
 **Chiltern**
District Council  **South Bucks**
District Council

Chesham Town Meeting

25th February 2016

Chesham Town Council
The Chesham Society

Introduction



- Joint Local Plan in accordance with approved joint Local Development Scheme
- Builds on early Plan-making of each Council but now
 - Regulation 18 consultation is repeated
 - Joint development needs
 - Deliver the most sustainable outcome

Introduction



Chiltern and South Bucks
Local Plan
 Initial Consultation (Regulation 18)
 Incorporating Issues and Options

Consultation – scoping plan, exploring key issues, identifying options to be tested

19th Jan to 5pm on 14th March 2016
 (some 8 weeks)

- in accordance with SCIs', plus ...
- (Statements of community involvement)
- want local groups/organisations to assist in raising awareness through networks, etc and encourage participation

Introduction



Chiltern and South Bucks
Local Plan
Initial Consultation (Regulation 18)
Incorporating Issues and Options

Consultation Document,
Details, Response Forms and
Evidence Base available on-
line:

<http://www.chiltern.gov.uk/planning/localplan2014-2036>

<http://www.southbucks.gov.uk/planning/localplan2014-2036>

District Council search the site search

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Emerging Chiltern and South Bucks Local Plan (2014-2036)

Public Consultation 19th Jan to 5pm on 14th March 2016

Chiltern and South Bucks
Local Plan 1 2 3 4

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- Sport Relief Events 2016
- Missed bin collection
- Parking
- Contact us
- Council Tax and Benefits

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Environment	Parking	Business Rates
Housing	Planning	Local land charges

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Chiltern District Council	Emerging Chiltern and South Bucks Local Plan (2014-2036)	Downloads
Our services	Chiltern District Council and South Bucks District Council are preparing a new emerging joint Local Plan for Chiltern and South Bucks Districts.	<ul style="list-style-type: none"> Chiltern and South Bucks Local Plan - Regulation 18 Incorporating Issues and Options Consultation Document (Jan-Mar 2016) (1MB)
Planning	Initial (Regulation 18) Consultation Incorporating Issues and Options	<ul style="list-style-type: none"> Chiltern and South Bucks Local Plan - Consultation Response Form (Jan-Mar 2016) (255KB)
Planning Policy	<p>Between 19th January 2016 until 5pm on 14th March 2016 the Councils are carrying out their Initial (Regulation 18) Consultation incorporating Issues and Options on the emerging Local Plan.</p> <p>The Consultation Document and Response Form are available to download from the 'downloads' box on the right hand side of the page. Hard copies of the response form are available in the Council Offices in Amersham and Denham as well as libraries serving the Districts, during the consultation period, check here for library opening times. Hard copies of the consultation document are also available for inspection at these locations.</p> <p>An evidence base is being prepared for the emerging Local Plan and can be found here.</p> <p>All comments received within the consultation period will be fully taken into account and will assist the Council in producing a 'Preferred Options' document which is expected to be consulted on in October/November this year.</p> <p>Responses to the consultation need to be made in writing, it would be helpful if responses could be on or accompanied by a completed response form, comments can be sent via email to either planningpolicy@chiltern.gov.uk or planningpolicy@southbucks.gov.uk or sent by post to:</p> <p>Planning Policy Team Chiltern District Council Offices King George V Road King George V House Amersham Bucks HP8 5AW</p> <p>Please note: if you are having difficulty using the Word Document Form please use either the PDF version or follow version of the response form is available below.</p>	<ul style="list-style-type: none"> Chiltern and South Bucks Local Plan - Consultation Response Form (Jan-Mar 2016) (198KB) Presentation made to Councillors and Stakeholders Groups (18th and 20th of January 2016) (1MB)
Emerging Chiltern and South Bucks Local Plan (2014-2036)	ONE-DE RESPONSE FORM	Contacts
Evidence Base		Planning Policy
Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form		Email: Planning Policy
Delivery/Development Plan Document (Delivery DPD)		Tel: 01494 550 678
Core Strategy		Full details for Planning Policy
Adopted Local Plan		Related Pages
Statement of Community Involvement		Evidence Base
Authority's Monitoring Report		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Local Development Scheme		Planning Policy Consultation Database
Planning Policy Consultation Database		Local Development Scheme
The Chilterns Area of Outstanding Natural Beauty		Core Strategy
Neighbourhood Planning		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Sustainable Development Rules		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Housing Land Supply Targets		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Community Infrastructure Levy (CIL)		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Supplementary Planning Documents (SPDs)		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Access to Information		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form

