



South Bucks Local Development Framework

Schedule of Proposed Changes

July 2010



South Bucks
District Council

Proposed Submission South Bucks Core Strategy: Schedule of Proposed Changes

Introduction

- 1.1 The Council is recommending some minor amendments to the Proposed Submission South Bucks Core Strategy. These proposed changes fall into three categories:
 - Changes proposed in response to representations received on the Proposed Submission Core Strategy.
 - Changes proposed by the Council to update information, correct typographical errors and improve clarity (as well as some proposed changes to reflect the very recent amendments to PPS3: Housing).
 - Changes proposed in response to the revocation of the South East Plan.
- 1.2 Each set of changes is presented in a separate schedule below.
- 1.3 Many of the recommended changes arise from the very recent amendments to PPS3: Housing (see Schedule 2), and revocation of the South East Plan (see Schedule 3).

Schedule 1

Changes proposed in response to representations received on the Proposed Submission Core Strategy

| Representor - Bucks & Milton Keynes Biodiversity Partnership | | |
|--|---|---|
| Representation No. | Proposed Change | Reason |
| 2050 | Amend paragraph 1.2.25 to change "Four" to "Five" and add " <u>Gomm Valley</u> " to the list. | To correct a factual inaccuracy. |
| Page 11, paragraph 1.2.25 | | |
| Representor - Buckinghamshire County Council | | |
| Representation No. | Proposed Change | Reason |
| 2082 | Amend the fourth Critical Success Factor under Strategic Objective 2, by replacing the word "residential" with " <u>specialist</u> ". Also amend this Critical Success Factor under Core Policy 2, in Appendix 8 (page 119). | To ensure use of the correct terminology. |
| Page 18, paragraph 1.4.3 | | |
| Representor - GOSE, Consortium South of Farnham Royal | | |
| Representation No. | Proposed Change | Reason |
| 2007, 2208 | Amend the first Critical Success Factor under Strategic Objective 3 to read, "Delivery of at least <u>350-500</u> new affordable dwellings in the period 2006-26 (see Core Policy 3)". Also amend this Critical Success Factor under Core Policy 3, in Appendix 8 (page 119). | Should the Opportunity Sites at Wilton Park and Mill Lane not come forward for development in the Plan period, less affordable housing is likely to be delivered. |
| Page 18, paragraph 1.4.3 | | |
| Representor - Natural England | | |
| Representation No. | Proposed Change | Reason |
| 2015 | Amend the second Critical Success Factor under Strategic Objective 12 to read: "Delivery of a net gain in biodiversity resources, <u>including in the Biodiversity Opportunity Areas</u> (see Core Policy 9)". Also amend this Critical Success Factor under Core Policy 9, in Appendix 8 (page 122). | To improve the linkages between Strategic Objective 12 (and the related Critical Success Factors) and Core Policy 9 - Natural Environment. |
| Page 21, paragraph 1.4.3 | | |

| Representor - British Waterways | | |
|--|---|---|
| Representation No. | Proposed Change | Reason |
| 2057 | Add the mainline Grand Union Canal to the Key Diagram (see the Consolidated Version of the Proposed Submission Core Strategy). | For consistency. The Slough Arm of the Grand Union Canal is already shown on the Key Diagram. |
| Page 27 | | |
| Representor - Pinewood Studios Ltd | | |
| Representation No. | Proposed Change | Reason |
| 2189 | In paragraph 2.2.23, insert after the first sentence: " <u>Pinewood Studios continue to occupy a substantial site north of Iver Heath and remain an internationally recognised location for television and film production</u> ". | To acknowledge that Pinewood Studios continues to occupy a substantial site north of Iver Heath. |
| Page 36, paragraph 2.2.23 | | |
| Representor - Ellington & District Residents Association | | |
| Representation No. | Proposed Change | Reason |
| 2160 | Add " <u>Taplow Riverside</u> " to list of small settlements at risk of flooding in final sentence of paragraph 2.2.30. | For completeness. |
| Page 37, paragraph 2.2.30 | | |
| Representor - GOSE, Consortium South of Farnham Royal | | |
| Representation No. | Proposed Change | Reason |
| 2007, 2208 | Add to the end of the first sentence of paragraph 3.2.22 " <u>...- assuming the Opportunity Sites of Wilton Park and Mill Lane come forward for development</u> ". | To clarify that the target of 500 new affordable homes is only likely to be achieved if the Opportunity Sites at Wilton Park and Mill Lane come forward for development in the Plan period. |
| Page 45, paragraph 3.2.22 | | |

| Representor - GOSE, Consortium South of Farnham Royal | | |
|---|--|--|
| Representation No. | Proposed Change | Reason |
| 2007, 2208 | Amend Core Policy 3 to read: "A minimum of <u>350-500</u> affordable dwellings will be provided in South Bucks District between 2006 and 2026." With a new footnote as follows: " <u>The lower end of the range is based upon neither of the Opportunity Sites (Wilton Park and Mill Lane) coming forward for development. The upper end of the range assumes both of these sites are developed during the Plan period.</u> " | To recognise the fact that should the Opportunity Sites at Wilton Park and Mill Lane not come forward for development in the Plan period, less affordable housing is likely to be delivered. |
| Page 46, Core Policy 3 | | |
| Representor - Davenies School | | |
| Representation No. | Proposed Change | Reason |
| 2143 | Add footnote to the first "open spaces" reference in paragraph 3.2.28 and the first "open space" reference in Core Policy 5, as follows: <u>"In applying Core Policy 5, "open space" will be taken to mean all open space of public value, including not just land, but also areas of water. PPG17: Planning for Open Space, Sports and Recreation, provides a typology illustrating the broad range of open spaces that may be of public value."</u> | To assist with the application of Core Policy 5. |
| Pages 48 and 49, paragraph 3.2.28, Core Policy 5 | | |
| Representor - Highways Agency | | |
| Representation No. | Proposed Change | Reason |
| 2212 | Replace second sentence of paragraph 3.2.49 with the following: <u>This concluded that whilst the development proposed in the Core Strategy will exacerbate some existing traffic problems, for example in the Beaconsfield and Iver areas, with appropriate mitigation in place, it could be delivered without an unacceptable impact on the local road network. Furthermore, planned development in South Bucks is not expected to have a significant impact on the motorway links in the District, although it will contribute to traffic pressures at Junction 1 of the M40, which is already experiencing some congestion. Together with the anticipated growth in background traffic levels, and the impact of planned development in locations outside of the District (including in Slough and Uxbridge), the potential number of vehicle movements at Junction 1 of the M40 may result in the need for improvements to the junction. Traffic impacts on the junction will be kept under review, and mitigation measures, including</u> | To reflect the final conclusions of the Evaluation of Transport Impacts (Atkins, June 2010). |
| Pages 54 and 56, paragraph 3.2.49, Core Policy 7 | | |

| | | |
|--|--|--|
| | <p>infrastructure upgrades, may be required later in the Plan period (see Appendix 6).</p> <p>Add new sentence at end of penultimate paragraph of Core Policy 7: <u>"Impacts on Junction 1 of the M40 will be kept under review, with mitigation measures, including infrastructure improvements, potentially being needed later in the Plan period."</u></p> | |
|--|--|--|

| Representor - Buckinghamshire County Council | | |
|--|--|---|
| Representation No. 2091 | Proposed Change | Reason |
| Page 58, Core Policy 8 and 9 | <p>Re-title Core Policy 8 as "Built <u>and Historic Environment</u>" (amending also other references to the policy title throughout the document). Move the penultimate paragraph of Core Policy 9 to the end of the second paragraph of Core Policy 8, and add "<u>and its setting</u>" after "The historic landscape...". Also see Proposed Changes to pages 61-62 and Core Policy 9, below.</p> | <p>Archaeological and historic landscape considerations are more appropriately dealt with in a Core Policy on the "Built and Historic Environment".</p> |

