

Local Development Framework

Annual Monitoring Report 2010/11



Chiltern
District Council



Chiltern District Council

Annual Monitoring Report 2010-11

March 2012

Front cover photographs

Top left: Kings Lane The Lee

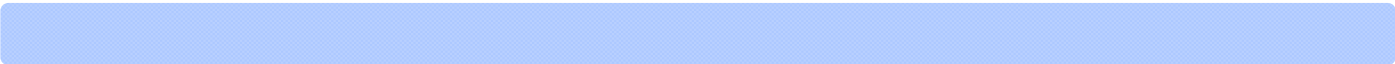
Top middle: Walking in the Chiltern Hills

Top right: Amersham Railway Station

Bottom left: Affordable housing at Lapraik Grove Bowstridge Lane Chalfont St Giles

Bottom middle: River Misbourne in Amersham Old Town

Bottom right: New offices at Chiltern Hill Chalfont St Peter



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national and local performance indicators

- NI 154 - Net additional homes provided
- NI 155 (LAA) - Number of affordable homes delivered (gross)
- NI 156 (LAA) - Number of households living in temporary accommodation at 31/3/11
- NI 159 - Supply of ready to develop housing sites
- NI 171 (LAA) - New business registration rate
- NI 197 - Improved Local Biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented (Bucks County Council indicator)
- LPIPE23 - Grant planning permission for at least 145 new dwellings (net)
- LPIPE25 - Percentage of new homes (net) granted planning permission which are affordable
- LPIPE26 - Average density of new housing sites of 5 or more dwellings (gross) granted planning permission (per ha)
- LPIPE BV64 – Number of private sector vacant dwellings that are returned into occupation or demolished
- LPIPE BV213 - Preventing Homelessness - number of cases of homelessness prevented
- Local LAA 007 - Number of clients directly accessing the private rented sector through local authority partnership schemes
- LPIPE BV204 - Planning appeals allowed

Executive Summary

1. This is the seventh Annual Monitoring Report (AMR) prepared since 2004. The Report covers the period 1st April 2010 – 31st March 2011 although in some cases more recent information has been made available and is included.
2. The Report 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. Although the Core Strategy was adopted in November 2011, which is after the monitoring period outlined in paragraph 1, where possible this Report monitors the performance Core Strategy policies. It also monitors 'saved' policies in the adopted Local Plan for Chiltern policies against a range of national and local indicators. The Report takes indicators from the Final Sustainability Appraisal that accompanies the adopted Core Strategy.
4. The Report attempts to address all the matters required in national guidance in Planning Policy Statement 12: Local Spatial Planning (PPS12). 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 2010/11

5. The Local Development Scheme November 2010 shows three milestones during 2010/11 relating to preparation of the **Core Strategy**.
 - i. Formal Publication during October and November 2010
 - ii. Formal Submission to the Secretary of State in January 2011, and
 - iii. A Pre-examination meeting
6. With regard to milestone (i), the Core Strategy was formally published on 14th October 2010 and as such the milestone was met. With regard to milestone (ii), the Core Strategy was formally submitted on 13th January 2011 to the Secretary of State and the milestone met. Lastly, in respect of milestone (iii), the Planning Inspector appointed by the Secretary of State to examine the Core Strategy decided that it was not necessary to hold a Pre-examination meeting. As such the milestone was met.

Key Findings for 2010/11

- **Housing Delivery:** 80 dwellings (net) (130 gross) were completed¹.
- **Housing Land Supply:** Chiltern District has a 5 year demonstrable supply of land for housing from 1st April 2011² at adopted Core Strategy rates.
- **Affordable Housing Built:** Of the 130 completions (gross), 44 were affordable homes. The net total was 21. All were on two sites in Chalfont St Giles.

¹ Chiltern District Council Housing Permissions, Completions & Expiries 1/4/10 to 31/3/11 - http://www.chiltern.gov.uk/site/scripts/download_info.php?downloadID=647&fileID=3057

² Appendix 5 of Chiltern District Adopted Core Strategy November 2011
<http://www.chiltern.gov.uk/corestrategy/site/index.php>

- **Size of Affordable Homes Built:** Of the 44 homes provided, 26 (59%) had 1 bedroom, 10 (23%) had 2 bedrooms and 8 (18%) had 3 bedrooms.
- **Affordable Housing With Planning Permission:** At 1st April 2011, 193 affordable homes (gross) had planning permission out of an overall gross total of 908.
- **Previously Developed Land (PDL):** 54% of new dwellings completed were on PDL (also known as brown field land). This is a significant reduction on the previous year because of the change to the definition of PDL in *Planning Policy Statement 3 – Housing*, which took ‘private residential gardens’ out of the PDL category.
- **Type of Dwellings Built:** 46 flats (35.4%), 9 terraced (6.9%), 37 semi-detached (28.5%) and 38 detached (29.2%).
- **Housing Density Built:** The average density of dwellings built was **12.2** dwellings per hectare (dph). The highest average density was in Chalfont St Peter where 15 dwellings were built at 29 dph.
- **New Housing Permissions:** **365** dwellings (gross) (337 net) were permitted. 99 were affordable. The average density of all dwellings permitted is 22 dph.
- **Outstanding Housing Permissions:** **908** dwellings (gross) (799 net) had unimplemented permission at 31st March 2011. 193 of these (net) were affordable. The average density of all dwellings is 19 dph. The highest average density was in Chesham where 53 dwellings had permission at 47 dph.
- **Economic Development Floor Space Completed:**³ 2,579 square metres of new ‘economic development’ floor space built (retail, office, industrial, warehouse, leisure, residential and non-residential institutional and other sui-generis uses). Gross total completed 5,671 square metres.
- **New Economic Development Floor Space Permitted:**³ **344** square metres of new ‘economic development’ floor space permitted. Gross total permitted 12,209
- **Outstanding Economic Development Permissions:** At 31st March 2011, 40,660 square metres of economic development floor space had unimplemented permission (net). The gross total was 76,812 sqm.
- **Gypsy and Travellers:** Permanent planning permission granted for 6 pitches on an existing gypsy site on the edge of Chalfont St Peter.
- **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:**⁴ 36.5% of all Chiltern’s local wildlife sites were in positive conservation management at 31st March 2011. 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:** Local schools continue to take the lead in installing renewable energy technology.

³ Planning Decisions & Completions: Economic Development 1/4/2010 to 31/3/2011 - http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=94&pageNumber=9

⁴ Buckinghamshire & Milton Keynes – National Indicator NI 197 2010/11

Introduction

Statutory Requirements

1. At the end of March 2011, the Coalition Government withdrew the following guidance on local plan monitoring¹:
 - Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005),
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006),
 - Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).
2. The removal of the requirement to report on core output indicators means the Council has been able to decide what to include in their local annual monitoring report while ensuring it is prepared in accordance with relevant UK and EU legislation. The primary purpose of local indicators is to share the performance and achievements of the planning service with the local community.
3. At the same time the Coalition Government announced its intention to take a step back from monitoring the preparation and content of local plans previously carried out by the Government Office Network. In Chiltern this was the Government Office for the South East (GOSE) which has been disbanded.
4. The Localism Act enacted in November 2011 requires the preparation of an Annual Monitoring Report. The Report is published on the Council's website where it can be viewed and downloaded. A paper copy is available to view at the District Council offices.
5. Although the statutory requirement to report on 'core output indicators' has been removed, the Council continues to monitor the significant amount of time series data collected since 2004 as local indicators. The 'key' indicators for this Report are:
 - 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 new dwellings (open market and affordable) and economic development floor space delivered in the Chiltern during the reporting period.
 - The housing land supply trajectory.

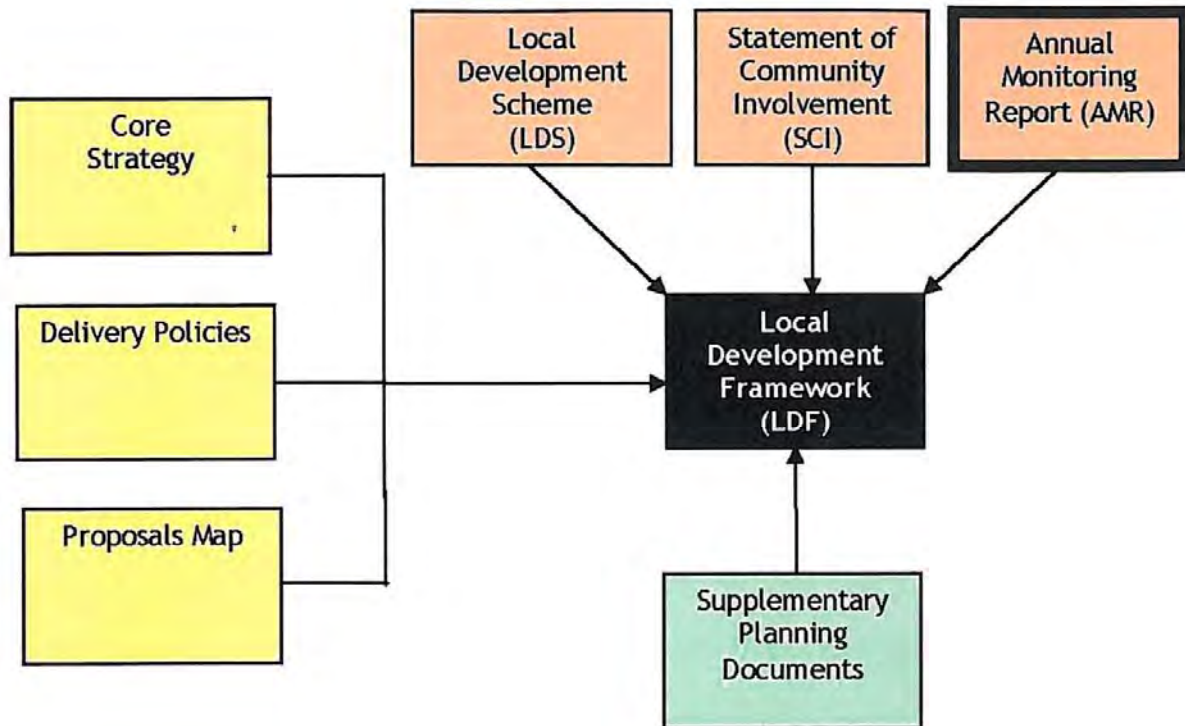
¹ Letter dated 30 March 2011 from Bob Neill MP Parliamentary Under Secretary of State to Local Authority Chief Planning Officers in England - PREPARATION AND MONITORING OF LOCAL PLANS

Why Monitor?

6. Monitoring continues to be an 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.
7. LDF's 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*', where the findings of monitoring feed directly into any review of policy that may be required.
8. The adoption of the Chiltern District Core Strategy in November 2011 means that some but not all of the 'saved' policies in the adopted Local Plan, are no longer required. The Core Strategy also introduces new policies in its own right.
9. Although the Core Strategy was found sound and adopted after the end of the reporting period set out below, as it was emerging in March 2011, it is considered appropriate to 'back date' its monitoring requirements.
10. As work on the Council's Delivery Development Plan Document progresses over the next few years and eventually replaces the remaining 'saved' local plan policies, the basis for monitoring will be kept under review in conjunction with changing requirements for evidence.

Time Period

11. The reporting period for the Report is from **1st April 2010 to 31st March 2011**. The Report also reviews the progress being made in meeting the milestones in the timetable in the adopted Local Development Scheme November 2010.

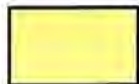


KEY



Local Development Framework (LDF)

The collective term for all the documents listed above.



Development Plan Documents (DPDs)

Documents containing planning policy; formally part of the Development plan for Chiltern once adopted. The Proposals Map will be updated as new DPDs are adopted.



'Administrative' Documents

Documents involved in the administration of the LDF:

- LDS: the work programme for the LDF
- SCI: how we will involve the community in planning matters
- AMR: monitoring the effectiveness of the LDF



Supplementary Planning Documents (SPDs)

Provide additional detail on policies in a DPD. Up to date information about SPDs is on our website



This document is the AMR

The AMR monitors the effectiveness of planning policies, and also progress made against the work programme set out in the Local Development Scheme. It includes information on housing and employment development completions and future supply.

Quality of Life

Community Strategies for Buckinghamshire and Chiltern

1. In order to go towards 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. This and the Core Strategy for Chiltern District adopted in November 2011 will play a critical role in helping to deliver community aspirations and quality of life.
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: -
 - o *A place with integrated, supportive and capable communities that promote active citizenship*
 - o *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*
 - o *A place where we can lead safe lives free from the fear of crime and anti-social behaviour*
 - o *A place with attractive and vibrant town and village centres and an outstanding countryside*
 - o *A place that promotes equality of opportunity and ensures fair access to Services*
 - o *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*
 - o *A place where people have the skills, knowledge and ability to make effective decisions and healthy lifestyle choices*
 - o *A place with enough affordable housing to meet local needs and maintain our services and communities*
 - o *A place with effective and targeted transport solutions, including a well maintained transport infrastructure*
 - o *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*
 - o *A place with a wide range of accessible leisure opportunities*
 - o *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 contained 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 2010 mid-year estimate for Chiltern¹, the population was 91,400. Population projections published by the Buckinghamshire Strategic Partnership in April 2011 estimate Chiltern's population in 2010 to be 95,000. Details of these projections are available at,

[buckinghamshire strategic partnership chiltern projections](#) .

