

## **Schedule A**

### **Changes necessary for soundness proposed or accepted by the Council**

| CHAPTER                | SECTION / PARAGRAPH / POLICY              | CHANGE REF | PROPOSED CHANGE  |
|------------------------|---|------------|--|
| Planning for New Homes | Section 4.2                               | C1         | Delete paragraphs 4.2.1 to 4.2.9 and replace with the following paragraph under the heading 'Planning for New Homes:<br><u>4.2.1. The South East Plan (May 2009) sets the housing allocation for Chiltern District at 2,900 dwellings for the period 2006 to 2026 and is therefore the starting point for any locally set housing target within the Core Strategy. This equates to an annual average of 145 new dwellings. The Council will aim to achieve the delivery of 2,900 dwellings in Chiltern District over the period of the Core Strategy. The Council's evidence however shows that to plan for a continuing supply of housing land in Chiltern District in accordance with the chosen Spatial Strategy, the appropriate housing target within the Core Strategy should be a range of between 2,650 dwellings and 2,900 dwellings. Section 9 of the Core Strategy goes into more detail.</u> |
| Strategic Objectives   | Section 6, Strategic Objective 1          | C2[a]      | Update objective as follows:<br>Annual average of <u>between 12033 and 145</u> new dwellings to be completed between 2006 and 2026.  |
|                        | Section 6, Strategic Objective 3 (Target) | C2[b]      | Update target as follows:<br><del>75% of all completed dwellings to be within one mile of a railway/underground station or within 400 metres of a bus stop with daily services. To monitor against indicators for policy CS2.</del>  |
|                        | Section 6, Strategic Objective 4          | C2[c]      | Amend objective as follows:<br><u>Strategic Objective 4</u><br><del>Ensure that there is no net loss of employment land or floorspace and encourage a thriving economy. Encourage local employers and small businesses so we can protect the area's economy for the future</del><br><br><u>Target: No net loss in employment floorspace (as defined in national policy statement PPS4) during the period 2006-2026. (Note: New Targets amended from that published in CDN125 - new targets as set out in CDC/22.)</u><br><br><u>1. At least maintain the number of people employed within Chiltern District over the plan period.</u><br><u>2. A net increase in the number of businesses operating within the District over the plan period.</u><br><u>3. A net increase in new business start ups in the District over the plan period.</u>  |

| CHAPTER                           | SECTION / PARAGRAPH / POLICY | CHANGE REF | PROPOSED CHANGE   |
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|                                   |                              |            |   |
| The Spatial Strategy for Chiltern | Section 7                    | C3[a]      | See Appendix 1  |
|                                   | Policy CS1                   | C3[b]      | See Appendix 1  |
|                                   | Policy CS2                   | C3[c]      | See Appendix 1  |
| Key Diagram                       | Key Diagram                  | C4         | Remove 'Improved Rail link to Chesham' from proposals map<br>See Appendix 2   |
| Providing New Homes               | Section 9                    | C5[a]      | <p>Before Paragraph 9.1 add the following text (NB inclusion of footnotes):</p> <p><u>9.0a The South East Plan (May 2009) sets the housing allocation for Chiltern District at 2,900 dwellings for the period 2006 to 2026 and is therefore the starting point for any locally set housing target within the Core Strategy. This equates to an annual average of 145 new dwellings. The Council's Housing Land Supply Trajectory at 31 March 2011 (Appendix 5) shows that against this housing allocation, the Council has a land supply of deliverable housing sites for the first five years of the Core Strategy. The Council's Strategic Housing Land Availability Assessment Update Report March 2011 (the 2011 SHLAA) identifies 96 specific housing sites suitable for development. If the majority of these sites come forward for development in the remaining period of the Core Strategy, the housing allocation of 2,900 dwellings should be met. In reality however, achieving this will be conditional on a number of factors, set out in paragraphs 9.0b to 9.0f below.</u></p> <p><b><u>Contribution from Identified Housing Sites</u></b></p> <p><u>9.0b Policy CS6 identifies three large sites, each in single ownership, as Strategic Housing Allocations, while Policy CS7 identifies two Major Developed Sites in the Green Belt as having the potential for redevelopment for housing. These sites are anticipated to make a significant contribution to the delivery of housing in the first five and ten years of the Core Strategy respectively.</u></p> <p><b><u>Contribution of Housing from Suitable SHLAA Sites</u></b></p> <p><u>9.0c Another factor in determining whether the 2,900 dwelling allocation will be achieved is the rate at which the housing sites within the 2011 SHLAA come forward for development. This will become increasingly important in the latter phases of the Core Strategy as the contribution from the strategic and</u></p> |

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|         |                              |            | <p><u>MDS housing sites begins to reduce.</u></p> <p><u>9.0d Nearly all of the housing sites identified within the 2011 SHLAA are made up of existing residential properties and private residential garden land. This reflects the type of housing sites that have historically come forward for development in the District. Although the 2010 update of PPS3 has changed the status of garden land, it is anticipated that this type of housing site will continue to make a significant contribution to the supply of new dwellings in the District over the period of the Core Strategy. Since 2008, in spite of the national economic recession, an average of 33 dwellings per year<sup>47</sup> has been built on residential and private residential garden sites identified within the original SHLAA Report (January 2008)<sup>48</sup>. Given that planning permissions continue to be granted for housing on this type of site<sup>49</sup>, it is likely that sites within the 2011 SHLAA will make a further contribution of at least 400 dwellings over the Core Strategy Period<sup>50</sup>. If and when conditions in the local housing market improve, it is anticipated that the rate of new dwellings being built on these identified SHLAA sites will increase.</u></p> <p><u>9.0e The SHLAA will be monitored, reviewed and updated regularly to ensure that a flexible supply of suitable and developable housing sites continues to be identified over the Core Strategy period. Where necessary this could involve further sites being identified to encourage new housing development in suitable locations.</u></p> <p><b><u>Contribution of Housing from Small Unidentified Housing Sites</u></b></p> <p><u>9.0f Since 1996, the Council has monitored the amount of new housing in the District built on small unidentified housing sites<sup>51</sup>, often referred to as windfall sites. Between April 1996 and March 2011, an average of 49 dwellings per annum was built on small unidentified housing sites in the District; representing over one third of the total dwellings built over this period. As small unidentified housing sites have consistently come forward for development in the District, they are anticipated to continue to make a significant contribution to the supply of new housing in future years<sup>52</sup>. The contribution of new dwellings from these sites is likely to be a crucial factor in the achievement of the 2,900 dwelling allocation.</u></p> <p><b><u>Anticipated Delivery of Housing 2006 to 2026</u></b></p> |

