

BIERTON with BROUGHTON NEIGHBOURHOOD PLAN

POLICY REVIEW

FEBRUARY 2018

1.0 Introduction

This document has been prepared by Jennifer Lampert from Jennifer Lampert Associates Ltd in consultation with Bierton with Broughton Parish Council and the Bierton with Broughton Neighbourhood Plan Steering Group. The purpose of this document is to review the extant policies relevant to the Bierton with Broughton Neighbourhood Development Plan and to consider their context.

This review will therefore inform the content of the Neighbourhood Development Plan (NDP) and assist in setting any proposals within the proper context and support the policy framework identified for any proposals.

The following details are provided within the main body of this report:

2.0 What can and cannot be considered within a Neighbourhood Plan and what must be considered.

3.0 Policy Review: All policies relevant to the Plan and a note of the emerging policies and documents that will influence the eventual plan.

Legislative Matters:

The ‘Basic Conditions’ and ‘Excluded Development’

Neighbourhood Development Plans must meet the following basic conditions which are set out under Schedule 10 Section 8(2) of the Town and Country Planning Act 1990 as amended and these state that:

1. They must be appropriate having regard to national policy
2. They must be in general conformity with the strategic policies in the development plan for the local area
3. They must be compatible with EU obligations
4. They must be compatible with human rights requirements
5. They must contribute towards achieving sustainable development

The details provided in section 3 of this report consider the relevant planning policies that effect the Bierton with Broughton Parish Council area and which will be material considerations to the policies and proposals put forward in their Neighbourhood Development Plan.

The Basic Conditions as set out above relate to the principle of ‘general conformity with the strategic policies of the area.’ The term ‘general conformity’ is not defined in law but has been discussed in judgements particularly in regard to the relationship between Core Strategies and Local Plans. The adjective “general” would seem to

introduce a degree of flexibility which will depend on the planning judgements being made and the particular circumstances of the case. For the purposes of policy making in the context of the Bierton with Broughton Neighbourhood Plan the interpretation of 'general conformity' is that Neighbourhood Plans can deviate from the strategic policies of the local plan, provided that they do not conflict with or impact adversely on their deliverability and thus still remain in general conformity.

In this instance the test is to be applied to the new and different tier of policy formulation between the Neighbourhood Development Plan and the Strategic policy of a Local Plan.

The intention of the degree of flexibility is seen in the wording of section 183 of the National Planning Policy Framework (NPPF) which states "neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need." The advice contained in the NPPF is discussed in more detail in the next section.

The process of preparing a Neighbourhood Development Plan is discretionary that is undertaken by the community and the policies of that Plan require some degree of flexibility to ensure that the proposals will make a positive difference for the Community, whilst still remaining within the generality of the overall strategies of the Local Planning Authority. Those policies are identified within the Neighbourhood Development Plan itself and will be examined as part of the separate Basic Conditions Statement.

2.0 Relevant planning policy

The Development Plan for Aylesbury Vale that is relevant to the Bierton with Broughton Parish Council area consists of the “Saved Policies” of Aylesbury Vale District Local Plan (AVDLP) 2001 -2011 adopted January 2004. That plan had an end date of 2011 and has therefore expired.

The policies that were “saved” by direction of the Secretary of State for Communities and Local Government in 2007 are still operative and are detailed in the subsequent texts set out below.

In addition AVDC have provided a number of non statutory supplementary planning guidance documents to support planning policies. One Supplementary Planning Document that is relevant to the circumstances of Bierton with Broughton NDP is the Affordable Housing SDP dated December 2007 as amended by the Affordable Housing Policy Interim Position Statement June 2014.

There are also several supplementary planning guidance publications including guidance on car parking standards, sport and leisure facilities and design guides, which could be assessed if there are any proposals to be put forward that might be affected by that advice.

The Bierton with Broughton Neighbourhood Development Plan needs to respect and generally conform with the Adopted Development Plan as well as having regard to the policies in the National Planning Policy Framework (NPPF).

