

Vale of Aylesbury Local Plan Parish/Town Council Seminar October 2017

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Main aims of today

- Overview of what VALP does
- VALP from a legal perspective
- VALP from a soundness perspective
- Weight to be given to VALP now and going forward
- Demonstration of consultation software

The story so far

- Scoping consultation took place in 2014
- Issues and Options document published for consultation in 2015 – around 4,500 comments received
- Draft Plan published for comment in 2016 – around 5,000 comments received
- Wherever possible we take comments into account when preparing the plan

Duty to co-operate update

- MoU with other Bucks local planning authorities signed
- Unmet need to be accommodated in Aylesbury Vale agreed as:

Chiltern/South Bucks	5,750
Wycombe	2,250
- No indication of unmet need from other areas to be allocated for in this plan, although duty to co-operate discussions will continue with all relevant authorities

Housing numbers

- 28,830 new homes to be delivered during Plan period which includes a 5.2% buffer on top of the figure of 27,400 (our housing need plus unmet need)
- Over half already committed (14,871)
- Around 13,000 new homes allocated in the Plan
- 7,810 to be allocated at Aylesbury Garden Town
- 2,750 allocated at other strategic settlements including 1,000 at RAF Halton
- 1,885 allocated at Salden Chase
- 308 allocated in larger villages
- 274 allocated in medium villages
- Windfall accounts for 962 homes

Neighbourhood Plans

- The national planning policy framework sets out that Local Plans should set out the strategic direction for growth with NPs reflecting those strategic policies/allocations
- Where the level of development in a NP enables the council to meet its strategic housing need, no further sites are allocated in VALP
- In Strategic Settlements – the most sustainable locations in the District – housing figures differ from those in NPs

Settlement Hierarchy and site allocations

- The strategy for development reflects the size and character of settlements
- The Settlement Hierarchy document ranks all settlements in order of their sustainability after considering settlement size, connectivity, employment opportunities and facilities and services
- The SH document has been consulted on and changes made as a result
- Allocations for each settlement are made based on the capacity of each settlement to accommodate growth, rather than a blanket percentage increase

Site allocation process

- HELAA is the starting point
- Contact developers to check deliverability/availability
- Workshops with internal consultees and discussions with BCC highways
- Sites assessed against sustainability objectives
- Further detailed landscape assessment
- SFRA, water cycle study and sequential test
- Infrastructure requirements
- Cumulative impact assessment at Aylesbury

Spatial Strategy

- Aylesbury Garden Town sites are a combination of smaller developments at sites within the existing urban area and major new extensions to the town
- The Plan sets out the vision for Aylesbury Garden Town as well as a series of design and delivery principles which all new development at Aylesbury must adhere to

Spatial Strategy

- Buckingham sites include the NP reserve sites, and two additional HELAA suitable sites
- Haddenham – allocating a site that was partly allocated in the NP (that is not yet committed) and one additional HELAA suitable site
- Winslow – one site allocated over and above the NP

Spatial Strategy

- At larger villages, no sites are allocated at Aston Clinton (due to high levels of commitments/completions and no additional school capacity) and Stoke Mandeville (due to its proximity to Aylesbury Garden Town)
- At larger villages, where a NP has reached an advanced stage (but not yet made) we are allocating the neighbourhood plan sites

Spatial Strategy

- This means that the only villages with ‘new’ allocations are Stone (10) and Whitchurch (22)
- At medium villages, the HELAA is the starting point but allocations are not made in all medium villages
- Medium villages – allocations made at Cuddington, Ickford, Maids Moreton, Marsh Gibbon, Newton Longville and Quainton

Spatial Strategy

- Smaller villages – no allocations made. There will still be development in smaller villages – through ‘windfall’ and any sites allocated in NPs
- In other settlements permission for new homes will only be granted for one or two homes – infilling small gaps


Sustainability Appraisal

- The Sustainability Appraisal (SA) considers the likely effects of VALP, with a view to avoiding and mitigating adverse effects and maximising the positives
- The SA framework is a series of objectives against which the plan is measured – including climate change, community, economy, housing, landscape and transport
- Part 1 considers the reasonable spatial strategy alternatives and concludes that the chosen spatial strategy is the most sustainable
- Part 2 considers the policies in VALP and concludes that the Plan performs well in terms of a number of sustainability objectives

