

Schedule B

Minor changes proposed by the Council

PARAGRAPH / POLICY / SECTION	PROPOSED CHANGE
Contents	<p>Delete "What has happened so far?" (Section 2) and replace with "How to use the Core Strategy?"</p> <p>Amend reference to Section 6 to <u>Strategic Objectives</u></p> <p>Amend reference to Section 12 to "<u>Maintaining Retaining Economic Prosperity</u>"</p> <p>Amend Appendix 3 as follows: National Main Planning Policy Statements and Guidance Notes <u>as at September 2010</u></p> <p>Amend Appendix 4 as follows: Saved Local Plan Policies which are hereby cancelled <u>or cancelled in part.</u></p>
List of Policies	<p>Amend policies titles as follows:</p> <p>CS1 – The <u>Spatial Strategy</u></p> <p>CS16 – No Loss of Employment Land</p> <p>CS23 – Review of Green Belt Village <u>the Boundaries of Identified Settlements and Rows of Dwellings Within the Green Belt</u></p>
Para 1.2	<p>Amend first sentence as follows:</p> <p>To help keep the Strategy succinct it has been written in a way to avoid repetition of legislation, national guidance and material which can be found in other documents.</p>
Para 1.4	<p>Amend final sentence as follows:</p> <p>Evidence can be accessed through the <u>Council's website (www.chiltern.gov.uk)</u> Internet or can be viewed at the Council offices.</p>
Section 2 (Title)	<p>Replace section heading 'What has happened so far?' with "<u>How to Use the Core Strategy</u>"</p>
Paragraph 2.1	<p>Delete whole paragraph and replace with the following text:</p> <p><u>The Core Strategy forms part of the Development Plan for Chiltern District. Proposals for new development will be assessed against policies within this Core Strategy and other development plan documents. The Core Strategy covers the whole land area of Chiltern District. Where policies relate to a particular geographical area, this is shown on the Adopted Proposals Map for Chiltern District. Development proposals may relate to many of the policies in the Core Strategy and therefore the individual policies in the Core Strategy should not be read in isolation in considering whether proposals accord with the Core Strategy.</u></p>
Para 3.1	<p>Delete footnote #1</p> <p>Chiltern DC Core Strategy Options Paper, Consultation Document, June 2008: http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=346&pageNumber=2</p>
Para 3.2	<p>Amend fourth sentence as follows:</p>

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	At the time of the 2001 Census, there were about 35,300 households within the District, a high proportion (79%) of which were occupying privately owned dwellings.
Para 3.6.4	Amend first sentence as follows: Chalfont St Giles dates from a similar period as Chalfont St Peter. The church, dating from 1120 to 1150 in the Norman period, was dedicated to St Giles, hence the Village name. Amend penultimate sentence as follows: Recent building has involved redevelopment and or in-filling on existing sites.
Para 4.1	Amend penultimate sentence as follows: We have taken into account sustainability appraisals undertaken throughout the process, <u>and</u> a “Habitats Regulations Assessment” of the potential impact of the strategy on critically important nature and wildlife.
Para 4.4	Amend first sentence as follows: As we are planning ahead for many years, is it has been important for us to consider significant local trends and issues emerging from our evidence base.
Para 5.4	Move the following sentence to above the visions box: “The vision for Chiltern District in 2026 as expressed in the Sustainable Community Strategy is for:”
Para 5.5	Amend last sentence as follows: In this context Village Design Statements that are both consistent with and in support of the policies of the Core s Strategy may also further support delivery of these aims.
Vision for Chalfont St Peter	Insert footnote after text as follows; <u>“¹⁸Taken from the Report of the CSP Community Appraisal Steering Group & Action Plan 2006”</u>
Vision for Chalfont St Giles	Wording to be added to vision for Chalfont St Giles: <u>“The community is seeking a safe, secure and pedestrian-friendly village environment, with reduced impact of traffic, in line with the 2008 Market Town Health Check Action Plan.”</u>
Para 6.1	Amend paragraph as follows: The objectives of this Strategy are intended to address the issues identified in Section 4 above , shaping the communities within Chiltern to help to bring about the visions set out in Section 5 above . They also take into account the five themes set out in the Sustainable Community Strategy for the Chiltern District 2009-2026, namely:
Key Diagram	Update reference to ‘ Improved Traffic Route Through Chesham ’ to <u>Congestion Management Corridor - Chesham</u> See Appendix 1

