terms

Alternative Economic Use

Defined in Core Policy 10 of the adopted Core Strategy as those non Use Class B uses which still provide for employment opportunities, generate wealth or produce an economic output or product. Examples would include retail, serviced accommodation such as a hotel, or specialist accommodation for the elderly.

Commercial agent

An intermediary usually appointed by a site/property owner, (or persons interested in purchasing a site/property) in order to negotiate the sale or purchase of the site/property in question.

Employment Use

Defined in the Schedule, Part B of the Town and Country Planning (Use Classes) Order 1987 (as amended) as those uses falling under the Class 'B' Uses. These include Business (B1), General Industrial (B2) and Storage and Distribution (B8).

Marketing Campaign

A proactive range of measures and actions designed to advertise a vacant site/property on the relevant market. A good marketing campaign should seek to target potential occupiers via a range of different means.

Marketing Report

A document, usually submitted in support of a planning application, which outlines the particulars used as part of the marketing campaign as well as the results of that campaign. Will include information such as; the price at which the site/property was marketed (and any subsequent changes in the price), the use and tenure for which it was marketed for; details of any interest and how this was followed up; and any measures used to refresh the marketing campaign.

Mixed Use

A development involving two or more different uses, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

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SUBJECT:	Aviation Update Report
REPORT OF:	Officer Management Team - Director of Services

1. Purpose of Report

- 1.1. Chiltern and South Bucks District Councils responded to the Government's consultation on the Draft Aviation Policy Framework in October 2012. This is a follow-up report outlining what has occurred since then for information purposes only.

2. Links to Council Policy Objectives

- 2.1. The future of aviation in the South East could have an impact on the health and well-being of residents by affecting air quality, levels of noise pollution and the flora and fauna of the District. This could have a direct impact on the Council's corporate aim of delivering Health and Wellbeing.
- 2.2. The Government has stated that Councils must safeguard land which may be needed to develop infrastructure for airports, including that needed for surface transportation. This has a direct impact on the local plan and therefore the following corporate aims: a Thriving Economy and Sustainable Environment and indirect impacts on both Health and Wellbeing and Cohesive and Strong Communities.

3. Background

- 3.1. One of the Government's primary objectives is to achieve long term growth, with the aviation sector being seen as a valued contributor to this aim. The Government supports the growth of the aviation sector within a framework which maintains a balance between the benefits of aviation and its costs, in particular climate change and noise.
- 3.2. Following consultation on the Draft Aviation Policy Framework, a final Framework was published in March 2013. This update briefly outlines the changes made to the Framework following consultation in section 4 below.
- 3.3. The Government set up an Airports Commission in autumn 2012, chaired by Sir Howard Davies. This Commission has been tasked with submitting a report to the government by the end of 2013, identifying and recommending options for maintaining the UK's status as an international hub for aviation and immediate actions to improve the use of existing runway capacity in the next 5 years. A final report is to be submitted to the government by summer 2015 assessing the environmental, economic and social costs and benefits of various solutions to increase airport capacity.
- 3.4. Recognising that proposals to expand aviation capacity in the South East will not be published until after the next general election in 2015, the Parliamentary Select Committee on Transport conducted their own inquiry to examine the Government's aviation strategy. This inquiry focused on aviation capacity in the UK, and the report was published on 28th May 2013 and 3rd June 2013. It was considered by the Department of Transport on behalf of the Government and responded to via a report published on 22nd July 2013. Highlights are included within this update in section 5 below.
- 3.5. Following publication of the Select Committee for Transport's report, interested parties published their own views for expansion of air capacity, with the Mayor of London's "Why the UK needs a new hub airport" booklet championing a new hub to the east of London and

London Heathrow Airport publishing “A new approach”, outlining plans for a fourth runway in addition to the proposed third runway.

4. Aviation Policy Framework update.

- 4.1 The Aviation Framework response was sent in October 2012 by both Chiltern and South Bucks Councils. In March 2013, the Government published a report summarising the changes to the Framework following consultation together with the final Framework, which supports the HS2 link to Heathrow. The main areas of change to the Policy are outlined below.
- 4.2 The executive summary now refers to the Airports Commission, outlining how the Commission will interact with the Framework.
- 4.3 The evidence in support of the growth of aviation was enhanced following consultation response information.
- 4.4 Fifth freedom rights (the ability to pick up passengers in a country other than the airline’s host country and carry them to a third country) and unilateral access to UK airports for bilateral partners has also been confirmed. The Council’s response warned against fifth freedom rights as they could have the effect of introducing older, noisier and more polluting aircraft, for instance by increasing the proportion of African and South American owned aircraft (which tend to be older aircraft types) calling into the UK on their way to a third country. Additionally, Luton currently has no significant controls over night movements. Therefore if the fifth freedom rights are put into play, then there is significant potential for noisier, heavier, less efficient aircraft at Luton with no control on their operating schedule.
- 4.5 The Framework includes reference to rail links, particularly the new link between the Great Western Main Line to Heathrow and support in principle for the High Speed Rail Heathrow spur.
- 4.6 All comments contained in the consultation relating to expansion of capacity have been referred to the Airports Commission.
- 4.7 Climate Change impacts remain similar to the original draft, with added information on what airports are doing to mitigate the impact of climate change, including a new biofuel plant at Heathrow by 2015. Since then, there have been two developments: the European Commission has proposed a “freeze” on international emissions for one year, emissions targets will only apply to intra-European flights during that time, to allow more time for an international deal on emissions to be made; the Government has deferred its decision on whether or not to include aviation emissions in national carbon emissions until 2016.
- 4.8 It was noted that it is not possible to tax aviation fuel due to international obligations, including Air Service Agreements with over 150 different countries and the 1944 Chicago Convention.
- 4.9 The chapter on noise and other local environment impacts has been simplified and shortened. It confirms existing noise regulations. There was no consensus on the average daytime noise levels with local airports and businesses supporting the status quo and local authorities and environmental groups supporting the lowering of this level. The final Policy confirms existing levels but calls for better monitoring so that trends can be assessed. Further work is to be carried out in this area, either by the Department for Transport, its Aircraft Noise Management Advisory Committee, the Civil Aviation Authority (CAA) or the Airports Commission.
- 4.10 The Framework calls for airport compensation schemes which have been in place for some years to be revisited, to ensure they remain reasonable and proportionate.