6. 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.
7. 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

8. The unemployment rate in Chiltern continues to be one of the lowest in the country, standing at 1.7% in March 2011. Median earnings for Chiltern residents working full time in 2010 was £37,850³. This is nearly one third more than the South East average and nearly 40% above the national average. At 22.3% (12,400 people), economic inactivity continues to be just above the South East average but below the national average⁴.

Education

9. Nearly half of the resident population aged between 16 and 64 has a qualification at or above NVQ4 level [HND, Degree and Higher Degree level]. This compares with just under a third at national level. Over three quarters is qualified at NVQ2 level [5 or more GCSEs at grades A*-C]⁵. A consequence of this overall higher level of education is that 61% of the District's working age population work in managerial or professional roles⁶.

Owner Occupancy

10. Owner occupancy within Chiltern is higher than the regional or national average at 79%⁷. Houses in the District tend to be large, although in recent years an increasing proportion of smaller homes have been built.

Affordability of Housing

11. The cost of housing in Chiltern continues to be some of the highest in the country. During 2010/11 the average cost of a dwelling in Chiltern was £380,000⁸. This represents a 6% increase over the average sale price during the previous year.
12. As stated above in 2010 the median earnings for Chiltern residents working full time was £37,850⁹. Therefore the affordability ratio is just over 10 times the average single income in Chiltern and just over 5 times the average 2-person working household income (£37,850 x 2).

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 (2010)

⁴ ONS annual population survey Economic inactivity (April 2010-March 2011)

⁵ ONS annual population survey Qualifications (January-December 2010)

⁶ ONS annual population survey Employment by occupation (Apr 2010-Mar 2011)

⁷ 2001 Census of Population

⁸ Land Registry House sales April 2010 March 2011

⁹ ONS annual population survey Earnings by residence (2010)

Dwelling Sale Prices – 2010/11

Dwelling type	Average Sale Price
Detached	£683,690
Semi-detached	£347,691
Terraced	£267,744
Flat/Maisonette	£220,644
Overall Average	£379,944

Source: Land Registry House sales April 2010 to March 2011

13. 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 new build and other routes such as acquisitions and re-acquisition's by Registered Providers (RP's).

Transport and Accessibility

14. 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.
15. 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

16. 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. **Indicator SA4.1** in the Sustainable Development section of the Technical Appendix to this Report refers to the 'Health Profile for Chiltern District 2011' published in 2011. It is available to download at, [Health Profile Chiltern District 2011](#)

Community Safety

17. Chiltern continues to be a safe place to live and work, with crime figures generally below the national average (see Indicator SA2.1 in the Sustainable Development section of the Technical Appendix to this Report¹²).

Public Open Space

18. 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 2010/11 there has been no development on public open within the District. Lowndes

¹⁰ 2001 Census of Population

¹¹ 2001 Census of Population

¹² National Indicator NI 16 Serious acquisitive crime rate – Chiltern – 2010/11

Park in Chesham (managed by Chesham Town Council) continues to be at the national Green Flag Award standard that was awarded in 2008 by the Civic Trust.

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

19. Nearly 90% of Chiltern is within the Green Belt and 72% within the Chilterns Area of Outstanding Natural Beauty. Through the Core Strategy and 'saved' local plan policies 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 in rural areas by the conversion of redundant agricultural barns.

Pollution and Local Water and Land Quality

20. The background air pollution level measured in Hervines Park, Amersham on the Hill (Site ID 18), after decreasing between 2005 and 2008, increased slightly between 2008 and 2010, but decreased again between 2010 and 2011.
21. 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. Actions such as enhanced parking enforcement, awareness days, provision of travel information and tree planting have taken place to improve air quality.
22. 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

23. 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 of national importance along with 84 sites of local archaeological interest. None of the listed buildings and ancient monuments are deemed to be 'at risk' by English Heritage.

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 below the national average
- ❖ Education, skills levels and employment remain higher than average
- ❖ Important landscape areas and public open spaces continue to be protected
- ❖ 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.
- ❖ Flooding caused by surface water

Local Development Scheme

1. *Planning Policy Statement 12: Local Development Framework* (PPS12) requires local planning authorities (LPA) to report progress on the timetable and milestones for the preparation of local development documents set out in the Local Development Scheme, including reasons where they are not being met.
2. The Localism Act retains the overall duty to monitor and produce an annual monitoring report. On 30th March 2011 the Parliamentary Under Secretary of State, Bob Neill MP, wrote to LPA's announcing withdrawal of guidance on local plan monitoring. As a result LPA's can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.
3. The current local development scheme (LDS) for Chiltern District came into effect on 11th November 2010 after the Secretary of State confirmed on 6th October 2010 that he would not issue a direction to make changes to the revised LDS submitted to him in September 2010. The Local Development Scheme November 2010 sets out the three year timetable and programme for production of the Council's Core Strategy and Delivery Development Plan Documents (DPD) up to 2013. It can be viewed and downloaded on the Council web site at, [LDS November 2010](#) .
4. The timetable for production of the Chiltern Local Development Framework in the LDS November 2010 is included at the end of this chapter as Table 1. The year April 2010 to March 2011 is highlighted.
5. The LDS November 2010 includes a revision to the timetable for production of the Core Strategy that took into account the additional public consultation undertaken by the Council during March and April 2010. As outlined in the Local Development Scheme section of the 2009/10 Annual Monitoring Report, the effect of this was to put back formal Publication and Submission of the Core Strategy to October 2010 and January 2011 respectively.

Overview of 2010 /11

Core Strategy Development Plan Document

6. The LDS November 2010 shows three milestones during 2010/11 relating to preparation of the Core Strategy (CS).
 - i. Formal Publication during October and November 2010
 - ii. Formal Submission to the Secretary of State in January 2011, and
 - iii. A Pre-examination meeting
7. With regard to milestone (i), the Core Strategy was formally published on **14th October 2010** and as such the **milestone was met**. With regard to milestone (ii), the Core Strategy was formally submitted on **13th January 2011** to the Secretary of State and the **milestone met**. Lastly, in respect of milestone (iii), the Planning Inspector appointed by the Secretary of State to examine the Core Strategy decided that it was not necessary to hold a Pre-examination meeting. As such the **milestone was met**.

Post 1st April 2011 Update

8. *As part of the Examination of the Core Strategy a series of public hearings were held in April 2011, in line with the Local Development Scheme timetable. In finding the Core Strategy 'sound' the Planning Inspector states in the table in paragraph 108 of his report that, "The Core Strategy is identified within the approved LDS November 2010 which sets out an expected adoption date of September 2011. The adoption date will now be several months after the date in the LDS due to the consultation on changes, but this delay is not so substantial as to result in material non-compliance with the LDS. The Core Strategy's content are compliant with the LDS."*
9. *The Core Strategy was adopted by the Council on 15th November 2011.*
10. *Progress against the milestones in the timetable for 2011/12 will be reported on in the 2011/12 Annual Monitoring Report.*

Delivery Development Plan Document

11. The LDS November 2010 shows no milestones for 2010/11 but "evidence gathering and studies" continued throughout the year. Much of the evidence collected to support the CS will also be used for the preparation of the Delivery Development Plan Document.
No milestone to meet.

Post 1st April 2011 Update

12. *The LDS November 2010 shows two milestones for 2011/12. However, because of the delay in the preparation and adoption of the Core Strategy outlined above, the milestones have been put back. Progress against these milestones will be reported on in the 2011/12 Annual Monitoring Report.*

Housing

Housing Indicators

1. The requirement for local planning authorities (LPA) to monitor the 'Core Output Indicators' set out in CLG guidance 'Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008' was withdrawn by the Coalition Government in March 2011¹. As a result LPA's can now choose which targets and indicators to include in their monitoring report as long as they are in line with the relevant UK and EU legislation. The primary purpose of such indicators is to share the performance and achievements of the planning service with the local community.
2. However, Regulation 48 (7) of the Town & Country Planning (Local Development) (England) Regulations 2004 requires local planning authorities through their Annual Monitoring Report and housing land supply trajectory to monitor net additional dwellings delivered.
3. The following housing indicators are reported in this Report along with other local housing indicators and key housing issues.

Indicator H1: Development Plan Period and Housing Targets
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Core Strategy

4. 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 between 2006 and 2026 as set out in **Policy CS2** of the **Adopted Chiltern District Core Strategy**² (CS).
5. Although the Council adopted the CS after the end of the monitoring period covered by this Report, at the end of March 2011 it was under Examination by a Planning Inspector. As such, the housing requirement was still being finalised, and in any event when agreed it was to be back dated to the start of the period covered by the CS in 2006. It is therefore considered relevant and material to use the housing target adopted in the CS as the basis for this Monitoring Report. The alternative would be to wait for the 2011/12 Annual Monitoring Report produced towards the end of 2012.
6. **The housing target for the period 2006 to 2026 is a range of between 2,650 and 2,900 dwellings (net).** This equates to an annual average range of between 132.5 (rounded to 133) and 145 dwellings. These figures are used in the Council's **2011 Housing Land Supply Trajectory** set out below.
7. **Table H1** sets out the total housing requirement from **Policy CS2** of the **Adopted Core Strategy for the period 1st April 2006 to 31st March 2026.**

¹ On 30th March 2011 the Parliamentary Under-Secretary of State, Bob Neill MP, wrote to LPA's announcing the withdrawal of guidance on local plan monitoring.

² [Adopted Core Strategy November 2011](#)

Table H1: Plan Period and Housing Targets				
	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	2,650 to 2,900 dwellings (net)	Policy CS2 – Adopted Core Strategy

Indicator H2: Total net additional dwellings since April 2006 – by settlement

8. **Policy CS2** also sets out the amount and distribution of new housing to be provided in groups of settlements in Chiltern. **Table H2** shows delivery in the ‘main settlements’, ‘other villages’, ‘major developed sites in the green belt allocated for housing’ and ‘green belt villages’ since April 2006. It shows delivery for individual years and cumulatively between April 2006 and March 2011. Figures are net consisting of new build dwellings minus demolitions plus changes of use and conversion to dwellings.

Table H2: Housing delivery since April 2006 and in 2010/11 – by location (net) - Core Strategy Policy CS2	<i>Annual Target *</i>	2006/07	2007/08	2008/09	2009/10	2010/11	Built 2006 to 2011	<i>Target 2006 to 2011</i>
Main Settlements (Chesham Amersham & Amersham-on-the-Hill, Little Chalfont, Chalfont St Peter)	84 to 97	126	127	44	29	44	370	420 to 485
Other Villages (Chalfont St Giles, Great Missenden, Prestwood & Heath End, Holmer Green, Penn & Knotty Green, Chesham Bois, Seer Green)	28	62	38	42	39	33	214	140
Major Developed Sites in the Green Belt Allocated for Housing (Newland Park Chalfont Common, Amersham & Wycombe College – Chesham)	17**	0	0	0	0	0	0	86*
Green Belt Villages, Rows of Dwellings & Green Belt	4	27	13	3	6	3	52	-
Totals	133 to 145**	215	178	89	74	80	636	646 to 711

* figures rounded

** anticipated total housing delivery of 345 divided by 20 years x 5 years (rounded)

9. In the reporting year **1st April 2010 to 31st March 2011**, a net total of **80 dwellings** were delivered throughout the District. As with previous years, the number delivered is below the Core Strategy target range of between 129 and 142. This is because of the continuing effects the economic downturn is having on the local and national house building industry allied to the availability of mortgages for house buyers.

10. In the five years since the start of the period covered by the Core Strategy, a net total of **636** dwellings have been delivered. This compares with a target range of between **646 and 711** dwellings (net). Despite overprovision against target in the first two years of the period, the effects of the economic downturn on house building since 2008, has resulted in a cumulative **shortfall** in delivery of between **10 and 75 dwellings**.

Indicator H3: Assessment of progress towards delivery of housing on Strategic Housing Sites

11. **Policy CS2** anticipates that new housing will be provided on three strategic housing sites in the main settlements that are allocated for housing by **Policy CS6** in the Core Strategy. The 2011 Housing Trajectory set out below predicts delivery of around 300 dwellings on the strategic housing sites. Progress towards achievement of delivery of housing and predicted dwelling capacity is set out below.
- **Land east of Lincoln Park, Amersham on the Hill** (SHLAA Site 243) – Capacity - 44 dwellings. Site is owned by adjoining Amersham & Wycombe College and has been cleared. No planning application submitted at 31st December 2011.
 - **Donkey Field, Burtons Lane, Little Chalfont** (SHLAA 101) – Capacity – 60 dwellings. Site owned by property developer. No planning application submitted at 31st December 2011.
 - **Holy Cross Convent / The Grange, Chalfont St Peter** (SHLAA 116 & 391) – Capacity – 200 dwellings. Outline planning permission granted for 198 dwellings in December 2010 [CH/2010/0293/OA]. No details submitted at 31st December 2011.

