



Vale of Aylesbury Local Plan

PAS Soundness Self-Assessment Checklist

February 2018

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This note was prepared by AMEC and URS on behalf of the Planning Advisory Service. It aims to help local authorities prepare their plans in advance of an examination, taking into account the requirements of the National Planning Policy Framework. A separate checklist looks at legal compliance.

In summary – the key requirements of plan preparation are:

- Has the plan been positively prepared i.e. based on a strategy which seeks to meet objectively assessed requirements?
- Is the plan justified?
- Is it based on robust and credible evidence?
- Is it the most appropriate strategy when considered against the alternatives?
- Is the document effective?
- Is it deliverable?
- Is it flexible?
- Will it be able to be monitored?
- Is it consistent with national policy?

The Tests of Soundness at Examination

The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. Those seeking changes should demonstrate why the plan is unsound by reference to one or more of the soundness criteria.

The tests of soundness are set out in the National Planning Policy Framework (NPPF) (para 182): “The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is ‘sound’”, namely that it is:

1. Positively Prepared: based on a strategy which seeks to meet objectively assessed development and infrastructure requirements

This means that the Development Plan Document (DPD) should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. The NPPF, together with the Marine Policy Statement (MPS) set out principles through which the Government expects sustainable development can be achieved.

2. Justified: the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

This means that the DPD should be based on a robust and credible evidence base involving:

- Research/fact finding: the choices made in the plan are backed up by facts.
- Evidence of participation of the local community and others having a stake in the area; and

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The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

3. Effective: deliverable over its period based on effective joint working on cross-boundary strategic priorities

This means the DPD should be deliverable, requiring evidence of:

- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities, including neighbouring marine planning authorities.
- The DPD should be flexible and able to be monitored.

The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation. Any measures which the Council has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report.

4. Consistent with national policy: enabling the delivery of sustainable development

The demonstration of this is a 'lead' policy on sustainable development which specifies how decisions are to be made against the sustainability criterion (see the Planning Portal for a model policy www.planningportal.gov.uk). If you are not using this model policy, the Council will need to provide clear and convincing reasons to justify its approach.

The following table sets out the requirements associated with these four tests of soundness. Suggestions for evidence which could be used to support these requirements are set out, although these have to be viewed in the context of the plan being prepared. Please don't assume that you have got to provide all of these, they are just suggestions of what could be relevant.

In addition, the Legal Compliance checklist (a separate document, see www.pas.gov.uk) should be completed to ensure that this aspect is covered.

The Duty to Co-operate will also be assessed as part of the examination process.

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
<i>Positively Prepared: the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.</i>		

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
<p><i>Vision and Objectives</i></p> <p>Has the LPA clearly identified what the issues are that the DPD is seeking to address? Have priorities been set so that it is clear what the DPD is seeking to achieve?</p> <p>Does the DPD contain clear vision(s) and objectives which are specific to the place? Is there a direct relationship between the identified issues, the vision(s) and the objectives?</p> <p>Is it clear how the policies will meet the objectives? Are there any obvious gaps in the policies, having regard to the objectives of the DPD?</p> <p>Have reasonable alternatives to the quantum of development and overall spatial strategy been considered?</p> <p>Are the policies internally consistent?</p> <p>Are there realistic timescales related to the objectives?</p> <p>Does the DPD explain how its key policy objectives will be achieved?</p>	<ul style="list-style-type: none"> • Sections of the DPD and other documents which set out (where applicable) the vision, strategic objectives, key outcomes expected, spatial portrait and issues to be addressed. • Relevant sections of the DPD which explain how policies derive from the objectives and are designed to meet them. • The strategic objectives of the DPD, and the commentary in the DPD of how they derive from the spatial portrait and vision, and how the objectives are consistent with one another. • Sections of the DPD which address delivery, the means of delivery and the timescales for key developments through evidenced infrastructure delivery planning. • Confirmation from the relevant agencies that they support the objectives and the identified means of delivery. • Information in the local development scheme (LDS), or provided separately, about the scope and content (actual and intended) of each DPD showing how they combine to provide a coherent policy structure. 	<p>There is no specific listing of issues faced in Aylesbury Vale in the Plan. The SA Report lists sustainability issues and a number of high level issues/options such as the housing need assessment and the settlement hierarchy.</p> <p>However, in Section 1 – Background the plan includes a profile of Aylesbury vale and a District key diagram</p> <p>In Section 2 – Vision and Strategic Objectives the Plan sets out:</p> <ul style="list-style-type: none"> • A Vision for Aylesbury Vale to 2033 • A Spatial vision which defines broad outcomes • Strategic objectives <p>There is no specific connection between sections and policies and the vision/strategic objectives but Policy S1 Sustainable development for Aylesbury Vale states that development proposals should “contribute positively to meeting the vision and strategic objectives for the district”.</p> <p>How the objectives link to the vision is not specified.</p> <p>Delivery is addressed by an infrastructure delivery plan, a viability study, land availability assessment, a housing delivery study and a housing trajectory which reflects developers’ positions on expected delivery.</p> <p>An up to date LDS is in place, but it does not match the out of date scope expected in this checklist as a single</p>

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Soundness Test and Key Requirements	Possible Evidence	Evidence Provided
		<p>local plan is now expected.</p> <p>The SA has tested reasonable alternatives to the quantum of development and overall spatial strategy that were also tested in the earlier stages of the local plan.</p> <p>It is considered that careful preparation of the local plan has ensured internal consistency between policies.</p> <p>The timetable for the delivery of the housing development is addressed by the housing trajectory contained in the housing topic paper. Delivery timescales for infrastructure are considered in the Infrastructure Delivery Plan (IDP) and the content of the IDP has been agreed with the relevant agencies.</p> <p>The plan itself sets out how the objectives will be met by advancing allocations and policies to deliver the objectives.</p>