| CHAPTER                    | SECTION / PARAGRAPH / POLICY | CHANGE REF | PROPOSED CHANGE  |
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|                            |                              |            | <u>9.0g The Council will aim to achieve the delivery of 2,900 dwellings in Chiltern District over the period of the Core Strategy. The Council's evidence however shows that to plan for a continuing supply of housing land in Chiltern District in accordance with the chosen Spatial Strategy, the appropriate housing target within the Core Strategy should be a range of between 2,650 dwellings and 2,900 dwellings.</u>  |
|                            | Para 9.3                     | C5[b]      | Amend 11 <sup>th</sup> and 12th sentence of paragraph as follows:<br>Development schemes will need to take account of highway requirements and the need to retain the use of <del>adjoining</del> the playing fields that form part of the overall site, <del>including</del> <u>Proposals will need to include the provision of small scale changing facilities, space for cars to park and measures to ensure that access can be gained to the playing fields via Lycrome Road.</u>  |
| Providing New Homes        | Table 2                      | C6         | See Appendix 3   |
| Providing Affordable Homes | Policy CS8                   | C7[a]      | Amend Policy CS8 as follows:<br><b>Policy CS8: AFFORDABLE HOUSING POLICY</b><br><u>The Council will require that, aim to achieve the following targets for the provision of affordable housing. In new developments which contain 15 dwellings or more, that at least 40% of dwellings within the development shall be affordable. In developments with less than 15 dwellings, there should be:</u> <ul style="list-style-type: none"> <li>• at least four affordable housing units on sites which have 12 to 14 dwellings</li> <li>• at least three affordable housing units on sites of 10 or 11 dwellings</li> <li>• at least two affordable housing units on sites of 8 or 9 dwellings</li> <li>• at least one affordable housing unit on sites of 5 to 7 dwellings</li> <li>• on sites of 1 to 4 dwellings, a financial contribution for each new dwelling <u>towards the provision of affordable housing elsewhere in the District, which is equivalent to 20% of the prevailing market value of a two-bedroom semi-detached property in the locality.</u></li> </ul> <p><u>The Council recognises that there will be occasions where it is not financially viable for developers to meet the targets in this policy. Where these targets cannot be met the Council will require clear evidence to demonstrate why it is not viable to do so. The Council will review this evidence and where appropriate will negotiate with the developer to establish the affordable housing content or contribution that can be secured without the scheme viability being compromised.</u></p> |

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|                                   |                              |            | <u>On rural exception sites as described in Policy CS9, all the dwellings must be affordable.</u>   |
|                                   | Policy CS10                  | C7[b]      | <p>Amend the policy as follows:<br/> <b>Policy CS10: AFFORDABLE HOUSING TYPE</b><br/>           The Council's Strategy in relation to affordable housing is to seek a mix of a minimum of 70% social rented and a maximum of 30% shared ownership (or other intermediate housing option). <u>This strategy will be reviewed from time to time within the Council's Strategic Housing Framework, which will take into account national guidance and legislation and local circumstances. The appropriate mix in any particular development will be considered in the context of viability and local circumstances.</u></p> <p>Insert a new note following the policy as follows:</p> <p><u>Note</u></p> <p><i>i. The review of the amount of social rented and intermediate affordable housing to be provided in new development will take into account changes in the definition of affordable housing set out in national planning policy.</i></p> |
| Providing Homes for Special Needs | Policy CS12                  | C8[a]      | <p>Amend policy as follows:<br/> <b>Policy CS12: SPECIALIST HOUSING</b><br/>           Within Amersham/Amersham-on-the-Hill, Little Chalfont, Chesham and Chalfont St Peter, the Council and its partners will encourage the provision of extra-care homes, specialist housing for the elderly; <u>and housing and supported living accommodation designed for people with disabilities and nursing provision , including for those with dementia and mental health problems.</u> In identifying sites and/or determining planning applications, regard will be had to the following factors:</p> <ul style="list-style-type: none"> <li>• the need for a location within the built-up area of the towns, close to shops, health and community facilities;</li> <li>• the potential for development to be self-contained;</li> <li>• the availability of public transport to reduce travel requirements.</li> </ul>                                 |

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|         |                              |            | <p>Promoters of schemes for extra-care homes should take account of the desirability of incorporating facilities set out in this Strategy. The requirements for affordable housing as set out in Policy CS8, must be met wherever dwellings, as defined in Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), are built.</p> <p>Replace 2<sup>nd</sup> indicator as follows:</p> <p><del>NI138 – satisfaction of people over 65 with both home and neighbourhood</del></p> <p><u>Number and location of each of the following: extra-care homes; bedspaces in specialist homes for the elderly; homes and supported living units for people with disabilities; bedspaces in nursing homes and other specialist units.</u></p>   |
|         | Para 11.4                    | C8[b]      | <i>Change removed.</i>  |
|         | Policy CS13                  | C8[c]      | <i>Change removed – see Schedule C IC1.</i>   |
|         | Para 11.5                    | C8[d]      | <p>Delete last 3 sentences of paragraph 11.5 and replace with text as demonstrated:</p> <p><u>“In September 2006 Chiltern District, together with the 17 District and County Councils and other partners across the Thames Valley Region (TVR), published a study which had been commissioned from Tribal Consulting. This study assessed the accommodation needs of Gypsies &amp; Travellers across the Thames Valley Region (GTAA). The study showed that within Chiltern District in September 2006 there were 12 existing pitches which formed a ‘baseline’. The initial findings estimated a requirement for an additional 13 pitches to be provided by 2011. However, these figures were then projected to 2016 and were made subject to a benchmarking exercise in accordance with national guidance from Communities and Local Government (CLG) which had emerged after the GTAA study had been completed. As a result, there was a reduction in the number of additional pitches required and the final revised total was nine additional pitches for the period from 2006 to 2016. This final figure of nine was then accepted by Chiltern District as the proposed figure for inclusion in the South East Plan. The GTAA assumed that by 2011, 5 vacancies would have arisen on the Council-owned sites in Chiltern and one vacancy as a result of a desired move into housing. But there is no evidence to indicate that any such genuine vacancies for families in need have actually occurred. The identified need was reduced by 2 planned pitches, but these are included in the supply referred to below. Needs arising from this period may therefore be in the range of 15-21 pitches.</u></p> |

