

FAQs

What is the Local Plan?

The Local Plan 2036 sets out how Chiltern and South Bucks will develop over the next 20 years.

The Local Plan 2036 proposes new policies to be considered when determining planning applications and includes new site allocations and makes changes to some existing land use designations.

It will establish how we will provide positively for our communities' needs, improve quality of life and put in place the necessary infrastructure to support development, whilst also protecting our valued environment and the character of our towns and villages.

Why do we need one?

The Local Plan 2036 will set out how Chiltern and South Bucks will develop over the next 20 years, during which period there is a need to provide for 15,260 new homes, and all the infrastructure to support these homes.

The government is clear that local authorities are expected to have up-to-date Local Plans in place in order to guide development within their area and to plan for the infrastructure, homes and jobs that residents need.

Failure to have an up-to-date plan would risk government intervention and a resulting loss of control of the process.

Having an up-to-date plan in place also means that we retain control over where development should be located rather than it being delivered in an ad hoc way as a result of speculative development, sometimes without sufficient benefit to local communities.

How has the Local Plan been developed so far?

Chiltern and South Bucks District Councils have been working on a joint Local Plan since 2015. This has included evidence gathering and public consultations.

Both Chiltern and South Bucks District Councils approved the Local Plan 2036 for publication and submission at their Full Council meetings on 14 and 15 May 2019.

What happens next?

Before the Local Plan is submitted to the independent Planning Inspector on behalf of the Secretary of State, the pre-submission consultation (Regulation 19) must take place.

The public consultation is to establish whether the Local Plan is sound and complies with the legislation governing the preparation of local development plans.

Following the consultation, the Local Plan and the consultation representations will be submitted to the Secretary of State for Housing, Communities and Local Government. The Secretary of State will appoint an independent Planning Inspector who will consider the Local Plan and the representations for soundness.

The Community Infrastructure Levy has been approved by the Councils' Cabinets. Publication, consultation and examination and consultation responses will be submitted directly from the Councils to an independent Planning Examiner.

The submission of the Local Plan, the community Infrastructure Levy and the representations is expected to be in September 2019.

After this point the timetable becomes the responsibility of the Planning Inspectorate and Examiner.

The consultations run from 7 June 2019 – 23 August 2019.

The Local Plan and the Community Infrastructure Levy consultations are separate and representations must relate to the right document.

Residents are invited to submit comments, in the form of written representations, on the Local Plan. They will all be collated and submitted with the Local Plan to the Planning Inspectorate for consideration.

All online and postal comments must be received by midnight 23rd August 2019.

What happens to comments received during the public consultation?

Chiltern and South Bucks District Council officers will collate, analyse and summarise the public and stakeholder feedback received during the public consultation.

The feedback on the Local Plan and the Community Infrastructure Levy, including a full appendix of all comments received, will be sent to the independent Planning Inspector or Examiner as appropriate.

Are the Councils just going to ignore the comments?

The Councils will forward all comments in full to the Planning Inspector or the Planning Examiner for them to consider. The Planning Inspector is responsible for considering the comments and using them to help decide whether or not the Local Plan is sound. The Planning Examiner is responsible for considering the comments and using them to help decide whether the Community Infrastructure Levy is appropriate and viable.

Why aren't we waiting until the new Buckinghamshire Council begins to create a county-wide local plan?

Chiltern and South Bucks District Councils have been working on producing a Joint Local Plan since 2015 which has involved extensive evidence gathering and two public consultations.

Not having a Local Plan leaves the area vulnerable to speculative planning applications.

The other districts in Buckinghamshire – Aylesbury Vale and Wycombe, are at an advanced stage of their local plans and Chiltern and South Bucks will also be at an advanced stage by June, so by summer there will be a full set of up to date draft local plans covering the county.

The Local Plan 2036 has been produced in consultation with Bucks County Council, Aylesbury Vale District Council and Wycombe District Council, plus neighbouring authorities outside of Buckinghamshire such as Slough Borough Council.

Matters such as highways, transport, traffic and Green Belt have been approached with a county-wide view.

The new Buckinghamshire Council is due to start in April 2020 and it is unlikely that the new authority would have capacity to review the local plans immediately.

Can we wait until the new council is in place and then build some of our housing requirements in the north of the county?

The Chiltern and South Bucks Local Plan 2036 already does this – it meets the housing requirements through:

- a third of homes either built since 2016 or from available brown field land
- a third of homes from land which least meet the purposes of the Green Belt; and
- a third of homes through the Vale of Aylesbury Local Plan.

Does the Local Plan include releasing Green Belt land?

Government planning policy requires local councils to review Green Belt boundaries when considering how to accommodate the development needed in their areas.

The Plan has been prepared in a time of unprecedented growing local needs and consequent development pressures and, as such, necessarily includes a review of land in the Green Belt.

The districts need to provide for 15,260 new homes and propose to accommodate over 11,000 homes within the Plan area.

This is an average of 763 net new homes a year for the next 20 years. To achieve this, the focus is on built-up areas, on previously developed land, an exported proportion of need to the Aylesbury district and by Green Belt releases where sustainable built area extensions can be achieved without unacceptably harming the purposes or integrity of the Green Belt, which currently makes up approximately 87% of land in the districts.

The Local Plan seeks to maximise meeting development needs within the context of environmental, policy and other constraints such as the Chilterns Area of Outstanding Natural Beauty, Green Belt, areas subject to flood risk, and heritage and wildlife assets.

The Green Belt options review identified 13 out of over 500 possible Green Belt sites for potential development. Even if all 13 sites identified were to be released, this would reduce Green Belt in the two districts by 2.7%, leaving approximately 85% of the districts as Green Belt land.

Have you listened to residents and stakeholders to develop this local plan?

Local residents, local groups, businesses, partner organisations, landowners and developers have all contributed to the preparation of the plan.

The councils have taken account of previous representations. As a result, we consider this draft Local Plan to be sound, evidence-based and able to /will deliver in a sustainable way the necessary outcomes which our communities need.