Indicator H4: Assessment of progress towards delivery of housing on Major Developed Sites in the Green Belt Allocated for Housing

12. **Policy CS2** anticipates that 345 dwellings will be provided on two major developed sites in the Green Belt that are allocated for housing by **Policy CS7** in the Core Strategy. As such over 10% of the total dwelling requirement for Chiltern up to 2026 is expected to be delivered on these sites. Progress towards achievement of delivery of housing is set out below.
- **Newland Park, Chalfont Common** (SHLAA Site 109) – planning application CH/2010/0976/FA submitted in August 2010 by Vantina Development Ltd for, *“Redevelopment of site to provide 264³ new dwellings (Use Class C3), including conversion of Grade II listed manor house and associated buildings and erection of new fitness and sports facilities (Use Class D1) and energy/recycling centre”*. At 31st December 2011 the planning application was undetermined. The 2011 Housing Land Supply Trajectory anticipates housing delivery on the site to occur between 2014 and 2019. Given that the site is vacant and owned by a developer there is no reason to believe that delivery will not occur in this timescale.
 - **Amersham and Wycombe College – Chesham Campus, Lycrome Road, Chesham** (SHLAA Site 108) – At 31st Decemeber 2011 no planning application had been submitted.

³ Number of dwellings reduced from 326 originally proposed to 264 as at 31/12/11.

Indicator H5: Proportion of all completed dwellings within one mile of a railway/underground station or 400 metres of a bus stop with daily services

13. **Policy CS4** in the Core Strategy seeks to ensure that new development is in the most **sustainable locations** in order to reduce CO₂ emissions. In relation to the location of new housing in Chiltern, the majority of it should be within a reasonable distance of bus and train links. The target in Chiltern is that more than 75% of housing delivered should be in such a location.
14. During 2010/11, 130 new dwellings (gross) were delivered on 48 sites throughout the District. Of these 107 were within 1 mile (1,609 metres) of a railway station or 400 metres of a bus stop that has daily services. **This equates to 83%, which is better than target.**

Indicator H6: Provision of renewable energy schemes in developments of more than 10 dwellings

15. Continuing the theme of sustainable development, **Policy CS5** in the Core Strategy seeks to encourage the provision of **renewable energy schemes** in developments of more than 10 dwellings. However, as this is a new policy that only came into being in November 2011, it is not possible to retrospectively monitor its requirements for 2010/11. The first monitoring of outcomes will be in the 2011/12 Annual Monitoring Report.

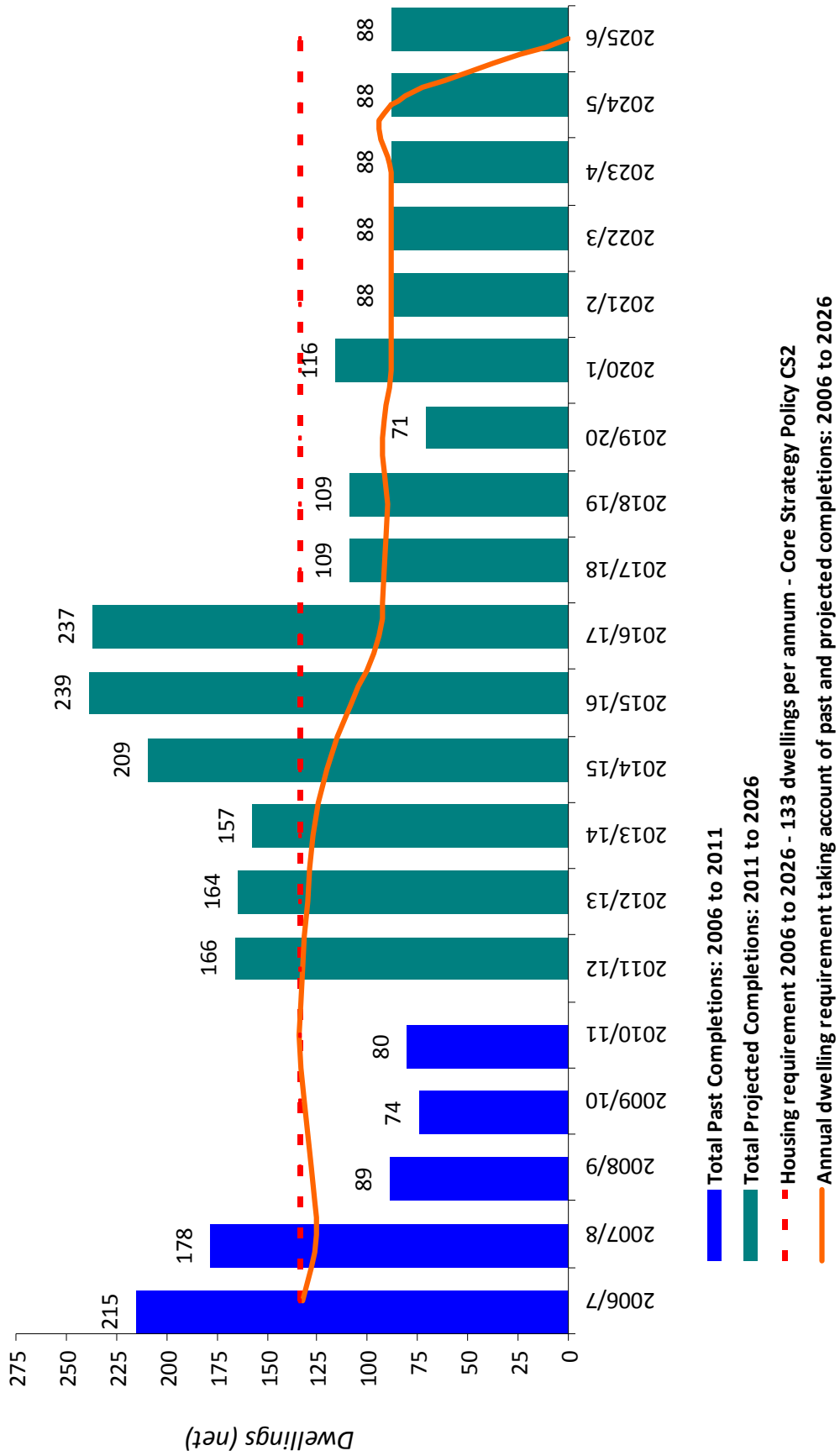
Indicator H7: Net additional dwellings – in future years

Housing Land Supply Trajectory

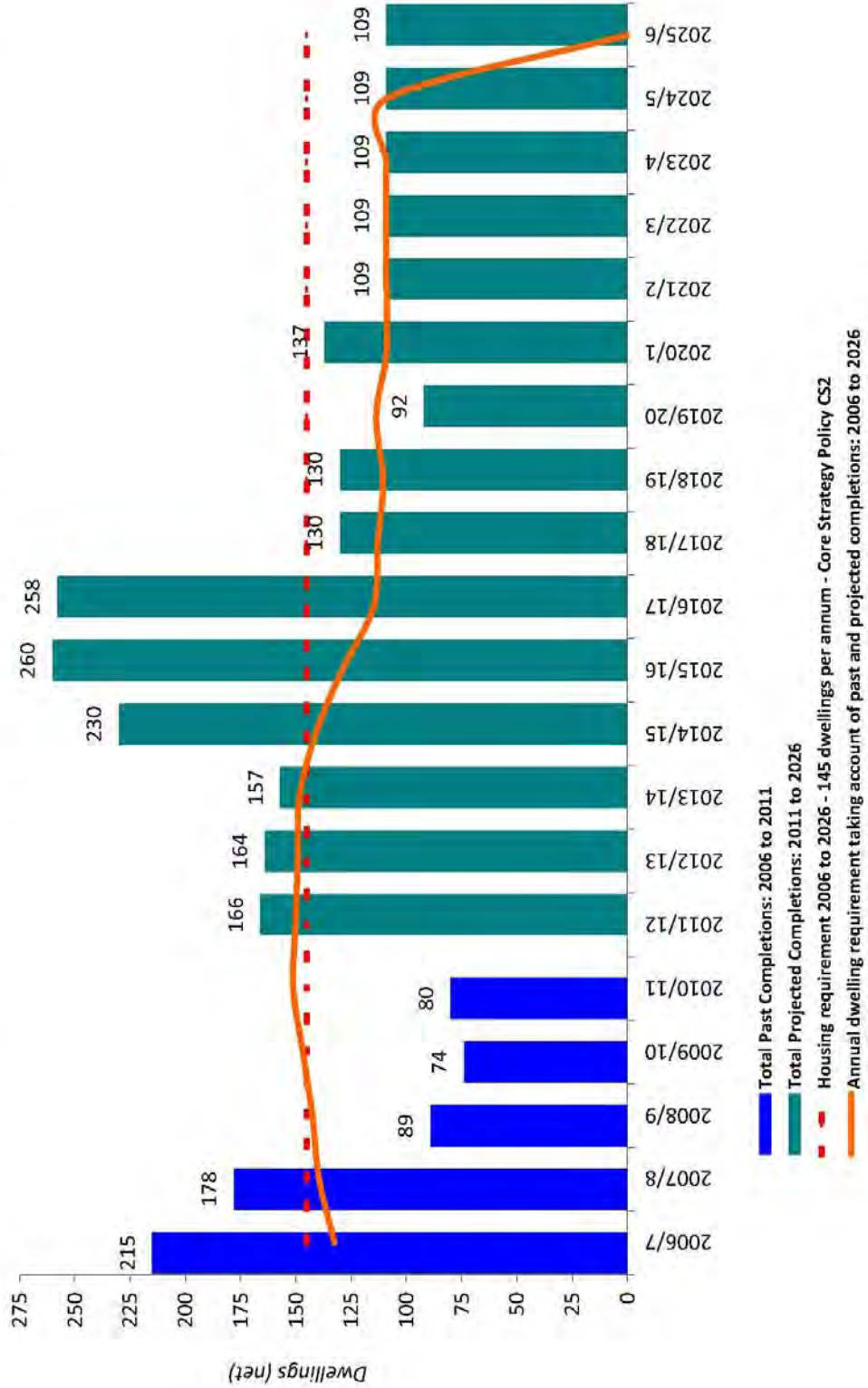
16. Planning Policy Statement 3 (PPS3) sets out the requirements for local planning authorities to provide information on housing policy and performance, including the preparation of a housing land supply trajectory. The housing trajectory is required to demonstrate that the Council can deliver its housing targets and associated infrastructure. In this way it supports the *'plan, monitor and manage approach'* to housing delivery by monitoring both past and anticipated completions across a period of time. It can help indicate at an early stage whether any steps need to be taken to ensure that planned housing requirements are met. However, a housing trajectory is not intended to produce 'perfect forecasts' of the future, nor necessarily absolute answers regarding the past and present.
17. The **Chiltern 2011 Housing Land Supply Trajectory** (2011 Trajectory) for the period 2006 to 2026 is set out in **Appendix 5** of the **Adopted Core Strategy**. Further details are in the publication, *"Housing Land Supply Trajectory (2006 – 2026) at March 2011 – CDN 113"*. This was published in August 2011 as background evidence for the submitted Core Strategy.
18. As well as comprising key background evidence to the Core Strategy, the 2011 Trajectory informs the decision making process of the Council on planning applications and others with an interest in housing development in Chiltern District.
19. Although in terms of previous housing delivery and outstanding permissions the 2011 Trajectory has a base date of 31st March 2011, where appropriate it includes evidence and events that might affect the anticipated number and delivery of dwellings after that date.

20. As stated in paragraph 5 in terms of assessing whether a 5 and 10-year supply of land for new housing can be demonstrated, the housing allocation range of between 2,650 and 2,900 dwellings between 2006 and 2026 is taken from **Policy CS2** of the CS.
21. Sites included in the 2011 Trajectory are taken from the following sources of land:
- Sites with **outstanding (unimplemented) planning permission** at 31st March 2011;
 - **Strategic housing sites and major developed sites in the green belt allocated for housing** in the Core Strategy;
 - Sites where housing had been **'agreed in principle'** by the Council before 31st March 2011;
 - In Years 4 to 15, an allowance for delivery on non-strategic housing sites originally identified in the **Council's 2008 Strategic Housing Land Availability Assessment (SHLAA)** and carried forward in the **2010 and 2011 SHLAA Update Reports**, and on **'Other' sites**;
 - Lastly, in Years 11 to 15, an allowance is included for delivery from **'small unidentified sites'** of up to and including 4 dwellings (net).
22. **Tables H2-1 and H2-2**, and **Graphs H2-1 and H2-2** below comprise the headline details of the 2011 Trajectory while **Tables H2(c) and H2(d)** give other statistical information.

