

Vale of Aylesbury Local Plan

2013 - 2033

Issues and Options Consultation Document



October 2015

Vale of Aylesbury Local Plan Issues and Options Consultation Document

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Foreword

Shaping the Vale's Future: have your say!

This is an important time for Aylesbury Vale, which like many districts across the country, will see significant development over the next two decades. Between now and 2033, more than 30,000 homes are set to be built within this area. As well as additional housing, we're confident this growth will bring more investment, employment and opportunity, helping the Vale to thrive.

The Vale of Aylesbury Local Plan, which will be referred to as the Local Plan throughout this document, will effectively manage and direct that growth up until 2033. This consultation is your chance to have a say on that plan, which the Council believes will build on the vibrant community we already have and play a significant part in the Vale's bright future.

This document contains a huge amount of information, intending to set out everything you may need to know, but crucially the issues and options for the Local Plan. A summary has also been produced for your convenience, which should be available with hard copies of this document, or can be found at www.aylesburyvaledc.gov.uk/consultation.

Residents and other interested parties have until 4 December to look at this document and give their views and ideas on what the plan should achieve, where new homes and jobs should go, and what new policies could be introduced to help manage development.

As you read through, you will notice we are inviting your comments on other subjects related to this consultation. You will be able to comment on these separate areas via our website.

You will also see that consultation questions appear at the end of each section. This is intended to direct you towards the relevant information for each question. A separate document including all questions is also available. This will be available at exhibition sites as a hard copy or you can find it online at www.aylesburyvaledc.gov.uk/valpsurvey.

This consultation is one of several processes the Vale of Aylesbury Plan will go through before it can be assessed by an independent inspector. If, as anticipated, it is approved, we expect it to be adopted by mid 2017.

Please take this opportunity to play your part in the future development of the Vale!

Thanks in advance for your participation.

Cllr Carole Paternoster

Cabinet Member for Growth Strategy

1. Introduction and Context

Introduction

- 1.1. When adopted the Vale of Aylesbury Local Plan , which from here will be referred to as the Local Plan, will form the major part of the development plan for Aylesbury Vale covering the period to 2033, alongside Neighbourhood Plans.
- 1.2. As set out in the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless there are significant reasons not to. The Local Plan will therefore have a pivotal role in determining how Aylesbury Vale will develop by deciding where development should or should not happen, how much development there will be and what that development will look like. This means input from local residents and businesses is vital in shaping the Plan which will help the Vale to thrive.

Previous work

- 1.3. The previous Vale of Aylesbury Plan (Strategy) was withdrawn in February 2014, on the advice of an inspector. Since then, the Council has been working towards preparing a full replacement Local Plan. This commenced with a 'Regulation 18' consultation which took place over an eight week period from 2 April to 28 May 2014. That consultation focused on what subject areas the plan should cover and its general content. The consultation was accompanied by a 'Call for Sites' which is detailed later in this section.
- 1.4. The Council has published an ambitious timetable for the delivery of the Local Plan called the Local Development Scheme. This anticipates the following timetable, once this Issues and Options consultation stage is complete:
 - Spring 2016: consultation on a draft Local Plan
 - End of 2016: final submission of the Local Plan
 - Early 2017: examination by independent inspector
 - Mid 2017: adoption of plan, if approved by inspector

- 1.5. In October 2014 the Council met with town and parish councils and other stakeholders to share the early results of work to establish the numbers of houses and amount of employment land that the Local Plan might have to accommodate. Since then the Council has been working on securing evidence to support the Local Plan, and that evidence is set out in this consultation document.

Context for the Local Plan

- 1.6. The principal guide for the production of a Local Plan is the Government's National Planning Policy Framework (NPPF). This sets out the broad policy approach to be taken across a range of planning issues. Further detail is then provided in the Planning Practice Guidance which is regularly updated to ensure guidance remains current. Using the national planning policy framework, alongside findings from a series of consultations including this one, the local planning authority will form local planning policies in a Local Plan. As part of this, sufficient land will be allocated to meet the area's needs whilst protecting selected areas from development, where it can be justified. A key principle in the NPPF is a presumption in favour of sustainable development which means that development proposals that accord with the development plan should be approved without delay unless there are significant reasons not to do so.
- 1.7. The District Council is not however the only organisation that draws up planning policy documents. The County Council has the responsibility for plans on minerals and waste as well as determining applications for such matters. Town and parish councils can draw up Neighbourhood Plans which can allocate land for development and contain policies which are considered in planning decisions. A settlement may therefore have up to four plans which relate to its area.

Context for the Local Plan

- 1.8. The process of producing a Local Plan is also governed by the Local Plan Regulations 2012 which contain specific stipulations about how the process must be undertaken, including consultation arrangements. The Council also has to fulfil its 'duty to co-operate' with neighbouring authorities and undertake Sustainability Appraisal.

Consultation arrangements

- 1.9. This includes the need to carry out consultations at certain stages in the preparation of the plan, for at least six weeks for each consultation, and take the results of the consultation into account before submitting the plan for examination by an independent inspector. The inspector will then determine whether the plan is 'sound' on the basis of tests set out in the National Planning Policy Framework (NPPF). A 'sound' Plan can be adopted and become the basis for planning decisions.

Cooperating with other councils and statutory bodies

- 1.10. Cooperation with other councils and other statutory bodies is a necessary part of the process, to ensure plans work in harmony. This is the 'Duty to Cooperate' which is set out in the Localism Act. If this duty has not been met a plan cannot be deemed 'sound'. Aylesbury Vale District Council has therefore put in place arrangements to ensure that the duty is met through continuous engagement. This has led to joint working with Wycombe and Chiltern District Councils, which AVDC most closely relates to in planning terms.

Sustainability Appraisal

- 1.11. Another key part of the process is the Sustainability Appraisal of the Local Plan, which will assess the social, economic and environmental effects of the Local Plan. Using the government's definition of sustainability, which is included in the National Planning Policy Framework, independent consultants are in the process of creating a sustainability appraisal methodology which will be applied throughout the process of preparing the Local Plan.
- 1.12. The proposed methodology for assessing the sustainability of the Local Plan has been published alongside the Issues and Options consultation, on the Council's website. A commentary has also been produced indicating what the broad sustainability ramifications of the content of this document may be.
- 1.13. The Council has to take into account the findings of the sustainability appraisal in its plan and mitigate or remove any negative impacts if possible. This can mean that negative environmental effects are outweighed by beneficial social and economic effects. The Sustainability Appraisal will result in an Environmental Report which will be submitted alongside the Local Plan.

- 1.14. The Council has commissioned consultants to carry out a scoping appraisal so that the methodology for assessing the Local Plan can be agreed. The proposed methodology for assessing the Local plan will be published alongside the issues and options consultation. A commentary will also be produced to indicate what the broad sustainability ramifications of the content of this document may be. A Sustainability Appraisal report of the draft Local Plan will be published alongside the draft Plan when it is published next year.

Evidence to Support the Local Plan

- 1.15. As set out in the National Planning Policy Framework “each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”. The Council has therefore been commissioning and producing supporting evidence.

Evidence of housing need

- 1.16. The first type of evidence referred to in the National Planning Policy Framework (NPPF) is the need for housing in an area. The Council has to prepare a Housing and Economic Development Needs Assessment (HEDNA) to determine the need for both housing and economic development. The Council commissioned the preparation of a HEDNA for Aylesbury Vale in mid 2014 and a draft final report was issued. This HEDNA was commissioned at a time when other councils were not at the same stage in the plan preparation process. The NPPF requires that any assessment of housing need should be based on a Housing Market Area (HMA) and consultants were jointly commissioned to carry out a study to determine what HMA the Buckinghamshire authorities fall within. It determined that the Aylesbury Vale, Wycombe and Chiltern District Council areas form a ‘best fit’ HMA which should be the basis for determining housing need. Local Plan timetables for the three authorities were then broadly aligned and a Central Bucks HEDNA was jointly commissioned. The draft findings of that HEDNA form a major part of this Issues and Options Consultation.
- 1.17. The HEDNA also determines the need for affordable housing in an area and what housing provision is required to meet specific needs such as housing for the elderly. The Council will use this information to formulate its policies with the aim that these needs are met through appropriate development.

Housing and economic land availability

- 1.18. Councils are also required to produce a Housing and Economic Land Availability Assessment (HELAA) to find out what the supply of land with potential for housing and employment is, within the Local Plan's area. To initiate this process, the Council carried out the 'Call for Sites', as mentioned earlier, to ask for suggestions of land that should be considered for allocation in the Local Plan. The sites suggested have been subject to a checking process to determine the likely impacts potential development would have and whether the site could be allocated in the Local Plan or not.
- 1.19. The draft HELAA report has been published alongside the Issues and Options consultation document so that comments can be made on its content. The sites will only have been determined to be deliverable or developable after a technical assessment of their potential for development. However, this does not mean that they will necessarily be allocated in the Local Plan.

Needs of Gypsies and Travellers

- 1.20. To determine what the need is for site allocations for Gypsies and Travellers, Government guidance also requires Councils to undertake a Gypsy and Traveller Needs Assessment (GTNA). A joint report with other Councils (Wycombe, Chiltern and South Bucks District Councils) has therefore been prepared and is available on the Council's website. This will help determine the amount of land to be allocated for Gypsies and Travellers, on specific sites, in the draft Local Plan which will be produced early next year. The Government has recently revised the definition of a traveller and this will have implications for the current assessment. The assessment is therefore being updated and this will alter the number of pitches required.

Green Belt land

- 1.21. The Local Plan area includes land in the south east of the District which is designated as Green Belt. The five purposes of the Green Belt are set out in the National Planning Policy Framework and there is a presumption against development which would harm the openness of the Green Belt. The areas which are designated as Green Belt can only be reviewed as part of the preparation of a Local Plan. The aim of such a review is to determine whether there are areas within the current Green Belt which should no longer be categorised as such or whether new areas should be included. Areas which do not need to be retained can then be considered for allocation in the Local Plan.

- 1.22. A Green Belt Review has been jointly commissioned (with Wycombe, Chiltern and South Bucks District Councils) and is currently underway. The methodology for the review can be seen on the Council's website. Any sites which are proposed for removal or additional to the Green Belt will be consulted on as part of the draft Local Plan to be published next year.

Retail needs

- 1.23. The Council has commissioned a Retail Needs Assessment which considers retail development over the plan period. The report, available on the Council's website, concludes that there is a need to allocate a small amount of land to meet need for supermarket or 'convenience' retailing towards the end of the plan period. There will also be some land needed for white goods or 'comparison' retailing, again towards the end of the plan period from 2024.

Built and natural environment

- 1.24. Information about the environment will be taken into account in the Sustainability Appraisal referred to earlier and the site selection process, including the HELAA, will consider environmental impacts. Specific matters such as the effects on important wildlife sites have to be investigated via a Habitat Regulations Assessment. The potential for flooding will be taken into account through a Strategic Flood Risk Assessment.
- 1.25. Another area of evidence on the environment relates to landscapes. The Local Plan area includes land which falls within an Area of Outstanding Natural Beauty (AONB) and the current Local Plan (Aylesbury Vale District Local Plan, or AVDLP, adopted 2004) identifies Areas of Attractive Landscape (AALs) and Local Landscape Areas (LLAs). Local designations carry less weight in planning decisions than national designations like the AONB but will still be taken into account in planning decisions. The Council wishes to retain local landscape designations in the new Local Plan and has produced reports relating to their suitability which are being consulted on as part of this consultation. Details can be found on the Council's website.

Settlement hierarchy

- 1.26. Another area for consideration is that the Local Plan should make provisions for each of its settlements taking into account the role of each settlement in the hierarchy. This is where, broadly speaking, the larger the settlement the more facilities it has, and therefore it is seen to be a more sustainable location for development. Previously, the Council has published a settlement hierarchy which ranked settlement according to a range of criteria, including the size of the population and the community facilities which are available. As part of preparing the Local Plan the Council has updated the survey work behind the hierarchy and amended it where justified. The resultant hierarchy is being consulted on as part of this Issues and Options consultation, so that it can be included in the draft plan to be published next year, once comments have been taken into account.