| Representor - Natural England, Chilterns Conservation Board | | |
|---|--|---|
| Representation No. 2016, 2021 | Proposed Change | Reason |
| Page 59, paragraph 3.3.9 | <p>Add a new sentence after the first sentence of paragraph 3.3.9: "<u>The Chilterns Conservation Board has prepared a Management Plan for the AONB which contains policies and actions to conserve and enhance the natural beauty of the AONB.</u>"</p> | <p>To acknowledge the importance of the Chilterns AONB Management Plan in helping to conserve and enhance the natural beauty of the AONB.</p> |

| Representor - Bucks, Berks and Oxon Wildlife Trust (BBOWT), Bucks & Milton Keynes Biodiversity Partnership | | |
|--|---|---|
| Representation No. 2041, 2050 | Proposed Change | Reason |
| Page 59, paragraph 3.3.10 | <p>Amend the last sentence in paragraph 3.3.10 to read, 'In addition, <u>five</u> Biodiversity Opportunity Areas have been identified in South Bucks...' Replace the final line of paragraph 3.3.10 with "where <u>targeted conservation</u> action will have the greatest benefit."</p> | <p>To correct a factual inaccuracy.</p> |

| Representor - Environment Agency, Natural England, Chilterns Conservation Board, Bucks, Berks and Oxon Wildlife Trust (BBOWT), National Trust | | |
|---|---|---|
| Representation No. 2009, 2016, 2022, 2041, 2052 | Proposed Change | Reason |
| Page 61-62, Core Policy 9 | <p>Add a new second sentence in the first paragraph of Core Policy 9 to read: "<u>The conservation and enhancement of the Chilterns AONB and its setting will be achieved by ensuring that all development complies with the purposes of the AONB and its Management Plan.</u>"</p> <p>Amend the fourth line onwards of the first bullet point to read: "<u>...harm caused, the Council is satisfied that the development cannot reasonably be located on an alternative site that would result in less or no harm and appropriate mitigation or compensation is provided resulting in a net gain in Biodiversity.</u>"</p> <p>Second bullet, add after "non-designated land", "<u>, on rivers and their associated habitats</u>"</p> <p>Add a new bullet, after the second bullet, to read: '<u>Maintaining existing ecological corridors and avoiding habitat fragmentation.</u>'</p> <p>Change the second to last paragraph to read: "The historic landscape <u>and its setting (arising from Representation No. 2091, as above), including archaeological sites, Historic Parks and Gardens and Ancient Woodland</u> will also be strongly protected and enhanced where possible, informed by the Bucks Historic Landscape Characterisation Study <u>and other evidence.</u>" Move this paragraph to the end of the second paragraph of Core Policy 8.</p> <p>In the last sentence of Core Policy 9, add "<u>and enhancement</u>" after "protection".</p> | <p>To acknowledge the importance of the Chilterns AONB Management Plan in helping to conserve and enhance the natural beauty of the AONB.</p> <p>To more accurately reflect the guidance in PPS9: Biodiversity and Geological Conservation.</p> <p>To recognise the importance of rivers and their associated habitats and explicitly acknowledge the importance of avoiding habitat fragmentation.</p> <p>Archaeological and historic landscape considerations are more appropriately dealt with in a Core Policy on the "Built and Historic Environment".</p> <p>To more accurately reflect the guidance in PPS9.</p> |

Representor - Legal & General Properties Ltd, Land Securities

| Representation No. 2203, 2202 | Proposed Change | Reason |
|----------------------------------|--|---|
| Page 65, Core Policy 10 | <p>Amend Core Policy 10 to read: <u>"Important employment sites will be retained in employment use (B Use Class). A subsequent Development Management DPD will identify the important employment sites in South Bucks District.</u></p> <p><u>There will be a general presumption that other employment sites (B Use Class) will also be retained in employment use (B Use Class). Where there is no reasonable prospect of a site being used for the permitted purpose¹, or where the site is creating significant amenity issues, the priority will be for the site or premises to be reused or redeveloped (where appropriate) for an alternative economic use (i.e. a use which provides employment opportunities, generates wealth or produces an economic output or product).</u></p> <p><u>The change of use of employment land and floorspace (B Use Class) to retail use will not be permitted outside of the District and Local Centres defined in Core Policy 11.</u></p> <p><u>Should a significant imbalance between local job opportunities and the size of the resident workforce arise, the District Council will identify any employment land to be released for alternative uses, or the preferred location for new employment generating floorspace, through the LDF process".</u></p> <p>New employment development will be accommodated in the District and Local Centres, on the Opportunity Sites and through appropriate intensification on existing employment sites excluded from the Green Belt, where there is good access by a variety of transport modes.</p> <p>The Council will work with key stakeholders to improve access to high speed and next generation broadband throughout the District by supporting the provision of necessary new ICT infrastructure.</p> <p>The Council will seek to increase the presence of high value and knowledge based businesses in South Bucks. Support will be given to small-scale and start-</p> | <p>To reflect the latest guidance in PPS4: Planning for Sustainable Economic Growth. The broad thrust of Core Policy 10 remains unaltered, albeit with some additional flexibility, to allow the reuse of some employment sites (as appropriate) for alternative economic uses.</p> |

| | | |
|--|---|--|
| | <p>up businesses, by promoting and supporting home-working (where there is no adverse impact on residential amenity) and encouraging the provision of managed workspace. The Council will also support rural diversification schemes, providing they benefit the local community.</p> <p>Further guidance on the application of this Core Policy will be provided in the Development Management DPD”.</p> <p>Footnote ¹ In seeking to demonstrate that a <u>B Use Class employment site is no longer suitable for such purposes</u>, the applicant will need to have undertaken a prolonged period of unsuccessful marketing, using details approved by the District Council.</p> | |
|--|---|--|

| Representor - Land Securities | | |
|-------------------------------|---|---|
| Representation No. 2204 | Proposed Change | Reason |
| Page 67-68, Core Policy 11 | <p>Add two new sentences at the end of paragraph 3 of Core Policy 11 to read: “Redevelopment of the Bishop Centre is supported, <u>although the actual form and scale of new retail provision will be subject to a more localised need, impact and sequential analysis, at the time a planning application is submitted. The Bishop Centre must maintain a scale and role which does not impact adversely on other centres, including Burnham, Slough and Maidenhead</u>”.</p> <p>Delete the last paragraph of Core Policy 11 (included in the text above).</p> | To recognise that whilst the retail projections in the Joint Retail and Town Centre Study provide an indication of future requirements, proposals at the Bishop Centre (in particular) will need to be subject to a more localised assessment of need, at the time any planning application is submitted. |

| Representor - Defence Estates | | |
|-------------------------------|--|---|
| Representation No. 2074 | Proposed Change | Reason |
| Page 75, paragraph 3.6.9 | Amend paragraph 3.6.9 to begin, “The existing <u>level of</u> sport and recreation facilities at Wilton Park....”. | <p>To make clear that the Council is seeking to preserve the existing <u>level of</u> sport and recreation facilities on site (as opposed to protecting the actual sports and recreation facilities that are currently on site).</p> <p>Amended wording consistent with Core Policy 14.</p> |

| Representor - Taplow Investments Ltd (Mrs Fenn) | | |
|--|---|---|
| Representation No. | Proposed Change | Reason |
| 2167 | Amend the map relating to Core Policy 15 in the "Proposed Changes to the Proposals Map" document, to include land in the ownership of Mrs Fenn. The Submission Proposals Map incorporates this change. | To correct an error in the "Proposed Changes to the Proposals Map" document. The Proposed Submission Core Strategy (page 79) shows the correct boundary for the Mill Lane Opportunity Site. |
| Page 79 | | |
| Representor - Ellington & District Residents Association | | |
| Representation No. | Proposed Change | Reason |
| No.2163 | In Core Policy 15, add to end of the second bullet: " <u>Elsewhere, the height and massing of development should ensure a reduced visual impact</u> ". In the eleventh bullet point, replace "positive" with " <u>measurable</u> ". | To aid clarity and accord with the wording in the Council's Level 2 Strategic Flood Risk Assessment. |
| Page 80-81, Core Policy 15 | | |
| Representor - Bucks, Berks and Oxon Wildlife Trust (BBOWT) | | |
| Representation No. | Proposed Change | Reason |
| 2045 | Add after "It lies..." (in second sentence of paragraph 3.6.29) " <u>within the Colne Valley Park and Biodiversity Action Area,</u> ". | To provide context, and improve linkages with other parts of the Plan. |
| Page 83, Paragraph 3.6.29 | | |
| Representor - Chrisfys Ltd | | |
| Representation No. | Proposed Change | Reason |
| 2067 | Amend the third bullet of Core Policy 16 to read: "Provide improved <u>pedestrian and cyclist access routes</u> to Iver High Street and Iver Station, to enhance the sustainability of the site." | To make it clear that Core Policy 16 is seeking improved pedestrian and cyclist access routes to Iver High Street and Iver Station. |
| Page 85, Core Policy 16 | | |

