



**The Vale of Aylesbury Local Plan (VALP)**

# **Local Development Scheme**

**May 2017**

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## 1.0 Introduction

- 1.1 This document is Aylesbury Vale District Council's (AVDC) current Local Development Scheme (LDS) and describes what the council is going to do to prepare new and revised planning policies. It sets out the timetable that the council will follow for the period up to summer 2018 when the new Vale of Aylesbury Local Plan (VALP) is expected to have been adopted. A Glossary of Terms is set out in Appendix 1.
- 1.2 This LDS supersedes the November 2016 LDS. Dates for CIL and Supplementary Planning Documents to be prepared following adoption of VALP will be set out in a 2018 LDS.
- 1.3 Preparation and review of the LDS remains a mandatory requirement under the Planning & Compulsory Purchase Act 2004 and is required for meeting the 'test of soundness' at a Development Plan examination. Changes to these requirements made by the Localism Act 2011 means the LDS no longer has to be submitted to the Secretary of State but the LDS still needs to be kept up to date and available to the public.
- 1.4 The Local Planning Authority is required to produce a portfolio of Local Development Documents (LDDs) which contain plans and policies set out in Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The documents which AVDC intends to produce are detailed in section 3.2. and timetabled in tables 1 and 2.

## 2.0 What is the current development plan?

- 2.1 The Development Plan for Aylesbury Vale is currently made up of the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2001 - 2011 (2004)<sup>1</sup>, made neighbourhood plans, the Buckinghamshire Minerals and Waste Local Plan 2004-2016 (2006)<sup>2</sup>, and the Buckinghamshire Mineral and Waste Core Strategy DPD (2012)<sup>3</sup>. This LDS only deals with documents produced by AVDC and the neighbourhood plans by parish or town councils.
- 2.2 In addition a number of non-statutory supplementary planning guidance documents were produced to support planning policies. There are two Supplementary Planning Documents<sup>4</sup>; Affordable Housing SPD (December 2007) and Conservation Areas SPD (March 2011). There are also several supplementary planning guidance publications<sup>5</sup>, including guidance on car parking guidelines, sport and leisure facilities and design guides. These will continue to be material planning considerations as long as the relevant saved development plan policies are in place.

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<sup>1</sup> <http://www.aylesburyvaledc.gov.uk/section/adopted-aylesbury-vale-district-local-plan-avdlp>

<sup>2</sup> <http://old.buckscc.gov.uk/environment/planning/minerals-and-waste-planning-policy/minerals-and-waste-local-plan-2004-2016/>

<sup>3</sup> <http://old.buckscc.gov.uk/environment/planning/minerals-and-waste-planning-policy/minerals-and-waste-core-strategy-2012/>

<sup>4</sup> <http://www.aylesburyvaledc.gov.uk/supplementary-planning>

<sup>5</sup> <http://www.aylesburyvaledc.gov.uk/supplementary-planning>

### **3.0 The Vale of Aylesbury Local Plan**

#### **3.1 National Planning Policy**

3.1.1. The National Planning Policy Framework (NPPF) was published on the 27<sup>th</sup> March 2012 and became effective immediately. In addition to this the National Planning Policy Guidance (NPPG) was published on the 6<sup>th</sup> March 2014. These replaced the vast majority of government planning guidance and set out the Government's revised approach to the planning system. The NPPG has been updated incrementally since.

3.1.2. In February 2017 a Housing White Paper was published<sup>6</sup> for consultation until May 2017. The paper sets out a number of reforms that will affect how local plans are produced and planning decisions are taken. It may be that the NPPF will be amended in the next two years or so. We are also expecting a decision late this year on the future of Community Infrastructure Levies (CIL). The changes to the planning system will be clearer at the time of producing the next LDS.