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<p><i>The presumption in favour of sustainable development (NPPF paras 6-17)</i></p> <p>Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.</p> <p>Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:</p> <p>—any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or</p> <p>—specific policies in this Framework indicate development should be restricted.</p>	<ul style="list-style-type: none"> • An evidence base which establishes the development needs of the plan area (see Justified below) and includes a flexible approach to delivery (see ‘Section 3 Effective’, below). • An audit trail showing how and why the quantum of development, preferred overall strategy and plan area distribution of development were arrived at. • Evidence of responding to opportunities for achieving sustainable development in different areas (for example, the marine area) 	<p>The HEDNA, Traveller study and Retail Study establish the area’s development needs.</p> <p>Flexibility on housing approach is enabled via 5.2% buffer to housing figure and content of policies D2 and S9 that will allow further development if delivery is not being realised. Employment flexibility is in place through current over-provision. Plan will also subject to early review so retail and travellers situations can be amended to reflect any under provision/new evidence.</p> <p>No specific audit trail but story of VALP from scoping though issues and options, draft plan, to pre submission plan, with the parallel evolution of evidence, is described in the Housing topic paper.</p> <p>Not sure what the last bullet point means but the HELAA and VALP’s preparation have involved considering development sites around all strategic settlements, the potential for a new settlement, possible development sites in the Green Belt and the potential for development adjacent to Milton Keynes.</p>
<p>Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.</p>	<ul style="list-style-type: none"> • A policy or policies which reflect the principles of the presumption in favour of sustainable development (see model policy at www.planningportal.gov.uk) 	<p>Model policy utilised as basis for policy S1 which states that “proposals that are in accord with the development plan will be approved without delay, unless material considerations indicate other wise”.</p> <p>Policies generally written on basis of permitting development that accords with policies and is therefore sustainable. Regard has also been given to the requirements of para 154 of the NPPF on policy</p>

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		formulation.
<p><i>Objectively assessed needs</i></p> <p>The economic, social and environmental needs of the authority area addressed and clearly presented in a fashion which makes effective use of land and specifically promotes mixed use development, and take account of cross-boundary and strategic issues.</p> <p>Note: Meeting these needs should be subject to the caveats specified in Paragraph 14 of the NPPF (see above).</p>	<ul style="list-style-type: none"> • Background evidence papers demonstrating requirements based on population forecasts, employment projections and community needs. • Technical papers demonstrating how the aspirations and objectives of the DPD are related to the evidence, and how these are to be met, including from consultation and associated with the Duty to Co-operate. 	<p>Evidence (HEDNA, Retail study and Traveller study) demonstrates that requirements are “based on population forecasts, employment projections and community needs”</p> <p>A range of topic papers have been produced to explain how the evidence has informed the development of the plan. These include consultation and cooperation papers.</p>
NPPF Principles: Delivering sustainable development		
1. Building a strong, competitive economy (paras 18-22)		
<p>Set out a clear economic vision and strategy for the area which positively and proactively encourages sustainable economic growth (21),</p>	<ul style="list-style-type: none"> • Articulation of a clear economic vision and strategy for the plan area linked to the Economic Strategy, LEP Strategy and marine policy documents where appropriate. 	<p>The economic vision and strategy is subsumed into the overall spatial vision and the objectives for the plan. It is particularly referenced though in 2.4 (c) of the Spatial Vision on page 24 and the objectives 1,2 and 3 of the Strategic Objectives on page 27. The sustainable strategy for growth and its distribution is set out at 3.5 to 3.8 on page 32</p>
<p>Recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing (21)</p>	<ul style="list-style-type: none"> • A criteria-based policy which meets identified needs and is positive and flexible in planning for specialist sectors, regeneration, infrastructure provision, environmental enhancement. • An up-to-date assessment of the deliverability of allocated employment sites, to meet local needs, (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being 	<p>Policy S1 on Sustainable development for Aylesbury Vale addresses the need to encourage the delivery of growth. The section on Infrastructure and policy S5 Infrastructure addresses the need to tackle barriers to growth and the Infrastructure Delivery Plan sets out how growth will be supported.</p> <p>The existing Employment Land Review has not been updated as the conclusions on site suitability are still</p>

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	used for that purpose) para (22)	valid. Employment forecasting underlies the content of the Housing and Economic Development Needs Assessment (HEDNA) which has informed the housing and employment provisions in the VALP. Further study of local factors indicates that a precautionary approach should be taken to employment growth. This will be a matter for the early local plan review.
2. Ensuring the vitality of town centres (paras 23-37)		
Policies should be positive, promote competitive town centre environments, and set out policies for the management and growth of centres over the plan period (23)	<ul style="list-style-type: none"> The Plan and its policies may include such matters as: definition of networks and hierarchies; defining town centres; encouragement of residential development on appropriate sites; allocation of appropriate edge of centre sites where suitable and viable town centre sites are not available; consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres. 	The retail element of the plan focuses on Aylesbury Town Centre and it's future is addressed on pages 152 to 159 of the plan. Policies D7 and D8 in that section deal with the redevelopment of the town centre. The protection of existing town centres is addressed by policy E5. Primary and secondary frontages are defined in policy E6.
Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community services and residential development needed in town centres (23)	<ul style="list-style-type: none"> An assessment of the need to expand (the) town centre(s), considering the needs of town centre uses. Primary and secondary shopping frontages identified and allocated. 	This matter is addressed by the parts of the plan referred to above.
3. Supporting a prosperous rural economy (para 28)		
Support sustainable economic growth in rural areas. Planning strategies should promote a strong rural economy by taking a positive approach to new development. (28)	<ul style="list-style-type: none"> Where relevant include a policy or policies which support the sustainable growth of rural businesses; promote the development and diversification of agricultural businesses; support sustainable rural tourism and leisure developments, and support local services and facilities. 	Aylesbury Vale is a predominantly rural area with a number of market towns and a large number of villages. The plan recognises the role of the market towns in sustainable development and focuses a proportion of housing and economic development on them. The position of the rural settlements in a settlement hierarchy has been taken into account in determining

