

Annual Monitoring Report 2009/10





Chiltern District Council

Annual Monitoring Report 2009-10

Submitted to the Secretary of State for the
Environment December 2010

Front cover photographs

Top left: Chesham Market | Top right: New affordable homes Bowstridge Lane Chalfont St Giles

Middle left: Pednor Valley | Middle right: River Chess, Germain Street Chesham

Bottom left: Sycamore Road Amersham on the Hill | Bottom right: The Lee



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Executive Summary

1. This is the sixth Annual Monitoring Report (AMR) prepared under the Planning and Compulsory Purchase Act 2004. The report covers the period 1st April 2009 – 31st March 2010 although in some cases more recent information has been made available and is included.
2. The AMR examines how successful Chiltern District's planning policies have been in terms of achieving their objectives, and monitors the progress made in the preparation of the Local Development Framework. It provides a feedback mechanism to ensure that effective operation of policies or highlight areas that need revising.
3. The AMR reports on the performance of 'saved' policies in the adopted Local Plan for Chiltern policies against a range of national core output indicators as well as local indicators. The AMR also looks at the Sustainability Appraisal objectives and the majority of the indicators as well as assessing whether Local Plan policies and the Core Strategy policies have had any significant effects, whether expected or unexpected.
4. The Report attempts to address all the matters required in the Regulations¹ and national guidance in Planning Policy Statement 12: Local Spatial Planning (PPS12) and other documents². A brief review of the progress on the Local Development Framework and the main findings of this year's Annual Monitoring Report are provided below.

Progress on the Local Development Framework 2009-10

5. The Local Development Scheme May 2010 showed two milestones during 2009/10 relating to the preparation of the **Core Strategy** (CS).
 - Publication during January and February 2010
 - Submission during March 2010.
6. Neither of these milestones were met because the Council decided to undertake targeted dialogue with key stakeholders during the summer of 2009, and following this dialogue, to carry out additional District-wide public consultation on the Core Strategy starting in March 2010. (NB. The Core Strategy for Chiltern District was formally published in October 2010 in line with a revised Local Development Scheme November 2010 and is due to be submitted to the Secretary of State in January 2011).

¹ Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations (2004, amended 2008, 2009).

² Local Development Framework Monitoring: A Good Practice Guide (ODPM, March 2005), Annual Monitoring Report (AMR)- FAQs and Seminar Feedback on Emerging Best Practice 2004/05 (ODPM, September 2005), Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 (CLG July 2008)

Key Findings for 2009/10

- **Housing Delivery:** 74 dwellings (net) (108 gross) were completed³.
- **Housing Land Supply:** Chiltern District has a 5 and 10 year supply of land for housing from 1st April 2011⁴.
- **Affordable Housing Built:** of the 74 completions, 10 were affordable homes. All were on a rural exception site with the remaining 18 on the same development due to be completed during 2010/11.
- **Affordable Housing Permitted:** At 1st April 2010, 111 affordable homes (net) (134 gross) had planning permission. A further 29 had been 'agreed in principle' by the Council.
- **Previously Developed Land:** 86% of new dwellings completed were on previously developed land (also known as brown field land)
- **Dwelling Size Built:** 27% of new dwellings built had 1 and 2-bedrooms; 19% had 3 bedrooms and 54% had 4 or more bedrooms.
- **Dwelling Type Built:** 19% of new dwellings built were flats, 6% terraced, 12% semi-detached and 63% detached.
- **Housing Density Built:** The average density of dwellings completed was 7 dwellings per hectare (dph). The highest average density was in Chesham where 22 dwellings were built at just over 30 dph.
- **New Housing Permissions:** 54 dwellings (net) (89 gross) were permitted. None were affordable. The average density of all dwellings is 9.5 dph.
- **Outstanding Housing Permissions:** 550 dwellings (net) (685 gross) had unimplemented permission at 31st March 2010. 111 of these (net) were affordable. The average density of all dwellings is 14.5 dph. The highest average density was in Chesham where 113 dwellings had permission at 46 dph.
- **Economic Development Completed:**⁵ Total amount of completed retail, office, industrial, warehouse, leisure and non-residential institutional development completed was 1,649 square metres (sqm).
- 2,245 sqm of Use Class B1 was gained and 2,395 sqm of Use Class B8 Warehouse & Storage lost. Catering and Hotel (Use Classes A3, A4, A5 & C1) floor space increased by 784 sqm.
- All new employment floor space completed was on **previously developed land**.

³ Chiltern District Council Housing Permissions, Completions & Expiries 1/4/09 to 31/3/10 - http://www.chiltern.gov.uk/site/scripts/download_info.php?downloadID=647&fileID=3057

⁴ Chiltern District Council 2010 Housing Land Supply Trajectory 2006-2026 v1.0 - http://www.chiltern.gov.uk/corestrategy/site/scripts/download_info.php?downloadID=4&fileID=124 and National Indicator NI 159 2009/10

⁵ Planning Decisions & Completions: Economic Development 1/4/2009 to 31/3/2010 - http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=94&pageNumber=10

- **New Economic Development Permitted:** 3,231 sqm of Use Class B1 permitted with a potential reduction of 1,712 sqm of Use Class B2.
- **Outstanding Economic Development Permissions:** At 31st March 2010, 26,019 sqm of Use Class B1 and 22,467 sqm of Use Class B8 floor space had unimplemented planning permission. There was a potential loss of 10,734 of Use Class B2 floor space.
- **Gypsy and Travellers:** no allocation of permanent additional pitches for gypsy and travellers took place.
- **Flood risk & Water Quality:** No planning permissions granted were contrary to Environment Agency advice on flooding, water quality grounds and impact on natural wildlife corridor grounds.
- **Local Wildlife Sites:**⁶ 33% of all Chiltern's local wildlife sites were in positive conservation management at 31st March 2010. Although just one local wildlife site was recorded as not being in positive conservation management, two thirds were data deficient to enable an assessment to be made.
- **Renewable Energy Systems:** There has been a notable take-up of local schools in installing renewable energy technology.

⁶ Buckinghamshire & Milton Keynes – National Indicator NI 197 2009/10

Introduction

Statutory Requirements

1. The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to submit an Annual Monitoring Report to the Secretary of State. The Annual Monitoring Report (AMR) forms part of the Local Development Framework and contains information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved. The AMR is prepared in accordance with Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004.
2. In addition to submitting the AMR to the Secretary of State by the end of December 2010, the Report will be published on the Council's website in January 2011. Hard copies will also be available to view at the Council's offices.
3. The Regulations principally require the AMR to contain the following information:
 - The timetable for production of local development documents;
 - Progress in the production of local development plan documents against the milestones within the Local Development Scheme;
 - Monitoring information relating to the use and implementation of policies in the development plan; and
 - The number of net additional dwellings and economic development floor space built in the Chiltern District area over the Annual Monitoring Report period.
4. In addition to the requirements within the Regulations, guidance on what should be included within the AMR is also contained within Planning Policy Statement 12: Local Spatial Planning (PPS12), Annual Monitoring Report (AMR)-FAQs and Seminar Feedback on Emerging Best Practice 2004/05 (ODPM, September 2005), and Regional Spatial Strategy and Local Development Framework Core Output Indicators-Update 2/2008 (CLG July 2008).

Importance of Monitoring

5. Monitoring has become an increasingly important aspect of evidence-based policy making as it enables an assessment of whether policy aims and objectives are being achieved. Local Development Framework monitoring should take a positive, future orientated approach by identifying the key challenges, opportunities and possible ways forward for revising and adjusting spatial planning policies.
6. Local Development Frameworks should be continually reviewed and revised and the annual monitoring report will be the main mechanism for assessing the framework's performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.

7. The framework for monitoring the LDF will be kept under review and will be developed and amended in conjunction with progress on the preparation of Development Plan Document's.

Time Period

8. The statistical basis for this Annual Monitoring Report covers the period from **1st April 2009 to 31st March 2010**. It also reviews the progress being made in meeting the milestones in the timetable in the adopted Local Development Scheme May 2009. It should be noted that a revised Local Development Scheme was submitted to and agreed by the Secretary of State in September 2010 and came into effect in November 2010.

Local Development Scheme

1. Annual Monitoring Reports, under *Planning Policy Statement 12: Local Development Framework* (PPS12) are required to report progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme, including reasons where they are not being met.
2. The Chiltern Local Development Scheme (LDS), sets out the three year timetable and programme for production of the Council's Local Development Framework. The adopted LDS for the period 2009/10 came into effect on 20th May 2009. It covers the period to the middle of 2013 and sets the timetable for the production of the Core Strategy and Delivery Development Plan Documents (DPD).
3. The Timetable for the production of the Chiltern Local Development Framework from the Local Development Scheme May 2009 is included at the end of this chapter as Table 1. The year 2009/10 is highlighted.

Overview of 2009/10

Core Strategy Development Plan Document

4. The Local Development Scheme showed two milestones during 2009/10 relating to the preparation of the Core Strategy (CS).
 - Formal Publication during January and February 2010
 - Formal Submission to the Secretary of State during March 2010.
5. In June 2009 after considering an extensive evidence base that had been gathered by the Council since 2004, and after taking account of relevant National and Regional policies, the Council published a Draft Core Strategy for Chiltern District June 2009 - Document for Stakeholder Dialogue. This was to enable further detailed discussions with those key stakeholders who are most likely to be able to help us deliver the CS up to the year 2026.
6. Following stakeholder dialogue during the second half of 2009, in February 2010 the Council decided to carry out an additional District-wide public consultation on the CS, which started in March 2010. **By under taking these extra consultations the milestones within the LDS in effect for the period 2009/10 were not met.**

Post 1st April 2010 Update

7. *As a result of these consultations, the timetable for formal Publication and Submission of the CS was put back to October 2010 and January 2011 respectively. The LDS was amended accordingly in September 2010 and submitted to the Secretary of State in that month.*
8. *On 6th October 2010 the Secretary of State confirmed that he would not issue a direction to make changes to the revised LDS submitted to him in September*

2010. The Council resolved to bring the Local Development Scheme October 2010 into effect on 10th November 2010. It is available on the Council web site at, http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=141&pageNumber=1

9. *Progress against the milestones in the production timetable in the Local Development Scheme October 2010 will be reported on in the 2010/11 Annual Monitoring Report.*

Delivery Development Plan Document

10. The adopted Local Development Scheme May 2009 showed a milestone that, "evidence gathering and studies" for this document was due to start in June 2009 and continue throughout the remainder of 2009/10. Much of the evidence collected to support the CS will also be used for the preparation of the Delivery Development Plan Document. **This milestone was met.**

Quality of Life

Community Strategies for Buckinghamshire and Chiltern

1. The Core Strategy for Chiltern District to be submitted to the Secretary of State in January 2011 will play a critical role in helping to deliver community aspirations and quality of life. In meeting local aspirations, in November 2009 the Chiltern Community Partnership published a **Sustainable Community Strategy** (SCS) as part of the Buckinghamshire family of Sustainable Community Strategies.
2. Publication of the SCS followed comprehensive consultation with local stakeholders, residents, community and the voluntary sectors. The aim of the SCS is to set a framework for developing a sustainable community in Chiltern where people want to live and work now and in the future. The SCS is available on the Council web site at, http://www.chiltern.gov.uk/site/scripts/download_info.php?downloadID=474.
3. The vision from the SCS is to ensure that by the year 2026 Chiltern District is: -
 - *A place with integrated, supportive and capable communities that promote active citizenship*
 - *A place where high quality services and facilities help people from all sections of the community, particularly the young, elderly and disadvantaged, to live independent and fulfilling lives*
 - *A place where we can lead safe lives free from the fear of crime and anti-social behaviour*
 - *A place with attractive and vibrant town and village centres and an outstanding countryside*
 - *A place that promotes equality of opportunity and ensures fair access to Services*
 - *A place that 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 where people have the skills, knowledge and ability to make effective decisions and healthy lifestyle choices*
 - *A place with enough affordable housing to meet local needs and maintain our services and communities*
 - *A place with effective and targeted transport solutions, including a well maintained transport infrastructure*
 - *A place where high quality education and lifelong learning improves people's lives, enabling them to make well-informed decisions and play their full part in the community*
 - *A place with a wide range of accessible leisure opportunities*
 - *A place with a clean and green environment where recycling, waste minimisation and resource conservation are an established part of everyday life.*

4. The Core Strategy adopts the Vision for Chiltern in the SCS and through its land use and spatial policies it aims to deliver tangible local solutions to key local issues.

