



# Chesham

## TOWN COUNCIL

**Chesham Town Hall**  
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Thursday 8<sup>th</sup> February 2024

Dear Councillor,

You are hereby summoned to a **Meeting of the PLANNING COMMITTEE** to be held in the Council Chamber, Town Hall, Chesham, on **MONDAY 12<sup>th</sup> February 2024 at 7.30pm**:

### **Agenda**

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the Planning Committee meeting held on the 15<sup>th</sup> January 2024
4. Action Tracker
5. Planning Applications
6. Planning Decisions
7. Licence Application New Hub & Off Licence
8. To receive minutes of the TUG meeting held on 9<sup>th</sup> January 2024
9. Information Items:
  - i. National Planning Policy Framework
  - ii. RAF Holton SPD Consultation
  - iii. Aylesbury Plan

Yours sincerely,

Louise Hayday  
CEO/ Town Clerk

Cllr Wilford Augustus	Cllr Justine Fulford
Cllr Alan Bacon	Cllr Francis Holly (Chair)
Cllr Qasar Chaudhry	Cllr Chasey Hood
Cllr Majid Ditta	Cllr Nick Southworth
Cllr Mohammad Fayyaz	

**The agenda will be circulated to all members of the Council**  
**THE MEETING IS OPEN TO THE PUBLIC**

**CHESHAM TOWN COUNCIL**  
**MINUTES of the meeting of the PLANNING COMMITTEE**  
**held on 15<sup>th</sup> January 2024**

**Councillors:**

Councillor Alan Bacon  
Councillor Qasar Chaudhry  
Councillor Majid Ditta

Councillor Justine Fulford  
Councillor Francis Holly (Chair)  
Councillor Chasey Hood  
Councillor Nick Southworth

**In attendance:**

Louise Hayday – CEO/ Town Clerk  
Georgina Fernandez – Democratic Services Officer

**62. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Fayyaz. Councillor Augustus was absent.

**63. DECLARATIONS OF INTEREST**

None

**64. MINUTES**

Minutes of the meeting held on 18<sup>th</sup> December 2023 were noted.

**65. ACTION TRACKER**

This was noted.

**66. PLANNING APPLICATIONS**

Members present made recommendations on the applications with comments to be submitted to the Planning Authority (Buckinghamshire Council who make the final decisions on all planning applications), on behalf of the committee by the Democratic Services Officer (see Appendix 1).

**RESOLUTION**

Democratic Services Officer to contact Buckinghamshire planning to enquire about the delay in and incorrect applications on the portal.

**67. PLANNING DECISIONS**

Members noted the decisions received from Buckinghamshire Council since the last meeting of the Committee.

The meeting closed at 8.02pm

## AGENDA ITEM: 4

### Planning Committee ACTION TRACKER FROM MEETINGS OF THIS COMMITTEE

Key to colour is status column

BLUE = ACTION COMPLETE

GREEN = ACTION ON TRACK

AMBER = ACTION DELAYED

RED = ACTION SEVERELY DELAYED

Minute No.	Resolution	Target Completion	Responsible Officer	Status	Update
<b>18<sup>th</sup> December 2023</b>					
61	Licence Application for The Vault: Democratic Services Officer to write a response to Buckinghamshire Council.		Democratic Services Officer		Email response sent 3.1.24
<b>15<sup>th</sup> January 2024</b>					
66	Democratic Services Officer to contact Buckinghamshire planning to enquire about the delay in and incorrect applications on the portal.		Democratic Services Officer		Bucks contacted and confirmed that there had been a back log on the system due to staff shortages/holiday