Chiltern District Council	Evidence Base	Contacts
Our services	<p>An evidence base is being prepared for the Chiltern and South Bucks Local Plan. Evidence base documents can be found below based on topic area. Please note: that the list of documents will continue to evolve over time, so it is worth checking this page for the most up-to-date information.</p> <p>In addition to the documents on this website other relevant documents such as the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), which are available nationally, and other Policy and County Council documents can form part of the evidence base.</p> <p>The evidence base is sub-divided into the most relevant topic areas below. Some evidence base documents have been superseded by subsequent documents. Where documents have been superseded these are identified and retained in the evidence base for completeness. Where documents are to be added these documents are also identified, please note for these documents the indicative dates shown may differ to the title of the document when published.</p>	Planning Policy
Planning		Email: Planning Policy
Planning Policy		Tel: 01494 550 678
Emerging Chiltern and South Bucks Local Plan (2014-2036)		Full details for Planning Policy
Evidence Base		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Green Belt Assessment Part 1 (January 2016) - Parish Profiles		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form		Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
	Duty to Co-Operate	Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
	<ul style="list-style-type: none"> Chiltern and South Bucks Councils Response to Aylesbury Vale Issues and Options Consultation (December 2015) (180KB) Central Buckinghamshire Scheme CHA Duty to Co-Operate Memorandum of Understanding - A/DC/2015 and CDC Users 2015 (1.1MB) 	Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
	Superseded document:	Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
	<ul style="list-style-type: none"> Duty to Co-operate Request from Aylesbury Vale District Council to identify Chiltern Districts Unplanned Housing Need to 2021 - Initial Assessment, Version 1 (December 2016) (453KB) 	Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
	Sustainability	Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form
	<ul style="list-style-type: none"> Sustainability Appendix of the Chiltern and South Bucks Local Plan, Regulation 18 (Issues and Options) (Reasonable Alternatives) Document - Layout January 2016 (1.0MB) Sustainability Appendix of the Chiltern and South Bucks Local Plan, Scoping Document - Layout November 2015 (60KB) Environment Advice Response to SA Scoping Report (January 2016) (241KB) 	Chiltern and South Bucks Local Plan (2014-2036) - Online Consultation Response Form

GREEN BELT



- [Buckinghamshire Green Belt Assessment Part 1: Chiltern and South Bucks Green Belt Parcel Profiles - ARUP \(January 2010\) \(IMM\)](#)
- [Buckinghamshire Green Belt Assessment Part 1: Chiltern and South Bucks Summary of Profiles - ARUP \(Jan 2010\) \(IMM\)](#)
- Maps associated with Chiltern and South Bucks:
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.1a - Scores for Chiltern and South Bucks Parcels \(G Purpose 1a North\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.1b - Scores for Chiltern and South Bucks Parcels \(G Purpose 1b South\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.2a - Scores for Chiltern and South Bucks Parcels \(G Purpose 2 North\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.2b - Scores for Chiltern and South Bucks Parcels \(G Purpose 2 South\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.3a - Scores for Chiltern and South Bucks Parcels \(G Purpose 3 North\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.3b - Scores for Chiltern and South Bucks Parcels \(G Purpose 3 South\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.4a - Scores for Chiltern and South Bucks Parcels \(G Purpose 4 North\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.4b - Scores for Chiltern and South Bucks Parcels \(G Purpose 4 South\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.1a - Areas for Further Consideration at Stage 2 for Chiltern and South Bucks \(North\) - ARUP \(Jan 2010\) \(IMM\)](#)
 - [Buckinghamshire Green Belt Assessment Part 1: Map 5.1b - Areas for Further Consideration at Stage 2 for Chiltern and South Bucks \(South\) - ARUP \(Jan 2010\) \(IMM\)](#)
- [Buckinghamshire Green Belt Assessment Part 1A Methodology - ARUP \(August 2010\) \(IMM\)](#)