3.1.3. Prior to the Vale of Aylesbury Local Plan (VALP), we had made significant progress preparing a Vale of Aylesbury Plan Strategy (VAP Strategy). This was prepared largely as the new planning system (post- the Localism Act 2011) was evolving and was one of the first in the country to embrace localism and look to locally assess housing need. However when it reached examination in December 2013, the Inspector recommended its withdrawal concluding it failed to meet the duty to co-operate and the growth figures were unsound. The VAP Strategy was withdrawn on 5 February 2014. Building from the Inspector's conclusions and with a clearer understanding of the new system, we are now preparing a new Local Plan, the Vale of Aylesbury Local Plan (VALP).

#### **3.2 Vale of Aylesbury Local Plan**

3.2.1. The new Local Plan is the only development plan document we intend to produce in this period of the LDS and will, once adopted, replace the 2004 AVDLP. The VALP will set out a clear strategic direction for the district, whilst enabling neighbourhood planning to come forward should communities so wish. The VALP will also contain

1. Housing and jobs numbers for the Local Plan period which is through to 2033
2. Strategic vision, objectives and strategic policies including for Aylesbury to become a Garden Town
3. Development Management Policies – including design policies, affordable housing, housing mix, employment, infrastructure delivery, green belt policy/criteria for assessing proposals within, tourism, gypsy and travellers, change of use, renewable energy and climate change.
4. Site Allocations for housing, employment, retail and gypsy and traveller sites
5. Locally valued landscape designations and a reviewed green belt boundary

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<sup>6</sup> <https://www.gov.uk/government/news/government-announces-ambitious-plan-to-build-the-homes-britain-needs>

6. Detailed Infrastructure to be set out in policies and proposals in an Infrastructure Delivery Plan – (including policy basis for CIL – if this remains following an announcement expected in the 2017 Autumn Statement)

3.2.2 A **Scoping (Regulation 18) Consultation** was completed in Spring 2014 and Draft Housing and Economic Development Needs Assessment (HEDNA) and Housing and Economic Land Availability Assessment (HELAA) evidence studies published with other evidence to support the VALP Issues and Options. Forums for communities, stakeholders and developers were held in late 2014 to share initial findings of the evidence.

3.2.3 In October 2015 we published a **VALP Issues and Options** document with a draft evidence base for comment. The consultation included exhibitions held at key larger settlements in the district. Now that duplicate responses and call for sites have been separated out the total number of respondents was **771** providing **4,480** individual responses to the questions. A summary report of the issues raised is available at <http://www.aylesburyvaledc.gov.uk/vale-aylesbury-local-plan-%E2%80%93-issues-and-options-consultation>

3.2.4 On 7 July 2016 we published the next stage of the plan, the **VALP Draft Plan** including Policy Map Insets with a suite of supporting documents. This stage of the plan included a developed preferred spatial strategy, fully written policies and proposed allocations. We commenced an 8-week consultation on this non-statutory Draft Plan stage of VALP. This engagement was accompanied by a series of exhibitions and a report of comments received has been published. Please see <http://www.aylesburyvaledc.gov.uk/vale-aylesbury-local-plan-draft-plan>. After this time, various evidence documents to inform the next stage of plan making were commissioned or finalised.

3.2.5 During the first half of 2017, the evidence to inform the **VALP Proposed Submission** stage is being finalised including a Sustainability Appraisal, Habitats Regulation Assessment and the publication of updated capacity work on sites around the Vale. The VALP Proposed Submission will be considered by full Council on 19 July 2017. If agreed, the plan will then be published for a final period of comment prior to being Submitted to Government. It is currently intended that this final period of comment will take place during August and September 2017. The dates for agreement of the plan are set out at <https://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp>

### 3.3 **Community Infrastructure Levy (CIL)**

3.3.1. The Council still intends to produce a Community Infrastructure Levy. So far the Council has commissioned evidence on the viability of development and has also consulted with neighbourhood planning groups on infrastructure needed in their areas. However no work on a Preliminary Draft Charging Schedule will take place until VALP has passed examination and also a decision on the future of CIL or what may replace it is made in the 2017 Autumn Statement.