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|         | Para 11.9                    | C8[e]      | Delete last 4 sentences of para 11.9:<br>"A joint study was carried out in July 2007 by Tribal Consulting on behalf of the four District Councils in Buckinghamshire, together with Buckinghamshire County Council, to assess the accommodation needs of travelling showpeople in the County. The study showed that within Chiltern District in July 2007 there was one existing pitch which formed a 'baseline'. The initial findings estimated a requirement for an additional 21 pitches to be provided by 2011. <del>However, these figures were then projected to 2016 and were made subject to a benchmarking exercise in accordance with CLG guidance which had emerged after the GTAA study had been completed. As a result, there was a reduction in the number of additional pitches required and the final revised total was 19 additional pitches for the period from 2006 to 2016. Further work undertaken by SEERA as part of the evidence base for the emerging South East Plan reduced this figure to 16 pitches. This final figure of 16 was then accepted by Chiltern District as the proposed figure for inclusion in the South East Plan.</del> " |
|         | Para 11.12                   | C8[f]      | Amend paragraph as follows:<br><del>Any sites which may be required to provide the additional pitches indicated above for Gypsies and Travellers and sites for Travelling Show People will be allocated in the Delivery Development Plan Document (DPD). Unless all identified needs have been provided for as a result of development management decisions resulting in suitable and deliverable sites to meet the respective needs for pitches for Gypsies and Travellers and plots for Travelling Showpeople, the Delivery Development Plan Document (DPD) will allocate sufficient sites to meet the remaining needs. Policy CS14 below sets out the criteria to guide determination of planning applications for new sites allocate new sites and on which planning applications for this development will be assessed.</del>  |
|         | Policy CS14                  | C8[g]      | Amend the Policy as follows:<br><b>Policy CS14: SITES FOR GYPSIES AND TRAVELLERS AND SITES FOR TRAVELLING SHOWPEOPLE</b><br><br>Sites for Gypsies and Travellers and sites for Travelling Show People in Chiltern <del>may</del> will be allocated in the Delivery Development Plan Document (DPD). <u>Site suitability will be assessed against relevant policies in this Core Strategy and other relevant guidance and policy. There is a general presumption against inappropriate development within the Green Belt. New Gypsy and Traveller sites, and sites for Travelling</u>  |

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|             |                              |            | <p><u>Showpeople constitute inappropriate development within the Green Belt as defined in Planning Policy Guidance 2 (PPG2) Green Belts. If it is found that no suitable or deliverable sites can be allocated within settlement areas excluded from the Green Belt to meet the identified need for new sites, the Council will allocate sites for additional pitches within the Green Belt. In very special circumstances, consideration may be given to granting permanent planning permission on Green Belt sites which already have an extant temporary permission.</u></p> <p><del>If planning applications for this type of use are made, they will be assessed against and must comply with ALL of the following criteria and, where a site is considered acceptable under these criteria, a temporary permission may be granted pending the adoption of the Delivery DPD:</del></p> <p><del>a) Sites should not be located within the Chilterns Area of Outstanding Natural Beauty; and</del></p> <p><del>b) Sites should not be located within the Green Belt. There is a general presumption against inappropriate development within the Green Belt and New Gypsy and Traveller sites, and sites for Travelling Showpeople constitute inappropriate development within the Green Belt as defined in Planning Policy Guidance 2 (PPG2) Green Belts. However, in very special circumstances, consideration may be given to granting permanent planning permission on sites which already have an extant temporary permission; and</del></p> <p><del>c) The proposed development should not result in the loss of any employment land or employment sites either in part or in full; and</del></p> <p><del>d) The development should not be detrimental to the visual amenities and character of the surrounding area or to the amenities of the occupiers of nearby residential properties; and</del></p> <p><del>e) The site should be served by a highway network capable of reasonably accommodating the vehicle movements associated with the development; should have a satisfactory access to the public highway and should include areas for parking, turning and servicing to a satisfactory standard; and</del></p> <p><del>f) The site should be in a sustainable location within reasonable proximity to existing settlements, with access to shops, schools and other community facilities; and</del></p> <p><del>g) Where a mixed use is proposed, any associated business activity must not be detrimental to the amenities of surrounding occupiers; and</del></p> <p><del>h) Sites should not be located in areas where there is a high risk of flooding.</del></p> |
| Maintaining | Policy CS15                  | C9[a]      | Change moved to minor schedule.  |