Graph H2-1: Chiltern District Housing Land Supply Trajectory 2006-2026 - 2,650 dwellings requirement



Graph H2-2 Chiltern District Housing Trajectory 2006-2026 - 2,900 dwelling requirement



Sources of Housing Land Supply		Projected Housing Delivery from Adoption of Core Strategy 2011 - 2026																				TOTAL
		Past Completions 2006-2011					Years 1 - 5: 2011 to 2016					Years 6 - 10: 2016 to 2021					Years 11 - 15: 2021 to 2026					
		2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Housing Allocation for Chiltern District for each five year period (133 x 5)		663					663					663					663					2,650
A	1.1 & 1.2 Projected Supply: Extant Planning Permissions at 31st March 2011 (net) (includes 10% non-implementation rate of sites up to 4 dwellings)						166	135	143	100	98											742
B	2. PROJECTED SUPPLY AT 31.3.2011 - Agreed in principle before 31st March 2011 (net)							29	14													43
C	3. PROJECTED SUPPLY - Strategic Housing Sites and Major Developed Sites in the Green Belt [Core Strategy Policies CS6 and CS7] (net)								60	90	90	60	60	60	22	67						449
D	4. PROJECTED SUPPLY - Small Unidentified Sites Allowance @ 39 dwellings per annum in Years 11 to 15 (net) - see footnote (3)																39	39	39	39	39	195
E	5. PROJECTED SUPPLY - Housing from SHLAA and Other sites @ 49 dwellings per annum (net) in Years 4 to 15 of Trajectory								49	49	49	49	49	49	49	49	49	49	49	49	49	588
F	6. TOTAL PAST & PROJECTED COMPLETIONS BETWEEN 2006 AND 2026 - Annualised (net) (figures rounded so may not total)	215	178	89	74	80	166	164	157	209	239	237	109	109	71	116	88	88	88	88	88	
G	6. CUMULATIVE COMPLETIONS: 2006 to 2026 (Past & Projected) (figures rounded so may not total)	215	393	482	556	636	802	966	1,123	1,332	1,571	1,808	1,917	2,026	2,097	2,213	2,301	2,389	2,477	2,565	2,653	
H	7. TOTAL PAST AND PROJECTED COMPLETIONS: by each five year period	636					935					642					440					2,653

Table HS-2: Chiltern District Housing Land Supply Trajectory 2006 to 2026 - 2,900 dwelling allocation																					
Sources of Housing Land Supply	Projected Housing Delivery from Adoption of Core Strategy 2011 - 2026																				
	Past Completions 2006-2011					Years 1 - 5: 2011 to 2016					Years 6 - 10: 2016 to 2021					Years 11 - 15: 2021 to 2026					
	2006/7	2007/8	2008/9	2009/1	2010/1	2011/1	2012/1	2013/1	2014/1	2015/1	2016/1	2017/1	2018/1	2019/2	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	
Housing Allocation for Chiltern District for each five year period (183 x 5)	725					725					725					725					2,900
1.1 & 1.2 Projected Supply: Extant Planning Permissions at 31st March 2011 (net) (includes 10% non-implementation rate of sites up to 4 dwellings)						166	135	143	100	100	98									742	
2. PROJECTED SUPPLY AT 31.3.2011 - Agreed in principle before 31st March 2011 (net)							29	14												43	
3. PROJECTED SUPPLY - Strategic Housing Sites and Major Developed Sites in the Green Belt [Core Strategy Policies CS6 and CS7] (net)									60	90	60	60	60	22	67					449	
4. PROJECTED SUPPLY - Small Unidentified Sites Allowance @ 39 dwellings per annum in Years 11 to 15 (net) - see footnote (3)															39	39	39	39	39	195	
5. PROJECTED SUPPLY - Housing from SHLAA and Other sites @ 49 dwellings per annum (net) in Years 4 to 15 of Trajectory									70	70	70	70	70	70	70	70	70	70	70	840	
6. TOTAL PAST & PROJECTED COMPLETIONS BETWEEN 2006 AND 2026 - Annualised (net) (figures rounded so may not total)	215	178	89	74	80	166	164	157	230	260	258	130	130	137	109	109	109	109	109		
6. CUMULATIVE COMPLETIONS: 2006 to 2026 (Past & Projected) (figures rounded so may not total)	215	393	482	556	636	802	966	1,123	1,353	1,613	1,871	2,001	2,131	2,223	2,360	2,469	2,578	2,687	2,796	2,905	
7. TOTAL PAST AND PROJECTED COMPLETIONS: by each five year period	636					977					747					545					2,905

Table H2(c): Net additional dwellings - in future years - 2011 to 2026 - 2,650 to 2,900 allocation

	2011/12	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
projected delivery (net)	166	164	157	209	239	237	109	109	71	116	88	88	88	88	88	2,017
annual target [2,650]	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	1,995
annual target [2,900]	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	2,175

Demonstrating a 5 housing land supply: April 2011 to March 2016

23. The **935 to 977 dwellings** expected to be delivered compares with the Core Strategy requirement of between 665 and 725 dwellings for the period [5 x 133/145 dwellings per annum]. It equates to a land supply of between **6.73 and 7.03 years** at Core Strategy rates.

Indicator H8: Managed Delivery Target

24. This indicator demonstrates how likely levels of future housing are expected to come forward taking into account the previous year's performance. The original SHLAA and 2010 and 2011 Updates informed the Core Strategy along with the 2011 Trajectory and aim to provide a realistic picture of future housing provision.
25. The orange 'manage' line in **Graphs H2-1** and **HS2-2** show the annual number of completions needed to meet the Core Strategy requirement, taking into account any shortfalls or surpluses from previous and future years. In the short term as the rate of housing delivery increases the 'manage' line goes up before falling steadily from 2014/15 onwards. **Table H2(d)** presents the data in tabular format.

Table H2(d): Managed delivery target - 2011 to 2026 - 2,650 to 2,900 dwelling allocation																
2,650	2011/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total
cumulative provision at end of year - 2,650 dwellings	802	966	1,123	1,283	1,473	1,731	1,861	1,991	2,083	2,200	2,329	2,438	2,547	2,656	2,765	2,765
cumulative target at end of year [2,650]	798	931	1,064	1,197	1,330	1,463	1,596	1,729	1,862	1,995	2,128	2,261	2,394	2,527	2,660	2,660
under / over provision by year & at end of period	4	35	59	86	143	268	265	262	221	205	201	177	153	129	105	105
2,900	2011/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total
cumulative provision at end of year - 2,900 dwellings	802	966	1,123	1,283	1,473	1,731	1,861	1,991	2,083	2,200	2,329	2,438	2,547	2,656	2,765	2,765
cumulative target at end of year [2,900]	870	1,015	1,160	1,305	1,450	1,595	1,740	1,885	2,030	2,175	2,320	2,465	2,610	2,755	2,900	2,900
under / over provision by year & at end of period	-68	-49	-37	-22	23	136	121	106	53	25	9	-27	-63	-99	-135	-135

Delivery of Affordable Housing

26. 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 in the vision of the Council's [Sustainable Community Strategy 2009 – 2026](#) .
27. PPS3 highlights the importance attached to the provision of affordable housing as a means of providing the dwellings needed for those who cannot afford market housing and as a way of reducing homelessness. Affordable housing includes social rented housing and shared ownership housing but does not include low cost market housing. It is facilitated by a subsidy provided by private sector developers and/or the Homes and Communities Agency and/or through Local Authority Grants. Such 'affordable' housing must be subject to arrangements which will ensure its availability to meet local needs for 'affordable' housing initially and in the medium to long term.

Indicator H9 Affordable Housing Completions – By All Means

28. Following Council commissioned research into affordable housing viability, **Policy CS8** in the Core Strategy takes a graduated approach towards the delivery of affordable housing. **Policy CS8** applies to housing sites and mixed use schemes which incorporate an element of residential development. On developments of five or more units (net), the presumption will be for affordable housing to be provided on-site and only in exceptional circumstances will an alternative to on-site provision be accepted.
29. For reasons of viability and housing management, it is acknowledged that on-site provision of affordable homes on sites with a net yield of four or less dwellings can be problematic. Therefore equivalent financial contributions will be sought on these sites and secured by way of legal agreement. At the time of publication of this Report an

'Affordable Housing Supplementary Planning Document' (SPD) to support the affordable housing policies in the Core Strategy had been adopted by the Council.

30. Although **Policy CS8** was not in place in during 2010/11, by using the results of national and local indicators for that year it is possible to monitor the delivery of affordable homes.
31. **Table H5** uses the results of National Indicator NI155 which measures the total number of affordable homes provided by all means, i.e., new build and acquisitions of existing dwellings.

Table H5: Gross Number of Affordable Homes Delivered	
	Total affordable homes (gross)
2010/11	46
2009/10	39
2008/9	18

Source: National Indicator NI 155 Chiltern District 2008/9 to 2010/11.

32. During 2010/11, a gross total of 46⁴ affordable homes units were delivered by all means⁵. This is an improvement on the 8 and 39 new affordable homes provided in 2008/09 and 2009/10 respectively.
33. Because the Church Farm House scheme in Chalfont St Giles⁷ involved the loss of existing affordable accommodation, the **net** total of homes delivered in the year was **21**. This compares with the annual target of 33 dwellings a year in the Core Strategy.

Indicator H10: Affordable Housing Permitted

34. Local performance indicator LPIPE25: '% of new homes (net) granted planning permission which are affordable' is also used to the monitor the success of **Core Strategy Policy CS8**. The target is that 20% of new homes permitted should be affordable. **Table 6** sets out the percentage (and number) of affordable homes granted planning permission homes during 2010/11 and since the start of the Core Strategy period in 2006.

⁴ Church Farm House and Lapraik Grove, Townfield, Chalfont St Giles

⁵ National Indicator 155 (NI 155) (now a local indicator) measures the gross supply of affordable housing, i.e. the number of affordable homes provided in each year through new build and acquisitions

Table H6: % and Number of Affordable Homes Permitted (net)			
	Total number of homes permitted (net)	Total number of affordable homes permitted (net)	% of affordable homes permitted
2010/11	337	99	29.3%
2009/10	54	0	0%
2008/9	392	121	30.9%
2007/8	64	6	9.4%
2006/7	174	3	1.7%
2006 – 2011	1,021	229	22.4%

Local performance indicator LPIPE25 Chiltern 2006 to 2011

35. It can be seen that in 2010/11, nearly 30% of homes permitted were affordable. In the 5 years since 2006, the average proportion is just over 22%. **Both are above target.**
36. However, despite the improvement in recent years, the delivery 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) ⁶.

Future Provision of Affordable Homes

37. Looking forward at 31st March 2011, **193 affordable homes had outstanding planning permission** (gross). This is out of a total of 908 dwellings with permission (gross) and comprises approximately 21% of all dwellings with permission.
38. Of the 193 affordable homes, it is anticipated that around 80 will be completed during 2011/12 on open market housing sites in Amersham, Little Chalfont and Chesham⁷.
39. **Core Strategy Policy CS8** requires affordable homes to either be provided on-site or a financial contribution made for off-site provision on **all** housing schemes where there is a net increase in dwellings on a development site. The financial contributions will be used by the Council to fund the provision of affordable homes elsewhere in the district as part of the Council's Strategic Housing Framework.

Indicator H11: Number of households living in temporary accommodation

40. The final indicator for **Policy CS8** relates to the **number of households living in temporary accommodation** (National Indicator NI 156). During 2010/11, an average of 17 households lived in temporary accommodation at any one time. This met the target figure set by Government for halving the numbers in temporary accommodation by 2010. However, the early months of 2011 saw an upturn in demand for homelessness advice and support in Chiltern which resulted in 18 households being accommodated at 31st March 2011. This upturn in demand has reflected a general trend across the country. Despite this **Table 7** shows a steady reduction in the number over the last 3 years.

⁶ Buckinghamshire Strategic Housing Market Assessment July 2008

⁷ Raans Road, Amersham / Bell Lane, Little Chalfont / Chartridge Lane, Chesham

Table H7: Number of Households Living in Temporary Accommodation at 31st March	
	Number living in temporary accommodation
2010/11	18
2009/10	20
2008/09	26

Affordable Housing in Rural Areas

41. In rural areas, **Core Strategy Policy CS9** states that exceptionally, land adjoining or closely related to the existing built-up areas of settlements or villages, which would otherwise be considered inappropriate for development, may be developed in order to provide affordable homes for the local community. However, local need has to be proven. If permitted, strict conditions would apply to ensure that homes remain affordable in the future. These are often known as 'rural exception sites'. **During 2010/11 no such developments were built or permitted.**

Affordable Housing Type

Indicator H12: Number and proportion of new social rented and other types of affordable housing built
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42. The Bucks Strategic Housing Market Assessment (SHMA) looked at the **type of affordable housing** which is needed in future. This includes social rented and other types of housing such as shared equity / intermediate housing. Most of the need for affordable housing is for social rented housing. The SHMA states that intermediate housing is only likely to have a limited role in meeting needs and that about one quarter to one third new affordable could be intermediate, the rest being social rented.
43. Therefore where new build affordable homes are to be provided, **Core Strategy Policy CS10** 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). During 2010/11, a gross total of 44 new affordable homes were built in two developments in Chalfont St Giles. **Table 8** shows the number and proportion of affordable homes delivered by type during 2010/11

Table H8: Tenure of Affordable Homes Built – number and %			
2010/11	Social Rented	Shared Ownership /Intermediate	Total
Number built	25	19	44
<i>Annual target</i>	<i>23</i>	<i>10</i>	<i>33</i>
% of total	57%	43%	100%
<i>% target</i>	<i>70%</i>	<i>30%</i>	<i>100%</i>

44. While the number of social rented homes built in the year exceeded target, the proportion was less than target although the developments predate the introduction of **Policy CS8**.