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Para 8.3	Amend footnote as follows: ⁴³ The 46% recycling figure therefore comes from the latest contract & waste management data.
Para 8.5	Amend final sentence as follows: The targeted development of the main settlements in the District (Amersham/ Amersham-on-the-Hill , Little Chalfont, Chesham and Chalfont St. Peter), will help to encourage development which is sustainable in terms of proximity to main public transport networks, public facilities and social and cultural amenities.
Para 8.9	Amend the fifth sentence as follows: Non-river flooding is an area where new guidance on monitoring and development design is likely to emerge following the Pitt Review in the future.
Para 8.10	Second sentence amend as follows: "Although the policy has been revoked, it <u>This policy</u> is considered to be appropriate and in line with the Council's commitment to reduce carbon emissions."
Para 9.1 (existing)	Insert subheading above paragraph Strategic Housing Allocations
Para 9.1 (existing)	Amend the paragraph by deleting the first two sentences: This Strategy aims to provide a framework for the delivery of 2,400 dwellings in Chiltern District between 2006 and 2026. The intended distribution of new homes in broad terms is set out in Section 7. However, this strategy necessarily considers whether there are any sites or specific areas of land which are key to the delivery of housing and which could be allocated for residential development within this strategy.
Para 9.1 a)	New paragraph to be inserted between 9.1 and 9.2: <u>9.1 a) The Donkey Field strategic housing allocation. The Donkey Field is an undeveloped site within Little Chalfont village. Immediately to the north of the site is the Little Chalfont Local Centre, with mature residential areas bounding the rest of the site. On two sides of the site are Established Residential Areas of Special Character, as defined on the Proposals Map. The site offers the potential for a well designed, high quality housing development that will respect the character of the surrounding area, will retain important hedgerows and trees, provide a new area of open space and contribute to the provision of new affordable housing in the village. Any proposal for new housing should accord with requirements of the Core Strategy; in particular policies CS8, CS20 and CS28. In advance of submitting a planning application for housing on the site, developers will be encouraged to demonstrate to the local community how the specific characteristics of the site and surroundings have been taken into account in working up their ideas, and seek the community's views on this.</u>
Para 9.5	Amend paragraph as follows: In addition to site allocations and MDS, it is considered that the number of potentially developable sites within urban areas and villages identified in the document "SHLAA ⁵³ : Housing Potential to Support Chiltern LDF Core Strategy " is more than adequate to provide a base which can be drawn on over the plan period. Some of the suitable SHLAA sites will <u>may be</u>

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	<p>allocated as housing sites in the Delivery DPD. Some of these potential sites are made up of parts of residential gardens and so the phasing / timing of their delivery will be dependent on land assembly. Experience suggests that as properties change hands and as family circumstances alter, land assembly will often progress, particularly given the extremely high land values in Chiltern District. There are options for the densities set out in the SHLAA to be reconsidered when applications are submitted to take account of the new advice in PPS3 and detailed circumstances on individual sites, including requirements for sustainable drainage, relationship to adjoining dwellings, layout and character in relation to the street scene etc. In the light of Government advice, we have not made an allowance <u>within the first 10 years</u> for any windfalls <u>or unforeseen permissions</u>, but the SHLAA confirms that the supply of houses via <u>windfalls these sources</u> is likely to continue. When such dwellings are constructed, the Government has confirmed that it is appropriate to count such dwellings as offsetting the overall housing requirement. In this way, windfalls will provide additional contingency in the delivery of housing in the District. Because it is necessary to demonstrate how housing will be delivered over a fifteen year period following adoption of a Core Strategy, we will draw on SHLAA sites to provide the additional housing required in 2026-27.</p> <p>*Insert footnote: "Chiltern Strategic Housing Land Availability Assessment: Update Report March 2011 and Appendices"</p>
Para 9.7	<p>Amend paragraph as follows: If housing delivery (including windfalls <u>and unforeseen sites</u>) slips against targets, additional dwellings will be built on urban sites drawn from the SHLAA. The document "SHLAA⁵⁴: Housing Potential to Support Chiltern LDF Core Strategy" identifies sufficient sites in settlements within the District which are not in the Green Belt for this to be realistic, but further contingency measures are set out in Section 18 of this Strategy. Appendix 5 sets out the current housing trajectory. This will be updated regularly and available via a weblink <u>on the Council's website</u>.</p> <p>*Insert footnote: "Chiltern Strategic Housing Land Availability Assessment: Update Report March 2011 and Appendices"</p>
Para 10.2	<p>Amend final sentence as follows: However, where it can be justified, off-site provision, or a financial contribution in lieu of on-site provision, <u>to facilitate affordable housing elsewhere</u>, may be sought.</p>
Para 10.3	<p>Amend as follows: Under current Local Plan policy, the Council requires schemes of 15 or more dwellings in built-up areas excluded from the Green Belt to provide 30% affordable housing, the emphasis being on social rented housing. Given that most housing sites in Chiltern are smaller than this threshold, the Council is not going to be able to provide much affordable housing unless lower thresholds are applied. The Council commissioned consultancy, Adams Integra, to carry out an affordable housing viability study⁵⁵ as part of its evidence base to explore whether the threshold of 15 dwellings could reasonably be reduced, without prejudicing the financial viability of developing such sites. The study involved carrying out developer-type appraisals</p>