Documents to be added shortly:

- [Buckinghamshire Green Belt Assessment Part 1: Methodology and Assessment of Land Parcels \(full report\) to follow in due course](#)

Employment

Classification: OFFICIAL

Chiltern and South Bucks Local Plan Initial (Regulation 18) Consultation Inc. Issues and Options Response Form

This is **YOUR** chance to get involved in the Local Plan process and state what **YOU** think the plan should address or include as well as provide your views on the Issues and Options identified. The Local Plan Consultation Document asks 17 questions, however please **do not feel limited by these questions and include any points you think are relevant.**

This form has **two parts**:

PART A respondent (your) details, which **will not be published**; and

PART B for comments, **which will be publically available**. If needed continue your comments on separate sheets.

Please note responses received as part of this consultation cannot be treated as confidential. All comments that have been made will be made public and included in Council documents displayed on the Councils' websites. However, no personal details, other than the respondent's name, will be made public. Responses submitted to Chiltern or South Bucks District Council will be processed and shared between the two Councils. Chiltern District Council and South Bucks District Council are the Data Controllers for the purposes of the Data Protection Act 1998.

This form is also accompanied by an **Equality Monitoring Form**. Respondents are encouraged to complete this as the data will be used to tailor and improve future consultations to ensure we reach and enable responses from all parts of the community. **Individual data collected from this Monitoring Form will remain confidential** with only summary results being published.

Please return your completed forms to Chiltern District Council or South Bucks District Council by post or by email to:

PART B – RESPONSE

Please complete this section for comments you wish to make.
Please **do not include any personal details** that you do not want disclosed, as this section will be made publicly available.

If you are answering any of the questions in the Consultation Document¹ (i.e. Questions 1 to 17) then please clearly state which parts/answers relate to which question(s). The questions are there as prompts but responses can relate to any matter you consider is relevant.

Continue on separate sheets if necessary.

Background



- Consultation document informed by:
 - past Local Plan work
 - new Evidence Base
 - Duty to Co-operate discussions
 - National Planning Policy / Guidance
- On-going process – at this stage important to test a range of reasonable options

Evidence Base



- **Key documents:**

- Defining Housing and Functional Economic Market Area (HMA and FEMA)
- Housing and Economic Development Needs Assessment (HEDNA)
- Housing and Economic Land Availability Assessment (HELAA)
- Green Belt Assessment (Part 1)
- Settlement Infrastructure Capacity Assessment
- Sustainability Appraisal

Plus range of other documents – part of the consultation

Key Evidence Base



- HEDNA

OAHN = 15,100 dwellings (2014 to 2036)(objectively assessed housing need)

Affordable housing needs = 2,700 (18%) to 4,200 (28%)

Additional specialist older people housing (1,100)

Plus Gypsy, Traveller and Travelling Showpeople

Net additional employment space needs = 15 ha

- HELAA

Identifies development opportunities

Draft document and will be updated

Estimated land supply outside Green Belt

Key Evidence Base



HEDNA / HELAA Housing Conclusion

- Clear shortfall between need and estimated supply
Need (2014-2036) = 15,100
Built to April 2015 = 402
Commitments = 1,503
Revised needs = 13,195

Key Evidence Base



HEDNA / HELAA Housing Conclusion

- Clear shortfall between need and estimated supply
Need (2014-2036) = 15,100
Built to April 2015 = 402
Commitments = 1,503
Revised needs = 13,195

Therefore Exceptional Circumstance to review the Green Belt

Key Evidence Base



- Green Belt Assessment Part 1
 - to identify land that does not meet a Green Belt purpose
 - to identify land that does not have a “strong” Green Belt function
 - inform parcels of land for options testing (& other considerations)
 - important to test all reasonable options
 - not just housing - supporting infrastructure and employment, etc

- HEDNA, HELAA and Green Belt Assessment Part 1 (and other evidence) to inform **Development Strategy options** as tested in the consultation
 - consultation document sets out 12 options
 - (Page 13 Consultation Document)