Standard of Quality of Life in Chiltern

5. Chiltern is a generally prosperous and largely rural district, covering around 75 square miles (196 square kilometres). According to the ONS 2009 mid-year estimates¹, the population was 90,900. Reflecting the relative affluence of the area, residents of Chiltern were judged to have both the third highest quality of life and house prices of any local authority area in Great Britain¹.
6. On the downside a recent report suggested that Chiltern residents have the highest carbon footprint in the country². In essence the report asserts that Chiltern has a high carbon footprint because it has a high proportion of wealthy people.

Unemployment

7. The unemployment rate in Chiltern continues to be one of the lowest in the country, standing at 2% in March 2010. Median earnings for Chiltern residents working full time in 2009 was £35,365³. At 21% (11,800 people), economic inactivity is just above the South East average but below the national average⁴.

Education

8. The percentage of 15 year old pupils in schools maintained by the local education authority achieving five or more GCSEs at grades A* - C for Chiltern was 68.6% (2006/07)⁵. Higher educational levels are good, with 44% residents having at least one Degree, compared with a national figure of just under 30%⁶. A consequence of this overall higher level of education is that 60% of the District's working age population are working in managerial or professional roles⁷.

Owner Occupancy

9. Owner occupancy within Chiltern is higher than the regional or national average at 79%⁸. Houses in the District tend to be large, although in recent years an increasing proportion of smaller homes have been built.

Affordability of Housing

10. The cost of housing in Chiltern continues to be some of the highest in the country. During 2009/10 the average cost of a dwelling in Chiltern was

¹ Halifax Quality of Life Survey, October 2007 - Table 1: Quality of Life Rankings – the top 30 Local Authorities in Great Britain & Table 2: Top 30 Local Authorities for the Quality of Life - House Prices

² Report by Experian and the Stockholm Environment Institute 2009

³ ONS annual population survey Earnings by residence (2009)

⁴ ONS annual population survey Economic inactivity (April 2009-March 2010)

⁵ Audit Commission local area profile Chiltern 2006/07 - % of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A*-C or equivalent

⁶ ONS annual population survey Qualifications (January-December 2009)

⁷ ONS annual population survey Employment by occupation (Apr 2009-Mar 2010)

⁸ 2001 Census of Population

£357,918⁹. This represents an 8% reduction over the average sale price during the previous year, no doubt due to the effect of the economic recession on house prices.

11. As stated in paragraph 7 above in 2009 the median earnings for Chiltern residents working full time was £35,365. Therefore the affordability ratio is just over 10 times the average single income to live in the average house in Chiltern and just over 5 times the average 2-person working household income (£35,365 x 2).

Dwelling Sale Prices – 2009/10

Dwelling type	Cost
Detached	£613,239
Semi-detached	£313,415
Terraced	£263,915
Flat/Maisonette	£231,102
Overall Average	£357,918

Source: Land Registry

12. The county-wide Strategic Housing Market Assessment (SHMA) published in July 2008 gave the annual requirement for housing to be 272. This demonstrates the continuing need for more affordable housing to be provided in Chiltern, through both the new build and other routes such as acquisitions and re-acquisition's by Registered Social Landlords (RSL's).

Transport and Accessibility

13. Car ownership has historically been very high in Chiltern with 88% of households owning a car and 52% having two or more cars, compared to 38% in the South East and 29% nationally. Only 12% of households have no car or van, compared to 26.8% nationally¹⁰. 61% of residents travel to work by car. Many children are taken to school by car although the County Council is trying to reduce this number by setting up School Travel Plans.
14. Frequent rail services are provided by a number of stations within and just outside the district with 11% of residents travelling using them to get to work. There are frequent bus services serving the larger settlements, and those smaller settlements located on the principal route network. Where they exist services in rural areas are less frequent. Only 1.2% of residents travel to work by bus or coach although a significant number of school children use this means of transport¹¹.

Health

15. Indicators of health are good when compared to England and the South East, but good health is not shared equally across the population, with inequalities in health between vulnerable groups and the most deprived wards in the district and the rest of the population.

⁹ Land Registry House sales April 2009 – March 2010

¹⁰ 2001 Census of Population

¹¹ 2001 Census of Population

Community Safety

16. Special operations mounted by the police during 2009/10 resulted in a fall in the serious acquisitive crime rate (burglary and theft) in Chiltern ¹².

Public Open Space

17. Public open space in Chiltern is owned and managed by private individuals, public bodies such as local councils, The Woodland Trust and the Forestry Authority. During 2009/10 there has been no development on public open within the District. Lowndes Park in Chesham (managed by Chesham Town Council) continued to be at the national Green Flag Award standard awarded in the previous year by the Civic Trust.

Chilterns Area of Outstanding Natural Beauty (AONB) and Green Belt

18. Nearly 90% of Chiltern is within the Green Belt and 72% within the AONB. The Council applies at a local level the very strong national planning policies that seek to maintain the openness and landscape appearance of these areas by preventing inappropriate development. Where new housing is allowed it comprises very limited infilling within existing villages and 'one-for-one' replacement of an existing dwelling. A small number of dwellings continue to be created by converting redundant agricultural barns. This demonstrates that the policies in the Adopted Local Plan that seek to protect these areas continue to be effective.

Pollution and Local Water and Land Quality

19. The background air pollution level measured in Hervines Park, Amersham on the Hill, after decreasing between 2005 and 2008, increased slightly between 2008 and 2009.
20. The results of the Council's latest *'review & assessment'* process and monitoring indicated that an Air Quality Management Area is still required along Berkhamstead Road and Broad Street (A416) in Chesham. This is currently attributed to road transport emissions.
21. All other areas of the District are currently predicted to meet the UK Annual Mean Objectives for nitrogen dioxide and all other pollutants.

Conservation and Historic Heritage

22. There are over 1,000 statutorily listed buildings in Chiltern of which 13 are Grade 1. There are 19 conservation areas that cover 3% of the total area of the district. There are 18 Scheduled Ancient Monuments and 6 historic parks and gardens. 84 sites of local archaeological interest have been identified. None of the listed buildings and ancient monuments are deemed to be 'at risk' by English Heritage.

¹² National Indicator NI 016 Serious acquisitive crime rate – Chiltern – 2009/10

Key Trends

- ❖ The health of Chiltern's residents remains good, although there are pockets of deprivation
- ❖ Higher than average quality of life
- ❖ Crime levels remain static Education, skills levels and employment remain higher than average
- ❖ The green belt and public open spaces continue to be protected
- ❖ Surface water flooding incidents have increased
- ❖ Pressure to develop in the Green Belt remains high, but Green Belt policies continue to be effective

Key issues

- ❖ High cost of housing
- ❖ Lack of affordable housing
- ❖ Traffic congestion on main roads in urban areas and resultant effect on air quality
- ❖ Connectivity and transportation between settlements remains an issue particularly in rural areas.

Monitoring of Local Plan Policies & Appeals

1. The Annual Monitoring Report is required to include an assessment on the extent to which policies in the Development Plan are being achieved. Regulation 48 states that the local planning authority must identify if it thinks that a policy is not being implemented; the reason why it is not being implemented and what the authority intends to do about it by amending or replacing the policy.

'Saved' Local Plan Policies

2. The Secretary of State 'saved' beyond 27th September 2007 a total of 123 policies from the Adopted Chiltern District Local Plan 1997 & Subsequent Alterations. A full list of the policies are set out in Appendix 1 of the Local Development Scheme November 2010. The document is available on the Council web site at, http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=141
3. The 'saved' local plan policies will continue in force until superseded by policies in the Core Strategy and Delivery Development Plan Document's.

Planning Appeals

4. There were 122 appeals against the refusal of planning applications in Chiltern District determined by the Planning Inspectorate during 2009/10. To put this into context, during the same period 1,643 applications were determined by the Council of which 424 were refused permission.
5. Because of the longer time scale of the appeal process there is no a direct correlation between the number of applications refused permission and appeals determined. Thus crudely, appeals determined represented 29% of applications refused in the year. In relation to all decisions made (permissions and refusals) over the same period, the proportion is 7.4%
6. Of the 122 appeals determined, 38 were allowed (36 in full and 2 in part). This means that 31% of appeals were allowed and 69% dismissed. The Chiltern target under local performance indicator LPI 204 that "less than 35% of appeals should be allowed" was achieved.
7. Details of the level of support that 'saved' local plan policies received at appeal from Planning Inspectors are set out at the end of this section.
8. Details of notable appeals that were **allowed** are set out below.

- 30 metre high telecommunications mast at Bullscroft Farm, Amersham Road, Chenies – site in Chilterns Area of Outstanding Natural Beauty and Green Belt (CH/2009/0440/FA)
 - Change of use The Gate Inn Public House, Lee Gate, The Lee to a private dwelling (CH/2009/0304/FA)
9. Details of notable appeals that were **dismissed** are set out below.
- Redevelopment to provide 36 flats at 141 Hivings Hill & 1-4 Hivings Court, Chesham (CH/2008/0322/FA).
 - Redevelopment of site to provide 12 flats at Greenways, 2 Amersham Road, Chesham Bois (CH/2008/1147/FA).
 - Hotel with basement level car parking and an office building with 9 residential flats above at 7 Station Road, Chesham (CH/2008/1221/OA).
 - Redevelopment of site to provide 2 semi-detached dwellings and 4 four terraced dwellings at former covered reservoir site adj 33 Alma Road, Chesham (CH/2009/0512/FA).
 - Redevelopment to provide 2 semi-detached houses, 2 one-bedroom flats and 4 two-bedroom flats at 10-12 Glenister Road, land rear of 4-8 Glenister Road & adj 17 Abbots Vale, Chesham (CH/2008/1987/FA).
 - Demolition of existing building and erection of detached office building (Use Class B1) at Winters of Penn, Church Road, Penn (CH/2008/1512/FA).
 - Change of use from general industrial and storage and distribution (Use Classes B2 and B8) to a children's soft play activity area and creche (Use Class D1) at 28/28 Chess Business Park, Moor Road, Chesham (CH/2009/0111/FA).

Monitoring of 'Saved' Local Plan Policies

10. Currently the analysis of appeal decisions made by the Planning Inspectorate is the only monitoring that is carried out on local plan policies that are 'saved' beyond September 2007. As such it is the only monitoring carried out that meets the statutory monitoring requirements of the Local Development Framework planning process.
11. However, as illustrated above the number of appeals determined is small in size, analysis of Planning Inspectorate appeal decisions gives an important "independent assessment" of the continuing effectiveness of 'saved' local plan policies. As such it gives a valuable indication of how local policies are meeting national and regional guidance particularly where it has changed since the local plan was adopted and subsequently altered.