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	<p>on notional development projects of various mixes, ranging from 5 to 100 dwellings. Adams Integra recommended that the Council should consider a graduated approach towards the delivery of affordable housing. Adams Integra has reaffirmed this recommendation in its 2010 refresh⁵⁶ of the study which took account of the financial impacts of the recession. The District Council accepts that a graduated approach is appropriate and this is encapsulated in the Policy below. Adams Integra also stated "In our view it is likely to be impractical to seek on-site affordable housing below 5 units. However, from practical and viability viewpoints, we are able to support lower/introductory proportions of affordable housing being sought by way of financial contributions from sites fewer than 5 dwellings. This could be part of a more equitable approach. Up to a 20% equivalent proportion would be suitable for this part of the proposed tiered approach". This recommendation is also incorporated in the Policy below.</p>
Policy CS8	<p>Amend note i. as follows: Where housing numbers for a site are not specified, the <u>The Council will, as now, make its own assessment of a site's capacity having regard to the adopted planning policies and other material considerations. This will also apply in cases where an application site is part of an identifiable larger area capable of more comprehensive development, regardless of ownership.</u></p>
Para 10.4	Penultimate sentence, amend reference to Registered social landlords to Registered Provider (RP)
Para. 10.4	The last sentence of paragraph 10.4, should be amended as follows "Details of the formula for calculating financial contributions will be set out in the Delivery DPD <u>Affordable Housing Supplementary Planning Document (SPD).</u> "
Para 10.5	Start first sentence with 'I' not 'I' .
Para 10.5 "We will measure success with the assistance of the following indicators:"	<p>Add following indicators after second bullet point:: <u>If after four years from adoption of the Core Strategy less than 50% of schemes in any size category have secured the target provision, the Council will undertake a review of the Policy.'</u> <u>Local performance Indicator LPIPE25 – 'Percentage of new homes (net) granted planning permission which are affordable.'</u></p>
Para 10.5 Delivery will be achieved via...	<p>Final bullet point amend as follows: Working with parish councils, and communities and landowners to identify rural exceptions sites</p>
Para 10.6	<p>Amend as follows: The Council aims to provide 700 affordable dwellings over the plan period 2011-16. Between the period 1st April 2006 to 31st March 2011, 56 77 (net) have already been built and 140193 have planning permission, so just over 500 approximately 430 additional affordable homes will need to be permitted and built over a 15 year period, an average of 33 29 per annum. This figure takes account of the fact that the small size of many of the sites likely to come forward will produce the lower proportions of affordable housing set out in the graduated scale within Policy CS8.</p>

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Policy CS9	Amend final sentence as follows: The Council will work with Registered social landlords <u>Providers</u> , Parish Councils, Buckinghamshire Rural Housing Partnership and other stakeholders to help to bring about successful rural exception schemes.
Para 10.8	After 'Bucks Strategic Housing Market Assessment' insert following footnote: <u>Buckinghamshire Strategic Housing Market Assessment – Final Report (Fordham Research) July 2008</u>
Policy CS10 (we will measure success with the assistance of the following indicators...)	Second bullet amend as follows: Number of other types of affordable housing against average target of 10 <u>per</u> annum
Para 10.9	5 th sentence amend as follows: Evidence provided as part of the <u>Work</u> on the South East Plan highlighted growing evidence that insufficient attention is being paid to ensuring an adequate supply of family sized homes in the social rented sector.
Policy CS11 (Delivery will be achieved via...)	Amend reference to Registered Social Landlords to <u>Providers (RP)</u>
Para 11.2	Insert footnote on the 2 nd line after '356 units' stating; <u>"Derived from Tables 1-5 of the 'Buckinghamshire 12 Year Housing Plan for People with Support Needs' (Buckinghamshire County Council - Adult Social Care, June 2009)"</u>
Para 11.2	<i>(See also further change to this paragraph later in schedule.)</i> Amend text as follows: ...The District Council considers it entirely reasonable that an element of the development planned in Policy CS4 2 should include accommodation for those with special needs, including extra care homes, as part of their proposals, essentially a part of the infrastructure needed to support the population.
Para 11.3	First bullet; amend reference to Registered Social Landlords to <u>Providers (RP)</u>
Policy CS12 (Delivery will be achieved via...)	Amend reference to Registered Social Landlords to <u>Providers (RP)</u>
Para 11.6	Amend paragraph as follows: The evidence base which was developed for the South East Plan did not include any assessment for Gypsy and Traveller pitches beyond 2016. Further studies, <u>potentially in conjunction with neighbouring authorities</u> , will therefore be carried out as part of the emerging Delivery Development Plan Document (DPD) to assess the pitch requirement between 2016 and to 2026. These documents will also consider comments made in the unfinished report of the Panel which examined gypsy, traveller and showpeople issues relating to the South East Plan. Any site allocations which may be needed for additional pitches will be allocated within the above DPD.
Para 11.7	Amend as follows: At July <u>March 2010</u> 1 , Chiltern District has two permanent Gypsy & Traveller sites which are owned by Buckinghamshire County Council and managed by Oxfordshire and Buckinghamshire Gypsy and Traveller Service. These are at: <ul style="list-style-type: none"> • <u>Green Park, Copperkins Lane, Amersham (Bucks CC)</u>