| Representor - Bucks County Council | | |
|------------------------------------|---|--|
| Representation No. | Proposed Change | Reason |
| 2088 | <p>Delete the words "Probable sources include" from the three rows in the Infrastructure Schedule (Appendix 6) pertaining to additional school places. Add new row to Appendix 6 (Infrastructure Schedule), under heading of Core Policy 6, as follows:</p> <p><u>NEEDED:</u> <u>Location: Burnham</u> <u>Infrastructure issue to be addressed: Increased demand on school places</u> <u>Project/Scheme: Additional primary school places at Burnham (currently projected to be in the vicinity of 140 places during the plan period).</u> <u>Who: BCC</u> <u>Possible funding sources: BCC, s106 agreements and/or CIL</u> <u>When: Unknown</u></p> | <p>For consistency.</p> <p>To reflect the latest advice from the Education Authority (Buckinghamshire County Council).</p> |
| Page 108-109, Appendix 6 | | |
| Representor - Highways Agency | | |
| Representation No. | Proposed Change | Reason |
| 2213 | <p>Add new rows to Appendix 6 (Infrastructure Schedule), under heading of Core Policy 7, as follows:</p> <p><u>DELIVERABLE:</u> <u>Location: DISTRICT WIDE</u> <u>Infrastructure issue to be addressed: Improve and encourage sustainable travel</u> <u>Project/Scheme: Encourage new and existing employers to produce Travel Plans for their organisations</u> <u>Who: SBDC, BCC, Highways Agency, Developers, others</u> <u>Possible Funding Sources: Employers</u> <u>When: Throughout plan period</u></p> <p><u>DESIRABLE:</u> <u>Location: Denham</u> <u>Infrastructure issue to be addressed: Congestion at M40 J1 towards end of Plan period.</u></p> | <p>To reflect the schemes and initiatives identified in the Evaluation of Transport Impacts (Atkins, June 2010).</p> |
| Page 110-111, Appendix 6 | | |

| | | |
|--|--|---|
| | <p><u>Project/Scheme: Signalisation improvements to motorway junction</u> <u>Who: HA, Developers, SBDC, BCC, others</u> <u>Possible Funding Sources: TBC - developer contributions, LTP3, DaSTS or CIL</u> <u>When: 2021-2026</u></p> <p>Delete row relating to the M40/A404/M4 Motorway Box from Appendix 6.</p> | <p>To reflect the fact that this scheme has now been completed.</p> |
|--|--|---|

| | | |
|---|---|--|
| Representor - Chiltern Railway Company | | |
| <p>Representation No. 2032</p> <p>Page 111, Appendix 6</p> | <p>Proposed Change</p> <p>For clarity, amend "Project/Scheme" column in Appendix 6 (page 111) to read: <u>"Better north-south connections in Buckinghamshire, by linking Chiltern services with the proposed Milton Keynes to Aylesbury branch of the East West Rail Link Project."</u></p> | <p>Reason</p> <p>To clarify the aim of the scheme, and what it will entail.</p> |

| | | |
|---|---|---|
| Representor - National Grid Properties | | |
| <p>Representation No. 2164</p> <p>Page 125, Appendix 8</p> | <p>Proposed Change</p> <p>In Appendix 8, add "<u>landowners</u>" to the list of Delivery Agents for Core Policies 14, 15, 16 and 17.</p> | <p>Reason</p> <p>To address an omission.</p> |

Schedule 2

Changes proposed by the District Council to update information, correct typographical errors, improve clarity and address the recent amendments to PPS3: Housing

| Paragraph / Policy | Proposed Change | Commentary |
|---------------------------|--|---|
| Page 9, paragraph 1.2.10 | In the final sentence of paragraph 1.2.10, replace "just 58 of the completed units were affordable" with " <u>the net gain in affordable housing was just 70 units</u> ". | One scheme of 12 affordable units from 2007/08 was inadvertently omitted from the figure included in the Proposed Submission Core Strategy. A background paper has now been prepared to explain how the overall affordable housing target in Core Policy 3 was derived. |
| Page 10, paragraph 1.2.20 | Amend the first sentence of paragraph 1.2.20 to read - "South Bucks has a rich and diverse historic environment, <u>including 19 Conservation Areas, over 700 Listed Buildings and 11 Scheduled Ancient Monuments, together with many locally important features</u> ". | Suggestion made in a non-duly made representation from English Heritage. Amendment helps to recognise importance of non-designated local features. |
| Page 11, paragraph 1.2.28 | Amend last sentence to read - "In 2008, there were about 31,400 ⁷ employee jobs in South Bucks across a number of different sectors, with <u>a particular strength in software and digital media</u> ". | To reflect content of the Employment Land Review Update (March 2010). |
| Page 12, paragraph 1.2.33 | Amend first sentence to read - "Residents are highly skilled, with <u>over 45%</u> of people aged 19-59/64 qualified to at least NVQ Level 4, compared with...." Amend penultimate sentence to read - "However, <u>7%</u> of residents in South Bucks aged 19-59/64 have no qualifications". Amend footnote 8 - replace "2008" with " <u>2009</u> ". | To update the text with more recent data. |

| Paragraph / Policy | Proposed Change | Commentary |
|--|--|--|
| Page 40-41, Core Policy 1 (and paragraph 3.2.8 / Appendix 8) | References in Core Policy 1 (and paragraph 3.2.8 and Appendix 8) to the District aiming to provide at least 95% of all new residential development on Previously Developed Land (PDL), in accordance with PPS3 (Housing), will need to be amended or deleted. | <p>The updated version of PPS3 issued in June 2010 excludes “private residential gardens” from the definition of previously-developed land, although it still requires local authorities to include a PDL target (paragraph 43). No details have yet been provided on how this change is to be implemented in practice.</p> <p>The Council feels unable to set a replacement PDL target until these matters have been clarified - but has in the Background Paper on Changes to PPS3 and Revocation of the South East Plan, explored the implications of alternative options for calculating a PDL target.</p> |
| Page 44, paragraph 3.2.20 | In final sentence, replace “some” with “ <u>many</u> ”. | To reflect wording of the Development Economics Study Update 2010 (paragraph 6.20) more accurately. |
| Page 45, paragraph 3.2.23 | Amend the third sentence of paragraph 3.2.23 to read: “It will only be where there are <u>sound planning or other reasons</u> (for example, where the dwellings would not be affordable in practice, due to a high service charge), and both the Council and developer agree, that a financial contribution (a “commuted payment”) might be acceptable, so that affordable housing can be provided elsewhere.” | To ensure consistency with Core Policy 3, as proposed to be amended (see below). |
| Page 45-46, paragraph 3.2.24 | Amend the penultimate sentence in paragraph 3.2.24 to read: “All sums collected will be used to help deliver new (or improve existing) affordable housing.” (i.e. delete the words “elsewhere in the District” from the end of the sentence). | To provide more flexibility in maximising the effectiveness of any commuted sum payments received (in accordance with Core Policy 3). In some limited circumstances, it may be appropriate (and more effective) to meet local affordable housing needs outside of the District. |
| Page 46, Core Policy 3 | Amend the second sentence of the fourth paragraph of Core Policy 3 to read: However, where <u>there are sound planning or other reasons, and the developer and Council agree</u> , a financial contribution (or off site provision) in lieu of on-site provision, may be acceptable.” | To make explicit reference to the need for “sound planning or other reasons”, and encourage a more collaborative approach between developers and the Council. |

