



# Local Development Scheme

December 2020 – December 2023

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# 1. Summary

## What is the Local Development Scheme?

The Buckinghamshire Local Development Scheme (LDS) sets out our work programme for the main planning policy documents we aim to prepare over the next three years. These documents form part of the [Development Plan](#) for Buckinghamshire. The LDS explains:

- what local plans we will work on
- what will be in the plans and where they will apply
- how long it will take us to prepare the plans
- what kind of plans they are

## The development plan for Buckinghamshire

The Development Plan for Buckinghamshire currently includes all current Local Plans and Core Strategies; the Minerals and Waste Local Plan; and any ‘made’ Neighbourhood Development Plans (NDPs).

In Buckinghamshire there are a number of NDPs already ‘made’, and there are some NDPs in preparation. These are listed below.

## Our work programme

These are the plans we intend to work on:

- We will begin work on the Buckinghamshire Local Plan
- We will complete the Vale of Aylesbury Local Plan (VALP) process

The time table for these plans is summarised below.

As well as these Plans, we prepare other plans and policy documents. The detail on these is not in this Local Development Scheme, notably:

- Statement of Community Involvement (SCI), which is currently being prepared

- Supplementary Planning Documents (SPDs)
- Community Infrastructure Levy (CIL)

## 2. Introduction and context

This Local Development Scheme (LDS) sets out the key planning policy documents that the Council will produce over the next three years or so.

We've also added some background information about what goes into preparing a plan.

This LDS was approved and brought into effect by the Council on **dd mmm**  
**yyyy**. Because we expect significant reform to the plan-making process, we will keep the LDS under review so that we can respond to changes as and when they become firmer and clearer. We will report our progress against the milestones in the Authority Monitoring Report. We'll also highlight any issues that may need us to update the LDS.

### 3. Our current Plans and documents

Buckinghamshire Council came into effect on 1 April 2020, bringing together the former Buckinghamshire County Council, and the four District Councils of Aylesbury Vale, Chiltern, South Bucks and Wycombe. As a result, it has inherited all the development plan documents of the legacy councils.

These documents are still relevant to the former District areas as we use them to make planning decisions within those areas. The current status of the plans for the different areas is as follows.

#### Aylesbury Vale

- Vale of Aylesbury Local Plan (to 2033), Currently at Examination in Public, this will supersede the 2004 Local Plan
- Aylesbury Vale District Local Plan adopted 2004

#### Wycombe

- Wycombe: Local Plan (to 2033) adopted 2019
- Delivery and Site Allocations plan, adopted 2013

#### Chiltern and South Bucks

- Publication Version Chiltern and South Bucks Local Plan (to 2036) – withdrawn.
- Extant Local Plan documents for Chiltern are the Local Plan (1997) and Core Strategy (2011), and for South Bucks, the Local Plan (1999) and Core Strategy (2011).

#### Buckinghamshire

The Buckinghamshire Minerals and Waste Local Plan (to 2036), adopted 2019, applies to the whole council area.

In addition to these Plans, other plans and policy documents are prepared, the details of which are not specified in this Local Development Scheme, notably the following.

#### Statement of Community Involvement (SCI)

This is currently being prepared. This sets out how the Council will involve anyone who has an interest in planning matters.

#### Supplementary Planning Documents (SPDs)

SPDs contain additional detail on how the Local Planning Authority will interpret and apply specific policies in its Development Plan. Any guidance contained in an SPD must not conflict with the adopted Development Plan but be linked to a Development Plan policy. Information on which SPDs the Council will prepare in the near future will be included on the council website as and when appropriate.

#### [Community Infrastructure Levy \(CIL\)](#).

CIL is a charge which can be levied by local authorities on new development in their area. A CIL charging schedule has been adopted in Wycombe, Chiltern and South Bucks areas. The situation in Aylesbury Vale is under review following the Planning White Paper's proposal to abolish CIL.

There are no local plans/development plan documents that the Council intends to produce jointly with other authorities.

## 4. Plans we will work on

In this section we give more detail about the local plans (i.e. development plan documents) we aim to prepare and the key stages they will go through.

We will:

- Begin work on the Buckinghamshire Local Plan
- Complete the Vale of Aylesbury Local Plan (VALP) process

We must produce a local plan within five years of vesting day and we are keen to make a start. However, in August 2020, the Government published a [Planning White Paper](#) (PWP) which has introduced significant uncertainty as to the timing and scope of a local plan for the new Council.

While we wait for more detail and certainty over the proposed changes, we aim to do some preparation for the plan which is more likely to comply with later updates to the planning system. We intend to start talking to people about the ambitions and issues where a local plan could make a difference.

Below, we briefly describe what each Plan will cover and the timing of the steps we'll take to prepare them. We say what area of the county each document covers, and how we will produce them.

### 4.1. Vale of Aylesbury Local Plan

The Vale of Aylesbury Local Plan (VALP) is a local plan that covers the area of the former Aylesbury Vale District. It will be part of the development plan.

It will set the spatial strategy for the area up to 2033. It will show where and how much growth can happen across the area. It will set the rules for managing development and show what sites can be developed.

The Plan is being prepared to comply with the laws that currently apply to local plans. It is a 'transition plan' in relation to the application of paragraph 214 of the [National Planning Policy Framework](#). Because it was submitted for Examination on or before 24 January 2019, it is being examined against the policies in the [previous Framework \(2012\)](#).

## Timetable for Vale of Aylesbury Local Plan

This assumes that the Council will consult on further modifications over Christmas 2020/1 and arrange further hearings in March 2021, but the VALP Inspector has not yet decided whether further hearings will be needed.