<b>AGENDA ITEM 5: APPLICATIONS PLANNING MEETING 12th February 2024</b>						
<b>DEC</b>	<b>Ref No.</b>	<b>Name</b>	<b>Address</b>	<b>Ward</b>	<b>Application</b>	<b>Councillor Decisions from Meeting</b>
<b>1</b>	PL/23/3941/PIP		Land Rear Of 18 Botley Road	<b>Townsend</b>	Application for permission in principle for erection of a minimum of 2 dwelling and a maximum of 4 dwellings (resubmission of PL/20/0616/PIP)	
<b>2</b>	PL/23/3942/FA		6 Pulpit Close	<b>Lowndes</b>	existing garage to living space	
<b>3</b>	PL/23/3996/FA		85 Rose Drive	<b>Waterside</b>	Single storey rear extension	
<b>4</b>	PL/23/4159/FA		7 Sheer Croft	<b>Lowndes</b>	Ne conservatory	
<b>5</b>	PL/23/4118/FA		45 Lowndes Avenue	<b>Lowndes</b>	to side elevation, additional/changes to some windows and do	
<b>6</b>	PL/23/4102/FA		The Cottage Amy Lane	<b>St Marys</b>		
<b>7</b>	PL/23/4103/HB		The Cottage Amy Lane	<b>St Marys</b>	Listed	
<b>8</b>	PL/23/4080/AV		48 - 52 High Street	<b>St Marys</b>	internally illuminated projecting sign to replace existing signs.	
<b>9</b>	PL/23/4053/FA		215 C Lane		room, rep single storey rear extension and the additi the front and side elevations	
<b>10</b>	PL/23/4035/FA		31 Hampden Avenue	<b>Lowndes</b>		
<b>11</b>	PL/23/4036/AV		Nation Building Society 75 The Broadway		fascia sign	
<b>JAN</b>						
<b>1</b>	PL/23/4030/FA		182 White Hill		sliding doors, blocking windo chimney	

2	PL/23/4141/FA		Unit 5 Aerial Park Asheridge Road	Vale		
3	PL/24/0010/TP		5 Albany Gate	Townsend	dead wood (TPO/2014/006)	
4	PL/24/0008/FA		198 Chartridge Lane	Lowndes		
5	PL/24/0045/SA		165B Sunnyside Road		extension	
6	PL/24/0070/PNE				A for: single storey r original rear wall of 6.00 metres, maximum heaves height 2.43 metres)	
7	PL/24/0069/SA		6 Grays Walk	Ridgeway	dormer	
8	PL/24/0121/FA		To 1 Poplar Cottages Amy Lane Chesham Buckinghamshire HP5 1NB		bay.	
9	PL/24/0113/FA		39 Chapmans Crescent	Lowndes	and garage conversion	
10	PL/24/0256/CON DA		Plc Sew Works Latimer Road		new plant a tank, MCC6 enclosure to fe the tertiary solids removal area, ferric sulphate package plant, including storage and dosing pumps	

11	PL/24/0236/CON DA		The C Sunnymede Avenue		(biodivers Part two storey/part single storey side/rear changes to doors and windows	
12	PL/24/0205/HB		Barn 14 Pednormead End		new ai	
13	PL/24/0192/FA		16 Greenway	Vale	Sing porch and conversion of existing garage to habitable accommodation.	
14	PL/24/0186/FA		23 Hampd Avenue		oor front extension, raised patio and crown roof with d windows to facilitate loft conversion (amendment to PL/23/047 )	
15	PL/24/0187/FA		Millstr House 2 Amy Lane		xisting ground floor extension and erection of two storey extension, rear balcony, refurbishment of front porch, PV panels o ource heat pumps and new Crittall-style doo	
16	PL/24/0160/SA		37 Brandon Mead	des	Certificate of Lawfulness for proposed hip to gable roof extension, rear dormer window and front rooflights to facilitate a	
17	PL/24/0154/FA		138 Lye Green Road	Hilltop	Two storey side and single storey rear kitchen extension to the	
18	PL/24/0115/SA		10 Batchelors	Ridgeway	Certificate of Lawfulness for proposed erection of rear dormer ts to the front elevation	
19	PL/24/0122/FA		69 Berkeley	Lowndes	Part single/part two storey front & side extension to the existing torey on top.	