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		<p>the appropriate level of development for each settlement. Tourism development is directly addressed by policies E7 and E8 in the plan. Agricultural development is addressed by policy E9.</p>
<p>4. Promoting sustainable transport (paras 29-41)</p>		
<p>Facilitate sustainable development whilst contributing to wider sustainability and health objectives. (29)</p> <p>Balance the transport system in favour of sustainable transport modes and give people a real choice about how they travel whilst recognising that different policies will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. (29)</p> <p>Encourage solutions which support reductions in greenhouse gas emissions and congestion (29) including supporting a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. (30)</p> <p>Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. (31)</p> <p>Opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure. (32)</p> <p>Ensure that developments which generate</p>	<ul style="list-style-type: none"> • Joint working with adjoining authorities, transport providers and Government Agencies on infrastructure provision in order to support sustainable economic growth with particular regard to the facilities referred to in paragraph 31. • Policies encouraging development which facilitates the use of sustainable modes of transport and a range of transport choices where appropriate, particularly the criteria in paragraph 35. • A spatial strategy and policy which seeks to reduce the need to travel through balancing housing and employment provision. • Policy for major developments which promotes a mix of uses and access to key facilities by sustainable transport modes. • If local (car parking) standards have been prepared, are they justified and necessary? (39) • Identification and protection of sites and routes where infrastructure could be developed to widen transport choice linked to the Local Transport Plan. 	<p>The plan’s Spatial Vision and Strategic Objectives address the role of transport in sustainable development. Specific reference is made to the creation of stronger public transport links and to the promotion of cycling and walking. Policy S1 addresses sustainable development overall.</p> <p>The transport section commences with a sustainable transport vision and refers to transport strategies for Aylesbury and Buckingham. Policy T1 aims to deliver the sustainable transport vision. The delivery of transport infrastructure in new development is addressed in policy T4 which contains specific references to public transport, cycling and walking. Policy T6 specifically aims to deal with impacts from development on footpaths and cycle routes. Policy T7 addresses the need for infrastructure to support electric vehicles.</p> <p>Sustainable transport is a particular focus for the Garden Town with particular reference in the plan at 4.15 – 4.17 to measures supporting the Aylesbury Transport Strategy. The Strategy was prepared in conjunction with the County Council as highway authority. Wider transport planning encompasses the delivery of HS2, East West Rail and longer term consideration of the Oxford Cambridge Expressway. These projects involve significant cooperation with a</p>

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<p>significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (34)</p> <p>Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. (35)</p> <p>Policies should aim for a balance of land uses so that people can be encouraged to minimize journey lengths for employment, shopping, leisure, education and other activities. (37)</p> <p>For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties. (38)</p> <p>The setting of car parking standards including provision for town centres. (39-40)</p> <p>Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice. (41)</p>		<p>range of agencies over a wide geographical area.</p> <p>Particularly as part of the AGT and on larger development across the rest of Aylesbury Vale the council is aiming through the local plan to deliver the community facilities on site as part of detailed masterplans. Existing facilities have been taken into account in the distribution of development through a settlement hierarchy.</p> <p>Parking standards are to be addressed as part of a Supplementary Planning document dealing with all aspects of sustainable design.</p> <p>The plan protects the routes of transport schemes via Policy T2 on Protected Transport Schemes and takes account of the requirements of the Aylesbury Transport Strategy through specific requirements in site allocation policies.</p>
<p>5. Supporting high quality communications infrastructure (paras 42-46)</p>		
<p>Support the expansion of the electronic communications networks, including telecommunications’ masts and high speed broadband. (43)</p> <p>Local planning authorities should not impose a ban on new telecommunications development</p>	<ul style="list-style-type: none"> • Policy supporting the expansion of electronic communications networks, including telecommunications and high speed broadband, noting the caveats in para 44. 	<p>The delivery of a telecommunications network including provisions to allow the delivery of broadband to serve the residents, workers and visitors to Aylesbury Vale is dealt with through policy I6 Telecommunications.</p>

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<p>in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. (44)</p>		
<p>6. Delivering a wide choice of high quality housing (paras 47-55)</p>		
<p>Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land. 20% buffer applies where there has been persistent under delivery of housing(47)</p>	<ul style="list-style-type: none"> • Identification of: <ul style="list-style-type: none"> a) five years or more supply of specific deliverable sites; plus the buffer as appropriate • Where this element of housing supply includes windfall sites, inclusion of 'compelling evidence' to justify their inclusion (48) • A SHLAA 	<p>A Housing and Economic Land Availability Assessment (HELAA) has been prepared which encompasses the requirements of a SHLAA and reflects the relevant Government planning policy and guidance. It involved an initial call for sites with opportunities to suggest new sites at all stages of the plan process. The sites have been evaluated for their developability through a defined methodology and have formed the reservoir of development potential that has informed the preparation of the plan.</p> <p>A Housing and Economic Development Needs Assessment (HEDNA) has been prepared on the basis of Government planning policy and guidance to establish the housing need in Aylesbury Vale for the plan period. Following Duty to Cooperate discussions with constrained adjacent authorities a significant of unmet housing need from those districts is to be accommodated in Aylesbury Vale. This results in a housing need figure of 27,400 dwellings.</p> <p>The completions, commitments and allocations in the plan result in a 5.2% buffer and encompass a windfall figure of 962 dwellings expected over the 16 years of future development which is 60 per year or 4.4% of</p>

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		<p>expected annual completions over the plan period. Evidence has been prepared as part of a Housing Land Supply Soundness Document which contains a housing trajectory and a justification for the windfall assumption. The trajectory demonstrates the delivery of housing based on extensive evaluation of developer's intentions</p>
<p>Identify a supply of developable sites or broad locations for years 6-10 and, where possible, years 11-15 (47).</p>	<ul style="list-style-type: none"> • Identification of a supply of developable sites or broad locations for: a) years 6-10; b) years 11-15 	<p>The site allocations in the plan in combination with the Housing Land Supply Soundness Document demonstrate the supply of deliverable and developable housing sites which will deliver the necessary housing development to meet predicted housing need for years 6 to 15 of the plan and beyond up to the end of the plan period.</p>
<p>Illustrate the expected rate of housing delivery through a trajectory; and set out a housing implementation strategy describing how a five year supply will be maintained. (47)</p>	<ul style="list-style-type: none"> • A housing trajectory • Monitoring of completions and permissions (47) • Updated and managed SHLAA. (47) 	<p>As stated above a housing trajectory has been prepared as part of a Housing Land Supply Soundness Document. This based on detailed monitoring of housing delivery which has informed Five Year Housing Land Supply Statements. Those statements have informed numerous appeal dealing with the matter of 5 year housing land supply.</p> <p>A Housing and Economic Land Availability Assessment (HELAA) has been prepared which encompasses the requirements of a SHLAA. It involved an initial call for sites with opportunities to suggest new sites at all stages of the plan process. The sites have been evaluated for their developability through a defined methodology and have formed the reservoir of development potential that has informed the preparation of the plan. The site information has been</p>