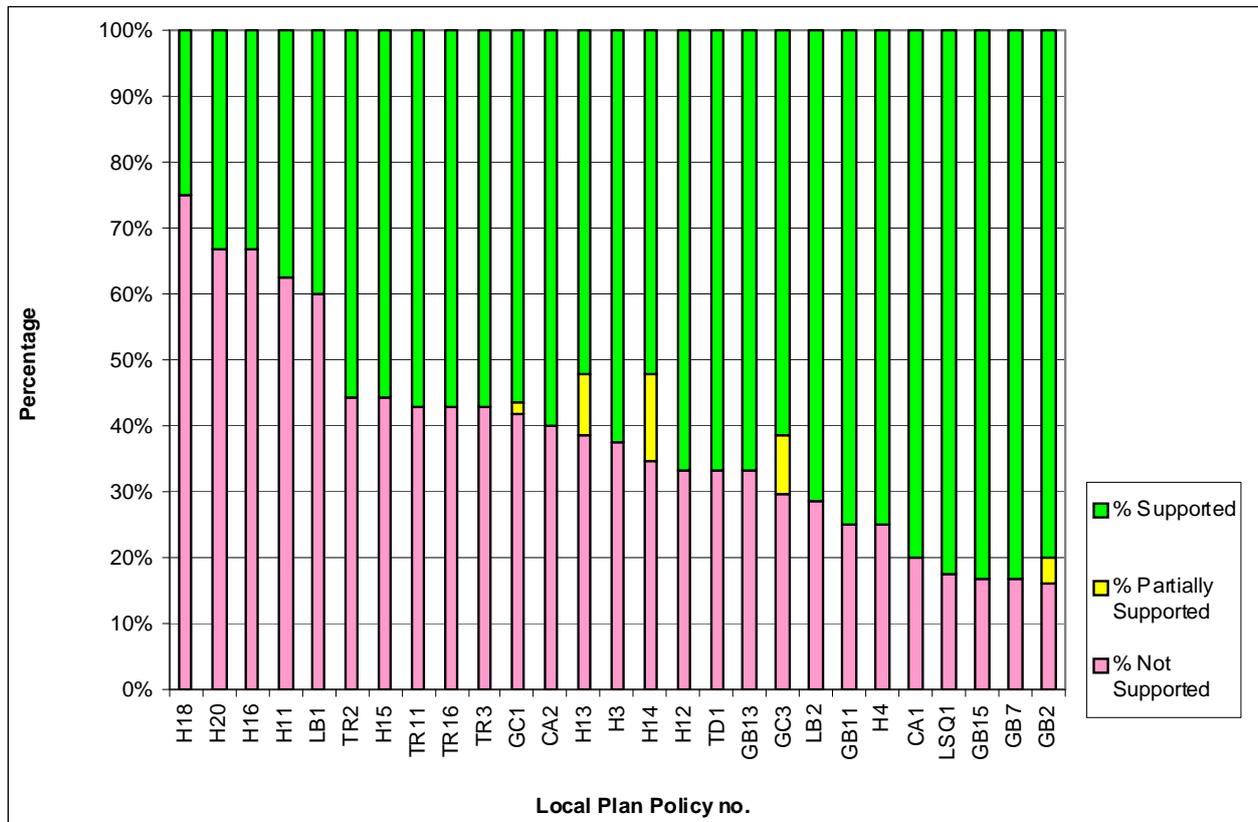
Support at Appeal for 'Saved' Local Plan Policies

12. Out of the total of 123 'saved' policies in the adopted Chiltern District Local Plan and subsequent alterations, 27 policies were identified by Planning Inspector's three or more times as a 'main issue' in appeal decisions during 2009/10. Each policy is shown along with the level of support it received in Table 1 and Chart 1 below.

Table 1: Level of Support for Local Plan Policies from the Planning Inspectorate on Appeal Decisions between 1/4/2009 and 31/3/2010 – 3 or more instances of Policy

Local Plan Policy	Count Of Policies Not Supported By Planning Inspector	Count Of Policies Partially Supported By Planning Inspector	Count Of Policies Supported By Planning Inspector	Total	% Not Supported	% Partially Supported	% Supported	Total %
H18	3	0	1	4	75.0%	0.0%	25.0%	100.0%
H20	2	0	1	3	66.7%	0.0%	33.3%	100.0%
H16	4	0	2	6	66.7%	0.0%	33.3%	100.0%
H11	5	0	3	8	62.5%	0.0%	37.5%	100.0%
LB1	3	0	2	5	60.0%	0.0%	40.0%	100.0%
TR2	4	0	5	9	44.4%	0.0%	55.6%	100.0%
H15	15	0	19	34	44.1%	0.0%	55.9%	100.0%
TR11	3	0	4	7	42.9%	0.0%	57.1%	100.0%
TR16	3	0	4	7	42.9%	0.0%	57.1%	100.0%
TR3	3	0	4	7	42.9%	0.0%	57.1%	100.0%
GC1	23	1	31	55	41.8%	1.8%	56.4%	100.0%
CA2	2	0	3	5	40.0%	0.0%	60.0%	100.0%
H13	17	4	23	44	38.6%	9.1%	52.3%	100.0%
H3	6	0	10	16	37.5%	0.0%	62.5%	100.0%
H14	8	3	12	23	34.8%	13.0%	52.2%	100.0%
H12	1	0	2	3	33.3%	0.0%	66.7%	100.0%
TD1	1	0	2	3	33.3%	0.0%	66.7%	100.0%
GB13	3	0	6	9	33.3%	0.0%	66.7%	100.0%
GC3	13	4	27	44	29.5%	9.1%	61.4%	100.0%
LB2	2	0	5	7	28.6%	0.0%	71.4%	100.0%
GB11	1	0	3	4	25.0%	0.0%	75.0%	100.0%
H4	2	0	6	8	25.0%	0.0%	75.0%	100.0%
CA1	1	0	4	5	20.0%	0.0%	80.0%	100.0%
LSQ1	3	0	14	17	17.6%	0.0%	82.4%	100.0%
GB15	1	0	5	6	16.7%	0.0%	83.3%	100.0%
GB7	1	0	5	6	16.7%	0.0%	83.3%	100.0%
GB2	4	1	20	25	16.0%	4.0%	80.0%	100.0%
Total	134	13	223	370	36.2%	3.5%	60.3%	100.0%

Chart 1: Level of Support for Local Plan Policies from the Planning Inspectorate on Appeal Decisions between 1/4/2009 and 31/3/2010 – 3 or more instances of Policy



13. Of the 27 policies that appeared more than 3 times as a main issue, 11 were supported in more than 66% of appeals. This is considered to be a significant level of support.
14. 15 of the 27 policies were supported in between 33% and 65% of appeals, i.e., they were considered to have received mixed support.
15. Policy H18 Dormer windows on dwellings received support from the Planning Inspectorate in only 1 of the 4 appeals determined were it was a main issue (25%) and is therefore considered to have received little support during the year. However, it is again important to emphasise the small sample size before considering whether to revise the policy. It should also be noted that in appeals determined in the previous year (2008/09) the policy was amongst those that received a significant level of support from Planning Inspectors.

Housing

Housing Core Output Indicators

1. The Council is required to monitor a suite of Core Output Indicators laid down by the Government. Current guidance was issued by the CLG in 2008 is '*Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008*'.
2. The guidance states that the following housing **core output indicators** have to be reported in the Annual Monitoring Report: -

H1: Plan Period and Housing Targets

H2(a): Net additional dwellings – in previous years

H2(b): Net additional dwellings – for the reporting year

H2(c): Net additional dwellings – in future years – 2010 to 2026

H2(d): Managed delivery target

H3: New and Converted Dwellings on Previously Developed Land

H4: Net Additional Pitches for Gypsies and Travellers

H5: Gross Affordable Housing Completions

H6: Housing Quality – Buildings for Life Assessments

Core Output Indicator H1: Plan Period and Housing Targets

3. This identifies the source of the housing target used in the Council's housing trajectory and the total amount of housing planned to be delivered over the period covered by the Core Strategy.

Regional Strategy - The South East Plan

4. The housing target for Chiltern over the period 2006 to 2026 is contained in The South East Plan that came into effect in May 2009. The South East Plan sets out a housing requirement for Chiltern of 2,900 new dwellings over the plan period, at an average of 145 dwellings per annum. The South East Plan was in place at the base date of this report, i.e., 31st March 2010.
5. At the time of writing this Annual Monitoring Report, the South East Plan remains to be part of the Council's Development Plan. The Coalition Government has however made it clear that the Regional Strategies will be abolished following the enactment of the Localism Bill 2010. The Localism Bill

is scheduled to be enacted in late summer / autumn 2011, after which it will fall to local planning authorities to set housing target for their areas.

6. As the Council's Core Strategy is scheduled to be adopted in 2011 (around the time of enactment of the Localism Bill) and will cover the period beyond 2026, the Council has decided that the basis of its housing land supply trajectory will be the housing target contained within Policy CS2 of the Core Strategy for Chiltern District, Publication Document October 2010 ¹
7. This sets a revised housing target of 2,400 dwellings for the period 2006 to 2026 in line with the figure the Council originally suggested should be included within the South East Plan. The monitoring of past and future housing delivery is therefore assessed against the locally defined housing target of 2,400 dwellings.

Local Housing Target

8. As stated above The South East Plan dwelling allocation for Chiltern between 2006 and 2026 is 2,900 which equates to an annual average of 145 dwellings per annum.
9. For the reasons outlined above, on 28th September 2010 the Council opted to include a lower 'Option 1' dwelling allocation of 2,400 dwellings (at an average of 120 dwellings per annum) in the Core Strategy for Chiltern District, Publication Document October 2010 that was formally published on 14th October 2010. Further details on why this dwelling allocation figure has been chosen is set out in the housing topic paper that provides background evidence to the Core Strategy for Chiltern District, Publication Document October 2010 ².
10. Table H1 sets out the housing requirement from the Core Strategy for Chiltern District, Publication Document October 2010.

Table H1 Plan Period and Housing Targets

<i>"To show the planned housing period and provision"</i>	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1: Plan period and housing targets	1 April 2006	31 March 2026	2,400 dwellings (net)	<i>Policy CS2 - Core Strategy for Chiltern District, Publication Document October 2010</i>

¹ Chiltern District Council Cabinet Reports of 14 September 2010 and 30 November 2010 refer

² Chiltern District Housing Allocation - Background Paper 2006 – 2026 – September 2010 - Background evidence document in support of the Core Strategy for Chiltern District, Draft Publication Document

Core Output Indicators H2(a) & H2(b): Net additional dwellings – in recent years

11. Table H2 (a) & (b) show the levels of housing delivery between 2003/04 and 2010. It includes the start date of the Core Strategy (2006/07) and the reporting year 2009/10. Figures are net consisting of new build dwellings minus demolitions plus changes of use and conversion to dwellings.

Table H2(a)&(b) Net housing delivery in recent years							
"To show recent levels of housing delivery"	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
				Core Strategy for Chiltern District, Publication Document October 2010			
H2(a): Net additional dwellings – in previous years	235	199	216	215	178	89	74
H2(b): Net additional dwellings – for the reporting year							

12. In the reporting year 1st April 2009 to 31st March 2010, a net total of 74 dwellings were delivered. However, as with the previous year, such a delivery rate is due to the continuing effects the economic recession is having on the local and national house building industry.
13. In the 4 years since the start of the period covered by the Publication Core Strategy Core October 2010, a total of 556 dwellings have been delivered. This compares with a 'local' delivery target of 480 over the same period (4 x 120). Therefore, cumulative housing delivery since 2006 exceeds the cumulative local allocation by 76 dwellings. The overprovision since 2006 is taken into account when calculating the annual average delivery rate for the period from 2010 up to 2026, i.e., 120 dwellings per annum is reduced to 115.2 dwellings.

Core Output Indicator H2(c): Net additional dwellings – in future years

Housing Land Supply Trajectory

14. The Chiltern Housing Land Supply Trajectory 2010 comprises background evidence for the Core Strategy for Chiltern District, Publication Document

October 2010³. The Trajectory is available on the Council web site at, http://www.chiltern.gov.uk/corestrategy/site/scripts/download_info.php?downloadID=4&fileID=124 .

15. The Trajectory comprises important background evidence to the proposed Core Strategy. It also informs the decision making process of the Council on planning applications and others with an interest in housing development in Chiltern District.
16. The 2010 Trajectory has a base date of 31st March 2010. However, where appropriate it includes significant evidence and events that might affect the number and delivery of dwellings obtained after that date.
17. In terms of assessing whether a 5 and 10-year supply of land for new housing in Chiltern can be demonstrated, the 'local' housing allocation of 2,400 dwellings between 2006 and 2026, which was adopted by the Council in September 2010, is used. This equates to an annual average of 120 dwellings.
18. Sites included in the 2010 Trajectory are taken from the following sources of land:
 - Sites with **outstanding (unimplemented) planning permission** at 31st March 2010
 - The remaining housing sites originally **identified** under 'saved' Policy H2 of the Adopted Chiltern District Local Plan 1997 that were still undeveloped at 31st March 2010;
 - Sites where housing had been '**agreed in principle**' by the Council before 31st March 2010, and
 - Selected strategic and non-strategic housing sites originally identified in the **Council's 2008 Strategic Housing Land Availability Assessment (SHLAA)** and which are carried forward in the **2010 SHLAA Supplementary Report** as having potential for housing up to the year 2026.
19. Tables H2-1 and H2-2, and Graphs H2-1 and H2-2 that comprise the 2010 Housing Trajectory are set out below along with Table H2(c) for this indicator.
20. It should be noted that although the 2008 SHLAA concluded that 'small windfall sites' (for less than 5 dwellings) are expected to continue to come forward in Chiltern and deliver housing up to the year 2026. However, the 2010 Trajectory does not contain an allowance for such sites.