<b>AGENDA ITEM 6: PLANNING DECISIONS 12.2.24</b>						
	<b>REF. NO</b>	<b>ADDRESS</b>	<b>WARD</b>	<b>APPLICATION</b>	<b>BCC DECISIONS</b>	<b>CTC DECISIONS FROM PREVIOUS MEETINGS</b>
<b>DEC</b>						
<b>1</b>	PL/23/3643/NMA	36 Stanley Avenue	Lowndes	Non material amendment to planning permission PL/23/0428/FA (Single storey rear extension, single storey rear extension to existing utility and new window to first floor side elevation.) to allow for a window to be added to north facing side elevation.	Accepted	No Objections
<b>2</b>	PL/23/3246/CON DA	110 - 112 Church Street	St Marys	Approval of conditions 3 (Exploratory works), 4 (Conservation roof style) and 5 (Materials) of Listed Building Consent PL/23/1078/HB -Listed building consent for new conservation rooflight, within kitchen, to rear roof slope of existing single storey building.	Condition Not Accepted	Defer to officers
<b>3</b>	PL/23/3247/CON DA	110 - 112 Church Street	St Marys	Approval of conditions 2 (Exploratory works), 3 (Conservation roof style) and 4 (Materials) of planning permission PL/23/1077/FA - New conservation rooflight, within kitchen, to rear roof slope of existing single storey building.	Condition Not Accepted	Defer to officers
<b>4</b>	PL/23/3214/SA	6 Prior Grove	Townsend	Certificate of lawfulness for proposed single storey rear extension	Cert of law proposed dev or use issued	.
<b>5</b>	PL/23/2972/PAP CR	Unit 1 Little Britain House Alma Road	Vale	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of Class E unit to 8 dwellings (Use Class C3)	Withdrawn	.
<b>6</b>	PL/23/0736/FA	163 Bois Moor Road	Waterside	Conversion of existing garage to living space, widen existing vehicular access including increase of dropped kerb to provide additional off street parking	Conditional permission	No Comment

<b>7</b>	PL/22/0091/VRC	Land To The Rear Of 104-110 Chartridge Lane	Lowndes	Variation of condition 2 (approved plans) of planning permission PL/19/4402/FA (Four new dwellings, garages and single storey rear extension to No.108 with associated works, including: demolition works to No.108, provision of vehicular access, parking, turning areas and landscaping) to allow changes to site layout and access, external and internal alterations to proposed houses including the provision of flues	Conditional permission	No comment
<b>JAN</b>						
<b>1</b>	PL/23/4024/PNE	3 Abbots Place	Vale	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.00 metres, maximum height 3.45 metres, eaves height 3.00 metres)	Prior Approval Refused	Larger than permitted extension. Loss of light to neighbours
<b>2</b>	PL/23/3932/PAP CR	Asquith House 34 Germain Street	St Marys	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of Class E unit to 16 dwellings (Use Class C3)	Prior Approval Refused	Refused
<b>3</b>	PL/23/3904/PAP CR	First Floor Left 263 - 265 Berkhamstead Road	Newtown	Prior Notification under Class G of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of the first floor from commercial to residential use, creating two one-bedroom flats	Prior Approval Refused	No objections
<b>4</b>	PL/23/3836/SA	48 Cavendish Road	Waterside	Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, rear dormer window and 2 front rooflights	Cert of law proposed dev or use issued	
<b>5</b>	PL/23/3767/FA	19 Culverhouse Way	Newtown	Garage conversion with new bay window to match existing study bay window and a porch infill extension	Conditional permission	No Objections



<b>6</b>	PL/23/3713/SA	29 Higham Road	Townsend	Certificate of Lawfulness for proposed loft conversion with rear flat roof dormer and internal alterations including new stair	Cert of law proposed dev or use issued	No Objections
<b>7</b>	PL/23/3712/FA	29 Higham Road	Townsend	Single storey rear/side return extension	Conditional permission	No Objections
<b>8</b>	PL/23/3707/FA	7 Woodcote Lawns	Ridgeway	Single storey side extension	Conditional permission	No Objections
<b>9</b>	PL/23/3631/SA	34 Eskdale Avenue	Townsend	Certificate of Lawfulness for proposed single storey rear extension	Cert of law for proposed dev/use refused	.
<b>10</b>	PL/23/3632/TP	Intake 7 Little Chartridge Court Chartridge Lane	Lowndes	Sycamore and beech - small scale pruning back to a suitable growing point of a few branches overhanging garage and drive and neighbours' garage and drive (Tree Preservation Order)	Conditional permission	
<b>11</b>	PL/23/3585/FA	111 Hivings Hill	Asheridge Vale	Single storey side and rear extension, internal layout alterations and detached garage	Conditional permission	No Objections
<b>12</b>	PL/23/3533/PNE	9 Lowndes Avenue	Lowndes	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.00 metres, maximum height 3.50 metres, eaves height 2.10 metres)	Prior Approval Not Required	No Objections
<b>13</b>	PL/23/3448/FA	Ranville 3 Wannions Close	Townsend	Extension of existing vehicular access, relocation of lamppost which is currently situated in the centre of total width of driveway	Conditional permission	No Objections
<b>14</b>	PL/23/3441/FA	5 Tylers Hill Road	Townsend	Replacement garage with home office above	Conditional permission	
<b>FEB</b>						
<b>1</b>	PL/23/4033/KA	Cagex Barns Pednor Road	St Marys	G2.1, G2.2 and G2.3 horse chestnuts - remove (Chesham Conservation Area)	TPO shall not be made	