| | | |
|--|---|--|
| Page 56, Core Policy 7 | Amend "location" to "locations" in the first bullet of Core Policy 7. | Typo. |
| Page 57-58, paragraphs 3.3.4 and 3.3.5 | Delete second sentence of paragraph 3.3.4 (see also Schedule 3 below). Replace with: " <u>To reflect character and accessibility considerations, new housing schemes in the District have tended to be permitted at relatively low densities. Annual monitoring data confirms that in the period 2004-2009, the net average density of permitted development (on land excluded from the Green Belt) was between 22 and 34 dwellings per hectare (dph)</u> ". | To reflect amendments made to PPS3: Housing (June 2010) - in particular, the removal of the national indicative minimum density requirement of 30 dph. |
| Page 58-59, Core Policy 8 | Amend last sentence of the first paragraph of Core Policy 8 to - " <u>Locally important heritage features and their settings</u> also make an important contribution to the creation of distinctive and sustainable places and will also be protected, conserved and enhanced where appropriate". Amend the first sentence of the penultimate paragraph of Core Policy 8 to read: " <u>On land excluded from the Green Belt, new housing should be built at an average density of between 25 and 35 dwellings per hectare.</u> " | To acknowledge that the setting of heritage features can be important. To reflect amendments made to PPS3: Housing (June 2010) - in particular, the removal of the national indicative minimum density requirement of 30 dph. |
| Page 59, paragraph 3.3.9 | Amend last sentence of paragraph 3.3.9 to read: " <u>More generally, a Landscape Character Assessment has been prepared⁵⁴, which identifies different landscape character zones together with their key characteristics which need to be maintained and enhanced</u> ". | To aid clarity, typo. |
| Page 70-71, Core Policy 12 | In the final paragraph of Core Policy 12 (second line) - replace "local" with " <u>low</u> ". | Typo. |
| Page 79-80, paragraph 3.6.19 | Amend penultimate sentence in paragraph 3.6.19 to read: "...in line with <u>the</u> Level 2 SFRA criteria." | Typo. |
| Page 84-85, Core Policy 16 | Amend the end of the final bullet in Core Policy 16 to read: "... in accordance with <u>Core</u> Policy 12." | For consistency. |

| | | |
|---------------------------|---|---|
| Page 91-92, Appendix 2 | Update Appendix 2 - List of Evidence Base studies to include the <u>Buckinghamshire Sports Facilities Strategy (BCC, 2007)</u> | For completeness. |
| Page 91-92, Appendix 2 | Update Appendix 2 - List of Evidence Base studies to include the <u>Buckinghamshire and Milton Keynes Historic Landscape Characterisation Study (BCC, 2006)</u> | For completeness. |
| Page 91-92, Appendix 2 | Update Appendix 2 - Change document reference from "Managing Energy Efficiencies in Existing Housing" to " <u>Scope for Promoting Energy Efficiencies in the Existing Housing Stock</u> ". | To reflect the final title of this Evidence Base study. |
| Page 111 Appendix 6 | Amend the reference to when an A355 relief road might be delivered, to: "(any relief road would be <u>later</u> in the <u>Plan</u> period)." | To aid clarity and ensure consistency. |
| Page 119 Appendix 8 | <p>Insert new first row to Appendix 8 as follows: Core Strategy Policy: Spatial Strategy Delivery Agency: SBDC Indicator: Amendments required to the Green Belt boundary Target: No amendments required to the Green Belt boundary in the period to 2031 (CSF)</p> <p>Insert a second target for the second indicator for Core Policy 2 (Mix of Dwelling Types and Sizes): Delivery of a range of dwellings types and sizes in the Principal and Secondary Settlements (CSF)</p> | These Critical Success Factors were inadvertently omitted from the targets set out in the Delivery and Monitoring Framework |
| Page 120 Appendix 8 | Amend the target for Core Policy 4 to read "Provision of new permanent pitches..." (deleting the repeated "of new"). | Typo. |

| | | |
|-----------------------------|--|--|
| Pages 121, 122-3 Appendix 8 | <p>Amend the following targets to be in bold type and insert "(CSF)" at the end:</p> <ul style="list-style-type: none"> - Core Policy 7, third target - Core Policy 9, all three targets - <p>Amend the first target for Core Policy 9 to read - "Increase in the number of enhancements carried out <u>to rural / urban fringe areas</u> in the Colne Valley Park"</p> | <p>Clarification that these targets are also Critical Success Factors from Part 1 of the Core Strategy.</p> <p>To aid clarity.</p> |
| Proposals Map | <p>Update the "Proposed Changes to the Proposals Map" document, removing the Local Wildlife Site designation from the area that now accommodates the MSA (part of Burtley Wood). The Submission Proposals Map incorporates this update.</p> | <p>To update the Proposals Map.</p> |
| Proposals Map | <p>Update the "Proposed Changes to the Proposals Map" document, confirming that Ancient Woodlands will be shown on the Proposals Map, but removing reference to Biological Notification Sites being shown on the Proposals Map. The Submission Proposals Map incorporates this update.</p> | <p>Clarification that Ancient Woodlands will be shown on Proposals Map. However, it will be not be practical to show Biological Notification Sites on the Proposals Map due to their large number.</p> |

Schedule 3

Changes proposed in response to the revocation of the South East Plan

The South East Plan was one of the documents that informed preparation of the South Bucks Core Strategy. Whilst the South East Plan was formally revoked on 6th July 2010, the evidence base prepared to support the South East Plan strategy and related policies remains pertinent.

Revocation of the South East Plan has only necessitated two minor amendments to two of the Core Policies - Core Policy 4: Gypsies, Travellers and Travelling Show People, and Core Policy 12: Sustainable Energy. The other changes are principally to the Core Strategy supporting text.

| Document reference | Proposed Change | Commentary |
|--------------------------|--|--|
| Page 1, Diagram 1 | Remove the "South East Plan" box from the LDF process diagram. | |
| Page 2, paragraph 1.1.7 | Amend the first sentence of paragraph 1.1.7 to read - "The Core Strategy and LDF must be consistent with national planning policy and <u>support delivery of the South Bucks Sustainable Community Strategy</u> ". | Under the heading of "Conformity with Other Policies and Strategies" it is no longer considered appropriate to refer to the South East Plan. |
| Pages 3-4 | Remove section on Regional Planning Policy (paragraphs 1.1.10 to 1.1.12 inclusive). | Under the heading of "Conformity with Other Policies and Strategies" it is no longer considered appropriate to refer to the South East Plan. |
| Page 5, paragraph 1.1.20 | <p>After first sentence of paragraph 1.1.20 add: <u>"The South East Plan (May 2009) formed part of the Development Plan until it was revoked by the Government on 6th July 2010. In developing policy options and writing the Proposed Submission Core Strategy, the Council sought to ensure general conformity with the South East Plan. Some of the key aims of the South East Plan included to:</u></p> <ul style="list-style-type: none"> • <u>Maintain the existing broad extent of the Green Belt</u> • <u>Reduce carbon emissions</u> • <u>Deliver more affordable housing</u> • <u>Support the UK's long term competitiveness and retain existing employment land in employment use</u> | To acknowledge the influence of the South East Plan (and its evidence base) in the preparation of the South Bucks Core Strategy. |

