



Buckinghamshire Local Investment Plan 2010



Bucks LIP working draft version 10

14th September 2010

Foreword

We know that Buckinghamshire is a great place to live – 86 per cent of local people tell us so. Yet we face many challenges to ensure that a future Buckinghamshire is not only prosperous, enterprising and environmentally sustainable but also a place where all our communities can enjoy a high quality of life.

This Local Investment Plan identifies some of the investment needed to deliver the shared partnership vision for Buckinghamshire in 2026 that you can find in the Buckinghamshire family of Sustainable Community Strategies. The Sustainable Community Strategies, based on extensive consultation, set out a joint, collaborative approach to community planning across the county. We have also consulted key partners in the preparation of this Local Investment Plan, and have been grateful for their contributions.

Public sector organisations, in collaboration with the private and voluntary sectors, have a key role to play in delivering the Local Investment Plan. In the current economic conditions, where government funding is likely to reduce substantially, such collaboration is all the more essential and valuable.

We had been glad to have the support of the Homes and Communities Agency in the development of our Local Investment Plan, and look forward to continuing to work with them as we move on to the preparation of the Local Investment Agreement.

Chairman, Bucks Strategic Partnership



Chiltern
District Council



South Bucks
District Council



Homes &
Communities
Agency



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Our Challenges

Overarching challenges (see section 4, subsections 4.2 to 4.10) are:

- Delivering affordable housing to meet need
- Securing the vitality and sustainability of market towns and rural settlements
- Tackling pockets of disadvantage
- Coping with economic conditions and cuts in funding
- Reducing our carbon footprint
- Community safety in existing and new communities
- Attracting employment growth

The local challenges for the four Districts are summarised in sections 4.11 to 4.14

Future challenges for Buckinghamshire (see sections 4.15 – 4.17) are:

- Responding to demographic change, particularly the ageing population
- Achieving sustainable communities
- Securing ongoing revenue funding

Our Priorities

Our priorities to achieve our objectives have been grouped under two headings:

- Priority Themes which are not linked to just one part of the county
- Priority Places which are more local, sometimes one town or housing

development, or aiming to deliver infrastructure, new homes, regeneration and so on to specific areas

They are shown in Appendix 7, and more detail is provided in sections 5, subsections 5.9 and 5.10.

How we will deliver the priorities is discussed in section 6.

7. Thames Valley Inter-urban bus and coach network
8. MKSM (Milton Keynes and South Midlands) inter-urban bus and coach network (linkages with the Thames Valley)

The first six on this list are included in the short term priorities in Appendix 7. Town centre regeneration and High Speed Broadband are recommended as ways to reduce travel and road congestion

4.12 Aylesbury Vale District

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Aylesbury Vale is a large district at over 900 square kilometres. The population is in excess of 176,000 people, about 40 per cent of whom live in the county town of Aylesbury with the rest living in rural areas. There are over 100 smaller towns and villages, including Buckingham, Wendover, Winslow and Haddenham, many with a population of 3,000 or fewer. Of the total population 20% are aged under 16, and 19% are 60 or over. Housing affordability is a major issue for the District with the average house price nine times higher than the average income in 2008.

By far the biggest challenge facing Aylesbury Vale is the number of new homes and jobs planned for the area. At the time of writing there are approximately 8,000 dwellings with the benefit of planning permission in the Vale, together with significant areas of new employment land designated. This will bring increases to the population and employment in the District in the years to come.

Whilst there are over 8,500 businesses in the Vale, each day 33,000 people commute outside the District to work, while 16,000 people

commute inwards. Key employment areas in the District include Aylesbury, Silverstone and Westcott.

To support the increase in population and help to create sustainable communities, current plans include creating additional jobs in the district. The creation of additional jobs within the district, supplemented by the provision of High Speed Broadband in the rural areas will be essential to control and reduce outward commuting for work.

While the area has good regional transport links, it is essential to improve local transport networks and north south links to reduce congestion and support housing and economic growth in the future.

The rural nature of the district is valued by residents, but it causes challenges for communities and service providers. The loss of many rural services creates a risk of high rural isolation and the lack of affordable housing means that families and communities are often separated.