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	<ul style="list-style-type: none"> • The Orchards, West Hyde Lane, Chalfont St Peter (Bucks CC) <p>In total these sites currently have permanent <u>planning</u> permission for 14 pitches of which one remains to be provided. Each pitch typically accommodates one to two caravans or mobile homes. In addition there are two privately owned sites. <u>The respective planning permissions for these sites are currently linked to the existing occupiers. with temporary planning permissions for six and one additional pitches respectively. These are located at:</u></p> <ul style="list-style-type: none"> • Three Oaks Farm, Roberts Lane, Chalfont St Peter, <u>has permanent planning permission for 6 pitches.</u> • Green Acres Farm, Shire Lane, Chalfont St Peter, <u>has a temporary planning permission for one pitch.</u> <p>From the baseline figure of 12 pitches in 2006, the District now provides 21 pitches, albeit that seven of these are currently on one pitch has a temporary permissions.</p>
Para 11.8	<p>Add new sentence as follows: Transit Sites: The Thames Valley GTAA study indicates that there is insufficient evidence to suggest there is demand for additional transit/temporary stopping pitches for Gypsies & Travellers passing through the District. Indeed, the County Council had provided a transit site, in South Bucks District close to the Chiltern boundary, at Whites Hill, (A355) but it was closed through lack of use. It is therefore not intended to make any Transit Site allocations. <u>If new evidence demonstrates that this is necessary for the period 2016-2026, this issue will be considered in the Delivery DPD.</u></p>
Para 11.10	<p>Amend paragraph as follows: The evidence base developed for the South East Plan did not include any assessment for Travelling Showpeople pitches beyond 2016. Further studies will therefore be carried out as part of the emerging Delivery Development Plan Document (DPD) to assess the pitch requirement between 2016 and to 2026. These will also consider comments made in the unfinished report of the Panel which examined gypsy, traveller and showpeople issues relating to the South East Plan. (See para. 11.6) Any site allocations which may be needed for additional pitches will be allocated within <u>that the above</u> DPD.</p>
Para 11.11	<p>Amend first sentence as follows: At July <u>March 2010</u> Chiltern District has one privately owned permanent site for a single pitch at:</p>
Section 12 heading	<p>Amend as follows: 12 Retaining Maintaining Economic Prosperity</p>
Para 12.1	<p>Amend wording as follows: 12.1 In 2001, there were 32,500 jobs within Chiltern District. Part of the vision for Chiltern is for “a <i>place which encourages local employers and small businesses so that we can protect the area’s economy for the future and achieve a better balance between the jobs available and the people to fill them.</i>” <u>Such a balance relates to land, premises and</u></p>

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	<p><u>physical measures, which are the province of the Core Strategy, as well as to training and education measures, which are not.</u> Notwithstanding the current worldwide economic downturn, <u>and national economic problems,</u> the District is fortunate in having a healthy economy and a skilled workforce and a key element of our strategy is to maintain the economy, and bring about conditions where it can flourish. This fits well with national policy.</p>
Para 12.2	<p>Amend the fifth sentence as follows:</p> <p>Work on the South East Plan led to the defining of the concept of “smart” economic growth <u>being</u> defined as: “lifting under-performance through increasing the region’s stock of businesses; maximising the number of people ready for employment at all skill levels, and ensuring they are equipped to progress in the labour market; increasing the participation of South East businesses (especially small businesses and social enterprises) in tendering for public sector contracts; reducing road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shifts; ensuring sufficient and affordable housing and employment space of the right type and size to meet the needs of the region and create the climate for long-term investment through efficient use of land resources, including mixed-use developments; and improving the productivity of the workforce and increasing economic activity.</p> <p>Add a new sentence at the end of the paragraph as follows:</p> <p><u>As at 31 March 2011, planning permission existed for 49,000 square metres of new employment floorspace on existing employment land within the District. Implementation of some, or all, of this potential will be a key element in this smart growth.</u></p>
Para 12.3	<p>Amend first sentence as follows:</p> <p>The economic activity rate in Chiltern at 83.7%, that is the number of residents of working age who are economically active, <u>is 83.7%. This</u> is relatively low and, although the Chiltern workforce is already highly skilled, there is a need to develop skills still further to bring more residents into employment and to increase productivity.</p>
Para 12.4	<p>Insert comma into penultimate sentence as follows:</p> <p>Encouraging small businesses, including those run from home, <u>,</u> is therefore important.</p>
Policy CS15 ‘Delivery will be achieved via...’	<p>Amend 3rd bullet as follows:</p> <p>Through working with business agencies such as the Buckinghamshire Business First Buckinghamshire Economic Partnership <u>Buckinghamshire Business First</u></p>
Para 12.7	<p>Amend first sentence as follows:</p> <p>As explained above, the environmental and land supply constraints which exist in the District are such which <u>that</u></p>