| | | |
|--------------------------|--|---|
| | <p><u>Whilst the South East Plan itself has been revoked, the evidence prepared in support of the South East Plan (including on the scale and broad location of future housing development, affordable housing need and the requirement for renewable energy provision) remains pertinent</u>".</p> <p>Start a new paragraph with:</p> <p><u>"Locally based plans and strategies taken into account in preparing the Core Strategy...."</u> and then continue with the existing second sentence of paragraph 1.1.20 "....include those produced by the District Council...."</p> | |
| Page 7, Map 1 | Remove the annotations and references that relate directly to the South East Plan (see the Consolidated Version of the Proposed Submission Core Strategy). | |
| Page 8, paragraph 1.2.5 | Amend paragraph 1.2.5 to read - " <u>Additional planned development in surrounding areas (as set out in the Local Development Frameworks of other local authorities) is likely to increase...</u> ". | The general point about the impact of development in surrounding areas on the transport network in South Bucks remains relevant. |
| Page 9, paragraph 1.2.10 | Amend the second and third sentences of paragraph 1.2.10 to read - "The Strategic Housing Market Assessment (SHMA) estimates that the annual need for affordable housing in South Bucks District is 459 dwellings. Whilst housing completions in the first three years of the Plan period <u>totalled 768 units- the net gain in affordable housing was just 70 units.</u> " | The amendment to the amount of affordable housing delivered in the first three years of the Plan period is addressed in Schedule 2 above. |
| Page 14, paragraph 1.3.2 | Amend the first sentence of the first bullet point to read - " <u>How to manage the rate and scale of new housing development in the District, balancing the need for new housing with the local constraints on development.</u> " Delete the second sentence of the first bullet. | In determining the housing requirement for South Bucks (to be included in the South East Plan), consideration was given to the scale of housing need in the region (and District), as well as the local constraints on development (including the Green Belt). The proposed new wording seeks to articulate the same spatial issue, albeit without reference to the South East Plan requirement of 1,880 units. |

| | | |
|--|---|---|
| <p>Page 18 Strategic Objective 1</p> <p>Strategic Objective 2 (and Appendix 8)</p> | <p>Amend Strategic Objective 1 to read - <u>“Manage the rate and scale of new housing development, to deliver between 2,200-2,800 net new dwellings in the Plan period.”</u></p> <p>Amend the third Critical Success Factor bullet under Strategic Objective 2 to read - <u>“Provision of new permanent pitches for gypsies and travellers, in accordance with <u>agreed needs</u> (see Core Policy 4).”</u> The reference to this CSF in Appendix 8 (page 120) will also need to be amended.</p> | <p>To remove reference to the South East Plan. The scale of development proposed in South Bucks (2,200-2,800 dwellings) remains as stated in the Proposed Submission Core Strategy. To remove reference to the South East Plan.</p> |
| <p>Page 23, paragraphs 2.1.2-2.1.4</p> <p>Footnote to paragraph 2.1.4</p> | <p>Amend the first sentence of paragraph 2.1.2 to read - <u>“It is important to acknowledge that in comparison with some of the other authorities that adjoin South Bucks District (including Wycombe, Slough and Hillingdon) the scale of <u>planned</u> development is low.”</u> Delete the second sentence of paragraph 2.1.2, and then merge paragraphs 2.1.2 and 2.1.3.</p> <p>In paragraph 2.1.4 (fifth line) replace “14.5 years” with <u>“11 years”</u>.</p> <p>Amend footnote 16 to read - <u>“Calculated using the “residual approach” - <u>the lower end of the housing range set out in the Core Strategy (2,200 units)</u> minus completions in the first three years of the Plan period (767 units). Outstanding requirement (<u>1,433</u> units) divided by the number of years remaining in the Plan period (17) provides the residual requirement (<u>85</u> units).”</u> At the end of the footnote, replace “14.5 years” with <u>“11 years”</u>.</p> | <p>To remove an oblique reference to the South East Plan housing target.</p> <p>To update the housing land supply position, based upon the lower end of the dwelling range set out in the Core Strategy (2,200 units), as opposed to the former South East Plan target (1,880 units).</p> |
| <p>Page 28, paragraph 2.1.5 Paragraphs 2.1.7, 2.1.8</p> | <p>Delete the words “and regional” in the first sentence.</p> <p>Delete paragraphs 2.1.7 and 2.1.8, and replace with - <u>“More specifically, the Spatial Strategy aims to contribute to the achievement of the following national policy objectives:</u></p> <ul style="list-style-type: none"> • <u>Provide a wide choice of homes to address the requirements of the community (PPS3: Housing) - with South Bucks planning to deliver between 2,200 and 2,800 new dwellings in the period 2006/26.</u> | <p>To remove the reference to regional planning policy.</p> <p>To remove references to the South East Plan. It is proposed to make additional references to national policy objectives.</p> |

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> • <u>Maintain the broad extent of the Green Belt (PPG2: Green Belts) - with no amendments to the Green Belt boundary planned in South Bucks in the period to 2031.</u> • <u>Address climate change issues (PPS1: Delivering Sustainable Development) - with South Bucks seeking to reduce the District's carbon footprint over the Plan period.</u> • <u>Delivering sustainable economic growth and promoting the vitality and viability of town centres (PPS4: Planning for Sustainable Economic Growth) - with South Bucks seeking to retain existing employment sites in employment use, and focus new retail and other main town centre uses in the District and Local Centres.</u> | |
| Page 29, paragraph 2.1.10 | Amend the first sentence to read - " <u>Housing monitoring data suggests that the District is likely to deliver the lower end of the housing range (2,200 units) by 2022/23, or earlier if the Opportunity Sites at Wilton Park and Mill Lane come forward for development.</u> " | To remove reference to the South East Plan housing target. |
| Page 39, paragraph 3.1.2 | Delete the words "and regional" in the second line. | To remove the reference to regional planning policy. |
| Pages 39-41 Paragraphs 3.2.1-3.2.10 | For the proposed changes to these paragraphs, see Annex 1. | To set out the basis for the housing range specified in Core Policy 1 (2,200-2,800 units), removing references to the South East Plan. |
| Page 44 Paragraph 3.2.17 | Delete the second sentence of paragraph 3.2.17. Amend the last sentence to read - " <u>The South Bucks Sustainable Community Strategy recognises the need for more affordable housing to be provided in the District.</u> " | To remove references to the South East Plan. |
| Paragraph 3.2.18 | Amend the last sentence of paragraph 3.2.18 to read - " <u>However, given the planned level of housing provision in the District (2,200 - 2,800 dwellings), which takes account of the local constraints on development, it will be impossible for these needs to be met in full.</u> " | |
| Paragraph 3.2.19 | Delete the first sentence of paragraph 3.2.19. Move footnote 39 to the next mention of "intermediate" (in the seventh line of paragraph 3.2.19). | |

| | | |
|---|--|---|
| Page 45, paragraph 3.2.22 | <p>Amend the second and third sentences of paragraph 3.2.22 to read - <u>"This is a lower figure than might be anticipated (given the 40% affordable housing requirement set out in Core Policy 3) - but is explained by the fact that a large proportion of the planned housing development in South Bucks (in the period 2006-26), has already been built or granted planning permission under the less demanding Local Plan policy on affordable housing. All new housing developments granted permission will be subject to the more demanding requirements of Core Policy 3 - secured through Section 106 Agreements."</u></p> <p>Delete footnote 42.</p> | To remove reference to the South East Plan. |
| Page 47, paragraphs 3.2.26-3.2.27 and Core Policy 4 | <p>For the proposed changes to paragraphs 3.2.26-3.2.27, see Annex 2.</p> <p>Amend the first sentence of Core Policy 4 to end - <u>"...in accordance with agreed needs (as defined in the advice submitted to the Regional Planning Body jointly by the Buckinghamshire authorities and any future Assessments, and taking into account any reappportionment between the Buckinghamshire authorities)."</u></p> | To reflect revocation of the South East Plan, and in particular, the decision not to publish the Panel Report arising from the partial review looking at Gypsy, Traveller and Travelling Show People accommodation. |
| Page 50-51, paragraphs 3.2.34-35 | Delete paragraphs 3.2.34 and 3.2.35 (Also delete footnote 49) | To remove references to the South East Plan. |
| Page 53, paragraph 3.2.46 | <p>Delete the words "The South East Plan" in 3.2.46 and replace with <u>"National guidance in PPG13 (Transport)"</u>.</p> <p>Amend the last sentence of paragraph 3.2.46 to read <u>"Mobility management' measures such as parking charges, intelligent transport systems and travel planning can be used to achieve this rebalancing, but it is acknowledged that in rural areas..."</u></p> | To remove reference to the South East Plan. |
| Page 54, paragraph 3.2.51 | Amend the last sentence of paragraph 3.2.51 to read - <u>"The spatial strategy will therefore contribute to the rebalancing of the transport system."</u> | To remove reference to the South East Plan. |

