



WOKINGHAM BOROUGH COUNCIL

A Meeting of an **INDIVIDUAL EXECUTIVE MEMBER DECISION** will be held in First Floor 14 - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 6 DECEMBER 2017 AT 9.00 AM**

A handwritten signature in black ink, appearing to read 'Manjeet Gill'.

Manjeet Gill
Interim Chief Executive
Published on 28 November 2017

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WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

For consideration by

David Lee

Officers Present

Katie Green, Specialist, Strategy and Commissioning (Place)

James McCabe, Planning Officer, Strategy and Commissioning (Place)

Arabella Yandle, Democratic and Electoral Services Specialist

IMD NO.	WARD	SUBJECT	5 - 8
1. IMD 2017/30	None Specific	CONSULTATION RESPONSE TO THE VALE OF AYLESBURY LOCAL PLAN PROPOSED SUBMISSION	

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Agenda Item IMD30

INDIVIDUAL EXECUTIVE MEMBER DECISION REFERENCE IMD: 2017/30

TITLE	Wokingham Borough Council response to the Vale of Aylesbury Local Plan Proposed Submission Consultation (2 nd November – 14 th December 2017)
DECISION TO BE MADE BY	Executive Member for Strategic Planning and Highways, Cllr David Lee
DATE AND TIME	Wednesday 6 December 2017, 9am FF14
WARD	None specific
DIRECTOR	Interim Director of Environment, Josie Wragg; Director for Corporate Services, Graham Ebers

OUTCOME / BENEFITS TO THE COMMUNITY

That development proposed through the Vale of Aylesbury Local Plan has minimal negative impacts upon Wokingham Borough and that any positive benefits are maximised.

RECOMMENDATION

The Executive Member for Strategic Planning and Highways agrees that Wokingham Borough Council:

- a) Approves the comments outlined in this report; and
- b) That they be submitted as a formal response to the consultation from Aylesbury Vale District Council on their Local Plan Proposed Submission

SUMMARY OF REPORT

Aylesbury Vale District Council (AVDC) has consulted Wokingham Borough Council on their Local Plan Proposed Submission.

At this stage AVDC propose to submit to the planning inspector for examination, a plan outlining that they are able to meet their own housing need as well as the unmet need of Wycombe District as well as Chiltern/South Bucks Districts.

Wokingham Borough Council is therefore satisfied that on the basis of available information that AVDC are planning to meet the need for the District within the Buckinghamshire HMA, but would welcome further understanding of pressure regarding the meeting of the housing need as an HMA as well as impact on the East Berkshire HMA.

Background:

Aylesbury Vale District Council (AVDC) is consulting on their Local Plan Proposed Submission from 2 November 2017 until 14 December 2017. This is part of the Regulation 19 stage of the plan process and takes into account comments made on the draft plan consultation in 2016.

This Local Plan Proposed Submission sets out the broad spatial strategy and policy framework for Aylesbury Vale up to 2033. AVDC has worked with Wycombe, Chiltern and South Bucks District Councils and Buckinghamshire County Council to agree how around 45,000 new homes will be delivered across the County. 19,400 of these are to meet the needs of Aylesbury Vale District. They are also planning to accommodate the unmet need from Wycombe, Chiltern and South Bucks District Councils which totals 8,000 dwellings (based on the current assessment of housing need within Buckinghamshire).

The main issue for Wokingham Borough Council is whether the proposed strategy could have a knock on effect for the Western Berkshire Housing Market Area (HMA), particularly whether a need would arise to for the HMA to accommodate further unmet need from Buckinghamshire.

Analysis of Issues

AVDC is proposing to meet all of their housing need within the District, as well as 18% of the residual capacity which Wycombe, Chiltern and South Bucks District Councils currently assess as not being capable of accommodation within their own areas. As part of the ongoing cooperation between the Buckinghamshire authorities, Aylesbury Vale have entered into a number of memoranda of understanding to agree how unmet need in the wider Central Buckinghamshire HMA will be met.

The July 2017 Buckinghamshire duty to cooperate memorandum of understanding, states the agreement from AVDC to accommodate the unmet need of 8,000 homes for Wycombe, Chiltern and South Bucks District Councils. This is lower than the expected 12,000 homes at the draft plan stage mainly due to other districts finding more capacity through greater Green Belt release, and partly through a revised need assessment.

As part of the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA), South Bucks has been identified as being within the East Berkshire HMA with Slough and the Royal Borough of Windsor and Maidenhead (RBWM). As South Bucks have now decided to undertake a joint plan with Chiltern, they are working under the assumption that as a joint area they fall under the Central Buckinghamshire HMA. The Buckinghamshire authorities memorandum of understanding addendum February 2016, states that South Bucks is included within the HMA as a 'best fit'.

It is understood that ongoing discussions are taking place between Slough and the Buckinghamshire authorities. It is important for Wokingham Borough Council to understand further how the Central Buckinghamshire HMA is working collaboratively

with the Eastern Berkshire HMA; as it may have implications for Wokingham Borough and the Western Berkshire HMA within which Wokingham Borough sits.

It should be noted that the Government is currently consulting on a suggested standardised methodology for housing need. Under this methodology, the new objectively assessed need for Aylesbury Vale would increase, as well as other LPAs in the Central Buckinghamshire HMA. The proposed transitional arrangements would allow plans submitted before 31 March 2018 to proceed against current housing evidence, with the confirmed standard methodology becoming relevant to future revisions.

The AVDC Local Plan seeks to allocate sites across the locations of Aylesbury Garden Town, Buckingham, Haddenham, Winslow, Wendover and spread across the district at different sized settlements. None of these sites are adjoining the Wokingham Borough boundary or are considered to have particular impact at this stage. This includes taking land out of the Green Belt in the District and allocating this for development.

Wokingham Borough Council is therefore satisfied that on the basis of available information that AVDC are planning to meet the need for the District and others within the Buckinghamshire HMA, but would welcome further understanding of pressure regarding the meeting of the housing need as an HMA as well as impact on the East Berkshire HMA.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	N/A	N/A	N/A
Next Financial Year (Year 2)	N/A	N/A	N/A
Following Financial Year (Year 3)	N/A	N/A	N/A

Other financial information relevant to the Recommendation/Decision

None anticipated

Cross-Council Implications

SUMMARY OF CONSULTATION RESPONSES

Director of Corporate Services

No comments received

Monitoring Officer	No comments
Leader of the Council	No comments received

List of Background Papers

Information published by Aylesbury Vale District Council relating to the consultation – see https://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp-2013-2033

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