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	employment growth will be largely restricted to the redevelopment and extension of existing premises.
Policy CS17	Remove comma as follows: Any redevelopment or infilling which may be proposed on the site, will be considered in relation to the guidelines set out in Annex C of PPG2 in order to ensure that development has no greater impact than the existing development on the openness of the Green Belt.
Para 12.9	First sentence amend as follows: “As well as the vacant sites referred to in para 12.6, stated above there are outstanding planning permissions for more than 43 49,000 square metres of new employment floorspace.”
Para 12.14	Second sentence, amend as follows: In Chalfont St Peter, our evidence base suggests the need for an additional 50 sq m (net) of new convenience retail space and perhaps another 800 sq m (net) of comparison up to 2026.
Para 12.15	Final sentence amend as follows: National Policy EC6 in PPS4 encourages new uses for vacant or derelict buildings, including <u>in</u> rural areas, as this can contribute positively to an area’s regeneration and provide wider economic benefits.
Para 12.16	Amend paragraph as follows: Business stakeholders have suggested to us that the Council needs to have a flexible approach to allowing farm diversification schemes to allow for rural employment uses. The Council accepts this and will support proposals for agricultural diversification where this will benefit the local community and not conflict with policies relating to protecting the AONB and the Green Belt, or adversely impact the quality of life. Examples of recent acceptable developments include: <ul style="list-style-type: none"> • Redundant barns being used for non-agricultural storage, one on the edge of Amersham Old Town, the other north of Chesham; • Conversion of a barn to general industrial use at a farm on the edge of Prestwood; • Change of use of a barn to B1 <u>Business</u> use at a site on the edge of Chesham; • Additional dairy/storage buildings allowed on an existing dairy farm south east of Chalfont St Peter • Enlargement of farm shops
Para 12.17	Amend paragraph as follows: The Council will enhance the vitality of rural communities by supporting appropriate development of infill sites and previously developed land within the the settlement development boundaries of villages. <u>of settlements excluded from the Green Belt</u> The design and construction of new rural development must be high quality in all respects, including design, sustainability and compatibility with the distinctive character of the locality. Development outside, but contiguous to, village settlement development boundaries may be supported where it constitutes an exception to meet identified local affordable housing needs as set out in Policy CS9. The Council will particularly encourage discussion of the future of farms via the submission of whole farm plans. In accordance with the AONB Management Plan we will discourage large scale

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	conversion of farmland to equestrian uses in the AONB.
Para 13.2	<p>Amend first sentence as follows: As stated earlier, the main change planned to take place in Chiltern District is the construction of 2,400 <u>up to 2,900</u> new dwellings. The way in which that development takes place is crucial to shaping the character of Chiltern. A great deal of development is small-scale, much of it <u>by householders adapting their property</u>, but all of it is important in shaping the character of the area. National policy set out in policy statements PPS1 and PPS3 makes it clear that good design is fundamental to the development of high quality new housing, the aim being that it should contribute positively to making places better for people. In line with this guidance, the Council will require that all new development in the District is of a high standard of design and makes a positive contribution to, and is in harmony with, the character of the surrounding and wider environment. When assessing how developments link with adjoining areas and communities, we will apply the principles set out in PPS3, including the following:</p> <p>Second bullet point insert comma as follows: New buildings must be well integrated with, and complement, neighbouring buildings and the local area in terms of scale, density, layout and access.</p>
Para 13.11	<p>3rd sentence should read “More detail about the character of these areas.....is set out in the Place Shaping Topic Paper <u>Townscape Character Assessment</u>.”</p> <p>Insert footnote after ‘Assessment’ as follows: ⁶⁴<u>Chiltern District Council Townscape Character Assessment (Chris Blandford Associates) February 2011</u></p>
Para 13.15	2 nd sentence delete “ topic paper ” and replace with ‘ <u>Townscape Character Assessment</u> .’
Policy CS22	<p>Add comma into point d) as follows: d) means of access to enable the enjoyment of the area, other than by car, will be encouraged</p>
Para 14.5	<p>Amend paragraph as follows: Government Guidance contained in PPG2 states that within the Green Belt there can be major developed sites (MDS) such as factories, office complexes and education establishments which often pre-date the Town and Country Planning system and Green Belt designation. Given that these developed sites already exist, the Government accepts that where sites are specifically identified in a development plan, limited in-filling and or re-development of the site can be acceptable subject to certain criteria. There are sites within the Green Belt in Chiltern which have potential for development. As set out elsewhere in the Plan, the New Bucks University Site in Newland Park, land at Chalfont Grove, Chalfont St Peter, land at the NSE at Chalfont St Peter and land at the Amersham and Wycombe College in Chesham are considered as suitable for designation as <u>MDS Major Developed Sites</u> within the Green Belt, (see Policies CS7, CS13 and CS17). <u>Other MDS in the Green Belt may come forward during the plan period offering opportunities for environmental improvements through appropriate</u></p>