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		updated for every version of the HELAA.
Set out the authority's approach to housing density to reflect local circumstances (47).	<ul style="list-style-type: none"> • Policy on the density of development. 	Policy BE4 and its supporting text sets out the council's approach to the matter of density.
Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50) and caters for housing demand and the scale of housing supply to meet this demand. (para 159)	<ul style="list-style-type: none"> • Policy on planning for a mix of housing (including self-build, and housing for older people • SHMA • Identification of the size, type, tenure and range of housing) required in particular locations, reflecting local demand. (50) • Evidence for housing provision based on up to date, objectively assessed needs. (50) • Policy on affordable housing and consideration for the need for on-site provision or if off-site provision or financial contributions are sought, where these can these be justified and to what extent do they contribute to the objective of creating mixed and balanced communities. (50) 	<p>A specific policy H6 Housing Mix and its supporting text deals with the delivery of a suitable mix of housing development. It was informed by a Housing and Economic Development Needs Assessment (HEDNA) which establishes the need for specific types of housing. The HEDNA is equivalent to a SHNMA. The HEDNA establishes the objectively assessed housing need. Its provisions have been the subject of a number of planning inquiries.</p> <p>Policy H1 and its supporting text, together with the relevant parts of the HEDNA, establish the need for affordable housing within Aylesbury Vale and across the county.</p>
<p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).</p> <p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<ul style="list-style-type: none"> • Consideration of allowing some market housing to facilitate the provision of significant additional affordable housing to meet local needs. • Consideration of the case for resisting inappropriate development of residential gardens. (This is discretionary)(para 53) • Examples of special circumstances to allow new isolated homes listed at para 55. 	Policy H2 and supporting text addresses Rural exception sites and Policy H3 and supporting text addresses Rural workers dwellings. Specific attention is paid to the level of development in smaller rural communities dependant on their size/facilities via Policy D3 Housing development at smaller villages and Policy D4 Housing at other settlements. New development in the countryside outside settlements is addressed by Policy S3 Settlement hierarchy and cohesive development
7. Requiring good design (paras 56-68)		
Develop robust and comprehensive policies that set out the quality of development that	<ul style="list-style-type: none"> • Inclusion of policy or policies which seek to increase the quality of development through the 	Policies and allocations related to the Aylesbury Garden Town designation aim to secure development that

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<p>will be expected for the area (58).</p>	<p>principles set out at para 58 and approaches in paras 59-61, linked to the vision for the area and specific local issues</p>	<p>accords with garden town principles. More generally Policy BE2 deals with Design of new development to be supported a supplementary planning document to guide design in detail. Also Policy BE3 deals with the protecting the amenity of residents and Policy BE4 addresses the Density of new development. Specific policies address protecting heritage assets and valued landscapes.</p>
<p>8. Promoting healthy communities (paras 69-77)</p>		
<p>Policies should aim to design places which: promote community interaction, including through mixed-use development; are safe and accessible environments; and are accessible developments (69).</p>	<ul style="list-style-type: none"> • Inclusion of a policy or policies on inclusive communities. • Promotion of opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments which bring together those who work, live and play in the vicinity; safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. (69) 	<p>Policy S1 Sustainable development for Aylesbury Vale cross references to the Strategic objectives and objective 8 specifically relates to healthy communities. The policy itself specifically refers to improving social conditions in the area. Also specific criteria in the policy refer to meeting community needs, minimising impacts on communities and building integrated communities. Policy I2 deals with sports and recreation requirements. Policy I3 addresses development requirements in relation to community facilities. Footpaths and cycle routes are dealt with under Policy T6. Policy D1 Delivering Aylesbury Garden Town refers to the need to establish a truly balanced and inclusive community.</p>
<p>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</p>	<ul style="list-style-type: none"> • Inclusion of a policy or policies addressing community facilities and local service. • Positive planning for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop 	<p>Policy S1 Sustainable development for Aylesbury Vale cross references to the Strategic objectives and objective 8 specifically relates to healthy communities. The policy itself specifically refers to improving social conditions in the area. Also specific criteria in the policy refer to meeting community needs, minimising impacts on communities and building integrated communities. Policy I3 addresses development requirements in</p>

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	and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure.	relation to community facilities. Policy D1 Delivering Aylesbury Garden Town refers to the need to establish a truly balanced and inclusive community.
Identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities; and set locally derived standards to provide these (73).	<ul style="list-style-type: none"> • Identification of specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. (73) • A policy protecting existing open space, sports and recreational buildings and land from development, with specific exceptions. (74) • Protection and enhancement of rights of way and access. (75) 	Policy I1 and supporting text particularly deals with the creation and protection of Green Infrastructure. Policy I2 deals with sports and recreation requirements including protection and new provision. Policy I3 addresses development requirements in relation to community facilities including protection and new provision. Footpaths and cycle routes are dealt with under Policy T6.
Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (76-78).	<ul style="list-style-type: none"> • Policy enabling the protection of Local Green Spaces. (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77). Policy for managing development within a local green space should be consistent with policy for Green Belts. (78) 	Policy NE7 addresses how designated Local Green Spaces will be protected from development. The supporting text sets out the criteria for designation.
9. Protecting Green Belt land (paras 79-92)		
<p>Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. (81)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the</p>	<ul style="list-style-type: none"> • Where Green Belt policies are included, these should reflect the need to: <ul style="list-style-type: none"> ○ Enhance the beneficial use of the Green Belt. (81) ○ Accord with criteria on boundary setting, and the need for clarity on the status of safeguarded land, in particular. (85) ○ Specify that inappropriate development should not be approved except in very special circumstances. (87) 	Policy S4 relates to the Green Belt which is only a very small part of the district’s area. It refers to the reasons for the designation of the Green Belt as defined in Government planning policy in relation to the limited types of development that can be permitted within it. As specific Green Belt topic paper has been produced setting out the approach to Green Belt matters in more detail including detail relating to the addition of land to the Green Belt at Leighton Linlade particularly in

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<p>framework for Green Belt and settlement policy. (83)</p> <p>When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. (84)</p> <p>Boundaries should be set using ‘physical features likely to be permanent’ amongst other things (85)</p>	<ul style="list-style-type: none"> ○ Specify the exceptions to inappropriate development (89-90) ○ Identify where very special circumstances might apply to renewable energy development. (91) 	<p>relation to new boundaries. Policy C3 on Renewable Energy makes specific reference to the Green Belt under criteria (d).</p>
<p>10. Meeting the challenge of climate change, flooding and coastal change (paras 93-108)</p>		
<p>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. (94)</p>	<ul style="list-style-type: none"> ● Planning of new development in locations and ways which reduce greenhouse gas emissions. ● Support for energy efficiency improvements to existing building. ● Local requirements for a building’s sustainability which are consistent with the Government’s zero carbon buildings policy . (95)) 	<p>Criteria j. of Policy S1 Sustainable development for Aylesbury Vale specifically refers to development meeting the effects of climate change and flooding. Policy I4 and supporting text deals with Flooding. The policy contains specific reference to climate change. Policy C3 on Renewable energy specifically addresses the implications of Aylesbury Vale being within an area of water stress. The design SPD is expected to address climate change factors in the design of new development.</p>
<p>Help increase the use and supply of renewable and low carbon energy through a strategy, policies maximising renewable and low carbon energy, and identification of key energy sources. (97)</p>	<ul style="list-style-type: none"> ● A strategy and policies to promote and maximise energy from renewable and low carbon sources, ● Identification of suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17) ● Identification of where development can draw its energy supply from decentralised, renewable or low carbon supply systems and for co-locating potential heat customers and suppliers. (97) 	<p>Policy C3 on Renewable energy specifically addresses promoting the development of renewable energy and decentralised energy sources/combined heat & power. The plan does not exclude any area of Aylesbury Vale as being unsuitable for renewable energy.</p>