Community Infrastructure Levy

- 1.27. As well as preparing the Local Plan, the Council is also engaged in the production of other documents and strategies which will have an impact on planning decisions. One particular area of work is the production of a Community Infrastructure Levy (CIL) which will allow the Council to charge developers for the cost of the infrastructure required to support their development. This involves the Council preparing a Community Infrastructure Levy Charging Schedule, together with an Infrastructure Plan and information on impacts on development viability.
- 1.28. The Council intends to introduce CIL and will be preparing the relevant documentation at the appropriate time. However it is not possible to determine what infrastructure is required until allocations are proposed and policies are defined, such as those in relation to affordable housing, which will determine the viability of development.
- 1.29. A draft Charging Schedule will be produced in association with the draft Local Plan next year which will be consulted on prior to its finalisation. The Charging Schedule will then be subject to a separate examination process, which is anticipated to follow closely behind the examination of the Local Plan.

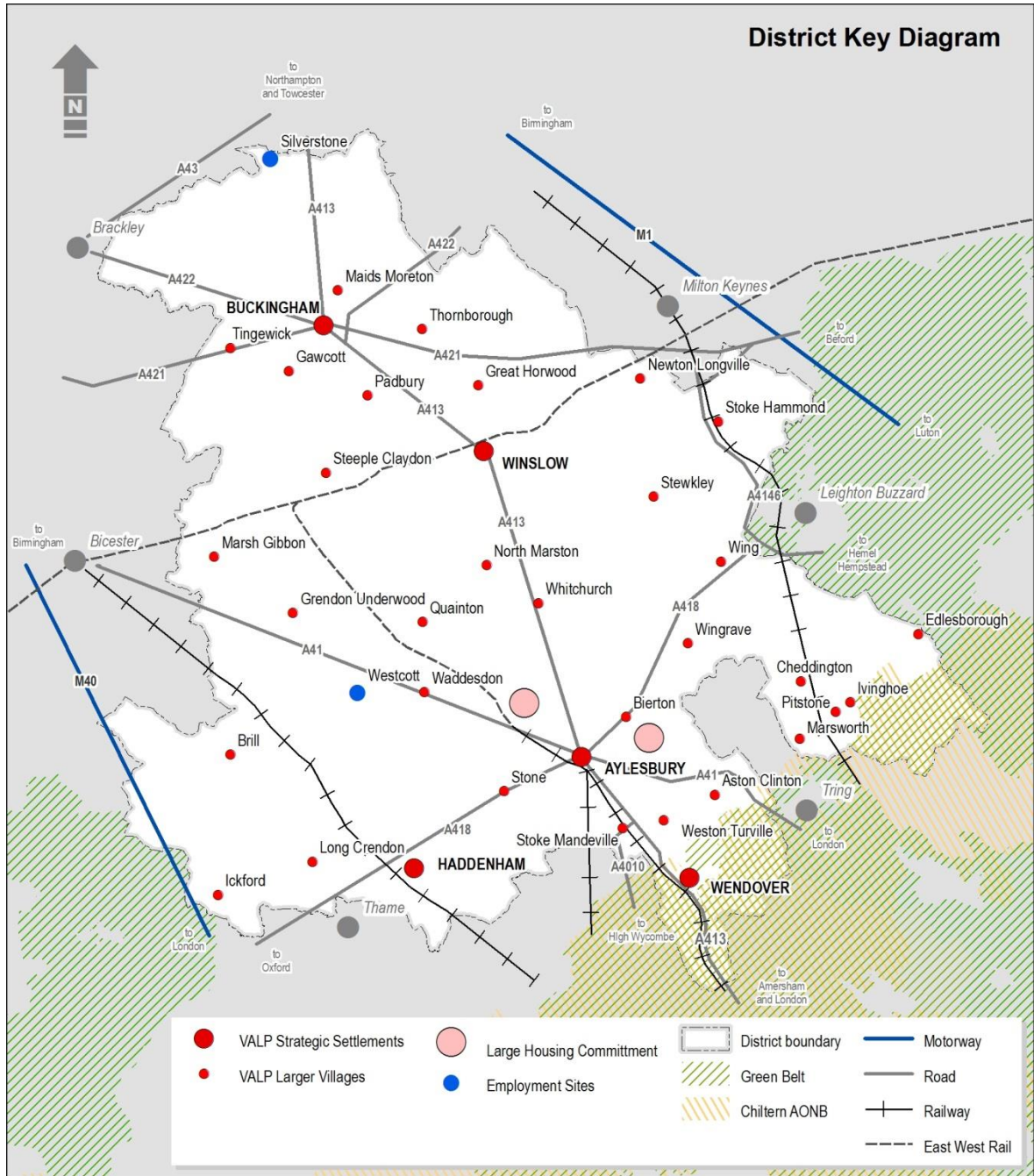
Neighbourhood Plans

- 1.30. Another area of work connected to the production of the Local Plan is assisting communities within Aylesbury Vale with the production of Neighbourhood Plans. Such plans have to take into account the strategic content of the Local Plan but can set their own policies on matters of a non-strategic nature. Other policies in the Local Plan which are non-strategic will apply in those areas where there is no neighbourhood plan or where the neighbourhood plan does not contain a policy on the matter concerned. It should not be assumed therefore that the policies outlined in this Issues and Options consultation document will apply in all of the Local Plan area. There are currently 25 Neighbourhood Plans in progress, and seven have been 'made' and are now part of the development plan.

Development Management Policies

- 1.31. As mentioned above, the new Local Plan will also contain a range of development management policies, based on the National Planning Policy Framework (NPPF) and related to the circumstances in Aylesbury Vale. Such policies will cover detailed matters such as design and car parking standards. At this stage, the Council wishes to know whether all of the topics which should be covered by a policy are included and the general aim of the policy is appropriate. Comments will then be used to determine what the specific content of the policy should be.
- 1.32. It will be possible to draw up and implement policies which differ from the NPPF if local circumstances warrant it but in some areas, such as in relation to sustainable building design, the Government has stipulated that local policies cannot be brought into force. The specific wording of the development management policies will be set out in the draft Local Plan to be prepared next year.

Aylesbury Vale District



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2. Implications of the Housing and Economic Development Needs Assessment and Gypsy and Traveller Needs Assessment

- 2.1. As explained in Chapter one the Council has to undertake a Housing and Economic Development Needs Assessment (HEDNA) to decide the amount of housing and employment land that should be allocated in the Local Plan. A Central Bucks HEDNA has been commissioned and its draft findings form an important part of this consultation. Essentially the HEDNA has to start by considering the Government's projections for population growth in an area and determining whether they need to be varied to reflect local circumstances. This will enable the assessment to arrive at figures for housing and economic development that the Council can use to formulate its Local Plan.
- 2.2. Consultants have determined that the Government's projections do not adequately take into account local circumstances for Aylesbury Vale. Following several processes and taking into account factors such as affordability and the need to support economic development, they have concluded that growth will need to be at a higher level than suggested by the revised projections. Based on the Government's 2012 household projections, growth would have amounted to 34,300 households across the Central Bucks Housing Market Area (HMA). Before any uplifts, the HEDNA concludes that growth will be 35,970 households, with 18,720 in Aylesbury Vale from 2013 to 2033. Following uplifts, the number of new houses required across the HMA is 43,000 with 21,300 required in Aylesbury Vale. Paragraph 2.5 explains why the Council has gone on to conclude that more than 30,000 houses may be required.

Affordable Housing requirement

- 2.3. Related to this forecast level of growth is the proportion of affordable housing that should be required in new housing developments. The latest guidance indicates that only those households who cannot afford to obtain housing at all will be counted as being in need. This is very different from the approach taken previously where it was the proportion of low income households who devoted more than a set percentage of income towards meeting housing costs, such as 30%, that were counted as being in need. Based on information on those households that fit the new definition, the proposed affordable housing requirement for the HMA is between 22% and 24% of the new housing growth. To account for the fact that a large number of small sites are likely to be excluded by whatever threshold is adopted for affordable housing, the Local Plan policy on affordable housing is likely to require a higher figure to ensure that this need is met.

An ageing population

- 2.4. The HEDNA has also considered the housing need for the ageing population. The proportion of elderly people is increasing nationally because of improved lifestyles and healthcare. The conclusion is that the population over 75 years old across the Housing Market Area (HMA) will increase by almost 30,000 people, and this will lead to an increase of 5,700 dwellings (13.3% of new housing required). The Local Plan will also need to address growth in the institutional population (those who require residential care) across the HMA which is forecast to be 2,200 extra persons above the initial assessment. The Local Plan will have to show how these populations are to be housed. One approach may be to require a percentage of adaptable housing within large developments for independent elderly of around 15%, with possible site allocations for care of the dependant elderly.

Environmental constraints

- 2.5. Constraints like Green Belt or AONB designation mean some areas cannot accommodate all of their need within their areas. The Government has stated that such unmet need should be met in less constrained parts of the HMA or outside the HMA, if capacity cannot be found within it. In relation to the HMA, which covers Aylesbury Vale, it is unlikely that the other districts of Wycombe and Chiltern will be able to meet all their housing and/or employment need, so their unmet need will have to be accommodated in Aylesbury Vale.

Requirements of neighbouring councils

- 2.6. As the other councils have not yet completed their capacity assessments (including the green belt review) it is not possible to determine what their level of unmet need will be. Other adjacent councils which may have unmet need have also not determined whether they would have any housing requirement to be accommodated in Aylesbury Vale. This document has therefore attempted to take into account the possible level of unmet need by generating an estimated figure of 10,000 houses. The final figure may be lower or higher than this but, at this early stage, that figure is felt to be a reasonable estimate on which to consider the options for meeting growth in Aylesbury Vale.

Employment land

- 2.7. The HEDNA has considered the level of employment land for offices, manufacturing and warehousing that should be provided for in the plan. This has involved evaluating two employment forecasts and determining which of them is the most appropriate for the economic area. Based on the chosen forecast, the conclusion has been that there is a need for 22 hectares of new existing employment land in Aylesbury Vale. There is already 77 hectares of employment land with permission for development in the Council's area.
- 2.8. There will need to be a careful consideration of employment sites to determine whether they can be put to other uses. If the Council decides to retain a surplus above the forecast need the housing requirement for Aylesbury Vale will need to be increased. Until that detailed assessment has taken place it will not be possible to determine the amount of land to be allocated and whether housing figures should be increased as a result.

Gypsy and Traveller needs

- 2.9. In conjunction with other councils an assessment of Gypsy and Traveller needs has been undertaken in 2013 and updated in 2014. This has concluded that there is a net requirement for 57 Traveller pitches and three pitches for Travelling Show-People, in Aylesbury Vale between 2013 and 2028. There is a large number of temporary permissions for Traveller pitches in Aylesbury Vale. One way to address the shortfall would be to allocate such sites if they are suitable for long term occupation. Alternatively, the Local Plan could allocate other sites or could require the provision of Traveller pitches as part of any large housing allocations.
- 2.10. The full reports are available on the Council's website but the questions that the Council would like respondents to take into account are as follows:

Consultation Questions (please refer to separate comment form to respond)

Question 1 Has the HEDNA come to the correct conclusion on potential growth and if not what should the correct figure be?

Question 2 Has the HEDNA made the correct adjustments to the Government's projections and if not what should the adjustments be? For example, might the need for more economic growth mean we should have more housing?

Question 3 Is the HEDNA's conclusion on affordable requirements a valid one or should the requirement be higher or lower?

Question 4 What should be the Council's approach for meeting the housing needs of the elderly?

Question 5 Do the HEDNA's conclusions on employment growth reflect your expectations and if not what should it take into account?