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	<u>infilling and/or redevelopment. The Council may therefore designate additional MDS in the Delivery DPD, should it be appropriate to do so.</u>
Para 14.6	Insert commas into second sentence as follows: 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 exception to the normal Green Belt policy can be made.
Para 14.9	Amend as follows: Councils have a duty to have regard to the purpose of conserving biodiversity in all their functions under the Natural Environment and Rural Communities Act 2006.
Para 14.10	Amend paragraph as follows: ...There are two chalk rivers; the Misbourne and the River Chess. Chalk Streams are a priority in the UK Biodiversity Action Plan and are globally rare. These rivers and the other chalk rivers within the Chilterns AONB, are a characteristic feature of the landscape and provide an important habitat for some of the country's most threatened species, such as water voles and white-clawed crayfish...
Policy CS24 (Biodiversity)	Indicators - remove last bullet point <ul style="list-style-type: none"> • A net gain in biodiversity by meeting the targets of the Bucks and Milton Keynes Biodiversity Action Plan.
Para 14.14	Amend the penultimate sentence as follows: Non-river flooding is an area where new guidance on monitoring and development design is likely to emerge following the Pitt Review.
Para 15.2	Amend 3 rd sentence as follows: The Council's Accessibility, Community Infrastructure and Parking Standards Study ⁷⁵ shows that the most accessible areas (i.e. areas with the greatest number of essential community facilities and transport links) of the District are the main settlements of Chesham, Amersham/ Amersham-on-the-Hill , Chalfont St Peter and Great Missenden (all of which have either rail links, or are relatively close to rail links to London).
Para 15.3	Amend from the 6 th sentence as follows: The second <u>Third</u> Local Transport Plan for Buckinghamshire <u>covering the period 2011 to 2016</u> (referred to as LTP23) sets out the strategy for delivering sustainable transport solutions within the District and wider Buckinghamshire and work is now underway on the third Local Transport Plan covering the period 2011 to 2016. The Council will work with Buckinghamshire County Council and other partners to ensure that the Chiltern Development Framework complements the objectives of the Local Transport Plans and will aim to provide a range of transport choices for local residents, aimed at reducing the reliance on the private car. The Council will also require all new major non-housing development proposals within the District to have green travel plans.
Policy CS25	Update policy as follows:

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	<p>Policy CS25: DEALING WITH THE IMPACT OF NEW DEVELOPMENT ON THE TRANSPORT NETWORK Development proposals shall be consistent with, and contribute to, the implementation of the agreed transport strategies and priorities set out in the Buckinghamshire Local Transport Plan 2 (2005-11) and the emerging Local Transport Plan 3 (2011-16). Chiltern District Council will work with Buckinghamshire County Council and other relevant agencies to:</p>
Para 16.3	<p>Delete last sentence as follows: Work on physical activity is also being taken forward through the Local Area Agreement, specifically in relation to National Indicator 8 – adult participation in sport.</p>
Para 17.3	<p>Amend as follows: In line with Policy CS31 it is anticipated that the majority of investment needed to achieve the infrastructure improvements necessary to support the housing growth will be secured through developer contributions. Some infrastructure will be required on-site either directly or via a financial contribution and some of it off-site. At this stage we do not plan to seek to use the proposed While at this time there is no overwhelming argument in favour of using the proposed Community Infrastructure Levy, <u>this issue will be kept under review.</u> In most cases, the Council will continue to seek affordable housing via Section 106 Agreements.</p>
Para 17.4	<p>3rd bullet amend as follows: Veolia Water has planned for the level of housing growth in the Draft Core Strategy in their Delivery Plans and therefore developers only need to pay the connection fee to them by private arrangement. No indication of the cost of connection per dwelling has been provided by Veolia Water.</p>
CS32	<p>Add indicator as follows: <u>We will measure success with the assistance of the following indicator:</u> <u>"Net gain or loss of Green Infrastructure assets"</u></p>
Para 18.2	<p>Amend paragraph as follows: <u>As stated in Section 7, the Council will monitor housing delivery in relation to Policy CS2. The aim will be to ensure that the number of new homes built is broadly in line with the rates of housebuilding expected in relation to the running averages expected in both the settlements that are the main focus for growth and in other villages excluded from the Green Belt. Appropriate action will be triggered to increase supply if monitoring reveals that housing completions in either category have fallen more than 15% below the rate set out in the Trajectory and review of the deliverability of planned sites indicates that the Trajectory expected rate is unlikely to be recovered over the next 35 years without action being taken. Such actions may include holding discussions with developers and landowners to identify barriers to delivery, advancing sites in the development programme allocating additional sites in a DPD or other appropriate plan, granting planning permission, or identifying the need to undertake a timely review/preparation of an appropriate Development Plan Document, including part of the Core Strategy.</u></p>