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| Economic Prosperity |                              |            |  |
|                     | Para 12.5                    | C9[b]      | Amend as follows:<br>The Panel which conducted the Examination into the draft South East Plan stated in its recommendations: "Recent work for Buckinghamshire CC indicates a concern about loss of employment land to housing in Chiltern District, and suggests that potential employment demand could justify a position that no further employment land is lost to housing." This recommendation was carried through into the South East Plan (May 2009), which specifically identifies the need for "strong protection for existing employment land in Chiltern District unless new land is substituted." The Council agrees with <del>this approach and the need for protection and will seek to as a matter of principle, there should be a presumption against the loss of employment land in the District.</del> <u>retain a portfolio of employment sites which provide a range of jobs to meet local needs.</u> This approach should help to maintain the local economy, preserve local employment and reduce the need for more out-commuting.   |
|                     | Para 12.6                    | C9[c]      | Amend para as follows:<br><u>The larger areas of employment land in the District (those sites larger than 0.25 hectares) outside the Green Belt are identified and protected by "saved" policies E2 and E3 in the Adopted Chiltern District Local Plan. A survey carried out by the Council in November 2009-2010<sup>60</sup> revealed that over 244% of the units on these District's larger employment sites (those larger than 0.25 hectares) were vacant. There is concern in parts of Chiltern, particularly Chesham, that some smaller buildings and sites have also been vacant for an unreasonably long time. It is the Council's intention to carry out a review of the E2 and E3 sites in the Delivery DPD to determine their suitability for continued employment use and the prospects of providing jobs over the lifetime of the Core Strategy. This will also take into account changes to the Town and Country Planning Use Classes Order which are expected to be finalised in late 2011. It will also take account of a study<sup>61</sup> carried out in 2005 which concluded that even sites which were not regarded as "higher performing" fulfil an important role in the local economy in providing accommodation for local businesses. In the meantime, because of the high amounts of vacant and underused land, there is a need to consider changes of use of sites and buildings on a more flexible basis than hitherto. Occasionally there are proposals for leisure, community or health use which provide employment opportunities, but which do not fall in the "B" Use Class within planning regulations. National policy set out in PPS4 (December 2009) takes quite a broad view of economic development. Policy CS16 (No-Loss-of-Employment-Land) aims to</u> |

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|         |                              |            | <p>reflect the <del>latest</del> advice by setting out a flexible <del>policy</del> <u>approach</u> which will allow for a wider range of employment uses than offices, manufacturing and warehouses. Acceptable uses include a variety of community and leisure uses. <del>We would accept</del> <u>Retail uses could also be acceptable</u>, but only in town centres to avoid detracting from the viability and vitality of the existing town centres. Uses which are acceptable could vary from settlement to settlement or even within different parts of a town; for example a leisure use attracting many people might be acceptable on some town centre sites, but <u>might</u> <del>would</del> not be suitable on an existing employment site which is surrounded by houses. <del>Criteria a) to c) below</del> <u>Policy CS16 sets out the factors which will be taken into account in determining proposals. We have set out a</u> <u>Clauses are included in the policy which allows employment uses on the upper floors of premises in the three District Shopping Centres, as defined on the adopted Proposals Map, to be converted to residential units and which provide scope for some changes of use of smaller employment buildings and sites to residential use.</u> <del>These</del> <u>is</u> adds flexibility and should help to produce more vibrant town centres <u>and allow some redundant employment premises to add to the housing stock.</u> <u>To establish that there is no reasonable prospect of continuing commercial use, the Council will require appropriate evidence.</u></p> |
|         | Policy CS16                  | C9[d]      | See Appendix 4  |
|         | Policy CS19                  | C9[e]      | <p>Amend policy CS19 as follows:<br/> <b>Policy CS19: SUPPORTING THE RURAL ECONOMY</b><br/> The Council will seek to develop a sustainable rural economy by:</p> <ol style="list-style-type: none"> <li>a) Supporting proposals for agricultural diversification where this will benefit the local community and not conflict with policies relating to conserving and enhancing the natural beauty of the AONB, maintaining the openness of the Green Belt, or adversely impact on the quality of life;</li> <li>b) Allowing <u>existing, lawful, suitably constructed,</u> buildings in the Green Belt to be <u>re-used</u> for commercial purposes in cases where <u>such use is demonstrated to be required in order to ensure future farm viability and where proposals would conserve and enhance the AONB and protect local amenity. Further details will be set out in the Delivery DPD. this complies with other policies in the development plan and relevant national policy and guidance;</u></li> <li>c) Supporting appropriate development of infill sites and previously developed land within the settlement development boundaries of villages;</li> <li>d) Encouraging working at home; and</li> <li>e) Supporting the development of high speed broadband access to all <del>communities</del> <u>properties</u></li> </ol>  |

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| Looking After the Natural Environment | Para 14.4                       | C10[a]     | Change deleted see C14 below.   |
|                                       | Policy CS23                     | C10[b]     | Change deleted see C15 below.   |
| Appendices                            | Appendix 4                      | C11        | Change deleted.   |
| Providing Affordable Homes            | Para 10.5                       | C12        | Delete last two sentences of paragraph 10.5:<br><del>The Council will also require the landowner or applicant to pay for an independent review of the information submitted. If the Council is satisfied that affordable housing cannot be provided in accordance with the policy, it will seek to negotiate alternative provision.</del>   |
|                                       | Appendix 5 (Housing Trajectory) | C13        | Updated Housing Trajectory diagrams to be inserted, (see Appendix 5 in this Schedule) reflecting housing supply position at 31 March 2011 and amended housing target range of between 2,650 and 2,900. Amend 3 <sup>rd</sup> paragraph as follows:<br>The Chiltern Housing Trajectory 2006 – 2026 shows how past and projected housing completions compare with the housing requirements set out in this Strategy. <u>The first Trajectory, relating to the lower figure of 2,650 new dwellings (net), forecasts that Chiltern will meet its this minimum requirement of 2,400 new dwellings (net) by 31<sup>st</sup> March 2026. The second Trajectory relates to the upper target of 2,900 new dwellings (net) and demonstrates that that the Council is also likely to meet this target, although this assumes reliance on a greater number of dwellings from SHLAA sites than in the first Trajectory.</u> <del>In the final 5-year period of the Trajectory (2021 to 2026), it has been assumed that 30% of the housing potential from non-strategic SHLAA sites will come forward and be delivered.</del> |
| Looking After the Natural Environment | Para 14.4                       | C14        | Delete last 3 sentences of paragraph 14.4 in the submitted plan. Insert the following new text:<br><br><u>The Adopted Chiltern District Local Plan identifies on the Proposals Map a number of settlements and rows of dwellings within the Green Belt which are subject to policies GB4 or GB5. A GB4 area is a row of buildings or group of buildings in the Green Belt where the Council will accept limited infilling. A GB5 area is a defined settlement in the Green Belt where the Council will allow limited residential development. PPG2 explains the appropriate treatment of existing villages in a box after paragraph 2.11. Where infilling only is to be permitted, villages can be washed over. Accordingly, the approach in GB4 is consistent with national policy. Where limited residential development is to be allowed, PPG2 states that such villages</u>   |

