
Foreword

We are delighted that Chiltern District Council and South Bucks District Council have prepared a joint Local Plan. This is a Plan that positively provides for meeting our community's needs, improving quality of life and opportunities, and will put in place necessary infrastructure to support development whilst also protecting our valued environment and the character of our towns and villages. The Plan provides policies to ensure that the design of new buildings and the layout of new communities will be of high quality, a quality which will generate the conservation areas of the future.

Local residents, local groups, businesses, partner organisations, landowners and developers have all contributed to the preparation of the Plan, for which we are very grateful. Wherever possible, we have responded positively to previous representations, whilst recognising this process has not been easy, with hard and often unpopular decisions having to be made. As a result, we consider this draft Local Plan to be sound, evidence-based and will deliver in a sustainable way the necessary outcomes which our communities need. This Plan is the subject of a six-week public consultation prior to being examined by an independent Inspector and, as such, comments on it are welcomed.

The Plan has been prepared in a time of unprecedented growing local needs and consequent development pressures and, as such, the Plan has been developed in partnership with all the Buckinghamshire planning authorities to review strategic issues including housing, transport, economic development and the Green Belt.

By taking a positive approach to meeting development needs across Buckinghamshire, we have an agreement with Aylesbury Vale District Council, as part of their Local Plan, to help meet our own development needs. This Local Plan will complete an up to date suite of Local Plans for Buckinghamshire and provides the basis for decision making to assist the new single Council to promote and manage growth.

Over the 20-year Plan period to 2036, there is a need to provide for some 15,260 new homes and propose to accommodate over 11,000 homes within the Plan area, with the Vale of Aylesbury Local Plan making provision for 5,750 homes to help meet the balance of our assessed needs. To deliver this requirement, we need to deliver on average 763 net new homes a year for the next 20 years. To achieve this, we are focussing development on our built-up areas and on previously developed land, but will need to supplement this with Green Belt releases where sustainable built area extensions can be achieved without unacceptably harming the purposes or integrity of the Green Belt.

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

Development proposals coming forward will need to contribute to meeting needs such as affordable housing, to make the most efficient use of developable land and to positively respond to all relevant plan policies. We want development, where it occurs, to be of the right scale, supported by any necessary infrastructure to meet local needs, to contribute to the overall quality of life, to be of high quality and both respect and enhance the character of our towns, villages and environment.

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