

LOCAL PLAN SUB-COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Tuesday, 25 November 2025 at 6.00 pm

Members of the Local Plan Sub-Committee:-

Councillors:

Stephen Giles-Medhurst OBE (Chair)
Oliver Cooper
Stephen Cox
Steve Drury
Vicky Edwards

Louise Price (Vice-Chair)
Philip Hearn
Chris Mitchell
Sarah Nelmes

*Joanne Wagstaffe, Chief Executive
Monday, 17 November 2025*

The Council welcomes contributions from members of the public on agenda items at Local Plan Sub-Committee meetings. Details of the procedure are provided below:

Members of the public are entitled to register and identify which item(s) they wish to speak on from the published agenda for the meeting. Those who wish to register to speak are asked to register on the night of the meeting from 5.30pm. Please note that contributions will be limited to one person speaking for and one against each item for not more than three minutes.

In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part 1 business only of the meeting may be filmed, recorded, photographed, broadcast or reported via social media by any person.

Recording and reporting the Council's meetings is subject to the law and it is the responsibility of those doing the recording and reporting to ensure compliance. This will include the Human Rights Act, the Data Protection Act and the laws of libel and defamation.

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Minutes**

(Pages 5 - 10)

To confirm, as a correct record, the minutes of the Local Plan Sub-Committee meeting held on 8 October 2025.

3. Notice of Urgent Business

Items of other business notified under Council Procedure Rule 30 to be announced, together with the special circumstances that justify their consideration as a matter of urgency. The Chairman to rule on the admission of such items.

4. Declarations of Interest

To receive any declarations of interest.

5. Local Plan: Amended draft policies for Regulation 19

(Pages 11 - 110)

This report seeks Member agreement of the amendments to the draft Local Plan policies consulted on during the Part 5 Regulation 18 consultation which took place in July and August this year. Additionally, this report seeks Member agreement for amendments to other policies consulted on during the Draft Local Plan Regulation 18 Part 1: Preferred Policy Options document. The amendments to the policies are detailed in red in the appendices to this report. The policies were amended in response to changes to national planning policy, evidence studies, comments received as part of the Regulation 18 consultation and consideration at Local Plan Sub-Committee meetings from 2022-2025.

Recommendation:

That the Local Plan Sub-Committee note the contents of this report, agree the amendments to policies detailed in red in the appendices to this report and then recommend the following updated policies to the Policy & Resources Committee:

Appendix 1 – Biodiversity

Appendix 2 – Chilterns Beechwoods Special Area of Conservation

Appendix 3 – Northwood Headquarters

Appendix 4 – Net Zero Operational Carbon in New Build Residential Development

Appendix 5 – Net Zero Operational Carbon in New Build Non-Residential Development

Appendix 6 – Climate-adapted Design and Construction

Appendix 7 – Embodied Carbon and Minimising Waste

Appendix 8 – Reducing Carbon Emissions in Existing Buildings

Appendix 9 – Affordable Housing

Appendix 10 – Housing Mix and Type

Appendix 11 – Green Belt

Appendix 12 – Parking

Appendix 13 – Parking Standards

6. Gypsy, Traveller and Travelling Showpeople Update

(Pages 111 - 186)

This report provides an overview of how the council can meet its identified need for gypsies, travellers and travelling showpeople. The report will provide policy context, review approaches of some neighbouring local authorities, discuss the findings of the Council's GTAA and explain some of the potential approaches that can be taken to meet the accommodation needs of gypsies, travellers and travelling

showpeople.

Recommendation:

That the Local Plan Sub-Committee:

- (i) notes the contents of this report; and
- (ii) agrees with officers' recommendation that the Council focusses on intensifying and expanding sites/yards where possible and allocates parts of strategic general needs housing sites to meet the remaining need.

7. Regulation 18 Part 5: Consultation Summary Report (Pages 187 - 222)

This report provides a summary of the Regulation 18 consultation on the Council's Newly Submitted Sites and New Policies (Part 5).

Recommendation:

That the Local Plan Sub-Committee notes the contents of the report.

8. Other Business - If approved under item 3 above

9. Exclusion of Press and Public

If the Sub-Committee wishes to consider the remaining items in private, it will be appropriate for a resolution to be passed in the following terms:-

"that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item(s) of business on the grounds that it involves the likely disclosure of exempt information as defined under Paragraphs 1 to 7 of Schedule 12A to the Act. It has been decided by the Council that in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information."

10. Local Plan: Regulation 19 Recommended Sites (Pages 223 - 422)

This report and appendices set out the officer recommended sites to be included in the Regulation 19 Publication of the Local Plan.

Recommendation:

That the Local Plan Sub Committee:

- (i) notes the contents of this report;
- (ii) notes the contents of the presentation;
- (iii) considers the sites as set out in the presentation against the criteria set out in this report and presentation;
- (iv) recommends to Policy & Resources Committee the sites to be included in the Local Plan Regulation 19 Publication document;
- (v) agrees that public access to the report be denied until after Policy

and Resources Committee (26 January 2025);

- (vi) agrees that public access to the decision be denied until after Policy and Resources Committee (26 January 2025).

General Enquiries: Please contact the Committee Team at
committeeteam@threeivers.gov.uk