Question 6 How should the Local Plan address the need for traveller pitches?

In all answers the evidence which justifies any proposed revision should be included.

3. Output from the Housing Economic Land Availability Assessment

- 3.1. As explained in the Introduction and Context local planning authorities are required by Planning Practice Guidance (PPG) to produce a Housing and Economic Land Availability Assessment (HELAA) to find out what the supply of deliverable or developable housing and employment land is within the Local Plan’s area. This replaces the requirement in the NPPF to produce a Strategic Housing Land Availability Assessment but it largely follows the same process whilst including land for economic development.
- 3.2. The first step in the process was to carry out a Call for Sites to ask anyone to suggest areas of land that the Council should consider for allocation in the Local Plan. The sites suggested have since been subject to a broad checking process to determine the impacts that they would have and whether a site would be deliverable in the short term or developable in the longer term. Aspects assessed in the HELAA include flood risk, accessibility, landscape, proximity to existing development, expected density and impact on heritage assets. The methodology for carrying out the assessment was agreed with other Councils as part of the Duty to Cooperate process and broadly reflects the methodology utilised to produce the previous SHLAA reports.
- 3.3. The draft HELAA report will be published alongside this Local Plan Issues and Options consultation document so that comments can be made on its content. It must be emphasized that the sites will only have been determined to be deliverable or developable on the basis of a limited technical assessment of their potential for development. This means that even where land has been determined to be suitable for development it does not mean that it will be allocated in the draft Local Plan in Spring 2016. It also means that comments should be restricted to the suitability of a site on the basis of the criteria used to make the assessment. Comments on other matters will not result in a change to the conclusion of the HELAA.

- 3.4. The methodology for carrying out the HELAA was informed by a stakeholder group representing balanced interests and agreed by the Central Buckinghamshire authorities. The stakeholder group have been asked for their opinion on the draft HELAA as part of this consultation. Their views will then be taken into account alongside any other views expressed about the HELAA during the consultation period before the HELAA is finalised. It should be noted that Government guidance indicates that the HELAA will need to be updated annually. The Council will therefore be considering further sites as part of the HELAA process and will be producing further HELAA reports prior to the adoption of the Local Plan. The conclusions of those reports will be fed into the Local Plan preparation process so that the supply of deliverable and developable sites is kept up to date.
- 3.5. Following the completion of the assessment process the HELAA has concluded that from the large amount of land put forward in response to last year's Call for Sites the capacity of the developable and deliverable housing sites in Aylesbury Vale is 22,593 dwellings and that figure has been fed into the spatial options considered later in this consultation document. In relation to economic development land the HELAA has concluded that there is potential for the delivery of 636,770 sq m of economic development floorspace. Should there be a need to allocate new employment land this provides the reservoir of sites to choose from, however current supply exceeds the need defined through the HEDNA so the need for new sites may be non-existent.

Consultation Question (please refer to separate comment form to respond)

Question 7 Do you agree with the conclusions of the HELAA and if not what should it say and why?

4. Settlement Hierarchy

- 4.1. To determine the amount of development which a settlement can sustainably accommodate it is necessary to review the relative sustainability of settlements. This has been done previously through the production of a settlement hierarchy. As part of the preparation for this Issues and Option Consultation the settlement hierarchy has been reviewed on the basis of the range of factors which underlie the previous version of the hierarchy produced in 2012. These include such aspects as settlement connectivity, employment, facilities and services. The facts which underlie the assessment have been checked with parish and town councils to ensure their accuracy. This has led to the revised settlement hierarchy set out below.

Settlement	Settlement Hierarchy Outcome
Aylesbury (including Parishes of Coldharbour, Watermead, Buckingham Park and Berryfields)	Strategic Settlement
Buckingham	Strategic Settlement
Haddenham	Strategic Settlement
Wendover	Strategic Settlement
Winslow	Strategic Settlement
Aston Clinton	Larger Village
Bierton^	Larger Village
Brill	Larger Village
Cheddington	Larger Village
Edlesborough	Larger Village
Gawcott	Larger Village
Great Horwood	Larger Village
Grendon Underwood	Larger Village
Ickford^	Larger Village
Ivinghoe^	Larger Village
Long Crendon	Larger Village

Maids Moreton	Larger Village
Marsh Gibbon	Larger Village
Marsworth^	Larger Village
Newton Longville	Larger Village
North Marston^	Larger Village
Padbury	Larger Village
Pitstone	Larger Village
Quainton	Larger Village
Steeple Claydon	Larger Village
Stewkley	Larger Village
Stoke Hammond	Larger Village
Stoke Mandeville	Larger Village
Stone	Larger Village
Thornborough	Larger Village
Tingewick	Larger Village
Waddesdon	Larger Village
Weston Turville	Larger Village
Whitchurch	Larger Village
Wing	Larger Village
Wingrave	Larger Village
Adstock	Smaller Village
Akeley	Smaller Village
Ashendon	Smaller Village
Aston Abbotts	Smaller Village
Beachampton	Smaller Village
Bishopstone	Smaller Village
Buckland	Smaller Village
Calvert Green	Smaller Village
Chackmore	Smaller Village
Charndon	Smaller Village

Chearsley	Smaller Village
Chilton	Smaller Village
Cublington	Smaller Village
Cuddington	Smaller Village
Dagnall	Smaller Village
Dinton	Smaller Village
Drayton Parslow	Smaller Village
East Claydon	Smaller Village
Ford [^]	Smaller Village
Granborough	Smaller Village
Great Brickhill	Smaller Village
Halton	Smaller Village
Hardwick	Smaller Village
Ivinghoe Aston [^]	Smaller Village
Little Horwood	Smaller Village
Ludgershall	Smaller Village
Mentmore & Ledburn	Smaller Village
Mursley	Smaller Village
Nash	Smaller Village
Northall	Smaller Village
Oakley	Smaller Village
Oving	Smaller Village
Preston Bissett	Smaller Village
Shabbington	Smaller Village
Slapton	Smaller Village
Soulbury ^v	Smaller Village
Stowe & Dadford [^]	Smaller Village
Swanbourne	Smaller Village
Turweston	Smaller Village
Twyford	Smaller Village

Weedon	Smaller Village
Westbury	Smaller Village
Westcott	Smaller Village
Whaddon	Smaller Village
Worminghall	Smaller Village
Addington	Other Settlement
Barton Hartshorn	Other Settlement
Biddlesden	Other Settlement
Boarstall	Other Settlement
Broughton	Other Settlement
Burcott	Other Settlement
Chetwode	Other Settlement
Creslow	Other Settlement
Dorton	Other Settlement
Drayton Beauchamp	Other Settlement
Dunton	Other Settlement
Edgcott ^v	Other Settlement
Hillesden	Other Settlement
Hoggeston	Other Settlement
Kingsey	Other Settlement
Kingswood	Other Settlement
Leckhampstead	Other Settlement
Lillingstone Dayrell	Other Settlement
Lillingstone Lovell	Other Settlement
Luffield Abbey	Other Settlement
Middle Claydon	Other Settlement
Nether (Lower) Winchendon	Other Settlement
Poundon	Other Settlement
Radclive	Other Settlement
Rowsham	Other Settlement

Shalstone	Other Settlement
Singleborough	Other Settlement
Thornton	Other Settlement
Upper Winchendon	Other Settlement
Upton	Other Settlement
Water Stratford	Other Settlement
Woodham	Other Settlement
Wotton Underwood	Other Settlement

Note: the symbol ^ denotes a change from a smaller to a larger village or other settlement to a smaller village, v denotes a change from a larger to a smaller village or from a smaller village to another settlement.

- 4.2. A detailed report setting out the basis for this list can be seen on the Council's website. The content of the hierarchy will play an important part in apportioning the capacity for development in Aylesbury Vale and will play a part in determining the level of allocations to be proposed in the draft Local Plan next Spring. It will also have a role in determining what the appropriate level of growth is for any village where a neighbourhood plan is being prepared. The Council would like to know whether this settlement hierarchy is correct and if not why it is not correct.

Consultation Question (please refer to separate comment form to respond)

Question 8 Is the Settlement Hierarchy correct and if not, why is it not correct?

5. Spatial Options for meeting HEDNA conclusions

Where should the new housing go?

- 5.1. Beyond determining the housing figure for Aylesbury Vale, a crucial aspect of the Local Plan will be the strategy which will determine the broad locations where development should take place. A number of factors will inform the selection of the strategy. These include the amount of housing required, land availability, policy aspirations, environment and landscape considerations, infrastructure and potential impact on communities affected. The strategy should ensure we can provide homes to meet the needs of current and future generations while maintaining the distinctiveness of the District's villages and towns. The process involves the Council considering a range of potential strategies for meeting development need, assessing the evidence and consulting on a preferred option together with reasonable alternatives.
- 5.2. This part of the consultation paper sets out different options for distributing housing growth around the district together with underlying assumptions. After first considering these, we would like you to tell us what you believe to be the right option for Aylesbury Vale.

Underlying assumptions

- 5.3. The main assumptions we have made in drawing up potential options are described below.
- **To be considered suitable** an option should have the potential to deliver the District's housing need, commonly referred to as Objectively Assessed Need (OAN), and make some provision to assist neighbouring districts who are unable to meet their need as follows:
 - **Aylesbury Vale's housing need:** The Housing and Economic Development Needs Assessment (HEDNA, 2015) for Central Buckinghamshire local authorities suggests the district has an OAN for 21,000 dwellings (net) (21,300 rounded to the nearest thousand) over the plan period (1,050 per annum). This figure is less than in the Aylesbury Vale HEDNA, (July 2015) due to a different methodology which follows more recent advice and takes into account other factors, such as unattributable population change.

- **Unmet need:** where a district does not have enough housing land to meet their OAN, the National Planning Policy Framework (NPPF) requires local planning authorities within the same housing market area and other adjacent areas to work together to accommodate any shortfall. Aylesbury Vale is less environmentally constrained than other Buckinghamshire authorities who are therefore looking to Aylesbury Vale to meet some, or all, of the housing land shortfall arising in their districts.
 - **A provisional Local Plan housing figure of 31,000 dwellings over the plan period.** This comprises 21,000 dwellings to meet Aylesbury Vale’s OAN and an estimated 10,000 dwellings for unmet need. The estimate for unmet need is subject to confirmation once respective authorities have completed their evidence studies. Only options that appear capable of accommodating this level – or approaching this level – of growth are considered suitable. The housing figure may need revising following finalisation of Central Buckinghamshire HEDNA or should our OAN figure change, for example due to a significant change in the household or population projections.
 - The main source of potentially suitable land, is **the Housing and Economic Land Availability Assessment (HELAA)**. This assesses the suitability of available sites in a transparent, consistent way according to an established methodology.
 - **The Settlement Hierarchy (2012)**. This assesses settlements within the district against factors such as population size, facilities and transport and groups them according to a broad hierarchy. The hierarchy has been used as a rough guide to inform the level of growth that might be right for a particular place. The hierarchy is currently being reviewed and consulted on. Should there be any change as a result of this review, then this will need to be reflected in the final spatial option / strategy.
- 5.4.** For illustrative purposes, we have divided the district into four broad geographic areas: Buckingham Area, Aylesbury Area, Northern Vale and Southern Vale. A list of settlements and parishes within these areas is given in Annex 1 at the end of this document.

- 5.5. Potential capacity for providing homes over the plan period, unless otherwise stated, draws on sites assessed as suitable in the HELAA; a windfall estimate (sites which come forward unexpectedly which were not previously or identified as suitable); commitments (planning consents and site allocations in Neighbourhood Plans and the AVDLP); completions (net additions to the housing stock since the start of the plan period, i.e. 2013); and some proposals in the pipeline (applications expected to come forward). The total from these sources would provide 28,300 dwellings – enough to meet the District’s OAN for 21,000 dwellings and provide 7,300 dwellings towards unmet need.
- 5.6. The HELAA assesses whether a site may be suitable in principle: it does not consider what level of growth is right for a particular place or whether an individual site should be allocated. In some places, the amount of potentially suitable development land may exceed what they could sustainably accommodate and in other places it may be less than this. The HELAA is a snapshot in time and, therefore, the potential in practice could be more, or less, than that assessed.