<b>2</b>	PL/23/3961/PAP CR	Halifax Building Society 26 High Street	St Marys	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of part of Class E unit to 2 dwellings (Use Class C3)	Prior Approval Refused	
<b>3</b>	PL/23/3954/PAPC	Link House St Marys Way	St Marys	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of ground and second floors to 11 residential units (Use Class C3)	Prior Approval Refused	
<b>4</b>	PL/23/3906/PAP CR	Electrical Services Ltd Misbourne Works Waterside	St Marys	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of first floor of Class E unit to 1 dwelling (Use Class C3)	Prior Approval Refused	
<b>5</b>	PL/23/3754/FA	8 Penn Avenue	Lowndes	Proposed single storey rear extension and single storey side extension with associated internal	Conditional permission	

**Application for a new premises licence received - New Hub & Off Licence, 25A High Street, Chesham, Buckinghamshire, HP5 1BG**

Dear Chesham Town Council,

We are writing to inform you that an application for a new premises licence has been received for the above named premises.

This correspondence is formal notification that the application is available for public view at the Council Offices. The details of the application are also available to view on the Council website by clicking [here](#). Please search using the address or postcode of the premises if using the search function. The reference for this application is **PR202401-339919**.

Formal representations in respect of this application must be received by the Licensing Team at the Council Offices by 23/02/2024. In order for representations to be considered valid they must relate to one or more of the licensing objectives. For further information and guidance relating to making a representation, please go to our website. The best way to make a representation is through the public register on the website, however if you are emailing a representation please send it to [licensing@buckinghamshire.gov.uk](mailto:licensing@buckinghamshire.gov.uk).

Please be aware that the Licensing Act requires local authorities to provide to the applicant copies of all representations or objections made in relation to an application, therefore, the content of any representation submitted, including the details of the individual submitting the representation, will be disclosed. In some exceptional circumstances the law permits the names and addresses of persons making representations to be withheld. If an objector believes there are exceptional circumstances which justify their personal details being withheld from the applicant, they will need to advise the licensing section of this at the time of making their representation.

If you have any further questions, please feel free to contact us.

Kind Regards,

Commercial Licensing Team  
Communities Directorate  
Buckinghamshire Council

The Gateway  
Gatehouse Road  
Aylesbury  
Bucks  
HP19 8FF

Email: [licensing@buckinghamshire.gov.uk](mailto:licensing@buckinghamshire.gov.uk)

Website: <https://www.buckinghamshire.gov.uk>

# CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at  
Chesham Town Hall on  
Tuesday, 9<sup>th</sup> January, 2024 at 7.30pm

## Present:

Rod McCulloch (Chairman) (RM)  
Alan Wallwork (Secretary) (AW)  
Peter Crabb-Wyke (Treasurer) (PCW)  
Nick Southworth (CTC Representative) (NS)

## In Attendance:

Mark Brookes (MB)  
Peter Moutrie (PM)  
David Page (DP)  
Andrea Polden (AP)  
Geoff Povey (GP)  
Hilary Povey (HP)  
Jenny Richardson (JR)  
Morag Robertson (MR)  
Maureen Winders (MW)  
Graham Yellowley (GY)

## Action

### 24/01 Apologies for Absence

Apologies were received from Georgina Lomnitz, Mike Richards, Graham Read, Yvonne Webster, Barry Taylor and Sharon Jeffries.

### 24/02 Minutes of the Meetings of 31<sup>st</sup> October and 5<sup>th</sup> December 2023

The Minutes of the Meeting held on 31<sup>st</sup> October and 5<sup>th</sup> December 2023 were approved and signed.

