

# **Core Strategy for Chiltern District**

## **Chiltern District Council - Response to Inspector's Questions [ID/4]**

### **OTHER MATTERS**

**DATE: 18 March 2011**

#### **Final**

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The following paper sets out the Council's response to Section 11: Other Matters" of the document 'Inspector's Main Matters and Questions' ID/4. The Paper has been structured to include the specific questions raised by the Inspector and the Council's detailed response to them.

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**Q11.1) Policy CS21 refers to Areas of Little Change and sets out criteria for development in them. Is the Core Strategy clear as to what does, or will, constitute such areas and how (e.g. selection criteria) such areas will be defined in the Delivery DPD? How do such areas relate to the evidence in the Townscape Character Assessment? How do they relate to existing conservation areas or potential future conservation areas? Does the Council have any programme to consider new or extended conservation areas?**

#### **CDC Response:**

The Core Strategy policy establishes the principle of Areas of Little Change and sets out the key development management principles that would apply within them. The designation of such areas is clearly stated to be dealt with in the Delivery DPD and work on that document will draw on the Townscape Character Assessment (TCA) (CDN112). The purpose of the TCA was to assess the character of the built-up areas, including Conservation Areas and to outline the broad capacity for change. Conservation areas are protected in their own right under legislation and generally it is not intended that these areas will be classified as areas of little change under the emerging policy.

The Council currently has no programme to consider new or extended Conservation Areas, but does not rule out future action on this issue.

**Q11.2) How will Areas of Little Change relate to the areas designated under Local Plan policy H4 Established Residential Areas of Special Character? Will these areas be reviewed? The criteria in policy CS21 overlap with those of policy H4. Should the latter policy be superseded or should the Core Strategy focus on the principles of selecting and identifying such areas and leave the details of the development control criteria to the Delivery DPD?**

**CDC Response:**

The established Residential Areas of Special Character areas will be re-assessed as part of the Delivery DPD, taking account of the Townscape Character Assessment and any other relevant evidence. Policy CS21 establishes the context for that review. It is intended that the boundaries of Areas of Little Change will be set out in the Delivery DPD. Policy H4 will be superseded once the Delivery DPD has been adopted. The delineation of the areas of little change, which inevitably would involve debate about the precise boundaries was not considered to be a strategic matter that should be dealt with in a Core Strategy.

**Q11.3) In policy CS24 (Biodiversity) is mitigation of potential adverse impacts given appropriate recognition in the sequence of considerations, in the light of the advice in PPS9 Key Principles vi)?**

**CDC Response:**

The Council considers that the final bullet point of policy CS24 gives appropriate recognition to the mitigation (or compensation) of potential adverse impacts on Biodiversity within the District, in line with Key Principle vi) of PPS9. The Council notes that neither of the two key statutory bodies concerned with biodiversity - Natural England (485957) and BBOWT (414840) - voiced any concerns over the wording of this policy. Further, the

Environment Agency (362261) has expressed support for policy CS24 in its current form.