

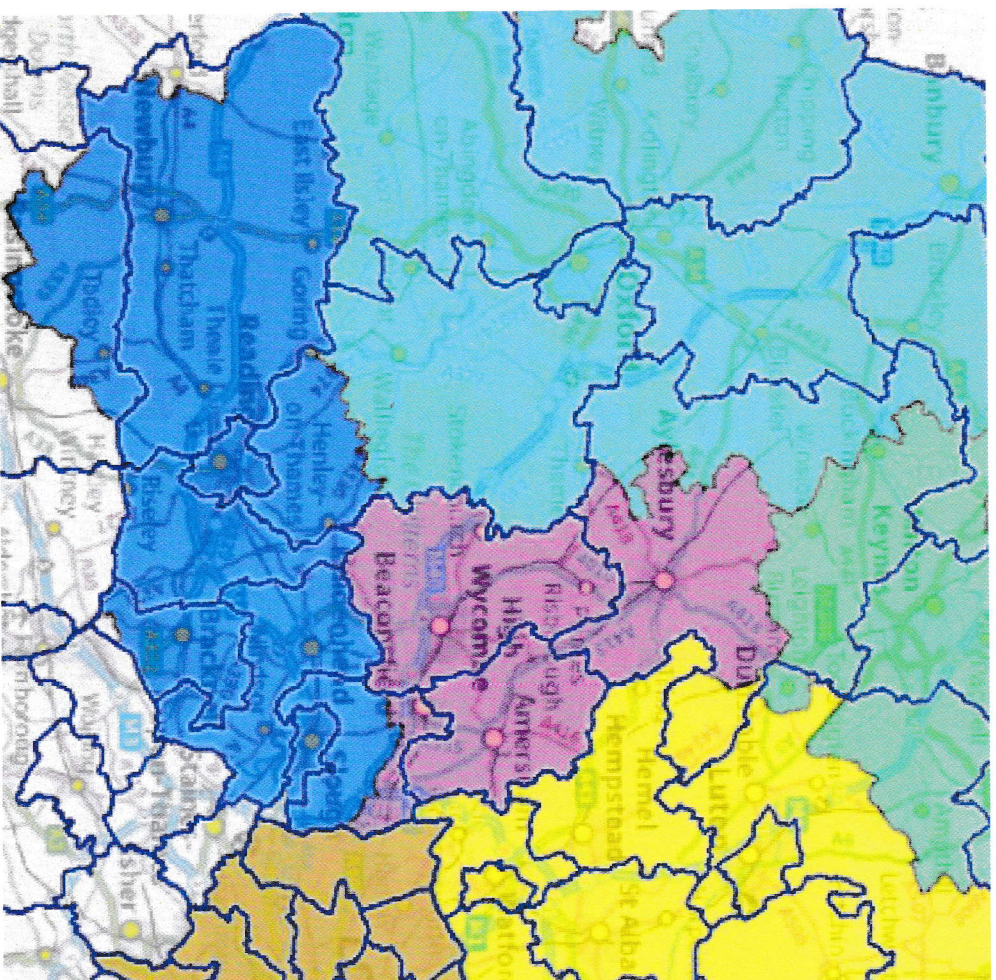
Vale of Aylesbury Local Plan

Members Forum Presentation

Introduction

- **VAP withdrawn 2014.**
- **Call for sites commenced and scoping consultation on VALP 2014.**
- **Initial AV HEDNA findings October 2014.**
- **Chiltern and Wycombe revise their timetables.**
- **'Best Fit' Housing Market Area defined.**
- **Joint Central Bucks HEDNA commenced.**
- **HELAA underway on suggested sites.**

Functional Housing Market Areas



Definition of Central Bucks HMA

- The best fit to plan areas was AVDC area plus Wycombe and Chiltern, whilst S Bucks best fitted with Berkshire.
- If though there is a S Bucks / Chiltern joint plan then that combined area best fits to Wycombe and AVDC
- As a HEDNA has to be based on a HMA this means that the just finalised HEDNA will have to be revised.

Central Bucks HEDNA

Total Dwellings 2013-33	Aylesbury Vale	Chiltern 2014-36	Wycombe	TOTAL
Starting Point Estimate	19,100	5,300	11,800	35,600
Adjusted Estimate	18,800	6,100	12,500	36,900
Response to Suppressed Household Formation	+200	-	+300	+500
Jobs/Workers Uplift	+2,300	+500	+1,000	+3,800
Market Signals Uplift	10% +1,900 - 200	20% +1,200	20% +2,600 - 300	15% +5,600 - 500
Combined Uplift	+2,500	+1,200	+2,600	+6,100
Policy off Housing Need	21,300	7,300	15,100	43,000