³ 2010 Housing Land Supply Trajectory - September 2010 - Background evidence document in support of the Core Strategy for Chiltern District, Draft Publication Document

Demonstrating a 5 and 10-year housing land supply

Housing Land Supply: 2010/11

21. During the current monitoring year (2010/11), the 2010 Housing Land Supply Trajectory shows that because of the impact of the recession on the house building industry both nationally and locally, a total of 81 dwellings (net) are expected to be delivered. This compares with the local average annual provision figure of 120 dwellings. As shown in Table H2-2 all these dwellings are expected to come from sites that had outstanding planning permission for housing at 31st March 2010. It is possible that new housing sites will come forward, receive planning permission and be built entirely within the year although because of the impact of the recession this is considered unlikely.

Housing Land Supply: April 2011 to March 2016

22. The local dwelling allocation for this period, which as explained above in paragraph 13, has been adjusted to take account of dwellings already built between 2006 and 2010, is 576 dwellings [115.2 dwellings per annum).
23. It is expected that 624 dwellings will be delivered in the period. Of these around 400 are expected to come from sites with outstanding planning permission at 31st March 2010. This figure is based on all dwellings on larger housing sites [5 or more dwellings] at that date being built and a 90% implementation rate on smaller housing sites [less than 5 dwellings].
24. Research into the expiry rate of housing permissions during the 10-year period since the year 2000 shows that on average each year, 4.1% of the number of dwellings with outstanding permissions at the start of the year, had expired by the end of it. During the 10-year period the annual expiry rate ranged from 1.9% (in 2004/05) to 10.6% (in 2003/04). In numerical terms the number of dwellings that expired each year ranged from 5 (in 2004/05) to 33 (in 2000/01). As some housing permissions are renewed rather than expiring or being implemented, a non-implementation rate of 10% on small housing sites (i.e., a 90% implementation rate) is considered reasonable.
25. A further 83 dwellings will be delivered on a site where housing had been 'agreed in principle' subject to a S106 agreement before 31st March 2010 (*permission has subsequently been granted after this date and construction is underway*).
26. From 2015/16 onwards housing delivery from Strategic Housing Sites and Major Developed Sites in the Green Belt proposed in the Core Strategy for Chiltern District, Publication Document October 2010 is expected to be at a rate significantly above requirement. The time lag for this level of delivery is because it is necessary to seek and obtain planning permission; ensure the provision of affordable housing and associated works by means of legal agreement and to provide any on and off-site infrastructure that might be required to support housing development of this scale.
27. The remaining requirement of 140 dwellings for the period is expected to be delivered in the final year of the period (2015/16) on two Strategic Housing

Sites (SHS) and a Major Developed Green Belt Site (MDS) proposed in the Core Strategy for Chiltern District, Publication Document October 2010. In December 2010 outline planning permission for 198 dwellings was granted by the Council on the proposed SHS at the Holy Cross Convent / The Grange site in Chalfont St Peter⁴. The other proposed SHS is the 'Donkey Field' site in Little Chalfont, while the proposed MDS is the former campus of Buckinghamshire University, Newland Park, Chalfont St Peter. On the proposed MDS at Newland Park, at the end of December 2010 there is a planning application for 326 dwellings pending consideration by the Council.⁵

28. Lastly, no dwellings are expected to be built in the period on the handful of undeveloped sites 'identified' under 'saved' Policy H2 of the Adopted Chiltern District Local Plan.
29. The 624 dwellings expected to be delivered in the period compares with the adjusted requirement of 576 dwellings [5 x 115.2 dwellings per annum]. This equates to 5.41 years supply of land (target = >5 years). When expressed as a proportion as required by National Indicator NI 159, housing delivery represents 108.3% of requirement (target = >100%). This proportion will be used for Chiltern's NI 159 return for 2010/11.

Housing Land Supply: April 2016 to March 2021

30. The local dwelling allocation for this period is also 576 dwellings. Overall 644 dwellings are expected to be built in the period. The 2010 Trajectory shows that around 490 of the dwellings to be delivered will be on the Strategic Housing Sites and Major Developed Green Belt Sites proposed in the Core Strategy for Chiltern District, Publication Document October 2010.
31. In addition to this the housing development permitted on the former Latimer Sawmill site in Bell Lane, Little Chalfont in 2008 is expected to be completed and contribute 100 dwellings (the other 153 dwellings permitted are shown to be built in the previous 5-year period). Lastly, a small contribution is expected to come from smaller 'Other SHLAA sites' that, although identified in the 2010 SHLAA Supplementary Report, are not formally identified in the Core Strategy.
32. The 644 dwellings shown to be delivered compares with the adjusted local requirement of 576 dwellings. This equates to 5.6 years supply of land (target = >5 years). In percentage terms, delivery represents 111.8% of requirement (target = >100%).

Housing Land Supply: April 2021 to March 2026

33. The local dwelling allocation for this period, which has been adjusted to take account of dwellings already built between 2006 and 2010, is 576 dwellings [115.2 dwellings per annum). Overall the trajectory shows that 495 dwellings are expected to be built in the period.

⁴ Planning application CH/2010/0293/OA granted planning permission on 21st December 2010

⁵ Planning application CH/2010/0976/FA

34. In the final years of the plan period, almost all new dwellings are expected to be delivered on smaller 'Other SHLAA sites' that, although identified in the 2010 SHLAA Supplementary Report, are not formally identified in the Core Strategy. At this time it is not possible to say which of these sites will become forward for development. For the local housing target of 2,400 dwellings to be achieved by the year 2026, it would be necessary for housing to be delivered on just under 30% of these sites by that date. This provides for a contingency of around 70% from the sites that might be required because of the changes made to PPS3 in June 2010 to the classification of 'private residential gardens' and removal of the minimum density requirement.
35. A contribution of around 20 dwellings is expected on the remaining housing sites identified in the Adopted Local Plan 1997.
36. The 495 dwellings shown to be delivered compares with the adjusted local requirement of 576 dwellings. This equates to 4.3 years supply of land (target = >5 years). In percentage terms, delivery represents 85.9% of requirement (target = >100%).
37. However, paragraph of 55 of PPS3 states that for, "...years 11-15 [2021 to 2026], specific, developable sites [for housing] should be identified where possible. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated."
38. In this respect Table H2-2 of the trajectory identifies the smaller 'Other SHLAA sites' and their location.

Conclusion

39. To conclude Table H2(c) takes the predicted housing delivery figures from the Council's 2010 Housing Land Supply Trajectory and shows that a 5 and 10-year supply of land for housing is available at the point of adoption of the Core Strategy.
40. It is clear that in addition to land that currently has planning permission for housing and where housing has been agreed in principle, the delivery of housing on the proposed SHS and MDS should ensure there is a 5 and 10-year supply of land in accordance with PPS3. The broad location of housing sites expected to be delivered in years 11- 15 (2012 to 2026) is also shown.

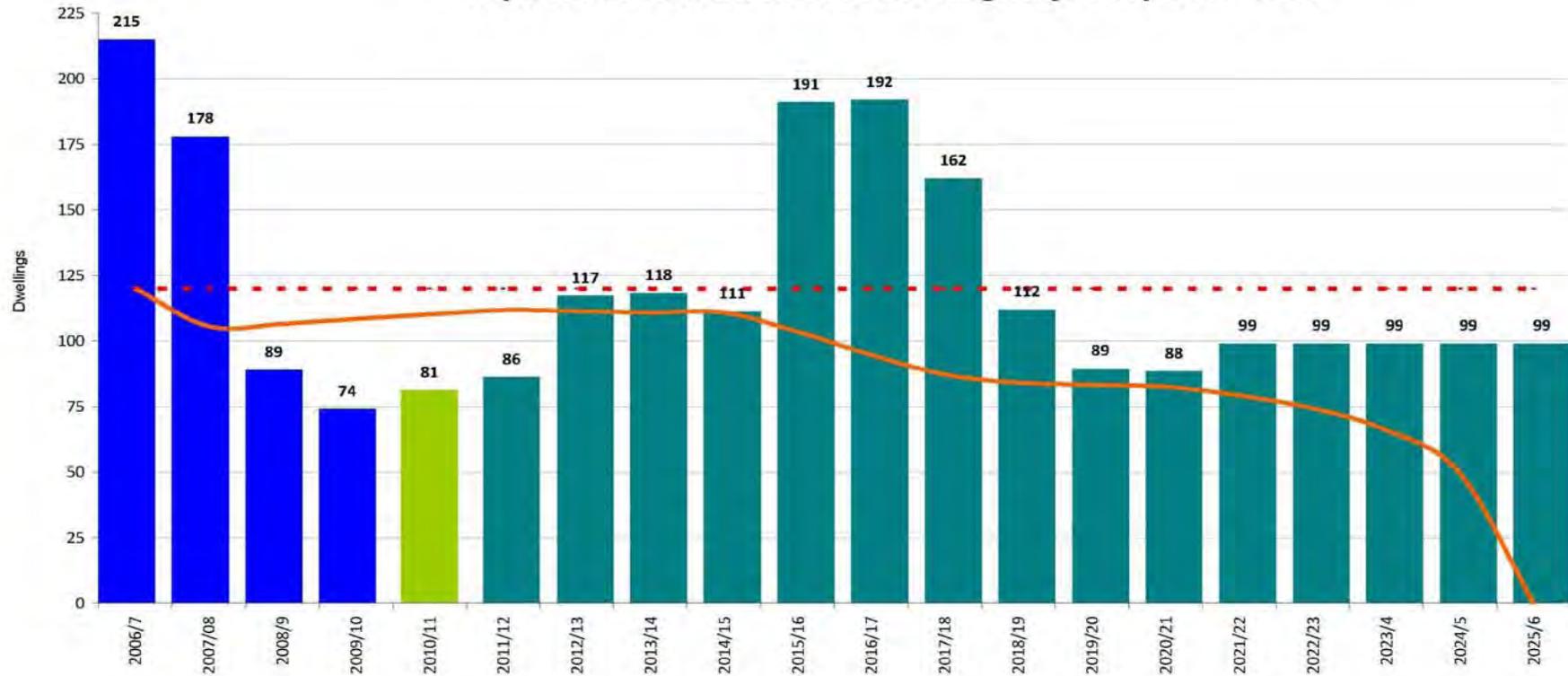
	2010/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	2020/21	21/22	22/23	23/24	24/25	25/26	Total
net additions	81	86	117	118	111	191	192	162	112	89	88	99	99	99	99	99	1,844
target *	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	115.2	1,844
hectares	not known																
* adjusted to take account of under/overprovision since 2006																	

41. At 31st March 2010 after deducting the number of housing already delivered since 2006, there is a net residual local requirement of 1,844 dwellings to be delivered by March 2026. Table H2(c) and the 2010 Housing Land Supply Trajectory show that the remaining dwelling requirement of 1,844 between 2010 and 2026 will be achieved.