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|            |                              |            | <u>should be inset i.e. excluded from the Green Belt. The GB5 villages are inconsistent with national policy as they are washed over by the Green Belt, but limited residential development is allowed. The Council has not undertaken a review of whether any of these small villages are suitable now or in the future for more than infilling to justify their exclusion from the Green Belt. Accordingly, to overcome this anomaly, policy CS23 indicates that the Delivery DPD will review whether any of the settlements within the Green Belt should be removed from the Green Belt. The detailed boundaries of the settlements and rows of dwellings which are to remain in the Green Belt will also be reviewed along with the appropriate policy for such settlements.</u> |
|            | CS23                         | C15        | Delete existing policy and footnote. Insert following new policy:<br><br><b><u>Policy CS23: REVIEW OF IDENTIFIED SETTLEMENTS AND ROWS OF DWELLINGS WITHIN THE GREEN BELT.</u></b><br><br>The Delivery DPD will review:<br>1. <u>Whether any of the settlements within the Green Belt should be removed from the Green Belt.</u><br>2. <u>The boundaries of the identified settlements and rows of dwellings within the Green Belt which would remain in the Green Belt.</u><br>3. <u>The policy applicable to the settlements and rows of dwellings which remain in the Green Belt which will supersede local plan policies GB4 and GB5.</u>   |
| Appendices | Appendix 4                   | C16        | Add policy <u>E1</u> to the list of local plan policies to be cancelled.   |

**Footnotes (listed in number order)**

47 Refer to paragraph 3.1.9 of the document Assessment of Housing Demand in Chiltern District (2006 to 2026) – March 2011.

48 Chiltern District Strategic Housing Land Availability Assessment Final Report (January 2008) by Roger Tym and Partners (CDN041)

49 Refer to Table 1 of the Chiltern SHLAA: Update Report March 2011

50 The 400 dwelling contribution is anticipated to occur between years 2013 and 2026 (anticipated 33 completions per year)

51 In the context of this Core Strategy a small unidentified housing site is defined as an unplanned (not identified in the SHLAA or a development plan) housing site that comes forward for development and results in a net increase of 1 to 4 dwellings on the site. Expanding on the definition of 'windfall sites' stated within footnote 31 of PPS3: Housing, in Chiltern District, this is also taken to include sites which involve the development of housing on private residential gardens.

52 The Council anticipates that in years 11 to 15 of the Core Strategy, an average of 39 dwellings per annum (195 in total) will be built on small unidentified housing sites.

60 "Employment Land Survey- November 2010", Chiltern District Council – published March 2011

61 Investigation of sites not designated as higher performing in the Employment Land Study of 2004 Aitchison Rafferty 2005.

## **Appendix 1: Change C3 [a,b,c] – The Spatial Strategy for Chiltern**

**Delete all of section 7 including paragraphs 7.1-7.12 and policies CS1, CS2 and CS3. Insert:**

### **7 The Spatial Strategy for Chiltern**

#### **7.1 Introduction**

The Spatial Strategy for Chiltern provides the context for shaping the future of the District. It sets out the way in which necessary development will be accommodated, making it clear which areas are likely to change in the period up to 2026. It sets the context for achieving the strategic objectives and provides a framework for Core Strategy policies.

#### **7.2 Overall Approach**

The overall approach of the strategy is to protect the Area of Outstanding Natural Beauty (AONB) and Green Belt by focusing new development between 2006 and 2026 on land within existing settlements not covered by those designations. In addition, some redevelopment and infilling is planned for identified developed sites in the Green Belt. Very little development is intended elsewhere. The strategy is set out in Policy CS1. The background to, and justification for, each element of the strategy is set out in paragraphs 7.3 to 7.8.

#### **7.3 Protection of the Chilterns Area of Outstanding Natural Beauty**

72% of Chiltern District lies within the Chilterns Area of Outstanding Natural Beauty where there is a duty under the Countryside and Rights of Way Act 2000 to conserve and enhance the natural beauty of the area. In this context, Government guidance precludes major developments in AONBs unless there are exceptional circumstances. The development needs of the District can be met without encroaching into undeveloped parts of the AONB and there are no exceptional reasons for departing from national policy. Accordingly it is neither necessary nor appropriate to consider large-scale building on undeveloped countryside in the AONB.

#### **7.4 Protection of the Green Belt**

88% of Chiltern District (and all of its countryside) lies within the Metropolitan Green Belt. National planning policy on Green Belts aims to prevent urban sprawl by keeping land permanently open and establishes a presumption against inappropriate development on designated land. The Coalition Government<sup>1</sup> has stressed the continuing importance of protecting Green Belt. The development needs of the District can be met without encroaching into undeveloped parts of the Green Belt and there are no exceptional reasons for departing from national policy. Accordingly, it is neither necessary nor appropriate to consider large-scale building on undeveloped countryside in the Green Belt.

#### **7.5 Focusing Development within Designated Settlements**

Under the South East Plan, up to 2,900 dwellings are to be provided in Chiltern District between 2006 and 2026. The provision of new homes will be the most visible change in the District during the plan period but other types of development, including new commercial development and community facilities, are also envisaged

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<sup>1</sup> See [Coalition Agreement](#) and [Parliamentary Answer](#) 17 Jan 2011 from Bob Neill, Parliamentary Under Secretary of State, Communities and Local Government

in this strategy. A key element of this strategy is therefore to determine where new building should take place. National planning policy establishes a presumption in favour of new development being in locations that can reduce the need to travel. A study<sup>2</sup> to examine the levels of accessibility to a range of services and facilities concluded that the most accessible settlements in Chiltern District are Amersham/Amersham-on-the-Hill, Chesham, Chalfont St Peter, Great Missenden and Little Chalfont. Potentially these five main towns and villages would appear to offer the most accessible locations for new development. However, Great Missenden lies within the Chilterns AONB and it is therefore ruled out as a focus for growth. The built-up areas of the settlements of Chesham, Amersham/Amersham-on-the Hill, Chalfont St Peter and Little Chalfont will be the main focus for new development including new homes, commercial development and community facilities. Taking account of the potential housing land in the SHLAA<sup>3</sup>, about 65% of new house-building in the District is expected to be in these locations.