Issues and Options Public Consultation

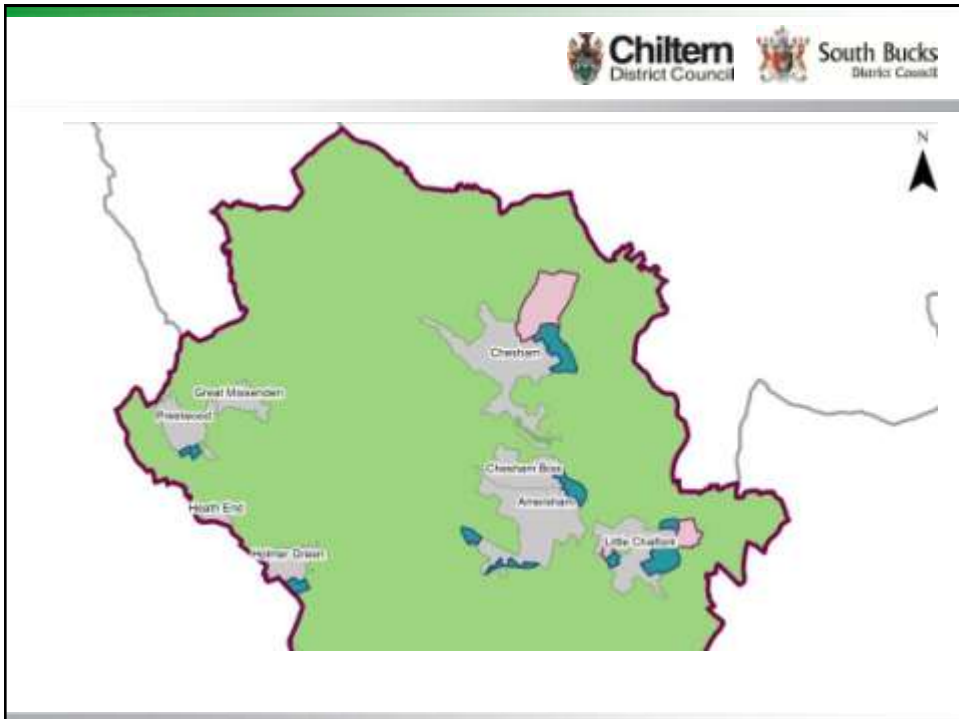
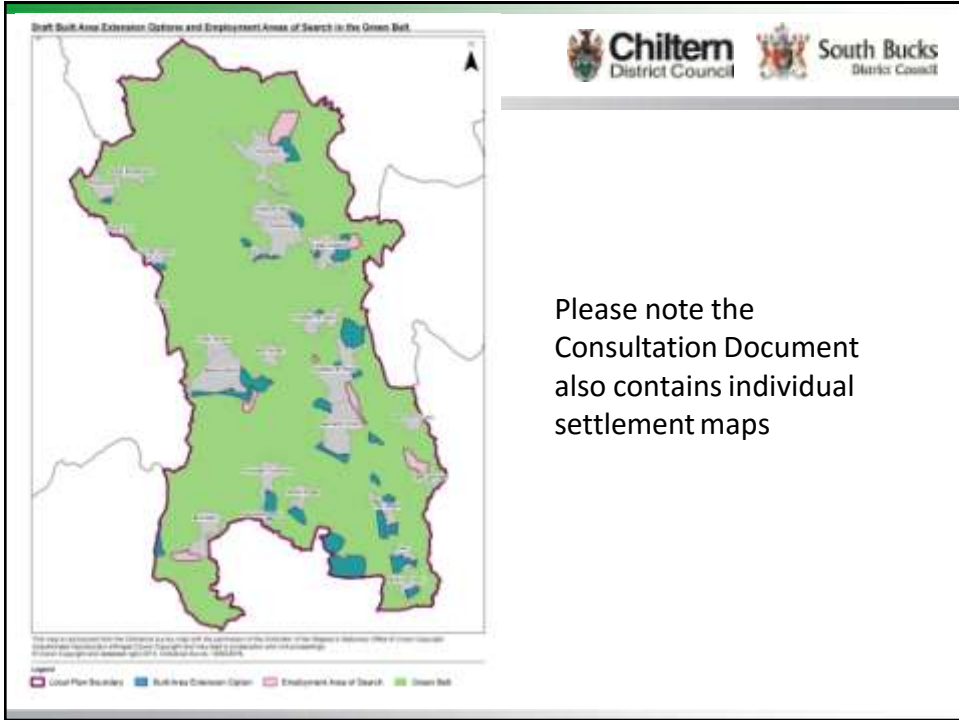