Table H2-1: Chiltern District Housing Land Supply Trajectory: 2006 to 2026

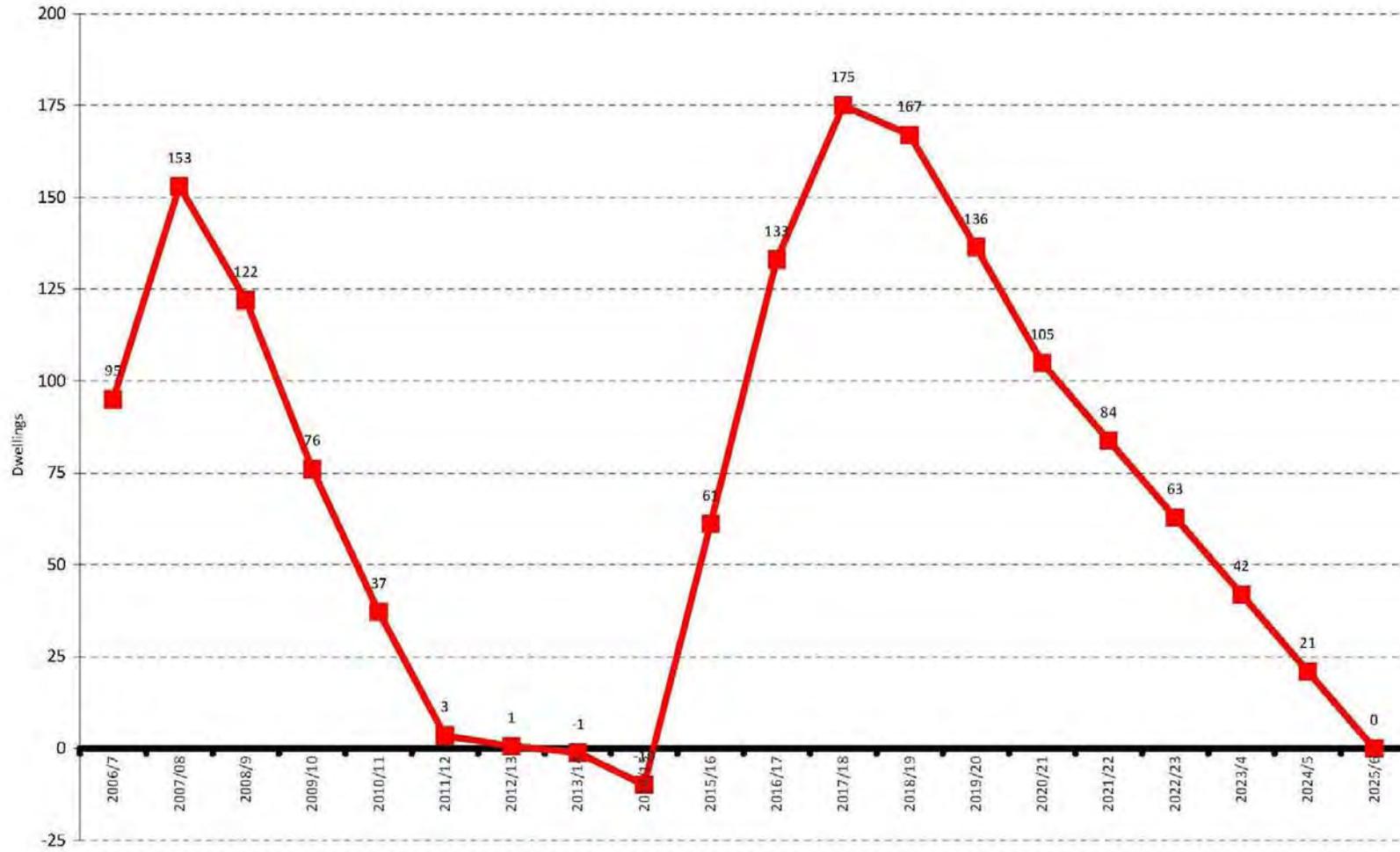
	Actual Housing Delivery					Projected Housing Delivery 2010 - 2026															TOTAL	
	2006/7	2007/8	2008/9	2009/10	2010/11	April 2011 - March 2016					April 2016 - March 2021					April 2021 - March 2026						
						2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6		
Past Completions - All Sites (net)	215	178	89	74																	556	
1.1 & 1.2 Projected Supply: Extant Planning Permissions at 31st March 2010 (net)					81	58	89	91	111	51	50	50	0	0	0	0	0	0	0	0	0	582
2. Projected Supply: Sites Agreed in Principle at 1st April 2010 subject to S106 agreement (net)					0	28	28	27	0	50	50	50	50	0	14	0	0	0	0	0	0	297
3. Projected Supply: Undeveloped 'Saved' Local Plan H2 Identified Sites included in SHLAA @ 30% delivery rate (net)					0	0	0	0	0	0	0	0	0	0	0	4	4	4	4	4	4	19
4. Projected Supply: SHLAA sites - Core Strategy Strategic Housing Sites; Major Developed Sites in the Green Belt & Other Non-Strategic SHLAA Sites - Draft Core Strategy September 2010 (net)					0	0	0	0	0	140	142	112	112	89	74	19	19	19	19	19	19	765
5. Total Projected Completions: 2010 to 2026 (net)					81	86	117	118	111	191	192	162	112	89	88	99	99	99	99	99	99	1,844
6. Cumulative Completions: 2006 to 2026 (Actual & Projected)	215	393	482	556	637	723	841	959	1,070	1,261	1,453	1,615	1,727	1,816	1,905	2,004	2,103	2,202	2,301	2,400	2,400	
7. PLAN: Annual 'Option 1' Allocation: 2006 to 2026 [120 dwellings p.a.]	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	2,400
8. PLAN: Cumulative 'Option 1' Allocation: 2006 to 2026 [120 dwellings p.a.]	120	240	360	480	600	720	840	960	1,080	1,200	1,320	1,440	1,560	1,680	1,800	1,920	2,040	2,160	2,280	2,400	2,400	
9. MONITOR: Number of Dwellings Completed above or below Cumulative 'Option 1' Allocation	95	153	122	76	37	3	1	-1	-10	61	133	175	167	136	105	84	63	42	21	0		
10. MANAGE: Annual 'Option 1' Requirement taking account of Past and Projected Completions	120	106	107	108	110	112	111	111	111	104	95	87	84	83	83	79	74	66	50	0		

Graph H2-1: Chiltern District Housing Trajectory 2006-2026



- Total Past Completions: 2006 to 2010
- Total Projected Completions: 2010-11
- Total Projected Completions: 2011 to 2026
- - PLAN: Annual Local Dwelling Allocation: 2006 to 2026 [120 per annum]
- MANAGE: Annual Local Dwelling Requirement taking account of Past and Projected completions: 2006 to 2026

**Graph H2.2: Number of dwellings completed above or below cumulative
local dwelling allocation - 2006 to 2026**



Core Output Indicator H2 (d): Managed Delivery Target

42. This indicator demonstrates how likely levels of future housing are expected to come forward taking into account the previous year's performance. The SHLAA Supplement 2010 informs both the Publication Core Strategy and the 2010 Housing Trajectory and aims to provide a realistic picture of future housing provision.
43. The orange 'manage' line in housing trajectory Graph H2-1 above shows the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from previous and future years. As the rate of housing delivery increases the 'manage' line for Chiltern shows the total number of dwellings required falling steadily from 2014/15 onwards.

	2010/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	2020/21	21/22	22/23	23/24	24/25	25/26
cumulative provision at end of period	637	723	840	958	1,069	1,260	1,452	1,614	1,726	1,815	1,903	2,002	2,101	2,200	2,299	2,400
cumulative target at end of period	600	720	840	960	1,080	1,200	1,320	1,440	1,560	1,680	1,800	1,920	2,040	2,160	2,280	2,400
under / over provision at end of period	37	3	0	-2	-11	60	132	174	166	135	103	82	61	40	19	0

Core Output Indicator H3: New and Converted Dwellings on Previously Developed Land

44. PPS3⁶ states that the national annual target is that at least 60% of new housing should be provided on previously developed land (PDL). Table H3 shows that in 2009/10, 91% of the gross number of new dwellings delivered in Chiltern was on PDL. The high percentage represents the Council's high level of success in protecting the Green Belt and Chilterns Area of Outstanding Natural Beauty.

H3: New dwellings – on previously developed land : 2009/10	Total
<i>"To show the number of gross new dwellings being built upon previously developed land (PDL)."</i>	
Total gross completions	108
Total gross completions on previously developed land	98
% of gross on previously developed land	90.7%

Source: CLG Housing Flow Reconciliation return 2009/10 - Chiltern District

⁶ Paragraph 41 Planning Policy Statement 3 (PPS3) – Housing June 2010

Core Output Indicator H4: Gypsies, Travellers and Travelling Show People

45. Local planning authorities are required to make provision for the needs of Gypsies and Travellers and Travelling Show people. The Council has worked with its sub-regional partners, and a Gypsy and Traveller Accommodation Assessment (GTAA) covering the Thames Valley Region was published in September 2006. In addition the Council also worked with the other Buckinghamshire authorities and commissioned a Needs Assessment for Travelling Show people, published in July 2007.
46. In 2007 a personal and temporary permission until 2012 was granted on appeal for a site for 6 gypsy families in Roberts Lane, Chalfont St Peter. In 2008 the Council granted a personal and temporary permission until 2013 for 14 plots on a site occupied by travelling show people in Earl Howe Road, Holmer Green. During 2009/10, a personal and temporary permission was granted until 2015 for a single gypsy and traveller pitch in Shire Lane, Chalfont St Peter. Although all these sites are in the Green Belt, none are within the Chilterns Area of Outstanding Natural Beauty.
47. The Council published the Core Strategy for Chiltern District, Publication Document October 2010 in October 2010 where policy CS14 Sites for Gypsies and Travellers and Sites for Travelling Show people is consistent with Government guidance setting out criteria to be used in identifying the location of any future sites to be provided.
48. Using data produced by CLG, Tables H4 and H4.1 set out the situation Chiltern in January 2010.

Table H4: Net Additional Pitches for Gypsies and Travellers			
<i>"To show the number of Gypsy and Traveller pitches delivered."</i>	Permanent Pitches	Transit Pitches	Total Pitches
H4: Net additional pitches completed during 2009/10 (Gypsy and Traveller)	0	0	0
Existing authorised pitches at 28 January 2010	12	0	12

Source: CLG Count of Pitches provided by Local Authorities and Registered Social Landlords at 28/1/2010 – Table 2

Table H4.1: Count of Gypsy & Traveller Caravans	
Type of site	Caravans
Number of caravans: Socially rented (with planning permission) at 28 January 2010 (previously called local authority site)	28
Number of caravans: Private (with planning permission) at 28 January 2010	9
Number of caravans on Unauthorised sites (without planning permission) on Gypsies own land at 28 January 2010 – 'tolerated'	0
Number of caravans on Unauthorised sites (without planning permission) on Gypsies own land at 28 January 2010 – 'not tolerated'	1
Number of caravans on Unauthorised sites (without planning permission) on land not owned by Gypsies at 28 January 2010 – 'tolerated'	0
Number of caravans on Unauthorised sites (without planning permission) on land not owned by Gypsies at 28 January 2010 – 'not tolerated'	0
Total All Caravans	38

Sources CLG Count of Authorised and Unauthorised Gypsy and Traveller Caravans at 28/1/2010 – Table 1

Core Output Indicator H5: Gross Affordable Housing Completions

49. In Chiltern District the provision of affordable housing for its residents is one of the key aims of the Council and as such is incorporated into the vision of the Sustainable Community Strategy 2009 – 2026.
50. Delivery of new affordable housing can be through new build, acquisitions and conversion. Currently provision of new build affordable homes within urban areas relies on negotiation prior to the granting of planning permissions on open market sites for 15 or more dwellings. On 'rural exception' schemes in rural areas in the green belt, 100% affordable provision will be expected.
51. Table H5 shows that during 2009/10, a total of 39 affordable homes units were delivered by all means⁷. This compares to 18 in 2008/09.
52. In total 8 new affordable homes were built in 2009/10. The achievement of affordable housing continues to be limited when compared to the assessed annual need in Chiltern of 272 set out in the Buckinghamshire Strategic Housing Market Assessment (SHMA)⁸.
53. At 31st March 2010 there was a gross stock of 134 affordable units (111 net) with outstanding planning permission out of a gross total of all dwellings of 685. This comprises approximately 20% of all dwellings with outstanding permission (gross).