#### **7.6 Providing for Limited Development in Villages excluded from the Green Belt**

The strategy allows for a continuation of the trend for limited house-building to take place in the built-up areas of other villages excluded from the Green Belt, namely Chalfont St Giles; Great Missenden, Prestwood and Heath End; Holmer Green; Penn and Knotty Green; Chesham Bois and Seer Green. With the exception of Great Missenden, these do not have the same level of facilities as the settlements earmarked as the main focus for growth, but limited growth in these villages will help to support existing community facilities. Taking account of the homes already built and committed, together with the potential shown in the SHLAA, up to 550 new dwellings can be expected to be built in these communities.

#### **7.7 Major Developed Sites within the Green Belt**

Government guidance contained in PPG2<sup>4</sup> deals with existing large developed sites within Green Belt, such as office complexes and education establishments which often pre-date Green Belt designation. Given that these sites have already been developed, local planning authorities are able to designate them as “Major Developed Sites” (MDS) and specify that that limited in-filling and/or re-development may be acceptable subject to certain criteria. There are sites within the Green Belt in Chiltern which fall into this category and have potential for infilling and/or redevelopment. As set out elsewhere in the strategy in Policies CS7, CS13 and CS17, there are four areas of land that are considered as suitable for designation as Major Developed Sites within the Green Belt. There is potential for a total of about 345 dwellings to be built on the two MDS which are considered suitable for residential development.

#### **7.8 Limited Development Elsewhere**

Outside the settlements which are the main focus for growth, those excluded from the Green Belt, and the MDS, very little new building is envisaged. Some infilling has occurred in villages and rows of dwellings which lie within the Green Belt and which were designated in the Chiltern District Local Plan, under policies GB4 or GB5. Commitments for further infilling are likely to add a small number of extra homes. All of the land around Chiltern’s towns and villages (i.e. all countryside) is designated as Green Belt. Government guidance accepts that where a need for affordable housing can be justified and no alternative sites can be provided to meet that need, an

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<sup>2</sup> “Chiltern District Council – Accessibility, Parking Standards and Community Infrastructure Study”, Carter Jonas LLP and WSP, June 2005

<sup>3</sup> Chiltern Strategic Housing Land Availability Assessment Update Report, March 2011

<sup>4</sup> Planning Policy Guidance 2: “Green Belts”, Annex C

exception to the normal Green Belt policy can be made. Policy CS9 deals with this Council's approach to such developments, involving 100% affordable housing for local people on the edges of settlements. No specific sites have been identified and, until built, no allowance has been made for any particular number of houses.

**POLICY CS1: THE SPATIAL STRATEGY**

**The spatial strategy for Chiltern District aims to protect the Chilterns Area of Outstanding Natural Beauty and Green Belt by focusing new development between 2006 and 2026 on land within existing settlements not covered by those designations. The built-up areas of the most accessible of these settlements: Chesham; Amersham/Amersham-on-the Hill; Chalfont St Peter and Little Chalfont; will be the main focus for development. Limited development will take place in other villages excluded from the Green Belt, namely Chalfont St Giles; Great Missenden; Prestwood and Heath End; Holmer Green; Penn and Knotty Green; Chesham Bois and Seer Green. Some redevelopment and infilling is planned for identified developed sites in the Green Belt. Very little development is intended elsewhere.**

**Residential Development**

7.9 Policy CS2 below sets out indicative figures for the number of dwellings which might be accommodated in total in the four settlements which will be the main focus for growth. It also shows the collective contribution to be made by the smaller villages and by the MDS. The figures include houses that have been built since the start of the plan period, make an allowance for existing commitments and take account of the housing potential of sites identified in the SHLAA. The Council cannot ultimately control exactly where or when housing will come forward in the District, but all houses built over the plan period, including unforeseen development, will count towards the District total.

**Policy CS2: AMOUNT AND DISTRIBUTION OF RESIDENTIAL DEVELOPMENT 2006-2026**

**The Council and its partners will facilitate the delivery of between 2,650 and 2,900 net\* additional dwellings within Chiltern District between 1 April 2006 and 31 March 2026. The broad pattern of development will be as follows:**

| <u>Settlement Type</u>   | <u>Combined Number of Dwellings*</u> |
|--|--------------------------------------|
| <u>Built-up areas of the Main Settlements for Growth (Chesham, Amersham/Amersham-on-the-Hill, Little Chalfont and Chalfont St Peter)</u>   | <u>1,685-1,935</u>                   |
| <u>Built-up areas of other villages excluded from the Green Belt (i.e. Chalfont St Giles, Great Missenden, Prestwood &amp; Heath End, Holmer Green, Penn &amp; Knotty Green, Chesham Bois, Seer Green)</u> | <u>550</u>                           |
| <u>Major Developed Sites in Green Belt (Policy CS7)</u>  | <u>345</u>                           |
| <u>Green Belt Villages and Infill in Rows of Dwellings</u>   | <u>**70</u>                          |
| <u>TOTAL</u>   | <u>2,650-2,900</u>                   |

**Notes:**

\*The figures are net, to take account of demolitions and loss of housing units.

\*\*The figure for Green Belt Villages and rows of dwelling relates to dwellings built or granted planning permission between 1<sup>st</sup> April 2006 and 31 March 2011.

**We will measure success of the policy with the assistance of the following indicators:**

- Calculating on 31 March each year the total number of net additional dwellings built in the main settlements for growth since 1 April 2006, against the annual average housing provision required to deliver 1,685 - 1,935 new dwellings by 31 March 2026 (i.e. 84 - 97 dwellings per annum), multiplied by the number of years that have elapsed since 1 April 2006.
- Calculating on 31 March each year the total number of net additional dwellings built in the other villages, excluded from the Green Belt, since 1 April 2006, against the annual average housing provision required to deliver 550 new dwellings by 31 March 2026 (i.e. 28 dwellings per annum), multiplied by the number of years that have elapsed since 1 April 2006.
- Assessing progress towards implementation of MDS schemes and adjusting, if necessary, assumptions about dwelling numbers as part of the work on updating the housing trajectory and the monitoring of housing delivery overall.