Some background to the options

- 5.7. Not all options we have looked at are able to deliver 31,000 dwellings. Based on our present understanding of land available and potentially suitable, options which would achieve significantly less than this are viewed as ‘not viable’ and discounted at this stage. They are included here for purposes of comparison and information and because some provide a starting point for options which could meet the housing requirement.
- 5.8. Among options we are considering, some include the possibility of a new settlement. While this has been looked at and rejected in the past, we are consulting on this again since a new settlement could contribute significantly towards meeting the district housing requirement, which has increased, and provide flexibility on where to develop new housing. A new settlement can mean enlarging an existing settlement by more than 50% of the population/dwellings or developing a freestanding new community. A study is currently being carried out for us to assess the potential for a new settlement within the district. The study will also see how this would compare with other ways of providing new homes in Aylesbury Vale. The findings of the study will inform the Local Plan at the next stage of preparation.

- 5.9. Options A to E would focus housing growth on the district's more sustainable settlements. These are places which provide some level of facilities drawing on the Settlement Hierarchy and HELAA. Variations on the Sustainable Settlements theme are considered, such as developing an urban extension at Milton Keynes/Bletchley; 'intensification', which means using land more efficiently by raising the average density of development and developing more homes on a given area of land; creating a new settlement; and a combination of these.
- 5.10. Options F to I would distribute new housing more evenly across the district under a 'dispersed' approach to development. To take these options further would require additional detailed work to identify potentially suitable land.
- 5.11. Following a description of each option below we summarise some of the advantages and disadvantages of these, based on our present understanding of the key issues. Transport issues would apply to all the options so we have not raised these separately.

Sustainable Settlements – Options A, B, C	Option A Sustainable Settlements with an extension to Milton Keynes / Bletchley	Option B Sustainable Settlements with one or more new settlements	Option C Sustainable Settlements with an extension to Milton Keynes / Bletchley and new settlement
<p>Growth at strategic settlements, large villages and some smaller villages.</p> <p>All potential capacity for strategic settlements is included. This comprises HELAA suitable sites, commitments (site allocations in the local plan and neighbourhood plans), permissions, pipeline and an allowance for windfalls.</p> <p>Commitments, completions, windfalls and pipeline are included throughout the district.</p> <p>Outside strategic settlements growth over the plan period would take place broadly as follows:</p> <ul style="list-style-type: none"> • Large villages 100 dwellings* • Small villages 20 dwellings+ • Parish with no designated settlement (in the Settlement Hierarchy) average 10 dwellings across all parishes <p>Some villages are capable of accommodating more housing than others and others less, even though the Settlement Hierarchy may place them in the same category, on the basis of having similar characteristics and facilities. Some flexibility would be needed. The practical implications can be explored at the next stage of plan preparation when site allocations are to be considered.</p>	<p>In addition to the key elements set out in the left hand column, this option includes an urban extension to Milton Keynes / Bletchley to deliver 3,900 homes.</p> <p>This option could deliver around 29,300 homes - less than estimated requirements of 31,000. More land would need to be found to make up the shortfall.</p>	<p>In addition to the key elements set out in the left hand column, this option includes one or more new settlements at an unspecified location(s).</p> <p>A new settlement is assumed capable of delivering 4,000 new dwellings over the plan period and more beyond. The figure of 4,000 is based on what reasonably might be expected to be delivered within the plan period and takes into account long lead times typical of development at this scale.</p> <p>This option could deliver up to 29,400 homes - less than estimated requirements of 31,000. More land would need to be found to make up the shortfall.</p>	<p>In addition to the key elements set out in the left hand column, this option includes an urban extension to Milton Keynes / Bletchley to deliver 3,900 home and a new settlement at an unspecified location.</p> <p>This option could deliver up to 33,300 homes. This is above estimated requirements of 31,000 and would offer scope for flexibility for example, to enable growth to align more closely with Neighbourhood Plans.</p>

<p>Sustainable Settlements – Intensification – Options D and E</p>	<p>Option D Sustainable Settlements: intensification with an extension to Milton Keynes / Bletchley</p>	<p>Option E Sustainable Settlements - Intensification with one or more new settlements</p>
<p>Growth in strategic settlements, large villages and some smaller villages. In addition, raise the average density of development by 20%. Developing land more efficiently could provide 20% more homes on a given area of land than under Options A, B & C.</p> <p>All potential capacity for strategic settlements is included. This comprises HELAA suitable sites, commitments (site allocations in the local plan and neighbourhood plans), permissions, pipeline and an allowance for windfalls.</p> <p>Commitments, completions, windfalls and pipeline are included. Outside strategic settlements growth over the plan period would take place broadly as follows:</p> <ul style="list-style-type: none"> • Large villages 120 dwellings* • Small villages 24 dwellings+ • Parish with no designated settlement (in the Settlement Hierarchy) average 12 dwellings across all parishes <p>A 20 % increase in the density of development would mean that a 1 hectare site assessed as suitable for 30 homes would accommodate 36 homes, or a 1 hectare town centre site assessed for 50 homes would accommodate 60 homes. The increase would apply only to uncommitted sites (a site that is not an allocation, windfall or consent).</p>	<p>In addition to the key elements set out in the left hand column, this option includes an urban extension to Milton Keynes / Bletchley to deliver 4,700 homes.</p> <p>This option could deliver up to 32,300 homes – more than estimated requirements. This would give some flexibility, for example, to enable growth to align more closely with Neighbourhood Plans or to vary densities depending on location and site characteristics.</p>	<p>In addition to the key elements set out in the left hand column, this option also includes one or more new settlements at an unspecified location(s).</p> <p>This option could deliver up to 31,600 homes, more than estimated requirements. This option would offer flexibility for example, to enable growth to align more closely with Neighbourhood Plan allocations or to vary densities depending on location and site characteristics.</p>

*Based on current information, commitments and completions at five larger villages exceed 100. Villages affected are Aston Clinton, Cheddington, Stoke Hammond, Weston Turville and Wing. Growth at these villages would therefore exceed 100 dwellings over the plan period. Other than at Cheddington, commitments and/or completions at these villages also exceed 120 dwellings.

+ Based on current information, commitments and /or completions at four smaller villages exceed 20. Villages affected are Bierton, Westbury, Oakley and Calvert Green . Growth at these villages would therefore exceed 20 dwellings over the plan period. With the exception of Calvert Green, commitments and/or completions also exceed 24 dwellings.

<p>Option F</p> <p>Dispersed approach: growth at all settlements and other suitable locations</p>	<p>Option G</p> <p>Dispersed approach with an extension to Milton Keynes / Bletchley</p>	<p>Option H</p> <p>Dispersed approach with one or more new settlement(s)</p>	<p>Option I</p> <p>Dispersed approach with an extension to Milton Keynes / Bletchley and new settlement</p>
<p>Under Options F, G, H and I, Aylesbury would continue to take the largest amount of development in the district. However, there would be less housing growth in the Aylesbury and Buckingham areas compared with other options and more in Northern and Southern Vale. These options would distribute development more evenly around the district and offer the possibility of reviewing sites in Aylesbury Vale near settlements outside the district and assessing their suitability.</p> <p>To find out whether this option could meet our housing requirement further work would need to be done to assess whether some small and large villages could accommodate more development, and whether more remote sites and smaller settlements – sites HELAA currently considers unsuitable due to their location – could accommodate development.</p> <p>A caveat should apply to Options F, G, H and I since these options are predicated on meeting the housing requirement of 31,000 dwellings. They assume we would be able to find more suitable, available land, over and above what has already been identified.</p>	<p>This is the same as Option F but with an extension to Milton Keynes / Bletchley. The option would more evenly distribute development throughout the district and enable a lower proportion of development in the Aylesbury and Buckingham areas compared with Option F and other options.</p> <p>To find out whether this option could meet our housing requirement we would need to assess land at smaller villages and other potential locations (which the HELAA considers unsuitable).</p>	<p>This is the same as Option F but with a new settlement contributing 4,000 new homes. The option would more evenly distribute development throughout the district and enable a lower proportion of development in the Aylesbury and Buckingham areas compared with Option F and other options.</p> <p>To find out whether this option could meet our housing requirement we would need to assess land at smaller villages and other potential locations (which the HELAA considers unsuitable).</p>	<p>This is the same as Option F but with a new settlement and an extension to Milton Keynes. The option would more evenly distribute development throughout the district and would enable a lower proportion of development in the Aylesbury and Buckingham areas compared with all other options considered.</p> <p>To find out whether this option could meet our housing requirement we would need to assess land at smaller villages and other potential locations (which the HELAA considers unsuitable).</p>

Advantages	Disadvantages
Option A Sustainable Settlements with an extension to Milton Keynes / Bletchley	
<ul style="list-style-type: none"> • Developing new homes near existing facilities and infrastructure would minimise the need for or cost of providing additional facilities to serve new development. • Most new homes would be in places where there is reasonably good access to jobs, transport, services and facilities. • Minimise the need to travel. • Support rural communities by making provision for small scale growth at smaller settlements. 	<ul style="list-style-type: none"> • This option falls short of the housing requirement. Further suitable land would need to be found. • Unless further suitable sites are identified, this approach would require us to allocate all suitable HELAA sites at strategic settlements or make provision for growth to take place at an equivalent level. • Aylesbury would continue to take a significant proportion of the district’s development - there may be limits to how much growth the town can sustainably accommodate over the long term. • Overreliance on large sites may make it harder to deliver the number of homes needed should these not come forward as planned. • Under the Duty to Co-operate we would have to take into account Milton Keynes’ views on our strategy. • Landscape impact near Milton Keynes.
Option B Sustainable Settlements with one or more new settlements	
<ul style="list-style-type: none"> • Developing new homes near existing facilities and infrastructure would minimise the need for or cost of providing additional facilities to serve new development. • Most new homes would be in places where there is reasonably good access to jobs, transport, services and facilities. • Minimise the need to travel (this would depend in part on the location of the new settlement). • Support rural communities by making provision for small scale growth at smaller settlements. • A new settlement may assist in the longer term planning and development needs of the district and take development pressure away from Aylesbury town. • Surrounding communities may benefit from the services and facilities which a new settlement is likely to provide. 	<ul style="list-style-type: none"> • This option falls short of the housing requirement. Further suitable land would need to be found. • Unless further suitable sites are identified, this approach would require us to allocate all suitable HELAA sites at strategic settlements or make provision for growth to take place at an equivalent level. • Aylesbury would continue to take a significant proportion of the district’s development - there may be limits to how much growth the town can sustainably accommodate over the long term - a new settlement could help offset this. • Uncertainty: some disadvantages are unknown as these would depend where a new settlement were to be located. • Long lead in times: planning a new settlement and the infrastructure needed to support it is a long, complex, costly process. This would mean that a new settlement could deliver at most 4,000 dwellings towards the end of the plan period - possibly more with more than one new settlement.