⁷ National Indicator 155 (NI 155) measures the gross supply affordable housing, i.e. the number of affordable homes provided in each year through new build and acquisitions

⁸ Buckinghamshire Strategic Housing Market Assessment July 2008

54. Of the 111 (net) affordable homes with planning permission at 31/3/2010, It is anticipated that 27 will be completed during 2010/11. Work on the housing scheme for a total of 253 dwellings that contains the remaining 84 affordable homes is expected to start during 2010/11 with phased delivery taking place in the years after this.

Table H5: Gross Number of Affordable Homes Delivered			
<i>"To show affordable housing delivery</i>	Social Rent homes provided	Intermediate homes provided	Affordable homes Total
H5: Gross affordable homes delivered: 2009/10 *	8	31	39

Source: National Indicator NI 155 Chiltern District 2009/10.

Comprises 8 new build properties; 22 non-key worker and 9 key-worker Homebuy purchases

55. Other non-planning measures to provide affordable homes are considered where ever feasible and can be funded, i.e., acquisitions or re-acquisitions from existing private housing stock by Registered Social Landlords (RSL's). While a valuable addition to the affordable stock it does not increase total housing stock. This would, however, reduce supply at the lower (smaller) end of the private market. Additionally, opportunities to increase provision by encouraging owners to bring empty homes back into use, and by more intensive use of existing properties owned by RSL's, continue to take place.
56. Where new build affordable homes are to be provided, Policy CS10: Affordable Housing Type in the Core Strategy for Chiltern District, Publication Document October 2010 seeks to ensure provision of a minimum of 70% of social rented and a maximum of 30% shared ownership (or other type of intermediate ownership).
57. In recent years the majority of new affordable homes built have been 1 and 2-person flats rather than family homes with more bedrooms. Evidence gathered for the South East Plan showed that insufficient attention was being paid to the supply of family homes in the social rented sector. Therefore in line with PPS3 - Housing, Policy CS11: Affordable Housing Size in the Core Strategy for Chiltern District, Publication Document October 2010 seeks to achieve a mixture of affordable dwelling size in larger new housing schemes.

Core Output Indicator H6: Housing Quality – Buildings for Life Assessments

58. Both the Adopted Chiltern District Local Plan 1997 and the Core Strategy for Chiltern District, Publication Document October 2010 emphasise the need to ensure that development is of a high quality to protect the character of the local environment. Many policies in the Adopted Local Plan which address design issues have been 'saved' beyond September 2007 and accordingly are in active use in planning application decision making. The Council therefore continues to ensure that permissions it grants secure high quality developments. Design considerations are one of the most common reasons for the refusal of planning permission, and the Council defends such decisions when they are the subject of appeal.

59. Despite this as shown in Table H6, the Council is not yet in a position to undertake 'Building for Life Assessments' in accordance with the guidance from the Commission for the Built Environment (CABE).

Table H6: Building for life assessments
H6: Housing Quality – Building for Life Assessments
–
<i>"To show the level of quality in new housing development"</i>
NIL

Source: CABE to train Building for Life assessors - 30 October 2008 - <http://www.buildingforlife.org/news/cabe-trains-accredited-assessors>

Other Key Local Housing Indicators

Number and size of dwellings delivered

60. In respect of size of new dwellings delivered during 2009/10 (gross), 30 (27%) had 1 or 2 bedrooms, 20 (19%) had 3 bedrooms while the remaining 58 (54%) had 4 or more bedrooms. Well over half of the 1 and 2-bedroom dwellings completed were flats rather than houses, which may be less suited to families with children. The size of dwellings provided can be due to several reasons, including national planning guidance, where the revised PPS3 continues to seek the more efficient use of land, the cost of land with landowners and developers wanting to maximising financial returns, and developers seeking to build dwellings that meet local market demand.
61. Most of the new dwellings built with 4 or more bedrooms came from either the '1' for 1' redevelopment of an existing dwelling on a single plot, or the '2 for 1' replacement of an existing dwelling with 2 dwellings again on an original single plot. On such schemes the prevailing character of the surrounding area generally informs market perception and the type, size and density of the development. Such developments do not add significantly to the overall stock of houses but tend to replace moderately sized houses with larger ones.

Densities

62. In Chiltern the overall density of all new housing both permitted and delivered, depends to a great extent on the balance between 'large' sites (5 or more dwellings) and 'small' ones (4 or less dwellings). Further details about the density of new housing permitted and built in Chiltern between 2006 and 2010 are given in relation to Indicator H9 in the Housing Technical Appendix.

Density of Dwellings Permitted

63. In numerical terms new housing was permitted on 55 sites during 2009/10. Of these 52 were 'small' in size and comprised 95% of all sites. They contributed 70 out of the 89 dwellings (79%) permitted (gross) in the year. 3 'large' sites permitted contributed 19 of the new dwellings permitted (21%). This continued number and proportion of 'small' sites receiving permission means that the overall average density of new housing permitted was 9.5 dwellings per hectare (dph).

Density of Dwellings Delivered

64. New housing was delivered on 60 sites during 2009/10. Of these 55 were 'small' sites and comprised 92% of all sites. They delivered 73 out of the gross total of 108 dwellings (68%). The 5 'large' sites contributed 35 of new dwellings delivered (32%). As with new permissions granted, the preponderance of new housing delivered on 'small' sites meant that the overall average density was 7.1 dph.

Density of Dwellings with Outstanding Planning Permission

65. At 31st March 2010, 181 sites of all sizes had planning permission for new housing. Of these, 162 were 'small' sites or 89% of all sites with permission. There were 19 'large' sites with permission.
66. On the 'small' sites, outstanding permission existed for 216 dwellings (gross), or 31% of the total number of dwellings. This means that the 19 'large' sites had permission for the remaining 471 dwellings (gross), or 79% of all dwellings with permission. It should be noted that one 'large' site (former Latimer Sawmill site in Bell Lane, Little Chalfont) had permission for 253 dwellings, which represents over one third of all dwellings with permission.
67. The average density of housing on 'small' sites is 6.2 dph while on 'large' sites it is 35.3 dph. This means that once again because of the prevalence of 'small' sites, the average density of all housing sites with permission is 14.5 dph. This is an increase when compared to recent years (12.2 dph at 31/3/2009, 8.5 dph at 31/3/2008 and 9.8 dph at 31/3/2007), due in part to the permission on the large housing site detailed above.
68. Complete details of the number, location and density of dwellings permitted and completed during 2009/10, and with outstanding permission at 31/3/2010 are available on the Council web site at, http://www.chiltern.gov.uk/site/scripts/download_info.php?downloadID=647&fileID=3057 and http://www.chiltern.gov.uk/site/scripts/download_info.php?downloadID=825&fileID=3025

Key Trends

- At 74 (net) housing **completions** was less than two thirds of the local annual target of 120. This is less than during 2008/09 when 89 (net) were built.
- **10 affordable** housing homes were built (net) during 2009/10. This is one fewer than during the previous year and 2 more than in 2007/08.
- At 31st March 2010, **552** dwellings (net) had extant permission. Of these **111** (net) were **affordable** on 4 sites. This compares with a net overall total of 584 of which 121 were affordable at 31/3/2009.
- 27 of the affordable homes with permission at 31/3/10 are on 3 sites in Chesham and Chalfont St Giles and are expected to be finished during 2010/11. A further 84 affordable homes are on a site in Little Chalfont where building work is expected to start early in 2011. A further 29 affordable homes had been 'agreed in principle' by the Council before 31st March 2010 on a site in in Amersham on the Hill [*permission has since been granted after 31/3/2010 and construction work is underway*].

- The delivery of affordable housing on these sites and from other housing schemes in the pipeline will result in a significant increase when compared to delivery in recent years.

Key Housing Issues

- ❖ **Meeting affordable and other housing requirements in sustainable locations** (i.e. with access to transport and services). The 2008 SHMA identified a very high level of housing need in Chiltern, at around 270 dwellings a year. Clearly because of the location of Chiltern District in the Chilterns Area of Outstanding Natural Beauty and the Green Belt, as well as other land constraints (conservation areas, flood zones, need to retain employment areas), it is widely accepted that it is not possible to meet this housing need.
- ❖ However the affordable housing policies being proposed in ***The Core Strategy for Chiltern District, Publication Document October 2010***, the number of housing developments with permission that include affordable housing and other housing schemes in the pipeline that are likely to include affordable housing, will see an increase in the number of new affordable homes being provided in both the short to medium term and throughout the life of the Plan.

Economic Development

The Business Base

1. The main district centres in Chiltern are the towns of Chesham, Amersham and Chalfont St Peter. The main employment areas and town centres of these towns are identified in the Adopted Local Plan. There is also a significant amount of employment generating development in Little Chalfont, and in particular three large premises occupied by GE Healthcare, the largest employer in the district. Other smaller employment sites exist in all urban areas along with a handful of major employment sites in the Green Belt, i.e., Chalfont Park and Chalfont Grove, Chalfont St Peter and Penn Street Works.
2. The business base of Chiltern is mixed with manufacturing, warehousing and higher value added businesses. Although they generally demand good services and quality premises, there is still an important place for existing lower cost premises.
3. Based on 2009 VAT and PAYE data about just over 5,800 units in Chiltern¹, the largest **employment sectors** are:
 - Professional, scientific & technical (1,310 units - 23%)
 - Construction (635 units -11%)
 - Information & communication (575 units - 10%)
 - Arts, entertainment, recreation and other services (515 - 9%)
 - Retail (475 - 8%)
 - Business administration and support services (460 - 8%)
4. The same data gives details of the number of staff employed by each of those businesses². It shows that the overwhelming majority of these businesses in Chiltern are small in size when measured by the number of employees.
 - 4,600 businesses employ 4 or less employees (79%)
 - 601 employ between 5 and 9 employees (11%)
 - 325 between 10 and 19 employees (6%)
 - This means that over 5,500 businesses employ less than 20 people (95% rounded)
 - 225 businesses employ between 20 and 99 employees (3%)
 - 40 with 100 or more employees (1%)
 - Of the 100+ category, 5 employ between 250 and 499 people, and 5 between 500 and 999.

¹ Table A1.1 United Kingdom - Number Of Local Units In Vat And/Or Paye Based Enterprises In 2009: Districts, Counties And Unitary Authorities Within Region And Country By Standard Industrial Classification (Uksic(2007)) Broad Industry Group

² Table A1.2 United Kingdom - Number Of Local Units In Vat And/Or Paye Based Enterprises In 2009: Districts, Counties And Unitary Authorities Within Region And Country By Employment Size Band

5. Further details on Chiltern's employment structure are given in the Economic Development Technical Appendix of the Annual Monitoring Report.

Business development and town centres Core Output Indicators

6. The Council is required to monitor a suite of Core Output Indicators laid down by the Government. Current guidance which was issued by the CLG in 2008 is 'Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008'.
7. The following business development and town centres core output indicators have to be reported on in the Annual Monitoring Report:-

- **BD1: Total amount of additional employment floor space – by type** - To show the amount and type of completed employment floor space (gross and net)
- **BD2: Total Amount of employment floor space on previously developed land – by type** - To show the amount and type of completed employment floor space (gross) coming forward on previously developed land (PDL)
- **BD3: Employment land available – by type** - To show the amount and type of employment land available
- **BD4: Total amount of completed floor space for 'town centre uses'** - To show the amount of completed floor space (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

Table BD1						
BD1: Total amount of additional employment floor space – by type	Use Class					Total
	Business / R&D / Light Industry	General Industry	Storage & Distribution	Non-Residential Institutions / Assembly & Leisure D1 & D2	Retail, Financial & Professional / Catering	
	B1 *	B2	B8	D1 & D2	A1 – A5	
gross completions (square metres)	4,780	0	340	1,804	635	7,559
net completions (square metres)	2,245	0	-2,395	1,597	216	1,663

* It is not possible to provide data for Use Class B1 broken down into sub groups (a), (b) and (c).

Source: Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/09 to 31/3/10

8. While Core Output Indicator BD1 relates only to class B uses, because of the wider definition of economic development in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), data on class A and D uses have been added. Table BD1 shows gross and net completions by Use Class



9. The new 3-storey office building (4,780 square metres floor space) built on the former Airpel site in Chiltern Hill, Chalfont St Peter accounted for all the new use class B1 floor space completed in 2009/10 (see photograph to right). On the other hand, over 1,000 square metres of B1 floor space was lost during the year with the demolition of the

empty Robendene premises in Plantation Road, Amersham. Unimplemented planning permission existed on the site at 31st March 2010 for five new 'starter office units' with a floor space of 947 square metres.