The action that will be taken in response to these calculations is set out in Section 18 of the Strategy.

**Delivery will be achieved via:**

- developments by private developers
- developments by Registered Providers (RP)

**Non-Residential Development**

7.10 The bulk of planned new development will consist of new homes. We have considered whether other types of development are needed. The Buckinghamshire Employment Land Review (BELR)<sup>5</sup> carried out in 2006 considered that the main constraint on employment growth in the District was the limited supply of employment land and premises and noted the significant constraints on new development, for example the nationally important AONB and Green Belt designations referred to above. The possibility of some additional employment sites was supported through public consultation on the Strategic Options in 2008. However, since then, the current recession has taken its toll on employment levels in the District. A survey<sup>6</sup> carried out in November 2010 revealed that 24% of the units on the District's larger employment sites (those larger than 0.25 hectares) were vacant. In addition, there was planning permission for about 49,000 square metres of new employment floorspace in March 2011. This Strategy covers the period to 2026 and a need for additional employment land may emerge during the plan period but there is insufficient evidence to justify allocating additional employment land now. Some expansion could be achieved within some of our existing employment sites if they were used more effectively, and the Council will support some additional employment floorspace in cases where this is acceptable without causing or significantly exacerbating highways issues, or damaging neighbourhood amenity. We consider there is particular potential for some infilling and redevelopment of an existing employment site within the Green Belt at Chalfont Grove, located just outside the built-up area of Chalfont St Peter, and this site is proposed as a Major Developed Site under Policy CS17 within the framework provided by national Green Belt policy.

<sup>5</sup> Buckinghamshire Employment Land Review 2006

<sup>6</sup> Chiltern District Council Employment Site Vacancy Survey, November 2010

7.11 Turning to the retail sector, in spite of the current economic conditions, our evidence<sup>7</sup> shows that, within the life of this Strategy, the expenditure generated by residents would justify limited expansion of shopping floor space in District Shopping Centres. The evidence suggests that there is scope for additional provision of both non-food and food retail in the District. There is an argument, from a sustainability viewpoint, for trying to boost the shopping offer within town centres in Chiltern in order to encourage residents to shop more within the District rather than travelling further to locations outside the District, and to support the town centres as a focus for the community. We do not expect to attract large department stores to our shopping centres as our towns will never be large enough to support these. The locational strategy for housing planned for the District could influence the retail offer of the larger centres. In the short-term, retail space vacated will provide opportunities for new retailers to come into the District as the economy improves. For the longer-term, we may identify sites which should be reserved for retail development in the Delivery DPD. Our evidence base also shows that many residents leave the District to take advantage of leisure facilities which are not available in the District and again by targeting development in the larger settlements, we might improve the conditions in which the private sector might be prepared to establish leisure facilities in those towns.

**Policy CS3: AMOUNT AND DISTRIBUTION OF NON-RESIDENTIAL DEVELOPMENT 2006-2026**

**New commercial development, including additional retail floorspace, and additional employment floorspace (primarily on existing employment sites), will be focused in the four main centres for growth. There is likely to be some additional employment at the MDS site at Chalfont Grove and very limited new employment in rural areas where buildings are converted (see Policy CS19). New leisure, community and health facilities (some on existing B Use Class sites) would be largely in the four main centres for growth. Specialist housing under Policy CS12 will also be largely in the four main centres for growth. Medical facilities and specialist residential and nursing homes might also be developed on the MDS site, the NSE at Chalfont St Peter.**

**We will measure the success of this policy with the following indicators:**

- Amount and location of new retail, leisure and industrial floorspace created
- Improving position of the District Shopping Centres in the national retail indices
- Views of local revitalisation groups

**Delivery will be achieved via:**

- Development projects
- Proactive work by the Council and stakeholders

**Other Matters**

7.12 Occasionally the owners of a site may consider that their existing development would be better located on an alternative site with a different lawful use. It may be appropriate for land owners to consider whether a 'land swap' could satisfactorily be achieved. The Council considers that a 'land swap' can exceptionally be an appropriate solution, but, in practice, not only do the land owners need to promote this process but they must first obtain planning permission for the change of

<sup>7</sup> Retail and Town Centre Study (Nathaniel Lichfield) January 2008 and Update September 2009

use of both sites. The Council does not have the power to require land owners to undertake 'land swaps' and it would be for the owners/developers of such sites to reach agreement in principle before the Council would consider their proposals. Any land swap would need to be subject to a legally binding agreement to ensure that the development of one of the sites could not proceed without the appropriate development occurring on the other site. Developers promoting such a 'land swap' would need to meet all the associated costs of site acquisition and provision of appropriate site services for both sites including removal of contamination etc and cover all associated legal costs. The Council will consider planning applications which involve 'land swaps' on their merits on a case by case basis.

7.13 As is clear from the sections above, a key element of the Core Strategy is the identification of sufficient land and opportunities for the new development required in the period up to 2026. There are therefore a number of areas within the District which will undergo a certain amount of change. The corollary of this, within the Council's place-shaping strategy, is the identification of areas which will change very little. As well as the countryside areas of AONB and Green Belt, Chiltern has several established residential areas with special character which contribute significantly to Chiltern's unique quality, and this strategy identifies these areas as "areas of little change" covered by Policy CS21, the rationale for which is set out briefly in this strategy. The boundaries of these areas will be reconsidered in the Delivery DPD taking account of evidence from a Townscape Character Assessment<sup>8</sup>. There will not be a total embargo on development within these areas, but, as stated in the policy, any development will have to adhere to strict policies intended to ensure that character is retained.