Other evidence

- VALP is underpinned by a large number of evidence studies including assessments of viability, flood risk, landscape, housing and employment requirements, retail capacity, green belt and housing delivery
- They are all available on the website and will form part of what is submitted for examination
- Another key piece of work is the Infrastructure Delivery Plan (IDP). Produced in partnership with critical infrastructure providers, this sets out all necessary infrastructure required to support the allocations in the Plan

Supporting the Implementation of the Local Plan

- Statutory Authority for Highways, Education, Flood and Waste Planning
 - Responsible for ensure sufficient infrastructure to support the growth across the County.
 - **How we get involved:**
 - Statutory Consultee on Local Plans
 - Project Boards (e.g. Garden Town)
 - Pre-app, Planning applications and Planning Performance Agreements
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Infrastructure Provision

- The VALP aims to ensure that there is sufficient and appropriate infrastructure to meet future needs through the IDP.
- **Policy S5** Infrastructure sets out that all new development must provide appropriate on and off site infrastructure in accordance with the IDP. This policy will be a consideration in the assessment of planning applications by the County Council as a statutory consultee in terms of highways, education and flood.

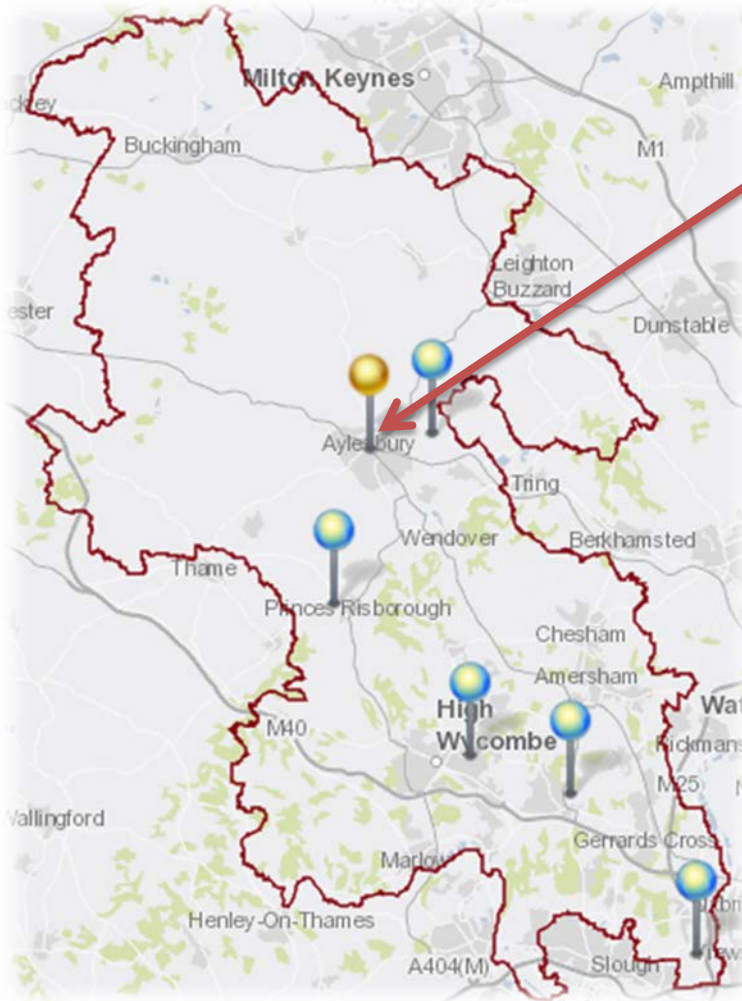


Securing Infrastructure

- **Through the Planning Process:**
 - Section 106 – Developer contributions
 - Section 278 – Works in Kind
- **Alternative funding streams:**
 - Capital Programme e.g. schools
 - Infrastructure bids to central government in partnership with BTVLEP (LGF, HIF)