Affordable Housing Size**Indicator H13: Number and % of affordable homes built by number of bedrooms**

45. In terms of the size of affordable homes, the number of one and two-person households is still expected to continue to rise due to the increase in divorces and people living longer. Also older people may want to trade down if good quality smaller homes are available. In cases where affordable housing has been secured, it has generally been for one or two-person homes. Indeed the Local Plan encouraged this. However, 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, **Core Strategy Policy CS11** seeks to achieve a mixture of affordable dwelling size in new larger housing schemes, i.e., one, two and three-bedroom homes in developments for 10 or more homes.
46. As mentioned previously in relation to Indicator H9, affordable homes were built on two schemes in Chalfont St Giles (Part of one the schemes had already been completed in the previous year). Both developments were approved before **Policy CS11** was adopted as part of the Core Strategy. The same applies to those affordable homes that had extant permission at 31st March 2011. Therefore the details in **Table H9** are given for information purposes only.

Scheme	1-bed	2-bed	3-bed	Total
Lapraik Grove, Bowstridge Lane Chalfont St Giles	0	10	8	18
Church Farm House Townfield Lane Chalfont St Giles	26	0	0	26

Homes for Special Needs

47. Local authorities are expected to pay particular regard to assessing and planning for the social needs which arise from an ageing population. As the figures in paragraph 54 show, this is particularly true in Chiltern. Councils are required to take account of the need to adapt the existing housing stock, make provision for specialist housing and provide good access to services, including available employment for the workforce beyond the existing retirement age, and leisure, recreational and community facilities which help older people maintain active and healthy lifestyles.
48. By 2025, 22% of the population of Chiltern District will be over 65 years of age⁸. 5% of the population is already over 80. Figures from Bucks County Council state that there are 895 units of housing designated for older people in the District - 231 units with a resident manager, 313 with a non-resident manager plus alarm and 351 units with an alarm only (local authority or Registered Provider stock). In addition there are 197 units in leasehold retirement schemes.
49. **Core Strategy Policy CS12** encourages the provision of extra-care homes, specialist housing for the elderly and housing and supported living accommodation designed for

⁸ Reports - "Extra Care in Buckinghamshire – A Strategic Plan – Bucks County Council Adult Social Care – The Housing & Support Partnership November 2006" (CDN 026). "Extra Care in Buckinghamshire – Updated Executive Summary November 2008" (CDN 055). "Bucks 12-Year Housing Plan For People With Special Needs June 2009" (CDN 071)

people with disabilities including for those with dementia and mental health problems within the largest settlements in the District. Ideally such provision should be within the 4 main built-up areas identified in **Policy CS 1**.

Indicator H14: Number of adults supported to live independently through social services

50. This indicator is based on National Indicator NI 136. However, this indicator has been deleted by the Coalition Government and is therefore not reported on. The second indicator for **Policy CS12** relates to the provision of specialist accommodation.

Indicator H15: Number and location of extra-care homes; bed spaces in specialist homes for the elderly; homes and supported living units for people with disabilities; bed spaces in nursing homes and other specialist units

51. This type of development was not monitored by the Council for a number of years. However, as **Policy CS12** was being proposed and eventually adopted in the Core Strategy, monitoring was resumed during 2010/11.
52. **Table H10** sets out development that was built and permitted during 2010/11.

Table H10 : Specialist housing completed and permitted during 2010/11 and status at 31st March 2011				
Location	Development	Bed Spaces (gross)	Status	Reference
National Society for Epilepsy, Chalfont St Peter	Replacement of 3 existing care homes with 2 new 20-bed 2-storey care homes.	40	Completed	CH/2008/1612/FA
The Willow Residential Home, Chartridge Lane, Chesham	Extension to provide one additional bedroom	1	Completed	CH/2010/1102/FA
The Grange / Holy Cross site in Chalfont St Peter	Residential care home (Use Class C2)	74	Outline permission granted - Details not yet submitted	CH/2010/0296/OA
Chesham Community Hospital, Hospital Hill, Chesham	Nursing home and rehabilitation unit	80	Full permission granted - Not started	CH/2010/0501/FA
Former Maple Court site Wallington Road, Chesham	Supported living scheme comprising 14 one-bedroom flats and a 7 bed care home with associated communal	21	Full permission granted - Not started	CH/2010/1941/FA

Table H10 : Specialist housing completed and permitted during 2010/11 and status at 31st March 2011

	and staff facilities			
Cherry Garth Orchard Way, Holmer Green	Replacement of 39-bed care home for older people with new 60-bed care home	60	Full permission granted – under construction at 31/3/11 [will be completed during 2011/12]	CH/2010/0916/FA

Source: published Chiltern District Council planning application statistics 2010/11:

http://www.chiltern.gov.uk/site/scripts/documents_info.php?documentID=94&pageNumber=9

53. Lastly, at the end of March 2011, a development of 45 sheltered open market flats specifically for elderly people was nearing completion on a site at the rear of the Elgiva Theatre in Bellingdon Road, Chesham. [*Update - completed during the summer of 2011- CH/2005/2163/FA refers*].

Homes for Gypsies and Travellers

54. Local planning authorities are required to make provision for the needs of Gypsies and Travellers and Travelling Showpeople. In September 2006 Chiltern District, together with the 17 District and County Councils and other partners across the Thames Valley Region (TVR), published a study which had been commissioned from Tribal Consulting. This study assessed the accommodation needs of Gypsies & Travellers across the Thames Valley Region (GTAA).
55. **Core Strategy Policy CS14** relates to sites Gypsies and Travellers and for Travelling Showpeople. This policy states that sites in Chiltern will be allocated in the Delivery Development Plan Document (DDPD).
56. The evidence base developed for the **South East Plan** did not include any assessment for Gypsy and Traveller pitches beyond 2016. Further studies, potentially in conjunction with neighbouring authorities, will be carried out as part of the emerging DDPD to assess pitch requirements up to the year 2026.
57. At March 2011, Chiltern District had two **permanent** Gypsy & Traveller sites owned by Buckinghamshire County Council and managed by the Oxfordshire and Buckinghamshire Gypsy and Traveller Service⁹. These are:
- Green Park, Copperkins Lane, Amersham – opened 1980 – 8 pitches / 16 caravan capacity
 - The Orchards, West Hyde Lane, Chalfont St Peter – opened 1977 – 5 pitches / 10 caravan capacity

⁹ Source: CLG Count of Pitches provided by Local Authorities and Registered Social Landlords at 27/1/2011 – Table 2

58. These sites currently have permanent planning permission for 14 pitches, one of which remains to be provided. Each pitch typically accommodates one to two caravans or mobile homes.
59. In addition there are two privately owned sites at ¹⁰:
- Three Oaks Farm, Roberts Lane, Chalfont St Peter – permanent planning permission for 6 pitches (up to 12 caravans) granted¹¹
 - Green Acres Farm, Shire Lane, Chalfont St Peter – temporary planning permission for 1 pitch
 - At 31st March 2011 an appeal was pending against the refusal of planning permission for a gypsy site in Whielden Lane (A404) Amersham Old Town
[update appeal allowed in June 2011 for a temporary period of 5 years]
60. From a baseline figure of 12 pitches in 2006, at the end of March 2011, the District provided 21 pitches, of which 1 had temporary permission.
61. **Transit Sites:** The Thames Valley GTAA study indicates that there is insufficient evidence to suggest there is demand for additional transit/temporary stopping pitches for Gypsies & Travellers passing through the District. Indeed, the County Council had provided a transit site, in South Bucks District at Whites Hill, Beaconsfield (A355) very close to the Chiltern District boundary, but it was closed through lack of use. It is therefore not intended to make any transit site allocations.
- Homes for Travelling Showpeople**
62. A joint study was carried out in July 2007 by Tribal Consulting on behalf of the four District Councils in Buckinghamshire, together with Buckinghamshire County Council, to assess the accommodation needs of travelling showpeople in Buckinghamshire. The study showed that within Chiltern District in July 2007 there was one existing pitch which formed a 'baseline'. The initial findings estimated a requirement for an additional 21 pitches to be provided by 2011.
63. The evidence base developed for the **South East Plan** did not include any assessment for Travelling Showpeople pitches beyond 2016. Further studies will therefore be carried out as part of the emerging DDPD to assess the pitch requirement between 2016 and 2026.
64. Chiltern District has one privately owned permanent site for a single pitch at:
- The Vale, Chesham
65. In addition there is one privately owned site with temporary planning permission for 14 pitches. This is located at:
- Green Acres, land off Earl Howe Road and adjacent to Amersham Road (A404), Holmer Green. *[Update: permanent personal permission granted in December 2011 for up to 16 families - CH/2011/1535/FA refers]*
66. From the baseline figure of 1 pitch in 2007, at the end of March 2011 the District provided 15 pitches, albeit that 14 of these had temporary permission (see above Update). Experimental figures published by CLG on 27 January 2011 state that there

¹⁰ Source: CLG Count of Pitches provided by Local Authorities and Registered Social Landlords at 27/1/2011 – Table 2

¹¹ Planning application CH/2010/0192/FA refers

were 27 caravans on the Holmer Green site, are privately owned and have temporary planning permission – see above update.

67. Although **Core Strategy Policy CS14** does not have any specific indicators, the Annual Monitoring Report has always reproduced the annual count of gypsy and travellers undertaken by CLG in January each year. For the first time it includes the experimental count of travelling show people caravans carried out by CLG in January 2011. **Tables H11, H12 and H13** set out details of the CLG January 2011 counts.

Table H11: Net Additional Permanent and Transit Pitches and Caravans for Gypsies and Travellers			
2010/11	Permanent Pitches	Transit Pitches	Total Pitches / Caravans
Net additional pitches completed since 28 January 2010	0	0	0
Existing authorised pitches at 27 January 2011	12	0	13
Caravan capacity at 27 January 2011	26	0	26

Source: CLG Count of Pitches provided by Local Authorities and Registered Social Landlords at 27/1/2011 – Table 2

Table H12: Count of Gypsy & Traveller Caravans	
Type of site	Caravans
Number of caravans: Socially rented (with planning permission) at 27 January 2011 (previously called local authority site)	26
Number of caravans: Private (with planning permission) at 27 January 2011	12
Number of caravans on Unauthorised sites (without planning permission) on Gypsies own land at 27 January 2011 – 'tolerated'	2
Number of caravans on Unauthorised sites (without planning permission) on Gypsies own land at 27 January 2011 – 'not tolerated'	2
Number of caravans on Unauthorised sites (without planning permission) on land not owned by Gypsies at 27 January 2011 – 'tolerated'	0
Number of caravans on Unauthorised sites (without planning permission) on land not owned by Gypsies at 27 January 2011 – 'not tolerated'	0
Total of All Caravans	42

Sources CLG Count of Authorised and Unauthorised Gypsy and Traveller Caravans at 27/1/2011–Table 1

Table H13: Count of Travelling Showpeople Caravans (experimental)	
Type of site	Caravans

Number of caravans: Socially rented (with planning permission) at 27 January 2011 (previously called local authority site)	0
Number of caravans: Authorised site - Private (with permanent planning permission) at 27 January 2011	2
Number of caravans: Authorised site - Private (with temporary planning permission) at 27 January 2011	27
Number of caravans on Unauthorised sites (without planning permission) on Showpeople own land at 27 January 2011 – 'tolerated'	0
Number of caravans on Unauthorised sites (without planning permission) on Showpeople own land at 27 January 2011 – 'not tolerated'	0
Number of caravans on Unauthorised sites (without planning permission) on land not owned by Showpeople at 27 January 2011 – 'tolerated'	0
Number of caravans on Unauthorised sites (without planning permission) on land not owned by Showpeople at 27 January 2011 – 'not tolerated'	0
Total of All Caravans	29

Source: CLG Count of Travelling Showpeople caravans at 27/1/2011– Experimental Table 3

Key Trends

- 80 (net) housing **completions** in the year representing between 55% and 60% of the annual housing delivery target requirement in the adopted Core Strategy.
- **44 affordable** homes (gross) were provided on 2 sites in Chalfont St Giles. This is 7 more than in 2009/10 and 24 more than in 2008/09.
- At 31st March 2011, **908** dwellings (gross) (**799** net) had extant planning permission. This is the highest number for 20 years and 45% more than in March 2010.
- Of the gross total **193** were **affordable** on 4 sites in Amersham, Little Chalfont, Chalfont St Peter and Chesham. This compares with 111 in March 2010.
- The affordable housing policies in the Core Strategy along with the housing schemes with extant permission, agreed in principle and in the pipeline, 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 Strategy.

Other housing indicators are monitored in the Housing Technical Appendix of this Report.

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 VAT and PAYE data in March 2011 there were 5,710 business units in Chiltern¹. While this is 90 fewer units than in 2009, the proportions within the largest **employment sectors** set out below are still broadly unchanged:
 - Professional, scientific & technical (1,375 units - 24%)
 - Construction (610 units -11%)
 - Information & communication (575 units - 10%)
 - Arts, entertainment, recreation and other services (485 – 8.5%)
 - Retail (475 - 8%)
 - Business administration and support services (425 – 7.5%)
4. The same data gives details of the number of staff employed by each of these businesses². It shows that the overwhelming majority of these businesses in Chiltern continue to be small in size when measured by the number of employees with 96% employing less than 20 people.
 - 4,560 businesses employ 4 or less employees (80%) (includes people working from home)
 - 600 employ between 5 and 9 employees (10.5%)
 - 305 between 10 and 19 employees (5%)
 - This means that 5,465 businesses employ less than 20 people (96% rounded)
 - 210 businesses employ between 20 and 99 employees (3.5%)
 - 35 with 100 or more employees (0.6%)
 - Of the 100+ category, 30 employ between 101 and 250 people, and 5 between 250 and 499.
(all percentages are rounded)
5. Further details on Chiltern's employment structure are given in the Economic Development Technical Appendix of this Report.

