



Buckinghamshire Five Year Housing Land Supply Position Statement

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Background

- 1.1 On 1st April 2020 Buckinghamshire Council was created and became the local planning authority for the area previously covered by four local planning authorities, namely Aylesbury Vale District Council, Chiltern District Council, South Bucks District Council and Wycombe District Council, as well as Buckinghamshire County Council who was responsible for Minerals and Waste Planning. National planning policy sets out a requirement for local planning authorities to demonstrate a five year supply of housing against their housing requirement.
- 1.2 This statement sets out how that five year housing land requirement will be assessed for the new local planning authority.

National Policy and Guidance

- 2.1 The National Planning Policy Framework (NPPF) (February 2019) paragraph 73 indicates that:

“.....Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.....”

- 2.2 The Planning Practice Guidance (PPG) (Housing Supply and Delivery) provides much more detailed guidance on 5 year housing land supply, including in relation to the housing requirement. Of particular relevance is the following guidance in relation to new local planning authorities which result from local government reorganisation:

“How is 5 year housing land supply calculated in new local planning authorities which result from a local government reorganisation?”

Planning policies adopted by predecessor authorities will remain part of the development plan for their area upon reorganisation, until they are replaced by adopted successor authority policies or until the fifth anniversary of reorganisation.

Where a newly formed local planning authority is covered by strategic housing requirement policies adopted by predecessor authorities, these policies can continue to be used as the housing requirement for calculating the 5 year housing land supply in the areas they apply where these are less than 5 years old, or they are older but have been reviewed within the last 5 years and found not to need updating.”

Where strategic housing requirement policies, covering the predecessor authority area, are older than 5 years and require updating, local housing need should be used, where this is available. Where the data required to calculate local housing need is not available [an alternative approach](#) will have to be used.¹

2.3 Paragraph 74 of the NPPF goes on to state:

A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and*
- b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.*

2.4 It is considered the NPPF and the PPG provide clear guidance relevant to the situation in Buckinghamshire, but the position is dependent on the status of local plans.

Local Plans in Buckinghamshire

3.1 Former Aylesbury Vale area – the currently adopted local plan for the area that set out a housing requirement is the Aylesbury Vale District Local Plan (2004). The new Vale of Aylesbury Local Plan is currently at the examination stage. The examination hearings took place in summer 2018 and consultation on the Proposed Main Modifications to the Plan closed on 17th December 2019. The representations to this consultation are being processed and a response to them prepared ready to send to the inspector for his consideration.

3.2 Former Chiltern and South Bucks areas – the currently adopted plans for the Chiltern and South Bucks areas that set out a housing requirement are the Chiltern Core Strategy (2011) and the South Bucks Core Strategy (2011). The joint Chiltern and South Bucks Local Plan was submitted for examination in September 2019 and the Stage 1 hearings took place in March 2020. Further hearing sessions are planned for later in 2020.

3.3 Formerly Wycombe area – the Wycombe District Local Plan was adopted in August 2019.

¹ Paragraph: 025 Reference ID: 68-025-20190722

Buckinghamshire Council’s Position on Five Year Housing Land Supply Requirement

- 4.1 Based on the NPPF, the PPG advice and the position with regard to local plans across the area, the area basis for assessing the five year housing land requirement is:
1. 1st April 2020 - based on the four predecessor local planning authority areas that are responsible for housing requirements/supply (i.e Aylesbury Vale, Chiltern, South Bucks and Wycombe)
 2. Once the Chiltern and South Bucks Local Plan is adopted, it will be based on the 3 local plan areas (i.e Aylesbury Vale, Chiltern and South Bucks and Wycombe).
- 4.2 The specific basis for calculating the five year housing land requirement from April 2020 and once emerging Local Plans are all adopted will be as set out in Table 1.

Table 1 Basis for Calculating Five Year Housing Land Requirement

Area	Basis for the requirement – 1 st April 2020	Basis for the requirement when current local plans in preparation are adopted
Former Aylesbury Vale area	Local Housing Need Figure for the Aylesbury Vale area	Housing target in new Vale of Aylesbury Local Plan
Former Chiltern area	Local Housing Need Figure for Chiltern area (assessed separately from South Bucks)	Housing target in new Joint Local Plan covering the Chiltern and South Bucks areas (i.e a single requirement)
Former South Bucks area	Local Housing Need Figure for South Bucks area (assessed separately from Chiltern)	Housing target in new Joint Local Plan covering the Chiltern and South Bucks areas (i.e a single requirement)
Former Wycombe area	Housing target in the new Wycombe District Local Plan	Housing target in the new Wycombe District Local Plan

Where to find the current Five Year Housing Land Supply Assessments

- 5.1 The currently published five year housing land supply assessments for Buckinghamshire Council can be found in the following locations:

Former Aylesbury Vale area

<https://www.aylesburyvaledc.gov.uk/housing-land-supply-and-housing-trajectory>

5.2 Former Chiltern area and former South Bucks area

At present there are no published five year housing land supply assessments for the former Chiltern and South Bucks area. Updates will be provided in due course.

5.3 Former Wycombe area

<https://www.wycombe.gov.uk/pages/Planning-and-building-control/Planning-policy/Wycombe-Development-Plan.aspx>