



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

# **Local Development Scheme**

**October 2019**

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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 early 2020 when the new Vale of Aylesbury Local Plan (VALP) is expected to have been adopted. A Glossary of Terms is set out in Appendix 2.
- 1.2 This LDS supersedes the January 2018 LDS. Dates for Community Infrastructure Levy (CIL) and Supplementary Planning Documents (SPDs) to be prepared following adoption of VALP will be set out in a future update of the LDS.
- 1.3 Preparation and review of the LDS remains a mandatory requirement under Section 15 of 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 and the Buckinghamshire Minerals and Waste Local Plan 2016-2036 (2019)<sup>2</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>3</sup>; Affordable Housing SPD (December 2007) supplemented by Interim Position Statement 2014 and Conservation Areas SPD (March 2011). There are also several supplementary planning guidance publications<sup>4</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.

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

### **3.1 National Planning Policy**

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

<sup>2</sup> <https://www.buckscc.gov.uk/services/environment/planning/minerals-and-waste-local-plan/>

<sup>3</sup> <http://www.aylesburyvaledc.gov.uk/supplementary-planning>

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

- 3.1.1. The Vale of Aylesbury Local Plan is being prepared under the National Planning Policy Framework (NPPF) published on the 27<sup>th</sup> March 2012. In addition to this the National Planning Practice Guidance (NPPG) was initially published on the 6<sup>th</sup> March 2014 and is continually being updated. These replaced the vast majority of government planning guidance and set out the Government's revised approach to the planning system.
- 3.1.2. Following consultation on the February 2017 Housing White Paper and the June 2017 election, the government published a Planning Reform Proposals briefing document<sup>5</sup> on 12<sup>th</sup> July 2017. The document outlined which elements of the Housing White Paper the government intended to take forward. It also introduced a consultation to be published on changing and standardising the methodology behind assessing housing requirements, which would then be incorporated into the NPPF amendments.
- 3.1.3. On 14<sup>th</sup> September 2017, the proposals were published for the aforementioned consultation on assessing housing requirements: 'Planning the right homes in the right places'<sup>6</sup>. This consultation ran until 9 November 2017, and the Council responded to the consultation.
- 3.1.4. The feedback was collated and a revised NPPF was published on 24 July 2018 and a further updated NPPF was published on 19 February 2019. The new NPPF (2019) applied immediately to the consideration of planning applications, appeals and will apply to local and neighbourhood plans submitted after 24 January 2019. As the VALP was undergoing examination when the new NPPF was published, the 2012 NPPF remains the national policy behind the VALP.
- 3.1.5. The new NPPF introduced the standard method<sup>7</sup> of calculating annual housing requirements for local planning authorities, based on household projections<sup>8</sup> and the ratio of median house prices to median gross annual salary<sup>9</sup> for the authority area. As the VALP has been prepared and is being examined under the 2012 NPPF, this method does not apply to the plan making process. However, until the VALP and its accompanying housing requirement are adopted, the standard method must be used for the decision making process when considering planning applications in Aylesbury Vale.

## 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 also contains:

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<sup>5</sup> <http://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN06418#fullreport>

<sup>6</sup> <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

<sup>7</sup> Paragraph: 004 Reference ID: 2a-004-20190220 <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>8</sup> <https://www.gov.uk/government/collections/household-projections>

<sup>9</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

1. Housing and employment land requirements for the Local Plan period, which is through to 2033
  2. Strategic vision, objectives and strategic policies – including for Aylesbury 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, Gypsies and Travellers, change of use, renewable energy and climate change.
  4. Site Allocations for housing, employment, retail, Gypsy and Traveller sites and green infrastructure
  5. Locally valued landscape designations and a reviewed green belt boundary
  6. A reviewed Aylesbury town centre boundary
  7. Detailed Infrastructure to be set out in policies and proposals in an Infrastructure Delivery Plan – (including policy basis for CIL)
- 3.2.2. A **Scoping (Regulation 18) Consultation** was completed in Spring 2014. Draft Housing and Economic Development Needs Assessment (HEDNA) and Housing and Economic Land Availability Assessment (HELAA) evidence studies were published, along 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. 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%93issues-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 preferred spatial strategy, fully written policies and proposed allocations. We held an 8-week consultation on this non-statutory Draft Plan stage of VALP between July and September 2016. 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>. More than **1,600** responses comprising over **5,000** comments were received. After this time, various evidence documents to inform the next stage of plan making were commissioned or finalised and published when completed.
- 3.2.5. During 2017, further evidence to inform the **VALP Proposed Submission** stage was published including a Sustainability Appraisal, Habitats Regulation Assessment, transport, viability, landscape, open space/sports, cumulative impact and the publication of updated capacity work on sites around the Vale. The VALP Proposed Submission was agreed by full Council on 18 October 2017. The plan was published for a final period of public comment (regulation 19) between November and December 2017 prior to being submitted to Government. There were **988** responses, comprising **2441** comments received during this consultation. The dates for agreement of the plan are set out at: <https://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp>