AVDC started work on a revised Development Plan in 2010 called the Vale of Aylesbury Plan but when it reached its examination by a Planning Inspector in December 2013 the Inspector recommended its withdrawal concluding that it failed to meet the duty to cooperate and the growth figures were unsound. The Vale of Aylesbury Plan was withdrawn on 5th February 2014.

The Aylesbury Vale District Council do not have an up-to-date Development Plan

There is now a further emerging Development Plan document for Aylesbury Vale Council called “Vale of Aylesbury Local Plan” (VALP) which has been submitted and will be taken to public examination. The Hearing dates are expected to commence on the 2nd July 2018 and to last for approximately one month.

This new plan is to cover the period from 2013 to 2033.

The Inspector’s report into the examination is anticipated by the end of 2018.

This new Local Plan is likely to be adopted during the lifetime of the Bierton with Broughton Neighbourhood Development Plan and ongoing liaison over the policies and details will continue to take place with AVDC.

National Planning Policy Framework (NPPF) published March 2012

The basic conditions, as set out in the amended Town and Country Planning Act 1990, mean that the guidance set out in the NPPF provides one of the foremost material

considerations against which the neighbourhood plan will be examined. This means that:

A draft neighbourhood development plan meets the basic conditions if —

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development

plan,

(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

The core objectives of the NPPF relate to:

- Balancing the delivery of the most appropriate development (paragraphs 156 and 157)
- Ensuring that development is viable and deliverable (paragraph 173)
- That plans should be positive in nature (paragraph 186)
- That plans should embody the presumption in favour of sustainable development (paragraphs 8 and 183 to 186)

Balancing the delivery of the most appropriate development

Paragraph 156 of the NPPF identifies “that Local Planning Authorities should set out the strategic priorities for the area in the Local Plan and these should include strategic policies to deliver:

- the homes and jobs needed in the area
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.”

Paragraph 157 identifies that Local Plans should plan positively for development, be kept up to date and allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

Ensuring that development is viable and deliverable:

The NPPF has various references to deliverability including positively seeking development opportunities, providing a practical framework for planning decisions and

taking a positive approach to sustainable new development in the countryside and for neighbourhood plans they must be practical.

The emphasis on viability and deliverability is important because it links plan making to a realistic understanding of the development process.

Paragraph 173 succinctly identifies how plans should ensure viability and deliverability and states: “Plans should be deliverable. Therefore the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.” To ensure viability the advice offered is that “the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

That plans should be positive in nature:

In paragraph 186 Local Planning Authorities are advised that they should

“ approach decision taking in a positive way to foster the delivery of sustainable development,” and in paragraph 187 that “Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible.”

That plans should embody the presumption in favour of sustainable development:

Generally the NPPF confirms that the purpose of planning is to help achieve sustainable development and identifies in paragraph 7 the three dimensions to sustainable development namely:

- An economic role
- A social role
- An environmental role

Paragraph 8 of the NPPF reminds us that these roles should not be taken in isolation because they are mutually dependent and they should be sought jointly and simultaneously through the planning system.

The NPPF in paragraph 10 requires that 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.

Paragraph 14 identifies what a “presumption in favour of sustainable development” is and what it means for plan-making and decision-taking.

For plan-making this means that:

“local planning authorities should positively seek opportunities to meet the development needs of their area and

Local Plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change.” - unless there are any adverse impacts or specific policies or material considerations indicate otherwise.

For decision-taking this means:

“approving development proposals that accord with the development plan without delay and

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission.” - unless there are any adverse impacts or specific policies or material considerations indicate otherwise.

Paragraph 15 advises that policies in local plans should follow the approach of the presumption in favour of sustainable development with clear policies that will guide how the presumption should be applied locally.

Paragraph 16 reflects that the application of presumption will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should:

- “develop plans that support the strategic development needs set out in Local Plans including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.”

Paragraphs 183 to 185 of the NPPF identify the role of Neighbourhood Plans (now referred to as Neighbourhood Development Plans).

Paragraph 183 states “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.”

The definition of sustainable development has already been identified above and is expressed as a three dimensional role of economic, social and environmental influences.

The Parish can set planning policies through the Neighbourhood Development Plan for the making of decisions on planning applications.

Paragraph 184 identifies that Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan and the relevant policies are discussed below.