4.13 Chiltern District

Chiltern District is rated as having the best quality of life amongst rural districts in England. Eighty eight per cent of the District lies within the Green Belt, and 72% lies within the Chilterns AONB. This has resulted in

Priority Theme	Description	Best Fit to Objectives	Outputs/Outcomes	Agencies Involved
	<p>young people to remain in their local community. Thereby ensuring the long term survival of these communities.</p> <p>The rural housing enabler is working to identified potential sites for rural exception-type schemes.</p>	<p>Safe Communities</p> <p>Health and Wellbeing</p> <p>Cohesive and Strong Communities</p>	<p>they will deliver affordable, mixed tenure and house types which can help to bring people together and create community cohesion. These homes will help to meet local need and maintain services in rural communities.</p> <p>Contribute to the Vision for Chiltern District in 2026: “A place with enough affordable housing to meet local needs and maintain our services and communities.” Also CDC Key Objective of “Safe, Healthy and Cohesive Communities”</p>	<p>Parish councils</p> <p>Local community</p> <p>Service providers</p> <p>Developers/investors</p> <p>Registered Providers</p> <p>Rural Housing Enabler</p> <p>Landowners</p>
<p>Accommodation for Supported Living / specialist accommodation – Adult Social Care</p>	<p>Details the predicted level of need for accommodation for people with support needs up until 2020.</p> <p>The figures are based upon the detail included within the ‘12 year Housing Plan for People with Support Needs’. This document was produced in June 2009 and has the full sign up and support of Buckinghamshire County Council and the 4 District Councils in Buckinghamshire. It covers all client groups including learning disability, mental health, older people, physical and sensory disability.</p>	<p>Thriving Economy</p>	<p>Buckinghamshire:</p> <p>The figures below are cumulative i.e. in 2020 3102 units of accommodation will be needed if non of the requirements for 2010 and 2015 have been delivered:</p> <p>2010: 1875</p> <p>2015: 2479</p> <p>2020: 3102</p>	<p>Buckinghamshire County Council</p> <p>Local Authorities</p> <p>Registered Providers</p> <p>Health Providers</p> <p>Care Agencies</p> <p>Specialist extra care scheme developers</p> <p>PCT</p>

Priority Theme	Description	Best Fit to Objectives	Outputs/Outcomes	Agencies Involved
East-West Rail	To create a new network of rail passenger services linking Reading/Oxford/Aylesbury – Milton Keynes – Bedford and Milton Keynes – Aylesbury – High Wycombe – London Marylebone, which will support housing and employment growth in Oxfordshire and MKSM. Longer term the route could be extended to Cambridge and Norwich/Ipswich. This E – W orbital corridor is already experiencing significant growth but suffers from poor existing transport links.	Thriving Economy	Significant growth is forecast along the EWR corridor – up to 100,000 new homes and 100,000 new jobs. The business case work has recently been completed and has demonstrated exceptional benefits and value for money measured against DfT guidelines for transport appraisals. These guidelines are primarily based on national growth forecasts which are regularly updated and are current within the existing economic climate.	AVDC BCC AVA Milton Keynes Council Central Beds Bedford Borough Oxfordshire CC Network Rail Department for Transport Milton Keynes Partnership EWR Project Board (All of the above authorities form the membership of the EWR Project Board) CLG EWR Consortium
		Sustainable Environment		
		Safe Communities		
		Health and Wellbeing		
		Cohesive and Strong Communities		
Market Towns	Regeneration of the 19 Market Towns in Buckinghamshire, working in conjunction with community partnerships and Parish and Town Councils. Projects emanating from town Action	Thriving Economy	Regeneration of Market Towns creating vibrant, economically sustainable communities.	Buckinghamshire County Council Local Authorities Town and Parish Councils Town Partnerships
		Safe Communities	Secure the long term future for Market towns which have been in decline, enhancing the quality of life for residents	

Priority Theme	Description	Best Fit to Objectives	Outputs/Outcomes	Agencies Involved
	Plans, following community appraisals, would be delivered by community partnerships. Selection of suitable projects would be made in conjunction with and monitored by the Rural Towns Co-ordinator.	Cohesive and Strong Communities	and visitors alike.	Community Groups
Improvements to existing publicly owned Gypsy and Traveller Sites	Refurbishments to all 5 residential sites needed. Bids to HCA for funding have been successful for two sites and should be implemented 2010-11. Bids for the other three unsuccessful. County has limited or no capital funds to undertake these refurbishments.	Safe Communities	Significant funding will be required to undertake full refurbishment of the three remaining sites. Council will look at alternative management options to see if this can secure future investment	Buckinghamshire County Council Oxfordshire County Council (partners) Local Authorities
		Health and Wellbeing		
		Cohesive and Strong Communities		