Advantages	Disadvantages
Option C Sustainable Settlements with a new settlement and extension to Milton Keynes / Bletchley	
<ul style="list-style-type: none"> • This approach could deliver the housing requirement and provide some flexibility about how growth is distributed. • Developing near existing facilities and infrastructure helps minimise the need for, or cost of providing, additional facilities to serve new development. • Most new homes would be in places where there is reasonably good access to jobs, transport, services and facilities. • Minimise the need to travel (this would depend in part on the location of the new settlement). • Support rural communities by making provision for small scale growth at smaller settlements. • A new settlement may assist in the longer term planning and development needs of the district and take some development pressure away from Aylesbury town and elsewhere in the district. • Surrounding communities may benefit from services and facilities which a new settlement is likely to provide. 	<ul style="list-style-type: none"> • Uncertainty: some disadvantages are unknown as these would depend where a new settlement were to be located. • Long lead in times – planning a new settlement and the infrastructure necessary to support it, is a long, complex, costly process. This would mean that a new settlement could deliver at most 4,000 dwellings during the plan period – possibly more with more than one new settlement. • Overreliance on large sites may make it harder to deliver the number of homes needed should these not come forward as planned. • Under the Duty to Co-operate we would need to agree our approach with Milton Keynes. • Landscape impact near Milton Keynes. • Aylesbury would continue to take a significant proportion of the district’s development though less than under Options A and B.
Option D Sustainable Settlements: Intensification with an extension to Milton Keynes / Bletchley	
<ul style="list-style-type: none"> • This option could deliver the housing requirement and offer some flexibility for distributing growth across the district. • Developing near existing facilities and infrastructure helps minimise the need for or the cost of providing additional facilities to serve new development. • Most new homes would be in places where there is reasonably good access to jobs, transport, services and facilities. • Minimise the need to travel. • Support rural communities by providing for small scale growth at smaller settlements. • Optimise the use of land and minimise the amount of greenfield land needed for new development. • Increasing the density of development helps make services, including schools, shops and transport, more viable. 	<ul style="list-style-type: none"> • Places greater demands on the housebuilders. Careful planning and design and attention to the local context are needed to ensure an increase in density can successfully be accommodated and the benefits of this approach realised. • Aylesbury would continue to take a significant proportion of the district’s development - there may be limits to how much growth the town can sustainably accommodate over the long term. • Overreliance on large sites may make it harder to deliver the number of homes needed should these not come forward as planned. • Under the Duty to Co-operate we would have to take into account Milton Keynes’ views on our strategy. • Landscape impact near Milton Keynes.

Advantages	Disadvantages
Option E Sustainable Settlements - Intensification with one or more new settlements	
<ul style="list-style-type: none"> • This option could deliver the housing requirement and offer some flexibility for distributing growth across the district. • Developing near existing facilities and infrastructure helps minimise the need for or the cost of providing additional facilities to serve new development. • Most new homes would be in places where there is reasonably good access to jobs, transport, services and facilities. • Minimise the need to travel. • Support rural communities by making provision for small scale growth at smaller settlements. • Optimise the use of land and minimise the amount of greenfield land needed for new development. • Increasing the density of development can help make services, including schools, shops and transport, more viable. • Surrounding communities may benefit from services and facilities which a new settlement is likely to provide. 	<ul style="list-style-type: none"> • Places greater demands on the housebuilders. Careful planning and design and attention to the local context are needed to ensure an increase in density can be successfully accommodated and the benefits of this approach realised. • Uncertainty: some disadvantages are unknown as these would depend where a new settlement were to be located. • Long lead in times – planning a new settlement and the infrastructure necessary to support it is a long, complex, costly process. This would mean that a new settlement could deliver at most 4,000 dwellings during the plan period – possibly more with more than one new settlement. • Aylesbury would continue to take a significant proportion of the district’s development - there may be limits to how much growth the town can sustainably accommodate over the long term - a new settlement could help offset this.
Option F Dispersed approach: growth at all settlements and other suitable locations	
<ul style="list-style-type: none"> • This approach would more evenly distribute development across the district. It offers scope to take some development pressure away from Aylesbury. • Smaller villages and rural communities could benefit from the provision of additional services and homes to a greater extent than they would under Options A to E • Offers flexibility to consider the potential for housing growth away from existing settlements. 	<ul style="list-style-type: none"> • There may not be enough suitable sites to deliver the number of homes required. • Provision of infrastructure and services needed to support new development is likely to be more difficult and expensive under an approach that disperses development around the district. • Potential landscape impact. • May encourage more journeys to be made by car should the new homes be provided in areas with poor services and public transport. • Depending on the location of the new homes, may increase isolation and result in lack of access to services and jobs for those without access to a car.

Advantages	Disadvantages
Option G Dispersed approach with an extension to Milton Keynes / Bletchley	
<ul style="list-style-type: none"> • This approach would more evenly distribute development across the district. It offers scope to take some development pressure away from Aylesbury and Buckingham. • Smaller villages and rural communities could benefit from the provision of additional services and homes to a greater extent than they would under Options A to E. • Offers flexibility to consider the potential for housing growth away from existing settlements and at sites in Aylesbury Vale near settlements outside the district. 	<ul style="list-style-type: none"> • There may not be enough suitable sites to deliver the number of homes required. • Provision of infrastructure and services needed to support new development is likely to be more difficult and expensive under an approach that disperses development around the district. • Landscape impact near Milton Keynes. • May encourage more journeys to be made by car should the new homes be provided in areas with poor services and public transport. • Depending on the location of the new homes, may increase isolation and result in lack of access to services and jobs for those without access to a car. • Overreliance on large sites may make it harder to deliver the number of homes needed should these not come forward as planned.
Option H Dispersed approach with one or more new settlement(s)	
<ul style="list-style-type: none"> • This approach would more evenly distribute development across the district. It offers scope to take some development pressure away from Aylesbury and other strategic settlements. • Smaller villages and rural communities could benefit from the provision of additional services and homes to a greater extent than they would under Options A to E • Offers flexibility to consider the potential for housing growth away from existing settlements. • Surrounding communities may benefit from the services and facilities which a new settlement is likely to provide. 	<ul style="list-style-type: none"> • There may not be enough suitable sites to deliver the number of homes required. • Provision of infrastructure and services needed to support new development is likely to be more difficult and expensive under an approach that disperses development around the district. • May encourage more journeys to be made by car should the new homes be provided in areas with poor services and public transport. • Depending on the location of the new homes, may increase isolation and result in lack of access to services and jobs for those without access to a car. • Some disadvantages are unknown as these would depend on where a new settlement, and other suitable sites that would be needed, were located. • Long lead in times – planning a new settlement and the infrastructure necessary to support it is a long, complex, costly process. This would mean that a new settlement could deliver at most 4,000 dwellings during the plan period – possibly more with more than one new settlement.

Advantages	Disadvantages
Option I Dispersed approach with an extension to Milton Keynes / Bletchley and a new settlement	
<ul style="list-style-type: none"> • This approach would more evenly distribute development across the district. It offers scope to take development pressure away from Aylesbury, Buckingham and other strategic settlements. • Smaller villages and rural communities could benefit from the provision of additional services and homes to a greater extent than they would under Options A to E. • Offers flexibility to consider the potential for housing growth away from existing settlements and at sites in Aylesbury Vale near settlements outside the district. • Surrounding communities may benefit from the services and facilities which a new settlement is likely to provide. 	<ul style="list-style-type: none"> • There may not be enough suitable sites to deliver the number of homes required. • Provision of infrastructure and services needed to support new development is likely to be more difficult and expensive under an approach that disperses development around the district. • Landscape impact near Milton Keynes. • May encourage more journeys to be made by car should the new homes be provided in areas with poor services and public transport. • Depending on the location of the new homes, may increase isolation and result in lack of access to services and jobs for those without access to a car. • Some disadvantages are unknown as these would depend on where a new settlement, and other suitable sites, are located. • Long lead in times – planning a new settlement and the infrastructure necessary to support it is a long, complex, costly process. This would mean that a new settlement could deliver at most 4,000 dwellings during the plan period – possibly more with more than one new settlement.

Preferred options

- 5.12. Out of the options considered above, three offer most scope for meeting housing requirements. These are Option C Sustainable Settlements, with an extension to Milton Keynes / Bletchley and a new settlement; Option D Sustainable Settlements - intensification with an extension to Milton Keynes / Bletchley; and Option E Sustainable Settlements - Intensification with a new settlement.

Alternative options

- 5.13. Some options are close to meeting requirements and are therefore considered plausible alternatives. These are Option A Sustainable Settlements with an extension to Milton Keynes / Bletchley; and Option B Sustainable Settlements with one or more new settlements.
- 5.14. It is unknown whether a dispersed option (Options F to I) could deliver the housing requirement. Assessing these would require further detailed work to identify land with potential in smaller villages and other locations currently considered unsuitable, and consider sustainability aspects, such as transport, access to services and jobs, provision of infrastructure – key considerations which inform where new development should take place. Dispersed options are included here as potential alternatives. Following this consultation, should these prove popular or there be an appetite for exploring them further, then work will be carried out to consider these options further.

Next Steps

- 5.15. The Local Plan will need to provide enough land to deliver our housing requirements and meet our wider aspirations for the kind of homes and places we want to live in, therefore, the Council's preference is for a strategy which is able to do these. On the evidence available at present, this would appear to be Options C, D or E.
- 5.16. Feedback from this consultation along with evidence from the Sustainability Appraisal and other studies, will inform the Council's choice on which option should form the basis for developing the Local Plan strategy and guide future site allocations.

Consultation Questions (please refer to separate comment form to respond)

Question 9 Out of the following options, which are your preferences? Please rank 1-3, 1 being your most favoured option.

Option A Sustainable Settlements with an extension to Milton Keynes / Bletchley

Option B Sustainable Settlements with one or more new settlements

Option C Sustainable Settlements with a new settlement and extension to Milton Keynes / Bletchley

Option D Sustainable Settlements: Intensification with an extension to Milton Keynes / Bletchley

Option E Sustainable Settlements - Intensification with one or more new settlements

Option F Dispersed approach: growth at all settlements and other suitable locations

Option G Dispersed approach with an extension to Milton Keynes / Bletchley

Option H Dispersed approach with one or more new settlement(s)

Option I Dispersed approach with an extension to Milton Keynes / Bletchley and a new settlement

Other – please state

Question 10 Please explain the reason for your preference. If you do not like any suggested option, please explain why and suggest an alternative.

Question 11 Is there any option you consider we should **not** consider further? If so, please state below, giving reasons.

Question 12 Options A to E propose to allocate growth over the plan period to the district's villages and parishes in the form of an allowance for Larger and Smaller Villages (as defined in the Aylesbury Settlement Hierarchy) and rural parishes with no settlement categorised 'Larger' or 'Smaller' in the Settlement Hierarchy. At the next stage of preparing the Local Plan we would identify site allocations for Larger Villages broadly in line with this allowance and indicate the level of growth for Smaller Villages and Rural Parishes – the latter could be treated as an average. Do you agree with the suggested approach to allocating housing growth to the villages and parishes? If not, please suggest an alternative.

Discounted Options

- 5.17. The following options we have considered and discounted. This is because present information on land availability suggests there would not be enough land to meet our housing requirement. We have included these options here for information purposes. Some of them form the basis for the options described above which we are consulting on.

Past Trends (60% of growth in the Aylesbury area, 9% in the Buckingham area, 13% in Northern Vale and 18% in Southern Vale).

This option considers the pattern of housing development (net additions to the housing stock) in the district over the past twelve years and whether this pattern could continue for the duration of the plan period, 2013-2033, given a housing requirement of 31,000 dwellings.

Aylesbury is expected to continue to be the main focus for housing growth, however, our current understanding of potentially suitable land suggests there is more scope for housing growth in the north of the district (24% of potential capacity in Northern Vale and 12% in the Buckingham area) and less in the south (51% of potential capacity in Aylesbury; 13% in Southern Vale) compared with previous patterns of development.

Under a past trends approach, potential capacity in the Aylesbury Area (14,500 dwellings) falls below that required to deliver 60% of the housing requirement (18,600 dwellings) or in Southern Vale, 18% (3,800 versus 5,600). Were Northern Vale to accommodate 13% of new development over the plan period, additional suitable land would need to be found elsewhere to make up the shortfall. Raising the average density of development would deliver more housing in Aylesbury and Southern Vale, but is unlikely to deliver 78% of new development, as occurred over the past 12 years.

An option based on distributing new housing around the district according to where development took place in the past would deliver around 21,000, much less than the estimated 31,000 dwellings required over the plan period. To achieve this level of growth we would need to find more land in Aylesbury and Southern Vale. Based on our current knowledge of suitable, available land, an approach based on past trends would not meet our housing requirement.