Whilst Neighbourhood Development Plans should reflect these strategic policies and be in general conformity with them, paragraph 185 of the NPPF allows that the Neighbourhood Development Plan can provide specific policies of its own which will take precedence over existing non strategic policies of the Local Plan for that neighbourhood.

It is important to note that the NPPF advises in paragraph 186 that “decision taking should be approached in a positive way to foster the delivery of sustainable development”. The decision takers should work with the Neighbourhood Development Plan to ensure deliverability of the proposals in that plan wherever possible.

Planning Policy Considerations

With regards to planning policy considerations, the following ‘basic condition’, as set out in the amended TCPA 1990, sets out the importance of considering the strategic objectives of the adopted development plan when formulating Neighbourhood Plan policies:

(e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

Otherwise, recommended best practice, as advised by DCLG, is that Neighbourhood Plans are also ‘appropriately in line’ with emerging strategic policies that are likely to be adopted during the lifespan of the Neighbourhood Plan. This will ensure that communities do not undertake abortive work, due to the presumption towards the more recently adopted policy, where conflict arises, as set out in Section 38(5) of the Planning and Compulsory Purchase Act 2004.

The Adopted Development Plan:

Saved Policies of Aylesbury Vale District Local Plan (AVDLP) 2001-2011 adopted January 2004.

The Council have produced a list of the saved policies and I refer to some of those policies which may be of most relevance when considering the background for the Bierton with Broughton Neighbourhood Plan.

Policy GP2 Affordable Housing:

This states that the Council will negotiate for the provision of affordable dwellings of a minimum of 20% and up to 30% of the total number of dwellings on developments of 25 or more dwellings on sites of 1 hectare or more regardless of the number of dwellings.

Policy GP3 Low Cost Market housing:

The Council will negotiate for the provision of low cost market units of a minimum of 10% of the total number of dwellings on developments of 25 or more dwellings or on sites of 1 hectare or more regardless of the number of dwellings.

Policy GP4 Affordable housing on small sites for local needs:

The Council will grant permission for affordable housing on small sites adjacent to the built up areas of settlements to meet local needs that would not otherwise be met under the policies of the plan.

Note that these policies for affordable housing have been the subject of change in response to Government advice and a revised supplementary Planning guidance prepared by AVDC in the form of the “Affordable Housing Policy Interim Position Statement June 2014”. See comments made towards the end of this report under “Other Guidance”.

Policy GP8 Protection of amenity of residents:

This policy advises that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal.

Policy GP9 Extensions to dwellings:

This policy advises that proposals for extensions to dwellings will be permitted where they:

- a) protect the character of outlook, access to natural light and privacy for people who live nearby
- b) respect the appearance of the dwelling and its setting and other buildings in the locality
- c) accord with published SPG on residential extensions and the other policies of the development plan

Policy GP17 Retention in use of existing employment sites

This policy supports the retention and continued use of existing employment sites.

Changes would only be permitted where the existing use has an adverse impact on amenity of neighbours and its replacement would be an improvement, or where there are appropriate alternative employment opportunities available on other sites or as part of a proposed development, or as part of a larger mixed use scheme.

Policy GP24 Car Parking guidelines

New development will be required to provide vehicular parking in accordance with the Council’s operative guidelines published as Supplementary Planning Guidance.

These guidelines are intended to promote more sustainable transport options and will establish maximum levels of parking appropriate to the scale, type and location of development.

Policy GP32 Retention of shops, public houses and post offices

This policy supports the retention and continued use of buildings currently used as shops, public houses and post offices where possible.

“In considering applications for alternative development or uses the Council will have regard to the viability of the existing use, the presence of alternative local facilities and the community benefits of the proposed use.”....

Policy GP35 Design of new development proposals:

This policy advises that new development should respect and complement:

- a) the physical characteristics of the site and surroundings
- b) the building tradition, ordering, form and materials of the locality
- c) the historic scale and context of the setting
- d) the natural qualities and features of the area and
- e) the effect on important public views and skylines

Policy GP38 Landscaping of new development proposals:

This advises that applications for new development should include landscaping proposals both for hard and soft landscaping to help buildings fit in with and complement their surroundings and conserve existing natural and other features of value as far as possible.