### 24/03 Matters Arising

There was nothing specific to report as all items were covered on the Agenda.

### 24/04 Report From The Treasurer

PCW reported that £124.67 was in hand as at today's date and that £7.25 expenses were still outstanding relating to the Xmas refreshments. He then collected £2 annual subs from those present.

### 24/05 Federation of Met Line User Committees (FOMLUC)

RM reported on the issues raised at the last FOMLUC Meeting on 2<sup>nd</sup> November 2023 as contained in the Minutes circulated with the papers for this TUG Meeting.

### 24/06 Ongoing Met Line Issues

Various issues were reported, amongst which were:-

- Continuing examples of poor communication to passengers both by the staff having not been fully briefed and by poor information on electronic display boards.
- Examples were given of occasions when Chesham trains suddenly became Amersham trains part-way along the line leaving Chesham passengers with the dilemma of whether to wait at Chalfont for an unknown period of time, or to go on to Amersham in the hope of getting a connecting bus to Chesham.

- It was noted that although the strikes on London Underground this week had been called off, there were no Chiltern Railways services to Aylesbury via Amersham on Monday 8<sup>th</sup> January for reasons which were unknown.

**24/07 Local Bus Services**

The following issues were reported:-

- Arriva is re-branding all services from Aylesbury with a 'X' prefix, so for example the 500 service to Hemel Hempstead becomes the X500. However, the 280 service to Oxford is now X7. Route 300 to High Wycombe becomes the X9 and the existing X30 via Bradenham becomes the X90. The X60 to Milton Keynes now becomes the X6.
- The 1, 1A and 1B to High Wycombe seems much more reliable now it has reverted to a 15 min interval service.
- Some local service disruptions had been experienced due to recent flooding.
- Bus journeys within the City Zone of Milton Keynes Central Station to the Theatre District at the far end of the City Centre will be completely free until 31<sup>st</sup> March 2024. These trips are being funded using government money provided from the Bus Improvement Plan. This is a partnership between government, bus operators and the city council.

**24/08 Railfuture**

RM reported that as a member of Railfuture, Chesham TUG has been invited to the first meeting of Railfuture's London Metro Division on 17<sup>th</sup> January and he would be attending on our behalf. The main objective of the meeting is to let Railfuture know where its priorities for campaigning for improvements to London's rail services should be directed.

**24/09 Any Other Business**

AW drew attention to the publication by Buckinghamshire Council of its Medium Term Financial Plan which contained several references to financing various public transport projects. Comments were invited on the Plan and accordingly RM had endorsed the suggested responses which had been sent to the Council on behalf of Chesham TUG in order to meet the required deadlines. AW would forward a copy to NS in order that he would be fully briefed if any questions arose at County Council level.

**AW**

**24/10 Date of Next Meeting**

Tuesday 13<sup>th</sup> February 2024 at Chesham Town Hall, at 7.30pm.

**Signature**

**Chairman**

# ADVICE NOTE

## NATIONAL PLANNING POLICY FRAMEWORK 2023

DECEMBER 2023

### INTRODUCTION

The Government has finally published the new National Planning Policy Framework (NPPF), with the Levelling Up & Regeneration Act (LURA) having passed through Parliament in October.

This advice note highlights the key changes that directly affect neighbourhood planning, as well as some others that may have a significant indirect effect. Clients are advised to review as well the more general commentary on the proposals and their context to gain a rounded picture of the current and future structure of the planning system. This includes changes made to the online Planning Practice Guidance.

As we noted in our Advice Note of February 2023, the changes have been presented as relatively few modifications to the previous NPPF. But, once again, we'll all have to learn the new paragraph numbers!

#### **§11 Presumption in favour of sustainable development**

It is proposed to make Local Plan making easier in addressing how housing need is met by allowing Local Planning Authorities (LPA) to argue that full needs cannot be met without harming local character as defined by an adopted design code or guide. §135 later reinforces the use of 'local design codes' to assess development proposals.

*Insight – this is an encouragement for NPs to include a design guide or code.*

#### **§14 Neighbourhood plans in the tilted balance**

This revised paragraph means that made NPs that have met their housing needs shall have greater weight in the tilted balance in determining housing proposals, but for five instead of two years and with the removal of the caveat for the LPA to demonstrate a three year supply of housing land and of the housing delivery test caveat. The final text of its clause (b) has been changed to reference §67 and §68.