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	<p>Actions if Delivery Slips:</p> <ul style="list-style-type: none"> • Encouraging more sites to come forward from the SHLAA • Consider more site allocations in the Delivery DPD • Examine whether the townscape character appraisal suggests any additional potential • Consider land in public ownership
Para 19.1	<p>Insert the word 'currently' in the 2nd sentence as follows: "The Annual Monitoring Report (AMR) is <u>currently</u> the mechanism..."</p>
Para 19.2	<p>Amend paragraph as follows: The Core Strategy provides for <u>up to 2,900</u> 2,400 new homes in mixed communities during the period 2006-2026. The Council has identified the broad locations of development in the Strategy to meet this requirement. <u>As stated in Section 18,</u> the Council will ensure that the District-level housing allocation continues to be met, by adopting a plan, monitor and manage approach. Amongst other things, this will allow us to check the level of windfalls <u>and unforeseen sites</u> (which are seen as providing flexibility) and to judge the necessity to bring additional housing sites into our trajectories if required. Should the Council fail to identify a five year housing land supply over a four year period, monitored from the date of adoption by the Council of the Core Strategy, and as identified in four successive Annual Monitoring Reports (AMRs), then the Council will carry out a partial review of its Core Strategy to identify additional housing land.</p>
Appendix 1	<p>Amend Appendix 1, column entitled 'District Vision', row #4 as follows: ...A place which encourages local employers and small businesses so we can protect the area's economy for the future and achieve a better balance between the jobs available and the people to fill them; A place with attractive and vibrant town and village centres and an outstanding countryside; A place with effective and targeted transport solutions, including a well maintained transport infrastructure; A place which promotes equality of opportunity and ensures fair access to services</p> <p>In the column entitled 'Objectives', the first element should be replaced as follows: Ensure that there is no net loss in employment land or floorspace and encourage a thriving economy; <u>Encourage local employers and small businesses so we can protect the area's economy for the future</u>; promote the vitality and viability of town centres and other local centres, whilst retaining the character of the historic centres.</p> <p>Final row, last column insert reference to policies <u>CS12</u> and <u>CS16</u>.</p>
Appendix 2	<p>Under 'Other studies' insert: Chiltern District Council Townscape Character Assessment (Chris Blandford Associates) Feb 2011</p> <p>Under 'County Level Documents' insert a new row as follows: <u>Buckinghamshire Local Transport Plan 3 (2011) April 2011</u></p>

PARAGRAPH / POLICY / SECTION	PROPOSED CHANGE
Appendix 6 (Glossary)	<p>Amend entries as follows:</p> <p>Housing Associations Amend reference to read ..."<u>Housing Homes</u> and Communities Agency."</p> <p>Regional Economic Strategy for South East England (RES) Sets a 10 year framework for delivering economic aspirations and vision within the broader context of sustainable development</p> <p>Regional Spatial Strategy (RSS) <u>Sets out the planning framework for the region. The RSS for Chiltern is the South East Plan.</u></p> <p>Registered Social Landlord (RSL)-Registered Provider (RP) "A body registered with the <u>Housing Homes</u> and Communities Agency, which owns or manages affordable homes, both social rented and intermediate."</p> <p>Shared Ownership Final sentence - substitute reference to RSL with <u>RP</u>.</p> <p>Special Needs Specialist Housing</p>
Appendix 7 (Draft Infrastructure Delivery Schedule)	<p>3rd column header amend as follows: Required as a result of Draft Core Strategy</p> <p>Under 'Transport and Highways' 2nd column amend as follows: The LTP2 identified congestion to be a significant problem along the A416 between Chesham and Amersham; which has resulted in a stretch of the road in Chesham being designated an Air Quality Management Area. <u>LTP3 continues to identify the Road as a congestion management corridor and additionally as a Primary Public Transport corridor; the Air quality management area is also specifically identified.</u></p>
Further changes proposed from 24/08/2011	
Para 4.4 (a)	Insert following footnote after the bold text 'Changes in Population': <u>"Source BCC Population Projections 2006."</u>
Para 17.2	Amend third sentence as follows:

PARAGRAPH / POLICY / SECTION	PROPOSED CHANGE
	'The IDP notes that Chiltern District is generally well served by infrastructure, but that, in a small parts of the District, investment is needed to fund additional school places and improve sewerage infrastructure in order to support the likely housing growth.'
Appendix 7 – Title	Add following text to end of title : 'Appendix 7: Draft Infrastructure Delivery Schedule (Source: Draft Infrastructure Delivery Plan, September 2010)
Para 11.2	Amend first 3 sentences as follows: 'Buckinghamshire County Council's Adult and Family Well Being Unit (AFWBU) has calculated that at 2010 there is <u>was an current</u> unmet demand for 356 ⁵⁹ units of accommodation for people with special needs (i.e. older people, those with physical and sensory disabilities, those with learning disabilities, mental health problems and those at risk of homelessness) in Chiltern District. Out of this total, the <u>AFWBU unit</u> unit <u>calculateds</u> that <u>in 2010 160 79 217 units*</u> would be <u>people will</u> needed to provide <u>needed to provide</u> specialist care beyond what may be provided in the home**. <u>The AFWBU estimates that if demand is not met, by 2020 the need could rise to 596 units, of which 433 units would need to provide specialist care.'</u>
Para 8.8	In 2 nd sentence delete "set out in PPS25." 11 th sentence delete "PPS25"
Table 1 para (j)	In 1 st sentence delete "PPS25"
Table 1 Para n)	Delete "in PPS23" from the end of the sentence.
Para 9.1	Last sentence- delete "PPS3" and replace with " <u>national planning policy</u> ".
Para 9.2	1 st sentence - delete " <u>National planning policy set out in</u> ". Delete 2 nd sentence. Delete 5 th sentence.
Para 9.4	Delete 7 th sentence
Policy CS7	First sentence delete "as defined in national policy PPG2." 2 nd sentence- delete "the guidelines set out in annex C of PPG2 in order" and replace with " <u>national guidance</u> ".
Para 9.5	5 th sentence delete the word 'new' and replace with 'latest government' and delete 'in PPS3'.
Table 2	4 th row 1 st column change wording to read as follows 'Identified housing sites in the Green Belt (Policy C7)'
Para 10.1	Delete 1 st and last sentences.
Heading under para 10.6	Change heading to: " <u>Affordable Housing in Rural Areas</u> "
Para 10.7	Delete 3rd sentence. In 4 th sentence delete the word " <u>such</u> ".
Policy CS9	Change title of policy from Rural Exceptions Policy to " <u>Affordable Housing in Rural Areas</u> "
Para 10.8	Amend 8 th sentence as follows: " <u>Rural exception housing schemes brought forward under this policy may include a...</u> "