1. Initial scope of the plan (Reg 18) – April/May 2014
2. Issues and options – October/December 2015
3. Draft Plan – July/September 2016
4. Proposed Submission Publication (Regulation 19) – November/December 2017
5. Submission (Regulation 20) – February 2018
6. Examination commences March 2018, hearings occur July 2018
7. Inspector's Initial conclusions – August 2018, finalised initial conclusions March 2019
8. Modifications consultation November – December 2019
9. Further modifications consultation December 2020 – January 2021 (estimated)
10. Further hearings (if needed) – March 2021
11. Adoption (estimated) – June 2021

## 4.2. Buckinghamshire Local Plan

We must have a new Buckinghamshire-wide local plan in place by April 2025.

This local plan will cover the whole of the Buckinghamshire Council area, for the period up to 2040. It will be part of the development plan.

What we will need to say in the Plan will rely on the detail which the Government has yet to provide in the form of new laws, policy and guidance. We are expecting these to follow on from the reforms set out in the Planning White Paper.

Based on the Planning White Paper, at this stage we think that the Plan is likely to include:

- A vision and ambitions/objectives for the development of the area
- A spatial development strategy

- Plans setting out zones for growth areas, renewal areas and areas for protection
- Detailed rules (policies) for the individual zones, including specific requirements for the development of growth areas and renewal areas.

We will prepare a more detailed timetable once we know more about the new laws, policy and guidance nationally. This could be more than twelve months away, so during 2021 we plan to do some work to gather evidence for the Plan, and to start a conversation about the key issues and ambitions for the Plan.

Once we are working under the new laws, we expect the formal plan process to run (indicatively) from 2022 to 2024.

The later stages of the Plan process, including publication, submission and Examination in Public could take place during 2024 and perhaps into early 2025.

Based on the Planning White Paper, we are proposing to follow these stages:

Stage 1: Plan Shaping

Stage 2: Plan Preparation

- Stage 2A: Evidence Gathering
- Stage 2B: Plan Writing

Stage 3: Submission and Consultation

Stage 4: Examination

Stage 5: Plan Finalised

## 5. Background and supporting information

This section sets out the key inputs to the preparation of local plans.

### Strategic Policy Context

We use the following to guide us on the strategic policy context:

- The [National Planning Policy Framework](#), the [National Planning Policy for Waste](#) and the on line national [Planning Practice Guidance](#)
- The Council's [Corporate Plan](#)
- A range of other strategies prepared either by the Council, or by partner organisations that need to be taken into account in the preparation of local plans.

### Technical Studies

It is important that we have a robust but proportionate technical evidence base to inform the development of local plans and their proposals. This can include studies on different areas and different topics, and also currently needs to include a [sustainability appraisal](#).

### Community and Stakeholder Feedback

It is important that we have good conversations with the community and stakeholders about what goes into local plans. The Statement of Community Involvement, which we're working on now, sets out the way that we aim to do this. It is important that these conversations have the right depth and focus, matching the scale of the issues and proposals being considered.

### Approval of plans

Formal approval of final documents takes place via Cabinet and Council. Formal Member scrutiny of emerging proposals happens through the [Select Committees](#), as appropriate.

## Monitoring

The Council's Monitoring Report will provide an annual update on progress in preparing plans against the key milestones in this LDS. We will highlight any issues that may trigger the need for a review of the LDS. It is likely we will review this LDS once we know more from the Government on its proposals for reform to the local plans system as outlined in the [Planning White Paper](#) and on when those reforms will come into force.

## 6. Neighbourhood Development Plans

[Neighbourhood Development Plans](#) (NDPs) can be prepared by local communities for local areas such as parishes or specifically defined areas in mainly urban areas. When approved, or ‘made’, these form part of the statutory development plan for the area.

It is up to local communities to choose to prepare an NDP if they wish, not the Council. This is optional –communities do not have to prepare a plan. However, we have a duty to support communities in preparing any plan and we lead on the later stages in terms of arranging the examination and referendum.

The following sections set out the status of NDPs across Buckinghamshire, as at December 2020.

### 6.1. ‘Made’ NDPs

Aylesbury Vale Area:

Aston Clinton; Buckingham; Buckland; Cheddington; Edlesborough; Great Horwood; Haddenham; Ivinghoe; Long Crendon; Marsh Gibbon; Pitstone; Quainton; Steeple Claydon; Slapton; Waddesdon; Wendover; Weston Turville; Wing; Wingrave with Rowsham; Winslow; Worminghall

Chiltern Area:

Chalfont St Giles; Chalfont St Peter

South Bucks Area:

No ‘made’ NDPs at present

Wycombe Area:

Bledlow-cum-Saunderton; Daws Hill; Longwick-cum-Ilmer

## 6.2. NDPs under preparation

### Aylesbury Vale Area

Aston Abbots; Bierton with Broughton; Calvert Green; Chilton; Cuddington; Dinton with Ford and Upton; Drayton Parslow; Granborough; Halton; Ickford; Maids Moreton; Mursley; Newton Longville; North Marston; Padbury; Stewkley; Stoke Mandeville; Westbury

### Chiltern Area:

Chesham; Seer Green

### South Bucks Area:

Burnham; Denham Parish; Farnham Royal; Fulmer; Gerrards Cross; Hedgerley; Iver; Taplow

### Wycombe Area:

Great and Little Kimble-cum-Marsh; Wooburn and Bourne End