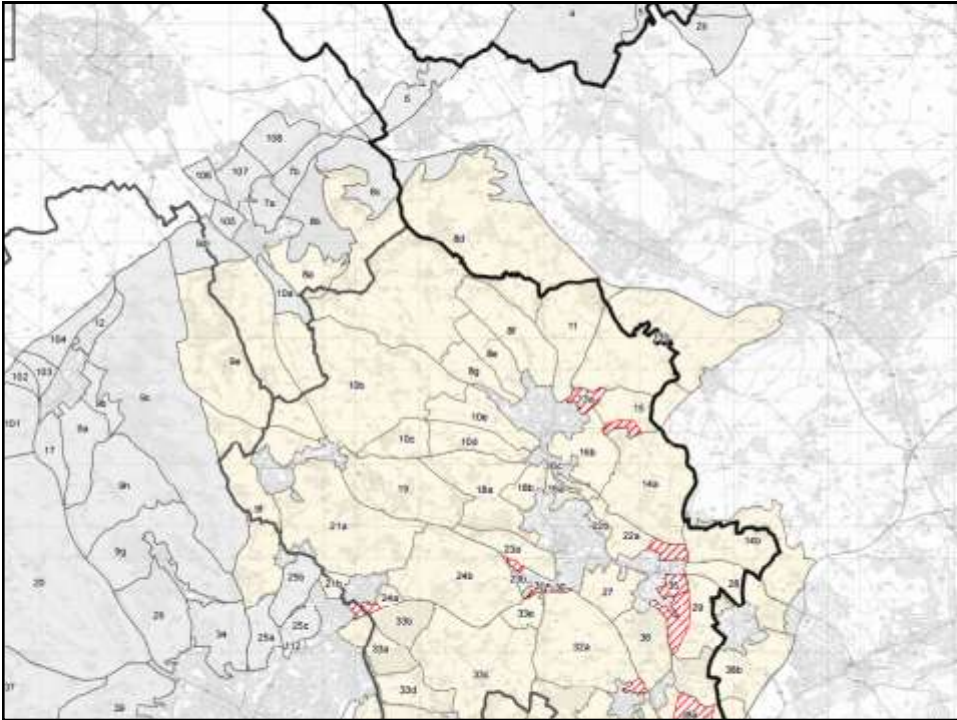
Green Belt Strategic Options for Testing (not all maps provided)

- Not included are sites with little or no additional development potential (e.g. South Heath, Denham Village, Burnham Park, Pinewood Studios)
- Not included are all general growth options (e.g. growth centred on railway stations/transport interchanges)

Categories of Maps

- Growth Options for testing
- Employment Areas for Search





Public Consultation



Other Issues Included in the Consultation

- Vision and Plan Objectives
- Heritage
- Local Green Space Designations
- Local Measures
- Scope for Development Management Policies
- Infrastructure Delivery / Community Infrastructure Levy?
- Planning for unmet needs
 - Pressure from Berkshire/London
 - Our unmet needs estimated at 7,500 dwellings and equivalent employment allocation

Key Summary Points

- Consultation runs to 5pm on 14th March 2016
- Details and response forms on the websites
- At an early stage – scoping the plan / testing reasonable options
- Informed by growing evidence base
- Estimated that the Plan will be unable to meet all development needs

Next Steps

- Undertake further Evidence Base work
- Testing options for meeting development needs
- On-going duty to co-operate discussions
- Consultation response analysis
- More detailed Sustainability Appraisal
- Viability Assessment
 - Leading to Preferred Options Consultation in October/November 2016
 - Draft Plan consultation in March/April 2017
 - Anticipated Adoption June 2018



Chiltern and South Bucks Local Plan

Initial Consultation (Regulation 18)
Incorporating Issues and Options

January / March 2016



South Bucks
District Council