Housing Infrastructure Fund – Bids Submitted 28th September 2017



'Forward Funding' Bid – Over £200m Aylesbury Garden Town

With support from across BCC and AVDC, TEE Growth and Strategy recently led on submission of an expression of interest application to government for over £200m to support Aylesbury Garden Town, including:

- Completing the Aylesbury Ring Road,
- Highways improvements on A41 and B4443,
- Three new schools,
- New waste facilities,
- Additional energy capacity,
- Land assembly for future development
- Flood mitigation and attenuation
- Green sustainable transport infrastructure

Approach to the green belt

- Joint Green Belt assessment indicated potential locations for development where Green Belt purposes weren't strongly met but exceptional circumstances still required
- Two sites suggested for release in draft plan at Wendover and Halton Camp, but now that housing numbers are lower and closure of Camp has been announced the justification for release has disappeared
- Additional area of Green Belt still proposed west of Leighton Linlade

Traveller site allocations

- Joint Traveller Assessment shows a small number that fit definition in AVDC but very large number that remain undefined
- Advice that unknowns cannot be arbitrarily excluded from need
- Aim is to allocate sufficient to meet ten years need including unknowns and meet guidance and sufficient sites exist to do this
- Numbers will then be reassessed during review when aim will be to reduce unknowns
- DCLG have suggested that traveller guidance may be rolled into new NPPF and made more usable

Employment

- The forecast employment requirement for the district is 27ha
- We have a supply of over 100ha (excluding the Arla/Woodlands part of the Enterprise Zone and site allocations not yet consented)
- Neighbouring authorities have a shortfall and there is a need to provide for sufficient employment land within the wider Functional Market Area, so our surplus will play a crucial role in helping to make up for this shortfall

Aylesbury town centre and retail

- Key retail locations such as Aylesbury town centre need to develop to meet the needs of the expanding population
- The Plan allocates two areas for mixed use redevelopment in Aylesbury town centre
- New local centres are to be provided as part of major development schemes
- The plan contains policies to protect and enhance existing town and village centres, and takes account of town centre development allocated in the Buckingham Neighbourhood Plan

Other policies in the plan

- General housing policies including affordable housing, self/custom build housing and housing mix
- General economy policies including protection of key employment sites and a policy covering Silverstone
- Transport policies including electric vehicle infrastructure
- Built environment policies including heritage assets, design of new development

Other policies in the plan

- Natural environment policies including biodiversity, landscape, local green spaces and pollution / noise
- Countryside policies including conversion of rural buildings, renewable energy and public rights of way
- Detailed infrastructure policies including green infrastructure, sport and recreation, community facilities, flooding and telecommunications

What next?

- Cabinet Tuesday 10 October
- Council Wednesday 18 October
- Publication of the Plan for public comment running from 2 November to 14 December (six weeks)
- Comments collated during December and January and document and evidence submitted for examination in January
- Examination sessions commence in spring?
- Adoption later in 2018?

Publication

- The Plan will be published on the website, and paper copies made available here and at libraries
- We have a new online consultation system which allows customers to view and save comments part way through, and each respondent gets an individual email setting out their comments to ensure clarity in the process
- Comments need to focus on soundness and/or legal compliance at this stage
- Guidance notes to explain the process will be available

- VALP – legal compliance and soundness
(Susan Kitchen, Corporate Planner)
- Q&A (all)
- VALP and the weight to be given to it at this stage (Susan Kitchen, Corporate Planner)