Other HEDNA Outputs

- **Affordable housing at 22% with uplift. Increase of around 5,700 dwellings (13.3%) needed as various types of housing for older people. Employment expected to increase by 17,600 in Aylesbury Vale B1/B2/B8 land requirement of 22 ha against supply of 77 ha**

HELAA

- **Technical assessment of all sites from call for sites and suitable sites from the previous SHLAA**
- **Involves assessment of matters such as flood risk, means of access, heritage impacts and ecological impacts.**
- **Concludes whether sites are suitable or unsuitable for development**
- **Suitable sites capacity is 22,593 dwellings on 190 sites**

VALLP Housing Figure

- Adding HELAA capacity to completions commitments, pipeline & windfall the total capacity found is 28,273
- Adding unmet need of 10,000 dwellings to AVDC need of 21,300 means a total housing need of 31,000 dwellings
- In the immortal (misquoted) words of the Apollo 13 crew “Houston we’ve got a problem”.

How can we bridge the gap?

- **A new settlement**
- **Extensions to Milton Keynes**
- **Raising the average density to 35 houses per hectares**
- **Find more suitable sites**
- **Combinations of these form the nine options contained in the issues and options consultation document**

The Nine Options

OPTION	Aylesbury Area		Southern Vale		Buckingham Area		Northern Vale		New Settlement(s)		Total
	Settlements	Density %	Settlements	Density %	Settlements	Density %	Settlements	Density %	Settlements	Density %	
Sustainable Settlements	14,500	57.1%	4,200	16.5%	3,300	13.2%	3,300	13.2%			25,400
Sustainable Settlements intensification: raise density 20%	15,700	56.8%	4,600	16.6%	3,600	13.0%	3,800	13.6%			27,600
Option A Sustainable Settlements with Milton Keynes / Bletchley Extension	14,500	49.4%	4,200	14.3%	3,300	11.4%	7,300	24.8%			29,300
Option B Sustainable Settlements with one or more new settlements	14,500	49.3%	4,200	14.3%	3,300	11.4%	3,300	11.4%	4,000	13.6%	29,400
Option C Sustainable Settlements with Milton Keynes / Bletchley Extension and New Settlement	14,500	43.5%	4,200	12.6%	3,300	10.1%	7,300	21.8%	4,000	12.0%	33,300
Option D Sustainable Settlements intensification with Milton Keynes / Bletchley Extension + 20% density increase	15,700	48.5%	4,600	14.2%	3,600	11.1%	8,500	26.2%			32,300
Option E Sustainable Settlements Intensification with new settlement + 20% density increase	15,700	49.6%	4,600	14.5%	3,600	11.4%	3,800	11.9%	4,000	12.7%	31,600
Option F Dispersed approach: growth at all settlements, other than the smallest hamlets	13,000	42.0%	5,600	18.0%	3,100	10.0%	9,300	30.0%			31,000
Option G Dispersed approach with extension to Milton Keynes / Bletchley	12,400	40.0%	5,000	16.0%	2,500	8.0%	11,200	36.0%			31,000
Option H Dispersed approach with one or more new settlements	11,800	38.0%	5,000	16.1%	2,200	7.0%	8,100	26.0%	4,000	12.9%	31,000
Option I Dispersed approach with extension to Milton Keynes / Bletchley and new settlement	10,300	33.3%	4,300	14.0%	2,000	6.4%	10,300	33.3%	4,000	12.9%	31,000

Gypsies and Travellers

- **Current traveller needs assessment (57 traveller & 3 show people pitches) is being reviewed following redefinition of what a traveller is.**
- **District has a large number of temporary consents for traveller sites.**
- **Local Plan will need to address need by allocating sites.**
- **Issues and Options consultation document asks for views on making temporary sites permanent or requiring provision within large housing developments.**

Settlement Hierarchy

- Settlement hierarchy defined in 2012 for previous plan.
- Updated the factual evidence in consultation with parishes earlier this year.
- Revised hierarchy out for consultation.
- Mainly no change but 5 up to larger villages, 1 down to smaller village, 2 up to smaller village and 1 down to other settlement

Development Management Policies

- **A suite of 47 potential policy titles with some explanation is set out in the consultation document**
- **Largely based on the saved policies but revised to reflect the content of the NPPF**
- **Please note only policies which can be used to make effective decisions on planning applications should be included in the Local Plan**

Local Landscape Designations

- **Saved policies protect local landscapes**
- **These landscape designations have never been justified or subject to consultation**
- **LUC have assessed the designations and confirmed that they are justified in almost all cases.**
- **Consultation asks whether we should retain the designations on the basis of the LUC conclusions**

What Happens next?

- **Consultation closes on 4 December**
- **Draft Local Plan Spring 2016**
- **Submission by the end of 2016**
- **Examination early 2017**
- **Adoption mid 2017**
- **Working hard to ensure duty to co-operate and housing figures do not trip us up again!**