| | | |
|--|---|---|
| Page 57, paragraph 3.3.4 | Delete second sentence of paragraph 3.3.4 (as proposed in Schedule 2 above). Replace with: <u>"To reflect character and accessibility considerations, new housing schemes in the District have tended to be permitted at relatively low densities. Annual monitoring data confirms that in the period 2004-2009, the net average density of permitted development (on land excluded from the Green Belt) was between 22 and 34 dwellings per hectare (dph)"</u> . | To remove reference to the South East Plan and also the reference to the indicative national minimum density of 30 dph (see Schedule 2 above). |
| Page 58, paragraph 3.3.5 | Amend the last sentence of paragraph 3.3.5 to end - <u>"the characteristics of the area and the amount of new housing to be delivered in the District (see Core Policy 1)."</u> | To remove reference to the South East Plan. |
| Page 60, paragraph 3.3.13 | Amend the last sentence of paragraph 3.3.13 to read - <u>"...in line with the five aims of the Colne Valley Park (as listed in its Action Plan)</u> . Amend the footnote to refer to the <u>"Colne Valley Regional Park Action Plan 2009-2012"</u> . | To remove reference to the South East Plan. |
| Page 62, paragraph 3.4.3 | Amend the second sentence of paragraph 3.4.3 to read: <u>"The evidence base prepared for the South East Plan concluded that the need for additional employment floorspace in the area which extends to the west of London (including South Bucks District) could largely be met through the more efficient use of employment land in town centres and on established employment sites."</u> | To replace the reference to the South East Plan with reference to the South East Plan evidence base. |
| Page 69, paragraph 3.5.4 Paragraph 3.5.6 Paragraph 3.5.7 | Delete the second and third sentences of paragraph 3.5.4 Delete the words "and regional" in the first sentence of paragraph 3.5.6. Amend the third sentence to read <u>"This is consistent with the evidence base prepared for the South East Plan, which concluded that it would be viable for at least 10%..."</u> Amend the first sentence of paragraph 3.5.7 to read - <u>"A high proportion of the planned housing development in South Bucks (see Core Policy 1) has already either been built or granted planning permission."</u> | To remove references to the South East Plan. To replace the reference to the South East Plan with reference to the South East Plan evidence base. To remove reference to the South East Plan. |

| | | |
|---|---|---|
| <p>Page 70, paragraph 3.5.10 Core Policy 12</p> | <p>Delete the words “and regional” in the first sentence.</p> <p>Delete the words “and regional” in the first sentence of the first paragraph of Core Policy 12.</p> | <p>To remove reference to regional policy.</p> <p>To remove reference to regional policy.</p> |
| <p>Page 72, paragraph 3.5.18</p> | <p>Amend the first sentence of paragraph 3.5.18 to read: “The growing amount of household waste in the County has been identified as a significant issue”. Add footnote “<u>Buckinghamshire Joint Municipal Waste Management Strategy (2007)</u>”</p> | <p>To remove reference to the South East Plan.</p> |
| <p>Page 88, paragraph 4.1.10</p> | <p>Delete the second sentence of paragraph 4.1.10, and replace with: “<u>For example, Core Policy 10 makes provision for employment land to be released for alternative uses, and indeed for the identification of locations for new employment generating floorspace, should a significant imbalance between local job opportunities and the size of the resident workforce arise</u>”.</p> <p>Amend the last sentence to read - “For example, in the unlikely event that there is an undersupply of housing (compared to the <u>overall 2,200-2,800 dwelling target set out in Core Policy 1</u>), a review...”</p> | <p>To remove references to the South East Plan.</p> |
| <p>Page 89 Paragraph 4.1.11</p> <p>Paragraph 4.1.13</p> | <p>Amend the second sentence of paragraph 4.1.11 to read - “...such as Core Output Indicators (that are collected by all local planning authorities and feed into <u>wider monitoring processes</u>)...”</p> <p>Amend the first sentence of paragraph 4.1.13 to read: “...future housing delivery, compared with the <u>overall housing target set out in Core Policy 1.</u>”</p> | <p>To re move references to the regional monitoring process, and the South East Plan.</p> |
| <p>Page 90, Appendix 1</p> | <p>Delete the words “or South East Plan” in the first bullet below the table.</p> | <p>To remove reference to the South East Plan.</p> |
| <p>Page 95, Appendix 4</p> | <p>Amend table to remove references to the South East Plan, as set out elsewhere in this schedule.</p> | <p>To remove references to the South East Plan.</p> |

| | | |
|---------------------------------|--|--|
| <p>Page 101, Appendix 5</p> | <p>Amend the first sentence of the text to finish: “...compare with the <u>housing provision range set out in Core Policy 1.</u>”</p> <p>Amend the second sentence to read: “It forecasts that South Bucks will meet <u>the lower end of the 2,200-2,800 dwelling range in 2022/23, although this does not include any allowance for the Opportunity Sites.</u>”</p> <p>A revised Housing Trajectory is attached at Annex 3.</p> | <p>To remove references to the South East Plan, and update the housing trajectory to reflect the planned level of housing development in the District (as set out in Core Policy 1).</p> |
|---------------------------------|--|--|

Annex 1 - Proposed re-drafted explanatory text to Core Policy 1

"CORE POLICY 1 - HOUSING PROVISION AND DELIVERY

- 3.2.1 The planned level of new housing development in South Bucks (2,200-2,800 units in the period 2006-26) seeks to strike a difficult balance between addressing the local need for new housing (in particular, more affordable housing), whilst recognising the constraints on further development in the District. These constraints include the Green Belt, the importance placed on preserving settlement character, and the ability of local transport and other infrastructure to accommodate the demands arising from further development.
- 3.2.2 To put the planned level of new housing development in context - prior to its revocation in July 2010, the South East Plan required provision of 1,880 net additional dwellings in South Bucks, in the period 2006-26. The planned scale and distribution of new housing development set out in this Core Strategy reflects the latest local evidence from the District Council's Strategic Housing Land Availability Assessment (SHLAA, 2009), and will enable South Bucks to do more to address the need for additional affordable housing (see Core Policy 3).

Table 7 - Housing Land Supply (as at 1st April 2009)

| Source of Supply | Total |
|---|--------------|
| Completions 2006-2009 | 767 |
| Commitments - under construction at 1 st April 2009 | 194 |
| Commitments - outstanding planning permissions at 1 st April 2009 ^[1] | 759 |
| Total completions and commitments 1st April 2009 | 1,720 |
| Potential from sites identified in SHLAA | 611 |
| Opportunity Sites | 400 |
| Estimated total supply (2006-2026) | 2,731 |

- 3.2.3 South Bucks is in a very strong housing land supply position. In the first three years of the plan period, 767 dwellings were completed, with a further 953 dwellings either under construction or committed. Assuming that there is no significant change in the number of

¹ This figure includes a 5% non-implementation allowance. An analysis of past trends demonstrates that very few planning permissions are allowed to lapse in South Bucks.

planning permissions allowed to lapse, just 480 additional dwellings would need to be granted planning permission (and built) in the period to 2026, to deliver the lower end of the dwelling range (2,200 units).