Hard landscaping should incorporate materials appropriate to the character of the locality. New planting should be with predominantly native species.

Policy GP39 Existing trees and hedgerows:

In considering development proposals affecting trees or hedges the Council will:

- a) require a survey of the site and the trees and hedges concerned;
- b) serve tree preservation orders to protect trees with public amenity value
- c) impose conditions on planning permissions to ensure the retention or replacement of trees and hedgerows of amenity, landscape or wildlife importance, and their protection during construction.

Policy GP40 retention of existing trees and hedgerows

This policy seeks to prevent the loss of existing trees (particularly native black poplars) and hedgerows of amenity, landscape or wildlife value.

Policy GP53 new development in and adjacent to Conservation Areas

In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area.

Proposals for development will not be permitted if they cause harm to the character or appearance of the Conservation Areas, their settings and any associated views of or from the Conservation Area.

Proposals for development or redevelopment must respect the historic layout, scale, form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance.

Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design and details of the structure and site concerned and its neighbours.

GP59 Preservation of archaeological remains

In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting... and

Where permission is granted for development involving sites containing archaeological remains the Council will impose conditions or seek planning obligations to secure the excavation and recording of the remains and publication of the results.

Policy GP60 Historic Parks and Gardens

Development proposals within or affecting a Park or Garden of Special Historic Interest should take full account of the area's historic and landscape significance. The Council will resist proposals that do not protect the distinctive characteristics of such Parks and Gardens.

Policy 66 The protection of rivers and surface waters

In riverside or canalside development proposals the Council will require access corridors and buffers adjacent to the watercourse to

- a) conserve and enhance existing areas of landscape or wildlife value
- b) promote public access and provide recreational opportunity and
- c) protect or enhance the environment and habitat of those watercourses

Policy GP69 Hotel and Motel Development

Within the built up areas of settlements the Council will permit proposals for the construction of new hotels and motels and the conversion of buildings to such uses, subject to the other policies of the Plan.

Policy GP70 Change of use of rural buildings and historic buildings to hotel use

Proposals for the change of use of rural buildings to hotels or motels will only be permitted where they are consistent with the principle of protecting the character and appearance of the countryside and the need to reduce car-borne travel.

Policy GP71 Bed and Breakfast/Guest Houses

Proposals for the use of existing dwellings as guesthouses or bed and breakfast accommodation will only be permitted where the proposal would not have a significant adverse effect on the character and appearance of the locality or the residential amenities of people living nearby.

Policy GP77 Horse related development

This policy advise on the approach to be taken when considering proposals for equestrian activities and buildings such as stables and other out buildings and the requirement for the Council to assess the suitability of the location, the environmental effects and the impact on the agricultural and rural character of the land. Proposals would be assessed under six specific criteria.

Policy GP78 Stables, looseboxes and other buildings for horses

This policy provides advice for the design and siting of equestrian buildings and their relationship with the locality and uses.

Policy GP81 Development of canal-related facilities

Proposals for the development of canal- related facilities should respect the character and appearance of the canal, its setting and the surroundings.

In dealing with applications for such development the Council will seek to avoid adverse impacts on:

- a) landscape, ecological interests and the countryside
- b) townscape and the historic environment
- c) residential amenities

Policy GP84 Public Rights of Way

In considering applications for development affecting a public right of way the Council will have regard to the convenience, amenity and public enjoyment of the route and

the desirability of its retention or improvement for users including people with disabilities.

Policy GP86 Provision of outdoor playing space

This policy is designed to require new housing proposals to include sufficient outdoor play space to meet the needs associated with the development, based on a standard of 2.43 hectares of outdoor play space per 1000 population.

Policy GP87 Application of open space policies

This policy requires the provision of equipped play areas and sports fields in new housing schemes.

Policy GP88 Payment in lieu of providing sports and play areas

This policy is aimed at encouraging the use of section 106 planning agreements to secure monetary payment for such provision if it is not considered practicable on site or if it is better made elsewhere.