7.14 The diagram on the following page illustrates the main principles which underlie this Strategy.

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<sup>8</sup> Chiltern District Council Townscape Character Assessment, Chris Blandford Associates, February 2011



**Appendix 3: Proposed Change C6 – Providing New Homes – Revised Table 2**

Delete existing Table 2 after paragraph 9.6. Insert:

**TABLE 2: Breakdown of Housing Provided and Required at 31st March 2011**

| Column  | A  | B   | C   | D   | E  | F  | G  |
|---|--|---|---|---|--|--|--|
| <b>Settlement Groupings</b>   | Proposed new dwellings April 2006 to March 2026 (Policy CS2) (net) | New dwellings built between April 2006 and March 2011 (net) | Dwellings with planning permission at 31 <sup>st</sup> March 2011 (net) | Estimate of no. of dwellings on sites allocated in Policies CS6 and CS7 without planning permission (net) | Additional dwellings required by 2026 (Col A minus Cols B+C+D) (net) | Likely yield of dwellings from small unidentified sites in years 11 – 15 (2021 – 2026) (net) | Additional Potential in SHLAA from which sites can be drawn (net) (see note *) |
| <b>Built - up areas of the main settlements - Chesham, Chalfont St Peter Amersham, Little Chalfont (combined)</b> | <b>1,685 to 1,935</b>  | <b>370</b>  | <b>719</b>  | <b>104</b>  | <b>492 to 742</b>  | <b>-</b>   | <b>663 to 939</b>  |
| <b>Identified housing sites in the Green Belt (Policy CS7)</b>  | <b>345</b>   | <b>-</b>  | <b>-</b>  | <b>345</b>  | <b>-</b>   | <b>-</b>   | <b>-</b>   |
| <b>Built up areas of other villages excluded from the Green Belt (see notes ** and ***)</b>                       | <b>550</b>   | <b>214</b>  | <b>61</b>   | <b>-</b>  | <b>275</b>   | <b>-</b>   | <b>238 to 330</b>  |
| <b>Green Belt villages and infill in rows of dwellings (see note **)</b>  | <b>70</b>  | <b>52</b>   | <b>19</b>   | <b>-</b>  | <b>(-1)</b>  | <b>-</b>   | <b>-</b>   |
| <b>DISTRICT TOTALS</b>  | <b>2,650 to 2,900</b>  | <b>636</b>  | <b>799</b>  | <b>449</b>  | <b>766 to 1,016</b>  | <b>195</b>   | <b>901 to 1,269</b>  |

**Notes:**

\* The figures in Column G are based on the calculations of density in the Chiltern Strategic Housing Land Availability Assessment Update Report March 2011 Version 1.0

\*\* Including any delivered as “rural exceptions”

\*\*\* Other villages comprise - Chalfont St Giles, Great Missenden, Prestwood & Heath End, Holmer Green, Penn & Knotty Green, Chesham Bois and Seer Green (combined)\*

## Appendix 4: Proposed Change C9[e] Maintaining Economic Prosperity

Council's proposed wording for new policy CS15 not included in Schedule – see Schedule C, IC2.

### We will measure success with the following indicators:

~~No net loss of employment land outside the three District Shopping Centres.~~

Amount of vacant employment land and premises brought back into employment use.

Change in the number of jobs as a result of land being re-used.

### Delivery will be via:

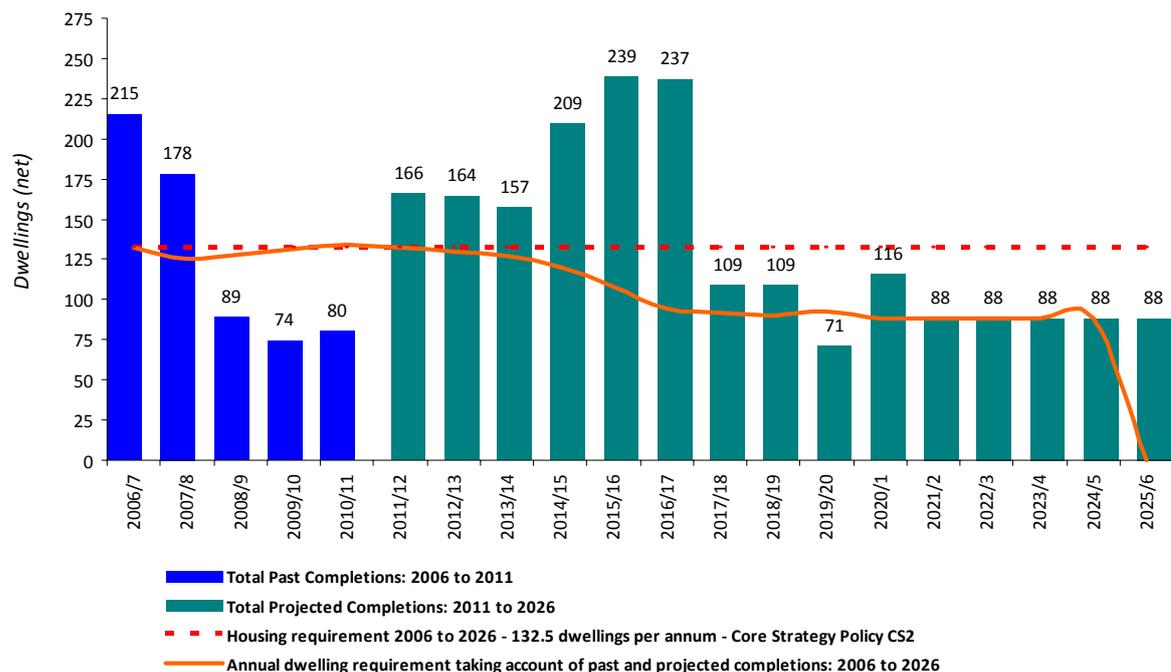
Planning applications

Development projects

## Appendix 5: Proposed Change – Housing Trajectory.

(Note – updating of text in both trajectories since publication in CDN125)

Chiltern District Housing Trajectory 2006-2026 - 2,650 dwelling requirement



### Chiltern District Housing Trajectory 2006-2026 - 2,900 dwelling requirement