- 3.2.4 With the potential identified in the SHLAA (611 dwellings) and the possibility of approximately 400 dwellings coming forward on the Opportunity Sites at Wilton Park and Mill Lane, the potential supply in the period 2006-26 is 2,731 dwellings. The evidence base demonstrates that no release of Green Belt land is required to deliver the 2,200-2,800 dwelling range.
- 3.2.5 The figures within Table 7 and the housing delivery range in Core Policy 1 have informed the housing trajectory shown at Appendix 5. The housing trajectory shows that within the next 5 year period there will continue to be an adequate supply of deliverable sites, in accordance with PPS3. As the delivery of housing must be based on a five year rolling supply of housing, the Annual Monitoring Report will report this each year. The housing trajectory does not include any allowance for net additional dwellings from the Opportunity Sites, due to the uncertainty associated with delivery of these sites.
- 3.2.6 The housing trajectory also illustrates that there is a demonstrable 11 year supply of deliverable sites, with the lower end of the dwelling range (2,200 units) likely to be met several years before the end of the Plan period.
- 3.2.7 The housing trajectory highlights that a high proportion of the 2,200 to 2,800 dwelling range is already permitted or built. This is largely due to a number of significant 'windfall'^[2] sites which have come forward for development in recent years - for example, Denham Garden Village, the Deluxe Laboratories site and the William King Flour Mill. Some of these have already been completed whilst others remain in the pipeline. It is not anticipated that the scale of windfall development at the start of the Plan period will continue in the period to 2026.
- 3.2.8 *In the early part of the Plan period^[3], 97% of the dwellings completed were on previously developed land (PDL). The District will aim to provide at least 95% of all new residential development on PDL to ensure that effective use is made of this land and to help protect the Green Belt.* [Note - will need amending - refer to Page 13 of the Schedule of Proposed Changes]
- 3.2.9 Over the Plan period, the provision of new homes will broadly be located in line with the spatial strategy, with Beaconsfield, Gerrards Cross and, to a lesser extent, Burnham being the focus for all types of new development. The SHLAA demonstrates that

² Windfall sites are not specifically allocated for development plan, but unexpectedly become available for development during the lifetime of a plan.

³ 1st April 2006 to 31st March 2009.

Beaconsfield and Gerrards Cross have the greatest capacity for further residential development. Although Burnham is one of the most sustainable locations, there is fairly limited capacity for residential development. Whilst the SHLAA shows that Farnham Common also has a significant capacity for new housing development, development in this location will be carefully managed due to its proximity to Burnham Beeches, a Special Area of Conservation. Mechanisms to achieve this will be developed in the Development Management DPD.

- 3.2.10 The SHLAA will be reviewed on a regular basis. In the very unlikely event that the housing trajectory shows an under supply of housing, a review of the SHLAA will provide the opportunity to identify additional capacity.”

Annex 2 - Proposed re-drafted explanatory text to Core Policy 4

“CORE POLICY 4 - GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE

- 3.2.26 In the District there are three permanent gypsy and traveller sites managed by Buckinghamshire County Council, at Wapseys Wood, Gerrards Cross; Mansion Lane, Iver; and Bottoms Walton, Burnham. There are also a number of other permanent private sites, as well as several private sites with temporary permissions. Government guidance in Circular 01/2006 ‘Planning for Gypsy and Traveller Caravan Sites’ and Circular 04/2007 ‘Planning for Travelling Showpeople’ emphasises the importance of assessing gypsy, traveller and travelling show people accommodation needs at the local level.
- 3.2.27 In 2006, the Berkshire, Buckinghamshire and Oxfordshire authorities jointly commissioned a Gypsy and Traveller Accommodation Needs Assessment (GTAA) (Tribal, 2006). The Buckinghamshire authorities also commissioned a follow on Needs Assessment for Travelling Show People (Tribal, 2007). The GTAA was subsequently subject to a benchmarking exercise (in 2007), in accordance with government guidance³, and as a result of this the Buckinghamshire authorities submitted advice to the Regional Planning Body to the effect that an additional 46 gypsy and traveller pitches should be provided in Buckinghamshire in the period 2006-2011. The indicative need in South Bucks was for 11 additional pitches - although an alternative distribution was also considered by the Buckinghamshire authorities, which resulted in a figure of 7 additional pitches in South Bucks in the period 2006-11.
- 3.2.28 The government guidance³ also set out a mechanistic process for calculating the requirement for additional pitches in the period 2011-2016. For Buckinghamshire, this suggested a requirement for 30 additional pitches, although no District level apportionment was agreed by the Buckinghamshire authorities.
- 3.2.29 The Travelling Show People Assessment (and subsequent Benchmarking exercise) concluded that no new travelling show people accommodation was needed in South Bucks District.
- 3.2.30 Prior to the planned abolition of Regional Strategies, the Regional Planning Body had been coordinating a partial review of the South East Plan, which would have resulted in pitch requirements being identified for each local planning authority area (for the periods 2006-2011 and 2011-2016). The Buckinghamshire authorities submitted evidence based on the work outlined in paragraphs 3.2.27-3.2.29 above. The Regional Planning Body published its own proposals in June 2009, indicating that it considered that in South Bucks

³ Preparing Regional Spatial Strategy reviews on Gypsies and Travellers by Regional Planning Bodies, Department for Communities and Local Government, March 2007

in the period to 2016, a total of 15 additional permanent pitches were needed for Gypsies and Travellers, and 1 permanent pitch for Travelling Showpeople. An Examination of the evidence and proposed pitch provision took place in early 2010. South Bucks District Council objected to the level of provision proposed for the District by the Regional Planning Body, on the basis that:

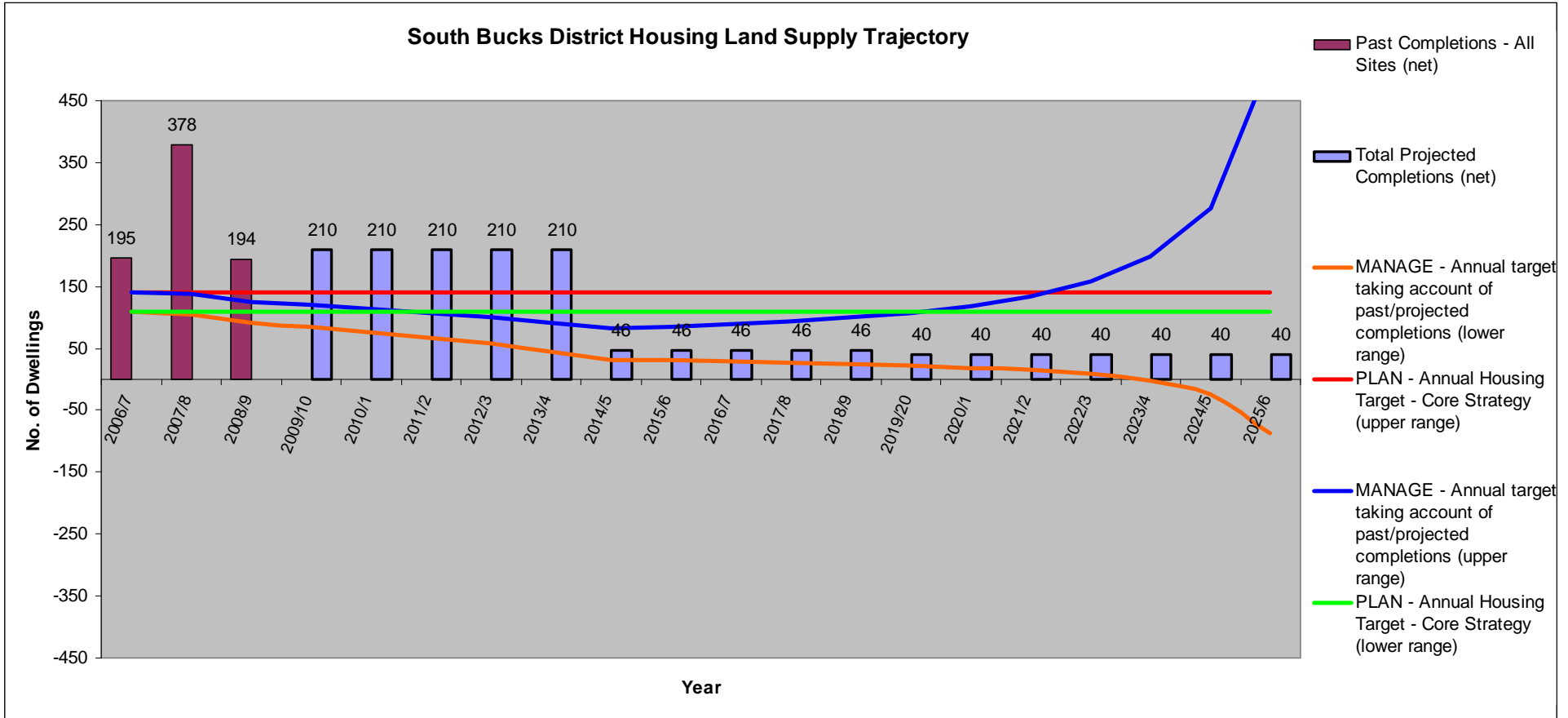
- There should be a greater redistribution of pitches for gypsies and travellers throughout the region
- There should be a reduced requirement for South Bucks to provide additional pitches, given that it already provides 87 pitches, the third highest rate of provision in the whole of the South East region.
- Provision of single pitch for Travelling Showpeople was inappropriate, as no need was identified in the Travelling Showpeople Accommodation Assessment, and in any event, the nature of Travelling Showpeople is that they often work together, and would prefer to locate on the same site.