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<p>Minimise vulnerability to climate change and manage the risk of flooding (99)</p>	<ul style="list-style-type: none"> • Account taken of the impacts of climate change. (99) • Allocate, and where necessary re-locate, development away from flood risk areas through a sequential test, based on a SFRA. (100) • Policies to manage risk, from a range of impacts, through suitable adaptation measures 	<p>Criteria j. of Policy S1 Sustainable development for Aylesbury Vale specifically refers to development meeting the effects of climate change and flooding. Policy I4 and supporting text deals with Flooding. The policy contains specific reference to climate change, the sequential approach to development and the adaptation of development to address risk.</p>
<p>Take account of marine planning (105)</p>	<ul style="list-style-type: none"> • Ensure early and close co-operation on relevant economic, social and environmental policies with the Marine Management Organisation • Review the aims and objectives of the Marine Policy Statement, including local potential for marine-related economic development • Integrate as appropriate marine policy objectives into emerging policy • Support of integrated coastal management (ICM) in coastal areas in line with the requirements of the MPS 	<p>NA</p>
<p>Manage risk from coastal change (106)</p>	<ul style="list-style-type: none"> • Identification of where the coast is likely to experience physical changes and identify Coastal Change Management Areas, and clarity on what development will be allowed in such areas. • Provision for development and infrastructure that needs to be re-located from such areas, based on SMPs and Marine Plans, where appropriate. 	<p>NA</p>
<p>11. Conserving and enhancing the natural environment (paras 109-125)</p>		
<p>Protect valued landscapes (109)</p>	<ul style="list-style-type: none"> • A strategy and policy or policies to create, protect, enhance and manage networks of biodiversity and green infrastructure. • Policy which seeks to minimise the loss of higher 	<p>Policy NE2 Biodiversity and geodiversity specifically addresses the protection and enhancement of biodiversity and geodiversity. Criteria h. specifically</p>

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	<p>quality agricultural land and give great weight to protecting the landscape and scenic beauty of National Parks, the Broads and AONBs.</p>	<p>addresses networks.</p> <p>Policy NE8 on Best and most versatile agricultural land deals with the protection of the best and most versatile farmland.</p> <p>Parts of the plan area lie within the Chilterns AONB. Policy NE4 specifically deals with the protection of the AONB. Policy NE5 relates to landscape character and locally important landscapes. Areas of Attractive Landscape and Local Landscape Areas are designated within the plan area based on landscape assessment work.</p>
Prevent unacceptable risks from pollution and land instability (109)	<ul style="list-style-type: none"> • Policy which seeks development which is appropriate for its location having regard to the effects of pollution on health, the natural environment or general amenity. 	<p>Policy NE6 and its supporting text addresses pollution, air quality and contaminated land in relation to new development. Supporting text refers to land instability but the policy does not. Instability is not a known problem in the plan area but a criteria should be added to the policy to address this.</p>
<p>Planning policies should minimise impacts on biodiversity and geodiversity (117)</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117)</p>	<ul style="list-style-type: none"> • Identification and mapping of local ecological networks and geological conservation interests. • Policies to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species 	<p>Policy NE2 Biodiversity and geodiversity specifically addresses the protection and enhancement of biodiversity and geodiversity. Although not identified in the policy map constraints mapping will allow impacts to be addressed through the development management process under policy NE2. The context for the policy is the Bucks and MK Biodiversity Action Plan which is referred to in Policy NE2.</p>
12. Conserving and enhancing the historic environment (paras 126-141)		
Include a positive strategy for the conservation and enjoyment of the historic environment,	<ul style="list-style-type: none"> • A strategy for the historic environment based on a clear understanding of the cultural assets in 	<p>Policy B1 on Heritage assets and its supporting text specifically addresses the conservation and enjoyment</p>

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<p>including heritage assets most at risk (126)</p>	<p>the plan area, including assets most at risk.</p> <ul style="list-style-type: none"> • A map/register of historic assets • A policy or policies which promote new development that will make a positive contribution to character and distinctiveness. (126) 	<p>of the historic environment, including heritage assets most at risk. Further guidance will be included the aforementioned Design SPD. Although not identified in the policy map constraints mapping will allow impacts to be addressed through the development management process under policy B1.</p> <p>Policy BE2 Design of new development and its supporting text specifically refers to character and distinctiveness.</p>
<p>13. Facilitating the sustainable use of minerals (paras 142-149)</p>		
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142)</p> <p>Minerals planning authorities should plan for a steady and adequate supply of industrial materials (146)</p>	<p>Account taken of the matters raised in relation to paragraph 143 and 145, including matters in relation to land in national / international designations; landbanks; the defining of Minerals Safeguarding Areas; wider matters relating to safeguarding; approaches if non-mineral development is necessary within Minerals Safeguarding Areas; the setting of environmental criteria; development of noise limits; reclamation of land; plan for a steady and adequate supply of aggregates. This could include evidence of co-operation with neighbouring and more distant authorities.</p>	<p>NA</p>
<p>Justified: <i>The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.</i></p> <p>To be 'justified' a DPD needs to be:</p> <ul style="list-style-type: none"> • Founded on a robust and credible evidence base involving: research / fact finding demonstrating how the choices made in the plan are backed up by facts; and evidence of participation of the local community and others having a stake in the area. • The most appropriate strategy when considered against reasonable alternatives. 		