10. On the new Health Zone site in Berkhamstead Road, Chesham, during 2009/10 the existing warehouse buildings were demolished with a loss of 2,395 square metres of floor space (work on building the new Health Zone started in August 2010). Overall during the year there was a net increase of 1,662 square metres of economic development floor space.

BD2: Total Amount of additional employment floor space on previously developed land – by type (gross)	Use Class					Total
	Business / R&D / Light Industry B1 *	General Industry B2	Storage & Distribution B8	Non-Residential Institutions / Assembly & Leisure D1 & D2	Retail, Financial & Professional / Catering A1 – A5	
gross completions (square metres)	4,780	0	340	1,804	635	7,559
% on PDL (gross)	100%	-	100%	100%	100%	100%

* It is not possible to provide data for Use Class B1 broken down into sub groups (a), (b) and (c).

Source: Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/09 to 31/3/10

11. Table BD3 shows that all the new economic development shown as completed during 2009/10 in Table BD1 was on previously developed land.

BD3: Employment land available – by type – with outstanding planning permission & allocated in local plan	Use Class					Total
	Business / R&D / Light Industry B1 *	General Industry B2	Storage & Distribution B8	Non-Residential Institutions / Assembly & Leisure D1 & D2	Retail, Financial & Professional / Catering A1 – A5	
Gross outstanding planning permission (square metres) ³	30,592	1,064	23,701	4,521	4,181	64,059
Net outstanding planning permission (square metres) ⁴	26,019	-10,734	22,467	3,309	2,187	23,248
Land in employment use (hectares) ⁵	33.21	13.64	25.88	Not recorded	Not recorded	72.73

³ Outstanding planning permissions for economic development at 31st March 2010 - Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/09 to 31/3/10

⁴ Outstanding planning permissions for economic development at 31st March 2010 - Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/09 to 31/3/10

⁵ Sites areas relate to all the employment areas identified in the Adopted Chiltern District Local 1997 and subsequent alterations under policies E2 and E3. Although some of these sites fall below the 0.4 ha threshold, ALL SITES have been included in the above return. The non-urban figures are taken from the list of sites in the Buckinghamshire Employment Land Review 2006 - Chiltern Appendix (BELR 2006)

Source: Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/09 to 31/3/10

12. Over 26,000 square metres of Class B1 use had outstanding planning permission at 31st March 2010. The floor space is distributed between the settlements of Chesham (7,173 square metres), Amersham (7,458 square metres), Chalfont St Peter (4,356 square metres) and Little Chalfont (3,698 square metres). A further 3,159 square metres has permission for redevelopment of the remainder of Penn Street Works.
13. Nearly all of the 22,467 square metres floor space with outstanding permission for Class B8 warehouse, storage and distribution use is located in Chesham, with over 20,000 square metres for a new I.T. data centre in Asheridge Road.
14. The greatest loss of B2 general industrial use that would result if permission for alternative employment uses were implemented are in Amersham (loss of 5,946 square metres), Penn Street Works (loss of 3008 square metres) and Chalfont St Peter (loss of 1,227 square metres).
15. The 'land in employment use' figures are unchanged from those included in the 2008/09 Annual Monitoring Report.

Table BD4					
BD4: Total amount of completed floor space for 'town centre uses'	Use Class Order				Total
	A1 Retail	A2 Financial & Professional	B1a Offices (other than Class A2)	D2 Assembly & Leisure	
gross completions (square metres)	215	0	0	690	905
net completions (square metres)	-824	0	-1,273	0	-2,097

Source: Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/09 to 31/3/10

16. Table BD4 shows a significant loss of both A1 Retail and B1a Office uses during 2009/10, primarily in the district town centres of Chesham, Amersham and Chalfont St Peter. Chesham town centre saw the change of use of 522 square metres of shopping floor space to catering uses (Classes A3-5), residential and a Museum, while 456 square metres of upper floor offices changed to residential and educational uses. In Amersham on the Hill shopping centre, 807 square metres of offices on upper floor changed to retail, residential and a health club. This was partly compensated for by a 215 square metre extension to what is now W H Smith.

Access to Employment Opportunities

17. Travel to work data from the 2001 Census of Population showed that in Chiltern District there were fewer local job opportunities (32,464) and the resident number of economically active workers (43,073). In other words, 3 jobs for every 4 economically active workers.
18. Therefore approximately 22,200 (51.6%) of economically active residents' commuted out of the District for work on a daily basis. Conversely, 11,600 people commuted into Chiltern to work. Just less than 21,100 residents both lived and worked in Chiltern District.

19. No more up to date information is currently available on travel to work patterns, but it is clear that many Chiltern residents still continue to commute out of the District to the nearby employment centres in central and outer London, Hemel Hempstead, Slough, High Wycombe, Uxbridge and Heathrow.

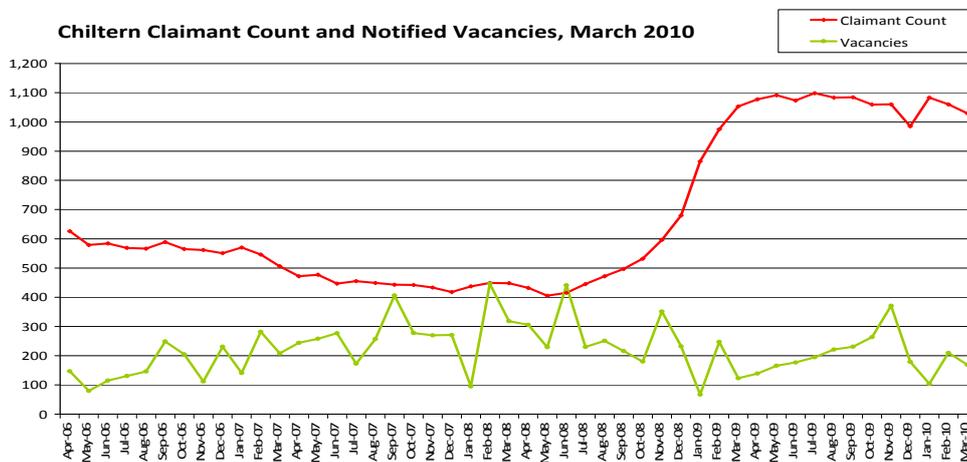
Labour Market

20. Chiltern has a well qualified and well remunerated workforce that performs above county, regional and national level on these measures. Just under one third of the District’s working age residents hold degree level qualifications (NVQ4/5). This compares to 26% in Buckinghamshire, 21.7% in the South East and 20% in England.
21. No doubt as a consequence of this, 37% of the District’s working age population are working in higher and intermediate managerial, administrative and professional roles. This is above county, regional and national levels.

Unemployment

22. At the end of March 2010, the unemployment rate in Chiltern was 2%, which was the 28th lowest in the country and the lowest in Buckinghamshire. This equated to 1,029 claimants of Jobseeker Allowance.
23. At the same time the number of notified vacancies was 169. Therefore using just the data for Chiltern, in crude terms, this meant there were 6 people claiming Jobseeker Allowance for every notified vacancy, i.e. a vacancy ratio of 6. This compares with a vacancy ratio of 8.6 at the end of March 2009. Graph BD1 below shows the number of claimants and vacancies in Chiltern since April 2006 and the impact of the recession.

Graph BD1: Number of claimants and vacancies April 2006 to March 2010



Source: Buckinghamshire Economic Learning Partnership (BELP)

24. Despite the low overall unemployment rate there are ‘hot spots’ in the district, most notably in parts of Chesham, Amersham on the Hill and Little Chalfont where rates range between 2.4% and 5.5%.

Vacant commercial premises

25. Included in the 2008/09 Annual Monitoring Report for the first time, were the results of a survey of vacant commercial premises in the main employment areas covered by Adopted Local Plan policies E2 and E3. The employment

areas surveyed are located in the main towns and villages of the district, namely Chesham, Amersham, Little Chalfont and Chalfont St Peter along with Prestwood, Holmer Green and Penn. Also surveyed are employment sites in the Green Belt identified in the 2006 Buckinghamshire Employment Land Review (BELR).

26. As a baseline for future surveys, although carried out during the economic recession, it provided a useful indicator of the 'health' of the local economy. The survey was carried out again in November 2010.
27. The 2009 survey showed that the overall vacancy rate across all the main employment areas was 21.6% although there were differences between settlements.
28. The 2010 update survey shows that the overall vacancy rate increased by 2% to 23.7% although this has to be set against an increase in the supply of commercial premises, notably in Chalfont St Peter with completion of the Chiltern Park office development since the first survey. There also continues to be difficulties recording the occupancy of office buildings that are let on a 'room only' basis, i.e., St Marys Court, Amersham Old Town.
29. It is interesting to note that the vacancy rate continues to be lowest in the older premises in Chesham and Amersham when compared to the newer purpose built business parks in the same towns. One reason why this could occur is the relative cost of occupying premises in these locations.

Key Issues

1. The pressure to redevelop vacant urban employment sites with housing, particularly those poorly located in environmental terms, continues.
2. With an imbalance between the number of resident workers and job opportunities it is vital to protect existing employment sites within the district. This principle is recognised in the South East Plan and is continued in the Council's Core Strategy to be submitted to the Secretary of State in January 2011⁶. Policies in both the Adopted Local Plan and proposed in the Core Strategy seek to ensure that this imbalance does not increase in size and maintains local employment opportunities.
3. There are limited opportunities for the identification of new employment sites.
4. The role of affordable housing, particularly in terms of attracting and retaining workers is important, especially for those in lower paid professions and service industries.

⁶ Policy CS16 – no loss of employment land

Environmental Quality

Introduction

- This section sets out the Environmental Quality indicators for the Annual Monitoring Report. The core output indicators comprise: -
 - E1: Planning permissions granted contrary to Environmental Agency advice on flooding, water quality grounds and impact on natural wildlife corridors** - *“To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.*
 - E2: Changes in areas of biodiversity importance** - *“To show losses or additions to biodiversity habitat.”*
 - E3 Renewable Energy Generation** - *“To show the amount of renewable energy generation by installed capacity and type”*

E1: Planning permissions granted contrary to Environmental Agency advice on flooding, water quality grounds and impact on natural wildlife corridors

- Table E1 shows that no major applications were submitted during 2009/10 that the Environment Agency (EA) objected to on the grounds of flooding, water quality and protection of the integrity of natural water/watercourse and buffer zone, conservation and ecological enhancement impact on wildlife.

Table E1			
E1: Number of planning permissions granted contrary to Environment Agency advice on flooding, water quality grounds and impact on natural wildlife corridor grounds	Flooding	Quality	Total
	0	0	0

Source: Chiltern District Council planning application records 2009/10

- Phase 2 of the Chiltern Park office development in Chiltern Hill, Chalfont St Peter was permitted during 2009/10 (Phase 1 was completed during the same year). As with Phase 1 which also adjoins the course of the River Misbourne, the Environment Agency (EA) did not object to the Phase 2 development stating that, *“The Flood Risk Assessment concludes that the proposed development can be accommodated in its proposed location with minimal risk of flooding to the development site and no increase in flooding to adjacent properties”.*
- The retention of two spectator stands at Chalfont St Peter Football Club was considered acceptable by the EA subject to a condition preventing floodlighting from affecting the natural wildlife corridor of the adjoining River Misbourne.