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
	for Aylesbury	delivery of additional major employment and housing development in and around Aylesbury	Sustainable Environment Safe Communities Health and Wellbeing Cohesive and Strong Communities	planning permission	employment use, including new retail proposals for the town centre and employment parks Majority of jobs will be tertiary, in the service sector	Capacity Eastern Link Road Enhanced Flood Protection	AVA AVDC/BCC Businesses/retailers Healthcare Registered Providers Developers/investors Emergency services Education providers Sports centre providers Service providers
	Berryfields and Weedon Hill MDAs	Weedon Hill MDA: ph3A and ph5 Site owned by private developer. Phase 3A has detailed planning permission, and phase 5 is due to achieve	Thriving Economy Sustainable Environment Safe Communities	152 homes (ph3A) 185 homes (ph5) (approx 20% affordable)	Approx 50 jobs in education/ retail	Community centre with sports hall and meeting room, recreation areas Primary school with nursery	AVDC Taylor Wimpey Developments Ltd - developer Bryant Homes – developer

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
		outline planning permission in the near future. Start on site March 2011	Health and Wellbeing Cohesive and Strong Communities			element Retail provision Site for a care home	Careys plc - developer Guinness Midsummer Catalyst Other Registered Providers
		Berryfields The development has outline planning consent with completed S106. Phase 1 started on site summer 2010	Thriving Economy Sustainable Environment Safe Communities Health and Wellbeing Cohesive and Strong Communities	148 affordable units – 2011–13 Total: 3,000 homes (approx 900 affordable)	9 ha for B1/B2/B8 Industrial/office use. 900-2000 jobs plus 110 in retail/educ (estimate)	Primary and secondary schools Open space, park land and play areas Cycle paths, footpaths and bridleway Neighbourhood centre including retail and health facility Land for park and ride Sustainable drainage system Construction of western link road	Developers Consortium AVDC Registered Providers Education Providers

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
						between A41 and A413	
	Aylesbury Crematorium	Current crematorium facilities are operated by the Chilterns Crematorium Joint Committee (CCJC), who are currently involved in a site search for the new crematorium. Looking for completion by December 2013	Sustainable Environment		4 – 5 staff	1,000 cremations per annum	Chilterns Crematorium Joint Committee AVDC Relevant Landowner once site has been selected
Northern Aylesbury Vale	Buckingham MDA	Greenfield urban extension site with outline planning consent granted in Oct 2009	Thriving Economy	700 homes (approx 245 affordable)	270-480 jobs with 8,600m2 of B1	Primary school and nursery Healthcare provision Outdoor play area with changing pavilion Improvements to A421	Buckinghamshire County Council AVDC Hallam Land Management Landowners/private developers Town Council Local interest
			Sustainable Environment				
			Safe Communities				

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
			Health and Wellbeing			Second access point into site	groups Environment Agency
			Cohesive and Strong Communities			Improved bus services	
	Silverstone	Joint Venture with Silverstone Holdings Ltd to deliver employment land at Silverstone Circuit	Thriving Economy		Estimate of 5000 jobs with 500,000sqm of employment space	Provision of gas, electricity and sewerage infrastructure	Buckinghamshire County Council AVDC Silverstone Holdings Ltd NCC SNDC
			Health and Wellbeing			Hotel, conference and showroom	
High Wycombe	High Wycombe Regional Coachway-Park and Ride		Thriving Economy	0	33,000 sq m Office Park	Transport Interchange, with direct route to rail links, airport services and	Buckinghamshire County Council WDC Department for

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
			Sustainable Environment			regional coach services P&R facilities with 541 spaces Hotel facilities Business Park	Transport Neighbouring Local Authorities
	Lance Way	Regeneration proposal of an estate which has a poor reputation and is unpopular. The properties are flats/maisonettes which are not well built and are in need of considerable investment.	Sustainable Environment Safe Communities Health and Wellbeing Cohesive and Strong Communities	164 homes are proposed, of mixed affordable tenures. All subject to planning and funding.	An estate office and small local shop are being proposed Approx 2 – 3 employment opportunities.	Enhanced play area, an office, shop, parking and open space are proposed. Provision for bus access and stops within the site are also proposed.	WDC Home Group Sure Start Police Local Community
	Red Kite Community Housing	The transfer of housing to a new tenant and leaseholder led, community based landlord.	Thriving Economy Safe Communities	Transfer of 6,200 tenanted properties and 600 leasehold	Potential for employment particularly in relation to the investment required in the stock	Improved condition of housing stock and estate regeneration	All Tenants and Leaseholders CLG Shadow Board of Red Kite Community