¹ Table A1.1 United Kingdom - Number Of Local Units In Vat And/Or Paye Based Enterprises In 2011: 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

Business development and town centres Core Output Indicators

6. The Council is no longer required to monitor the suite of Core Output Indicators laid down by Government³. However, as data for them continues to be collected by the Council they will continue to be monitored as indicators in this Report along with a number of new indicators relating to the economic development **Policies CS15** and **CS16** in the Core Strategy that was adopted in November 2011.
7. As well as giving factual information about the amount of economic development and employment within the District, they seek to,
 - a. encourage and support 'SMART' economic growth and
 - b. secure the long-term retention of a portfolio of employment sites and premises within the District which are attractive to the market and which will provide a range of jobs to meet local needs
8. Further details about economic development are in Section 12 of the Adopted Core Strategy on the Council web site at, <http://www.chiltern.gov.uk/corestrategy/site/index.php>

Indicator ED1: Changes in the Number of Jobs

9. This indicator relates to Core Strategy **Policy CS15** and uses data obtained from the Office for National Statistics (ONS) in Annual Population Surveys (APS) carried out since 2006. It is obtained via the NOMIS web site. **Tables ED1, ED1.1** and **ED1.2** give details of all economically active residents 'in employment', 'employees' and 'self employed'. For comparison, proportions of the economically active population are given for Chiltern, the South East and Great Britain.

³ On 30th March 2011 the Parliamentary Under-Secretary of State, Bob Neill MP, wrote to LPA's announcing the withdrawal of guidance on local plan monitoring.

Table ED1: All people - Economically active - In employment - By year - 2006 to 2011 - Chiltern

Date	Chiltern	Chiltern	South East	Great Britain
		(%)	(%)	(%)
April 2006-March 2007	45,000	77.6	76.7	72.5
April 2007-March 2008	46,100	79.3	76.7	72.6
April 2008-March 2009	45,000	77.9	76.4	72.0
April 2009-March 2010	42,800	74.0	74.5	70.3
April 2010-March 2011	42,400	73.7	74.6	70.3

Table ED1.1: All people - Economically active - In employment - Employees - By year - 2006 to 2011 - Chiltern

Date	Chiltern	Chiltern	South East	Great Britain
		(%)	(%)	(%)
April 2006-March 2007	36,100	64.1	66.0	63.1
April 2007-March 2008	37,300	64.4	65.6	63.0
April 2008-March 2009	37,200	64.3	66.0	62.7
April 2009-March 2010	32,400	57.6	63.6	60.9
April 2010-March 2011	35,400	63.1	63.9	60.8

Table ED1.2: All people - Economically active - In employment - Self Employed - By year - 2006 to 2011 - Chiltern

Date	Chiltern	Chiltern	South East	Great Britain
		(%)	(%)	(%)
April 2006-March 2007	8,500	12.8	10.3	9.1
April 2007-March 2008	8,700	14.8	10.7	9.1
April 2008-March 2009	7,500	13.1	10.1	8.9
April 2009-March 2010	9,800	15.5	10.5	9.0
April 2010-March 2011	6,800	10.6	10.2	9.0

Source: ONS Annual Population Survey (APS) / NOMIS

Notes: Numbers are for those aged 16 and over, % for those of aged 16-6. As APS estimates are based on samples, they are subject to sampling variability. This means that if another sample for the same period were drawn, a different estimate might be produced. In general, the larger the number of people in a sample, the smaller the variation between estimates. Estimates for smaller areas such as local authorities are therefore less reliable than those for larger areas such as regions.

10. Based on the APS carried out between April 2006 and March 2011, the total number of economically active people in Chiltern has reduced by nearly 6% from 45,000 to 42,400. This is accompanied by a reduction in the proportion of the population that is economically active. However, during the same period, the number of 'employees' has reduced by a much smaller number and proportion. Indeed between March 2010 and March 2011 the number and proportion increased. This contrasts with the number and proportion of 'self employed' which is liable to greater change each year. For instance the number dropped by 3,000 (30%) during 2010/11. It must be remembered that

estimates for smaller areas such as local authorities are less reliable than that of larger areas such as regions.

Indicator ED2: Amount of vacant employment land and premises brought back into employment use

11. This indicator seeks to monitor **Policies CS15** and **CS16** in the Core Strategy. Details of planning permissions that involve the creation or loss of employment floor space are published each year by the Council in a separate document that is available online at, [Economic Planning Application & Completion Statistics 2010-11](#)
12. Because of the wider definition of economic development in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), data on Use Classes A, C2 and D uses have been added to the 'traditional' Use Class B employment uses. The wider definition of 'employment uses' is also now used in the adopted Core Strategy. **Table ED2** shows gross and net completions by use class for the District during 2010/11.

Table ED2 - Total amount of additional employment floor space – by type – 2010/11⁴							
	Use Class						Total
	Business / R&D / Light Industry B1 *	General Industry B2	Storage or Distribution B8	Non-Residential Institutions / Assembly & Leisure D1 & D2	Retail, Financial & Professional / Catering A1 – A5	Residential Institutions C2	
Gross completions (square metres)	200	0	0	2,078	799	1,785	4,536
Net completions (square metres)	-145	0	-304	1,479	638	436	2,082

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

13. In terms of floor space the largest development completed in the year was a redevelopment to provide new care accommodation at the National Society for Epilepsy site in Chalfont St Peter (1,740 square metres gross of Class C2 use). It forms part of the continued upgrading of facilities there. Many schools throughout the District and the Amersham Law Courts were also extended during the year. Overall during the year there was a net increase of 1,646 square metres of employment floor space, almost the same as in the previous year.
14. **Table ED3** shows gross and net floor space with outstanding planning permission by Use Class at 31st March 2011.

⁴ Source: Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/10 to 31/3/11

Table ED3: Employment land available – by type – with outstanding planning permission & allocated in adopted local plan at 31/3/2011

	Use Class						Total
	Business / R&D / Light Industry B1 *	General Industry B2	Storage or Distribution B8	Non-Residential Institutions / Assembly & Leisure D1 & D2	Retail, Financial & Professional / Catering A1 – A5	Residential Institutions C2	
Gross outstanding planning permission (square metres) ⁵	11,798	1,426	23,701	16,107	4,164	17,103	74,299
Net outstanding planning permission (square metres) ⁶	8,974	-848	22,496	-3,054	1,374	9,995	38,937
Land in employment use (hectares) ⁷	33.21	13.64	25.88	Not recorded	Not recorded	Not recorded	72.73

15. The gross amount of new Class B1 floor space more than halved during 2010/11 from 26,000 square metres to 11,800. This was due primarily to the expiry during the year of six planning permissions for over 19,000 square metres of B1 floor space. The amount of Class B8 floor space with permission remained constant at over 23,000 square metres. Because of the employment creation potential it provides, the amount of Use Class C2 – Residential Institution floor space is monitored. At 31st March 2011, over 17,000 square metres had permission. The net loss of Class D1 and D2 floor space is due largely to the loss of education floor space that would result from the permission granted for redevelopment of the former Holy Cross Convent School site in Chalfont St Peter.
16. The 'land in employment use' figures are unchanged from those included in the 2009/10 Annual Monitoring Report which comes from the 2006 Buckinghamshire Employment Land Review – see footnote 7.

Indicator ED3: Amount of new retail, leisure and industrial floor space created within the District shopping centres

17. **Table ED4** shows the amount of **town centres uses** (Use Classes A1 to A5, B1a & D2) that were completed and displaced during 2010/11 in the district and local shopping centres identified in the adopted Local Plan.

⁵ Outstanding planning permissions for economic development at 31st March 2011 - Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/10 to 31/3/11

⁶ Outstanding planning permissions for economic development at 31st March 2011 - Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/10 to 31/3/11

⁷ 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)

Table ED4: Total amount of completed floor space for 'town centre uses' - 2010/11						
	Use Class					Total
	Retail A1	Financial & Professional A2	Restaurants & cafes / Drinking establishments / Hot food takeaway A3 / A4 / A5	Offices (other than Class A2) B1a	Assembly & Leisure D2	
Gross completions (square metres)	53	311	329	0	0	693
Net completions (square metres)	-25	159	329	-100	0	356

Source: Chiltern District Council – Planning Decisions & Completions: Economic Development 1/4/10 to 31/3/11

18. There was a continued albeit small loss of retail floor space and a continued increase in 'catering' floor space. In the Amersham on the Hill shopping area the change of commercial upper floors into residential accommodation also continued with the creation of 3 flats. Since 2009, 5 flats have been provided on upper floors in this shopping area.

Major Developed Employment Sites in the Green Belt

19. **Planning Policy Guidance 2 - Green Belt** states, specifically with regard to employment sites located within a major developed site (MDS) that limited infilling "may help to secure jobs and prosperity without further prejudicing the Green Belt."
20. **Policies CS13 and CS17 of the Core Strategy** allocate two existing major developed sites in the green belt which are in employment use. The MDS are the National Society for Epilepsy (NSE) and Chalfont Grove, both are which are just beyond the built up area of Chalfont St Peter.
21. The NSE provides specialist care for people with severe epilepsy at its site at Chalfont St Peter and also carries out research in order to improve the lives of people with that condition. Chalfont Grove is an important telecommunications site which delivers services for national and international broadcasters as well as a number of Government agencies.

Indicator ED4: Development permitted and completed on Major Developed Employment Sites in the Green Belt

22. During 2010/11, a new 20 bedroom care homes was built at the NSE, replacing existing buildings. Planning permission exists for a second new 20-bedroom care home and a new clinical research building. If implemented, both schemes would involve the replacement of existing buildings. No development was permitted or has outstanding permission at the Chalfont Grove site.

The Rural Economy

23. The 2001 Census shows that, out of the District's resident work force, less than 2% work in rural activities such as agriculture, hunting, forestry, fishing and quarrying.

Although this is small, the Council recognises that in many of the rural areas, local businesses can be of key importance to the local community. National planning guidance places a responsibility on local authorities to support a wide range of economic activities in rural areas.

Indicator ED5: Number of planning permissions granted for new commercial premises (either via new-build or via conversion/change of use) in the countryside

24. **Policy CS19** in the Core Strategy seeks to develop a sustainable rural economy by a variety of measures. Indicator ED3 measures the success of this policy. Although the policy came into place in November 2011, for the purposes of this Report, data for 2010/11 is used.
25. During the year, three developments were permitted that supported the rural economy.
- Extension to commercial dairy on a farm east of Chalfont St Peter.
 - Extension to The Lee community village shop.
 - Use of former petrol filling station for hand car washing between Little Missenden and Great Missenden.
26. Four new dwellings were permitted in the open countryside at Pednor Vale, Ashley Green and Kings Ash by allowing the change of agricultural barns and outbuildings. A new dwelling was permitted on appeal on a farm in the Chess Valley between Chesham and Latimer.
27. At 31st March 2011 unimplemented permission for new commercial development on sites in the Green Belt existed at:
- Extension to warehouse, Botley Lane, Ley Hill
 - Bellingdon Brickworks
 - Broomfield Farm, Great Missenden
 - Peterley Manor Farm Shop, Prestwood
 - Luckings Farm, Coleshill
 - Tims Dairy, Denham Lane, Chalfont St Peter
28. At December 2011, four public houses in the rural parts of the district were recorded as being closed with the employment they provided for local people being lost ⁸.

Indicator ED6: National Indicator NI 171 - new business registration rate

29. This indicator measures the proportion of business registrations (births) per 10,000 resident population aged 16 and above. As such it is an indicator of business 'start ups'.

⁸ The Bull, Bellingdon / The Pheasant, Ballinger / The Prince of Wales, Little Kingshill and The Gate Inn, The Lee – Chiltern District Council rating records.

ONS also publishes data about the number of births and deaths, and survival rate of businesses for individual local authorities. **Table ED5** shows figures for birth and death data for 2008 and 2009 (2010 data are not available at the date of publication).

Table ED5: (i) National Indicator NI 171 – proportion of business registrations (births) per 10,000 resident population aged 16 and above, (ii) Count of Birth and Death of Businesses – 2004 to 2009

Year	NI 171 - Number of businesses created per 10,000 adult population (aged 16 +)	Count of businesses created (birth)	Count of businesses failing (death)	Difference between count of businesses being created and failing	Count of active businesses
2004	-	635	630	+5	5,540
2005	-	565	510	+55	5,475
2006	-	540	420	+120	5,505
2007	-	545	475	+70	5,625
2008	79.4	595	450	+145	5,795
2009	83.4	545	590	-45	5,895
2010	-	550	610	-50	5,875

Source: Office for National Statistics: Business Demography - 2010

30. Since 2004 the number of businesses created each year has fluctuated but has generally exceeded the number that fail. However, in 2009 for the first time since 2004, the number that failed was greater than that created. **Table ED6** sets out the survival rates of new businesses created between 2005 and 2009.

