



Vale of Aylesbury Local Plan

VALP Briefing To Town and Parish Councils

November 14th 2016



Aims for the evening

- **To briefly update on the outcomes of the Draft VALP consultation**
- **To give an update on the latest situation on unmet need**
- **To debate the scenarios available in the context of the latest on unmet need**
- **To outline the revised VALP timetable**

Draft VALP Consultation

- **Almost 1,600 representations received which is double the response received at issues and options stage.**
- **The representations contain over 5,000 responses.**
- **The Council will be publishing a summary of the representations.**
- **The summary is being dealt with by outside consultants and should be available this week**
- **An officer response will be produced but this will not set out proposed revisions to VALP**

Most common responses

- **Unmet need should not be accepted,**
- **A new settlement is not needed,**
- **Land should not be removed from the Green Belt,**
- **There will not be enough infrastructure,**
- **Too much development in the villages,**
- **More land should be allocated at Aylesbury,**
- **Neighbourhood plans should be adhered to,**
- **Proposals will destroy the Vale's environment.**

Latest on unmet need

- **HEDNA has been revised and has lowered the AVDC requirement by 2,000 dwellings.**
- **The revision has also lowered Wycombe's need by 2,200.**
- **Chiltern & S Bucks Green Belt Preferred Options increases their capacity by 1,200.**
- **Further work by Wycombe has further increased their capacity by 1,200.**
- **The net effect is that Aylesbury Vale's overall need is now 26,800 or 1,340 per annum.**



Implications of the new figures

- **The strategy from the draft VALP will need to be significantly revised**
- **Based on responses the following scenarios have been suggested :**
 - Vary the amount of development around Aylesbury
 - Vary development at the villages and other strategic settlements
 - Remove, retain or increase the new settlement options
 - Remove all, reduce or retain development adjacent to Milton Keynes

Revised timetable

- **VALP Scrutiny 6th March 2017**
- **Cabinet 7th March 2017**
- **Council 29th March 2017**
- **Pre submission consultation – April / May 2017**
- **Submission – June 2017**
- **Examination – Summer / Autumn 2017**
- **Examiner's report – November 2017**
- **Adoption – December 2017**



Proposed further work

- A number of scenarios need to be devised and assessed to determine the new strategy,
- Those options and the strategy need to be subject to sustainability appraisal,
- Detailed work on the sites needs to be undertaken to establish deliverability,
- Revised development management policies will need to be developed, and
- Evidence will need to be finalised to ensure soundness.

Tests of Soundness

To be found sound a Local Plan must be:

Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.