PARAGRAPH / POLICY / SECTION	PROPOSED CHANGE
Policy CS13	1 st sentence delete "as defined in national policy PPG2." 2 nd sentence- delete "the guidelines set out in annex C of PPG2 in order" and replace with " <u>national guidance</u> ".
Para 12.6	9 th sentence – delete "set out in PPS4 (December 2009)"
CS17	First sentence delete "in line with PPG2." 2 nd sentence- delete "the guidelines set out in annex C of PPG2 in order" and replace with " <u>national guidance</u> ".
Para 12.12	First sentence – delete "in PPS4".
Para 12.15	Delete last sentence.
Para 13.2	4 th sentence – delete the words "set out in policy statements PPS1 and PPS3" Amend 6 th sentence as follows: When assessing how developments link with adjoining areas and communities we will apply the principles <u>below</u> , supported by <u>national guidance set out in PPS3, including the following</u> :
Para 13.13	Delete 1 st sentence Delete 2 nd sentence
Para 14.1	3 rd sentence – delete the words, "in Planning Policy Statement 7, Sustainable Development in Rural Areas,"
Para 14.4	4 th sentence – delete the words "contained in PPG2".
Para 14.4	10 th sentence delete the words "set out in PPG2"
Heading under paragraph 14.5	Change heading to read as follows: Affordable Housing in Rural Areas
Para 14.6	Delete 2 nd sentence. Delete the word "above" from third sentence.
Para 14.8	7 th sentence delete the words 'set out in PPS5 and PPS7' 9 th sentence delete the words 'In line with the advice in PPS7'.
Para 14.9	Delete 2 nd sentence
Appendix 3	Amend title to state September 2011.
CS15	Policy CS15 SMART GROWTH The Council will <u>work with key stakeholders</u> to encourage and support 'SMART' economic growth through measures such as: <ul style="list-style-type: none"> • making more efficient use of existing land and premises, especially those suitable for occupation by small businesses <u>and encouraging the implementation of planning permissions granted for additional floorspace</u>; • better use of information and communication technology, including high speed broadband access to all properties; • supporting working from home, balancing immediate impact on residential amenity against wider environmental impacts caused by <u>journeys</u> to work; • Working with partners to develop skills. <p>We will measure success with the assistance of the following indicators:</p>

PARAGRAPH / POLICY / SECTION	PROPOSED CHANGE
	<ul style="list-style-type: none"> • No reduction in the amount of employment land in the District • <u>Changes in the number of jobs</u> • Changes in floorspace of employment uses • National Indicator NI171 - new business registration rate • National Indicator NI163 - proportion of the population (aged 19-64 for males and 19-59 for females) qualified to at least Level 2 or higher skills as measured by educational qualifications
Section 6, Strategic Objective 7	<u>Strategic Objective 7</u> Delete as follows: “300 additional places in care homes, nursing homes and/or extra care homes between 2006 and 2026 Add: <u>Provision of 433 additional places in specialist accommodation between 2008 and 2020 to meet projected demands as detailed within the 12 Year Housing Plan for People with Support Needs (Bucks CC June 2009).</u>

Footnotes to be added (in number order)

⁵³ Chiltern Strategic Housing Land Availability Assessment: Update Report March 2011 and Appendices

⁵⁴ Chiltern Strategic Housing Land Availability Assessment: Update Report March 2011 and Appendices

⁵⁵ Affordable Housing Viability Study” (Adams Integra) December 2007

⁵⁶ “Affordable Housing Development Economic Study 2009/10 Update” (Adams Integra) March 2010

⁷⁵ Accessibility, Parking Standards and Community Infrastructure Study (Carter Jonas LLP and WSP), June 2005

Additional footnotes (Linked to para 11.2)

* This includes 138 units of residential or ‘extra-care’ accommodation for older people identified within the 12 Year Housing Plan for People with Support Needs:-

** The characteristics of ‘specialist units’ are defined in the ‘12 Year Housing Plan for People with Support Needs’ as those which require “specific design considerations; Housing units could be co-located; Support being provided on site, usually for 24 hours; Could be intensive supported