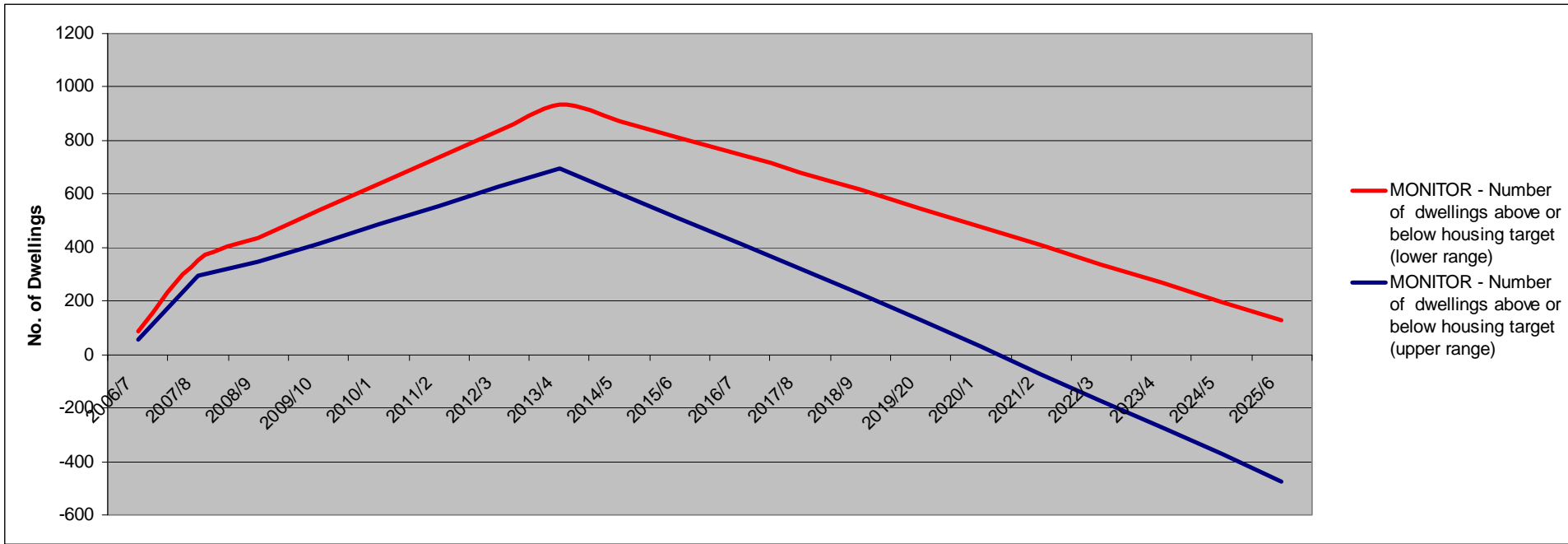
3.2.31 The outcome of the Examination will never be known. In confirming the revocation of the South East Plan in July 2010, the Government also advised that the Panel Report on Gypsies, Travellers and Travelling Show People would not be published. The government is committed to reviewing the relevant regulations and guidance, and have advised that if local authorities decide to review the levels of provision in their area, the GTAA will be a good starting point - but authorities will not be bound by them.

3.2.32 In the early part of the Plan period the Council will seek to make appropriate provision in accordance with the advice submitted to the Regional Planning Body jointly by the Buckinghamshire authorities for the 2006-11 period. Subsequently, further work will need to be undertaken (potentially in conjunction with other planning authorities) in accordance with the Government's proposed new regulations and guidance, to establish any need for additional pitches in Buckinghamshire in the period 2011-2016. This will include consideration of the need, and if necessary, most appropriate location for transit provision.

3.2.33 Core Policy 4 sets out the criteria that the Council will use to guide the allocation of sites, should this be necessary, and in the determination of planning applications.

Annex 3 - Revised Housing Trajectory





| South Bucks District Housing Land Supply Trajectory | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|--------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|-------|------|
| | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | 2011/2 | 2012/3 | 2013/4 | 2014/5 | 2015/6 | 2016/7 | 2017/8 | 2018/9 | 2019/20 | 2020/1 | 2021/2 | 2022/3 | 2023/4 | 2024/5 | 2025/6 | TOTAL | |
| Past Completions - All Sites (net) | 91 | 54 | 171 | 133 | 195 | 378 | 194 | | | | | | | | | | | | | | | | | | 1216 | |
| Projected Supply - Extant Planning Permissions | | | | | | | | 170 | 170 | 170 | 170 | 170 | 14 | 14 | 14 | 14 | 14 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 948 |
| Projected Supply - sites in the SHLAA | | | | | | | | 40 | 40 | 40 | 40 | 40 | 32 | 32 | 32 | 32 | 32 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 612 |
| Total Projected Completions (net) | | | | | | | | 210 | 210 | 210 | 210 | 210 | 46 | 46 | 46 | 46 | 46 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 1560 |
| Cumulative Completions | | | | | 195 | 573 | 767 | 977 | 1187 | 1397 | 1607 | 1817 | 1863 | 1909 | 1955 | 2001 | 2047 | 2087 | 2127 | 2167 | 2207 | 2247 | 2287 | 2327 | 2328 | |
| PLAN - Annual Housing Target - Core Strategy (lower range) | | | | | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 2200 |
| PLAN - Annual Housing Target - Core Strategy (upper range) | | | | | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 2800 |
| PLAN - Cumulative Housing Supply (lower range) | | | | | 110 | 220 | 330 | 440 | 550 | 660 | 770 | 880 | 990 | 1100 | 1210 | 1320 | 1430 | 1540 | 1650 | 1760 | 1870 | 1980 | 2090 | 2200 | 2200 | |
| PLAN - Cumulative Housing Supply (upper range) | | | | | 140 | 280 | 420 | 560 | 700 | 840 | 980 | 1120 | 1260 | 1400 | 1540 | 1680 | 1820 | 1960 | 2100 | 2240 | 2380 | 2520 | 2660 | 2800 | 2800 | |
| MONITOR - Number of dwellings above or below housing target (lower range) | | | | | 85 | 353 | 437 | 537 | 637 | 737 | 837 | 937 | 873 | 809 | 745 | 681 | 617 | 547 | 477 | 407 | 337 | 267 | 197 | 127 | | |
| MONITOR - Number of dwellings above or below housing target (upper range) | | | | | 55 | 293 | 347 | 417 | 487 | 557 | 627 | 697 | 603 | 509 | 415 | 321 | 227 | 127 | 27 | -73 | -173 | -273 | -373 | -473 | | |
| MANAGE - Annual target taking account of past/projected completions (lower range) | | | | | 110 | 106 | 90 | 84 | 76 | 68 | 57 | 46 | 32 | 31 | 29 | 27 | 25 | 22 | 19 | 15 | 8 | -2 | -24 | -87 | | |
| MANAGE - Annual target taking account of past/projected completions (upper range) | | | | | 140 | 137 | 124 | 120 | 114 | 108 | 100 | 92 | 82 | 85 | 89 | 94 | 100 | 108 | 119 | 135 | 158 | 198 | 277 | 513 | | |



South Bucks
District Council

Capswood, Oxford Road
Denham
Buckinghamshire
UB9 4LH

Tel: 01895 837200

<http://www.southbucks.gov.uk/>