Table ED6: Survival of newly born businesses born - 2005 to 2010

Year of birth	Births	1 Year Survival	1 Year per cent	2 Year Survival	2 Year per cent	3 Year Survival	3 Year per cent	4 Year Survival	4 Year per cent	5 Year Survival	5 Year per cent
2005	565	545	96.5	475	84.1	405	71.7	355	62.8	305	54.1
2006	540	525	97.2	455	84.3	395	73.1	320	59.6		
2007	545	535	98.2	460	84.2	375	68.6				
2008	595	560	93.9	480	80.6						
2009	545	505	92.5								

Access to Employment Opportunities

31. Travel to work data from the 2001 Census of Population showed that in Chiltern District there were fewer local job opportunities (32,464) than the resident number of economically active workers (43,073). In other words, 3 jobs for every 4 economically active workers.
32. 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.

33. 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 large employment centres in central and outer London, Hemel Hempstead, Slough, High Wycombe, Uxbridge and Heathrow.

Indicator ED7: National Indicator NI163 - proportion of the population (aged 19-64 for males and 19-59 for females) qualified to at least Level 2 or higher skills as measured by educational qualifications

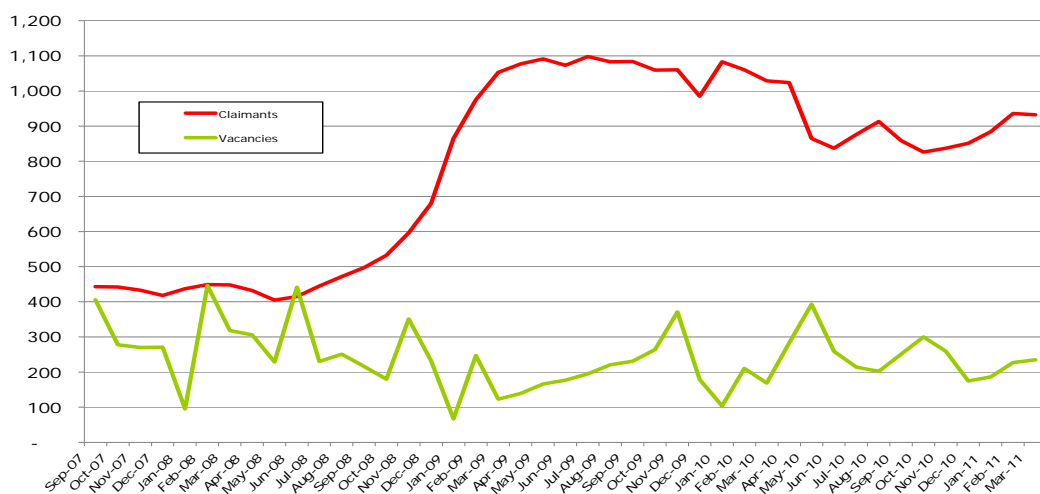
Labour Market

34. Chiltern has a well qualified and well remunerated workforce that performs above county, regional and national level on these measures. Figures taken from the ONS 2010 Annual Population Survey show that **76.6%** of the District's working age residents were qualified to at least **Level 2** (NVQ2). This compares to 70.8% in the South East and 67.3% in Great Britain.
35. 27,000 (**48.5%**) held the highest **Level 4** qualifications (degree level qualifications NVQ4 or above). This compares to 33.9% in the South East and 31.3% in Great Britain. 3,800 working age residents (**6.8%**) had no qualifications (South East 8.5% | Great Britain 11.3%)
36. 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. [also see Indicator SA 17.1 in the Sustainable Development chapter of the Technical Appendix to this Report].

Unemployment

37. In March 2011, the unemployment rate in Chiltern was 1.7%, which was the 31st lowest in the country. This equated to 932 claimants of Jobseeker Allowance.
38. The number of notified vacancies was 283. Therefore in crude terms, this meant there were just over 3 people claiming Jobseeker Allowance for every notified vacancy, i.e. a vacancy ratio of 3.3. **Graph ED1** below shows the number of claimants and vacancies in Chiltern since April 2006, which clearly shows the impact of the economic downturn since 2008.

Graph BD1: Number of claimants and vacancies - September 2007 to March 2011



Source: Buckinghamshire Business First (BBF)

39. Despite the low overall unemployment rate there are 'hot spots' in the district, most notably in Chesham which has 6 of the 8 wards in the district with the highest number of unemployed people. Also see Indicators SA 18.1 and SA18.2 in the Sustainable Development chapter of the Technical Appendix.

Vacant commercial premises

40. Since the autumn of 2009 an annual vacancy survey has been carried out of the largest employment sites/areas in the urban areas of Chiltern, designated as E2 and E3 employment areas on the Adopted Proposals Map for Chiltern District, and in the Green Belt. The purpose is to obtain up-to-date information on the number and proportion of premises in each employment area/site in each settlement that were vacant and occupied at the time of survey.
41. Although carried out during the economic downturn, which continued during 2010/11, the survey provides a useful indicator of the level of occupancy and vacancy in the main employment areas in the District. The 2011 update survey was carried out in October and November 2011 and surveyed a total of 475 premises. This Report presents the main findings of the survey. The complete 2011 Employment Site Vacancy Survey will be available in the Planning Policy section of the Council web site early in 2012.
42. The 2011 survey shows overall vacancy rate across all the main employment areas is 19.2% although there were differences between settlements. This rate compares with 23.7% and 21.6% respectively in 2010 and 2009. In numerical terms of the 475 premises surveyed, 90 are recorded as being vacant at the date of survey.
43. As with earlier surveys, a number of employment sites had been cleared of their existing vacant buildings. At 31st March 2011, most of these sites had the benefit of a valid planning permission for redevelopment with new purpose-built buildings for primarily Use Class B activity. The floor space of these permissions is almost 36,000 square metres. Such sites have not included been in any of the vacancy surveys.

Key Issues

- Pressure continues to redevelop vacant urban employment sites with housing, particularly those poorly located in environmental terms. **Core Strategy Policy CS 16** in the Core Strategy recognises this might be acceptable in certain circumstances.
- **Core Strategy Policy CS 16** and 'saved' policies Local Plan seek to ensure that a balanced portfolio of fit for purpose employment sites attractive to the market is achieved with the maintenance of a supply of local employment opportunities.
- **Core Strategy Policy CS19** seeks to support the rural economy
- Because of the limited opportunities for the identification of new employment sites **Core Strategy Policy CS15** encourages SMART economic growth with more efficient use of existing employment land and premises, greater use of information technology and increased home working.
- The provision of affordable housing, particularly in terms of attracting and retaining workers continues to be important, especially for the lower paid and people employed in service industries.
- The proportion of premises in the main employment areas that were vacant fell between October 2010 and October 2011.

Environmental Quality

Introduction

1. This section relates to the environmental quality indicators that have been carried forward as local indicators from the Government Core Output Indicators.

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

2. This indicator shows the number 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.
3. **No** major applications were submitted during 2010/11 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. Also see Indicator SA11.3 in the Sustainable Development section of the Technical Appendix to this Report.
4. The new Chiltern Park office development in Chiltern Hill, Chalfont St Peter that is partly completed and under construction adjoins the course of the River Misbourne. It includes a sustainable drainage solution for the disposal of surface water from the development.

Strategic Flood Risk Assessment

5. 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** adopted in November 2011. **Policy CS4** and accompanying **Table 1** seeks to ensure that new development is sustainable. Paragraphs (j) and (k) of Table 1 refer to critical drainage areas, sustainable drainage systems and the risk of flooding.
6. 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.
7. 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.
8. 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.

Indicator E2: Changes in Areas of Biodiversity Importance (National Indicator NI 197)

9. As in previous Annual Monitoring Report's, the Buckinghamshire & Milton Keynes Environmental Records Centre (BMERC) has provided an update report 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=11.
10. The full update report is included in the Biodiversity section of the Technical Appendix to this Report. Unless otherwise stated, the figures in the Update Report are based on data for the calendar year 2010.
11. Planning Policy Statement 9 - Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (PPS 9) points out that 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. **Policy CS24** in the **Core Strategy** relates to the conservation and enhancement of biodiversity in Chiltern.

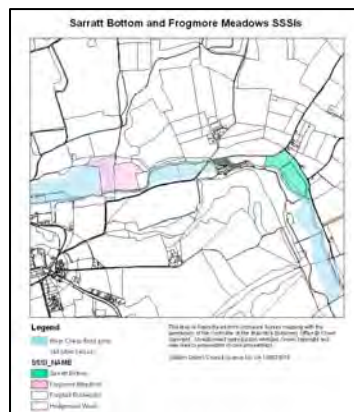
Sites of international significance

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). 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).
15. Of the SSSIs, the largest Hodgemoor Wood is in a 'Favourable condition'. The smallest Froghall Brickworks is in an 'Unfavourable - Recovering' condition, while the condition of Chenies & Sarratt Bottom continues to be 'Unfavourable – No Change'.

Location of SSSI's in Chiltern District



Sites of local significance

16. With a total area of 1,861.6 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).....889 hectares
- Biological Notification Sites (BNS).....954 hectares
- Local Nature Reserves (LNR).....14 hectares
- Local Geological Sites (LGS)..... 4.6 hectares
- Total area.....1,861.6 hectares

[Notes: There are overlaps between several of these local designations, e.g., LGSs and LNRs may also be Local Wildlife Sites (LWS), so total hectares may be an over estimate. 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.]

National Indicator 197 (NI 197)

17. NI 197 measures the proportion of local sites where positive conservation management has been or is being implemented. It measures the performance of local authorities' for biodiversity improvement by assessing the implementation of positive conservation management on Local Sites (LS). The indicator relates to the influence local authorities have on Local Site systems and the measures and procedures involved in ensuring effective conservation management is introduced to, and acted upon, by Local Site 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.
18. Bucks County Council 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 2011.
19. 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 2011.		
(2009/10 numbers in brackets)		
Numbers of Local Wildlife Sites (LWS)	74 (70)	100% (100%)
Total number of LWS's in Positive Conservation Management (% of total LWS's)	27 (23)	36% (33%)
Total number of LWS's not in Positive Conservation Management (% of total LWS's)	1 (1)	1% (1%)
Total number of LWS's which are Data Deficient	46 (46)	62% (66%)
Total number and proportion of Local Sites with Positive Management	61	82.5%
Total number and proportion of Local Sites with Positive Conservation Management	27	36.5%
Total number and proportion of Local Sites with Management Schemes	21	28.4%
Total number and proportion of Local Sites with Management Plan	6	8.1%
Total number and proportion of Local Sites with Management Guidance & Advice	6	8.1%
Total number and proportion of Local Sites with Biodiversity Action Plan	1	1.4%
Total number and proportion of Local Sites with No positive management	13	17.5%

Source: Bucks CC Buckinghamshire & Milton Keynes – NI 197 Report 2010/11

Indicator E3: Renewable Energy Generation

20. This indicator shows the amount of renewable energy generated by installed capacity and type. The national target for generation of energy from renewable sources is set out in Planning Policy Statement 22: Renewable Energy (PPS22). The target set in 2004 was to generate 10% of electricity by renewable sources by the year 2010 and 20% by 2020.
21. **Policies CS4(g) and CS5** in the **Core Strategy** encourage renewable energy schemes providing they have no significant adverse effects on the appearance of the District, historic and biodiversity features, residential amenity and highway safety. **Policy CS5** continues the requirement in the South East Plan that in larger housing and non-residential developments, 10% of their energy requirements should come from decentralised and renewable or low-carbon sources.

22. In recent years 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. Elmtree School in Chesham and the Shortenhills Environmental Centre in Chalfont St Giles have installed a biomass heating boiler.
23. 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 to do so under planning legislation or other reporting mechanisms. Also the installation of solar panels on houses in many cases does not require planning permission. As a result only a handful of planning applications were permitted that included technology to provide renewable energy mainly in the form of photovoltaic solar panels. Permission was granted for the installation of solar panels on the Memorial Hall in Ley Hill and at the Chiltern District Council offices in Amersham on the Hill. No data about the capacity of permitted and installed renewable energy schemes in Chiltern were available on the Thames Valley Energy web site.



Solar panels at Chiltern District Council offices

24. 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.
25. The Council and its partner organisation TV Energy (Thames Valley Energy) works with the 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 at, http://www.chiltern.gov.uk/sustainable/site/scripts/documents_info.php?documentID=374 while TV Energy is at, <http://www.tvenergy.org/>

Local Energy Use and Carbon Reduction

26. After increasing up to 2004, the average amount of gas consumed by domestic customers in Chiltern continues to decline. For the first time in a number of years consumption by commercial customers also fell in the year.
27. Electricity consumption by both domestic customers in Chiltern declined significantly in the year and is now at its lowest since 2003.

28. 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.
29. For more details see **Indicator SA10.3** in the Sustainable Development Technical Appendix of this Report.
30. In terms of CO₂ emissions in Chiltern, data published by the Department of Energy and Climate Change for 2009 show a continued downward trend since 2005 in both the total amount of CO₂ emitted and the per capita emissions. For more details see Indicator SA10.5 in the Sustainable Development Technical Appendix.
31. Every new dwelling and commercial building approved has to comply with the requirements of Part L: Conservation of Fuel and Power of the Building Regulations in order to meet or exceed the SAP or BREEM energy efficiency ratings.