Consultation platform

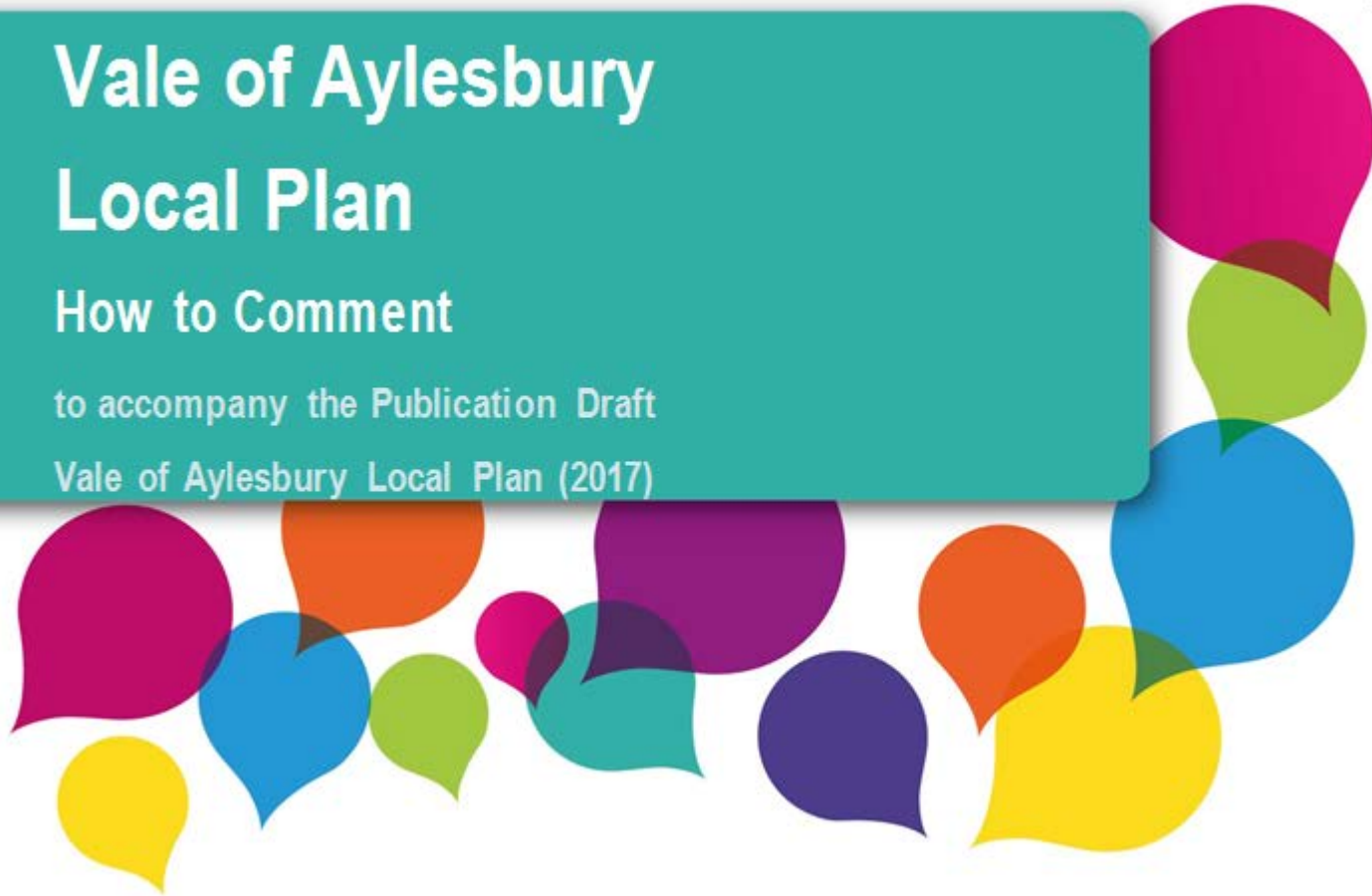


Vale of Aylesbury Local Plan

How to Comment

to accompany the Publication Draft

Vale of Aylesbury Local Plan (2017)



A New Way to Comment

Why are we using a new system..

- Allows the Council to process your representations in a more efficient cost saving way.
- Assists in the examination process.
- User friendly.
- Accessibility – assistance where consultees are not able to use the online platform.
- Questions are specific for consultees to comment on the legal soundness of the plan.
- Support and guidance materials will be provided

Demo

Next steps

- We will be writing to all those registered on our consultee database inviting them to register on the new system before the consultation starts.
- We will provide a guidance document directly to you which will also be on our website.
- We will also write to you before the consultation is open to confirm dates and information.
- Support is available for those that require it.

Questions ?