### 3.4 **Neighbourhood Plans**

3.4.1. The Localism Act 2011 introduced reforms to the planning system which enables the creation of Neighbourhood Plans. Aylesbury Vale has had a number of parishes who have produced or are interested in producing a neighbourhood plan. Already 33 Neighbourhood Area Applications are either approved or under consultation<sup>7</sup>, and 11 Neighbourhood Plans have been 'made'. Once 'made' these Plans form part of the statutory development plan for those neighbourhood areas. Any timetables for these will be produced individually for that Neighbourhood Plan document and are determined by the community rather than AVDC. Appendix 2 sets out the latest timetables for those documents. Some of these plans include site allocations. We are working with neighbourhood planning groups during the production of the VALP to take into consideration their evidence and any 'made' Neighbourhood Plans. For the latest position on Neighbourhood Plans, please see the Council's website<sup>8</sup>.

### 3.5 Policies map

3.5.1. The Adopted Aylesbury Vale District Local Plan Proposals Map will be updated by the Adopted VALP Policies Map, prepared on a up to date detailed Ordnance Survey map base. The new Policies Map would be part of the development plan and show all allocated sites, plan designations, committed and designated key infrastructure.

### 3.6 Supplementary Planning Documents

3.6.1. A number of Supplementary Planning Documents (SPDs) will be produced once VALP is adopted to provide further detail on the new policy position or a mechanism for delivery. SPDs are a material consideration in making planning decisions and so higher weight than just technical evidence and other plans and strategies but not as high a weight as development plans. It is currently envisaged that we will produce SPDs covering Aylesbury Garden Town, affordable housing and self/custom build housing.

3.6.2 As the VALP Proposed Submission has yet to be finalised there could be further SPDs identified to those above. The timetable for producing all the SPDs will be set out in the 2018 LDS.

## 4.0 Monitoring Reports and Housing Land Supply

4.1 The Localism Act 2011 removed the requirement for Local Planning authorities to prepare Annual Monitoring Reports (AMR). There still remains a duty to monitor the preparation and implementation of plans, and to prepare monitoring reports which are made available to the public. Therefore the 2012 AMR was the last report to be published in the old format. From 2013 onwards we are publishing monitoring reports in a number of sections so the monitoring information we collect can be published as soon as possible. Monitoring reports are available from our website<sup>9</sup>.

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<sup>7</sup> <http://www.aylesburyvaledc.gov.uk/section/neighbourhood-planning>

<sup>8</sup> <http://www.aylesburyvaledc.gov.uk/section/neighbourhood-planning>

<sup>9</sup> <http://www.aylesburyvaledc.gov.uk/section/monitoring-information>

4.2 The housing land supply documents shows current supply and include a list of sites which will deliver new housing. The housing trajectory documents show past and estimated future housing completions on an annual basis. The Council produces 5- year housing land supply position statements approximately twice a year. The latest supply paper/position statement was produced in October 2016<sup>10</sup> and this is likely to be updated in June 2017.

## **5.0 Timeline**

5.1 Table 1 shows the expected timeline for production of the VALP. The timetable is largely influenced and dependent on the progress of the Local Plans of neighbouring authorities and authorities within our Housing Market Area and Functional Economic Market Area, as part of the Duty to Co-operate. Therefore the timeline and content may be revised as and when necessary.

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<sup>10</sup> <http://www.aylesburyvaledc.gov.uk/housing-land-supply-and-housing-trajectory>

Table 1: Documents to be produced Schedule of proposed Development Plan Documents	Production milestones
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Document	Role and Content	Geographical Coverage	Commencement of document preparation	Consultation	Proposed Submission Publication (Reg 19)	Submission (Reg 20)	Examination including Hearings	Adoption
<b>The Vale of Aylesbury Local Plan</b>	Will set the spatial strategy for the district up to 2033 , the amount and broad apportionment of growth across the district, development management policies and site allocations where necessary.	District-wide	Early 2014	Initial scope of the plan (Reg 18) – April/May 2014  Issues and options – October-December 2015  Draft Plan – July/September 2016	August-September 2017	November 2017	Examination period starting December Hearings - January - February 2018	Inspector’s Report / Modifications –spring 2018  Adoption Summer 2018
<b>Community Infrastructure Levy (CIL)</b>	Will provide a charging schedule setting out the amount developers have to contribute towards infrastructure.	District-wide	Previously commenced	Preliminary Draft Charging Schedule - TBC in next LDS	Draft Charging Schedule - TBC in next LDS	TBC in next LDS	TBC in next LDS	TBC in next LDS