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<p><i>Participation</i></p> <p>Has the consultation process allowed for effective engagement of all interested parties?</p>	<p>The consultation statement. This should set out what consultation was undertaken, when, with whom and how it has influenced the plan. The statement should show that efforts have been made to consult hard to reach groups, key stakeholders etc. Reference SCI</p>	<p>A consultation statement has been prepared which sets out how the council consulted at four stages in the preparation of the plan. The consultation process at each stage aimed to reach all relevant groups with specific attempt to reach hard to reach groups e.g. Travellers via evidence gathering. The Council's Statement of Community Involvement provided the framework for the consultation process.</p>
<p><i>Research / fact finding</i></p> <p>Is the plan justified by a sound and credible evidence base? What are the sources of evidence? How up to date, and how convincing is it?</p> <p>What assumptions were made in preparing the DPD? Were they reasonable and justified?</p>	<ul style="list-style-type: none"> • The studies, reports and technical papers that provide the evidence for the policies set out in the DPD, the date of preparation and who they were produced by. <p>AND</p> <ul style="list-style-type: none"> • Sections of the DPD (at various stages of development) and SA Report which illustrate how evidence supports the strategy, policies and proposals, including key assumptions. <p>OR</p> <ul style="list-style-type: none"> • A very brief statement of how the main findings of consultation support the policies, with reference to: reports to the council on the issues raised during participation, covering both the front-loading and formulation phases; and any other information on community views and preferences. <p>OR</p> <ul style="list-style-type: none"> • For each policy (or group of policies dealing with the 	<p>An extensive evidence base has been assembled and evolved through the stages of the plan's preparation including a sustainability appraisal. Specific reference is made throughout the plan to the evidence supporting it e.g. in relation to the plan's housing need from the Housing and Economic Development Needs Assessment.</p> <p>The consultation statement addresses how the results of consultation were taken into account e.g. the approach to assessing the capacity of rural settlements to accommodate development was objected to and revised as a result.</p> <p>At submission the full spectrum of evidence supporting the plan was submitted and published on the council's website.</p>

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	<p>same issue), a very brief statement of the evidence documents relied upon and how they support the policy (where this is not already clear in the reasoned justification in the DPD).</p>	
<p><i>Alternatives</i></p> <p>Can it be shown that the LPA’s chosen approach is the most appropriate given the reasonable alternatives? Have the reasonable alternatives been considered and is there a clear audit trail showing how and why the preferred approach was arrived at? Where a balance had to be struck in taking decisions between competing alternatives, is it clear how and why the decisions were taken?</p> <p>Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the DPD from the start?</p>	<ul style="list-style-type: none"> • Reports and consultation documents produced in the early stages setting out how alternatives were developed and evaluated, and the reasons for selecting the preferred strategy, and reasons for rejecting the alternatives. This should include options covering not just the spatial strategy, but also the quantum of development, strategic policies and development management policies. • An audit trail of how the evidence base, consultation and SA have influenced the plan. • Sections of the SA Report showing the assessment of options and alternatives. • Reports on how decisions on the inclusion of policy were made. • Sections of the consultation document demonstrating how options were developed and appraised. • Any other documentation showing how alternatives were developed and evaluated, including a report on how sustainability appraisal has influenced the choice of strategy and the content of policies. 	<p>Throughout the development of the plan alternative approaches were considered. This included: consideration of a wide range of development options through a land availability assessment; the delivery of much higher levels of development at the draft plan stage; potential locations for new settlements; release of land from the Green Belt; directing housing to smaller rural settlements and re-use of brownfield land in the Green Belt. Evidence was produced and considered alongside the options.</p> <p>The SA Report addresses the assessment of options and alternatives and illustrates where the results of the appraisal process affected policy.</p> <p>The consultation statement deals with the revision of the plan to reflect consultation responses.</p>
<p>Effective: the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.</p>		

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<p>To be 'effective' a DPD needs to:</p> <ul style="list-style-type: none"> • Be deliverable • Demonstrate sound infrastructure delivery planning • Have no regulatory or national planning barriers to its delivery • Have delivery partners who are signed up to it • Be coherent with the strategies of neighbouring authorities • Demonstrate how the Duty to Co-operate has been fulfilled • Be flexible • Be able to be monitored 		
<p><i>Deliverable and Coherent</i></p> <ul style="list-style-type: none"> • Is it clear how the policies will meet the Plan's vision and objectives? Are there any obvious gaps in the policies, having regard to the objectives of the DPD? • Are the policies internally consistent? • Are there realistic timescales related to the objectives? • Does the DPD explain how its key policy objectives will be achieved? 	<ul style="list-style-type: none"> • Sections of the DPD which address delivery, the means of delivery and the timescales for key developments and initiatives. • Confirmation from the relevant agencies that they support the objectives and the identified means of delivery, such as evidence that the plans and programmes of other bodies have been taken into account (e.g. Water Resources Management Plans and Marine Plans). • Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each DPD showing how they combine to provide a coherent policy structure. • Section in the DPD that shows the linkages between 	<p>The requirement for development to contribute positively to meeting the plan's vision and objectives is specifically described in Policy S1 Sustainable development for Aylesbury Vale.</p> <p>Statutory infrastructure consultees have been involved throughout the preparation of the plan and their responses have been specifically addressed through changes to the plan e.g. the Environment Agency has been specifically involved in the development of relevant policy and the assembly of relevant evidence.</p> <p>The council is only producing the local plan. No other DPDs are proposed.</p> <p>Key policy objectives are specifically described in Policy S1 Sustainable development for Aylesbury</p>

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	the objectives and the corresponding policies, and consistency between policies (such as through a matrix).	Vale.
<p><i>Infrastructure Delivery</i></p> <ul style="list-style-type: none"> • Have the infrastructure implications of the policies clearly been identified? • Are the delivery mechanisms and timescales for implementation of the policies clearly identified? • Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the policies? 	<ul style="list-style-type: none"> • A section or sections of the DPD where infrastructure needs are identified and the proposed solutions put forward. • A schedule setting out responsibilities for delivery, mechanisms and timescales, and related to a CIL schedule where appropriate. • Confirmation from infrastructure providers that they support the solutions proposed and the identified means and timescales for their delivery, or a plan for resolving issues. • Demonstrable plan-wide viability, particularly in relation to the delivery of affordable housing and the role of a CIL schedule. 	<p>Section 11 of the plan on Detailed Infrastructure specifically addresses a range of infrastructure including telecommunications. Policy S5 provides an overall strategic oversight for infrastructure in general. Individual site allocation policies refer to infrastructure requirements of particular sites such as road improvements or education requirements.</p> <p>A detailed Infrastructure Delivery Plan has been prepared with the assistance of other bodies such as the county council and published alongside the plan.</p> <p>A viability study has been prepared to address the viability of housing development. A CIL schedule has not been prepared.</p>
<p><i>Co-ordinated Planning</i></p> <p>Does the DPD reflect the concept of spatial planning? Does it go beyond traditional land use planning by bringing together and integrating policies for the development and use of land with other policies and programmes from a variety of agencies / organisations that influence the nature of places and how they function?</p>	<ul style="list-style-type: none"> • Sections of the DPD that reflect the plans or strategies of the local authority and other bodies • Policies which seek to pull together different policy objectives • Expressions of support/representations from bodies responsible for other strategies affecting the area 	<p>The plan reflects the input from a wide range of place shaping organisations. In particular the county council has made inputs in relation to its areas of responsibility, the Chiltern's Conservation Board has made inputs in relation to its area; the communities of the vale have made inputs through the consultation process, national heritage and nature conservation bodies have also made inputs. These inputs have all contributed to the overall spatial strategy for Aylesbury Vale.</p>
<p><i>Flexibility</i></p> <ul style="list-style-type: none"> • Is the DPD flexible enough to respond to a 	<ul style="list-style-type: none"> • Sections of the DPD setting out the assumptions of the plan and identifying the circumstances when 	<p>Flexibility in relation to housing is delivered by a 5.2% buffer and the proposal for an early review of</p>