Policy GP90 Provision of indoor sports facilities

In considering applications for residential development the Council will have regard to the need for the provision of indoor sports facilities arising from the proposal.

Policy GP91 Provision of amenity areas

The design of new housing and other building proposals should include suitable informal amenity open space appropriate to the character of occupation of the development.

Policy GP92 Safeguarding of allotment land

The Council will protect working allotment gardens from adverse development and only in exceptional circumstances would a change of use from allotment purposes be granted in cases where:

- a) there is no demonstrable allotment demand; and
- b) where suitable alternative provision can be made; and
- c) where the allotment facility would be enhanced through the development.

Policy GP93 Safeguarding of community buildings and facilities

The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need.

Policy GP94 Provision of community facilities and services

In considering applications for residential development the Council will have regard to the need for the provision of community facilities arising from the proposal.

Policy GP95 Unneighbourly Uses

In dealing with all planning proposals the Council will have regard to the protection of the amenities of existing occupiers. Development that exacerbates any adverse effects of existing uses will not be permitted.

Policy GP100 Telecommunications

Proposals for telecommunications development should avoid visual intrusion. High masts and large telecommunication structures will not be permitted within the Green Belt, designated Areas of Outstanding Natural Beauty and Conservation Areas unless there are no alternatives including the shared use of existing equipment that would enable the reasonable coverage of the area concerned.

Policy RA2 Loss of open gaps and consolidation of settlements

Other than for specific proposals and land allocations in the Local Plan, new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements.

In considering applications for building in rural areas the Council will have regard to maintaining the individual identity of villages and avoiding extensions to built-up areas that might lead to coalescence between settlements.

Policy RA4 Considerations for countryside recreation

This policy provides guidance when considering proposals for the recreation use of land outside the built-up areas of settlements including considering the siting and design of any building and the accessibility of the site including public transport links and walking or cycling networks.

Policy RA6 Development in Metropolitan Green Belt

Within the Metropolitan Green Belt there is a presumption against new building development except for the purposes of agriculture or forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which preserve the openness of the Green Belt.

The re-use of buildings of permanent and substantial construction may be permitted where there is no greater impact on the openness of the Green Belt and the form, bulk and design of any conversion is in keeping with the surroundings and does not involve major or complete reconstruction.

Policy RA8 Development in the Areas of Attractive Landscape and Local Landscape Areas

Development proposals in these areas should respect their landscape character. Development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured.

Policy RA11 Conversion of buildings in the countryside

Outside the built-up area of settlements the Council endorses the conservation and re-use of buildings that are of permanent and substantial construction and generally in keeping with the rural surroundings, for non-residential purposes that fortify the rural economy.

The scale of such schemes should not conflict with the strategy of concentrating development in the main settlements.

Conversion works should not involve major reconstruction or significant extensions and should respect the character of the building and its setting.

Proposals should not give rise to other planning objections.

Permission for residential re-use is unlikely but may be granted exceptionally as part of an acceptable business conversion scheme or where genuine attempts to secure business re-use have been unsuccessful.

Policy RA13 Development within settlements listed in Appendix 4.

(Bierton/Burcott is one of the settlements that is listed in Appendix 4)

Within the built-up areas of settlements listed in Appendix 4 of the Plan residential development will be restricted to small scale areas of land. Subject to other policies of the Plan, permission will only be granted for residential or mixed use development comprising:

- a) infilling of small gaps in developed frontages with one or two dwellings in keeping with the scale and spacing of nearby dwellings and the character of the surroundings.
- b) Up to five dwellings on a site not exceeding 0.2 ha that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise the partial development of a larger site.

Such development should use land efficiently and safeguard existing employment uses and significant open spaces and buildings. In Buckingham, Wendover, Haddenham and Winslow larger schemes may be permitted.

Policy RA14 Development at the edge of Appendix 4 settlements

On the edge of the built-up areas of settlements listed in Appendix 4 of the Plan permission may be granted for residential or mixed use development of up to 5 dwellings on a site not exceeding 0.2 ha where:

- a) the site is substantially enclosed by existing development
- b) the proposal would satisfy complete the settlement pattern without intruding into the countryside and
- c) the proposal does not comprise the partial development of a larger site.