Sustainable Settlements - Growth at strategic settlements, large villages and some smaller villages.

Under this option, all potential capacity for strategic settlements is included. This comprises HELAA suitable sites, commitments (site allocations in the local plan and neighbourhood plans), permissions, pipeline and an allowance for windfalls.

As for all options, commitments, windfalls and pipeline are taken as given. Outside strategic settlements growth over **the** plan period would take place broadly as follows:

- Large villages 100 dwellings*
- Small villages 20 dwellings+
- Parish with no designated settlement (in the Settlement Hierarchy) average 10 dwellings across all parishes

Conclusion: This option could potentially deliver up to 25,400 - less than estimated requirements. The option provides a starting point but further land would be needed to deliver the estimated requirement of 31,000 dwellings. Options which could potentially achieve this are considered above.

Sustainable Settlements - Intensification Growth in strategic settlements, large villages and some smaller villages. Raise the average density of development by 20%.

Developing land more efficiently would enable 20% more homes to be built on a given area of land than previously assumed, for example, in the HELAA.

Under this option, all potential capacity for strategic settlements is included. This comprises HELAA suitable sites, commitments (site allocations in the local plan and neighbourhood plans), permissions, pipeline and an allowance for windfalls.

Commitments, windfalls and pipeline are taken as given. Outside strategic settlements growth over the plan period would take place broadly as follows (with the exception of places where existing commitments and completions exceed this):

- Large villages 120 dwellings*
- Small villages 24 dwellings+
- Parish with no designated settlement (in the Settlement Hierarchy) average 12 dwellings across all parishes

The increase in density would apply just to uncommitted sites, that is, a site that is not an allocation, windfall or consent. Raising the average density by 20% represents a modest increase in density and would not require high rise or high density development.

Conclusion: Increasing the average density of development by 20 per cent could deliver up to 27,600 homes, considerably less than the number required. To deliver 31,000 homes would require almost a fifty per cent increase in density. This might work in individual cases but would be impractical in many places. A combination of 20% density increase together, with a new settlement or major urban extension, could potentially deliver the housing requirement. This is the approach that has been taken in developing some of the other options above.

*Based on current information, commitments and completions at five larger villages exceed 100. Villages affected are Aston Clinton, Cheddington, Stoke Hammond, Weston Turville and Wing. Growth at these villages would therefore exceed 100 dwellings over the plan period. Other than at Cheddington, commitments and/or completions at these villages also exceed 120 dwellings.

+ Based on current information, commitments and /or completions at four smaller villages exceed 20. Villages affected are Berton, Westbury, Oakley and Calvert Green. Growth at these villages would therefore exceed 20 dwellings over the plan period. With the exception of Calvert Green, commitments and/or completions also exceed 24 dwellings.

6. Development Management Policies

- 6.1. As mentioned in the Introduction and Context the new Local Plan will contain a range of development management policies based on the NPPF and related to the circumstances in Aylesbury Vale. Such policies will cover detailed matters such as design and car parking standards. At this stage the Council wishes to know whether all of the topics which should be covered by a policy are included and the general aim of the policy is appropriate. Comments will then be used to determine what the specific content of the policy should be. It will be possible to draw up and implement policies which differ from the NPPF if local circumstances warrant it but in some areas such as in relation to sustainable building design the Government has stipulated that local policies cannot be brought into force. The specific wording of the development management policies will be set out in the draft Local Plan to be prepared next year.
- 6.2. The following list therefore sets out the policy topics that the Council currently intends to include the draft Local Plan when it is published in Spring 2016. The topics have been refined following the initial scoping consultation on the Local Plan an consideration by the Council's VALP Scrutiny Committee. An indication of the scope of the policy has also been included with some further clarification in some cases. The content of the policies must be based on the Government planning policy and guidance but policy wording may be varied according to local circumstances where a strong enough case can be made.
- 6.3. Those policies in the Local Plan which are strategic will apply across the Local Plan area including within Neighbourhood Plan areas. This includes site allocations over and above neighbourhood plan site allocations which have been made to meet the strategic need for housing development in Aylesbury Vale. This will not apply in all locations as a neighbourhood plan may have already allocated sufficient housing land to meet both strategic and local housing needs. Where a non-strategic policy has been replaced by one in a neighbourhood plan then the neighbourhood plan policy will apply. Where a neighbourhood plan has no relevant policy to replace a non strategic policy in the Local Plan the policy in the Local Plan will apply.

Local Plan Draft Policy List

Strategic Policies

S1	Sustainable Development Proposals
	<i>Sets out the overall approach to the management of all forms of development.</i>
S2	Sustainable Development Strategy
	<i>Sets out proposed housing, employment and retail growth figures for the Plan period and their spatial distribution. Specific area allocations will deliver the sites.</i>
S3	Cohesive Development
	<i>Aims to protect strategic gaps between settlements to prevent coalescence. The gaps will be defined on a case by case basis. Need to try and maintain gaps that can't be closed by further development. The plan will help to define those gaps. Settlement boundaries could be used but are not essential.</i>
S4	Green Belt
	<i>Implements usual green belt policy. Extensive definition contained in Section 9 of the NPPF. Presumption against development except in exceptional circumstances.</i>
S5	Infrastructure
	<i>The spatial strategy will be supported by the provision of suitable infrastructure proportional to the level and type of development proposed. This will need to take into account the degree to which infrastructure is covered by the NPPF e.g. transport impacts need to be severe before they can be taken into account.</i>
S6	Affordable Housing
	<i>Above a defined criteria a percentage of affordable housing will be sought on all housing sites. Deviation from the policy will require detailed viability evidence. Policy will need to take into account the findings of the HEDNA.</i>
S7	Gypsy/Traveller Provision
	<i>The policy will set out the Gypsy and Traveller provision which will be met through allocations over the plan period. This will be based on the existing assessment of need and the latest Government policy.</i>
S8	Brownfield Land
	<i>To set out the LPAs overall approach to the development of brownfield sites. Will need to reflect the content of the NPPF and may be affected by forthcoming Government guidance which has been signalled by the Government.</i>

Housing

H1	Housing Design
	<i>To set out specific design principles which will need to be observed in all housing development. The need for good design is highlighted in the NPPF. Will include guidance on extensions and ancillary buildings. This will aim to ensure that local distinctiveness is respected in new development.</i>
H2	Gypsy Traveller Sites
	<i>To set out specific design principles which will need to be observed in all Gypsy/Traveller developments.</i>
H3	Exception Sites
	<i>To allow development in rural areas to meet proven local housing need on sites where development would not normally be permitted. Will need to consider allowing a proportion of market housing. Use of Community Land Trusts will be investigated.</i>
H4	Rural Workers Dwellings
	<i>To allow housing development where there is a proven need in relation to a specific rural employment activity.</i>
H5	Replacement Dwellings
	<i>To set out the LPAs approach to the demolition of existing dwellings and their replacement. Will need to consider what restrictions should apply to the replacement dwelling e.g. should it be restricted in size to match adjacent dwellings.</i>
H6	Residential Caravans/Mobile Homes
	<i>To control the temporary location of mobile homes to support development e.g. where a new house being built or a building being converted to a dwelling.</i>
H7	Self Build Housing
	<i>Policy to promote the development of self build housing to reflect the Government's position. Will need to determine whether there should be a proportion required in large new housing developments.</i>
H8	Housing Mix
	<i>To ensure that the mix of housing reflects the needs of communities in Aylesbury Vale in terms individual physical requirements and range of sizes/types. The characteristics of the local population will be taken into account and could cover housing for the elderly.</i>
H9	Dwelling Sizes
	<i>Optional policy dependant on viability assessment. As part of the new Government standards an optional Building Regulation relating to dwelling size can be implemented through a Local Plan policy where there is viability evidence to support such a policy.</i>

Employment

E1	Retention of employment land/buildings
	<i>Will set out in what circumstances employment land or building will be permitted to convert to other uses such as housing The NPPF states that employment land cannot be reserved in perpetuity for employment. The criteria for determining when land should be released will need to be determined.</i>
E2	Town Centre Development
	<i>To set out the LPAs approach to retail development including defined town centres and shopping frontage.. Will be the basis for determining the suitability of sites for retail development in town centres.</i>
E3	Development outside Town centres
	<i>To control retail development outside town centres by requiring town centre sites to be considered first.</i>
E4	Shops and Business Frontages
	<i>To retain the character of town centres by ensuring that the design of shop frontages reflect their surrounding context.</i>
E5	Tourism Development
	<i>Will set out principles for the development of tourism destinations to ensure that they can operate without detrimental impacts on the surrounding area.</i>
E6	Tourist Accommodation
	<i>To cover the provision of tourist accommodation in all forms including hotels, B&Bs and camping/caravanning.</i>
E7	Working at Home
	<i>Policy to address the implications of employment becoming the main use of a dwelling. May involve the encouragement of live work dwellings.</i>
E8	Agricultural development
	<i>Policy to set out the LPAs approach to permitting agricultural development where planning permission is necessary.</i>

Transport

T1	Vehicle Parking
	<i>To set out design principles and associated standards for car, lorry and cycle parking in relation to development. Different needs between rural and town centre developments. More car journeys in rural areas, therefore more parking space required at rural properties. May exclude garages from being parking spaces.</i>
T2	Footpaths and Cycle Routes
	<i>To ensure that development connects to existing pedestrian and cycle networks and provides new facilities proportional to the level of development. Will encourage provision of routes segregated from traffic.</i>
T3	Protected Transport Schemes
	<i>These are routes for by passes/railways in line with BCC/LEPs recommendations. National schemes such as HS2 and East/West rail will also be covered.</i>
T4	Electric Vehicle Infrastructure
	<i>Required by the NPPF – more charging points should be encouraged.</i>

Conservation of the Built Environment

BE1	Heritage Assets
	<i>To ensure the protection of designated and non-designated heritage assets including listed buildings conservation areas and archaeological sites from harmful development.</i>
BE2	Overall Design
	<i>To set out design principles which all development should adhere to including disabled access requirements.</i>

Conservation of the Natural Environment

NE1	Protected Sites
	<i>To ensure that development affecting environmental assets protects them e.g. SSSIs. Level of protection will be determined by the importance of the asset.</i>
NE2	Biodiversity
	<i>To deliver the protection and enhancement of biodiversity required by the NPPF.</i>
NE3	Landscape
	<i>To promote development which avoids inappropriate development in protected landscapes. Protected landscapes will include locally valuable landscapes.</i>

NE4	Pollution
	<i>To ensure that negative effects on the natural environment arising from development are mitigated or prevented including air, light, noise and groundwater pollution.</i>
NE5	Local Green spaces
	<i>To ensure the protection of designated Local Green Spaces from inappropriate development. Will only apply to a small number of sites with important qualities as per the NPPF.</i>
NE6	Best and most Versatile Agricultural Land
	<i>To ensure the protection of Best and most Versatile Agricultural Land from inappropriate development. Level of protection will depend on the need for the development.</i>
NE7	Trees and Hedgerows
	<i>Policy to ensure that important trees and hedgerows are protected and incorporated in new development wherever possible.</i>

The Countryside

C1	Conversion of Rural Buildings
	<i>To ensure the sympathetic conversion of appropriate rural buildings where planning permission is required.</i>
C2	Equestrian Development
	<i>To promote the development of appropriate equestrian businesses and facilities.</i>
C3	Renewable Energy
	<i>To ensure that renewable energy developments take place in appropriate locations. Will need to reflect latest Government policy.</i>
C4	Protection of Public Rights of Way
	<i>To set out the LPAs approach to public rights of way affected by development.</i>