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<p>variety of, or unexpected changes in, circumstances?</p> <ul style="list-style-type: none"> • Does the DPD include the remedial actions that will be taken if the policies need adjustment? 	<p>policies might need to be reviewed.</p> <ul style="list-style-type: none"> • Sections of the annual monitoring report and sustainability appraisal report describing how the council will monitor: <ul style="list-style-type: none"> a. the effectiveness of policies and what evidence is being collected to undertake this b. changes affecting the baseline information and any information on trends on which the DPD is based • Risk analysis of the strategy and policies to demonstrate robustness and how the plan could cope with changing circumstances • Sections within the DPD dealing with possible change areas and how they would be dealt with, including mechanisms for the rate of development to be increased or slowed and how that would impact on other aspects of the strategy and on infrastructure provision • Sections of the DPD identifying the key indicators of success of the strategy, and the remedial actions which will be taken if adjustment is required. 	<p>the plan. Employment development is flexible through the current over provision of land which will be addressed through monitoring to assess the effects of local circumstance and the proposal for an early review of the plan.</p> <p>Policy S9 Monitoring and review sets out how the council will address development not coming forward as expected.</p> <p>At paragraph 3.15 the potential impact of longer term development pressures is dealt with in the context of a proposed early review of the plan.</p> <p>Although not accompanied by a specific risk assessment aspects of risk such as the deliverability and viability of development, including expected delivery rates, have been addressed through the process of preparing the local plan.</p> <p>A monitoring framework has been assembled so that the success or otherwise of the plan can be gauged.</p>
<p><i>Co-operation</i></p> <ul style="list-style-type: none"> • Is there sufficient evidence to demonstrate that the Duty to Co-operate has been undertaken appropriately for the plan being examined? • Is it clear who is intended to implement each part of the DPD? Where the actions required 	<ul style="list-style-type: none"> • A succinct Duty to Co-operate Statement which flows from the strategic issues that have been addressed jointly. A 'tick box' approach or a collection of correspondence is not sufficient, and it needs to be shown (where appropriate) if joint plan-making arrangements have been considered, what decisions 	<p>A Duty Cooperate statement of compliance has been compiled to accompany the plan.</p> <p>At submission Memorandums of Understanding had been agreed and signed with seven of the eight adjacent planning authorities and with the county council. A draft has been proposed in</p>

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<p>are outside the direct control of the LPA, is there evidence that there is the necessary commitment from the relevant organisation to the implementation of the policies?</p>	<p>were reached and why.</p> <ul style="list-style-type: none"> The Duty to Co-operate Statement could highlight: the sharing of ideas, evidence and pooling of resources; the practical policy outcomes of co-operation; how decisions were reached and why; and evidence of having effectively co-operated to plan for issues which need other organisations to deliver on, common objectives for elements of strategy and policy; a memorandum of understanding; aligned or joint core strategies and liaison with other consultees as appropriate. 	<p>relation to the other planning authority.</p> <p>Extensive cooperation has particularly taken place with the other Buckinghamshire councils which has involved a wide range of joint evidence being prepared and the issue of unmet housing need being resolved. A similar approach has been taken with Central Bedfordshire and there has also been fairly close working with Milton Keynes.</p> <p>The realistic assessment of the delivery of the development expected in the plan has been fundamental to the selection of sites for allocation.</p>
<p><i>Monitoring</i></p> <ul style="list-style-type: none"> Does the DPD contain targets, and milestones which relate to the delivery of the policies, (including housing trajectories where the DPD contains housing allocations)? Is it clear how targets are to be measured (by when, how and by whom) and are these linked to the production of the annual monitoring report? Is it clear how the significant effects identified in the sustainability appraisal report will be taken forward in the ongoing monitoring of the implementation of the plan, through the annual monitoring report? 	<ul style="list-style-type: none"> Sections of the DPD setting out indicators, targets and milestones Sections of the current annual monitoring report which report on indicators, targets, milestones and trajectories Reference to any other reports or technical documents which contain information on the delivery of policies Sections of the current annual monitoring report and the sustainability appraisal report setting out the framework for monitoring, including monitoring the effects of the DPD against the sustainability appraisal 	<p>A monitoring framework has been assembled so that the success or otherwise of the plan can be gauged. A housing trajectory has been prepared on the basis of developer expectations which demonstrates that the delivery of housing is realistic.</p> <p>The framework sets out indicators for all of the policies in the plan. Results of this monitoring will be published annually. Performance will be kept under review to determine whether any revisions are required as part of the proposed early review of the plan.</p>
<p>Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.</p>		