Key Trends

- In conjunction with the Environment Agency, the Council continues to resist significant new development in the flood plains of the Misbourne and Chess rivers.
- The status of SSSI's remains largely unchanged.
- Although overall consumption continues to fall, residents and businesses in Chiltern continue to have one of the highest rates of consumption of energy per capita in the United Kingdom.
- Local decentralised renewable, low carbon technologies are increasing very marginally as part of new developments in the District and are given further encouragement in the Core Strategy.
- 36% of the 74 Local (wildlife) Sites are in positive conservation management, an increase over the previous year. One site is not in positive management.

Key Issues

- ❖ Support for biodiversity through delivery of development and other means is required.
- ❖ Continue to reduce local energy use /carbon emissions locally.
- ❖ Identify opportunities for appropriate decentralised, renewable, low carbon technologies across the District. The Core Strategy encourages such technologies, which will continue in the Delivery Development Plan Document.
- ❖ The number of Local Sites with insufficient data about them.

¹ Report by Experian and the Stockholm Environment Institute 2009

Monitoring of Local Plan Policies & Appeals

1. This chapter provides an assessment of the extent to which the aims and objectives of policies in the Development Plan are being achieved. It is an important part of 'monitor, manage, plan' process by identifying whether a policy is not being implemented; the reason why 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 that were 'saved' and not 'saved' are set out in Appendix 1 of the Local Development Scheme November 2010. The document is available on the Council web site at, [Local Development Scheme November 2010](#)
3. 'Saved' local plan policies will continue in force until superseded by policies in the Core Strategy and Delivery Development Plan Documents – see paragraph 4 below.

Core Strategy

4. At the end of the monitoring period covered by this Report (31st March 2011), the Core Strategy was undergoing an Examination in Public. This led to the Strategy being found 'sound' and the Council adopting it on 15th November 2011. It means that policies in the Core Strategy will fall to be monitored in the 2011/12 Annual Monitoring Report to be produced at the end of 2012.

Planning Appeals

5. There were 108 appeals against the refusal of planning applications in Chiltern District determined by the Planning Inspectorate during 2010/11. To put this into context, during the same period 1,606 applications were determined by the Council of which 426 were refused permission.
6. 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 25% of applications refused in the year, slightly less than the previous year. In relation to all decisions made (permissions and refusals) over the same period, the proportion is 6.7%, again less than the previous year.
7. Of the 108 appeals determined, 33 were allowed (31 in full and 2 in part). This means that 30.5% were allowed and 69.5% dismissed. The target under local performance indicator LPI 204 is that "less than 35% of appeals should be allowed" was achieved.
8. 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 in **Table 1** and **Chart 1**.

9. Details of notable appeals that were **allowed** are set out below.
- o Conversion of former employment site into 2 dwellings at rear of Brae House, Cameron Road, Chesham (CH/2009/0357/FA)
 - o Change of use of office into 2 flats above 51 Woodside Road, Amersham on the Hill (CH/2010/0226/FA)
10. Details of notable appeals that were **dismissed** are:
- o Redevelopment for 9 flats of land between Chenies Parade and motor showroom, Little Chalfont (CH/2009/1232/OA).
 - o Redevelopment of office block to provide 5 flats at HB House, Chalfont Road, Seer Green (CH/2009/0403/FA).
 - o Change of use of 4 (vacant) office units to 4 dwellings at Esprit, 17 Asheridge Road, Chesham (CH/2009/1728/FA).
 - o Change of use of first floor offices to provide two flats at Maple House, 53- 55 Woodside Road, Amersham (CH/2010/1464/FA).
 - o Extension to and change of use to dwelling (2 appeals), The Bull Public House, Bellingdon, Chesham (CH/2009/1210/FA & CH/2009/1891/FA).

Monitoring of 'Saved' Local Plan Policies

11. 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.
12. However, although 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.

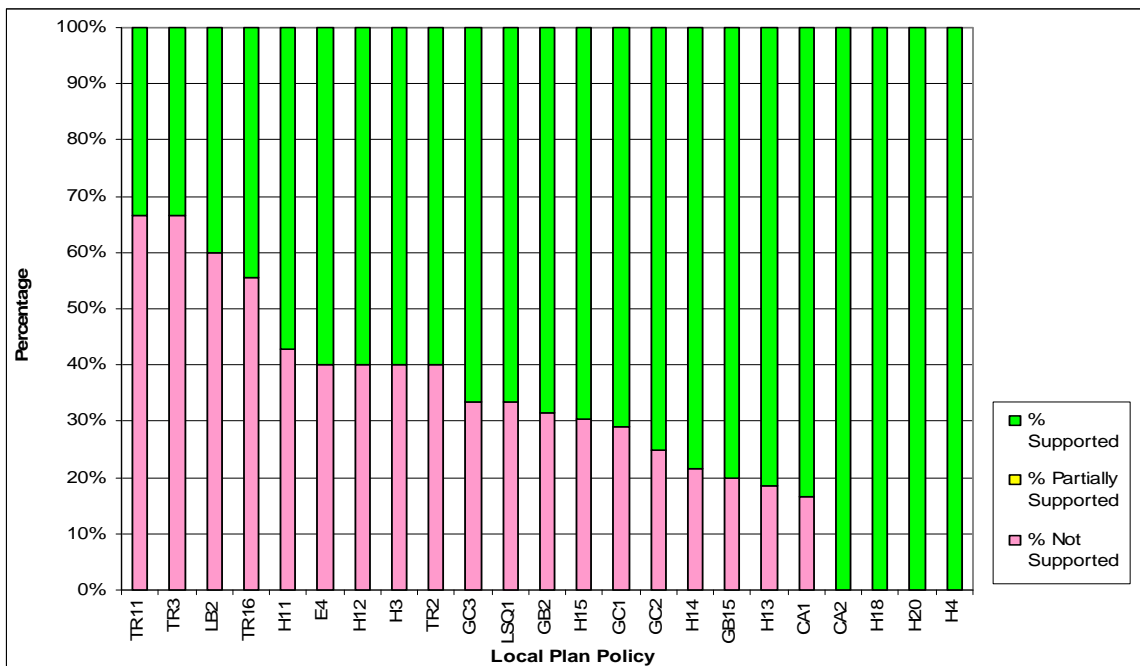
Support at Appeal for 'Saved' Local Plan Policies

13. Out of the total of 123 'saved' policies in the adopted Chiltern District Local Plan, 23 were identified by Planning Inspector's three or more times as a 'main issue' in appeal decisions during 2010/11. 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 Planning Inspectors on Appeal Decisions made between 1/4/2010 and 31/3/2011 – 3 or more instances of Policy

'Saved' Local Plan Policy	Count Of Policies Not Upheld By Planning Inspector	Count Of Policies Partially Upheld By Planning Inspector	Count Of Policies Upheld By Planning Inspector	Total	% Not Upheld	% Partially Upheld	% Upheld	Total %
TR11	6	0	3	9	66.7%	0.0%	33.3%	100.0%
TR3	2	0	1	3	66.7%	0.0%	33.3%	100.0%
LB2	3	0	2	5	60.0%	0.0%	40.0%	100.0%
TR16	5	0	4	9	55.6%	0.0%	44.4%	100.0%
H11	3	0	4	7	42.9%	0.0%	57.1%	100.0%
E4	2	0	3	5	40.0%	0.0%	60.0%	100.0%
H12	2	0	3	5	40.0%	0.0%	60.0%	100.0%
H3	6	0	9	15	40.0%	0.0%	60.0%	100.0%
TR2	2	0	3	5	40.0%	0.0%	60.0%	100.0%
GC3	11	0	22	33	33.3%	0.0%	66.7%	100.0%
LSQ1	4	0	8	12	33.3%	0.0%	66.7%	100.0%
GB2	6	0	13	19	31.6%	0.0%	68.4%	100.0%
H15	7	0	16	23	30.4%	0.0%	69.6%	100.0%
GC1	13	0	32	45	28.9%	0.0%	71.1%	100.0%
GC2	1	0	3	4	25.0%	0.0%	75.0%	100.0%
H14	3	0	11	14	21.4%	0.0%	78.6%	100.0%
GB15	1	0	4	5	20.0%	0.0%	80.0%	100.0%
H13	5	0	22	27	18.5%	0.0%	81.5%	100.0%
CA1	1	0	5	6	16.7%	0.0%	83.3%	100.0%
CA2	0	0	4	4	0.0%	0.0%	100.0%	100.0%
H18	0	0	3	3	0.0%	0.0%	100.0%	100.0%
H20	0	0	4	4	0.0%	0.0%	100.0%	100.0%
H4	0	0	8	8	0.0%	0.0%	100.0%	100.0%
	83	0	187	270	30.7%	0.0%	69.3%	100.0%

Chart 1: Level of Support for Local Plan Policies from Planning Inspectors on Appeal Decisions made between 1/4/2010 and 31/3/2011 – 3 or more instances of Policy as 'main issue'



14. Of the 23 policies that appeared more than 3 times as a 'main issue', 14 were supported in 66% or more of appeals. This is considered to be a 'significant level of support'.

15. The remaining 9 policies were supported in between 33% and 65% of appeals. In other words they received mixed support.
16. No appeals that appeared more than 3 times as a 'main issue', received less than 33% support.

Glossary of Terms

AMR	Annual Monitoring Report	Submitted to Government each December for the preceding year
APS	Annual Population Survey	Household datasets allow production of family and household labour market statistics at local area and small sub-groups of the population across the UK.
BELR	Buckinghamshire Employment Land Review	forecasts of employment demand by sector from 2001 to 2016 and 2016 to 2026 for the four Buckinghamshire districts
CS	Core Strategy	Document to form part of the statutory development plan
DPD	Development Plan Document	Document to form part of the statutory development plan
DDPD	Delivery Development Plan Document	Document to form part of the statutory development plan for Chiltern District
GTAA	Gypsy's & Travellers Accommodation Assessment	Assessment of accommodation for gypsies and travellers (in Thames Valley)
LDF	Local Development Framework	Portfolio of Local Development Documents
LDD	Local Development Document	DPD or Statement of Community Involvement (SCI)
LDS	Local Development Scheme	Statement of documents to be prepared within the LDF, and timetable
LPIPE	Planning local performance indicator	Chiltern District Council measure of specific planning performance
NI	National Indicator	Audit Commission measure of local authority performance
NVQ	National Vocational Qualification	Work based awards in England

PAYE	Pay As You Earn	Method of paying income tax
PPG	Planning Policy Guidance	Old national guidance formerly issued by the Office of the Deputy Prime Minister
PPS	Planning Policy Statement	Current documents issued by Department of Communities and Local Government (DCLG), replacing Planning Policy Guidance (PPG's)
SCI	Statement of Community Statement	to be prepared by all Involvement authorities as part of their Local Development Framework
SCS	Sustainable Community Strategy	To deliver sustainable outcomes for the residents' of Chiltern
SFRA	Strategic Flood Risk Assessment	Assessment of the risk of flooding
SHMA	Strategic Housing Market Assessment	Assessment of housing market in Bucks
SMART	Economic growth	Smarter and sustainable ways of working
SPD	Supplementary Planning Document	Supplementary to Document policies in Development Plan Documents
SuDS	Sustainable (Urban) Drainage System	Designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
VAT	Value added tax	Tax on goods and services
Designations		
AONB	Area of Outstanding Natural Beauty	Designation by former Countryside Agency (now Natural England) under the National Parks and Access to the Countryside Act 1949
AQMA	Air Quality Management Area	Designation by the district council under the Environment Act 1995
HPG	Historic Park / Garden	Designation of land by English Heritage
LB	Listed Building	Designation of buildings by English Heritage
LS / LWS / LNR	Local Site / Local Wildlife Site / Local Nature Reserve	Non-statutory designation at county level by BCC or the County Wildlife Trust, for their local biodiversity

			importance
MDS	Major Developed site in the Green Belt		Significant development on previously developed land in the green belt
MDSH	Major Developed site in the Green Belt allocated for housing		Significant development on previously developed land in the green belt
PDL	Previously developed land (also known as brownfield land)		Categorisation of land in accordance with Annex C of Planning Policy Guidance 3 (PPG)
RIG	Regionally Important Geological Site		Non-statutory designation relating to rocks, the earth's structure and landform
SSSI	Site of Special Scientific Interest		Statutory local designation by Natural England (formerly English Nature)
TVR	Thames Valley Region		
Organisations			
BCC	Buckinghamshire County Council		
BMERC	Buckinghamshire & Milton Keynes Environmental Records Centre		
DCLG / CLG	Department of Communities and Local Government		
DECC	Department for Energy & Climate Change		
DEFRA	Department for Environment, Food, and Rural Affairs		
GOSE	(former) Government Office for the South East		
LPA	Local planning authority		
NOMIS	National Online Manpower Information Service (part of ONS)		
ODPM	(former) Office of the Deputy Prime Minister		
OFWAT	Economic regulator of the water and sewerage industry in England and Wales		
ONS	Office for National Statistics		
Use Classes (Use Classes Order 2005)			
A1	Shops	B1	Offices not open to visiting public / Light industry / Research and development
A2	Professional and financial services open to the visiting public	B2	General industry
A3	Restaurants and cafes	B8	Warehousing and distribution
A4	Drinking establishments	C1	Hotels
A5	Hot food takeaways	C2	Residential Institutions
D1	Non- Residential institutions	D2	Assembly & Leisure