Proposals should use land efficiently and create a well-defined boundary between the settlement and the countryside. Permission will not be granted for development that impairs the character or identity of the settlement or the adjoining rural area.

Policy RA17 Replacement dwellings in the Metropolitan Green Belt and special landscape areas

The replacement of existing dwellings in the Green Belt by new dwellings that are not significantly larger in the area or volume, and which do not have a greater effect on the openness of the Green Belt, may be permitted subject to other relevant policies of the Plan.

Policy RA29 Proposals for new employment uses in the countryside

Except where otherwise allowed for in the Local Plan outside the built up areas of settlements and identified employment areas, the Council will resist proposals for new employment buildings and for the expansion of established employment sites into the countryside.

Other guidance:

In addition to the saved policies identified above the Council produced a number of non statutory supplementary planning guidance documents to support planning policies. These include:

Affordable Housing SPD December 2007:

This SPD has been prepared to provide guidance to housing developers and interested parties about the interpretation and application of the Council's Affordable Housing policies. The main points contained in the SPD are:

It defined affordable housing as social rented and intermediate housing provided to specific eligible households whose need are not met by the market.

Intermediate housing includes intermediate rented, discounted sale, shared equity and shared ownership.

Affordable housing is needed to meet both general needs as well as those for people with special needs and those that require supported housing.

Affordable housing is to be provided on sites with more than 15 properties or in excess of 0.5 ha in area.

A minimum of 40% affordable housing is to be negotiated on sites above this threshold.

The baseline mix is for 75% of the total affordable housing to be affordable rented accommodation and 25% to be intermediate housing.

It is accepted that there may be exceptional circumstances where an element of affordable housing on site would not be the best solution.

The design and quality of affordable housing must be of the highest standard

The Council will require controls over occupancy and nominations to the affordable housing.

Affordable Housing Policy Interim Position June 2014

This was prepared as a position statement to update the views of the Council on affordable housing until the new VALP is approved. It reconfirms the applicability of policy GP2 but states that policy GP3 is now out of date. Instead the note indicates that the Council expect the delivery of 30% affordable housing on sites of 25 or more dwellings or sites of 1ha or more.

Rural exception sites will continue to be assessed against policy GP4.

Note also that the Housing Department of AVDC have prepared a note “ Neighbourhood Plan Guidance on Affordable Housing September 2014” which further updates the position regarding affordable housing and also makes reference to a report “The County Wide allocations policy” dated 2014”, which has amended some of the criteria that was in the SPD.

Further guidance regarding affordable housing will also be provided by AVDC as part of the background evidence in support of the emerging Vale of Aylesbury Local Plan.

The Council also published supplementary planning guidance relating to car parking, sport and leisure facilities and design guides and reference should be made to these documents if required when considering under the relevant topic headings.

The Draft Vale of Aylesbury Plan 2013:

Work was started on this plan in 2010 as the new planning system was evolving and addressed localism and locally assessed housing need. However when that plan 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 Vale of Aylesbury Plan was withdrawn on 5th February 2014.

Vale of Aylesbury Local Plan (VALP)

This is to be the new Local Plan and it will, once adopted, replace the 2004 AVDLP. A draft Consultation version was presented in the Summer 2016 and a formal consultation version prepared during 2017.

The details include

1. Housing and jobs numbers for the Local Plan period which is through to 2033
2. 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
3. Community facilities and delivery of these
4. Site allocations (if required) for housing, employment, retail and gypsy and traveller sites

As mentioned in section 2 of this report the revised Vale of Aylesbury Local Plan will be heard at an Examination in Public (EIP) commencing July 2018 and the Inspector's report is expected by the end of 2018.

If that plan is deemed sound and approved by the Inspector and then adopted by the Council its policies will supercede the current extant policies of the 2001 to 2011 Aylesbury Vale District Local Plan, that are recorded in this review.

A note of the policies being put forward via the VALP that may be relevant to the Bierton with Broughton Neighbourhood Plan can be provided separately if the Bierton with Broughton Neighbourhood Plan Steering Group and the Parish Council would like that note to be prepared to add to and inform their on going evidence.

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