In the updated Government Response published alongside the NPPF, it has stated that to benefit from this paragraph, an NP must allocate at least one site for housing, irrespective of the §67/§68 housing figure (most notably where that number is zero). It proposes to publish guidance on this in due course, but it already seems clear.

*Insight – we are pleased that this change has been made. There was never a logic to the previous provisions. Together with the new clarity on making an allocation, this places an even greater premium on NPs doing so to secure this benefit where LPAs have struggled to update their Local Plans and/or consistently maintain a healthy housing land supply.*

*Although §14 does not remove the tilted balance – it never did – it does have the effect of re-tilting it back towards the primacy of the plan-led (NP) system. However, as many QBs will know, very few LPAs are willing to provide an indicative housing figure (§68) until their emerging Local Plans have reached at least the draft (Regulation 18) or pre-submission (Regulation 19) stages, when a §67 figure will finally appear. For those NPs coming forward in advance of a new Local Plan, and wanting/anticipating the need to allocate land for housing, it remains to be seen how many LPAs will be willing to engage new §14 in planning application decisions – the track record so far is patchy at best. As ever, QBs need to ensure their LPAs understand how §14 operates.*

### **§25 Maintaining effective co-operation**

The LURA has now made provision for communities to produce Neighbourhood Priorities Statements, although the regulations and guidance to enact the provision is due in 2024. If those Statements are to play the role intended by the Act then making reference to them in this NPPF paragraph would have made sense as it requires LPAs to ‘engage with their local communities’.

*Insight – this is one of a number of policy disconnects between the new NPPF and LURA. We assume this is because with very little of the LURA enacted, and with Government still committed to another NPPF in 2024, it does not want to make references until they are in place. However, we note that the Local Plan reforms published in July 2023 did not refer to Statements either, perhaps sending a signal about them being an afterthought.*

### **§30 Non-strategic policies**

We note that the footnote to this paragraph (now 16 rather than 18) continues to refer to the ‘general conformity’ basic condition. The LURA has replaced that condition with a condition that is only related to a specific housing supply matter. Although that part of the LURA is yet to be enacted, the retention of this footnote is confusing and, we would hope, will be soon outdated.

### **§63 Housing Needs**

A specific reference has been added to this paragraph to plan for ‘retirement housing, housing-with-care and care homes’ in establishing housing needs. It operates with §61 that relates only to strategic policy (i.e. Local Plans), but could be expected to send a signal to NPs planning for housing needs either through site allocations and/or housing mix policies.

*Insight – we noted that this is already considered in the Housing Needs Assessment reports being produced for QBs through Locality but it may be that it will become more important for NPs to make specific provision. Unfortunately, there continues to be no recognition that in many rural areas, there is a concern that planning for more such housing in towns and villages that are already aging fast, with a healthy supply of these homes, want to slow that trend, not plan to meet it.*

**§70/75/77 Housing supply**

As part of other changes to the housing supply section – on which many others will comment – we note a new clause (b) inserted to §70 to support community-led housing development schemes. The glossary now includes a definition of this term, which appears to closely reflect that used to define community land trusts. This is followed up in §73 (and in §82 for that matter) which now refers to that type of development as an alternative to rural exception sites, but the complexity with First Homes policy (per footnote 36) remains unresolved.

More generally, we note §76 which establishes a five year housing land supply for five years from the adoption of a new Local Plan, including those 40% of LPAs that currently have a Local Plan that is less than five years old. This will reduce the regularity with which the ‘tilted balance’ of §11 (and thereby the need for the §14 ‘protection’ for NPs) is engaged. However, the Housing Delivery Test remains in place, per §79 and §80, but is no longer a caveat on the operation of the new §14.

In meeting housing need, the combination of these changes allows LPAs more leeway to determine that figure in a number of technical ways (e.g. the removal of buffers to take account of past under-supply). They also effectively remove the need for an LPA to continually demonstrate a five year supply of housing land if they have an up to date Local Plan.