**Table 2: Detailed Timetable**

Vale of Aylesbury Local Plan	2014	2015	2016												2017												2018						
			J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	A
Commencement of document preparation																																	
Public participation in document preparation (initial <b>Scope of plan</b> ) (Reg 18)	APR-MAY																																
Evidence gathering, development of and holding <b>Issues and Options stage</b>		OCT-DEC																															
Public participation in document preparation ( <b>Draft Plan</b> ) (non-statutory consultation stage)																																	
<b>Proposed submission</b> document publication (Reg 19)																																	
<b>Submission</b> (Reg 20)																																	
<b>Examination and Hearings</b>																																	
<b>Inspector's Report</b>																																	
<b>Modifications Consultation</b>																																	
<b>Adoption</b>																																	
	2015	2016	J <th>F</th> <th>M</th> <th>S</th> <th>M</th> <th>J</th> <th>J</th> <th>A</th> <th>S</th> <th>O</th> <th>N</th> <th>D</th> <th>J</th> <th>F</th> <th>M</th> <th>A</th> <th>M</th> <th>J</th> <th>J</th> <th>A</th> <th>S</th> <th>O</th> <th>N</th> <th>D</th> <th>J</th> <th>F</th> <th>M</th> <th>A</th> <th>M</th> <th>J</th> <th>J</th>	F	M	S	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J

**KEY**

Document preparation/awaiting delivery	
Formal Consultation/Statutory Milestone	
Where we are now	

## Appendix 1: Glossary of terms

<b>AVDLP</b>	Aylesbury Vale District Local Plan. The spatial development plan for Aylesbury Vale used to determine planning applications. Adopted by AVDC in February 2004, only some of the policies have been saved for use in planning decisions. The AVDLP will be replaced by the adopted VALP.
<b>CIL</b>	The Community Infrastructure Levy (CIL) is a charge on new buildings and extensions to help pay for supporting infrastructure. This new charge replaces the section 106 tariff, but section 106 agreements (section 106) will still be used for the specific impacts of a development (such as a new access road) and for affordable housing. Unlike section 106, CIL is non-negotiable and collection is purely an administrative process. The levy and what it covers is set out in a charging schedule that is consulted on prior to submission to Government and a public Examination prior to adoption by the Council. Following the Housing White Paper, the Government will make an announcement regarding CIL in the autumn 2017 statement.
<b>Council Monitoring Report</b>	Monitoring Reports published regularly usually covering a financial year. The first purpose of the Report is to review the progress of planning policy documents, secondly to assess the effectiveness of existing planning policies and identify whether any policies are not being implemented, or should be amended or replaced. The second of these tasks is achieved by reporting against a number of indicators. The Localism Act 2011 removed the requirement for Local Planning authorities to prepare Annual Monitoring Reports (AMR). From 2013 onwards we are publishing monitoring reports in a number of sections so the monitoring information we collect can be published as soon as possible.
<b>DPD</b>	Development Plan Document (s). The statutory development plan for determining planning applications and appeals in the district. This currently comprises the Adopted Aylesbury Vale District Local Plan (AVDLP) 2004 saved policies, where they accord with the NPPF. The VALP would replace all of the AVDLP.
<b>LDD</b>	Local Development Document. This is a collective term to all documents that form the development plan in the district and also supplementary planning documents that amplify certain issues. The local development documents taken as a whole set out the authority's policies relating to the development and use of land in their area.
<b>LDS</b>	Local Development Scheme. The detailed timetable and project plan of all development plan documents and supplementary planning documents that are to be produced over a set period.
<b>Neighbourhood Plan</b>	A type of Planning policy document that after being made has development plan status and can be used (alongside other policy documents) to determine planning applications. The Plans are prepared by a parish council or designated neighbourhood forum for a particular neighbourhood area (made under the Localism Act 2011) and have to be in general conformity with the district plan, undergo Examination and a Referendum.
<b>NPPF</b>	The National Planning Policy Framework (NPPF) is the Government's statement of national planning policy and all Local Plans must be in general conformity with it and this is tested at a Local Plan Examination. The NPPF was published on 27 March 2012 and replaced numerous planning policy guidance documents, statements and circulars. It was accompanied by Technical Guidance to the NPPF on flood risk, on minerals and waste and a planning policy statement on Travellers sites.
<b>NPPG</b>	The National Planning Policy Guidance (NPPG) was published on 6 March 2014 and replaced previous guidance documents for planning. The guidance adds detail to and clarifies what is in the NPPF but it does not introduce new or additional policies.
<b>SEP</b>	One of the regional spatial strategies which have been revoked by Government and do no longer exist as part of the development plan. The South East Plan was revoked on the 25 March 2013. Prior to this, the Plan set out the housing and employment targets for all districts within the region and set out the general locations for where the housing should go.