5. The EA did not object to the renewal of the planning permission to replace the former house at Chess Castle, Latimer Road Chesham, which adjoins the River Chess.
6. As required by Planning Policy Statement 25 Development and Flood Risk 2006 (PPS25), in 2008 Jacobs UK completed a Strategic Flood Risk Assessment (SFRA) on behalf of the Council. This forms part of the evidence base for the Core Strategy for Chiltern District, Publication Document October 2010.
7. The Level 1 SFRA document is especially relevant to the Core Strategy because it provides the information on the sequential approach to finding new land for development required by PPS25 and the associated sequential test. The EA have been closely involved in the preparation of the SFRA and they have stated that the SFRA meets with the requirements of PPS25 and is deemed to be a sound piece of evidence fit for use in the Local Development Framework.
8. As well as areas at risk from river flooding, a Critical Drainage Area is also shown in the Level 1 SFRA . This area has been included in the SFRA because it provides an indication of the parts of the District which may experience groundwater and / or overland flooding.
9. The Level 2 SFRA document has also been produced by Jacobs UK. The Level 2 SFRA document considers whether the sites referred to in the Council's Strategic Housing Land Availability Assessment (SHLAA) fall within areas of flood risk shown in the SFRA maps.

E2: Changes in areas of biodiversity importance

10. As in previous Annual Monitoring Report's, in accordance with the requirements of Core Output Indicator E2, the Buckinghamshire & Milton Keynes Environmental Records Centre (BMERC) provided an update report for the Council that shows losses or additions to biodiversity habitat in the district. This, and previous reports are available on the Council web site at,

http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=94&pageNumber=15

The full report is also included in the Biodiversity Technical Appendix to this Report. Unless otherwise stated, the figures in the Update Report are based on data for the calendar year 2009, as were available to BMERC in September 2010.

11. CLG guidance in Planning Policy Statement 9 - Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (PPS 9) points out that those areas of biodiversity importance should be recognised in the local authority's Development Plan for their intrinsic environmental value. This should take the form of an analysis of sites of international, national, regional and local significance.

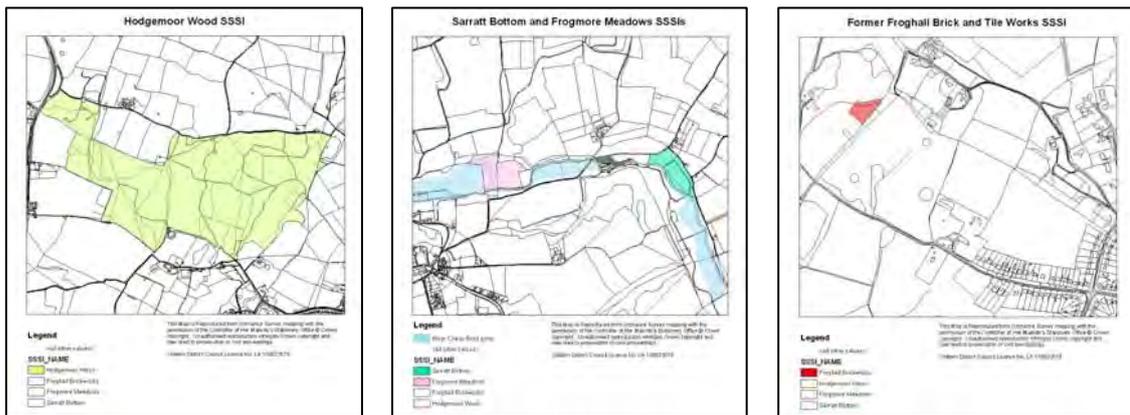
Sites of international significance

12. There are no sites within Chiltern District that have been given international designations, i.e., Special Areas of Conservation, Special Protection Areas and Ramsar Sites.

Sites of national significance

13. A relatively small proportion of Chiltern District has been designated as being of national importance for its biodiversity or geodiversity, i.e., Special Sites of Scientific Interest (SSSI) and National Nature Reserves (NNR).
14. Although there are no NNR's in Chiltern, there are 4 SSSI's. The largest is Hodgemoor Wood, west of Chalfont St Giles with an area of 103 hectares. Nearby to the north is the small SSSI at Froghall Brickworks (0.31 hectares in area). The meadows on either side of the River Chess in the valley bottom between Chenies and Sarratt comprise the remaining two SSSI's, both of which extend into Hertfordshire (1.97 hectares in area).
15. Of the SSSIs, the largest Hodgemoor Wood is in 'Favourable condition'. The smallest Froghall Brickworks is in an 'unfavourable - recovering' condition, while the condition of Chenies Bottom continues to be 'Unfavourable – no change'.

Location of SSSI's in Chiltern District



Sites of local significance

16. With a total area of 1,863 hectares, just under 10% of Chiltern District is identified as being of local importance for its biodiversity or geodiversity. Local sites fall into the following categories:
 - Local Wildlife Sites (LWS).....888 hectares
 - Biological Notification Sites (BNS).....954 hectares
 - Local Nature Reserves LNR)..... 14 hectares
 - Local Geological Sites (LGS)..... 7 hectares

[The name for Regionally Important Geological / Geomorphological Sites (RIGS) was changed to Local Geological Sites (LGS) in March 2010 to standardise the term being widely used including by neighbouring counties and Natural England.]

 - Total area.....1,863 hectares
17. When compared to 2008, the area covered by Local Wildlife Site (LWS) designation in 2009 increased by 15 hectares. Two new Local Wildlife Sites

were designated by Buckinghamshire County Council (Bucks and Milton Keynes Environmental Records Centre) in 2009 at Pugh's Wood (5.1 ha) and Brook Wood to the east of Penn (10.1 ha).

18. At the same time, the area covered by Biological Notification Site (BNS) designation fell from 1,038 to 954 hectares during 2009. This is a result of 12 BNS's not meeting the new stricter Local Wildlife Site designation criteria and having their designation removed.
19. Table E2 shows that as a result of the changes to LWS's and BNS's, the total area of land with local designation fell from 1,911 hectares to 1,863 hectares.

Table E2			
E2: Change in areas of biodiversity importance (hectares)	Loss	Addition	Total
	63	15	1,863

Source: Report from the Buckinghamshire & Milton Keynes Environmental Records Centre 2009/10.

National Indicator 197 (NI 197)

20. NI 197 measures the performance of local authorities biodiversity improvement by assessing the implementation of positive conservation management on Local Wildlife Sites (LWS's) and Regionally Important Geological Sites (RIG's). These two site types are known collectively as Local Sites (LS). NI 197 also relates to the influence local authorities have on LS systems and the measures and procedures involved in ensuring effective conservation management is introduced to, and acted upon, by LS owners and managers. Assessing the extent of positive management will also identify sites where positive management is lacking and will help focus the effort in ensuring that LS are managed and their biodiversity value is maintained or enhanced.
21. Bucks County Council has compiled a methodology to assess the positive management of Local Site's, and in 2008/09 established a 'positive conservation management' baseline for each of the Districts and Buckinghamshire / Milton Keynes as a whole. Table LS1 updates the baseline data to a base date of 31st March 2010.
22. Overall, 33% of all Chiltern's Local Sites were in positive conservation management at 31st March 2010. Although no Local Sites were recorded as not being in positive conservation management, just under half were data deficient to enable an assessment to be made.

Table LS1: Chiltern Local Sites in conservation management		
Local Sites & in Positive / Non Positive Conservation Management in Chiltern.	Number	%
Reporting is as at 31st March 2010.		
(2008/09 numbers in brackets)		
Numbers of Local Wildlife Sites (LWS)	70 (67)	100% (100%)
Total number of LWS's in Positive Conservation Management (% of total LWS's)	23 (18)	33% (27%)
Total number of LWS's not in Positive Conservation Management (% of total LWS's)	1 (0)	1% (>1%)
Total number of LWS's which are Data Deficient	46 (49)	66% (73%)
Total number of Regionally Important Geological Sites (RIG's) – all sites are data deficient	(4)	-
Total number of LW's and RIG's	(71)	-
Total number of LW's and RIG's in Positive Conservation Management (% of total LS's)	(33%)	-

Source: Bucks CC Buckinghamshire & Milton Keynes – NI 197 Report 2009/10

E3 Renewable Energy Generation

23. The national target for generation of energy from renewable sources is set out in Planning Policy Statement 22: Renewable Energy (PPS22). The Target which was set in 2004 is to generate 10% of electricity by renewable sources by the year 2010 and 20% by 2020.
24. In Chiltern District, there has been a notable take-up of local schools in installing renewable energy technology. Solar panels have been installed at Great Missenden Church of England School and Chesham Bois Church of England Combined School, while Elmtree School in Chesham has installed a biomass heating boiler.
25. The South East Plan requires local authorities to ensure that new developments of more than 10 dwellings or over 1000 square metres of non-residential floor space should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable.

E3: Renewable energy generation	Solar photo voltaic	Biomass						Total
		Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of bio mass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Completed installed capacity in MW	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: <http://www.see-stats.org/thamesvalley-all.htm>

26. Because of the national importance of its landscape, any renewal energy schemes in the Chilterns Area of Outstanding Natural Beauty should be small-scale or community-based. Proposals within, or close to, the AONB should demonstrate that development would not undermine the objectives behind its designation. It was because of the likely impact on the adjoining AONB and Green Belt that planning permission was refused for a freestanding 10.6m high micro wind turbine in the car park of Tesco supermarket in Amersham Old Town.
27. It is clear that there is still a significant way to go before the Government renewable energy targets for 2010 and 2020 are achieved by the Council. Although the SEE-Stats web site can provide useful data, the Council is currently unable to quantify the actual number and therefore the capacity of renewable energy installations installed in the district as there is no requirement under planning or other reporting mechanisms. Only a handful of planning applications were permitted that included technology to provide renewable energy. These involved solar PV panels and geothermal heating.
28. Looking forward, policies CS4: Ensuring that development is sustainable and CS5: Encouraging renewable energy schemes in the Council's Core Strategy to be submitted in January 2011 encourages the use of renewable energy technology sources.
29. The Council is also working with its local community by offering advice and information on renewable energy techniques and guidance on both mitigation and adaptation to climate change. For this purpose the Council has a mini web site on its main web site at,

http://www.chiltern.gov.uk/sustainable/site/scripts/documents_info.php?documentID=374

Local Energy Use and Carbon Reduction

30. After increasing up to 2004, the average amount of gas consumed by domestic customers in Chiltern continues to decline. However, consumption by commercial customers in Chiltern increased to the highest amount since 2003.
31. The use of electricity by domestic customers in Chiltern declined significantly in the year and is now at its lowest since 2003. Usage by commercial customers in Chiltern also continued the reduction seen since 2005.
32. Despite this continued reduction in consumption a recent report¹ suggested that Chiltern residents' still have the highest carbon footprint in the country due to the high proportion of wealthy people who live in the district.
33. For more details see 'Indicator SA10.3: Amount of gas and electricity consumed' in the Sustainable Development Technical Appendix of this Report.
34. In terms of CO2 emissions in Chiltern, data published by the Department of Energy and Climate Change for 2008 in connection with National Indicator NI 186, show a continued downward trend since 2005 in both the total amount of CO2 emitted and the per capita emissions. However, while industrial, commercial and road transport sectors have seen the greatest reductions, there has been little reduction in domestic emissions. For more details see 'Indicator SA10.5: Amount of CO2 emissions per year' in the Sustainable Development Technical Appendix of this Report.
35. Since April 2006 to comply with the requirements of Part L: Conservation of Fuel and Power of the Building Regulations, every new house and commercial building approved by Chiltern District Council or Approved Inspector has had to meet or exceed the SAP or BREEM energy efficiency ratings.

Key Trends

- The District continues to resist development in the flood plain
- The status of SSSI's and remain largely unchanged
- High use of fossil fuels in the District continues, and Chiltern continues to have one of the highest consumption of energy per capita in the UK.
- Local decentralised renewable, low carbon technologies are increasing very marginally as part of new developments in the District, and will be given further encouragement in the LDF Core Strategy.
- 33% of Local Sites (LS) (23 in number) are in positive conservation management an increase over the previous year. One LS is not in positive conservation management and there is insufficient data on 66% of the sites (46 in number)

¹ Report by Experian and the Stockholm Environment Institute 2009

Key Issues

- ❖ Support for Biodiversity through the delivery of development and other means is required.
- ❖ Reduce the local energy use /carbon emissions locally.
- ❖ Identify opportunities for appropriate decentralised, renewable, low carbon technologies across the District. The current Local Plan policy is now outdated for meeting national carbon reduction targets, so the Council will need to encourage such technologies in the Core Strategy and Delivery Development Plan Document's.
- ❖ The number of Local Sites with insufficient data about them.