- 3.2.6. The VALP was submitted to Government on 28 February 2018 and Paul Clark BA MA MRTPI from the Planning Inspectorate was appointed by the Secretary of State to carry out an independent examination of our Local Plan (2013-2033). Louise St John Howe was appointed as the Programme Officer. She is an independent officer of the examination and works on the Inspector's behalf, organising and managing the administrative and procedural matters of the examination process. The Inspector's task is to consider the soundness of the submitted Plan, based on the criteria set out in paragraph 182 of the National Planning Policy Framework 2012.
- 3.2.7. Public Hearings on the VALP were held over the two weeks of 10 – 20 July 2018. At the end of the examination the Inspector concluded that VALP is capable of being made sound subject to Modifications. The Inspector published his first Interim Findings at the end of August 2019. The council wrote to the Inspector in September 2018 formally requesting that the Inspector recommends main modifications under section 20(7C) of the Planning and Compulsory Purchase Act 2004.
- 3.2.8. Following a period of discussion and clarification between the council and the Inspector the finalised Interim Findings were published in March 2019. Once finalised the council has been preparing modifications required by the Inspector in order to render VALP sound. Proposed modifications to the VALP will be published for the statutory six week public consultation period commencing in October 2019.

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

- 3.3.1. While the Council still intends to produce a Community Infrastructure Levy this is likely to be work undertaken by the new unitary Buckinghamshire Council which comes into existence on 1 April 2020. 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 to adoption. Dates for the production of any CIL will be set out in a later LDS.

### 3.4 **Neighbourhood Plans**

- 3.4.1. The Localism Act 2011 introduced reforms to the planning system which enables the creation of Neighbourhood Plans. Currently there are **39** parishes engaged in the neighbourhood planning process. This is made up of **20** made neighbourhood plans and a further 19 which are somewhere along the way (including known reviews/modification to made plans). Any timetables for these will be produced individually for that Neighbourhood Plan document and are determined by the community rather than AVDC. Some of these plans include site allocations. We have worked with neighbourhood planning groups during the production of the VALP to take into consideration their evidence and any 'made' Neighbourhood Plans.
- 3.4.2. A live summary of all Neighbourhood plans and at which stage they are currently at in formal production, including those plans currently on consultation can be seen at <https://www.aylesburyvaledc.gov.uk/neighbourhood-planning-summary-and-live-consultations>

3.4.3. A map of the locations of the neighbourhood plans in Aylesbury Vale can be seen at [https://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Neighbourhood%20Plans%20in%20Progress%20AUG%202018.pdf](https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Neighbourhood%20Plans%20in%20Progress%20AUG%202018.pdf)

3.4.4. Appendix 1 lists those made plans as at October 2019.

### 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 an up to date detailed Ordnance Survey map base. The new Policies Map will 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. The VALP as proposed to be modified sets out the following Supplementary Planning Documents (SPDs) that will be finalised once VALP is adopted:

- **SPD1 – Aylesbury Garden Town Framework and Infrastructure SPD**  
To provide additional guidance on the principles set out in VALP and clear guidance on how it is to be delivered.
- **SPD 2 - Aylesbury South (D-AGT 1) Masterplan SPD**  
Masterplan for the site to ensure comprehensive development of the strategic allocation.
- **SPD 3 – RAF Halton (D-HAL003) SPD**  
To ensure a comprehensive development of the site that is likely to extend beyond the plan period.
- **SPD 4 - Affordable Housing SPD**  
To provide detailed guidance and operation of Policy H1.
- **SPD 5 – District Design Guidance SPD**  
To provide detailed guidance and operation of all relevant Plan policies.
- **SPD 6 – Biodiversity and Geodiversity SPD**  
To provide detailed guidance and operation of Policy NE1
- **SPD 7 - Sport, Leisure and Community Facilities SPD**  
To provide detailed guidance and operation of Policies I1, I2 and I3.
- **SPD 8 – Shenley Park, North East Aylesbury Vale (D-WHA001) SPD**  
Masterplan for the site to ensure comprehensive development of the strategic allocation.

3.6.2. The purpose of the SPDs is to provide further detail on the new policy position or a mechanism for delivery. SPDs are a material consideration in making planning decisions. They will, once adopted, therefore have higher weight than technical evidence and other plans and strategies but not as high a weight as development plans. Details of the SPDs and their the timings will be set out in the next LDS.

