

Vale of Aylesbury Local Plan – Explanatory Note regarding preparation of the Proposed Submission draft 21/04/17

Following the 7 April 2017 announcement <https://www.aylesburyvaledc.gov.uk/vale-aylesbury-local-plan-valp-submission-draft-update> regarding the Vale of Aylesbury Local Plan's (VALP) approach to determining the level of development, a number of queries have been raised over how the approach will apply to those areas currently preparing neighbourhood plans. The relevant part of the announcement is as follows:

“We have moved away from the proposed percentage approach to apportioning development to settlements, and instead are looking at a capacity-led approach. This essentially means that allocations will be made on the basis of where there are suitable sites in sustainable locations, rather than applying a blanket housing percentage requirement depending on the settlement size.”

1. This statement was intended to reassure communities that the percentage based targets would not be used and the approach would reflect the *capacity* of a settlement to absorb development. However, we accept that this can be construed as us allocating all of the suitable sites in our Housing and Land Availability Assessment in the VALP. This is **not** the case and we regret that this has caused alarm.
2. The approach will be that which was set out in the draft VALP when it was consulted on last year. That was based on us cooperating with those areas which would be preparing neighbourhood plans ahead of the VALP being adopted. As stated in paragraph 3.89 of the draft VALP, allocations in locations where neighbourhood plans are being prepared will be ‘*reserve sites*’. The amount of housing allocated in the reserve sites will only be how much is needed to meet the VALP Proposed Submission housing target for each settlement 2013-33 once sites already completed or granted permission since 1 April 2013 are deducted. Those reserve sites will then *only be granted consent where a neighbourhood plan is not made within 12 months of the adoption of VALP*.
3. We are keen to avoid adding extra development beyond that which a community considers necessary to meet its needs and where the level of development proposed in a neighbourhood plan enables the council to meet its strategic housing need we will not need to allocate further sites.
4. We appreciate that this does not provide the full answer that communities would wish. That will only be provided when the next version of the VALP is published. That publication (the VALP Proposed Submission documents) will allow formal objections and representations to be made to the content which will have to be considered by an independent inspector through a public examination. In general the council will look to agree proposed modifications to the plan wherever possible to address any concerns which are raised.