- Site allocations** Designations of land use, types and levels of development and other details identified in a Development Plan Document. There are existing site allocations in the Adopted Aylesbury Vale District Local Plan 2004 and future allocations are proposed to be made in VALP and can be made in neighbourhood plans.
- SPD** Supplementary Planning Documents. More detailed planning guidance to supplement policies in Development Plan Documents. SPDs cannot make new policy, there must be 'policy hook' to a policy or proposal in a Development Plan Document. An example of an adopted SPD is that on Conservation Areas.
- VALP** The new planning policy Development Plan Document for the district. Once adopted it will replace the policies in the Adopted Aylesbury Vale District Local Plan 2004.

## Appendix 2: Stages of emerging Neighbourhood Plans (Developed by local communities and guided by AVDC)

(1 of 2 - list continues on next page)

Neighbourhood Plan (by parish council)	Neighbourhood Area submitted (intention to produce one only, no weight)	Pre submission consultation (draft plan, no weight)	Plan submitted to AVDC (limited weight*)	Publicity period finished (significant weight*)	At Examination (significant weight*)	Examiners report received (significant weight*)	Referendum passed (very significant weight*)	Plan Made (M) (full weight*) + (part of plan quashed)
Winslow								M
Marsh Gibbon								M
Great Horwood								M
Wing								M
Buckingham								M
Haddenham								+ M
Cheddington								M
Chilton								
Wingrave with Rowsham								M
Buckland								M
Quinton								M
Newton Longville								
Pitstone								M
Ivinghoe								
Slapton								
Steeple Claydon								
Waddesdon								
Aston Clinton								
Padbury								
Stoke Mandeville								
Aston Abbots								
Weston Turville								
Wendover								
Long Crendon	Submission consultation closed 19 April							
Edlesborough	Submission consultation closed 18 May							
Bierton with Broughton								

(2 of 2 – list)

Neighbourhood Plan	Neighbourhood Area submitted (intention to produce one only, no weight)	Pre submission consultation (draft plan, no weight)	Plan submitted to AVDC (limited weight*)	Publicity period finished (significant weight*)	At Examination (significant weight*)	Examiners report received (significant weight*)	Referendum passed (very significant weight*)	Plan Made (M) (full weight*) + (part of plan quashed)
Drayton Parslow								
Halton								
Aston Abbots								
Maids Moreton								
Nash								
Stewkley								
Worminghall								

#### KEY

M	Made
	Neighbourhood Plan Stage completed
	Work in progress to reach next stage
	Neighbourhood Area approved

The above position is a snapshot for this LDS. For a 'live' updated position on all neighbourhood plans please see <https://www.aylesburyvalecd.gov.uk/neighbourhood-planning-summary-and-live-consultations>