Infrastructure and Utilities

I1	Green Infrastructure
	<i>To ensure that new development delivers suitable levels of green infrastructure. This will draw on national standards wherever possible. Must recognise though that provision may be limited where existing provision exceeds current needs.</i>
I2	Sport and Recreation
	<i>To ensure the delivery of appropriate levels of sport and recreation provision including children's play areas in association with the provision of new dwellings. This will draw on national standards wherever possible. Must recognise though that provision may be limited where existing provision exceeds current needs.</i>
I3	Community Facilities (Including designated Community Assets)
	<i>To protect communities from the loss of essential community facilities through development such as the loss of community halls, local shops, public open space, allotments and public houses except where an alternative facility is being provided.</i>
I4	Flooding
	<i>To ensure that only development appropriate to the level of flood risk is permitted.</i>
I5	Telecommunications
	<i>To promote the development of new telecommunications network in a manner which minimises negative impacts on communities and the environment.</i>

7. Landscape

- 7.1. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting valued landscapes. It then goes on to say that local planning authorities should set out criteria based policies against which proposals for on or affecting protected landscape areas will be judged. Great weight has to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty whilst lesser weight can be given to locally defined landscapes.
- 7.2. The Local Plan area includes some land which falls within an Area of Outstanding Natural Beauty (AONB) and the current Local Plan identifies Areas of Attractive Landscape (AAL) and Local Landscape Areas (LLA). Local designations carry less weight in planning decisions than national designations like the AONB but still allow important local landscapes to be taken into account in planning decisions. The Council wishes to retain local landscape designations in the new Local Plan and has commissioned reports relating to their suitability which are being consulted on as part of this consultation via the Council's website. The review recommends that the majority of the areas currently designated should be retained as valued landscapes but recommends that the Halton/Wendover, Halton, Great Ouse Valley (West), and Poundon Hill are not designated as valued landscapes.
- 7.3. For completeness, in general terms the previously published evidence on 'Areas of Sensitive Landscapes' (report by Jacobs for AVDC, 2008) was criticised because it did not have stakeholder or public validation. Nevertheless the areas of sensitive landscape conform with the areas designated as AAL and LLA. This evidence has been reviewed by LUC and this review is published as supporting evidence to VALP. The 2008 Landscape Character Assessment which had primary field-based data collection also by Jacobs has also fed into the 2015 Local Landscapes study by LUC.
- 7.4. The options for VALP are considered to be:
- Redesignate all AALs and LLAs as locally valued landscapes and include a policy to enable the assessment of planning applications and appeals
 - Only redesignate the AALs and LLAs recommended as having value in the LUC report for consultation 'Areas of Attractive Landscape and Local Landscape Areas Advice to Aylesbury Vale DC (October 2015) and have an assessment policy
 - Have no formally designated locally valued landscapes but have a policy setting out landscape issues to be taken into account in planning applications and appeals, or

- Have no designations or policy and just rely on the NPPF.

7.5. Getting the views of the local community is helpful in identifying and confirming support for any area of local landscape designation. The Council would welcome comments on which of the options it should pursue.

Consultation Question (please refer to separate comment form to respond)

Question 13 Which Option should the Council pursue?

8. Glossary

Term	Definition
Affordable Housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</p> <p>Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, are not currently considered as affordable housing for planning purposes.</p>
Appropriate Assessment	<p>Part of the Habitats Regulations Assessment process, the EU Habitats Directive (92/43/EEC) requires local authorities to decide whether or not a plan or project can proceed having undertaken an “appropriate assessment” to:</p> <ul style="list-style-type: none"> • Determine through a Screening assessment whether a plan or project may have a significant effect on a European biodiversity site (as relevant to Aylesbury Vale, these are Special Area of Conservation) • If required, undertake an appropriate assessment of the plan or project • Decide whether there may be an adverse effect on the integrity of the European site in light of the appropriate assessment.
Area of Outstanding Natural Beauty (AONB)	<p>A landscape where the distinctive character and natural beauty is so outstanding that it is in the nation's interest to safeguard it. Aylesbury Vale district includes part of the Chilterns AONB. The AONB is managed by the Chilterns Conservation Board.</p>
Aylesbury Vale District Local Plan (AVDLP)	<p>The spatial development plan for Aylesbury Vale used to determine planning applications. Adopted by AVDC in February 2004, only some of the policies have been saved for use in planning decisions. The AVDLP will be replaced by the VALP and neighbourhood plans.</p>

Term	Definition
Black or Ethnic Minority (BME)	A socio-economic grouping used with other such groups in housing and economic analysis including from the latest Census data. Utilised within background studies informing the VAP Strategy.
Biodiversity	A collective term for plants, animals, micro-organisms and bacteria which, together, interact in a complex way to create living ecosystems.
Climate Change	The lasting and significant change in weather patterns over periods ranging from decades to hundreds of years, impacting on river and sea levels and the rate of flows on watercourses.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a charge on new buildings and extensions to help pay for supporting infrastructure. This new charge replaces the Section 106 tariff, but Section 106 agreements will still be used for the specific impacts of a development (such as a new access road) and for affordable housing. Unlike Section 106, CIL is non-negotiable and collection is purely an administrative process. The levy and what it covers is set out in a charging schedule that is consulted on prior to submission to Government and a public Examination prior to adoption by the Council.
Conservation Area	A locally designated area (by AVDC for Conservation Areas in the Vale) of special architectural interest, where the character or appearance is desirable to preserve or enhance. AVDC carries out occasional reviews of the special interest through character appraisals and management plans.
Council Monitoring Reports	Monitoring Reports published regularly usually covering a financial year. The first purpose of the Reports is to review the progress of planning policy documents, secondly to assess the effectiveness of existing planning policies and identify whether any policies are not being implemented, or should be amended or replaced. The second of these tasks is achieved by reporting against a number of indicators. Housing land supply is monitored more frequently and AVDC publishes regular 5-year land supply position statements.
Department for Communities and Local Government (DCLG)	The Department of Communities and Local Government sets national planning policy in England, as well as determining what Local Government does, how well it is working and how it is funded.

Term	Definition
Development Plan	The statutory development plan for determining planning applications and appeals in the district. This currently comprises the Adopted Aylesbury Vale District Local Plan (AVDLP) 2004 saved policies and any made Neighbourhood Plans. VALP will replace AVDLP on adoption in summer 2017.
Duty to Co-operate	The 'duty to co-operate' is a legal requirement on the Council in the VALP plan preparation process. The duty concerns the Council and neighbouring district/borough councils, county councils and other identified public bodies. The Council is required to provide sufficient evidence to demonstrate that the duty has been undertaken appropriately for the plan.
East-West Rail	A new railway network, partly using existing track that will connect Reading and Oxford across to East Anglia via Milton Keynes, Bedford and Cambridge. In the shorter term, the East West Consortium's priority is to deliver the western section of the route comprising Reading to Milton Keynes and Bedford via Oxford; and also Milton Keynes to Aylesbury. There will be a new station at Winslow due to be built on the line between the Aylesbury spur/Bicester and Bletchley. This is planned to be open by March 2019.
Economic Development	Economic Development is any development for the following Use Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (Business), B2 (General Industrial), B8 (Storage and Distribution), C1 (Hotels), D1 (Non-residential institutions), D2 (Assembly and Leisure) and Sui Generis uses (other than Houses in Multiple Occupation and Hostels). The term 'Economic Development' land is mainly used in the Housing and Economic Land Availability Assessment (HELAA) study.
Flood Zones	Areas of land assessed as being of low risk (Flood Zone 1), medium (Flood Zone 2), high (Flood Zone 3a) and the functional floodplain (Flood Zone 3b) where no development should take place. The Environment Agency identifies where the flood zones are and are reviewed quarterly. AVDC must carry out a Strategic Flood Risk Assessment to support VALP that will look at all forms of flooding and the impact of flood defences. Guidance on planning and flood risk is set out in the NPPF and Planning Practice Guidance.

Term	Definition
Green Belt	A policy designation for controlling urban growth to prevent neighbouring towns from merging into one another, assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Within the green belt, guidance for which is set out in the National Planning Policy Framework, land is to be kept permanently open and only used for agriculture open space, forestry and outdoor recreation and limited infilling of villages and previously development land. VALP may look at proposing changes to the areas currently designated in AVDLP as green belt depending on the outcome of the 2015 Green Belt Review.
Green Infrastructure	A planned network of high quality multi-functional green space and interconnecting links in, urban and rural areas with environmental features designed in delivering a wide range of environmental social and economic quality of life benefits for local communities. AVDC has published a Green Infrastructure Strategy and has contributed to a Buckinghamshire Green Infrastructure Delivery Plan.
Greenfield land	Land which has not been previously developed.
Gypsy, Traveller and Travelling Showpeople Needs Assessment	The Government requires each Local Planning Authority to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. The four District authorities in Buckinghamshire have worked collaboratively to bring forward a traveller accommodation needs assessment in conjunction with Opinion Research Services (ORS).

Term	Definition
<p>Habitats Regulations Assessment (HRA)</p>	<p>Habitats Regulations Assessment (HRA) is required under the European Directive 92/43/EEC on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of European (Natura 2000) Sites. The sites relevant to Aylesbury Vale are two Special Areas of Conservation.</p> <p>HRA is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.</p>
<p>Heritage and Cultural Facilities</p>	<p>A collective terms used for:</p> <ul style="list-style-type: none"> • Schedule Ancient Monuments • Conservations Areas • Listed Buildings • Purpose built arts and entertainment venues available such as cinemas, theatres and arts centres • Multi-purpose community buildings such as community centres, village halls and church halls • Indoor and outdoor sports facilities available for public and community use and public open space including green infrastructure
<p>High Speed 2 Rail (HS2)</p>	<p>The Government’s proposed high speed railway line from London to Birmingham (phase 1 due to open in 2026) and the north of England (phase 2), cutting through the district from the southeast near Wendover and Aylesbury to northwest near Turweston. The Council is working with Buckinghamshire County Council and other partner organisations to minimise the impact it will have if it does go ahead.</p>
<p>Historic Environment</p>	<p>A collective term to encompass people’s interaction with heritage assets which include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest.</p>

Term	Definition
Historic Parks and Gardens	The Register of Historic Parks and Gardens of special historic interest in England provides a listing and classification system for historic parks and gardens similar to that used for listed buildings. The register is managed by Historic England under the provisions of the National Heritage Act 1983. Over 1,600 sites are listed, ranging from the grounds of large stately homes to small domestic gardens, as well as other designed landscapes such as town squares, public parks and cemeteries.
Homes and Communities Agency	The national housing and regeneration agency for England. The Agency contributes to economic growth by helping communities to realise their aspirations for prosperity and to deliver high-quality housing that people can afford. The HCA provides investment for new affordable housing and to improve existing social housing, as well as for regenerating land.
5 Year Housing Land Supply	The supply of specific deliverable housing sites on which housing completions are expected. The five year housing land supply is the number of dwellings expected to be completed in the next five years, compared to the Local Plan target for the next five years (this is normally expressed in terms of the number of years worth of supply).
Housing Market Area (HMA)	The ‘best-fit’ Housing Market Area (HMA) has been defined as Aylesbury Vale, Wycombe and Chiltern Council areas following work by Opinion Research Services (ORS). The HMA is the basic area for determining housing and employment need through the Housing and Economic Development Needs Assessment
Housing and Economic Land Availability Assessment (HELAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes. The HELAA is an assessment to identify land for housing and assess the deliverability and developability of sites. These assessments are required by the National Planning Policy Framework.
Housing and Economic Development Needs Assessment (HEDNA)	A Housing and Economic Development Needs Assessment (HEDNA) is a study required by Government of local planning authorities to inform Local Plans in terms of housing targets, housing need, demand, migration and commuting patterns and the development of planning and housing policy. For Aylesbury Vale the HEDNA has been undertaken by Opinion Research Services (ORS) for the Central Bucks HMA.