***Insight – we originally thought these changes may make it easier and quicker for an LPA to provide a QB with a meaningful indicative housing figure that remains in place, more or less, through Local Plan consultation, examination and adoption process. Now, we are not so sure, but they may still succeed in incentivising speedier Local Plan making.***

**§130 Density of residential development**

This new paragraph tempers the encouragement of high densities in §129 by stating that this may not be appropriate in some urban areas where it would be ‘wholly out of character’ with an area. However, an LPA would need to use an authority-wide design code to support that case.

***Insight – this makes sense, with the caveat that there is objective design evidence to show that it can be justified, though it is disappointing that the caveat applies only to LPAs’ own codes, and not those produced for NPs. However, a design code that is part of a made NP (and therefore part of the development plan) will carry the full weight of the plan, which should trump this paragraph. This may be an important driver of NPs having a good design code.***

**§145 Green Belt reviews**

The revisions to this paragraph (old §142) have backed away from how the proposed changes were phrased, and interpreted. In practice, they do not now change established practice in reviewing Green Belts for many years.

***Insight – we remain concerned that this paragraph continues to prevent communities that want to modify Green Belt boundaries to deliver local sustainable development from doing so unless a Local Plan allows them to.***



### §163 Wind energy

The new footnote 57 allows Neighbourhood Development Orders to grant permission for, wind energy developments.

*Insight – we noted before that the change makes little difference to NPs, which have been able to use the existing NPPF provisions (now §161) to identify suitable land for wind and other renewable energy projects. We have observed a noticeable interest in communities wanting their NPs to take this on. On a related matter, we note that this section of the NPPF has remained silent on resolving the contradictions of national policy in respect of Local Plans and NPs containing policies requiring zero carbon buildings.*

### §181 Agricultural land

A specific reference has been added (via new footnote 62) to agricultural land to restate the value of the ‘best and most versatile’ (‘BMV’) agricultural land as a measure in site assessments for plan making.

*Insight – we noted before that this measure has always been one that an SA/SEA will include, despite the limitations of the data sets (especially in respect of distinguishing the 3A and 3B classifications). QBs can already consider the weight they wish to attach to the measure alongside others, but perhaps this may encourage a greater weighting in the balance if warranted in some places in future.*

### §185 Habitats and biodiversity

A new footnote (66) has been added to this paragraph enabling ‘plans’ (we assume including NPs) to have policies on how proposals on land that has been identified as being part of a local Nature Recovery Network should be managed.

*Insight – it remains early days for understanding how such Networks will ‘hit the ground’ in local areas. Some NPs are already using publicly available data to consider this as a factor in their site assessment work.*

### §209 Non-designated archaeological assets

A new footnote to §209 (old §203) on non-designated heritage assets raises the status of those archaeological assets that are not scheduled but have an equivalent significance to be deemed as ‘designated’, one assumes pending a decision to include them on the Schedule in due course.

*Insight – this type of asset will occasionally feature in an Historic Environment Record for an NP area and so this clarification will be helpful.*

## §227 - §230 Transition arrangements

We previously noted how very difficult it was to decipher exactly how the proposed transition arrangements to the new NPPF related to NPs. It seems clear that the §228 and §229 only relate to Local Plans. It also seems that §230 does not apply to NPs either, although it is possible that its second sentence could be applied, which would have the effect of NPs reaching the ‘pre-submission’ (Regulation 14) stage before 19 March 2024 being examined under the previous NPPF of September 2023, not this new version.

Separately, we have noted in its Government Response to the NPPF consultation, it has restated that NPs submitted for examination before 30 June 2025 will be prepared under the existing Local Plan system. Those NPs that are working to a later timetable will be expected to align with the new system provided for by the LURA.