## 4.0 Monitoring

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. Since 2013 we have published 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>10</sup>.

- 4.2 The housing land supply documents show 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 at least once a year. The latest supply paper/position statement was produced in April 2019<sup>11</sup>.

## 5.0 Timeline

- 5.1 Table 1 shows the expected timeline for production of the VALP. It is dependant on the provisions the Government introduce in relation to local plans. Therefore the timeline and content of the LDS will be revised as and when necessary.

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<sup>10</sup> <http://www.aylesburyvaledc.gov.uk/section/monitoring-information>

<sup>11</sup> <http://www.aylesburyvaledc.gov.uk/housing-land-supply-and-housing-trajectory>

**Table 1: Documents to be produced**  
Schedule of proposed Development Plan Documents

Table 1: Documents to be produced				Production milestones				
Document	Role and Content	Geographical Coverage	Commencement of document preparation	Consultation	Proposed Submission Publication (Reg 19)	Submission (Reg 20)	Examination including Hearings	Modifications/Inspector Report , 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 <b>scope of the plan</b> (Reg 18) – April/May 2014. <b>Issues and options</b> – October-December 2015 <b>Draft Plan</b> –July/September 2016	November-December 2017	February 2018	Examination commenced March 2018, Hearings held July 2018	Inspector’s Initial conclusions – August 2018, finalised initial conclusions March 2019  Modifications consultation November -December 2019  Inspector’s Report – January 2020 Adoption February 2020
Document	Role and Content	Geographical Coverage	Commencement of document preparation	Preliminary Draft Charging Schedule	Draft Charging Schedule	Examination	Examiner’s Recommendations	Approved Charging Schedule
<b>Community Infrastructure Levy (CIL)</b>	Will provide a charging schedule setting out the amount developers have to contribute towards infrastructure.  All documents and timings to be set out in a future LDS	District-wide						
Supplementary Planning Documents	Role and Content	Geographical Coverage	Commencement of document preparation	Public Consultation				Adoption
All documents and timings to be sets out in a future LDS								



## APPENDIX 1: NEIGHBOURHOOD PLANS

Update as October 2019

<b>Neighbourhood Area Designation</b>	Westbury Area Application Determined 27/08/2019 (39 designations in total)
<b>Reg.14 Pre-Submission</b>	Stewkley (Complete 28 July 2019)
<b>Reg.16 Submission</b>	None
<b>Independent Examination</b>	Wendover
<b>Proceeding to referendum</b>	None
<b>Recently 'Made'</b>	Wingrave-with-Rowsham (Modification)

<b>ID. No.</b>	<b>Plans Made</b>	<b>Date Made</b>
01	Buckingham	30/09/15
02	Buckland	04/03/16
03	Cheddington	25/09/15
04	Edlesborough	16/10/17
05	Great Horwood	16/03/15
06	Haddenham* Chapter 6 quashed*	11/09/15
07	Long Crendon	05/10/17
08	Marsh Gibbon	31/10/16
09	Pitstone	25/02/15
10	Quinton	14/04/16
11	Steeple Claydon	15/12/17
12	Waddesdon	23/10/17
13	Wing	16/03/15
14	Wingrave with Rowsham (Modification)	30/09/16 (25/09/19)
15	Winslow	10/09/14
16	Worminghall	17/07/18
17	Slapton	17/07/18
18	Aston Clinton	08/08/18
19	Weston Turville	08/08/18
20	Ivinghoe	14/12/18

## Appendix 2: 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 (since 2007) 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 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.
<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 2012. Neighbourhood plans when made also form part of the development plan within their neighbourhood areas. The VALP will 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). They have to be in general conformity with the district plan and must undergo Examination as well as 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, as 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. Although a new NPPF was published on 24 July 2018 and further amended on 19 February 2019 this does not apply to the preparation to the VALP which is still being tested to be in general conformity with the 2012 NPPF. The 2019 NPPF does however apply immediately to the determination of planning applications, planning appeals and to neighbourhood plans submitted after 24 January 2019.
<b>NPPG</b>	The National Planning Policy Guidance (NPPG) was published on 6 March 2014 and replaced previous guidance documents for planning. The guidance is regularly updated. The guidance adds detail to and clarifies what is in the NPPF but it does not introduce new or additional policies.
<b>Site allocations</b>	Designations of land use, types and levels of development, as well as 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.
<b>SPD</b>	Supplementary Planning Documents. More detailed planning guidance to supplement policies in Development Plan Documents. SPDs cannot make new policies, 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 saved policies in the Adopted Aylesbury Vale District Local Plan 2004.

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