Term	Definition
Housing trajectory	A table (optionally accompanied by a graph) which sets out information on past and projected annual housing completions in comparison to the Local Plan target. The trajectory is a tool for analysing and illustrating whether or not housing delivery is on track.
Infrastructure Delivery Plan (IDP)	The IDP's role will be to identify all items of infrastructure needed to ensure the delivery of the growth targets and policies contained in the VALP. This ensures that an appropriate supply of essential infrastructure is provided alongside new homes, workplaces and other forms of development up to 2033.
Listed building	A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest.
Localism Act	An Act of Parliament which is the primary legislative basis for local authority Planning powers and came into force following gaining Royal Assent in November 2011. The Act made provision for new Regulations to be made including on plan making (came into force in April 2012) and a basis for the review of existing planning policy (the National Planning Policy Framework was published in March 2012).
Local Development Scheme (LDS)	The detailed timetable and project plan of all development plan documents and supplementary planning documents that are to be produced over a set period – normally 3 years.
Local Enterprise Partnership (LEP)	A voluntary partnership between local authorities and businesses formed in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within its local area. They carry out some functions previously carried out by the regional development agencies which were abolished in March 2012. Two LEPs involve AVDC: the South East Midlands LEP (covering Aylesbury Vale, Central Bedfordshire, Milton Keynes Council, South Northamptonshire District and other Bedfordshire and Northamptonshire districts) and Buckinghamshire Thames Valley LEP (covering all of Buckinghamshire).
Local Geological Site	Local Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites (previously Regionally Important Geological Sites).

Term	Definition
Local Nature Reserve	Local Nature Reserves are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally for both people and wildlife.
Local Nature Partnership (LNP)	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. There is one LNP covering Aylesbury Vale, this is called the Buckinghamshire and Milton Keynes Natural Environment Partnership, established in 2012, including the Delivery Group.
Local Plan	The statutory development plan for determining planning applications and appeals for the district. This is currently the Aylesbury Vale District Local Plan (AVDLP) 2004 saved policies until AVDLP is replaced by the Vale of Aylesbury Local Plan.
Local Wildlife Site	Local Wildlife Sites, previously known as Sites of Importance for Nature Conservation or County Wildlife Sites are areas of land with significant wildlife value. They are typically an area of ancient woodland, a flower-rich hay meadow or a village pond.
Market Housing	Private housing for rent or for sale, where the price is set in the open market.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) is the Government's statement of national planning policy and all Local Plans must be in general conformity with it and this is tested at a Local Plan Examination. The NPPF was published on 27 March 2012 and replaced numerous planning policy guidance documents, statements and circulars. It was accompanied by Technical Guidance to the NPPF on flood risk, on minerals and waste and a planning policy statement on Traveller sites.

Term	Definition
Neighbourhood Plan	A type of Planning policy document that after ‘making’ can be used (alongside the Aylesbury Vale District Local Plan/ Vale of Aylesbury Local Plan) to determine planning applications. The Plans are prepared by a parish/town council or designated neighbourhood forum for a particular neighbourhood area (made under the Localism Act 2011) and have to be in general conformity with the district plan, undergo Examination and a Referendum. A neighbourhood plan should support strategic development needs set out in the Local Plan and plan positively to support local development. A neighbourhood plan becomes part of the statutory development plan once it has been made (brought into legal force) by the local planning authority.
Office for National Statistics (ONS)	The UK’s largest independent producer of official statistics and the recognised national statistical institute of the UK.
Planning Practice Guidance	Practical guidance that supplements policy in the National Planning Policy Framework. The Government launched the <u>Planning Practice Guidance</u> on 6 March 2014, replacing a raft of separate detailed best practice guidance covering many areas of town planning issues.
Primary and Secondary Shopping Frontages	These are defined in the Adopted Aylesbury Vale District Local Plan and are likely to be replaced in new definitions and designated areas in VALP. They cover specified rows of ground floor units within identified town centres and seek to retain activity-generating uses including high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for diversity of uses within the frontages such as restaurants. The defined frontages from AVDLP have been reviewed in the Aylesbury Vale Retail Study, 2015.
Primary Shopping Area	An area defined in a Local Plan where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Term	Definition
Previously-developed (brownfield) land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Registered Providers of affordable housing	A Registered Provider of social housing as defined in Chapter 3 of Part 2 of the Housing and Regeneration Act 2008 who is registered with the Homes and Communities Agency and has not been removed from the register.
Scheduled Ancient Monuments	Nationally important archaeological site or historic building, given protection against unauthorised change.
Sensitive Landscapes	'Sensitive landscapes' is a term used in evidence prepared by Jacobs for the Council in 2008 called the 'Areas of Sensitive Landscapes' study. All landscapes in the district were surveyed six factors were used to determine what made an area sensitive. These were: scenic quality, rarity, representativeness (locally and regionally) and tranquillity. The Government uses the term 'valued' landscape as meaning important local landscapes that contribute to the quality of the natural and local environment. The valued landscapes for the district are the AVDLP designated 'Areas of Attractive Landscape' and 'Local Landscape Areas'. These have had a review and criteria based assessment by LUC in 2015.
Settlement Hierarchy	The Settlement Hierarchy is a way of identifying and arranging the largest settlements into an order for the purposes of distributing the VALP housing and employment land growth to towns and villages around the district based upon their population and sustainability criteria.

Term	Definition
Site Allocations	Designations of land use, types and levels of development and other details identified in a Local Plan. There are existing site allocations in the Adopted Aylesbury Vale District Local Plan 2004 and several made neighbourhood plans. Future allocations will be made in VALP or in further made neighbourhood plans.
Sites of Special Scientific Interest (SSSI)	A Site of Special Scientific Interest (SSSI) is a national designation indicating one of the country's very best wildlife and/or geological sites. SSSIs include some of the most spectacular and beautiful habitats: wetlands teeming with wading birds, winding chalk rivers, flower-rich meadows, windswept shingle beaches and remote upland peat bogs.
Special Areas of Conservation	A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. The two SACs relevant to the VALP are the Chiltern Beechwoods and Aston Rowant. The impact of the VALP proposals on these will be considered in the Appropriate Assessment/Habitats Regulations Assessment.
Strategic Flood Risk Assessment (SFRA)	A study and final report identifying all types of flood risk in the district and the considerations that development should adhere to including avoiding building in higher areas of flood risk and incorporating mitigation measures including sustainable drainage systems. A new SFRA will be prepared to support the growth identified in VALP.
Supplementary Planning Document (SPD)	More detailed planning guidance to supplement what is in Development Plan Documents. SPDs cannot make new policy; there must be 'policy hook' to a policy or proposal in a Development Plan Document.
Sustainability Appraisal	An evaluation of the social, environmental and economic effects of policies and proposals in the VALP. The purpose is to ensure that the Local Plan documents are produced in accordance with the Government's definition of sustainable development included in the NPPF. Sustainability Appraisals are carried out in line with Government Guidance to meet the terms of Strategic Environmental Assessment which are required under an EU Directive.

Term	Definition
Sustainable Construction	An approach to construction that reduces the environmental impact of a building over its entire lifetime, while optimising its economic viability and the comfort and safety of its occupants. A building designed and constructed in a sustainable way minimises the use of water, raw materials, energy and land over the whole life cycle of the building.
Vale of Aylesbury Local Plan (VALP)	The new planning policy document for the district covering the period 2013-2033 which will replace the adopted Aylesbury Vale District Local Plan 2004. VALP is referred to as the 'Local Plan' in the VALP Issues and Options consultation document, October 2015.
Water Cycle	A term used for the assessment of the impact of development on wastewater treatment work capacity, surface water management, wastewater networks, water quality and water supplies.
Windfall sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available for new development.

Annex 1 Geographic Areas based on the 2012 Settlement Hierarchy

Aylesbury Area	
<p>Strategic settlement: Aylesbury urban area</p> <p>Larger villages: Stoke Mandeville, Stone, Weston Turville</p> <p>Smaller villages: Bierton, Bishopstone</p>	<p>Parishes: Aylesbury, Bierton with Broughton, Buckingham Park, Coldharbour, Fleet Marston, Berryfields (formerly Quarrendon), Stoke Mandeville, Stone with Bishopstone and Hartwell, Watermead, Weston Turville</p>
Buckingham Area	
<p>Strategic settlement: Buckingham</p> <p>Larger village: Maids Moreton</p>	<p>Parishes: Buckingham, Maids Moreton</p>
Northern Vale	
<p>Strategic settlement: Winslow</p> <p>Larger villages: Gawcott , Great Horwood, Marsh Gibbon, Newton Longville, Padbury, Soulbury, Steeple Claydon, Stewkley, Stoke Hammond, Tingewick</p> <p>Smaller villages: Adstock, Akeley, Beachampton, Calvert Green, Chackmore, Charndon, Drayton Parslow, East Claydon, Granborough, Great Brickhill, Little Horwood, Mursley, Nash, Preston Bissett, Swanbourne, Thornborough, Turweston, Twyford, Westbury, Whaddon</p>	<p>Parishes: Addington, Adstock, Akeley, Barton Hartshorn, Beachampton, Biddlesdon, Calvert Green, Charndon, Chetwode, Drayton Parslow, Dunton, East Claydon, Foscott, Gawcott with Lenborough, Granborough, Great Brickhill, Great Horwood, Hillesden, Hoggeston, Leckhampstead, Lillingstone Dayrell with Luffield Abbey, Lillingstone Lovell, Little Horwood, Marsh Gibbon, Middle Claydon, Mursley, Nash, Newton Longville, Padbury, Poundon, Preston Bissett, Radclive-cum-Chackmore, Shalstone, Soulbury, Steeple Claydon, Stewkley, Stoke Hammond, Stowe, Swanbourne, Thornborough, Thornton, Tingewick, Turweston, Twyford, Water Stratford, Westbury, Whaddon, Winslow.</p>
Southern Vale	
<p>Strategic settlement: Haddenham Wendover</p> <p>Larger villages: Aston Clinton, Brill, Cheddington, Edlesborough, Grendon Underwood, Long Crendon, Pitstone, Quainton, Waddesdon,Whitchurch, Wing, Wingrave,</p> <p>Smaller villages: Ashendon, Aston Abbotts, Buckland, Chearsley, Chilton, Cublington, Cuddington, Dagnall, Dinton, Edgcott, Halton, Hardwick, Ickford, Ivinghoe, Ludgershall, Marsworth, Mentmore, Northall, North Marston, Oakley, Oving, Shabbington, Slapton,Weedon, Westcott, Worminghall</p>	<p>Parishes: Ashendon, Aston Abbotts, Aston Clinton, Aston Sandford, Boarstall, Brill, Buckland, Chearsley, Cheddington, Chilton, Creslow, Cublington, Cuddington, Dinton with Ford and Upton, Dorton, Drayton Beauchamp, Edgcott, Edlesborough, Grendon Underwood, Haddenham, Halton, Hardwick, Hogshaw, Hulcott, Ickford, Ivinghoe, Kingsey, Kingswood, Long Crendon, Ludgershall, Marsworth, Mentmore, Nether Winchendon, North Marston, Oakley, Oving,Pitchcott, Pitstone, Quainton, Shabbington, Slapton, Upper Winchendon, Waddesdon, Weedon, Wendover, Westcott, Whitchurch, Wing, Wingrave with Rowsham, Woodham, Worminghall, Wotton Underwood</p>

Annex 2 Summary of Spatial Options considered

OPTION	Aylesbury Area		Southern Vale		Buckingham Area		Northern Vale		New Settlement(s)		Total
	Number	%	Number	%	Number	%	Number	%	Number	%	
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

Explanatory note

- 1.All numbers are rounded to the nearest 100.
- 2 Options A to E are based on known potentially suitable capacity in the HELAA, consents, completions, windfalls and pipeline.
- 3.Options A and B fall short of the estimated housing requirement of 31,000 dwellings. Further land would need to be found to address this shortfall.
- 4.Options F to I are estimated as the capacity is unknown. We would need to identify sufficient suitable, available land to address this shortfall.



Planning

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