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The DPD should not contradict or ignore national policy. Where there is a departure, there must be clear and convincing reasoning to justify the approach taken.		
<ul style="list-style-type: none"> • Does the DPD contain any policies or proposals which are not consistent with national policy and, if so, is there local justification? • Does the DPD contain policies that do not add anything to existing national guidance? If so, why have these been included? 	<ul style="list-style-type: none"> • Sections of the DPD which explain where and how national policy has been elaborated upon and the reasons. • Studies forming evidence for the DPD or, where appropriate, other information which provides the rationale for departing from national policy. • Evidence provided from the sustainability appraisal (including reference to the sustainability report) and/or from the results of community involvement. • Where appropriate, evidence of consistency with national marine policy as articulated in the UK Marine Policy Statement • Reports or copies of correspondence as to how representations have been considered and dealt with. 	<p>NPPF Para 22 states that sites allocated for employment should not benefit from long term protection where development is not likely. The plan protects a number of employment sites despite this because economic forecasting does not reflect changes on the ground. A precautionary approach is therefore taken of retaining all sites until there is clarity over what is happening locally.</p> <p>NPPF Para 23 requires the allocation of sites to meet town centre needs in full but VALP only provides for 15 years of the plan period. This is however regarded as reasonable given the uncertainty of retail forecasting and the proposed early review of the plan.</p> <p>NPPF Para 50 requires plans to plan for housing based on current and future demographic trends. The plan does this but council’s housing forecast is based on revised census figures which does not reflect guidance. The reason for the adjustment is set out in the housing forecast.</p> <p>NPPF para 58 requires that councils should set out robust and comprehensive policies on design. Although design matters are addressed by policies to avoid overburdening the plan with an extensive list of design policies the council is proposing to produce a detailed design SPD which will guide development.</p> <p>Traveller policy para 9 requires councils to allocate</p>

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		<p>pitches/plots to address the likely accommodation needs of travellers in their area. Due to less than satisfactory survey results the council has had to estimate need and plan on the basis of that need. It is hoped that further survey work will improve information to address this situation in the review.</p>
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Planning policy for traveller sites

Planning Policy for Traveller Sites was published in 23 March 2012 and came into effect on 27 March 2012. Circular 01/06: Planning for Gypsy and Traveller Caravan Sites and Circular 04/07: Planning for Travelling Showpeople have been cancelled. Planning Policy for Traveller Sites should be read in conjunction with the National Planning Policy Framework, including the implementation policies of that document.

The government's aim in relation to planning for traveller sites is:

'To ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic life of travellers whilst respecting the interests of the settled community'.

Government's aims in respect of traveller sites are:

- That local planning authorities (LPAs) make their own assessment of need for the purposes of planning
- That LPAs work collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Plan-making should protect green belt land from inappropriate development
- Promote more private traveller site provision whilst recognising that there will always be those travellers who cannot provide their own sites
- Aim to reduce the number of unauthorised developments and encampments and make enforcement more effective.

In addition local planning authorities should:

- Include fair, realistic and inclusive policies
- Increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- Reduce tensions between settled and traveller communities in plan-making and decision-taking
- Enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- Have due regard to protection of local amenity and local environment

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Policy Expectations	Possible Evidence	Evidence Provided
Policy A: Using evidence to plan positively and manage development (para 6)		
Early and effective community engagement with both settled and traveller communities.	<ul style="list-style-type: none"> • Early and effective engagement undertaken, including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups. 	Specific independent surveys have been undertaken by consultants of the traveller community involving personal visits to sites to ascertain the needs of the traveller community. Specific consultation efforts have been directed to representatives of the traveller community.
Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely permanent and transit accommodation needs of their areas.	<ul style="list-style-type: none"> • Demonstration of a clear understanding of the needs of the traveller community over the lifespan of your development plan. • Collaborative working with neighbouring local planning authorities. • A robust evidence base to establish accommodation needs to inform the preparation of your local plan and make planning decisions. 	As stated above specific independent surveys have been undertaken by consultants of the traveller community involving personal visits to sites to ascertain the needs of the traveller community. The survey and forecast of needs has been a cooperative effort between the four Buckinghamshire councils. Evidence for Aylesbury Vale is however less than satisfactory due to the reluctance of the traveller community to get involved in the survey work.
Policy B: Planning for traveller sites (paras 7-11)		
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 your area, working collaboratively with neighbouring LPAs. Set criteria to guide land supply allocations where there is identified need. Ensure that traveller sites are sustainable economically, socially and environmentally.	<ul style="list-style-type: none"> • Identification, and annual update, of a supply of specific, deliverable sites sufficient to provide 5 years worth of sites against locally set target. Identification of a supply of specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15. • An assessment of the need for traveller sites, and where an unmet need has been demonstrated a supply of specific, deliverable sites been identified. • Policy which takes into account criteria a-h of para 11 	Pitch targets have been set on the basis of the known traveller need and a proportion of the unknown traveller need. These needs have been met by the allocation of specific deliverable sites but further work is needed to address the high level of unknown traveller need to determine whether further allocations are required. This will be addressed in the proposed early review of the local plan.
Policy C: Sites in rural areas and the countryside (para 12)		

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Policy Expectations	Possible Evidence	Evidence Provided
When assessing the suitability of sites in rural or semi-rural settings LPAs should ensure that the scale of such sites do not dominate the nearest settled community.		The assessment of sites considered the potential for allocations to dominate nearby settlements either singly or in combination but none were considered to have the potential to do this.
Policy D: Rural exception sites (para 13)		
If there is a lack of affordable land to meet local traveller needs, LPAs in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable travellers' sites.	<ul style="list-style-type: none"> • If a rural exception site policy is used, and if so clarity that such sites shall be used for affordable traveller sites in perpetuity. 	As part of the sites assessment the viability of the sites was explored and none were considered to be unviable. Also, no specific need for affordable provision was identified in the Traveller need survey.
Policy E: Traveller sites in Green Belt (paras 14-15)		
Traveller sites (both permanent and temporary) in the Green Belt are inappropriate development. Exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site ... should be done only through the plan-making process.	<ul style="list-style-type: none"> • Green Belt boundary revisions made in response to a specific identified need for a traveller site, undertaken through the plan making process. 	NA
Policy F: Mixed planning use traveller sites (paras 16-18)		
Local planning authorities should consider, wherever possible, including traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents.	<ul style="list-style-type: none"> • Consideration of the need for sites for mixed residential and business use (having regard to safety and amenity of the occupants and neighbouring residents), or separate sites in close proximity to one another. • N.B. Mixed use should not be permitted on rural exception sites 	Policy D10 Gypsy, Traveller and Travelling Showpeople sites specifically refers to taking into account the need for mixed use yards. Criteria i. of the policy refers to layouts having regard to the need for ancillary work areas in relation to all forms of gypsy or traveller sites.
Policy G: Major development projects (para 19)		

AVDC Soundness Self-Assessment Checklist (Feb 2018)

Policy Expectations	Possible Evidence	Evidence Provided
<p>Local planning authorities should work with the planning applicant and the affected traveller community to identify a site or sites suitable for relocation of the community if a major development proposal requires the permanent or temporary relocation of a traveller site.</p>	<ul style="list-style-type: none"> • Where a major development proposal requires the permanent or temporary relocation of a traveller site, the identification of a site or sites suitable for re-location of the community. 	<p>NA</p>