- 4.11 There has been no change to general aviation and helicopter movements, and none towards the regulation of environmental impacts.
- 4.12 Chapter six, relating to planning, has been clarified as some responses suggested that it could include more information on what elements of aviation and planning policy are reserved or devolved across the UK. There is also a more explicit reference to the status of the Aviation Policy Framework in the planning system, as some consultation responses suggested that this was not clear.

5. Transport Select Committee Aviation Strategy report and Department of Transport's response - highlights.

- 5.1 Both the Select Committee and the Government agree that growth in demand for air travel is "inevitable". The Select Committee wish to bring forward a decision on increasing air capacity, the Government believes this needs careful consideration hence the establishment of an independent Airports Commission.

- 5.2 The Select Committee recommend reductions in emissions via less stacking of aircraft and "cleaner" ground transportation. The Government say that stacking is being looked at by National Air Traffic Services (NATS) and will be reviewed by the Airports Commission, whilst other emission levels comply with European Union regulations.

The implication of changes to stacking remains critical to both Chiltern and South Bucks and therefore the Councils will monitor developments closely.

- 5.3 The Committee recommend against a new hub airport to the east of London and a split hub airport, proposing instead that Gatwick have a second runway and Heathrow have 2 further runways. The Government's response is that it does not wish to pre-empt the work of the Airports commission, which is looking at the long term future of air capacity, due to be published after the next general election on 2015.

- 5.4 The Committee recommended that aircraft noise be reduce through development of quieter aircraft and taking out older, noisier aircraft earlier. The Government response was that an agreement in February 2013 means that all aircraft certificated after 30th December 2017 must meet a new standard for noise, this together with the Aviation Policy Framework's proposal that airports should consider using differential landing charges to incentivise quieter aircraft. The Department for Transport has asked the Civil Aviation Authority (CAA) to investigate the use of these charges and the CAA will be publishing their findings later this year.

- 5.5 The Select Committee recommend that the Government develop a coherent strategy to improve road and rail access to the UK's major airports. As part of this, an assessment should be made of the surface access requirements from the growth of aviation, and in particular, the changes to surface access infrastructure that will be necessary if Heathrow expands. Also, the Select Committee recommended that Heathrow be allowed to expand, including ensuring that the High Speed 2 rail network serves Heathrow. The Government's response was to defer this until after the Airports Commission reports in 2015.

- 5.6 It is recommend that the Civil Aviation Authority immediately review existing flight paths and landing angles to reduce noise pollution, especially over London.

Chiltern and South Bucks Councils will therefore continue to monitor and respond to both the Future Airspace Strategy development and London Airspace Management Programme (LAMP).

6. Resources, Risk and Other Implications

- Financial** - there could be financial implications if it is decided to lobby the Airports Commission.
- Legal** - the Aviation Policy Framework places a duty onto planning authorities to safeguard land required for future airport expansion, including surface links. With so much uncertainty around rail links to Heathrow and the possible expansion of Heathrow and Luton airports, it is unclear as to the extent of this duty and how it can be executed.
- Risks** - there is a risk that the Government's Aviation and Airports Policy will threaten the Councils' objective of delivering a sustainable environment. Should Heathrow expansion go ahead it increases the likelihood of the Heathrow link to the High Speed 2 railway being built.
- Equalities** - the impact on residents is likely to affect everyone without targeting any particular group.
- Environment and Health implications**
- the Government's Aviation and Airports Policy could increase noise and air pollution, which may adversely impact on the environment and health of SBDC's residents.

7. Summary

7.1. Policy Advisory Group members to note this report.

Officer Contact:	<p>Laura Campbell, SBDC Policy Officer, 01895 837236</p> <p>Ben Coakley, CDC Principal Strategic Environment Officer, extension 01494 732060</p>
Background Papers:	<p>Aviation Policy Framework: https://www.gov.uk/government/publications/aviation-policy-framework</p> <p>Parliamentary Transport Committee report and Department for Transport response: http://www.parliament.uk/business/committees/committees-a-z/commons-select/transport-committee/inquiries/parliament-2010/aviation/</p> <p>Airports Commission web site: https://www.gov.uk/government/organisations/airports-commission/about</p>