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
			Health and Wellbeing		200 Plus		Housing Councillors Community Groups Residents Groups Tenants and Leaseholders Committee Unison
			Cohesive and Strong communities				
	High Wycombe Town Centre	Assistance with delivery of an alternative route around the town centre within 3 years. Regeneration of the town and the creation of environmental improvements that will strengthen the town centre.	Thriving Economy	Est 250	Retail 10,00sqm (600 jobs) Office 20,000sqm (1000 jobs) 120 bed Hotel	Enhanced Public realm including opening up of the river Wye Re-routing of roads to reduce impact on public realm areas One Way bus loop Opportunities for Cultural and Leisure facilities	BCC WDC Emergency Services Buckinghamshire University (New) Eden Shopping Centre Sainsbury's
Sustainable Environment							
Safe Communities							
Health and wellbeing							
Cohesive and Strong communities							

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
Lane End and Marlow	Sidney House and Foxes Piece	Sidney House is a vacant former sheltered housing complex belonging to WDC, closed some years ago due to falling demand. Partial demolition and refurbishment of the remainder of the building to provide affordable houses is proposed.	Thriving economy	13 affordable homes proposed at Sidney House and 10 at Foxes Piece, all for affordable rent. All subject to planning and funding.		New stores and various estate improvements (E.g. parking) are planned for Foxes Piece prior to the new homes being constructed Enhanced parking is proposed at both locations; in the case of Foxes Piece as part of initial estate improvements.	WDC Registered Provider Parish Council and wider local community
			Sustainable Environment				
			Health and Wellbeing				
South Bucks	Gore Rd, Burnham	Former Thames Water Pumping Station. Re-development of Brownfield land	Thriving Economy	21 new homes inc 4 Affordable homes – 1 rented 3 S/O		Redevelopment of brownfield land reducing pressure on greenbelt areas to deliver new homes	Bewley Homes Registered Provider
			Sustainable Environment				
			Health and Wellbeing				
	Hanbury Close, Burnham	Ex local Authority Garage site which has been transferred to	Thriving Economy	10 homes all affordable rent		Delivering larger family homes which the district	London and Quadrant SBDC

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
		L&Q Housing (RP) for them to deliver affordable homes	Sustainable Environment Health and Wellbeing			need to provide	
	SGT Station Road	The site is currently occupied by a car dealership, but has planning. RP – Housing Solutions was involved in planning application	Thriving Economy Sustainable Environment Health and Wellbeing	66 new homes including 12 affordable rent (2 bed flats)		Potential for 6 shared ownership units within the scheme.	Landowner Housing Solutions Network Rail
	Inn on the Green, Denham Green	Former public house which has been closed and with hoarding around for some years	Thriving Economy Sustainable Environment Health and Wellbeing	36 new homes, including 7 Affordable homes 4 rented and 3 S/O	4 No. Retail units and a Neighbourhood Police Office	Planning permission includes re-development of site to provide 4 retail units and a Neighbourhood Police Office.	Brickcrest Developments Registered Provider Neighbourhood Police Retailers

Locality	Priority Place	Description	Best Fit to Objectives	Outputs/Outcomes			Agencies Involved
				Homes	Employment	Infrastructure	
	Savay Close, Denham Green	2 small ex-local authority garage sites, which have been transferred to L&Q Housing (RP) for them to deliver affordable homes	Thriving Economy Sustainable Environment Health and Wellbeing	4 to 7 affordable rented homes, planning to be completed on the scheme		Site would provide up to 7 larger family homes (3 bed, 5 person). These are the type of homes needed within the district	SBDC London and Quadrant
Chiltern	Holy Cross Convent Site, Chalfont St Peter	Site owned by Holy Cross Sisters Trustees who are keen to see the site developed. Outline consent to be obtained by end of 2010, with start on site by end of 2012	Thriving Economy Sustainable Environment Health and Wellbeing	198 homes 35% affordable			CDC Holy Cross Sisters Trustees Developer Registered Provider
	Bell Lane, Little Chalfont	Site owned by private developer with outline planning permission. Approval of reserved matters currently being sought	Thriving Economy	250 homes 35% affordable			CDC Persimmon Homes Registered Provider

