

PROPOSED ALTERNATIVE WORDING TO POLICY CS2 OF THE CORE STRATEGY FOR CHILTERN DISTRICT, FOR DISCUSSION AT THE HEARING SESSIONS DURING THE WEEK COMMENCING 11th APRIL 2011.

5th April 2011.

Without prejudice to future decisions taken on this matter by the Council, the alternative wording to policy CS2 set out below has been suggested by officers of Chiltern District Council to respond to the Inspector’s request within ID/7A. This alternative wording has been prepared for discussion purposes only and does not constitute a formal amendment or proposed change to the Core Strategy at this time.

For information purposes the implications of this alternative wording on Table 2 (page 34 of the Core Strategy) are also presented on page 2 of this Paper.

Insertions to text are underlined, deletions are shown as ~~struck through~~ text.

Alternative Wording to Policy CS2 of the Core Strategy (page 23) for discussion at the hearing sessions:

Policy CS2: AMOUNT AND DISTRIBUTION OF RESIDENTIAL DEVELOPMENT 2006-2026	
The Council and its partners will facilitate the delivery of 2,400 <u>between 2,550 and 2,900</u> net* additional dwellings within Chiltern District between 1 April 2006 and 31 March 2026. The broad pattern of development will be as follows:	
Settlement Type	Combined Number of Dwellings*
Main Settlements (Chesham, Amersham, Little Chalfont and Chalfont St Peter) <u>and sites identified within Policy CS7</u>	1800 <u>1,950 - 2,300</u>
Villages excluded from the Green Belt (including Chalfont St Giles, Great Missenden, Prestwood & Heath End, Holmer Green, Penn & Knotty Green, Chesham Bois, Seer Green)	600

* Note: The figures are net, to take account of demolitions and loss of housing units

Implication of potential changes to Table 2 arising from alternative wording to Policy CS2

TABLE 2: Breakdown of Housing Provided and Required as at 31 March 2010 2011

Column	A	B	C	D	D E	E F
Settlement Groupings	Proposed new dwellings April 2006 to March 2026 (Policy CS2) (net)	New dwellings built between April 2006 and March 2011 (net)	Dwellings with planning permission at 31 st March 2011 (net)	Estimate of no. of dwellings on sites allocated in Policies CS6 and CS7 without planning permission (net)	Additional dwellings required by 2026 (Col A minus Cols B+C+D) (net)	Additional Potential in SHLAA from which sites can be drawn **
Chesham Chalfont St Peter Amersham, Little Chalfont (combined)	1,800 1,593 – 1,943	326 370	531* 719	600-104	343 400 to 750	1,259 663 to 939
Major Developed Sites in the Green Belt (MDS) identified within policy CS7	357	=	=	357	=	=
Other villages (combined)**	600	230 266	420 80	-	268 254	516 238 to 330
DISTRICT TOTALS	2,400 2,550- 2,900	636 556 (including 56 affordable units)	799 633 (including 140 affordable units)	600 461	644 654 to 1,004	1,775 901 to 1,269

* includes 83 dwellings agreed in principle as at 31 March 2010, subject to Section 106 Agreement

** including any delivered as “rural exceptions”

*** the figures in Column E F are based on the calculations of density in the Chiltern Strategic Housing Land Availability Assessment: Update Report March 2011 Version 1.0