***Insight – we think that the NPPF transition provisions do not apply to NPs and therefore the new NPPF will inform any NP that is now at examination or at any earlier stage. On the Local Plan system deadline, we consider that although some NP bodies had raised concerns that it may be too soon, the vast majority of new and modified NP projects already underway, or to commence in early 2024 should be submitted by summer 2025.***

## SUMMARY

The changes proposed in late 2022 to the NPPF and LURA that relate most closely to NPs have now been confirmed. For those that may not have seen our Advice Note on those proposals in February 2023, we think it worthwhile in repeating its summary, which we think still holds true:

*“The proposals for neighbourhood planning are generally very positive, especially considering the lack of attention it received in the Planning White Paper in summer 2020. But, the Government and the planning profession continue to see it as peripheral to the wider changes aimed at speeding up Local Plan making to regain the currency of the plan-led system.*

*The changes to Local Plans have been criticised by some outside of local government as ‘better any plan than no plan at all’. We would counter that with an observation of the years since the 2012 NPPF as ‘better any development than no development at all’ that have created much of communities’ distrust of the planning system and their dislike of too many of its outcomes.*

*We, on the other hand, have been convinced by years of neighbourhood planning to see it as the antidote to both these malaises. Communities have proved time and again that despite its faults, and the challenges presented by many of the players in the game, neighbourhood planning can be used to manage change positively. We see no future of speedy Local Plan making and better community engagement in the system without more widespread and effective neighbourhood planning.”*

**Neil Homer & Leani Haim**  
**ONEILL HOMER LTD ©**

Dear consultee,

## **We want to hear your views on our draft RAF Halton Supplementary Planning Document.**

We have launched a consultation asking people to give their views on a draft Supplementary Planning Document (SPD) which provides a development framework for RAF Halton. This is a site allocated for growth in the Vale of Aylesbury Local Plan 2011-2031 (VALP), which was adopted in 2021. The site is located east of Halton village and on the edge of the Chilterns Area of Outstanding Natural Beauty.

Buckinghamshire Council has worked in conjunction with the Defence Infrastructure Organisation (part of the Ministry of Defence) to develop a clear framework and principles for the development of the site as it transfers from military to residential use. The SPD builds on the policy D-HAL003 in the Vale of Aylesbury Local Plan to provide guidance on how the site should be redeveloped. It sets out the context and key principles for development to follow, whilst also providing a plan to inform comprehensive development across the site ensuring that the necessary infrastructure is delivered in a timely manner.

The SPD, together with supporting information on how to respond to the consultation, is available at <https://yourvoicebucks.citizenspace.com/planning/raf-halton>. The consultation closes on Monday 4th March 2024 at 23:59.

Alternatively, a copy of the SPD document is available to view at:

- Amersham: Amersham Library, Chiltern Avenue, Amersham HP6 5AH

- Aylesbury: Aylesbury Library, Walton Street, Aylesbury HP20 1UA
- High Wycombe: Council Offices, Queen Victoria Rd, High Wycombe HP11 1BB

You can tell us your views in one of the following ways:

- complete the online survey at <https://yourvoicebucks.citizenspace.com/planning/raf-halton>
- email us at [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk)
- write to us at Buckinghamshire Council, Planning Policy, RAF Halton SPD Consultation, Queen Victoria Road, High Wycombe, HP11 1BB

We are hosting a public drop-in session for you to find out more about the proposals. The drop-in session will be held on Wednesday 21 February 2024 from 2pm to 8pm.

The session will be held at Halton Village Hall, 11 Old School Close, Halton, Aylesbury, HP22 5NG.

If you have any questions about this consultation or would like this consultation in another format or language, please email us at [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk) or phone us on 0300 131 6000.

If you want to keep up to date with the Local Plan for Buckinghamshire, please register online at [buckinghamshire.oc2.uk/register](https://buckinghamshire.oc2.uk/register).

Yours sincerely,

The Planning Policy Team  
Buckinghamshire Council

AYLESBURY VALE

Dear Sir/Madam,

## **AGT-1 SPD Adoption Statement – 10 October 2023**

In accordance with Regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that Buckinghamshire Council adopted the D-AGT1 Supplementary Document on 10 October 2023.

This document was prepared to support the implementation of policies in the Vale of Aylesbury Local Plan 2021. The document provides guidance on how the site allocation D-AGT1 should be developed in the Aylesbury Vale Area of Buckinghamshire.

Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the SPD was adopted.

The D-AGT1 Supplementary Planning Document is available to view online at:

[https://www.buckinghamshire.gov.uk/documents/29908/Aylesbury Garden Town 1 SPD.pdf](https://www.buckinghamshire.gov.uk/documents/29908/Aylesbury_Garden_Town_1_SPD.pdf) or viewed upon request at our public receptions.

Planning Policy Team

Buckinghamshire Council

Contact: [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk)