

Local Development Framework

# Core Strategy for Chiltern District



adopted November 2011



**Chiltern**  
District Council



## Foreword

Chiltern District is renowned for its high quality towns and villages set in attractive countryside. This is largely because the District is an area of development restraint. Our intention is that the District will remain this way for generations to come. I believe that the Core Strategy provides us with a sound basis on which we can achieve this.

The Core Strategy for Chiltern District provides the framework for between 2,650 and 2,900 new homes to be built in the District over the period from 2006 to 2026. Of this target 636 homes have already been built and approval has been given for 799 more. This means that somewhere between 760 and 1,020 homes still need to come forward by 2026.



Although our population is unlikely to increase significantly, these homes are needed because housing requirements are changing; more couples are choosing to set up home in the District, more people are looking for single occupancy accommodation and people are generally living longer. In Chiltern we have some of the highest house prices in the whole of the UK, which means that our teachers, nurses, police officers and other essential workers often find it difficult to set up home here. The Council is committed to providing more affordable housing and the Core Strategy will help to achieve this by requiring a fair proportion of new homes to be affordable for our residents and workers.

Building new housing obviously brings with it challenges. The Council is not seeking to 'roll back' the Green Belt to accommodate new housing, rather it has agreed that this new housing will mainly be built on previously development sites within the four main settlements of the District. However within these settlements there are a number of established residential areas of special character where the Council would not expect to see much change. Our aim is that all new development is built to the highest design standards and respects the character of the area in which it is located.

The Core Strategy also places a great emphasis on the need to provide infrastructure alongside new development and policies have been put in place to achieve this.

The last few years have proved challenging for many of the District's businesses and retailers and the Council will encourage appropriate economic development in our towns, villages and rural areas. The Core Strategy therefore contains policies that provide flexibility for employment opportunities to respond to changes in the local economy over time.

Last, but not least, the Core Strategy includes policies that will ensure that all new development in the District contributes to achieving the aims of sustainable development.

A handwritten signature in blue ink, appearing to read 'Nick Rose', written over a white background.

**Councillor Nick Rose**  
Leader of Chiltern District Council

# Core Strategy for Chiltern District

## Adopted 15 November 2011

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# 1 Introduction

**1.1** The Planning and Compulsory Purchase Act 2004 requires the preparation of a portfolio of documents which together will form the Chiltern Local Development Framework (LDF). These documents will collectively set out the policies and guidance for the spatial planning of Chiltern over the next 20 years. The Core Strategy is the overarching key plan in the Local Development Framework. It sets out a vision for the District and its main settlements, states the ambitions and principles to guide the future of the area, shows which parts of the District are regarded as the best locations for new homes and other development up to 2026 and sets out policies to protect and enhance the environment of the area. The Core Strategy sets out mechanisms needed to make sure it is delivered and provides a context for future decisions on planning applications. Essentially the Strategy answers the following questions about the District's future:

- Why is change needed?
- What should be done?
- Where should it happen?
- When should it happen?
- How is it going to happen?

All subsequent documents produced as part of the LDF will build on the principles set out in the Core Strategy.

**1.2** To help keep the Strategy succinct it has been written to avoid repetition of legislation, national and regional guidance and material which can be found in other documents. The Council will be preparing one additional Development Plan Document (DPD), the Delivery DPD. Supplementary Planning Documents (SPDs) may also be produced to provide further guidance on a variety of issues and policy themes. The timetable for the preparation of all subsequent LDF documents is set out in the Local Development Scheme (LDS). In addition, a Minerals and Waste Local Development

Framework (MWLDF) is being prepared by Buckinghamshire County Council. The MWLDF will set out spatial strategies and detailed land-use policies and proposals for the extraction of minerals and management of waste in the County.

**1.3** The LDF will gradually replace the Chiltern District Local Plan which was adopted in September 1997. In 2007, the Secretary of State identified policies in the local plan which will be saved until they are replaced by LDF policies or are superseded by national policy. Some of the saved local plan policies have been superseded by this Core Strategy and these are listed in Appendix 4.

**1.4** A great deal of information has been gathered to provide the basis for preparing the Core Strategy. Some of this "evidence base" is from existing sources such as the national population census, but much is original research prepared or commissioned by the Council. This document is also accompanied by a Sustainability Appraisal which looks at the social, economic and environmental impacts of the plan and a Habitats Regulations Assessment of the potential impact of the Strategy on critically important nature and wildlife sites. The evidence has been used to help identify the issues facing the District and to develop and test different solutions and policies. Reference is made to evidence base studies throughout this Strategy and the studies are listed in Appendix 2. Evidence can be accessed through the Council's website ([www.chiltern.gov.uk](http://www.chiltern.gov.uk)) or can be viewed at the Council offices.

## 2 How to use the Core Strategy

**2.1** The Core Strategy forms part of the Development Plan for Chiltern District. Proposals for new development will be assessed against policies within this Core Strategy and other development plan documents. The Core Strategy covers the whole land area of Chiltern District. Where policies relate to a particular geographical area, this is shown on the Adopted Proposals Map for Chiltern District. Development proposals may relate to many of the policies in the Core Strategy and therefore the individual policies in the Core Strategy should not be read in isolation in considering whether proposals accord with the Core Strategy.

## 3 Portrait of Chiltern and Its Communities

### Location and Physical Character

**3.1** Chiltern District is located in the County of Buckinghamshire in South East England and covers an area of approximately 196 square kilometres (76 square miles) in the Metropolitan Green Belt, some 15-20 kilometres (9-12 miles) from the north western edge of London. It is one of the most affluent districts, one of the most beautiful and it regularly comes out at, or near, the top of lists setting out those parts of the country with the highest quality of life<sup>1</sup>. Land and property prices are amongst the highest in the South-East.

The main settlements are Chesham, Amersham and Chalfont St Peter, the latter joined to the urban area of Gerrards Cross in South Bucks. Substantial parts of most settlements take the form of very high quality, low density housing, with spacious detached dwellings (45% of housing stock) and semi-detached dwellings (25% of stock) set in large well-landscaped plots alongside tree-lined streets. On the other hand, the town of Chesham is dominated by smaller, more modest dwellings, almost half of them being within the three lowest Council Tax bandings. The centres of some towns and villages comprise tightly knit historic Victorian, Edwardian, or even older properties, a good proportion of them listed buildings, many included within one of the District's 19 Conservation Areas. Large parts of Chiltern are essentially rural, with small towns and villages in a beautiful countryside setting, almost three quarters of which is a central part of the nationally important Chilterns Area of

Outstanding Natural Beauty (AONB). The AONB encompasses the dramatic chalk escarpment and its characteristic flower-rich downland, rolling farmland with ancient hedgerows, extensive beech woods and chalk streams. The AONB is dotted with picturesque villages, medieval churches and brick and flint cottages. 88% of the District lies within the Metropolitan Green Belt.

### Population and Housing

**3.2** 91,400 people live in the District<sup>2</sup>. 86% of them live in settlements with a population of more than 1,500. Average population density is 455 people per square kilometre. At the time of the 2001 Census, there were about 35,300 households within the District, a high proportion (79%) of which were occupying privately owned dwellings. The average household size was approximately 2.5 people per household. About a quarter of households were occupied by one person. The most recent figure from the Valuation Office indicates that there are about 38,200 dwellings in the District. 8.5% of the population comprises ethnic minority groups, the largest being Pakistani (1.8%) and Indian (1.7%). Residents of Pakistani origin are particularly prevalent in Chesham, particularly the northern part of the town.

### Economic Activity and Vitality

**3.3** The District is relatively prosperous, ranking 349th out of 354 districts on the Index of Multiple Deprivation, (rank 1 being the most deprived) and average earnings are significantly higher than the national average. Despite its overall prosperity, the District has some low-income households living in relative poverty and there are pockets of localised deprivation. The four most deprived wards are all in north-

<sup>1</sup> A Halifax survey conducted in 2008 ranked Chiltern as the place with the best quality of life amongst rural local authorities in Britain with the healthiest and best paid residents who are also well remunerated with the highest average annual salary (£45,000) of any rural local authority. The majority of householders are owner-occupiers (80%), while houses are larger than average (6.3 rooms). The Best Value Satisfaction Survey conducted in 2006/07 revealed that 86% of residents were satisfied with Chiltern as a nice place to live.

<sup>2</sup> Office for National Statistics mid year estimate 2010



central Chesham. The District has one of the lowest unemployment rates in England. As with most of Britain, this has risen in response to the economic situation. The District provides employment for about 32,500 people, but has a resident workforce of 43,300, including many who commute to London. A good choice of local shopping, community services, cultural and leisure facilities are available in the District's towns and larger villages, while a much more extensive range is available in Greater London, High Wycombe, Aylesbury, Watford and Uxbridge.

### Community, Health and Education

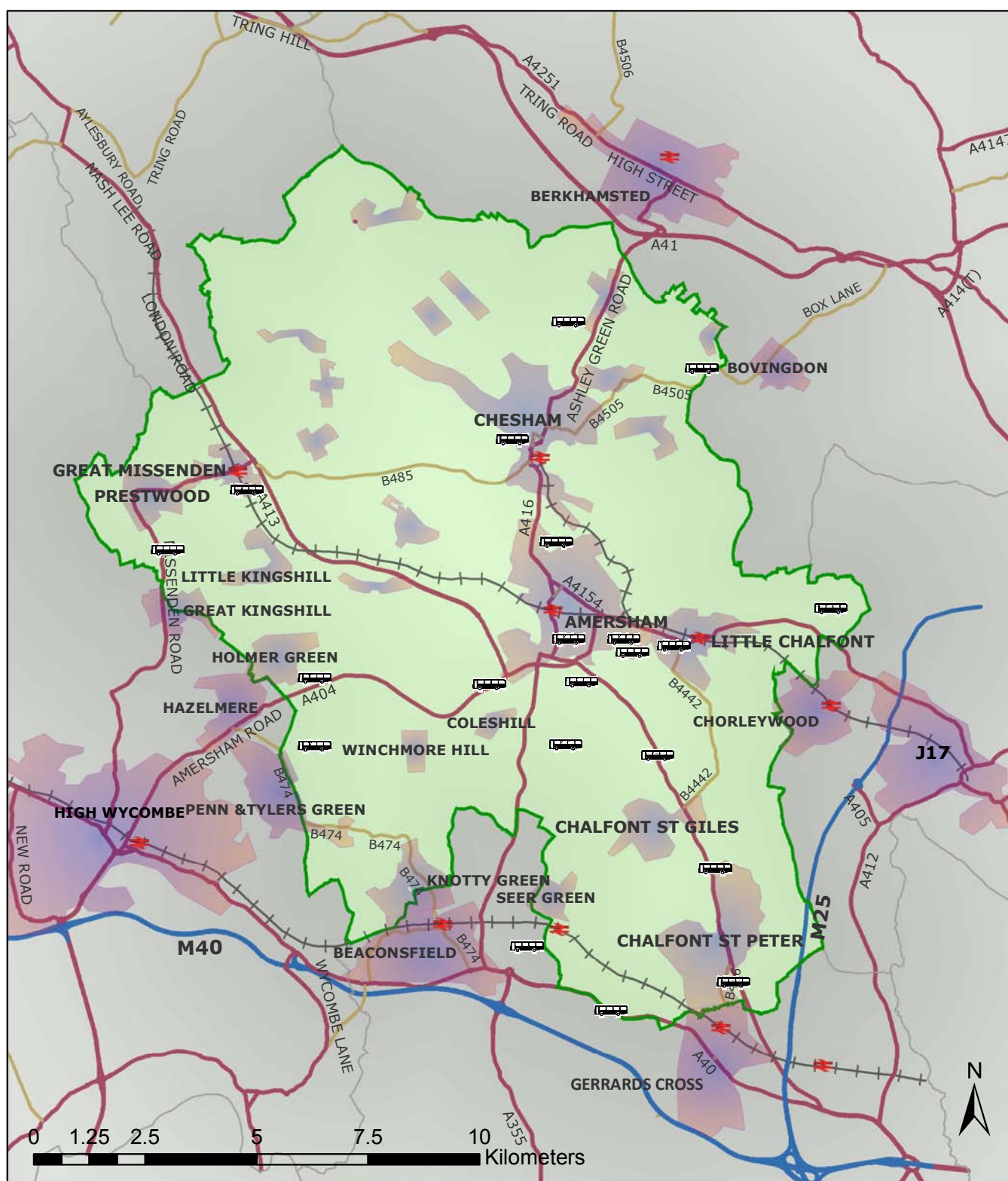
**3.4** The District's population is relatively healthy by most measures and life expectancy is 80 years for men and 83 years for women, both significantly above the national average. However, life expectancy varies considerably over the District, the lowest levels being in the wards in north-central Chesham. 31% of local people have a degree or other form of higher education, compared to less than 20% nationally. 38% have qualifications at NVQ4 or above compared to 27% nationally. However a similar percentage of the population has either a low level of qualifications (below 5 GCSEs at Grade A\* - C or equivalent) or no qualifications at all. The District regularly features highly in UK Quality of Life surveys, but, as indicated in paragraph 3.1, it also tends to top lists of places with the most expensive property, leading to issues of affordability. There are also other problems. A CACI survey<sup>3</sup> identified the District as having the highest proportion, 43.5%, of "new indulgents" in the United Kingdom. These are described as people who earn on average around £54,000 a year, visit restaurants more frequently, buy organic food, exercise regularly, don't smoke and consume more than twice as much wine as the average Briton. However their lifestyle is said to be putting their health at risk.

### Transport

**3.5** Amersham is the main focus for the local road network which is dominated by three main roads which cross the District, the A404, the A413 and the A416/A355. These routes provide direct access to the M25 and M40, with the M1, M3 and M4 being within easy reach. The District has a very high level of car ownership and congestion can occur during peak times. Regular bus services run across the District, many terminating in towns outside the District's boundary. There are railway stations providing rail services to London, Aylesbury and Birmingham at Great Missenden, Amersham, Chalfont & Latimer and Seer Green. There are also connections to London via the Metropolitan Underground Line at Chesham, Amersham and Chalfont and Latimer where due to fares being held to London Underground rates the cost of travelling to London from them, whether on the Underground or on Chiltern Railways, is significantly less than comparable suburban line stations a similar distance from London. Stations in adjoining Districts, such as Berkhamsted, Beaconsfield and Gerrards Cross, are accessible from Chiltern. Two of the South East's main airports Heathrow (30km; 19 miles) and Luton (40km; 25 miles) are relatively accessible by private transport via the M25, M4 and M1.

<sup>3</sup> CACI Ltd 'The New Indulgents' (March 2008)  
[www.caci.co.uk/158.aspx](http://www.caci.co.uk/158.aspx)

## Chiltern District - Transport Links



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## Legend

- District boundary
- Main towns & villages
- A Class road
- B Class road
- Motorway
- Railway
- Railway station
- Bus route at least hourly,  
more than 6 days/week

## Local Distinctiveness<sup>4</sup> of the Main Settlements

**3.6 Chesham** is the largest settlement in the District - a traditional manufacturing town that grew up along the River Chess valley based on a series of watermills which powered manufacturing. In Victorian times, the town became a base for the manufacture of brushes, boots and beer. Much of the town centre development dates from this period. Chesham expanded outwards up the valley sides particularly in the 1960s and 1970s to become the town it is today. Although connected to the Metropolitan Railway by a spur, its development was less influenced by the railway than Amersham. Given the settlement's history, there are quite a few employment sites in the town centre, often interspersed with houses dating from the same period. As the town developed, newer employment sites were developed to the north of the Town Centre. Some of these areas have been redeveloped for office use in recent years. The Town Centre was pedestrianised in the early 1990s and is one of the two largest shopping centres in the District. The centre contains the second and third largest supermarkets in Chiltern and the District's only theatre which makes the town a retail and leisure destination. Much of the historic town centre, including most of the shopping area, is designated as a Conservation Area. The Chesham Campus of the Amersham and Wycombe College currently occupies a site close to the northern edge of the town, but is destined for closure. Chesham has a larger black and minority ethnic community than the average for Chiltern, including a thriving Pakistani community which makes up nearly ten per cent of the population. Chesham also differs from much of the District in that it is dominated by smaller, more modest homes with fewer detached and owner occupied houses than the Chiltern average and higher proportions of social rented accommodation. Some of Chiltern's most deprived wards are found in north-central Chesham.

**3.7 Amersham and Adjoining Villages:** The built-up area of Amersham comprises two distinct parts and adjoins two other villages. **Amersham Old Town** - The historic market town of Old Amersham lies in the River Misbourne valley. The majority of the settlement is a Conservation Area with over 150 listed buildings and with many specialist shops and many pubs and restaurants, set in an historic core. Adjacent to the centre there are some commercial premises and the District's largest supermarket. **Amersham-on-the-Hill** - This settlement essentially grew up from the opening of the Metropolitan Railway. The town centre contains one of the main shopping centres of the District with civic buildings and offices on the edge of the town centre. Although much of the rest of the town is largely residential, there are a number of employment areas, mostly on the fringes of the settlement. The Amersham Campus and Sixth Form centre of the Amersham and Wycombe College is located off Stanley Hill on the east side of the town. **Chesham Bois** - This settlement is essentially a traditional village with a village centre and large historic common area which, over recent times, has expanded to become merged with Amersham-on-the-Hill. The centre of the original village area is a Conservation Area.

**3.8 Little Chalfont** - This village essentially grew up around the railway station. The Metropolitan Railway came to Little Chalfont in 1889, with land released for housing in the 1920s when the settlement began to take shape. Further expansion occurred in the 1960/70s to form the settlement as it is today. There is a shopping centre, mainly used by local people. The village also contains the District's biggest employer, GE Healthcare, which has several large sites located throughout the area.

**3.9 Chalfont St. Peter**, built around the River Misbourne, is an ancient settlement first mentioned in an Anglo-Saxon charter in 949 AD, but with traces of earlier Iron Age and Roman habitation. The village lost many of its medieval and old buildings when it was developed in the

<sup>4</sup> There are photographs of the principal towns and villages in Section 5



1960s, but still has a number of listed buildings dating back to the 16th century, including two coaching inns. The site of The Grange, at the centre of the Village, which was for nearly 350 years the medieval manor and court of Missenden Abbey, is now occupied by the Holy Cross Convent (which dates from the late 19th century) and the vacant buildings of the former Holy Cross (Girls) School constructed mainly in the 1960s and 1970s. The Village is defined by its public open spaces, the commons of Austenwood, Gold Hill, Chalfont Common and Chalfont Park, which run into the Colne Valley Park. A shopping centre at the heart of the Village is mainly used by local and nearby residents. Some distance from the Village and within the Parish at Chalfont Common is Newland Park, the former campus site of the Bucks New University. This site is no longer needed by the University and is currently vacant.

**3.10 Chalfont St Giles** dates from a similar period as Chalfont St Peter. The church, dating from 1120 to 1150 in the Norman period, was dedicated to St Giles, hence the Village name. Chalfont St Giles is probably best known for its links with John Milton. The poet came to the Village in 1665, after the Restoration of the Monarchy, and also to escape the Plague in London. It was here that he completed his great work “Paradise Lost”. The Village grew up near the church with the historic Village centre based around the Village green which lies adjacent to the River Misbourne. The River and its associated floodplain have shaped the Village with the water meadows largely undisturbed and growth of the Village taking place away from the traditional Village centre. Therefore unlike Chalfont St Peter the traditional Village centre has remained mainly intact with limited modern development. The historic village core is a designated Conservation Area. The Village has considerably increased both in size and population with the settlement expanding outwards from the original centre to the east, north west and south west, during the twentieth century. Recent building has involved

redevelopment and in-filling on existing sites. The Village centre contains a few local shops which provide for local needs.

**3.11 Great Missenden and Prestwood** are joined along one road and are considered as one built up area. Uniquely of all the main settlements within the District, these two are part of the Chilterns Area of Outstanding Natural Beauty. Great Missenden is a traditional village which grew up to serve the surrounding hamlets and small villages sited alongside the River Misbourne. The Village is served by the railway running from London to Aylesbury. While the opening of the rail line made Great Missenden a destination, it had less impact on the nature of the settlement than the Metropolitan Railway’s arrival in Amersham. Much of the centre and the historic Missenden Abbey parkland is designated as a Conservation Area. The High Street used to have an extensive mix of traditional local shops and residential uses. Over time, as retail shopping patterns have changed, the High Street area has lost some of its retail function with the focus now on the more modern premises at Station Approach where there is a small supermarket. The Village has recently been boosted by a new attraction, the award-winning Roald Dahl Museum. Prestwood grew up from a series of farms and small groups of housing. Great Missenden expanded in the 1950s and 1960s up the hill towards Prestwood where several spacious housing schemes were developed which effectively joined the settlements. Over the years, Prestwood has expanded with large areas of housing built in the 1950s, 1960s and 1970s, the effect of which is that it is now a larger settlement than Great Missenden. At the centre of the Village there is a small shopping centre which provides for local needs. Heath End is a small urban area within the Parish of Great Missenden. It is a small, mostly residential, area, physically adjoining Great Kingshill in Wycombe District, and lying outside the Green Belt.

**3.12 Holmer Green** is a traditional village with clusters of housing around the Village Green (called The Common) and the Village pond. Beyond the green were small groups of older housing set amongst orchards. Over time the orchards and open spaces around the Village centre have been developed with particular phases of development in the late 1960s and 1970s. The Village has a small shopping centre which serves the needs of the village and a small trading estate to one side of the built up area which provides some employment. Recent development has effectively joined Holmer Green to the larger settlement of Hazlemere which in turn is a suburb of High Wycombe.

**3.13 Knotty Green and Penn:** Knotty Green is on the northern outskirts of Beaconsfield. It contains a number of large houses set in extensive grounds. Similar houses extend outwards from the main built up area into the open countryside towards Penn. Over the years the gardens of many of these big houses have been re-developed for housing. Knotty Green has merged with the adjacent hamlet of Forty Green and effectively forms a suburb of Beaconsfield. There is no retail centre within the settlement. Penn village is an attractive, mostly linear settlement, with many historic buildings and a small number of shops/services. It lies partly within the Green Belt and physically adjoins Tylers Green in Wycombe District.

**3.14 Seer Green** is a traditional village based around a village green which was subsequently occupied by the Parish Church. The Village grew in size following the opening of a station halt on the London to Birmingham line. In the mid to late 1970s a large expansion of the settlement took place with the development of farmland into a housing estate. A small parade of shops in the centre of the village serves local needs.



## 4 Issues and Challenges

### Introduction

**4.1** This Strategy does not start with a blank canvas. This Strategy is very much about addressing local issues, in particular how the District should accommodate an appropriate number of new homes, taking account of the needs and character of the area and the need to preserve what is best about the District and to shape the future of our local communities. We have drawn on a number of sources in identifying key issues for Chiltern, including the bigger picture set out in national and regional policy and a very substantial evidence base which sets out issues, trends and possibilities. We have taken into account sustainability appraisals undertaken throughout the process and a “Habitats Regulations Assessment” of the potential impact of the strategy on critically important nature and wildlife. We have also been assisted by comments received during public consultation, a dialogue with stakeholders and the output of various market town health checks and community appraisals.

### Planning for New Homes

**4.2** The South East Plan (May 2009) sets the housing allocation for Chiltern District at 2,900 dwellings for the period 2006 to 2026 and is therefore the starting point for any locally set housing target within the Core Strategy. This equates to an annual average of 145 new dwellings. The Council will aim to achieve the delivery of 2,900 dwellings in Chiltern District over the period of the Core Strategy. The Council’s evidence however shows that to plan for a continuing supply of housing land in Chiltern District in accordance with the chosen Spatial Strategy, the appropriate housing target within the Core Strategy should be a range of between 2,650 dwellings and 2,900 dwellings. Section 9 of the Core Strategy goes into more detail.

### The Sustainable Community Strategies

**4.3** The Core Strategy and its place-shaping vision have been developed in parallel with a review of both the Chiltern Community Plan and the Buckinghamshire Community Strategy. They have both drawn on a shared evidence base and shared stakeholder and community involvement in identifying issues and priorities. The Core Strategy aims to take forward the key aspirations of the Sustainable Community Strategies for Chiltern and Buckinghamshire, which are complementary, having been prepared concurrently. The overriding aspiration of the Sustainable Community Strategies is “Promoting Prosperity, Tackling Inequalities”. The key aspiration for Chiltern is to maintain an exceptionally high quality of life in the face of changes impacting on the District, a period of reduced resources and high customer expectations. In particular, the Sustainable Community Strategy for Chiltern sets out the following challenges:

- Maintaining an exceptionally high quality of life in the face of changes impacting the District, a period of reduced resources and high customer expectations,
- Supporting the economy, business and people in the economic recession
- Anticipating and meeting the needs of an ageing population
- Improving delivery and access to affordable housing
- Managing development pressures on the urban and rural environment and preserving the District’s natural and cultural heritage
- Reducing our impact on the environment in terms of emissions of carbon dioxide and consumption of natural resources
- Addressing deprivation and health inequality
- Encouraging and supporting healthy lifestyles
- Managing road congestion and maintaining the transport network

- Improving public and community transport and enhancing sustainable access to goods and services, particularly in the rural areas
- Maintaining strong, safe and cohesive communities
- Promoting tolerance and understanding between generations
- Promoting positive activities for teenagers
- Understanding and managing the impact of growth in the north of Buckinghamshire
- Informing residents to influence local decisions and their area
- Encouraging and supporting residents to contribute towards achievement of a shared vision

## Local Trends

**4.4** As we are planning ahead for many years, it has been important for us to consider significant local trends and issues emerging from our evidence base. The most significant trends are as follows:

**a. Changes in Population<sup>5</sup>** : Chiltern, like much of the UK, is experiencing declining birth rates. Simultaneously, it is also experiencing an ageing population as people have increasingly longer life expectancies and lower mortality rates. Currently there are about 4,600 residents over 80, 5% of the population. Those over aged 65 plus are projected to increase by over 40% between 2008 and 2026 from 16,100 to 23,4006. On the other hand, the 40-64 age group is projected to decrease by 23.3% over the next 20 years and the proportion of 20-64 year olds is projected to fall by 7% over that period. In 2001, 11-19 year olds make up 10.8% of the population. By 2011, this should rise to 12.3% before a steady decline to 8.4% by 2026. The number of children below 11 is forecast to decline over the period to 2021 by approximately one quarter although by 2026 the percentage of population in this group should rise again. The implications of this

are that the community will need to support the ageing population and help them to maintain independent and active lives. This is likely to have a significant impact on the demand for health and social care services. Associated with this “ageing” population, is the issue of encouraging young families to stay in, or move to, the District, problems associated with having fewer children to sustain local schools and fewer people of working age to provide the local workforce. This demographic change is also likely to be the primary driver for service delivery for a number of service providers, particularly education and social services, and this could also impact on other services such as health, libraries and adult education as they will need to put more resources into supporting the ageing population and helping them maintain independent and active lives<sup>7</sup>. Supporting the accessibility and transport needs of the ageing population and those who are less mobile, particularly in more rural areas, is going to be one of the biggest transportation challenges over the next fifteen years and beyond. In addition, the demographic changes will influence the type and size of new houses provided.

**b. Households:** Recent population projections suggest that population size is likely to remain relatively static, or even reduce, between 2006 and 2026. However, the number of households being formed within the population is expected to continue to increase due to a rise in the number of divorces and the fact that people are living longer. At the same time, the average household size is predicted to continue to decline over the next 20 years. These are the key reasons why there is a need for some additional dwellings.

**c. Increasingly Expensive (and Less Affordable) Housing:** In the second quarter of 2007, the average cost of a house in Chiltern District was approximately £422,000, about twice the cost of the average house price in the UK, (Buckinghamshire Strategic Housing Market Assessment July 2008 – SHMA - page 118).

<sup>5</sup> Source BCC Population Projections 2006

<sup>6</sup> Buckinghamshire County Council Research Team

<sup>7</sup> Buckinghamshire Infrastructure Study Phase 2: Southern Buckinghamshire

In contrast, average lower quartile earnings were only around £23,000 (SHMA Table 7.9, page 138). Clearly house prices will have fallen since this study was done, but prices are still extremely high. The implications of this are that local people are unable to get on the housing ladder and key workers find it difficult to buy property locally, leading to a very high demand for affordable housing in the District. The SHMA estimates that the net housing need for affordable housing in Chiltern is for 272 units per annum.

**d. Economic Pressures:** The District has a mixed economy. Due to planning constraints and high land prices in the District, employment land has been under pressure to be redeveloped for other uses and it has been difficult for businesses to expand.

**e. More Journeys by Car:** Car ownership in Chiltern District is significantly higher than the national average. In line with the rest of the country, the District has experienced increased levels of traffic on the road network, although there is evidence of a fall since the recession began. Many smaller settlements are poorly served by local services and facilities, which means there is a need for people to travel to access them. In 2001, Chiltern District had a resident workforce of more than 43,000 people, but over 22,000 of these travelled outside the District to work. 11,600 people commuted into the District to work. The implications of this are that there will continue to be large volumes of traffic on the District's road network during the morning and evening rush hours. Reducing and/or managing these commuter flows and developing public transport will be a key challenge, linked with work on Buckinghamshire's Third Local Transport Plan (2011-2026).

**f. Climate Change:** We are collectively responsible for changes in the world's climate. Chiltern District has one of the worst carbon footprints in the country. The District's residents and workers have an adverse impact on carbon dioxide levels and, in line with the national commitment, action must be taken locally to reduce the District's

contribution to the problem, by reducing energy consumption, encourage the use of renewable energies, minimising the use of resources and improving recycling rates. Over 25% of the UK's carbon dioxide emissions are attributed to transport, which reinforces the significance of the points made in paragraph e) above.

## Key Spatial Issues

Taking account of all the above factors, we consider that there are eight strategic spatial issues for Chiltern:

- Where to provide the land for new dwellings, plus the infrastructure necessary to support these dwellings;
- How to ensure that all new development is well-designed and sustainable;
- Where and how to provide more affordable housing;
- How to support a national commitment to tackle the causes and effects of climate change;
- How to maintain the local economy in towns and country and promote prosperous, safe and accessible local centres;
- How to maintain and improve the high quality environment of our towns, villages and countryside;
- How to address demographic change, in particular the issues arising from an increasingly elderly population; and
- How to ensure that all local communities and different age-groups have access to an excellent range of services and facilities.

**4.5** At the end of this document, in Appendix 1, there is a table which shows how these issues are being addressed in the Strategy. It must be stressed that the Delivery Development Plan Document will address these issues in more detail.

## 5 Place Shaping: The Vision for Chiltern and It's Communities

**5.1** One of the key elements of the planning system is the opportunity it provides for communities to shape the places in which they live. As outlined in the spatial portrait in Section 3, the District as a whole has many characteristics in common – very pleasant, medium-sized market towns and small villages set in a high quality countryside setting, the majority of it is part of the Chilterns Area of Outstanding Natural Beauty. There is no desire for wholesale change – rather one of conserving the character which exists, but, as set out above, there are a variety of issues which need to be addressed and the aim is to shape communities that are better for having addressed these issues – with more affordable dwellings; improved and more accessible facilities; and vibrant towns and villages and more sustainable lifestyles.

**5.2** We believe that place-shaping can take place at three levels. Firstly there are overall aspirations for Buckinghamshire County which are expressed through the Buckinghamshire Sustainable Community Strategy. Then there is a more detailed, but complementary, vision for Chiltern District as a whole expressed through the Chiltern Community Partnership and the Chiltern Sustainable Community Strategy. Finally, there are, separate agendas for the communities within Chiltern. Assisted by our work on community development and revitalisation and by market town health checks in Amersham, Chesham, Chalfont St Giles, Great Missenden, Chalfont St Peter and Little Chalfont, the concepts of place-shaping are developing and we are able to set out a vision for our larger communities and plan more localised place-shaping. The sections below set out the vision for Buckinghamshire, Chiltern and the main Chiltern communities which emerges from the community planning at each of these levels

### The Vision for Buckinghamshire

**5.3** The vision for 2026<sup>8</sup> is that it is economically prosperous and enterprising, with all Buckinghamshire communities enjoying a high quality of life in a valued and enhanced environment with distinctive vibrant and attractive town and village centres and flourishing rural communities. New housing is of a consistently high quality and includes affordable homes. Residents enjoy the benefits of a long healthy and safe life and are active in their communities. Older people who wish to stay in their own homes are being supported. Improved efficiency and management of the transport network has eased traffic concerns, helped by a reduced need to travel by some. Residents are recycling most of their waste and an individual's carbon footprint is an accepted personal responsibility.

<sup>8</sup> Sustainable Community Strategy for Buckinghamshire 2009-2026, September 2009, page 5



## The Vision for Chiltern

**5.4** The vision for Chiltern District in 2026 as expressed in the Sustainable Community Strategy<sup>9</sup> is for:

- A place with integrated, supportive and capable communities which promote active citizenship;
- A place where high quality services and facilities help people from all sections of the community, particularly the young, elderly and disadvantaged, to live independent and fulfilling lives;
- A place where we can lead safe lives free from the fear of crime and anti-social behaviour;
- A place with attractive and vibrant town and village centres and an outstanding countryside;
- A place which promotes equality of opportunity and ensures fair access to services;
- A place which encourages local employers and small businesses so we can protect the area's economy for the future;
- A place where people have the skills, knowledge and ability to make effective decisions and healthy lifestyle choices;
- A place with enough affordable housing to meet local needs and maintain our services and communities;
- A place with effective and targeted transport solutions, including a well maintained transport infrastructure;
- A place where high quality education and lifelong learning improves people's lives, enabling them to make well-informed decisions and play their full part in the community;
- A place with a wide range of accessible leisure opportunities; and
- A place with a clean and green environment where recycling, waste minimisation and resource conservation are an established part of everyday life.

**5.5** This is the adopted vision for the Core Strategy. It must be recognised that some of the aspirations within the vision may cause tensions with other aspirations; for example new houses, which are a key element of a sustainable community that seeks to provide accommodation for those who need it, are not always welcomed. Our sustainability appraisal looks at the interrelationship and balance between many factors – social, economic and environmental. It has helped us make the choices set out in this Strategy.

## The Visions for Individual Communities

**5.6** Many of the towns and villages in Chiltern have their own visions and aspirations which have emerged from the work on Market Town Health Checks carried out by community and revitalisation groups. These visions will provide the context for a series of measures to be set out in the Delivery DPD which are aimed at shaping and supporting the work of the communities. In this context Village Design Statements that are both consistent with and in support of the policies of the Core Strategy may also further support delivery of these aims.

<sup>9</sup> Sustainable Community Strategy for the Chiltern District 2009-2026, September 2009, page 10

## The Vision for Amersham



**5.7** Extensive work by the community via a market town health check<sup>10</sup> has emphasised the wish for Amersham to have:

- A high sense of community with a vibrant social mix;
- Good accessibility to green public open spaces;
- A solid community infrastructure with improved access to local services;
- Regeneration of shopping areas;
- Choice of shops;
- A sound local economy;
- Good integration between education, training and employment;
- A solid community infrastructure;
- Integrated public transport;
- A town of some character;
- A vibrant social mix
- Best access to services;
- Improved communications with all who live and work in the Amersham area.

## The Vision for Little Chalfont



**5.8** The community has worked on a “Big Vision for Little Chalfont”<sup>11</sup> which aims for an attractive and tidy village which generates civic pride; one in which it is pleasant and safe to walk and cycle and move around. There is an aspiration to create a new village centre incorporating improved community facilities for meeting and a range of leisure activities for young and old alike and to keep and improve the range of local shops, businesses and organisations.

## The Vision for Chesham



**5.9** The vision for Chesham<sup>12</sup> is for it to be to be an active and vibrant working market town with a community where people support one another and can live, work, shop, visit and enjoy themselves in an environment which is constantly cared for and enhanced. Chesham has always been a working town and recognises that the key to maintaining its character is to maintain its economy. The aspiration is for a town that:

<sup>10</sup> “The Amersham Community Vision”, Amersham Market Town Healthcheck Steering Committee, January 2008 and “Amersham Vision 2010: A Masterplan and Key Projects to Regenerate Amersham-on-the-Hill”

<sup>11</sup> “The Big Vision for Little Chalfont”, Little Chalfont Community Appraisal Team, February 2009

<sup>12</sup> Chesham Community Vision Statement, Autumn 2005

- Provides sustainable employment opportunities, housing and business facilities which respect the Area of Outstanding Natural Beauty in which it is situated;
  - Encourages young and old from all areas to work together to improve the facilities and future prospects of the town;
  - Promotes a thriving town centre, including a vibrant High Street, which provides leisure and shopping facilities to meet the needs and wishes of residents and visitors;
- Has a fully linked transport and communication system providing good services for people to travel within the Town with regular connections to London and surrounding towns and villages.

### The Vision for Chalfont St Peter



**5.10** The aspiration is for a village which, above all, has retained and improved its local character, but with an improved and prosperous shopping offer, increased road safety and improvements for pedestrians. There is a particular wish for improved local facilities, particularly for the young and elderly, and for more frequent bus services serving the village<sup>13</sup>.

<sup>13</sup> Taken from the Report of the CSP Community Appraisal Steering Group & Action Plan 2006

### The Vision for Chalfont St Giles



**5.11** The community<sup>14</sup> wishes to ensure that it retains the character of the picturesque and historic village in a Green Belt setting, but it also wishes to ensure that its facilities and tourist attractions should be used more by residents and visitors. There is emphasis on building on the strengths of what is already a very active community and of ensuring that housing and facilities are tailored towards the elderly. As with Chalfont St Peter, good access via public transport is also seen as essential. The community is seeking a safe, secure and pedestrian-friendly village environment, with reduced impact of traffic, in line with the 2008 Market Town Health Check Action Plan.

### The Vision for Great Missenden, Prestwood and Heath End



**5.12** There is emphasis<sup>15</sup> on a high quality environment and community facilities, with an improved shopping offer and a greater attraction for visitors. The communities are seeking more peaceful village environments with reduced impact of traffic and signage.

<sup>14</sup> Chalfont St Giles Parish Plan 2005

<sup>15</sup> Community vision for HP16, Autumn 2007



## The Vision for the Chilterns Area of Outstanding Natural Beauty



**5.13** The vision for the Chilterns AONB shared by partners with a role in its future, is for:

- Large linked areas of well-conserved open chalk downland with a diverse range of flora and fauna;
- Healthy chalk rivers and streams which provide a healthy environment for their specialised wildlife;
- Well-managed woodlands producing good quality timber and wood fuel as well as providing natural spaces for recreation and a home for wildlife;
- Local farms operating as thriving businesses which help to maintain the farmed landscapes of the Chilterns and support healthy populations of farmland birds and other wildlife;
- Small-scale new developments built to high environmental standards, respecting the architectural traditions of the Chilterns;
- Reduced levels of traffic, with more people walking, cycling, horse riding and using public transport, and greater levels of disabled access;
- A wide range of visitors enjoying and valuing the Chilterns countryside;
- A good market for sustainably produced local products contributing to the viability of local farms and businesses and environmental quality;
- A reduced carbon footprint;
- Tranquillity, with peace and quiet restored where noise is a problem; and
- A rich historic environment appreciated by a wide audience.

## 6 Strategic Objectives

**6.1** The objectives of this Strategy are intended to address the issues identified in Section 4, shaping the communities within Chiltern to help to bring about the visions set out in Section 5. They also take into account the five themes set out in the Sustainable Community Strategy for the Chiltern District 2009-2026, namely:

- A thriving economy where businesses and local centres thrive, employment land is maintained and used efficiently and local workers have access to affordable homes, appropriate training and reliable transport links;
- A sustainable environment; protecting our future by reducing the carbon footprint and use of natural resources; adapting to the effects of climate change and mitigating its causes; conserving and, where appropriate, enhancing the natural and built environment and our cultural and historical assets and positively managing development pressures within, and from outside, the District;
- A safe community where we do all we can to improve safety and to help people feel safe, particularly by the design and layout of development and roads;
- A healthy society with increased participation in physical activities; decent homes for all; support and facilities for Chiltern's ageing population and help, where appropriate, to live independent lives; improved support and positive activities for children and young people; improved access to health and leisure services to support our rural and urban communities; and
- Cohesive strong, confident and active communities with an increase in community participation, and volunteering and reduced deprivation and health inequality between different geographical areas and groups of people.

**6.2** There are elements of all of these that can be tackled through the Local Development Framework (LDF) and we have taken these into account in formulating the objectives set out below. The Delivery DPD will refine these objectives and set out more specific proposals to take forward the aspirations of the Sustainable Community Strategies. In Appendix 1 to this Strategy there is a table which aims to correlate the key issues in the District, and the aspirations of the community and LDF Core Strategies with what is proposed in this Strategy.

**6.3** In line with these five themes, the overall objective of this Strategy is to provide for safe and healthy living, well-designed, sustainable development, including the right mix of housing and the new facilities needed by the community, whilst protecting and improving the high quality environment and the natural and cultural assets of the District. It also aims for a prosperous local economy with a broad balance between local jobs and local labour supply and vibrant local centres with a good range of accessible services. This overall objective can be broken down into eight specific objectives set out below. We have tried to link these to targets which are "SMART" (specific, measurable, achievable, relevant and timed). The proposed objectives are set out below:



Core Strategy: Strategic Objectives<sup>16</sup>

Number	Objective	Target
1	Enable an appropriate amount of housing together with supporting infrastructure.	Annual average of between 133 and 145 new dwellings to be completed between 2006 and 2026.
2	Ensure that a significant proportion of new dwellings permitted are affordable	500 affordable dwellings (average 33 pa) to be completed between 2011 and 2026 (Note: the start date of 2011 allows for new policies to be introduced)
3	Steer development to the most sustainable locations and ensure that new development is of very high quality design appropriate to its locality, and that it maximises efficiency in the use of energy, water and other resources, minimises pollution and waste and uses sustainable building practices, is designed so as to minimise criminal activity and has excellent access to sustainable transport.	To monitor against indicators for Policy CS2.  Chiltern's carbon footprint to be reduced from the current 6.5 tonnes per capita - domestic energy consumption and CO <sub>2</sub> emissions to be reduced in line with national targets.
4	Encourage local employers and small businesses so we can protect the area's economy for the future.	At least maintain the number of people employed within Chiltern District over the plan period.  A net increase in the number of businesses operating within the District over the plan period.  A net increase in new business start ups in the District over the plan period.
5	Promote the vitality and viability of town centres and other local centres, whilst retaining the character of the historic centres.	Year-on-year reduction in shop vacancies in each of Amersham-on-the-Hill, Chesham and Chalfont St Peter from 2011 onwards
6	Conserve and enhance the Chilterns Area of Outstanding Natural Beauty and its setting and other natural assets (including biodiversity and geodiversity) of the District.	Improvement in indicators set out in the AONB Management Plan  Improved local biodiversity (National Indicator NI197)
7	Encourage provision of specialist facilities and care and appropriate, adaptable homes for elderly people and those with special needs such as dementia.	Provision of 433 additional places in specialist accommodation between 2008 and 2020 to meet projected demands as detailed within the 12 Year Housing Plan for People with Support Needs (Bucks CC June 2009)
8	Seek to retain and improve, and, where possible, add, new services and facilities which serve the whole community, or groups within it, and improve access to these facilities.	No loss of community facilities (unless replaced)

<sup>16</sup> These are different from Sustainability Appraisal objectives which focus more on how key delivery items can be achieved sustainably.

## 7 The Spatial Strategy for Chiltern

### Introduction

**7.1** The Spatial Strategy for Chiltern provides the context for shaping the future of the District. It sets out the way in which necessary development will be accommodated, making it clear which areas are likely to change in the period up to 2026. It sets the context for achieving the strategic objectives and provides a framework for Core Strategy policies.

### Overall Approach

**7.2** The overall approach of the strategy is to protect the Chilterns Area of Outstanding Natural Beauty (AONB) and Green Belt by focusing new development between 2006 and 2026 on land within existing settlements not covered by those designations. In addition, some redevelopment and infilling is planned for identified developed sites in the Green Belt. Very little development is intended elsewhere. The strategy is set out in **Policy CS1**. The background to, and justification for, each element of the strategy is set out in paragraphs 7.3 to 7.8.

### Protection of the Chilterns Area of Outstanding Natural Beauty

**7.3** 72% of Chiltern District lies within the Chilterns Area of Outstanding Natural Beauty where there is a duty under the Countryside and Rights of Way Act 2000 to conserve and enhance the natural beauty of the area. In this context, Government guidance precludes major developments in AONBs unless there are exceptional circumstances. The development needs of the District can be met without encroaching into undeveloped parts of the AONB and there are no exceptional reasons for departing from national policy. Accordingly, it is neither necessary nor appropriate to consider large-scale building on undeveloped countryside in the AONB.

### Protection of the Green Belt

**7.4** 88% of Chiltern District (and all of its countryside) lies within the Metropolitan Green Belt. National planning policy on Green Belts aims to prevent urban sprawl by keeping land permanently open and establishes a presumption against inappropriate development on designated land. The Coalition Government<sup>17</sup> has stressed the continuing importance of protecting Green Belt. The development needs of the District can be met without encroaching into undeveloped parts of the Green Belt and there are no exceptional reasons for departing from national policy. Accordingly, it is neither necessary nor appropriate to consider large-scale building on undeveloped countryside in the Green Belt.

### Focusing Development within Designated Settlements

**7.5** Under the South East Plan, up to 2,900 dwellings are to be provided in Chiltern District between 2006 and 2026. The provision of new homes will be the most visible change in the District during the plan period but other types of development, including new commercial development and community facilities, are also envisaged in this strategy. A key element of this strategy is therefore to determine where new building should take place. National planning policy establishes a presumption in favour of new development being in locations that can reduce the need to travel. A study<sup>18</sup> to examine the levels of accessibility to a range of services and facilities concluded that the most accessible settlements in Chiltern District are Amersham/

<sup>17</sup> See Coalition Agreement - [www.cabinetoffice.gov.uk/news/coalition-documents](http://www.cabinetoffice.gov.uk/news/coalition-documents) and Parliamentary Answer 17 Jan 2011 from Bob Neill, Parliamentary Under Secretary of State, Communities and Local Government - [www.parliament.uk/business/publications/hansard/](http://www.parliament.uk/business/publications/hansard/)

<sup>18</sup> "Chiltern District Council – Accessibility, Parking Standards and Community Infrastructure Study", Carter Jonas LLP and WSP, June 2005

Amersham-on-the-Hill, Chesham, Chalfont St Peter, Great Missenden and Little Chalfont. Potentially these five main towns and villages would appear to offer the most accessible locations for new development. However, Great Missenden lies within the Chilterns AONB and it is therefore ruled out as a focus for growth. The built-up areas of the settlements of Chesham, Amersham/Amersham-on-the Hill, Chalfont St Peter and Little Chalfont will be the main focus for new development including new homes, commercial development and community facilities. Taking account of the potential housing land in the SHLAA<sup>19</sup>, about 65% of new house-building in the District is expected to be in these locations.

### **Providing for Limited Development in Villages excluded from the Green Belt**

**7.6** The strategy allows for a continuation of the trend for limited house-building to take place in the built-up areas of other villages excluded from the Green Belt, namely Chalfont St Giles; Great Missenden, Prestwood and Heath End; Holmer Green; Penn and Knotty Green; Chesham Bois and Seer Green. With the exception of Great Missenden, these do not have the same level of facilities as the settlements earmarked as the main focus for growth, but limited growth in these villages will help to support existing community facilities. Taking account of the homes already built and committed, together with the potential shown in the SHLAA, up to 550 new dwellings can be expected to be built in these communities.

### **Major Developed Sites within the Green Belt**

**7.7** Government guidance contained in PPG2<sup>20</sup> deals with existing large developed sites within the Green Belt, such as office complexes and education establishments which often pre-date Green Belt designation. Given that these sites have already been developed, local planning

authorities are able to designate them as “Major Developed Sites” (MDS) and specify that that limited in-filling and/or re-development may be acceptable subject to certain criteria. There are sites within the Green Belt in Chiltern which fall into this category and have potential for infilling and/or redevelopment. As set out elsewhere in the strategy in Policies CS7, CS13 and CS17, there are four areas of land that are considered as suitable for designation as Major Developed Sites within the Green Belt. There is potential for a total of about 345 dwellings to be built on the two MDS which are considered suitable for residential development.

### **Limited Development Elsewhere**

**7.8** Outside the settlements which are the main focus for growth, those excluded from the Green Belt, and the MDS, very little new building is envisaged. Some infilling has occurred in villages and rows of dwellings which lie within the Green Belt and which were designated in the Chiltern District Local Plan, under policies GB4 or GB5. Commitments for further infilling are likely to add a small number of extra homes. All of the land around Chiltern’s towns and villages (i.e. all countryside) is designated as Green Belt. Government guidance accepts that where a need for affordable housing can be justified and no alternative sites can be provided to meet that need, an exception to the normal Green Belt policy can be made. Policy CS9 deals with this Council’s approach to such developments, involving 100% affordable housing for local people on the edges of settlements. No specific sites have been identified and, until built, no allowance has been made for any particular number of houses.

<sup>19</sup> Chiltern Strategic Housing Land Availability Assessment Update Report, March 2011

<sup>20</sup> Planning Policy Guidance 2: “Green Belts”, Annex C

**POLICY CS1: THE SPATIAL STRATEGY**

The spatial strategy for Chiltern District aims to protect the Chilterns Area of Outstanding Natural Beauty and Green Belt by focusing new development between 2006 and 2026 on land within existing settlements not covered by those designations. The built-up areas of the most accessible of these settlements: Chesham; Amersham/Amersham-on-the-Hill; Chalfont St Peter and Little Chalfont will be the main focus for development. Limited development will take place in other villages excluded from the Green Belt, namely Chalfont St Giles; Great Missenden; Prestwood and Heath End; Holmer Green; Penn and Knotty Green; Chesham Bois and Seer Green. Some redevelopment and infilling is planned for identified developed sites in the Green Belt. Very little development is intended elsewhere.

**Residential Development**

**7.9 Policy CS2** sets out indicative figures for the number of dwellings which might be accommodated in total in the four settlements which will be the main focus for growth. It also shows the collective contribution to be made by the smaller villages and by the MDS. The figures include houses that have been built since the

start of the plan period, make an allowance for existing commitments and take account of the housing potential of sites identified in the SHLAA. The Council cannot ultimately control exactly where or when housing will come forward in the District, but all houses built over the plan period, including unforeseen development, will count towards the District total.

**POLICY CS2: AMOUNT AND DISTRIBUTION OF RESIDENTIAL DEVELOPMENT 2006-2026**

The Council and its partners will facilitate the delivery of between 2,650 and 2,900 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*
Built-up areas of the Main Settlements for Growth (Chesham, Amersham/Amersham-on-the-Hill, Little Chalfont and Chalfont St Peter)	1,685-1,935
Built-up areas of other villages excluded from the Green Belt (i.e. Chalfont St Giles, Great Missenden, Prestwood & Heath End, Holmer Green, Penn & Knotty Green, Chesham Bois, Seer Green)	550
Major Developed Sites in Green Belt (Policy CS7)	345
Green Belt Villages and Infill in Rows of Dwellings	70**
<b>TOTAL</b>	<b>2,650-2,900</b>

**Notes:**

\*The figures are net, to take account of demolitions and loss of housing units.

\*\*The figure for Green Belt Villages and Rows of Dwellings relates to dwellings built or granted planning permission between 1st April 2006 and 31 March 2011.

**We will measure success of the policy with the assistance of the following indicators:**

- Calculating on 31 March each year the total number of net additional dwellings built in the main settlements for growth since 1 April 2006, against the annual average housing provision required to deliver 1,685 - 1,935 new dwellings by 31 March 2026 (i.e. 84 - 97 dwellings per annum), multiplied by the number of years that have elapsed since 1 April 2006.
- Calculating on 31 March each year the total number of net additional dwellings built in the other villages, excluded from the Green Belt, since 1 April 2006, against the annual average housing provision required to deliver 550 new dwellings by 31 March 2026 (i.e. 28 dwellings per annum), multiplied by the number of years that have elapsed since 1 April 2006.
- Assessing progress towards implementation of MDS schemes and adjusting, if necessary, assumptions about dwelling numbers as part of the work on updating the housing trajectory and the monitoring of housing delivery overall.

The action that will be taken in response to these calculations is set out in Section 18 of the Strategy.

**Delivery will be achieved via:**

- developments by private developers
- developments by Registered Providers (RP)

**Non-Residential Development**

**7.10** The bulk of planned new development will consist of new homes. We have considered whether other types of development are needed. The Buckinghamshire Employment Land Review (BELR)<sup>21</sup> carried out in 2006 considered that the main constraint on employment growth in the District was the limited supply of employment land and premises and noted the significant constraints on new development, for example the nationally important AONB and Green Belt designations referred to above. The possibility of some additional employment sites was supported through public consultation on the Strategic Options in 2008. However, since then, the current recession has taken its toll on employment levels in the District. A survey<sup>22</sup> carried out in November 2010 revealed that 24% of the units on the District's larger employment sites (those larger than 0.25 hectares) were vacant. In addition, there was planning permission for about 49,000 square metres of new employment floorspace in March 2011. This

Strategy covers the period to 2026 and a need for additional employment land may emerge during the plan period but there is insufficient evidence to justify allocating additional employment land now. Some expansion could be achieved within some of our existing employment sites if they were used more effectively, and the Council will support some additional employment floorspace in cases where this is acceptable without causing or significantly exacerbating highways issues, or damaging neighbourhood amenity. We consider there is particular potential for some infilling and redevelopment of an existing employment site within the Green Belt at Chalfont Grove, located just outside the built-up area of Chalfont St Peter, and this site is proposed as a Major Developed Site under Policy CS17 within the framework provided by national Green Belt policy.

**7.11** Turning to the retail sector, in spite of the current economic conditions, our evidence<sup>23</sup> shows that, within the life of this Strategy, the expenditure generated by residents would justify limited expansion of shopping floor space

<sup>21</sup> Buckinghamshire Employment Land Review 2006

<sup>22</sup> Chiltern District Council Employment Site Vacancy Survey, November 2010

<sup>23</sup> Retail and Town Centre Study (Nathaniel Lichfield) January 2008 and Update September 2009



in District Shopping Centres. The evidence suggests that there is scope for additional provision of both non-food and food retail in the District. There is an argument, from a sustainability viewpoint, for trying to boost the shopping offer within town centres in Chiltern in order to encourage residents to shop more within the District rather than travelling further to locations outside the District, and to support the town centres as a focus for the community. We do not expect to attract large department stores to our shopping centres as our towns will never be large enough to support these. The locational strategy for housing planned for the District could influence the retail offer of the larger centres. In

the short-term, retail space vacated will provide opportunities for new retailers to come into the District as the economy improves. For the longer-term, we may identify sites which should be reserved for retail development in the Delivery DPD. Our evidence base also shows that many residents leave the District to take advantage of leisure facilities which are not available in the District and again by targeting development in the larger settlements, we might improve the conditions in which the private sector might be prepared to establish leisure facilities in those towns.

### **POLICY CS3: AMOUNT AND DISTRIBUTION OF NON-RESIDENTIAL DEVELOPMENT 2006-2026**

New commercial development, including additional retail floorspace, and additional employment floorspace (primarily on existing employment sites), will be focused in the four main centres for growth. There is likely to be some additional employment at the MDS site at Chalfont Grove and very limited new employment in rural areas where buildings are converted (see Policy CS19). New leisure, community and health facilities (some on existing B Use Class sites) would be largely in the four main centres for growth. Specialist housing under Policy CS12 will also be largely in the four main centres for growth. Medical facilities and specialist residential and nursing homes might also be developed on the MDS site, the National Society for Epilepsy at Chalfont St Peter.

#### **We will measure the success of this policy with the following indicators:**

- Amount and location of new retail, leisure and industrial floorspace created
- Improving position of the District Shopping Centres in the national retail indices
- Views of local revitalisation groups

#### **Delivery will be achieved via:**

- Development projects
- Proactive work by the Council and stakeholders

### **Other Matters**

**7.12** Occasionally the owners of a site may consider that their existing development would be better located on an alternative site with a different lawful use. It may be appropriate for land owners to consider whether a 'land swap' could satisfactorily be achieved. The Council considers that a 'land swap' can exceptionally be an appropriate solution, but, in practice, not only

do the land owners need to promote this process but they must first obtain planning permission for the change of use of both sites. The Council does not have the power to require land owners to undertake 'land swaps' and it would be for the owners/developers of such sites to reach agreement in principle before the Council would consider their proposals. Any land swap would need to be subject to a legally binding agreement to ensure that the development of

one of the sites could not proceed without the appropriate development occurring on the other site. Developers promoting such a 'land swap' would need to meet all the associated costs of site acquisition and provision of appropriate site services for both sites including removal of contamination etc and cover all associated legal costs. The Council will consider planning applications which involve 'land swaps' on their merits on a case by case basis.

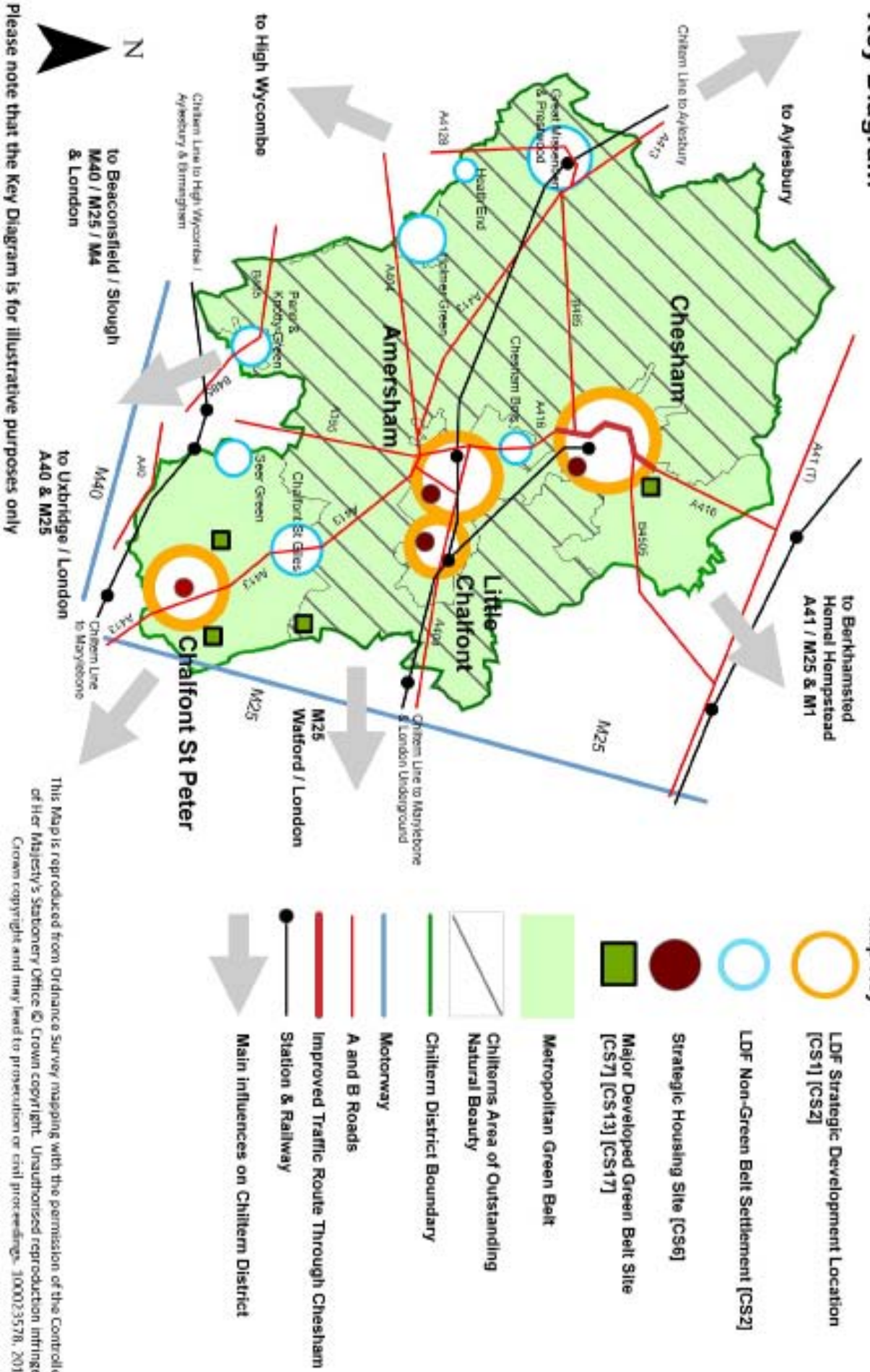
**7.13** As is clear from the sections above, a key element of the Core Strategy is the identification of sufficient land and opportunities for the new development required in the period up to 2026. There are therefore a number of areas within the District which will undergo a certain amount of change. The corollary of this, within the Council's place-shaping strategy, is the identification of areas which will change very little. As well as the countryside areas of AONB and Green Belt, Chiltern has several established residential areas with special character which contribute significantly to Chiltern's unique quality, and this strategy identifies these areas as "areas of little change" covered by Policy CS21, the rationale for which is set out briefly in this strategy. The boundaries of these areas will be reconsidered in the Delivery DPD taking account of evidence from a Townscape Character Assessment<sup>24</sup>. There will not be a total embargo on development within these areas, but, as stated in the policy, any development will have to adhere to strict policies intended to ensure that character is retained.

**7.14** The Key Diagram on the following page illustrates the main principles which underlie this Strategy.

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**24** Chiltern District Council Townscape Character Assessment, Chris Blandford Associates, February 2011

## Key Diagram



## 8 Developing and Living Sustainably

**8.1** It is universally acknowledged that measures need to be taken to protect our natural environment and resources, local communities and economic prosperity to avoid jeopardising the quality of life experienced by future generations. The Council recognises that small changes made at the local level will contribute towards the Government's overall targets to create a more sustainable society. Five guiding principles underpin the Council's approach to tackling the issue of sustainability in Chiltern District. Taken from the Government's UK Sustainable Development Strategy, the first two principles represent goals for achievement through the remaining three actions.

- Living within environmental limits;
- Ensuring a strong and healthy and just society;
- Promoting good governance;
- Achieving a sustainable economy; and
- Using sound science responsibly.

**8.2** The policies within this Core Strategy document have been developed with these issues of sustainability in mind. Whilst acknowledging that Chiltern District is, in relative terms, a highly prosperous district boasting picturesque landscapes, there are still some important challenges to be faced if the District is to satisfy the five objectives. The task of ensuring long-term sustainability in plan making is aided by the requirement in the Planning and Compulsory Purchase Act 2004, for local authorities to conduct a Sustainability Appraisal of all Development Plan Documents within the Local Development Framework. The Council has produced a Sustainability Appraisal report to accompany this Strategy which can be found on the Council's website.

### Sustainable Development and Climate Change

**8.3** DEFRA's 2006 overall carbon footprint estimate for Chiltern District is 6.5 tonnes of CO<sub>2</sub> per capita, just better than average for UK local authorities<sup>25</sup>. However, singling out the domestic CO<sub>2</sub> emissions proportion of this (3.1 tonnes per capita) we rank less favourably when compared to other districts. Equally the average annual domestic consumption of gas per capita and average annual domestic consumption of electricity per capita is higher than many other Districts nationally<sup>26</sup>. On the plus side, Chiltern's residents have been keen recyclers for a number of years with 46% of household waste recycled and composted in 2009-10<sup>27</sup>, ensuring we are one of the better performing councils nationally in this respect. Nonetheless, there is still room for improvement in terms of reducing domestic energy consumption and CO<sub>2</sub> emissions. Given the national legal commitment that Government should reduce the UK's carbon footprint by 34% by 2020, and by 80% by 2050, the aim is that Chiltern District should contribute proportionally in terms of reducing domestic energy consumption and CO<sub>2</sub> emissions.

**8.4** The Council is committed to encouraging development which is sustainable, in terms of location, construction and design which will help to address the underlying causes of climate change and its impacts at both a local and national level. We will therefore seek to ensure that the negative environmental and climatic effects of new developments are minimised by encouraging sustainable methods of construction and renewable energy generation. We will aim to ensure that new building stock is more resilient to climate change impacts through

<sup>25</sup> DEFRA NI186 Indicator - Per capita CO<sub>2</sub> emissions in the Local Authority area

<sup>26</sup> Department of Energy & Climate Change (DECC) - Sub National Energy Consumption Data [www.decc.gov.uk](http://www.decc.gov.uk)

<sup>27</sup> The 46% recycling figure comes from the latest contract & waste management data.



both mitigation and adaptation. The Council is working with its local community by offering advice and information on renewable energy techniques and guidance on both mitigation and adaptation to climate change. Through our local “transition town” groups and by working in partnership with other councils, a commitment is in place to reduce energy use from our own and our partners’ activities.

**8.5** National policy requires local authorities to focus development in urban areas in order to foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel. Situating new developments in locations which are relatively accessible by non-car modes of transport is key to reducing the carbon footprint of the District’s population. The targeted development of the main settlements in the District (Amersham/Amersham-on-the-Hill, Little Chalfont, Chesham and Chalfont St. Peter), will help to encourage development which is sustainable in terms of proximity to main public transport networks, public facilities and social and cultural amenities.

### Sustainable Design and Construction

**8.6** Guidance from national Government suggests that homes in the UK contribute approximately 27% of the UK’s total carbon emissions<sup>28</sup>. It is therefore recognised that one of the most effective ways to minimise the local impact of development on the surrounding environment and help reduce carbon emissions, is to support and encourage sustainable methods of design and construction. In general terms, this relies on measures being undertaken to; reduce the emission of pollutants (including contamination of groundwater); reduce water consumption; maximise the use of locally produced building materials; minimise energy consumption; reduce flood risk; utilise sustainable construction technologies; and minimise waste.

**8.7** The National Policy Statement: Building a Greener Future<sup>29</sup> outlined a progressive tightening of Building Regulations to match the efficiency standards as detailed by the Code for Sustainable Homes. The Council will require all new developments, including works to existing buildings, to comply with the standards set by Building Regulations.

### Flood Risk

**8.8** Although the full impacts of climate change are unknown, it is likely that in some areas within the UK there will be an increased risk from flooding as a result of milder, wetter winters and hotter, drier summers. The Council aims to reduce flood risk, based on the use of national planning policy. In line with this, the Council has carried out a Strategic Flood Risk Assessment (SFRA) as part of the preparation of this Core Strategy. The SFRA classifies the District into three broad zones according to the risk of river flooding (zones 1, 2 and 3). Zone 1, which covers most of the District, is the area of lowest risk. Zone 2 areas have more risk. Parts of the District have been identified as being at risk from river flooding from the Rivers Chess and Misbourne and these areas fall within Flood Risk Zone 3, which means there is a 1 in 100 year chance, or greater, of these areas flooding from the rivers. Sites in Zones 2 and 3 are not suitable for development as the capacity of the flood plain to store water would be reduced and the flow of flood water can be impeded. This would increase the severity of flooding, while also increasing the risk of flooding elsewhere. New developments can increase flood risk in areas downstream which are some distance from a proposed development site. Accordingly sites within these Zones are not included within any of the site allocations in this strategy and sites in the SHLAA which are in such flood zones will not be permitted to be developed. In considering new development the Council will follow the sequential approach set out in national

<sup>28</sup> The Code for Sustainable Homes: ‘Greener Homes for the Future’ 2008

<sup>29</sup> The Code for Sustainable Homes: Setting the Sustainability Standards for New Homes

policy to ensure that flood risk is reduced. As advised in the SFRA, the river flood plains will be protected from inappropriate development and proposals to reduce the vulnerability of existing land uses within areas at risk will generally be supported.

**8.9** The Level 1 SFRA also shows areas which may be at potential risk from other types of flooding, including potential flooding from rising groundwater and from surface water (overland flow), as “Critical Drainage Areas” (CDAs). The CDAs are shown on the Proposals Map. The Environment Agency has indicated that a CDA does not in itself preclude development but the

SFRA recommends that consideration of such flooding should be an integral part of design and suggests measures to help reduce this type of flood risk (SFRA table 6.4.4). Sustainable Drainage Systems (SUDS) are recommended generally as a way of reducing flood risk, but they need to take account of geological and groundwater conditions (SFRA para 207-212). Non-river flooding is an area where new guidance on monitoring and development design is likely in the future. Where appropriate this will be addressed in the Delivery DPD. Further guidance on CDAs will be provided in the light of the Flood and Water Management Act, April 2010, in conjunction with the Environment Agency.

#### **POLICY CS4: ENSURING THAT DEVELOPMENT IS SUSTAINABLE**

To ensure long-term sustainability of development and help contribute towards national targets to reduce overall CO<sub>2</sub> emissions, the Council will expect all new developments to have regard to the sustainable development principles set out in Table 1 below.

**TABLE 1: Sustainability Principles for Chiltern District**

- a. Locations which are easily accessible by public transport, walking and cycling and which are provided with fast broadband services to reduce reliance on the car;
  - b. Maximum use of previously developed land, achieving higher densities in accessible locations, making the best use of existing transport infrastructure and services;
  - c. Safer access for all types of transport and pedestrians;
  - d. Minimal disruption in terms of water, noise and light pollution in the wider environment;
  - e. Minimal impact on designated local Air Quality Management Areas (AQMA);
  - f. Waste management and resource efficiency, being located within existing recycling service networks or providing new recycling and waste management facilities within the development;
  - g. Use of renewable energy technology sources wherever required under Policy CS5;
  - h. Use of water efficiency measures during construction projects and as part of new development to reduce consumption and ensure no detrimental impact on water quality;
  - i. Maximum re-use of construction and demolition materials and the use of locally produced building materials wherever possible;
  - j. Assessment of surface water drainage impacts and the inclusion of Sustainable Drainage Systems (SUDS) which consider all SUDS options and ground conditions, under advice set out in national policy. The design and consideration of SUDS in the Critical Drainage Areas should be given particular attention so that it will not increase the risk of flooding within the site and to adjoining land/ properties;
  - k. Reduced risk of flooding in appropriate circumstances as a result of the new development;
- Preservation and enhancement of nature conservation interests and important features of the natural environment such as rivers, streams, river corridors, flood plains, trees, hedgerows, ensuring there is a net gain in the District's biodiversity resources by meeting the targets in the national and local Biodiversity Action Plans as required under Policy CS24 of this Strategy;

**TABLE 1: Sustainability Principles for Chiltern District (continued)**

- l. Protection and enhancement of the historic and cultural heritage of the District including significant assets of the historic environment such as archaeological sites, historic buildings and settlements, designated landscapes, commons, ancient woodlands and hedgerows.
- m. Remediation of contaminated land, including treatment of contaminated material in line with national policy advice;
- n. Incorporation of cycle and vehicle parking appropriate to the needs of the site;
- o. Travel plans for any residential development of over eighty dwellings and for other development as defined by the local transport authority in its published document (including updates) "Travel Plan Guidance for Developers" [www.bucksc.gov.uk/bcc/transport/travelchoice\\_guidance.page](http://www.bucksc.gov.uk/bcc/transport/travelchoice_guidance.page);
- p. Efficient and sustainable use of soils including taking account of the presence of the best and most versatile agricultural land when siting new development. Soil function should be maintained as far as practicable through sustainable urban drainage systems, including amongst other things, the use of water-permeable treatments for hard surfaces, thus avoiding unnecessary soil compaction and paving over soil;
- q. The creation of safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- r. Active contribution to the national targets for reducing CO<sub>2</sub> emissions set out in paragraph 8.3.

**We will measure success with the assistance of the following indicators:**

- 75% of all completed dwellings to be within one mile of a railway/underground station or within 400 metres of a bus stop with daily services
- National Indicator NI186 – per capita reduction in CO<sub>2</sub> emissions in the local area
- National Indicator NI197 – improved local biodiversity – proportion of local sites under positive conservation management

**Delivery will be achieved via:**

- Development projects
- Building regulations
- Proactive work by the Council and stakeholders
- Environmental improvements
- Locations for development determined in this strategy
- Delivery DPD
- Planning applications/negotiations
- Close liaison with key agencies, local communities and businesses
- Appropriate use of the Council's own land holding and land acquisition powers

## Renewable Energy

**8.10** The South East Plan encourages local authorities to ensure that new developments of more than 10 dwellings or over 1000sqm non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable. This policy is considered to be appropriate and in line with the Council's commitment to reduce carbon emissions. It was also suggested that Councils work towards incorporation of renewable energy sources including passive solar design, solar water heating, photo-voltaics, ground source heat pumps and in larger scale development, wind and biomass generated energy. In accordance with this, the Council will encourage proposals

for small scale renewable energy technologies which will help reduce the overall carbon footprint of the District and will encourage operators to find customers for excess heat generated in any schemes. Recent amendments to the General Permitted Development Order 1995 have helped to facilitate the inclusion of small scale micro-generation technologies such as solar panels, biomass heating and combined heat and power schemes in both new and existing developments. Any schemes in the Chilterns AONB should be small-scale or community-based. Proposals within, or close to, the AONB should demonstrate that development would not undermine the objectives behind its designation. The Council will also encourage the provision of sustainable fuel infrastructure such as electric charging points at appropriate locations.

### **POLICY CS5: ENCOURAGING RENEWABLE ENERGY SCHEMES**

#### **Stand Alone Schemes**

Proposals for stand alone renewable energy generation schemes will be encouraged and permitted where individually, or cumulatively, there are no significant adverse effects on:

- a) The surrounding landscape, townscape and historical features / areas;
- b) Residential amenity;
- c) Highway safety; and
- d) Designated nature conservation or biodiversity interests.

#### **Renewable Energy in New Developments**

In developments of more than 10 dwellings or 1,000 square metres of non-residential floorspace, the Council will require that at least 10% of their energy requirements are from decentralised and renewable or low-carbon sources. Where developers cannot meet this requirement, the Council will require robust professional evidence to demonstrate why this is not feasible or viable. The Council will also encourage the incorporation of combined heat and power schemes.

#### **We will measure success by monitoring that:**

- All residential schemes of more than ten dwellings and commercial developments with floorspace greater than 1,000 square metres should incorporate and implement the above renewable energy requirements.

#### **Delivery of the objectives in this section would be achieved via:**

- Locations for development determined in this Strategy;
- Delivery DPD
- Development industry
- Planning applications/negotiations
- Close liaison with key agencies, local communities and businesses
- Appropriate use of the Council's own land holding and land acquisition powers



## 9 Providing New Homes

**9.1** The South East Plan (May 2009) sets the housing allocation for Chiltern District at 2,900 dwellings for the period 2006 to 2026 and is therefore the starting point for any locally set housing target within the Core Strategy. This equates to an annual average of 145 new dwellings. The Council's Housing Land Supply Trajectory at 31 March 2011 (Appendix 5) shows that against this housing allocation, the Council has a land supply of deliverable housing sites for the first five years of the Core Strategy. The Council's Strategic Housing Land Availability Assessment Update Report March 2011 (the 2011 SHLAA) identifies 96 specific housing sites suitable for development. If the majority of these sites come forward for development in the remaining period of the Core Strategy, the housing allocation of 2,900 dwellings should be met. In reality however, achieving this will be conditional on a number of factors, set out in paragraphs 9.2 to 9.6 below.

### Contribution from Identified Housing Sites

**9.2** Policy CS6 identifies three large sites, each in single ownership, as Strategic Housing Allocations, while Policy CS7 identifies two Major Developed Sites in the Green Belt as having the potential for redevelopment for housing. These sites are anticipated to make a significant contribution to the delivery of housing in the first five and ten years of the Core Strategy respectively.

### Contribution of Housing from Suitable SHLAA Sites

**9.3** Another factor in determining whether the 2,900 dwelling allocation will be achieved is the rate at which the housing sites within the 2011 SHLAA come forward for development. This will become increasingly important in the latter phases of the Core Strategy as the contribution from the strategic and MDS housing sites begins to reduce.

**9.4** Nearly all of the housing sites identified within the 2011 SHLAA are made up of existing residential properties and private residential garden land. This reflects the type of housing sites that have historically come forward for development in the District. Although the 2010 update of PPS3 has changed the status of garden land, it is anticipated that this type of housing site will continue to make a significant contribution to the supply of new dwellings in the District over the period of the Core Strategy. Since 2008, in spite of the national economic recession, an average of 33 dwellings per year<sup>30</sup> has been built on residential and private residential garden sites identified within the original SHLAA Report (January 2008)<sup>31</sup>. Given that planning permissions continue to be granted for housing on this type of site<sup>32</sup>, it is likely that sites within the 2011 SHLAA will make a further contribution of at least 400 dwellings over the Core Strategy period<sup>33</sup>. If and when conditions in the local housing market improve, it is anticipated that the rate of new dwellings being built on these identified SHLAA sites will increase.

**9.5** The SHLAA will be monitored, reviewed and updated regularly to ensure that a flexible supply of suitable and developable housing sites continues to be identified over the Core Strategy period. Where necessary this could involve further sites being identified to encourage new housing development in suitable locations.

**30** Refer to paragraph 3.1.9 of the document Assessment of Housing Demand in Chiltern District (2006 to 2026) – March 2011.

**31** Chiltern District Strategic Housing Land Availability Assessment Final Report (January 2008) by Roger Tym and Partners (CDN041)

**32** Refer to Table 1 of the Chiltern SHLAA: Update Report March 2011

**33** The 400 dwelling contribution is anticipated to occur between years 2013 and 2026 (anticipated 33 completions per year)

## Contribution of Housing from Small Unidentified Housing Sites

**9.6** Since 1996, the Council has monitored the amount of new housing in the District built on small unidentified housing sites<sup>34</sup>, often referred to as windfall sites. Between April 1996 and March 2011, an average of 49 dwellings per annum was built on small unidentified housing sites in the District; representing over one third of the total dwellings built over this period. As small unidentified housing sites have consistently come forward for development in the District, they are anticipated to continue to make a significant contribution to the supply of new housing in future years<sup>35</sup>. The contribution of new dwellings from these sites is likely to be a crucial factor in the achievement of the 2,900 dwelling allocation.

## Anticipated Delivery of Housing 2006 to 2026

**9.7** The Council will aim to achieve the delivery of 2,900 dwellings in Chiltern District over the period of the Core Strategy. The Council's evidence however shows that to plan for a continuing supply of housing land in Chiltern District in accordance with the chosen Spatial Strategy, the appropriate housing target within the Core Strategy should be a range of between 2,650 dwellings and 2,900 dwellings.

## Strategic Housing Allocations

**9.8** The SHLAA was used as a starting point for the consideration of potential strategic housing

sites. The sites were tested against a range of sustainability and development control criteria in order to compare their relative characteristics. Examples of testing criteria used were whether sites were in accessible locations and whether they were affected by environmental constraints. Having assessed sites within the SHLAA, the District Council has concluded that there are three sites which are suitable for residential development, which are deliverable and which are of sufficient importance to be allocated in this Strategy. The sites are in a single ownership or are owned by a small number of parties and have been the subject of planning applications or ongoing discussions about possible schemes. Additional sites for housing development will be allocated in the Delivery DPD. In terms of national planning policy, the sites allocated in this Strategy are considered to be deliverable during the early years of the Strategy.

**9.9 The Donkey Field** strategic housing allocation. The Donkey Field is an undeveloped site within Little Chalfont village. Immediately to the north of the site is the Little Chalfont Local Centre, with mature residential areas bounding the rest of the site. On two sides of the site are Established Residential Areas of Special Character, as defined on the Proposals Map. The site offers the potential for a well designed, high quality housing development that will respect the character of the surrounding area, will retain important hedgerows and trees, provide a new area of open space and contribute to the provision of new affordable housing in the village. Any proposal for new housing should accord with requirements of the Core Strategy; in particular policies CS8, CS20 and CS28. In advance of submitting a planning application for housing on the site, developers will be encouraged to demonstrate to the local community how the specific characteristics of the site and surroundings have been taken into account in working up their ideas, and seek the community's views on this.

<sup>34</sup> In the context of this Core Strategy a small unidentified housing site is defined as an unplanned (not identified in the SHLAA or a development plan) housing site that comes forward for development and results in a net increase of 1 to 4 dwellings on the site. Expanding on the definition of 'windfall sites' stated within footnote 31 of PPS3: Housing, in Chiltern District, this is also taken to include sites which involve the development of housing on private residential gardens.

<sup>35</sup> The Council anticipates that in years 11 to 15 of the Core Strategy, an average of 39 dwellings per annum (195 in total) will be built on small unidentified housing sites.

**POLICY CS6: STRATEGIC HOUSING ALLOCATIONS**

The following sites, shown on the Proposals Map are allocated for residential development:

Site Name	Reference Number
Land east of Lincoln Park, Amersham-on-the-Hill	SHLAA Site 243
Land at the Donkey Field, Burtons Lane, Little Chalfont	SHLAA Site 101
Land at the Holy Cross Convent, Chalfont St Peter*	SHLAA Site 116 and 391 with minor amendments

\* Outline planning permission for 198 dwellings granted on 21 December 2010.

**9.10** Planning Policy Guidance 2 (PPG2) Annex C states that the complete or partial redevelopment of major developed sites within the Green Belt may offer the opportunity for environmental improvement without adding to the impact on the openness of the Green Belt or adversely affecting the purposes of including land within it. There are some sites close to the urban areas of Chesham and Chalfont St Peter, but within the Green Belt, which are occupied by redundant buildings, or buildings which will be surplus to future requirements, and which offer potential for further infill development or redevelopment. These are proposed as “Major Developed Sites” (MDS) within the Green Belt. Two of these sites are considered to be suitable for housing development.

**9.11 The Amersham and Wycombe College** is undergoing a reorganisation of its premises. The College has two campuses in the District at Stanley Hill, Amersham and a smaller one in Lycrome Road, Chesham. It also has premises in High Wycombe. It has 2,000 full-time students and over 5,000 part-time students. Planning permission for the redevelopment of the Amersham campus to rationalise and improve college facilities was granted in May 2009. The Chesham campus will become surplus to requirements. The developed part of the campus includes one large two-storey building, a single storey block, a smaller two-storey building, a dwelling and a large car park. The site was originally a secondary school built in the 1960s and the appearance of the buildings is quite utilitarian and functional. The developed area is proposed for designation

as a Major Developed Site. This reflects the change in the circumstances of the College and will provide a context for future redevelopment. Redevelopment offers an opportunity for a high quality scheme which should enhance the area without damaging the openness of the Green Belt. Development schemes will need to take account of highway requirements and the need to retain the use of the playing fields that form part of the overall site. Proposals will need to include the provision of small scale changing facilities, space for cars to park and measures to ensure that access can be gained to the playing fields via Lycrome Road. The extent of the MDS is shown on the Proposals Map. This is also shown as SHLAA site 108. The area of this site is 1.44 hectares, the building footprint is 3,200 square metres (sq m) and the floorspace is 5,120 sq m.

**9.12** A large campus site at **Newland Park, Chalfont Common**, has become surplus to the requirements of Bucks New University, which has consolidated its facilities on its site in central High Wycombe. The site has been sold to a developer. The site is within the Green Belt, the Chilterns AONB and the Colne Valley Park. However there are many buildings on the site, including lecture rooms, offices and student accommodation, linked to its former use. The site also includes a former manor house which is a listed building. Some of the buildings on the site are suitable for re-use.. Redevelopment offers an opportunity for a high quality scheme which should enhance the area without damaging the openness of the Green Belt and the other important environmental

constraints affecting the site. The extent of the MDS is shown on the Proposals Map. The area of this site is 17.15 hectares (gross), and the building footprint is 18,500 square metres. The site is relatively remote in terms of accessibility and so the need for measures to address potential transport impacts is of paramount importance. A transport assessment for the above site will need to be undertaken and agreed by the Council. A robust Travel Plan should be provided including

measures to encourage modal shift, for example the establishment of car clubs and the reduction of single occupancy journeys. As the site is considerable in terms of size it also offers an opportunity to provide accommodation related to the anticipated need for elderly persons housing in the District, such as extra care facilities or a nursing home. The Chilterns Open Air Museum which adjoins the site is not included in the MDS.

#### **POLICY CS7: MAJOR DEVELOPED SITES WITHIN THE GREEN BELT ALLOCATED FOR HOUSING**

The two sites listed below and shown on the Proposals Map are designated as a Major Developed Site in the Green Belt. Proposals will be considered in relation to national guidance to ensure that development has no greater impact on the openness of the Green Belt than the existing development.

- Land at Amersham and Wycombe College Site, Lycrome Road, Chesham (SHLAA Site 108). New development on this site must provide for access to the adjoining playing fields from Lycrome Road.
- Land at Newland Park, Chalfont Common (SHLAA Site 109). New development at Newland Park must:
  - Conserve and enhance the Chilterns AONB;
  - Improve biodiversity;
  - Not harm the Chiltern Open Air Museum;
  - Preserve and enhance the listed building on site;
  - Incorporate multifunctional green infrastructure
  - Retain and enhance recreational facilities.

**9.13** In addition to site allocations and MDS, it is considered that the number of potentially developable sites within urban areas and villages identified in the SHLAA<sup>36</sup> is more than adequate to provide a base which can be drawn on over the plan period. Some of the suitable SHLAA sites may be allocated as housing sites in the Delivery DPD. Some of these potential sites are made up of parts of residential gardens and so the phasing / timing of their delivery will be dependent on land assembly. Experience suggests that as properties change hands and as family circumstances alter, land assembly will often progress, particularly given the extremely high land values in Chiltern District. There are options for the densities set out in the SHLAA to

be reconsidered when applications are submitted to take account of the latest Government advice and detailed circumstances on individual sites, including requirements for sustainable drainage, relationship to adjoining dwellings, layout and character in relation to the street scene etc. In the light of Government advice, we have not made an allowance within the first 10 years for any windfalls or unforeseen permissions, but the SHLAA confirms that the supply of houses via these sources is likely to continue. When such dwellings are constructed, the Government has confirmed that it is appropriate to count such dwellings as offsetting the overall housing requirement. In this way, windfalls will provide additional contingency in the delivery of housing in the District.

<sup>36</sup> Chiltern Strategic Housing Land Availability Assessment: Update Report March 2011 and Appendices



**9.14** Table 2 below provides an indication of where houses are likely to be built over the plan period taking account of existing commitments and the potential that could be drawn from the SHLAA.

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

## Notes:

\* The figures in Column G are based on the calculations of density in the Chiltern Strategic Housing Land Availability Assessment Update Report March 2011 Version 1.0 including any delivered as "rural exceptions"

\*\* Other villages comprise - Chalfont St Giles, Great Missenden, Prestwood & Heath End, Holmer Green, Penn & Knotty Green, Chesham Bois and Seer Green (combined)\*

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Column	A	B	C	D	E	F	G
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 31st 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)	Likely yield of dwellings from small unidentified sites in years 11 – 15 (2021 – 2026) (net)	Additional Potential in SHLAA from which sites can be drawn (net) (see note *)
Built - up areas of the main settlements - Chesham, Chalfont St Peter Amersham, Little Chalfont (combined)	1,685 to 1,935	370	719	104	492 to 742	-	663 to 939
Identified housing sites in the Green Belt (Policy CS7)	345	-	-	345	-	-	-
Built up areas of other villages excluded from the Green Belt (see notes ** and ***)	550	214	61	-	275	-	238 to 330
Green Belt villages and infill in rows of dwellings (see note **)	70	52	19	-	(-1)	-	-
DISTRICT TOTALS	2,650 to 2,900	636	799	449	766 - 1,016	195	901 to 1,269

**9.15** If housing delivery (including windfalls and unforeseen sites) slips against targets, additional dwellings will be built on urban sites drawn from the SHLAA. The SHLAA<sup>37</sup> identifies sufficient sites in settlements within the District which are not in the Green Belt for this to be realistic, but further contingency measures are set out in Section 18 of this Strategy. Appendix 5 sets out the current housing trajectory. This will be updated regularly and available on the Council's website.

**9.16** National policy requires local authorities to make best use of their existing housing stock by reducing the number of vacant, unfit and unsatisfactory properties. Chiltern District Council undertakes a number of schemes and initiatives aimed at making the best use of existing stock. Existing measures include:

- Providing financial support via grants and loans to help households undertake repairs, improvements and adaptations to their existing homes
- Operating an Empty Homes Strategy which sees it contacting the owners of long term vacant dwellings (i.e. vacant for six months or more) and working with them to return the properties to use
- Operating a pro-active homelessness prevention service which works with clients to help them remain in their homes or to secure alternative housing within the existing private rented sector (via the Council's Rent Deposit Guarantee Scheme)
- Allocating social housing using an allocation policy which prioritises existing tenants who are under-occupying and wish to move to smaller accommodation.

The Council will continue with its efforts to maximise the use of the housing stock.

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

## 10 Providing Affordable Homes

**10.1** 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.

**10.2** LPAs are required to set out the range of circumstances in which affordable housing will be required within housing schemes. Providing affordable housing is one of the Council's priorities and it is intended that significantly more such housing will be provided through this Strategy. The national indicative minimum site size threshold suggests that affordable housing can be considered on developments with 15 or more dwellings. However, PPS3 makes it clear that LPAs can set lower minimum thresholds, where this is viable and practicable. The presumption is that affordable housing will be provided on the application site so that it creates a mix of housing. However, where it can be justified, off-site provision, or a financial contribution in lieu of on-site provision to facilitate affordable housing elsewhere, may be sought.

**10.3** The Council commissioned consultants, Adams Integra, to carry out an affordable housing viability study<sup>38</sup> as part of its evidence base to explore whether the threshold of 15 dwellings could reasonably be reduced, without prejudicing the financial viability of developing such sites. The study involved carrying out developer type appraisals on notional development projects of various mixes, ranging from 5 to 100 dwellings. Adams Integra recommended that the Council should consider

a graduated approach towards the delivery of affordable housing. Adams Integra has reaffirmed this recommendation in its 2010 refresh<sup>39</sup> of the study which took account of the financial impacts of the recession. The District Council accepts that a graduated approach is appropriate and this is encapsulated in the Policy below. Adams Integra also stated, "In our view it is likely to be impractical to seek on-site affordable housing below 5 units. However, from practical and viability viewpoints, we are able to support lower/ introductory proportions of affordable housing being sought by way of financial contributions from sites fewer than 5 dwellings. This could be part of a more equitable approach". This recommendation is also incorporated in Policy CS8 on the following page.

<sup>38</sup> "Affordable Housing Viability Study" (Adams Integra) December 2007

<sup>39</sup> "Affordable Housing Development Economic Study 2009/10 Update" (Adams Integra) March 2010



**POLICY CS8: AFFORDABLE HOUSING POLICY**

The Council will aim to achieve the following targets for the provision of affordable housing. In new developments which contain 15 dwellings or more, at least 40% of dwellings within the development shall be affordable. In developments with less than 15 dwellings, there should be:

- At least four affordable housing units on sites which have 12 to 14 dwellings;
- At least three affordable housing units on sites of 10 or 11 dwellings;
- At least two affordable housing units on sites of 8 or 9 dwellings;
- At least one affordable housing unit on sites of 5 to 7 dwellings;
- On sites of 1 to 4 dwellings, a financial contribution for each new dwelling towards the provision of affordable housing elsewhere in the District.

The Council recognises that there will be occasions where it is not financially viable for developers to meet the targets in this policy. Where these targets cannot be met the Council will require clear evidence to demonstrate why it is not viable to do so. The Council will review this evidence and where appropriate will negotiate with the developer to establish the affordable housing content or contribution that can be secured without the scheme viability being compromised.

On rural exception sites as described in Policy CS9, all the dwellings must be affordable.

**Notes:**

- i. *The Council will make its own assessment of a site's capacity having regard to the adopted planning policies and other material considerations. This will apply in cases where an application site is part of an identifiable larger area capable of more comprehensive development, regardless of ownership.*
- ii. *It should be noted that the levels of affordable housing sought would, according to Adams Integra, still allow scope for contributions towards infrastructure.*
- iii. *All dwelling figures are net.*
- iv. *"Dwellings" are defined in Use Class C3 in the Town and Country Planning (Use Classes) Order 1987 (as amended)*

**We will measure success with the assistance of the following indicators:**

- National Indicator NI155 - number of affordable homes delivered (gross) against target of 33 dwellings per annum
- National Indicator NI156 – reduction in number of households living in temporary accommodation
- If after four years from adoption of the Core Strategy less than 50% of schemes in any size category have secured the target provision, the Council will undertake a review of the Policy
- Local performance Indicator LPIPE25 – 'Percentage of new homes (net) granted planning permission which are affordable'

**Delivery will be achieved via:**

- Planning applications
- Working with Registered Providers (RP), developers and other partners
- Working with parish councils, and communities and landowners to identify rural exception sites

## Application of Policy

**10.4** Policy CS8 applies to housing sites and mixed use schemes which incorporate an element of residential development. On sites of five or more units, 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. In such situations the onus will be on the developer to demonstrate that on-site provision would result in insurmountable management or other problems which would compromise viability. Where affordable housing is provided on site, the Council will aim to ensure that provision is maintained in the long term, subject to conditions attached to funding, for the benefit of those groups requiring access to such housing. This will normally be achieved by means of a Section 106 Agreement. For reasons of viability and housing management, it is acknowledged that on-site provision of affordable homes on sites of four dwellings or less can be problematic. Therefore equivalent financial contributions will be sought on these sites and secured by way of Section 106 Agreements. Contributions will be ring-fenced and used to provide affordable housing in partnership with a Registered Provider (RP) and, where possible, in the same locality as the facilitating site. Details of the formula for calculating financial contributions will be set out in the Affordable Housing Supplementary Planning Document (SPD).

**10.5** In terms of viability, developers and landowners are expected to consider the overall cost of development, including the required planning obligations and any abnormal costs, prior to negotiating the sale or purchase of land. If the relevant landowner or applicant considers that the circumstances on a particular site make the appropriate level of provision set out in Policy CS8 unviable, they will need to provide a full financial viability assessment and justification for any variation and submit this to the District Council.

**10.6** The Council aims to provide 700 affordable dwellings over the plan period 2006-26. Between the period 1st April 2006 to 31st March 2011, 77 (net) have already been built and 193 have planning permission, so approximately 430 additional affordable homes will need to be permitted and built over a 15 year period, an average of 29 per annum. This figure takes account of the fact that the small size of many of the sites likely to come forward will produce the lower proportions of affordable housing set out in the graduated scale within Policy CS8.

## Affordable Housing in Rural Areas

**10.7** In some settlements there may be potential for providing affordable housing on the fringes of the settlement. All of the land around the main settlements and most of the smaller villages and settlements is covered by the Green Belt. Policy CS9 deals with this Council's approach to developments involving 100% affordable housing for local people on the edges of villages. These sites will constitute windfalls and will not be identified but will be judged by their sustainability, site constraints and the level of community support. Support for such schemes would also be subject to a proven local need.

**POLICY CS9: AFFORDABLE HOUSING IN RURAL AREAS**

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 housing for the community.

The conditions are that:

- There is an established need;
- The housing comprises 100% affordable housing;
- The housing is provided for people with a strong and demonstrable local connection;
- The housing remains affordable in perpetuity;
- The development is small-scale, no greater than required to meet the current need and respects the setting, form and character of the settlement and the surrounding landscape.

The Council will work with Registered Providers, Parish Councils, Buckinghamshire Rural Housing Partnership and other stakeholders to help to bring about successful rural exception schemes.

**10.8** The Bucks Strategic Housing Market Assessment (SHMA)<sup>40</sup> looks at the type of affordable housing which is needed in the future. This includes social rented and other types of housing such as shared equity / intermediate housing. Shared equity has a role in assisting households which cannot afford to buy outright, but who are working and with a household income in the region of at least £35,000 to £40,000 per annum. However, it is beyond the means of those who are on lower incomes (or unemployed). 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 of new affordable could be intermediate, the rest being social rented.

Table 13.1 in the SHMA shows that market rents were about 200% higher than social rents and further up the housing ladder, the cheapest market housing for purchase was 187% higher than market rents. This situation is similar to that for the south east region as a whole. Rural housing schemes brought forward under this policy may include a different mix since they are provided on the back of a survey which should identify the precise size, mix and tenure of a scheme. In view of the above and the guidelines set down at a national and regional level, the Council will aim to achieve a balance between the two types of housing within affordable housing schemes as set out below.

<sup>40</sup> Buckinghamshire Strategic Housing Market Assessment – Final Report (Fordham Research) July 2008

**POLICY CS10: AFFORDABLE HOUSING TYPE**

The Council's Strategy in relation to affordable housing is to seek a mix of a minimum of 70% social rented and a maximum of 30% shared ownership (or other intermediate housing option). This strategy will be reviewed from time to time within the Council's Strategic Housing Framework, which will take into account national guidance and legislation and local circumstances. The appropriate mix in any particular development will be considered in the context of viability and local circumstances.

**Note**

*i. The review of the amount of social rented and intermediate affordable housing to be provided in new development will take into account changes in the definition of affordable housing set out in national planning policy.*

**We will measure success with the assistance of the following indicators:**

- Number of new social rented homes built against the average target of 23 per annum
- Number of other types of affordable housing built against the average target of 10 per annum

**Delivery will be achieved via:**

- Planning applications
- Working with Registered Providers (RP), developers and other partners

**POLICY CS11: AFFORDABLE HOUSING SIZE**

The Council will seek and promote the following mix in respect of the affordable element of housing schemes:

- Where less than 10 affordable dwellings are proposed they should all be one and two bedroom dwellings;
- Where 10-14 affordable dwellings are proposed one three bedroom dwelling shall be provided with the remainder being one and two bedroom dwellings;
- Where 15-19 affordable dwellings are proposed two three bedroom dwellings shall be provided with the remainder being one and two bedroom dwellings;
- Where 20 or more affordable dwellings are proposed 20% of those dwellings shall have three bedrooms with the remainder having one and two bedrooms.

These are guideline figures. The Council will consider varying the percentages on a site by site basis depending on site specific issues or local housing needs.

**We will measure success with the assistance of the following indicator:**

- Number and percentage of affordable homes with over 3 habitable rooms.

**Delivery will be achieved via:**

- Working with developers and Registered Providers (RP) and other partners



**10.9** Turning to the issue of housing size, the number of one- and two-person households is expected to continue to rise due to an increase in divorces and people living longer. 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 units. Indeed Local Plan policy has encouraged this. Work on the South East Plan highlighted growing evidence that insufficient attention is being paid to ensuring an adequate supply of family sized homes in the social rented sector. The District Council has recently considered whether in some schemes, it should require some 3 and 4 bedroom units and if so to provide clear guidance on the mix which it is seeking. Experience to date has shown that delivering a mix of one, two and three bedroom dwellings can be difficult in small schemes where land is limited. However, on larger sites there is scope to have a wider mix of property sizes. The Council will also seek to influence the housing mix in market housing schemes through discussion with developers, taking into account the mixes in the locality and evidence in the SHMA. Our evidence does not show a significant need for flat schemes and these will not be encouraged.

# 11 Providing Homes for Special Needs

## Homes for People with Support Needs

**11.1** Local authorities are expected to pay particular regard to assessing and planning for the social needs which arise from an ageing population. They 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. By 2025, 22% of the population of Chiltern District will be over 65. 5% of the population is already over 80. There are currently 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 (LA or Registered Provider stock). In addition there are 197 units in leasehold retirement schemes<sup>41</sup>. So, one of the key issues in this strategy is the need to provide more, and better, accommodation and care for older people. This aspiration was supported by the public in the response to the consultation on the Strategic Options paper.

**11.2** Buckinghamshire County Council's Adult and Family Well Being Unit (AFWBU) has calculated that at 2010 there was an unmet demand for 356 units<sup>42</sup> of accommodation for people with special needs (i.e. older people those with physical and sensory disabilities, those with learning disabilities, mental health problems and those at risk of homelessness) in Chiltern District. Out of this total, the AFWBU

calculated that in 2010 217<sup>43</sup> units would be needed to provide specialist care beyond what may be provided in the home<sup>44</sup>. The AFWBU estimates that if demand is not met, by 2020 the need could rise to 596 units, of which 433 units would need to provide specialist care. National and local policies encourage promotion of people's independence and choice, and one of the ways to do this is by helping people to live at home as long as possible. Accordingly it is important to provide a range of services which are focused on the individual, rather than automatically moving people into the traditional residential based services which are currently available. Buckinghamshire County Council is therefore seeking to promote extra-care housing as a key part of future accommodation for older people. This is self-contained accommodation which occupiers own, part own, or rent, which is generally within schemes of at least 30 similar units and which has 24-hour support provided on an 'as needed' basis. There are currently very few units of extra care accommodation in the District. The District Council considers it entirely reasonable that an element of the development planned in Policy CS2 should include accommodation for those with special needs, including extra care homes, as part of their proposals, essentially a part of the infrastructure needed to support the population. The different types of accommodation could range from ordinary dwellings which have had minor adaptations where residents remain at home and live relatively independently but are provided with some support, through to specialist housing with support being provided on site,

<sup>41</sup> Extra care in Buckinghamshire – A strategic plan. Buckinghamshire County Council Adult Social Care. November 2006. Pages 58 and 67.

<sup>42</sup> Derived from Tables 1-5 of the 'Buckinghamshire 12 Year Housing Plan for People with Support Needs' (Buckinghamshire County Council - Adult Social Care, June 2009)

<sup>43</sup> This includes 138 units of residential or 'extra care' accommodation for older people identified within the 12 Year Housing Plan for People with Support Needs

<sup>44</sup> The characteristics of 'specialist units' are defined in the '12 Year Housing Plan for People with Support Needs' as those which require "specific design considerations; Housing units could be co-located; Support being provided on site, usually for 24 hours; Could be intensive supported

usually for 24 hours, including for those with physical disabilities. In terms of location, such units should be within communities and bus routes/transport links and ideally there should be a choice of location. Parts of the following large sites may be appropriate for the development of extra care, residential care or nursing homes:

- Newland Park, Chalfont Common
- Holy Cross Convent, Chalfont St Peter
- National Society for Epilepsy (NSE), Chalfont St Peter

**11.3** The level of care might vary from home to home but full extra care facilities would be defined in the following terms:

- Self-contained flats or bungalows for sale or rent, including affordable units; if land could be made available for Registered Providers (RP) to develop extra care homes then rents could be affordable and the development could be meeting the needs of the more financially limited.
- Application of extra care building standards and/or lifetime home standards regarding room sizes, design and number of habitable rooms, including level access living space which is wheelchair accessible and lifts to units not on ground floor
- Design features and facilities to make the facilities and environment accessible, including mobility and access assistance – for example communal buggies or a shared car pool; a local built environment which takes account of access issues and which has adequate lighting and appropriate security and/or community policing
- Provision of an appropriate package of care in the individual's own dwelling, to a high level of need if required with 24 hour care staff and support accessible on site, including domestic support services such as help with shopping, cleaning and possibly making meals
- Catering facilities with one or more meals available each day.
- More comprehensive and extensive communal facilities than traditional sheltered housing, including a restaurant, gardens, lounge and activity room. They could also include a library, health suite, computer suite, consultation room, cash machine, post box or other communal facilities. These facilities are dependant upon the size of the scheme.
- Adaptable tele-care technologies included within flats in a discreet way which promotes independence.
- A location close to local community facilities which are easily accessible by buggy or public transport. The local community is able to use facilities at the extra care scheme e.g. restaurant, health care. The scheme is 'part of the community'.
- Visitor accommodation.
- Specialist equipment to help meet the needs of frail or disabled residents – laundry, assisted bathing, sluice, hoist, also charging and storage facilities for electric wheelchairs/ scooters.
- External design which does not identify the needs of the occupants
- Homes which are accessible to all members of the community regardless of race, age, gender, disability, sexual orientation, religion or belief
- Appropriate heating, lighting and bathrooms

The above sets out facilities which will be sought in schemes which are promoted, although it would not be expected that all the facilities listed would be provided in every case.

**POLICY CS12: SPECIALIST HOUSING**

Within Amersham/Amersham-on-the-Hill, Little Chalfont, Chesham and Chalfont St Peter, the Council and its partners will encourage the provision of extra-care homes, specialist housing for the elderly and housing and supported living accommodation designed for people with disabilities including for those with dementia and mental health problems. In identifying sites and/or determining planning applications, regard will be had to the following factors:

- the need for a location within the built-up area of the towns, close to shops, health and community facilities;
- the potential for development to be self-contained;
- the availability of public transport to reduce travel requirements.

Promoters of schemes for extra-care homes should take account of the desirability of incorporating facilities set out in this Strategy. The requirements for affordable housing as set out in Policy CS8, must be met wherever dwellings, as defined in Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), are built.

**We will measure success with the assistance of the following indicators:**

- National Indicator NI136 – adults supported to live independently through social services
- Number and location of each of the following: extra-care homes; bedspaces in specialist homes for the elderly; homes and supported living units for people with disabilities; bedspaces in nursing homes and other specialist units.

**Delivery will be achieved via:**

- Developments by the private sector and possibly Registered Providers (RP)
- Negotiation between applicants and Buckinghamshire County Council

**11.4** The National Society for Epilepsy (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. The NSE site includes many buildings, four of which are listed, as well as some more open land. The site is within the Green Belt. The NSE has developed a vision for the future of its site to enable modernisation of its care homes and the Council has permitted some redevelopment at the site in order to provide better facilities. A new care home to replace outdated homes is under construction. Given the importance of the NSE's work, it is considered that this Strategy should provide a positive framework in order to support the NSE's work. National planning guidance in PPG2 Annex C enables the Council to do this by identifying the site as an MDS and supporting

its continuing use as a residential institution. Only the developed area of the site is proposed for designation as a Major Developed Site. The MDS boundary has been drawn tightly in order to reflect the grouped form of buildings on the site. It does not include a few buildings which lie outside the main developed area of the site. The MDS will provide an important context for any future infilling or redevelopment. It is essential that any new buildings or extensions are of high quality, helping to enhance the character of the area without damaging the openness of the Green Belt, the Colne Valley Park or the listed buildings within the site. The extent of the MDS is shown on the Proposals Map.

### **POLICY CS13: MAJOR DEVELOPED SITE WITHIN THE GREEN BELT AT THE NATIONAL SOCIETY FOR EPILEPSY, CHALFONT ST PETER**

Land at the NSE site Chalfont St Peter as shown on the Proposals Map is designated as a Major Developed Site within the Green Belt as defined by PPG2. Any redevelopment or infilling which may be proposed on the site will be considered in relation to the guidelines set out in Annex C of PPG2 in order to ensure that development has no greater impact than the existing development on the openness of the Green Belt. Any redevelopment must be compatible with the continuing occupation of parts of the site by the NSE for care and medical use. Development must preserve and enhance the listed buildings on the site.

#### **Homes for Gypsies and Travellers**

**11.5** 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). The study showed that within Chiltern District in September 2006 there were 12 existing pitches which formed a 'baseline'. The initial findings estimated a requirement for an additional 13 pitches to be provided by 2011. The GTAA assumed that by 2011, 5 vacancies would have arisen on the Council-owned sites in Chiltern and one vacancy as a result of a desired move into housing. But there is no evidence to indicate that any such genuine vacancies for families in need have actually occurred. The identified need was reduced by 2 planned pitches, but these are included in the supply referred to below. Needs arising from this period may therefore be in the range of 15-21 pitches.

**11.6** The evidence base which was developed for the South East Plan did not include any assessment for Gypsy and Traveller pitches beyond 2016. Further studies, potentially in conjunction with neighbouring authorities, will therefore be carried out as part of the emerging Delivery Development Plan Document (DDP) to assess the pitch requirement to 2026. Any site allocations which may be needed for additional pitches will be allocated within the above DDP.

**11.7** At March 2011, Chiltern District had two permanent Gypsy and Traveller sites which are owned by Buckinghamshire County Council and managed by Oxfordshire and Buckinghamshire Gypsy and Traveller Service. These are at:

- Green Park, Copperkins Lane, Amersham (Bucks CC)
- The Orchards, West Hyde Lane, Chalfont St Peter (Bucks CC)

In total these sites currently have permanent planning permission for 14 pitches of which one remains to be provided. Each pitch typically accommodates one to two caravans or mobile homes. In addition there are two privately owned sites. The respective planning permissions for these sites are currently linked to the existing occupiers.

- Three Oaks Farm, Roberts Lane, Chalfont St Peter, has permanent planning permission for six pitches.
- Green Acres Farm, Shire Lane, Chalfont St Peter, has a temporary planning permission for one pitch.

From the baseline figure of 12 pitches in 2006, the District now provides 21 pitches, albeit that one pitch has a temporary permission.



**11.8** 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 and Travellers passing through the District. Indeed, the County Council had provided a transit site, in South Bucks District close to the Chiltern boundary, at Whites Hill on the A355 but it was closed through lack of use. It is therefore not intended to make any Transit Site allocations. If new evidence demonstrates that this is necessary for the period 2016-2026, this issue will be considered in the Delivery DPD.

### Homes for Travelling Showpeople

**11.9** 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 the County. 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.

**11.10** The evidence base developed for the South East Plan did not include any assessment for Travelling Showpeople pitches beyond 2016. Further studies will therefore be carried out as part of the emerging Delivery DPD to assess the pitch requirement to 2026. Any site allocations which may be needed for additional pitches will be allocated within the above DPD.

**11.11** At March 2011 Chiltern District had one privately owned permanent site for a single pitch at:

- The Vale, Chesham

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

From the baseline figure of one pitch in 2007, the District now provides 15 pitches, albeit that 14 of these are currently on temporary permissions.

**11.12** Unless all identified needs have been provided for as a result of development management decisions resulting in suitable and deliverable sites to meet the respective needs for pitches for Gypsies and Travellers and pitches for Travelling Showpeople, the Delivery DPD will allocate sufficient sites to meet the remaining needs. Policy CS14 below sets out the criteria to allocate new sites and on which planning applications for this development will be assessed.

**POLICY CS14: SITES FOR GYPSIES AND TRAVELLERS AND SITES FOR TRAVELLING SHOWPEOPLE**

Sites for Gypsies and Travellers and sites for Travelling Show People in Chiltern will be allocated in the Delivery Development Plan Document (DPD). Site suitability will be assessed against relevant policies in this Core Strategy and other relevant guidance and policy. There is a general presumption against inappropriate development within the Green Belt. New Gypsy and Traveller sites, and sites for Travelling Showpeople constitute inappropriate development within the Green Belt as defined in Planning Policy Guidance 2 (PPG2) Green Belts. If it is found that no suitable or deliverable sites can be allocated within settlement areas excluded from the Green Belt to meet the identified need for new sites, the Council will allocate sites for additional pitches within the Green Belt. In very special circumstances, consideration may be given to granting permanent planning permission on Green Belt sites which already have an extant temporary permission.

## 12 Maintaining Economic Prosperity

**12.1** In 2001, there were 32,500 jobs within Chiltern District. Part of the vision for Chiltern is for “a place which encourages local employers and small businesses so that we can protect the area’s economy for the future and achieve a better balance between the jobs available and the people to fill them.” Such a balance relates to land, premises and physical measures, which are the province of the Core Strategy, as well as to training and education measures, which are not. Notwithstanding the current worldwide economic downturn, and national economic problems, the District is fortunate in having a healthy economy and a skilled workforce and a key element of our strategy is to maintain the economy, and bring about conditions where it can flourish. This fits well with national policy.

**12.2** To assess the employment needs of the local economy and workforce, the District Council, along with the other Councils in Buckinghamshire, commissioned consultants to undertake the Buckinghamshire Employment Land Review (BELR), which was completed in August 2006. The BELR looked at two scenarios for employment growth to 2026, one “unconstrained” (no land or labour constraints) and one “constrained” (no new employment land). The BELR concluded that the most likely future scenario for Chiltern District is the constrained one, based on the limited supply of land and premises. The report concluded that, even with a lack of any new employment land and premises, Chiltern may still be able to achieve economic growth by encouraging and supporting “smart” growth through measures such as making more efficient use of existing land and premises, better use of information and communication technology and home-working and maximising the use of the potential labour force. Work on the South East Plan led to the concept of “smart” economic growth being defined as: “lifting under-performance through increasing the region’s stock of businesses; maximising the number of

people ready for employment at all skill levels, and ensuring they are equipped to progress in the labour market; increasing the participation of South East businesses (especially small businesses and social enterprises) in tendering for public sector contracts; reducing road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shifts; ensuring sufficient and affordable housing and employment space of the right type and size to meet the needs of the region and create the climate for long-term investment through efficient use of land resources, including mixed-use developments; and improving the productivity of the workforce and increasing economic activity.” As at 31 March 2011, planning permission existed for 49,000 square metres of new employment floorspace on existing employment land within the District. Implementation of some, or all, of this potential will be a key element in this smart growth.

**12.3** The economic activity rate in Chiltern, that is the number of residents of working age who are economically active is 83.7%. This is relatively low and, although the Chiltern workforce is already highly skilled, there is a need to develop skills still further to bring more residents into employment and to increase productivity. Therefore, a key element of the Sustainable Community Strategy is to support measures aimed at improving the skills of the District’s residents and education opportunities available to them.

**12.4** Chiltern District has a higher overall volume (90%) of small businesses (less than 10 employees) and a higher rate of business start-ups and closures than the County, Regional or National averages. Encouraging small businesses, including those run from home, is therefore important. Supporting working from home should also help to reduce the need for residents to commute on a daily basis.

**POLICY CS15: SMART GROWTH**

The Council will work with key stakeholders to encourage and support 'SMART' economic growth through measures such as:

- making more efficient use of existing land and premises, especially those suitable for occupation by small businesses and encouraging the implementation of planning permissions granted for additional floorspace;
- better use of information and communication technology, including high speed broadband access to all properties;
- supporting working from home, balancing immediate impact on residential amenity against wider environmental impacts caused by journeys to work;
- Working with partners to develop skills.

**We will measure success with the assistance of the following indicators:**

- Changes in the number of jobs
- Changes in floorspace of employment uses
- National Indicator NI171 - new business registration rate
- National Indicator NI163 - proportion of the population (aged 19-64 for males and 19-59 for females) qualified to at least Level 2 or higher skills as measured by educational qualifications

**Delivery will be achieved via:**

- Delivery DPD
- Development projects
- Through working with business agencies such as Buckinghamshire Business First

**Employment Land**

**12.5** The Panel which conducted the Examination into the draft South East Plan stated in its recommendations: "Recent work for Buckinghamshire CC indicates a concern about loss of employment land to housing in Chiltern District, and suggests that potential employment demand could justify a position that no further employment land is lost to housing." This recommendation was carried through into the South East Plan (May 2009), which specifically identifies the need for "strong protection for existing employment land in Chiltern District unless new land is substituted." The Council agrees with the need for protection and will seek to retain a portfolio of employment sites which provide a range of jobs to meet local needs. This approach should help to maintain the local economy, preserve local employment and reduce the need for more out-commuting.

**12.6** The larger areas of employment land in the District (those sites larger than 0.25 hectares) outside the Green Belt are identified and protected by "saved" policies E2 and E3 in the Adopted Chiltern District Local Plan. A survey carried out by the Council in November 2010<sup>45</sup> revealed that over 24% of the units on these sites were vacant. There is concern in parts of Chiltern, particularly Chesham, that some smaller buildings and sites have also been vacant for an unreasonably long time. It is the Council's intention to carry out a review of the E2 and E3 employment sites in the Delivery DPD to determine their suitability for continued employment use and the prospects of providing jobs over the lifetime of the Core Strategy. This will also take into account changes to the Town and Country Planning Use Classes Order which are expected to be finalised in late

<sup>45</sup> Employment Land Survey- November 2010, Chiltern District Council – published March 2011

2011. It will also take account of a study<sup>46</sup> carried out in 2005 which concluded that even sites which were not regarded as “higher performing” fulfil an important role in the local economy in providing accommodation for local businesses. In the meantime, because of the high amounts of vacant and underused land, there is a need to consider changes of use of sites and buildings on a more flexible basis than hitherto. Occasionally there are proposals for leisure, community or health use which provide employment opportunities, but which do not fall in the “B” Use Class within planning regulations. National policy takes quite a broad view of economic development. Policy CS16 aims to reflect the advice by setting out a flexible approach which will allow for a wider range of employment uses than offices, manufacturing and warehouses. Acceptable uses include a variety of community and leisure uses. Retail uses could also be acceptable, but only in town centres to avoid detracting from the viability and vitality of the existing town centres. Uses which are acceptable could vary from settlement to settlement or even within different parts of a town; for example a leisure use attracting many people might be acceptable on some town centre sites, but might not be suitable on an existing employment site which is surrounded by houses. Policy CS16 sets out the factors which will be taken into account in determining proposals. Clauses are included in the policy which allow employment uses on the upper floors of premises in the three District Shopping Centres, as defined on the adopted Proposals Map, to be converted to residential units and which provide scope for some changes of use of smaller employment buildings and sites to residential use. These add flexibility and should help to produce more vibrant town centres and allow some redundant employment premises to add to the housing stock. To establish that there is no reasonable prospect of continuing commercial use, the Council will require appropriate evidence.

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**46** Investigation of sites not designated as higher performing in the Employment Land Study of 2004 Aitchison Rafferty 2005.



**POLICY CS16: EMPLOYMENT LAND**

The Council will aim to 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.

The redevelopment of existing employment sites and premises for employment use to make more efficient use of sites and provide modern premises attractive to the market will be encouraged. Mixed use schemes will be acceptable where these would facilitate appropriate amounts and types of employment uses on the site.

The continued designation, role and boundaries of sites currently covered by Policies E2 and E3 in the Adopted Chiltern District Local Plan will be reviewed in the Delivery DPD to achieve a balanced portfolio of fit for purpose sites attractive to the market. Pending the above review of sites, and subject to the application of the sequential test for any proposed town centre uses, proposals for economic development on these sites will be assessed on a case by case basis in the light of the scale and nature of the uses, their location within the site and the degree to which they would be compatible with, or complementary to, the existing business use in that location and consistent with the integrity and function of the location for employment purposes.

The policies applying to any defined sites will be reviewed in the Delivery DPD.

Changes of an employment use to residential use will be acceptable on the upper floors of properties within the three District Shopping Centres as defined on the Proposals Map.

Where an employment site (including sites covered by policies E2 and E3) is within the built-up areas excluded from the Green Belt, the loss of employment land as a result of redevelopment for other uses, including residential use, will be acceptable where there is no reasonable prospect of the site being used for employment purposes, or where it is creating significant amenity issues, or where the existing use is creating significant highway problems.

For the purpose of this policy “economic development” includes development within the B Use Classes (as defined in the Use Classes Order), public and community uses and town centre uses.

**We will measure success with the assistance of the following indicators:**

- Amount of vacant employment land and premises brought back into employment use
- Change in the number of jobs as a result of land being reused

**Delivery will be achieved via:**

- Planning Applications
- Development projects

**12.7** As explained above, the environmental and land supply constraints which exist in the District are such that employment growth will be largely restricted to the redevelopment and extension of existing premises. One employment site within Chiltern District, Chalfont Grove, which lies to the north west of Chalfont St. Peter, is considered suitable for designation as an MDS. The activity at Chalfont Grove is classified as a B1 use, with some ancillary workshop and storage uses, and currently employs about 580 people who are either directly or indirectly connected with the broadcasting industry. It is one of less than 1% of businesses in the District employing over 200<sup>47</sup> people. It is an important telecommunications site which delivers services for national and international broadcasters as well as a number of Government agencies.

**12.8** PPG2 states, specifically with regard to employment sites located within a MDS, that limited infilling “may help to secure jobs and prosperity without further prejudicing the Green Belt.” The building fabric at Chalfont Grove covers many eras of building activity. A number of the buildings are now coming towards the end of their useful life and, in any event, are no longer suitable to meet the requirements of the modern day activities of the occupiers. The identification of the site as a MDS does not imply that development or redevelopment across the wider site ownership would be in any way acceptable. The designation applies only to the area of 5.7 hectares defined on the Proposals Map.

#### **POLICY CS17: MAJOR DEVELOPED SITE WITHIN THE GREEN BELT AT CHALFONT GROVE, CHALFONT ST PETER**

Land at Chalfont Grove, as shown on the Proposals Map, is designated as a Major Developed Site within the Green Belt. Any redevelopment or infilling which may be proposed on the site will be considered in relation to national guidance in order to ensure that development has no greater impact than the existing development on the openness of the Green Belt. The site shall be retained in employment use within Use Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended.

**12.9** As stated above, at 31/3/2011 there was outstanding planning permissions for more than 49,000 square metres of new employment floorspace. It is expected that some of the outstanding permissions will be implemented when the economy picks up again, but, in addition, expansion of employment could also be achieved within some of our existing employment sites if they were used more effectively. As indicated in Policy CS3, the Council will support additional employment floorspace in cases where this is acceptable without causing transport problems or damaging neighbourhood amenity. Taking into account the potential of outstanding permissions, the possibility of expansion of existing uses and the findings of the BELR referred to in paragraph 12.2 above, there is no hard evidence of a need

to identify additional employment land in the District. This however is a matter which needs to be kept under review through monitoring and through dialogue with the business community and other stakeholders. Policy CS3 above provides a positive framework for considering some expansion of existing employment floorspace on existing employment sites.

#### **Retaining Thriving Town Centres**

**12.10** Chiltern District has a number of town and village centres which represent the hearts of our communities and provide places for people to live, work, shop and visit. They are the most accessible locations in the District, providing local facilities and infrastructure such as community

<sup>47</sup> Buckinghamshire Employment Land Review Table 3.5

centres, libraries, shops, schools, healthcare facilities, leisure and entertainment. These centres are vital in helping to meet people's day-to-day needs, are important to contributing to people's quality of life and assist in community cohesion.

**12.11** Overall the District is relatively self-contained in terms of food and grocery shopping, but a significant amount of comparison shopping and leisure activity, other than visits to pubs and restaurants, is currently undertaken outside the District. Popular locations for Chiltern residents for non-food shopping and leisure activities are in High Wycombe, Maidenhead, Watford, Windsor, Slough, Hemel Hempstead, Aylesbury, Uxbridge and London (West End).

**12.12** National policies indicate that site selection for proposed new retail and town centre functions such as services and leisure facilities should follow a sequential process, the first preference being to locate them within identified centres in preference to peripheral sites or sites outside centres. A hierarchy of district and local centres was identified in the Adopted Chiltern District Local Plan 1997 to form a structured basis for retail and service provision. The hierarchy of centres and their defined areas are retained as saved Local Plan policies and we will continue to expect new retail development to be concentrated in these centres, with the larger schemes in the three District Shopping Centres of Amersham-on-the-Hill, Chesham and Chalfont St Peter. The function of these centres will be protected by continuing to resist the loss of retail floorspace and key services which contribute to the vitality of the centres and communities using the saved Local Plan policies. These policies will be replaced by updated development management policies in the Delivery DPD.

**12.13** The strategy for the largest centres in the District is to encourage a broad range of uses which contribute to their vitality and viability and maintain and develop them as attractive, safe, vibrant and prosperous local centres and thriving

places to live, work and shop. Some of this will be achieved by improvements being promoted by Revitalisation Groups.

**12.14** The Retail and Town Centre Study<sup>48</sup> and its update explain how increased expenditure could support an additional 1,250 square metres (net) of new convenience floorspace and 2,600 square metres (net) of comparison retail space in Amersham-on the-Hill and 1,200 square metres (net) of new convenience floor space and 3,650 square metres (net) of new comparison retail space in Chesham between 2010 and 2026. In Chalfont St Peter, our evidence base suggests the need for an additional 50 square metres (net) of new convenience retail space and perhaps another 800 square metres (net) of comparison up to 2026. Policy CS18 below expresses the Council's support for the expansion of retail uses within the District Shopping Centres as defined in the Local Plan. We will consider allocating sites for retail development within these centres in the Delivery DPD. The evidence acknowledges that finding sites for food store development by extending the existing stores in Chesham may be unlikely to occur, and that as an alternative a medium-sized supermarket could be built. Whilst, in theory, the floorspace could be transferred to Amersham, as the catchment areas overlap, this would not be ideal from the point of view of sustainability as it could increase the number of car journeys made. Local centres, defined in the Adopted Local Plan, complement the three main District Shopping Centres and have an important role in serving the day-to-day needs of their local areas. These centres have a more limited range and choice of comparison shopping than the District Shopping Centres. The Retail and Town Centre Study recommends that the future priority for the local centres should be to consolidate and maintain their roles as important local centres providing basic food and grocery shopping facilities.

<sup>48</sup> Retail and Town Centre Study (Nathaniel Lichfield) January 2008 and Update September 2009

**POLICY CS18: DEVELOPMENT WITHIN DISTRICT SHOPPING CENTRES**

Within the District Shopping Centres of Amersham-on-the-Hill, Chesham and Chalfont St Peter defined on the adopted Proposals Map, development for new retail, leisure, entertainment, arts, cultural facilities and tourist attractions will be promoted and/or supported as long as it:

- enhances or maintains the range and quality of local facilities
- adds to the vitality and viability of the area;
- is in keeping with the scale and character of the surrounding buildings and the locality;
- contributes to the maintenance of a safe environment;
- retains any existing ground floor retail floorspace and retail frontage;
- does not involve any net loss of residential accommodation.

The aim is to seek development which, wherever possible, incorporates an appropriate mix of uses. Residential use of upper floors of buildings will be supported and encouraged. In line with Policy CS16, changes of use of an employment use to residential use will be acceptable on the upper floors of properties in the three District Shopping Centres of Amersham-on-the-Hill, Chesham and Chalfont St Peter, as defined on the Proposals Map.

**We will measure success of this Policy with the assistance of the following indicators:**

- Amount of new retail, leisure and industrial floorspace created
- Improving position of the District Shopping Centres in the national retail indices
- Views of local revitalisation groups

**Delivery will be achieved via:**

- Development projects
- Pro-active work by the Council and stakeholders
- Environmental improvements

**The Rural Economy**

**12.15** 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.

**12.16** Business stakeholders have suggested to us that the Council needs to have a flexible approach to allowing farm diversification schemes to allow for rural employment uses. The Council accepts this and will support proposals for agricultural diversification where this will benefit the local community and not conflict with

policies protecting the AONB and the Green Belt or adversely impact the quality of life. Examples of recent acceptable developments include:

- Redundant barns being used for non-agricultural storage, one on the edge of Amersham Old Town, the other north of Chesham;
- Conversion of a barn to general industrial use at a farm on the edge of Prestwood;
- Change of use of a barn to B1 Business use at a site on the edge of Chesham;
- Additional dairy/storage buildings allowed on an existing dairy farm south east of Chalfont St Peter
- Enlargement of farm shops

**12.17** The Council will enhance the vitality of rural communities by supporting appropriate development of infill sites and previously developed land within the boundaries of settlements excluded

from the Green Belt. The design and construction of new rural development must be high quality in all respects, including design, sustainability and compatibility with the distinctive character of the locality. Development outside, but contiguous to, settlement development boundaries may be supported where it constitutes an exception to

meet identified local affordable housing needs as set out in Policy CS9. The Council will particularly encourage discussion of the future of farms via the submission of whole farm plans. In accordance with the AONB Management Plan, we will discourage large scale conversion of farmland to equestrian uses in the AONB.

#### **POLICY CS19: SUPPORTING THE RURAL ECONOMY**

The Council will seek to develop a sustainable rural economy by:

- a. Supporting proposals for agricultural diversification where this will benefit the local community and not conflict with policies relating to conserving and enhancing the natural beauty of the AONB, maintaining the openness of the Green Belt, or adversely impact on the quality of life;
- b. Allowing existing, lawful, suitably constructed, buildings in the Green Belt to be re-used for commercial purposes in cases where this complies with other policies in the development plan and relevant national policy and guidance.
- c. Supporting appropriate development of infill sites and previously developed land within the settlement development boundaries of villages;
- d. Encouraging working at home;
- e. Supporting the development of high speed broadband access to all properties.

#### **We will measure success with the following indicators:**

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

#### **Delivery will be achieved by:**

- Delivery DPD
- Development projects
- Local Investment Plan



## 13 Shaping the Character of Chiltern District

### Design and Environmental Quality

**13.1** Protecting and enhancing the District's high quality built environment, its nationally important high quality landscape, its biodiversity and rich heritage is a key element of this Core Strategy. We will also support the activities of organisations such as the Chilterns Conservation Board and nature conservation bodies, whose role is to promote attractive, diverse and valued countryside. We are also sensitive to the fact that the character of some areas includes its relative tranquillity or quietness. Conservation and careful management of the District's varied wildlife habitats is a fundamental objective which underpins the area's natural beauty, quality and character. In all cases development must seek to sustain and enhance biodiversity for net gain. We will protect and enhance the historic environment, including the many listed buildings, Conservation Areas and varied archaeological remains. We will continue with policies that aim to safeguard natural resources, including high quality agricultural land, mineral reserves and water supplies. This will involve minimising the emission of pollutants (including waste products, light and noise) on the environment, i.e., the ground, the atmosphere and water. A key element of this strategy is directing new development to appropriate and accessible locations, maximising opportunities for the re-use of materials, both on- and off-site.

**13.2** As stated earlier, the main change planned to take place in Chiltern District is the construction of up to 2,900 new dwellings. The way in which that development takes place is crucial to shaping the character of Chiltern. A great deal of development is small-scale, much of it by householders adapting their property, but all of it is important in shaping the character of the area. National policy makes it clear that good design is fundamental to the development of high quality new housing, the aim being that

it should contribute positively to making places better for people. In line with this guidance, the Council will require that all new development in the District is of a high standard of design and makes a positive contribution to, and is in harmony with, the character of the surrounding and wider environment. When assessing how developments link with adjoining areas and communities, we will apply the principles below supported by national guidance:

- Development must be designed so that it is easily accessible for all and well-connected to public transport, facilities for walking and cycling and community facilities and services. New development must provide good access to community recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies;
- New buildings must be well integrated with, and complement, neighbouring buildings and the local area in terms of scale, density, layout and access;
- Development must maintain and improve local character and the natural environment;
- All developments must be safe, accessible and user friendly, particularly for those with disabilities, ensuring measures such as dropped kerbs, safe crossing places, street lighting and security measures are provided where appropriate and accessible by emergency services;
- Development must be designed to avoid sterilising the development potential of adjoining land.

We will require developers to assist in creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, energy-efficient, inclusive, have their own distinctive identity and maintain and improve local character.

**13.3** The locally distinctive standards set out for the Chilterns AONB will be adopted throughout the District. The Council will ensure that new development proposals are assessed in accordance with the Chilterns Buildings Design Guide and the supporting technical notes relating to materials.

#### **POLICY CS20: DESIGN AND ENVIRONMENTAL QUALITY**

The Council will require that new development within the District is of a high standard of design which reflects and respects the character of the surrounding area and those features which contribute to local distinctiveness. All development proposals will be assessed against the design advice set out in national policy, particularly those elements highlighted in paragraph 13.2 above, but also in accordance with the Chilterns Buildings Design Guide and supporting technical papers relating to materials. The Council will also encourage new dwellings to be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.

#### **We will measure success with the assistance of the following indicators:**

- Indicators in the AONB Management Plan
- National Indicator NI5 – overall general satisfaction with local area
- National Indicator NI196- improved street and environmental cleanliness – fly tipping

#### **Delivery will be achieved via:**

- Pre-application advice
- Planning applications

**13.4** New developments must be built to appropriate densities. Generally, locations with good access to centres and public transport facilities are more suited to higher density development, although a flexible approach will be important to ensure that densities are compatible with the surrounding townscape.

#### **Planned Change in the Towns and Villages**

**13.5** The District Council and its partners will support measures planned by the Amersham Revitalisation Action Group aimed at making Amersham a better place. Key future projects are likely to include enhancements to Market Square, footpath improvements, better streetscape design, the development of a visitor strategy and the preparation and implementation of sustainable school travel plans. Further proposals for the place-shaping of Amersham will be set out in the Delivery DPD.

**13.6** The District Council and its partners will support measures planned by the Little Chalfont Community Association aimed at making the community a better place. Key future projects include creating an improved village centre, improved landscaping throughout the Village, improved signposting and street lighting, various measures to improve highway and personal safety, enhancements to the village green, improved parking and a clean-up of Snells Wood.

**13.7** The District Council and its partners will support measures planned by the Chesham Revitalisation Action Group aimed at making Chesham a better place. Key future projects are likely to include the development of Lowndes Park, a community hub at Pond Park, measures to promote sustainable business including an enterprise hub and the introduction of demand-responsive local bus services. Further proposals

to support the place-shaping of Chesham will be put forward in the Delivery DPD.

**13.8** The District Council and its partners will support measures planned by the Chalfont St Peter Revitalisation Action Group aimed at making Chalfont St Peter a better place. Key future projects are likely to include the development of heritage exhibition facilities, improvements to the River Misbourne and improved facilities at the local youth club, (see also Policy CS29). Further proposals to support the place-shaping of Chalfont St Peter will be set out in the Delivery DPD.

**13.9** The District Council and its partners will support measures planned by the Chalfont St Giles Revitalisation Action Group aimed at making the village a better place. Key future projects are likely to include improvements to village identity, traffic calming and improving the flow of the River Misbourne.

**13.10** The District Council and its partners will support measures planned by the Great Missenden with Prestwood Revitalisation Action Group aimed at making the village a better place. Key future projects are likely to include a youth forum and a range of youth activities, revitalisation of Great Missenden High Street, a business network, a visitor strategy, parish design plans, and demand-responsive travel.

### Area Character

**13.11** As indicated in section 3.1, many residential areas within Chiltern District have a very special local distinctiveness which gives them a semi-rural feel. To retain this character, very little change is likely to be permitted in these areas. More detail about the character of these areas and the damage which could be caused by inappropriate proposals is set out in the Townscape Character Assessment<sup>49</sup>. Concentrating development on

existing built up areas can have an impact on existing urban character. The Council considers that it can manage development in a positive way to avoid it having a detrimental impact. It is doing this primarily by allocating specific sites for residential development. Whilst development will be focused within the four main centres, the Council accepts that there are particular areas within these towns where development could be harmful. These include Conservation Areas and residential areas which display a special character.

**13.12** Chiltern District has a rich and diverse historic heritage which encompasses archaeological sites, over 1,000 buildings of special architectural or historic interest, 19 Conservation Areas and parks and gardens of special historical interest. In many parts of the District the historic heritage continues to shape the character of the townscapes and landscapes. The protection of the District's historic heritage is therefore of paramount importance. The Council is committed to enhancing unique historic character which is highly valued by residents and an important tourist attraction. Buildings, Conservation Areas, archaeological sites, parklands, views, the river and other features which contribute positively to the character of the built environment shall be protected from demolition or inappropriate development. Archaeological assessments will be required on development sites which possess known archaeological deposits, or where it is considered that there is good reason for such remains to exist. Important archaeological sites and their settings will be preserved in situ. The Council will apply the policies set out in national policy in PPS5. In addition, the Buckinghamshire Historic Environment Record and the Historic Landscape Characterisation is a key source of information about the District's historic heritage.

**13.13** As already indicated above, the Council has undertaken a Strategic Housing Land Availability Assessment. As part of their work, the consultants who prepared the SHLAA defined what they considered to be the key District-wide

<sup>49</sup> Chiltern District Council Townscape Character Assessment (Chris Blandford Associates) February 2011

character drivers<sup>50</sup> as “a generally ‘green’ setting with mature planting, hedges, significant trees and tree groups, and dominant front gardens; red brick or flint or a combination of these as the predominant building material, but also with white or pale render and timber; buildings sitting well within their plots and generously well spaced from each other and the road (except within the town centres); consistent boundary locations and treatments across a range of units; and simple unmarked, low key roads which are not generated through ‘highway’ layouts.”

**13.14** Over the last ten years, the Council has sought to protect the urban character of the district through its existing Local Plan policies. In particular it has aimed to protect the distinctive character of some of the existing lower density developments within the District through Local Plan Policy H4. Many of the H4 areas exhibit many of the features noted by the consultants above and due to their more spacious nature and often established vegetation are the areas most prone to new development which would alter the established residential character. Policy H4 has been saved by a previous Secretary of State but she requested the Council undertake an early review of the Policy<sup>51</sup>. Government guidance as set out above indicates that local authorities should aim to protect and enhance existing distinctive character. As stated above, independent consultants have recognised in their assessment that the District’s built-up areas do have a distinctive form and therefore the Council considers it is justified in seeking to protect such areas from excessive development.

**13.15** The exact nature of this “special character” will vary from place to place. To indicate the local distinctiveness of these areas descriptions of the different types of area are set out in the Townscape Character Assessment. However, all

these areas are “established” areas developed mainly prior to 1948 and possessing distinctive character. Special character is dependent on various combinations of features which together produce definable residential environments of high quality meriting retention and considered worthy of especially firm protection. These features can include the character of the dwellings themselves - particular architectural styles which may include some “period” architecture and listed buildings; the presence of visually attractive materials and decorative features, often in combination; the density and form of development, whether detached, semi-detached or terraced; the spatial relationships between buildings and between buildings and their settings; concentrations of built form may be dominant or a landscaped setting for houses may be a significant component of established character; the wider setting itself may make a positive contribution to special character with the relationship between the form of building and open areas being of importance; the estate layout may be distinctive, for example, having deep building lines; hedged frontages, wide grass verges with street trees and a lack of foot-ways combined with private roads. In many areas the presence of mature trees is an important component of established character as are well developed hedgerows, shrubs and other garden plants and features. These places have in common a special vulnerability to insensitive development. For this reason and to conserve their intrinsic values the Council considers them to require a special protection. Given the evidence of distinctive character from the descriptions above and the Government guidance that it is acceptable for Local Authorities to design policies to maintain and protect such character, the Council considers it is appropriate for a policy to be included in this Strategy.

<sup>50</sup> Chiltern SHLAA Study Supporting Site Capacity and Character Testing Report Jan 2008

<sup>51</sup> Planning and Compulsory Purchase Act 2004 Chiltern District Council Saved Policies Application - Government Office decision letter September 2007

**POLICY CS21: AREAS OF LITTLE CHANGE**

Within the main built-up areas of the District there are areas of the settlements where the Council would not expect to see much change. These areas will be defined in the Delivery DPD. These areas have an established character and often a spacious layout with established planting forming a green appearance to the street scene. Within them, the Council would expect development, including extensions, to:

- Maintain and/or improve local character;
- Be well integrated with, and complement, the neighbouring buildings and local area;
- Protect the historic environment;
- Be of an appropriate scale - the size and design and external appearance of any new development should be compatible with the character of existing dwellings in the vicinity of the development site;
- Exhibit a density which respects surrounding development;
- Have a layout which is in line with the surrounding area - any new plots should be similar in size and width to those in the vicinity of the site and the position of any proposed dwelling on the plot and spacing between dwellings should match the prevailing character of development in the area;
- Have access taken from an existing road fronting the proposed plot allowing the building line to the existing road to be maintained;
- Retain features such as established landscaping which are important in the local street scene and which should be maintained and or enhanced in any development proposal.



## 14 Looking After the Natural Environment

### Chilterns Area of Outstanding Natural Beauty

**14.1** Almost all of the rural part of Chiltern District lies within the Chilterns Area of Outstanding Natural Beauty. As a public body, the Council has a duty under the Countryside and Rights of Way Act (2000) to conserve and enhance the natural beauty of the area. Government guidance states there is a general presumption against major development in AONBs. While the designation of an AONB means that any development permitted should conserve and enhance the special landscape character of the area, its designation is not a block to all new development. It is accepted that there may be a case for limited development in, or occasionally adjacent to, settlements within the AONB to provide essential community facilities or infrastructure or affordable housing. Such developments may be necessary to facilitate the environmental, economic and social well-being of the communities within the AONB area. Any development will be carefully controlled to ensure any impact on the landscape character is kept to the minimum.

**14.2** The Chilterns Conservation Board was set up in July 2004. The Council and its partners support the shared vision for the AONB<sup>52</sup>, the main elements of which are set out in Section 5 above. The Board recently revised the management plan for the AONB and the current plan covers the period from 2008 to 2013. The Council and its partners will work to support the aims of the plan. In addition the Conservation Board has produced a Chiltern Buildings Design Guide and a series of technical notes relating to materials which set out the requirements for new development in the AONB.

**14.3** The distinctive character of the AONB attracts visitors and tourists who come to the area to enjoy the countryside both in terms of its views and enjoyment of countryside pursuits generally. These visitors come from both the local towns and from London and beyond, seeking open countryside with a relative tranquillity in comparison to the main towns. While these visitors are important to the economy of the AONB they can also cause problems with increasing usage of cars damaging the very tranquillity which the visitors come to enjoy. The Council therefore supports the aims of the AONB Board in its wish to promote access to the AONB whilst reducing the reliance on the use of the car. The proposals of HS2 Limited to provide a high-speed rail line through the AONB within Chiltern District are currently being considered. Fourteen trains per hour in each direction are proposed. There will be no local service on this line and no positive transport benefits are likely to accrue to the District or AONB. The proposal would inevitably bring about very considerable damage to the quality and tranquillity of the AONB. In addition, the construction of the railway would cause further harm to the AONB, some of which would be irreversible.

<sup>52</sup> Chilterns AONB Management Plan 2008-2013 - A Framework for Action (Chilterns Conservation Board), November 2008

**POLICY CS22: CHILTERN AREA OF OUTSTANDING NATURAL BEAUTY**

The principles to be followed in the Chilterns AONB are that:

- a. All proposals must conserve and enhance the special landscape character, heritage, distinctiveness of the Chilterns AONB;
- b. All proposals must protect the setting of the AONB and safeguard views into and out of the area;
- c. Schemes which facilitate the environmental, economic and social well being of the AONB and its communities will generally be supported;
- d. Means of access to enable the enjoyment of the area, other than by car, will be encouraged;
- e. Applications for development will be assessed against the broad aims set out in the current Management Plan;
- f. Development proposals must be in accordance with the Chilterns Buildings Design Guide and Technical Papers relating to materials.

**We will measure success with the assistance of the following indicators in the AONB Management Plan:**

- An increase in hedgerows in good condition using DEFRA condition criteria
- An increase in the proportion of sites where positive conservation management has been, or is being, implemented (NI197)
- An increase in the area of land covered by the Environmental Stewardship Scheme
- An increase in the area of woodland covered by England Woodland Grant Scheme agreements
- A decrease in the area of land managed for equestrian purposes, as defined by Chilterns Conservation Board land use survey (Note: this is considered to be an indicator of poor quality)
- More SSSIs in favourable condition
- Improved quality of water in rivers
- A reduction in the lengths of main rivers affected by low flows

*(Note: it is intended that the above indicators be measured by the Chilterns AONB team, with information at District level)*

**Delivery will be achieved via:**

- Work of the Chilterns Conservation Board
- Use of design guidance in discussions about planning applications

## Green Belt

**14.4** The Green Belt in Chiltern District forms part of the Metropolitan Green Belt which encircles London. Apart from a few minor amendments, the overall extent of the Green Belt and its coverage has not altered since 1972. The presence of the Green Belt has been successful in avoiding the spread of development. Government advice is that Green Belt boundaries defined in adopted

local plans should be altered only exceptionally. Guidance states that when Councils prepare new development plans any proposals relating to Green Belt must relate to a longer time-frame than other aspects of the plan. They are asked to satisfy themselves that the Green Belt boundaries will not need to be altered again at the end of the plan period. The Council's Strategic Housing Land Availability Study examined possible housing sites in the Green Belt in case it proved

not to be possible to identify sufficient land for housing in the urban area. As the Council has been able to identify land, there has been no need as part of this Core Strategy to review the boundaries of the Green Belt. Within the Green Belt, national policy will continue to apply. The Adopted Chiltern District Local Plan identifies on the Proposals Map a number of settlements and rows of dwellings within the Green Belt which are subject to policies GB4 or GB5. A GB4 area is a row of buildings or group of buildings in the Green Belt where the Council will accept limited infilling. A GB5 area is a defined settlement in the Green Belt where the Council will allow limited residential development. PPG2 explains the appropriate treatment of existing villages in a box after paragraph 2.11. Where infilling only is to be permitted, villages can be washed over. Accordingly, the approach in GB4 is consistent

with national policy. Where limited residential development is to be allowed, PPG2 states that such villages should be inset, i.e., excluded from the Green Belt. The GB5 villages are inconsistent with national policy as they are washed over by the Green Belt, but limited residential development is allowed. The Council has not undertaken a review of whether any of these small villages are suitable now or in the future for more than infilling to justify their exclusion from the Green Belt. Accordingly, to overcome this anomaly, Policy CS23 indicates that the Delivery DPD will review whether any of the settlements within the Green Belt should be removed from the Green Belt. The detailed boundaries of the settlements and rows of dwellings which are to remain in the Green Belt will also be reviewed along with the appropriate policy for such settlements.

#### **POLICY CS23: REVIEW OF IDENTIFIED SETTLEMENTS AND ROWS OF DWELLINGS WITHIN THE GREEN BELT**

The Delivery DPD will review:

1. Whether any of the settlements within the Green Belt should be removed from the Green Belt;
2. The boundaries of the identified settlements and rows of dwellings within the Green Belt which would remain in the Green Belt;
3. The policy applicable to the settlements and rows of dwellings which remain in the Green Belt which will supersede local plan policies GB4 and GB5.

### **Major Developed Sites**

**14.5** Government guidance contained in PPG2 states that within the Green Belt there can be major developed sites (MDS) such as factories, office complexes and education establishments which often pre-date the Town and Country Planning system and Green Belt designation. Given that these developed sites already exist, the Government accepts that where sites are specifically identified in a development plan, limited in-filling and or re-development of the site can be acceptable subject to certain criteria. There are sites within the Green Belt in Chiltern which have potential for development. As set out elsewhere in the Plan, the Bucks New University Site in Newland Park, land at Chalfont Grove, Chalfont St Peter, land at the National Society

for Epilepsy at Chalfont St Peter and land at the Amersham and Wycombe College in Chesham are considered as suitable for designation as MDS within the Green Belt, (see Policies CS7, CS13 and CS17). Other MDS in the Green Belt may come forward during the plan period offering opportunities for environmental improvements through appropriate infilling and/or redevelopment. The Council may therefore designate additional MDS in the Delivery DPD, should it be appropriate to do so.

### **Affordable Housing in Rural Areas**

**14.6** In Chiltern District all of the land around the main settlements and most of the smaller villages and settlements is covered by the Green Belt. Policy CS9 deals with this Council's

approach to such developments involving 100% affordable housing for local people on the edges of smaller settlements. These sites will not be identified but will be judged by identified local need, their sustainability and level of community support.

## Colne Valley

**14.7** In the south east of the District in the parish of Chalfont St Peter is an area forming part of the Colne Valley Park. The Park provides the first significant area of countryside to the west of London. It is a mosaic of farmland, woodland and water. It is a living, working environment, providing employment and homes for many people. It is also important for recreation and internationally important for wildlife. The Park, established in 1967, was set up to improve the countryside which had been affected by extensive gravel workings. The Park is overseen by a partnership which has produced an action plan. The implementation of the plan is undertaken by a wide range of bodies with Groundwork Thames Valley taking a major role. There are five key aims.

1. maintaining and enhancing the landscape (including settlements) and waterscape of the Park in terms of their scenic and conservation value and their overall amenity;
2. resisting urbanisation and safeguarding countryside from inappropriate development;
3. conserving nature through the protection and management of the diverse plant and animal species, habitats and geological features;
4. providing accessible facilities and opportunities for countryside recreation which do not compromise the above;
5. achieving a vibrant and sustainable rural economy supporting farming and forestry, whilst underpinning the value of the countryside.

## Other Landscape

**14.8** All of Chiltern's countryside is in the Green Belt and most of it is also in the Chilterns AONB. Much of the Chiltern District landscape

has never been altered by development. Buckinghamshire County Council has undertaken a Historic Landscape Character Assessment<sup>53</sup> of the District. This zones the land according to its historic character and the likelihood that a particular area will contain historic landscape features. Chiltern District displays a mixed character of an essentially "ancient" rural landscape of fields and woodlands. There are potentially historic elements of the landscape which remain unaffected and which should be preserved from future development to protect the historic landscape character of the District. We will ensure the protection of the District's landscape by means of national policies and policies for the AONB. There is also a very small area to the south of the A40 which forms part of the former Bulstrode Park and has been designated as an Area of Attractive Landscape. It is not intended to preserve this notation and saved Local Plan Policy LSQ2 is cancelled.

## Biodiversity

**14.9** Councils have a duty to have regard to the purpose of conserving biodiversity in all their functions under the Natural Environment and Rural Communities Act 2006. Plan policies should aim to maintain enhance restore or add to biodiversity and geological features. Policies should promote the incorporation of biodiversity and geological features as well as green infrastructure in new development.

**14.10** Within Chiltern District, there are several levels of designation designed to protect biodiversity. There are three Sites of Special Scientific Interest (SSSI), one Local Nature Reserve, 69 Local Wildlife Sites, 139 Biological Notification Sites, two Local Geological Sites and a great number of Ancient Woodlands<sup>54</sup>.

<sup>53</sup> Buckinghamshire & Milton Keynes Historic Landscape Characterisation 2006 (Buckinghamshire County Council)

<sup>54</sup> Figures are correct at the time of Publication but due to the nature of the monitoring and assessment of sites, these figures may be subject to change over the period of the Core Strategy.

There are two chalk rivers; the Misbourne and the Chess. Chalk Streams are a priority in the UK Biodiversity Action Plan and are globally rare. These and the other chalk rivers within the Chilterns AONB are a characteristic feature of the landscape and provide an important habitat for some of the country's most threatened species, such as water voles and white-clawed crayfish. Chalk rivers in Chiltern District are fed by ground water which is stored in a chalk aquifer. As this aquifer is used by residents and businesses in the District, it is essential to carefully manage the use of water. Excessive use of water, particularly in times of low rainfall, will have a direct impact on water flows and river environment. The Environment Agency, riparian landowners and other partners have been working to protect the rivers.

**14.11** There are also "Special Areas of Conservation (SAC)" and "Special Protection Areas (SPA)" lying outside the District. The Council has carried out a "Habitats Regulations Assessment"<sup>55</sup> (HRA) to judge any impact of proposals in the Core Strategy on these designated sites within 15 kilometres of the District boundary. In the light of the HRA conclusions, the Council is satisfied that adequate mitigation solutions have been put forward in the Core Strategy and other related plans and strategies to help ensure that major impacts will be avoided at these important European designations. However, it is important to note that the HRA identifies part of the Burnham Beeches SAC, north of Farnham Common within 200 metres of the A355, which could be sensitive to deterioration in air quality if traffic along this route significantly increases. South Bucks District Council currently monitors air quality in this location. In the event that air quality in this location deteriorates beyond acceptable levels<sup>56</sup>, Chiltern District Council will assess whether additional mitigation measures (beyond those already identified in the HRA)

can feasibly be put in place to help South Bucks District Council and its partners mitigate the potential impact.

**14.12** The Council is aware that biodiversity takes many forms and there are important elements of it throughout the District and not only on designated sites. In recognising its importance the Council is a member of the Buckinghamshire and Milton Keynes Biodiversity Partnership. This has produced the Buckinghamshire Biodiversity Action Plan<sup>57</sup> (BAP) which includes targets for biodiversity within the county. The BAP targets are mainly focused on delivery within the Biodiversity Opportunity Areas which are of local and regional importance, having been identified by the Buckinghamshire and Milton Keynes Biodiversity Partnership and the South East England Biodiversity Forum. These areas also provide opportunities for linking habitats to allow migration of species in the face of climate change. As a large part of the District falls within the Chilterns AONB, the Council will also have regard to the biodiversity targets within the currently adopted Management Plan. The Council also recognises the important role which the District's green infrastructure network plays in the protection, enhancement and creation of biodiversity (see paragraph 17.5)

<sup>55</sup> [www.chiltern.gov.uk/planning/ldf/habitats](http://www.chiltern.gov.uk/planning/ldf/habitats)

<sup>56</sup> Information obtained from the UK Air Pollution Information System ([www.apis.ac.uk](http://www.apis.ac.uk)) states that the critical NO<sub>2</sub> level for Burnham Beeches is 30µg NO (as NO<sub>2</sub>) m<sup>-3</sup>.

<sup>57</sup> Bucks and Milton Keynes Biodiversity Action Plan 2000-10



**POLICY CS24: BIODIVERSITY**

The Council will aim to conserve and enhance biodiversity within the District. In particular

- the Council will work with its partners to protect and enhance legally protected species and all sites and networks of habitats of international, national, regional or local importance for wildlife or geology.
- development proposals should protect biodiversity and provide for the long-term management, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife. This will be in accordance with the Buckinghamshire Biodiversity Action Plan as well as the aims of the Biodiversity Opportunity Areas and the Chiltern AONB Management Plan.
- where development proposals are permitted, provision will be made to safeguard and where possible enhance any ecological interest.
- where, in exceptional circumstances, development outweighs any adverse effect upon the biodiversity of the site and there are no reasonable alternative sites available, replacement habitat of higher quality will be provided through mitigation and/or compensation to achieve a net gain in biodiversity.

The Delivery DPD will indicate on maps the location of the various sites mentioned above as required by PPS9.

**We will measure success with the assistance of the following indicators:**

- a net gain in biodiversity by meeting the targets of the national and local Biodiversity Action Plans
- Quality of the chalk rivers
- National Indicator NI197 – improved biodiversity – proportion of local sites where positive conservation management has been, or is being, implemented
- Biodiversity indicators within the Annual Monitoring Report, such as changes in Priority Habitats and Species and changes to areas of designated sites
- Trends in condition of SSSIs

**Delivery will be achieved via:**

- Working closely with national and local conservation organisations such as the Chilterns Conservation Board, local wildlife groups, Bucks and Milton Keynes Environmental Records Centre and the Bucks and Milton Keynes Biodiversity Partnership
- More detailed policies outlined in the Delivery DPD

**Avoiding Flooding and Using Water Sustainably**

**14.13** As advised in the SFRA, the river flood plains will be protected from inappropriate development and proposals to reduce the vulnerability of existing land uses within areas at risk will generally be supported. (see paragraph 8.8).

**14.14** The Level 1 Strategic Flood Risk Assessment (SFRA) also shows areas which may be at potential risk from other types of flooding, including potential flooding from rising groundwater and from surface water (overland flow), as Critical Drainage Areas (CDAs). The CDAs are shown on the Proposals Map. The Environment Agency has indicated that a CDA does not in itself preclude development but the SFRA recommends that consideration of such flooding should be an integral part of design

and suggests measures to help reduce this type of flood risk (SFRA table 6.4.4). Sustainable Drainage Systems (SuDS) are recommended generally as a way of reducing flood risk, but they need to take account of geological and groundwater conditions (SFRA paragraphs 207-212) (see Policy CS4). Non-river flooding is an area where new guidance on monitoring and development design is likely to emerge. Where appropriate this will be addressed in the Delivery DPD.

**14.15** The SFRA identifies the need to deal with the issue of sewer flooding in Chalfont St Peter. This is not an obstacle to development, but measures to mitigate the problems will be required to be implemented before development proceeds.

**14.16** There is concern about the over-abstracted nature of the catchment and its effect on flows in the River Chess and the River Misbourne. Both rivers are currently suffering from low flows and are included in the Environment Agency's Restoring Sustainable Abstraction Programme. In the case of the River Misbourne, over-abstraction has been identified as affecting flows in the river. In the case of the River Chess, a recent Environment Agency study concluded that the River Chess has sufficient flow to maintain its chalk stream ecosystem for 38% of the time and that abstraction may be responsible. There are additional pressures which both rivers are facing from issues such as diffuse pollution from urban and rural sources, un-consented works to bed and banks, untreated sewage releases and invasive species. The Environment Agency in line with the Colne Catchment Abstraction Management Strategy (Colne CAMS) has licensing regimes in place which manage water abstraction licences within the catchment areas of these rivers. The Colne CAMS shows that the River Chess and the River Misbourne are both 'over abstracted'.

## 15 Accessibility and Transport

**15.1** Up until the recent recession, the District had been experiencing increased levels of traffic on the road network. Car ownership within the District is higher than the national average and around 75% of the resident work force travel to work by car. The Census 2001 showed that only 8% of the resident population travel to work by foot or by bicycle and this is in the worst quartile nationally. The assessment conducted by Atkins Transport Planning<sup>58</sup> shows that the growth in traffic has the potential to lead to some of the main roads through the area becoming more congested. Many smaller settlements are poorly served by local services and facilities which mean there is a need for people to travel. The District also has high levels of commuter flows which means there are large volumes of traffic on the District's road networks during the morning and evening rush hours. In 2001, the District had a resident workforce of more than 43,000 people but less than 21,000 were actually employed within Chiltern. The major outflows from the District were to London (11,500) and High Wycombe (3,100). An interesting fact is that one additional house in Amersham is almost as likely to produce one more commuter to London as it is to produce one person working in the town<sup>59</sup>. Overall nearly 33,000 commuter trips were made daily in and out of the District. Due to being part of the London Underground network, rail fares from Chesham, Amersham and Chalfont and Latimer are significantly less than comparable suburban line stations a similar distance from London. This significantly adds to the District's attraction to London commuters.

**15.2** One way to try to reduce the future growth in traffic and thus congestion is to ensure that new development is located in areas where the need to travel by car is minimised due to the proximity to public transport and the provision of existing

community facilities and services. Our Strategy is based on this. The Council's Accessibility, Community Infrastructure and Parking Standards Study<sup>60</sup> shows that the most accessible areas (i.e. areas with the greatest number of essential community facilities and transport links) of the District are the main settlements of Chesham, Amersham/Amersham-on-the-Hill, Chalfont St Peter and Great Missenden (all of which have either rail links, or are relatively close to rail links to London). The Core Strategy concentrates development in the most accessible settlements. Investment in communications technology which increases access to goods and services without increasing the need to travel will also be actively encouraged.

**15.3** Developments which are car-dependent or promote unsustainable travel behaviour will not be supported. Major developments, employers and institutions should develop travel plans to promote sustainable travel behaviour. The Council will work with partners to promote walking and cycling as an integral and highly sustainable means of transport focused on centres, schools, work-places, and public transport interchanges. The design and construction of facilities and infrastructure will be improved to make walking and cycling more attractive, direct and safe. Convenient pedestrian crossings will be promoted to facilitate safe and direct movement across busy roads. The third Local Transport Plan for Buckinghamshire covering the period 2011 to 2016 (referred to as LTP3) sets out the strategy for delivering sustainable transport solutions within the District and wider Buckinghamshire. The Council will work with Buckinghamshire County Council and other partners to ensure that the Chiltern Development Framework complements the objectives of the Local Transport Plans and will aim to provide a range of transport choices for

<sup>58</sup> Evaluation of Transport Impacts (Atkins Transport Planning), December 2008

<sup>59</sup> Chiltern District Travel to Work Study (Land Use Consultants), February 2007

<sup>60</sup> Accessibility, Parking Standards and Community Infrastructure Study (Carter Jonas LLP and WSP), June 2005

local residents, aimed at reducing the reliance on the private car. The Council will also require all new major non-housing development proposals within the District to have green travel plans.

**15.4** Development will need to contribute towards transport infrastructure improvements to support the development itself, and to enhance the broader network to mitigate impacts on existing communities. The broad policies below provide the context for more specific proposals which will be set out in the Delivery DPD.

**POLICY CS25: DEALING WITH THE IMPACT OF NEW DEVELOPMENT ON THE TRANSPORT NETWORK**

Development proposals shall be consistent with, and contribute to, the implementation of the agreed transport strategies and priorities set out in the Buckinghamshire Local Transport Plan 3 (2011-16). Chiltern District Council will work with Buckinghamshire County Council and other relevant agencies to:

- a. Where feasible, ensure that planned development in Chiltern District will not adversely impact the transport network.
- b. Assess the impact of development proposals on the transport network, including public transport, traffic flows, air quality, accessibility levels and road safety. Provision for any necessary improvements or mitigation measures to reduce any negative impacts must be secured prior to final occupation of the development.
- c. Identify and safeguard planned public transport, walking, cycling and road improvement lines from other development.

**POLICY CS26: REQUIREMENTS OF NEW DEVELOPMENT**

Development proposals will be expected to:

- a. Provide safe, convenient and attractive access on foot and by cycle, making suitable connections with existing footways, public footpaths, bridleways, restricted byways and cycle ways, local facilities and public transport so as to maximise opportunities to use these modes;
- b. Ensure that the convenient use and enjoyment of existing public rights of way, such as footpaths and bridleways and restricted byways, are not affected by development;
- c. Integrate with local public transport services and also where appropriate provide direct routes protected from traffic congestion, interchange, stops and waiting areas;
- d. Be appropriately located to the road network and provide satisfactory vehicular access(es) to and from the area of development so that the convenience, safety, and free flow of traffic using public highways (including pedestrians, riders and cyclists) are not adversely affected;
- e. Provide appropriate and effective vehicular and cycle parking and servicing arrangements;
- f. Ensure that all vehicular traffic generated by future development does not materially increase traffic problems, for example, congestion and local air quality, taking account of off-site improvements or contributions towards them which may be secured;
- g. Secure the preparation and implementation of measures which minimise and manage parking and travel demand, including as appropriate travel plans, parking management plans and car clubs;
- h. Ensure that developments will be served by adequate infrastructure capacity in terms of water supply, foul drainage, waste water and sewage treatment, high speed broadband access and other utilities, without leading to problems for existing users.

**We will measure success with the assistance of the following indicators:**

- National indicator NI198 – children travelling to school, mode of transport usually used.

**Delivery will be achieved via:**

- Close work with developers and stakeholders

**15.5** Notwithstanding the above, the Council recognises that the use of the car is likely to remain the principal mode of transport for most residents, workers and visitors in the District and in some areas it is the only realistic means of travel. Provision of adequate car parking is an important issue for personal accessibility, convenience, safety and sustaining economic activity. The Accessibility Study looked at the types of approaches the Council could adopt to parking standards within the District. The Study proposed that the level of parking provision required for new development should be linked to the accessibility of the local area. This means that in the areas which are well served by essential community facilities, the parking requirement on new development would be lower than in the less

accessible areas of the District. In line with this, in the areas of the District which fall outside of the main District Shopping Centre areas, as defined on the Proposals Map, the Council will require development proposals to provide car parking spaces in accordance with a District-wide target related to the type and size of units provided. Within main District Shopping Centre areas, the Council will adopt a more flexible approach, and require less parking than the District-wide standard. In these areas the preference will be to require a maximum standard as specified within national planning policy guidance. Within the District Shopping Centres, long stay car parking will be reduced to discourage car trips which could easily be made by more sustainable modes. Short stay parking will be provided where



necessary to facilitate the economic and social well-being of the town centres. Disabled, cycle and motorcycle parking will continue to be provided where appropriate. Redevelopment of existing surface car parking will also be encouraged to make efficient use of land and improve the townscape. Parking standards will be set out in the Delivery DPD.

**15.6** Streets are important public spaces which should be designed to suit people of all ages and degrees of mobility. The Council will promote and secure attractive, safe and people friendly streets which will encourage more walking, cycling, recreation and local shopping. In some cases traffic will need to be calmed to provide a safe and attractive street environment.

**15.7** The street environment can be improved with a combination of the following:

- Quality pavements and well-coordinated street furniture
- Improvements to footpaths and cycle routes
- Street trees and well-maintained landscaping
- Clear and minimal signage
- Traffic management schemes
- Public art

Proposals for securing a well-maintained, clutter-free public realm will be set out in the Delivery DPD.

## Road Injuries and Deaths

**15.8** The rate of road injuries and deaths on Buckinghamshire's roads is worse than the England average. In 2007 nearly 340 people died or were seriously injured on the roads in Buckinghamshire. 21 were children or young people. Buckinghamshire County Council is working closely with partners within the Thames Valley Safer Roads Partnership (TVSRP), most notably the Police, the Highways Agency and Bucks Fire and Rescue Service to deliver an Integrated Risk Management Plan 2009-12. There is also a wide range of initiatives being pursued through local strategic partnerships and

sustainable community strategies which support and promote the health of the population in Buckinghamshire. Highway safety will be improved in association with development proposals set out in this strategy. We will measure success with the assistance of the National Indicator NI47 – people killed or seriously injured in road traffic accidents.

## 16 Healthy, Active and Inclusive Communities

**16.1** The Sustainable Community Strategy for Chiltern District aims to encourage and support healthy lifestyles and strives for a place with a wide range of leisure opportunities. The Healthy Communities Strategy for 2009-2014<sup>61</sup> is an essential element in achieving that vision. It is structured around three separate aims, namely:

- To ensure that all Buckinghamshire residents live healthier, happier and longer lives;
- To reduce health inequalities between different geographical areas and groups of people within Buckinghamshire;
- To create an environment which supports the health and well-being of the population.

**16.2** The Open Space Sports and Recreational Facilities Audit and Needs Assessment 2005 and Open Space and Recreation Strategy 2007-10 indicate that there is an identified need for new extra play facilities and/or youth facilities in Amersham, Chalfont St Peter, Chesham Town, Chesham Bois, Great Missenden and Latimer and improved play areas in most parishes. The Strategy suggests that new facilities in the larger towns should have priority and recognises that, due to the small-scale of many developments, it is unlikely that facilities can be provided in Great Missenden and the smaller villages. The Strategy also identifies the need to protect existing, and increase the availability of, community accessible all-weather playing pitches in the Chalfont St Peter, Chesham and Amersham areas.

**16.3** In general, Buckinghamshire has better than average health, good educational attainment and a strong economic base. The County's population is generally healthy with fewer people suffering from a long-term limiting illness than the national average. However, the benefits of good health are not shared equally across the

population, as indicated in sections 3.3 and 3.4 above, particularly relating to inequalities. While deprivation is low overall, over 1,600 children are living in low income households. Asian children are more likely to be eligible for free school meals than other ethnic groups. Life expectancy in Chiltern in the most deprived 20% of the population is 5.4 years less than the most affluent 20% and there is a huge burden of preventable disease<sup>62</sup>. The most disadvantaged 20% of the population have poorer life expectancy and experience worse health. There are significant public health challenges with adverse trends in some lifestyles. Further work is needed to continue to reduce smoking, reduce obesity and binge drinking and encourage higher levels of physical activity. There is scope for improvement in a range of measures of health, including premature deaths from circulatory disease and cancer. Higher levels of circulatory disease in the most disadvantaged populations, makes the largest contribution to the difference in death rates between the most and least disadvantaged. Habitual travel by active modes of travel (walking and cycling) offer significant health benefits.

**16.4** Success in promoting good health and social care requires effective coordination of the many organisations (statutory, private and voluntary sector) which have a contribution to make. A key principle behind the development of the Healthy Communities Strategy has been to build on and add value to existing activity. The Bucks and Milton Keynes Sports Partnership is a network of local agencies committed to working together more effectively to widen access, increase participation, create opportunities for physical activity and to improve levels of performance in sport and physical activity. In addition there is a Bucks Physical Activity Alliance which acts as a network of wider partners involved in activity and sport including health and transport. Delivery of programmes of work is carried out through

<sup>61</sup> A Healthy Communities Strategy for Buckinghamshire 2009–2014 (Healthy Communities Partnership) December 2008

<sup>62</sup> London Health Observatory 2008

District Sport and Physical Activity networks.

**16.5** A key development of the health infrastructure in the District will be the Chesham Health Zone. This will improve local access to health-care services. The modern purpose-built facility will house two GP practices as well as space for existing and new services, such as health promotion clinics and events, and those which support the management of long term conditions like asthma, diabetes and coronary heart disease. The Health Zone will bring:

- An integrated approach to health and health care
- Facilities to enable more local care
- Better management of long term conditions in the community
- A focus on prevention and health promotion
- Shorter waiting times and more choice for patients
- Reduction in health inequalities
- The opportunity to develop a range of locally based alternative services

**16.6** With uncertainty remaining over the future of Chalfont and Gerrards Cross Hospital,

the Primary Care Trust (PCT) has identified a need to improve access to local GP services providing clinics and local health care treatments which may require short term stay. Several of the GP units require investment to enable such provision.

**16.7** With an increasingly ageing population, ensuring ease of access to important community health and social care facilities will be essential to prevent disparities in care. These facilities will include appropriate accommodation and day opportunity options for older people. Access to health and social care requires the provision of a demand responsive transport system which in a predominantly semi rural or rural area such as Chiltern would be required to be provided through public transport services and the use of voluntary transport schemes. Revenue and capital funding for voluntary organisations to provide transport opportunities is difficult to access in an area of low deprivation. Community Impact Buckinghamshire coordinates the Rural Transport Project capacity, developing the various community car and community transport schemes to enable them to deliver improved services.

#### **POLICY CS27: WORKING FOR A HEALTHIER COMMUNITY**

The Council will work with its partners in the health and social care sector to ensure a co-ordinated approach to the delivery of appropriate health and social care facilities in the District. Partners will identify where additional health and social care provision may be needed in the District and to identify shortfalls in the provision of services to meet the needs of older and disabled people within the District. Where appropriate, land allocations will be made in the Delivery DPD to support this.

**16.8** Another way which the Council can support the Healthy Communities Strategy is to encourage an increase in participation in recreational activities by supporting community groups and others in accessing external funding to deliver improvements to existing facilities. The provision of sport and recreation generally has significant health benefits and as such the Council has historically sought to resist proposals for development which would result in the loss of public leisure and recreational facilities. The

intention will be to continue this approach. As many of the District's towns and villages are surrounded by large areas of countryside, the District is well served by informal recreation space. The Chilterns AONB and the Colne Valley Park serve the District's population and attract visitors to the District for informal recreational activities. The Council will continue to work with its partners to ensure that these areas of countryside are easily accessible for the District's residents and visitors.

**POLICY CS28: RETAINING AND IMPROVING LEISURE AND RECREATIONAL FACILITIES**

The Council will aim to prevent the loss of existing public leisure and recreational facilities within the District. Where a need for improvements or new facilities is identified the Council will work with partners to find ways of delivering these improvements. New development must provide for the recreational needs of the new communities including public open space and play areas. Two allocated Strategic Housing sites and two Major Developed sites in this Strategy, the Donkey Field, Little Chalfont, the Holy Cross Convent Site, Chalfont St Peter, Newland Park, Chalfont Common and Amersham and Wycombe College, Chesham, will be required to provide open space as part of the developments.

**We will measure success with the assistance of the following indicators:**

- Changes in the amount of open space
- National indicator NI8– adult participation in sport and active recreation
- National indicator NI56– obesity in primary school age children in year 6
- National indicator NI199 - young people's satisfaction with parks and play areas

**Delivery will be achieved via:**

- Various partnerships
- Developer contributions

**16.9** Another important aspect of a sustainable community is community cohesion, the ability of the community to function and grow in harmony together with a shared sense of the contribution from individuals and communities, respect for individual rights and responsibilities and similar life opportunities and access to services for everyone. Chiltern enjoys a relatively cohesive society with evidence of strong community spirit and active volunteering which is in the top quartile nationally<sup>63</sup>. This is something our community have told us they value. The Best Value Satisfaction Survey conducted in 2006/07<sup>64</sup> revealed that 86% of residents were satisfied with Chiltern as a nice place to live. 72% of residents agree that the Chiltern area is a place where people from different backgrounds get on well together. One of the top three things most in need of improving was activities for teenagers. In addition, 51% of residents who responded felt that children's behaviour (and the lack of parental responsibility) is a problem. There were also concerns about people not treating other

people with respect, rowdiness in public spaces, vandalism, graffiti and other deliberate damage to property or vehicles.

**16.10** The District Council through its Community Cohesion Plan<sup>65</sup> values the contribution of communities in identifying local needs and delivering local solutions. Community organisations participate in the Community Appraisal and Market Town Health Check process bringing interest groups representing business and communities together to develop an action plan for their community. The action plan adopted by the Town or Parish Council supports the delivery of the District and County Council priorities for that locality. Community participation and engagement has enabled voluntary led libraries, youth clubs, car schemes, and play provision to be developed as well as enabling communities to respond to local community consultations relating to Housing, Health Care provision, etc. The Market Town Health Checks and Community Appraisals operating in Towns and Villages within the Chiltern District are

<sup>63</sup> Active People Survey Buckinghamshire Headline Profile 07

<sup>64</sup> Chiltern Best Value Satisfaction Survey 2006

<sup>65</sup> Chiltern District Council: Community Cohesion Plan 2010-2012

often led by the community based Revitalisation Groups. These groups provide a forum and focus for the revitalisation of their communities. At various times groups include representatives of businesses and residents' organisations, social, sports and cultural organisations, faith

groups and local authorities. Groups devise projects which aim to contribute to the social, economic and environmental development of their communities. Some of these projects are identified in Section 13 of this Strategy. Further proposals will be made in the Delivery DPD.

### **POLICY CS29: COMMUNITY**

The Council's strategy to ensure inclusiveness within its local communities includes the following:

- Only to permit the loss of community facilities in exceptional circumstances.
- To encourage the provision of community facilities in areas of the District where there is an identified need. An option would be to consider policy exceptions to encourage such facilities to be provided.
- To locate new development near to existing community infrastructure, frequent and reliable public transport services and main transport routes.
- To work with local communities and partners to help deliver the key priorities identified within the Community Cohesion Plan.
- To work with local communities and partners to overcome the shortfalls in services and facilities for an ageing population, including consideration as to whether the Council should be more positive through the LDF process about encouraging the provision of care homes, specialist housing for the elderly and day centre facilities, with the aid of site allocations where appropriate.
- To work with local communities and partners to ensure that local facilities, such as local public houses, local general stores and post offices remain open.

### **We will measure success with the assistance of the following indicators:**

- Number of community facilities gained and lost
- Feedback from community groups, parish councils, youth groups, the youth MP, etc
- National Indicator NI1 - % of people who believe people from different backgrounds get on well together in their local area (was 72% in 2006/07)

### **Delivery will be achieved via:**

- Working with key partners and service providers to identify shortfalls in the provision of services and facilities needed to meet the growing demands caused by an increasingly ageing population
- Identifying a new community facility in the Delivery DPD

**16.11** The planning process has a part to play in helping to provide inclusive communities by seeking to ensure that everybody has access to a broad range of facilities – jobs, shops, schools, places of worship, etc. to meet the day-to-day needs of residents in towns, villages and surrounding countryside. The young often complain that they have little choice of things to do in the town centres, with a lack of sporting

facilities and community centres. The increasing elderly population also have needs. Where new or improved facilities can be justified in terms of need and financial viability, the Council and key partners will look to find new ways of providing them, including by securing a contribution to infrastructure from development. More detail about this will be set out in the Delivery DPD.



## Community Safety

**16.12** Crime rates in Chiltern are low when compared to the adjacent districts in Buckinghamshire. For example, in 2009-10, the total serious acquisitive crime offences per 1000 population was only 11.46 compared with 25.17 in South Bucks. The Chiltern Community Safety Partnership has reduced serious acquisitive crime (burglary dwelling, theft of a vehicle, theft from a vehicle, robbery – business and personal) by 13.2% between 2008-09 and 2009-10. However, the fear of crime and anti-social behaviour is a key concern for many of the District's residents. Within the Deciding Chiltern's Future Questionnaire, 93% of the residents who responded considered it either very or fairly important that the residents in Chiltern, particularly the elderly, do not live in fear of crime and anti-social behaviour<sup>66</sup>.

**16.13** The Chiltern Community Safety Partnership conducted a partnership strategic assessment in 2008-09 and has arrived at the following priorities for Chiltern:

- **Priority 1** - To reduce anti-social behaviour in our communities.
- **Priority 2** - To reduce serious acquisitive crime and violent crime in our communities.
- **Priority 3** - To reduce the harm which drug and alcohol misuse causes in our communities.
- **Priority 4** - To develop effective communication and engagement with local communities to reduce the fear of crime and raise awareness and understanding of crime and anti-social behaviour issues.

### **POLICY CS30: REDUCING CRIME AND THE FEAR OF CRIME**

The Council will work with local partners to reduce crime and fear of crime in the District. The Council will encourage new development which has been designed so as to minimise criminal activity and support development proposals aimed specifically at improving community safety.

#### **We will measure success with the assistance of the following indicators:**

- National indicator NI16 - serious acquisitive crime rate
- National indicator NI21 - dealing with local concerns about anti-social behaviour and crime by the local Council and police

#### **Delivery will be achieved via:**

- Various partnerships

<sup>66</sup> Deciding Chiltern's Future Report November 2004

## 17 Delivering Chiltern's Infrastructure

**17.1** The term infrastructure incorporates not only all components of community infrastructure, but also physical infrastructure such as water provision, sewerage and drainage systems, transport routes and services, waste processing facilities and energy provision and green infrastructure. The Buckinghamshire Infrastructure Study<sup>67</sup> concluded that the scale of development proposed in Chiltern District is in itself “unlikely to directly generate substantial infrastructure investment requirements”. The report suggested that it is more likely that infrastructure investment required will be a result of changes in the composition and structure of the District's population and/or the changing nature of service delivery. The report also suggested that future demand is likely to be met in some cases by upgrading or extending existing facilities, rather than in completely new facilities. The Buckinghamshire Infrastructure Study and follow-up work has provided a starting point for the Council to specify infrastructure requirements within the District and its individual settlements. More detail will be provided in the Delivery DPD.

**17.2** A draft Infrastructure Delivery Plan (IDP) has been prepared to support both the Core Strategy and the future Delivery DPD. The IDP assesses whether the spatial strategy of locating the majority of new houses within the four main settlements of the District would give rise to any significant implications relating to the provision of infrastructure over the plan period. The IDP notes that Chiltern District is generally well served by infrastructure, but that, in parts of the District, investment is needed to fund additional school places and improve sewerage infrastructure in order to support the likely housing growth. It will set out the infrastructure which is required to support the Strategy, including details about

who is going to provide it, how and when. Many of the infrastructure service providers contacted by the Council through the preparation of the IDP are anticipating that their funding priorities will change over the coming years to ensure that their service and infrastructure provision remains suited to an ageing population. The IDP will set out what additional infrastructure requirements are needed to support the changes in population arising from the planned growth in houses and jobs in Chiltern District over the period to 2026.

**17.3** In line with Policy CS31 it is anticipated that the majority of investment needed to achieve the infrastructure improvements necessary to support the housing growth will be secured through developer contributions. Some infrastructure will be required on-site either directly or via a financial contribution and some of it off-site. While at this time there is no overwhelming argument in favour of using the proposed Community Infrastructure Levy, this issue will be kept under review. In most cases, the Council will continue to seek affordable housing via Section 106 Agreements.

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**67** Buckinghamshire Infrastructure Study Phase 2: Southern Buckinghamshire (Colin Buchanan and Hewdon Consulting), April 2008

**POLICY CS31: INFRASTRUCTURE**

Infrastructure will be required to serve the requirements of the District's residents and businesses. New development proposals must ensure that adequate infrastructure capacity is available to meet the needs of future occupiers and not intensify existing deficiencies, in accordance with details set out in the Council's Delivery DPD and Infrastructure Delivery Plan. The necessary infrastructure should be put in place in a timely manner, and, where appropriate, prior to the occupation of the development. The Council will work closely with statutory undertakers and infrastructure providers in the District to identify solutions to remedy existing infrastructure deficiencies and to ensure that the infrastructure requirements of new development are met. If the need is identified, the Council will seek financial contributions from new development to help meet infrastructure provision in the District. Infrastructure requirements will be dealt with in more detail in the Delivery DPD.

**We will measure success with the assistance of the following indicators:**

- Annual amount of finance secured through S106 Agreements
- New and improved infrastructure which is provided

**Delivery will be achieved via:**

- Close work with developers and stakeholders

**17.4** The main findings of the draft IDP are as follows:

- Many of the schools in the four main settlements of the District are close to capacity, with a small number of primary schools currently being over-subscribed. Certain housing developments which are shown to increase demand for new school places may therefore require developer investment to fund additional school places. It is essential that the approach to secure funding from housing development is in line with the findings of the population projections, which indicate variable increases in pupil numbers and decreases in some areas.
- There are problems with sewerage network capacity in a number of localities across the District and drainage strategies will need to be approved by Thames Water on major development sites before housing can be built. The view is that developers would be required to fund sewerage reinforcement works needed to support the housing growth, although Thames Water has not yet been able to establish the likely cost of these works. The sewage treatment works at Chesham is close to capacity which means Thames Water will need to increase treatment capacity on this site over the period of the Core Strategy. Any increase to sewage treatment capacity will be funded directly by Thames Water.
- Veolia Water has planned for the level of housing growth in the Core Strategy in their Delivery Plans and therefore developers only need to pay the connection fee to them by private arrangement. No indication of the cost of connection per dwelling has been provided by Veolia Water.
- No special funding or infrastructure has been identified for emergency services (police, ambulances, fire and rescue) due to the anticipated population decline and the moderate scale of housing growth
- The decline in population is unlikely to generate the need for new sports, leisure facilities, large-scale public open space or green infrastructure. The challenge over the Core Strategy period will be to ensure that existing facilities are maintained and, where appropriate, opportunities are sought to enhance this provision. Exact costs and details of these enhancements are not known at this stage. New play facilities will be required as part of major new developments. Improvements to

green infrastructure and of the links to them are desirable.

- No new health facilities such as hospitals, GP surgeries and dental practices are needed as a result of the planned housing growth. Enhancements to existing facilities might be needed to support the changing demographics of the population but these will be funded by the PCT or by GP practices as their priorities change over time.
- The planned levels of housing growth are unlikely to result in the requirement for significant highway infrastructure investment. The highways authority is satisfied that the necessary highway improvements can be made through the application process, although it reserves the right to comment further.
- Significant amounts of affordable housing are needed as set out elsewhere in the Strategy. Affordable housing will principally be secured by developer contributions. The Council will also identify housing sites to the Homes and Community Agency (HCA) which may be suitable for affordable housing subsidy.
- Chiltern District Council's priority for developer contributions over the period of the Core Strategy is the delivery of affordable housing. The cost of providing affordable housing (particularly if social housing grant cannot be secured) will therefore determine the amount of additional money which can levied from developments for pooled contributions without the financial viability of the scheme being affected. The result of this is that a flexible approach will be

needed by the Council through the planning application process to ensure the appropriate infrastructure improvements are brought forward in support of proposals for new housing.

A draft schedule of infrastructure requirements is set out in Appendix 7 of this document.

**17.5** Green Infrastructure provides a vital life-support system, encompassing a network of green spaces, access routes, landscapes and natural and historic elements which intersperse and connect urban and rural settlements with each other and the surrounding countryside. It can have multi-functional benefits for the economy, wildlife and health and well-being of local communities. It has many positive social, environmental and economic benefits. These include the protection and enhancement of biodiversity, promotion of recreational routes, reduced flood risk by the incorporation of Sustainable Drainage Systems and the reinforcement of economic investment via the creation of an attractive environment. Green Infrastructure can also help to mitigate climate change i.e. acting as a carbon sink, increasing urban cooling and providing opportunities for renewable and low carbon energy generation; but also adaption, i.e. as areas for short term flood storage. Green infrastructure need to be targeted to take account of the needs of the population and therefore needs to reflect the changing demographics and the increasing proportion of older people in that population.

### **POLICY CS32: GREEN INFRASTRUCTURE**

Together with its partners, the District Council will identify, protect and enhance strategic green infrastructure assets in the District. Where green infrastructure is brought forward alongside new development, or where development is deemed to sever existing assets, opportunities will be sought to connect provision to surrounding green infrastructure in line with the Buckinghamshire Green Infrastructure Strategy (April 2009)

#### **We will measure success with the assistance of the following indicator:**

- Net gain or loss of Green Infrastructure assets

## 18 Delivery

**18.1** A key role for the Council is to ensure that the Core Strategy and other elements of the LDF are delivered. The Council is preparing a Delivery DPD which will set out in more detail the ways in which the Core Strategy will be delivered and which will include development management policies. The policies of the Core Strategy will be monitored to assess their effectiveness in delivering the vision and strategic objectives, and how they are addressing the key issues identified. Although we are not directly responsible for house building, we shall act robustly in seeking to ensure that the required housing and supporting infrastructure is built/provided. The Council is required to demonstrate a continuous existence of a rolling 5-10 supply of deliverable and/or developable housing land. The latest position will always be set out in the most recent Annual Monitoring Report. This will track the progress of housing completions against the trajectories which we set out and will make reasonable assessments about the adequacy or otherwise of the supply of deliverable housing land. The Council will use the monitoring process to manage land supply.

**18.2** As stated in Section 7, the Council will monitor housing delivery in relation to Policy CS2. The aim will be to ensure that the number of new homes built is broadly in line with the rates of house building expected in relation to the running averages expected in both the settlements that are the main focus for growth and in other villages excluded from the Green Belt. Appropriate action will be triggered to increase supply if monitoring reveals that housing completions in either category have fallen more than 15% below the rate set out in the Trajectory and review of the deliverability of planned sites indicates that the expected rate is unlikely to be recovered over the next 3 years without action being taken. Such actions may include holding discussions with developers and landowners to identify barriers to delivery, allocating additional

sites in a DPD or other appropriate plan, granting planning permission, or identifying the need to undertake a timely review/preparation of an appropriate Development Plan Document, including part of the Core Strategy. Priority will normally be given to actions which improve the delivery of housing on previously developed land, but not at the expense of securing the necessary range of deliverable and developable sites.

**18.3** As stated above, the Council is preparing an Infrastructure Delivery Plan which will set out the infrastructure which is required to support this strategy and other elements in the LDF, including details about who is going to provide it, how and when. Action will also be taken if infrastructure delivery slips. The majority of new housing development in the District has occurred on small sites, within the existing urban areas. This means that the majority of new development has utilised existing infrastructure. This approach makes it difficult to predict when the capacity of these facilities will be exceeded and improvements to existing infrastructure provision will be required. We will work with the infrastructure providers to identify the need for additional infrastructure and will require this to be provided in advance of, or as part of, development proposals.



## 19 Monitoring

**19.1** The policies of the Core Strategy need to be monitored to assess their effectiveness in delivering the vision and strategic objectives, and how they are addressing the key issues identified. The Annual Monitoring Report (AMR) is currently the mechanism for carrying out this assessment, as well as identifying any changes required if policies are not working or targets are not being met. A set of indicators and targets are set out in the AMR and include:

- Core Output Indicators: Local authorities are required to monitor a set of Core Output Indicators where the data are readily available and consistent.
- Local Output Indicators: These address outputs of policies which are not covered by the Core Indicators and allow scope to address issues of local importance.
- Contextual Indicators: These describe the wider social, environmental and economic background against which the Core Strategy operates.
- A large number of indicators are also contained within our sustainability appraisal framework.

unidentified sites (which are seen as providing flexibility) and to judge the necessity to bring additional housing sites into our trajectories if required.

**19.2** The AMR will assess how effective the Policies of the Chiltern Development Framework are and the extent to which they are being achieved. The Policies of the Core Strategy will be assessed on an annual basis to identify the extent to which they are being achieved.

**19.3** The Core Strategy provides for between 2,650 and 2,900 new homes in mixed communities during the period 2006-2026. The Council has identified the broad locations of development in the Strategy to meet this requirement. As stated in Section 18, the Council will ensure that the District-level housing allocation continues to be met, by adopting a plan, monitor and manage approach. Amongst other things, this will allow us to check the level of windfalls and unforeseen/

## Appendix 1:

### Correlation between Issues, Objectives and Policies

Key Issues (para 4.5)	District Vision (para 5.4)	Objectives (para 6.3)	Core Strategy Policies
Where to provide the land for 120 new dwellings per annum of the right type and with supporting infrastructure	A place with integrated, supportive and capable communities which promote active citizenship; A place where we can lead safe lives free from the fear of crime and anti-social behaviour	Enable an appropriate amount of housing together with supporting infrastructure.	CS1, CS2, CS6 and CS7
Where and how to provide more affordable housing	A place with enough affordable housing to meet local needs and maintain our services and communities	Ensure that a significant proportion of new dwellings permitted are affordable	CS8 and CS9
How to tackle the causes and effects of climate change; How to ensure that development is well-designed and sustainable	A place with a clean and green environment where recycling, waste minimisation and resource conservation are an established part of everyday life; A place with effective and targeted transport solutions, including a well maintained transport infrastructure	Steer development to the most sustainable locations and ensure that new development is of very high quality design appropriate for its locality, and that it maximises efficiency in the use of energy, water and other resources, minimises pollution and waste and uses sustainable building practices.	CS4 and CS5
How to maintain the local economy in towns and country and promote prosperous, safe and accessible local centres	A place which encourages local employers and small businesses so we can protect the area's economy for the future; A place with attractive and vibrant town and village centres and an outstanding countryside; A place with effective and targeted transport solutions, including a well maintained transport infrastructure; A place which promotes equality of opportunity and ensures fair access to services	Encourage local employers and small businesses so we can protect the area's economy for the future; promote the vitality and viability of town centres and other local centres, whilst retaining the character of the historic centres.	CS15, CS16, CS17, CS18 and CS19

## Appendix 1: Correlation between Issues, Objectives and Policies *continued*

Key Issues (para 4.5)	District Vision (para 5.4)	Objectives (para 6.3)	Core Strategy Policies
How to conserve and enhance the built, historic and rural environment	A place with attractive and vibrant town and village centres and an outstanding countryside	<p>Conserve and enhance the Chilterns Area of Outstanding Natural Beauty and the other natural assets (including biodiversity) of the District.</p> <p>Maintain and improve the high quality environment of our towns, villages and countryside including the Chilterns Area of Outstanding Natural Beauty and the natural assets (including biodiversity) of the District.</p>	CS20, CS21, CS22, and CS24
How to address demographic change, in particular the issues arising from a more elderly population	<p>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;</p> <p>A place where people have the skills, knowledge and ability to make effective decisions and healthy lifestyle choices</p>	Encourage provision of specialist facilities and appropriate, adaptable homes for elderly people	CS12, CS27 and CS29
How to ensure that local communities and different age-groups have access to an excellent range of facilities	<p>A place with a wide range of accessible leisure opportunities;</p> <p>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;</p> <p>A place which promotes equality of opportunity and ensures fair access to services</p>	Seek to retain and improve services and facilities which serve the whole community, or groups within it, and improve access to these facilities; provide supporting infrastructure.	CS12, CS16, CS18, CS26, CS27, CS28, CS29, CS31 and CS32

## Appendix 2: Main Evidence Base Documents

Title	Date
<b>Supporting Documents</b>	
Habitats Regulations Assessment Screening Opinion	Oct 2009
Habitats Regulations Assessment	Sept 2010
Equality Impacts Assessment	Sept 2010
Pre-Submission Consultation Statement	Oct 2010
<b>Supporting Documents</b>	
<b>Retail</b>	
South Bucks District Council and Chiltern District Council – Joint Retail / Town Centre Study Final Report (Nathaniel Lichfield & Partners)	Dec 2007
Chiltern District Council Retail and Town Centre Study Update Report (September 2009) (Nathaniel Litchfield & Partners)	Sept 2009
<b>Employment</b>	
Chiltern District Large Employment Sites Study (Aitchison Raffety)	Oct 2004
Report to Chiltern District Council - Investigation of sites not designated as Higher Performing in the Employment Land Study (Aitchison Raffety)	May 2005
Buckinghamshire Employment Land Review – Final Report	Aug 2006
Employment Sites Vacancy Survey	Oct 2010
<b>Housing</b>	
Gypsy and Traveller accommodation needs assessment for the Thames Valley region (Tribal Consulting)	Sept 2006
Needs Assessment for Travelling Showpeople (Buckinghamshire Authorities)	July 2007
Chiltern District Council Affordable Housing Development Economics Study (Adams Integra)	July 2007
Chiltern District Strategic Housing Land Availability Assessment - Final Report (Roger Tym and Partners)	Jan 2008
Chiltern District Strategic Housing Land Availability Assessment – Supporting Site Capacity and Character Testing Report (Tibbalds Planning)	Jan 2008
Buckinghamshire Strategic Housing Market Assessment – Final Report (Fordham Research)	July 2008
Chiltern District Council Affordable Housing Development Economics Study – Update Report 2009/2010 (Adams Integra)	Mar 2010
Chiltern District Strategic Housing Land Availability Assessment – Supplementary Report	Sept 2010
Chiltern Housing Land Availability Assessment: Update Report (and supporting Appendix)	March 2011
2011 Housing Land Supply Trajectory 2006 to 2026	Sept 2010
Background Paper on Deliverability information for Strategic Housing Sites and Major Developed Sites in the Green Belt	Oct 2010
<b>Transport and Accessibility</b>	
Chiltern District Council – Accessibility, Parking Standards and Community Infrastructure Study Main Report (Carter Jonas and WSP)	June 2005
Chiltern District Travel to Work Study (Land Use Consultants)	Feb 2007
Chiltern District Council - Core Strategy Evaluation of Transport Impacts (Atkins Transport Planning)	July 2009

<b>Infrastructure</b>	
Chiltern District Council – Draft Infrastructure Delivery Plan v1.0	Sept 2010
<b>Other Studies</b>	
Chiltern District Council Open Space, Sport and Recreation Facilities Audit and Needs Assessment Final Report (Torkildsen Barclay)	June 2005
Chiltern District Council Strategic Flood Risk Assessment (SFRA) Level 1 Final Report (Jacobs)	Feb 2008
Chiltern District Council Strategic Flood Risk Assessment (SFRA) Level 2 Report (Jacobs)	June 2008
Major Developed Sites in the Green Belt Topic Paper	Sept 2010
Townscape Character Assessment – Interim Findings Paper (Chris Blandford Associates)	Sept 2010
Chiltern District Council Townscape Character Assessment (Chris Blandford Associates)	Feb 2011
<b>Other Council Documents</b>	
Community Development Revitalisation Action Plan 2007-2009	Oct 2006
Chiltern Area Play Strategy - Executive Summary	July 2007
Sustainable Community Strategy for the Chiltern District 2009-2026	Sept 2009
Chiltern District Council: Community Cohesion Plan 2010-2012	April 2010
<b>County Level Documents</b>	
A Healthy Communities Strategy for Buckinghamshire 2009–2014 (Healthy Communities Partnership)	Dec 2008
Buckinghamshire & Milton Keynes Historic Landscape Characterisation 2006 (Buckinghamshire County Council)	2006
Buckinghamshire 12 Year Housing Plan for People with Support Needs (Buckinghamshire County Council)	June 2009
Buckinghamshire Refreshed Extra Care Strategy Summary (Buckinghamshire County Council)	April 2008
Buckinghamshire and Milton Keynes Biodiversity Action Plan 2008 Revision 2000-2010 (Buckinghamshire and Milton Keynes Biodiversity Partnership)	2008
Buckinghamshire Local Transport Plan 2 (2006)	April 2006
Buckinghamshire Local Transport Plan 3 (2011)	April 2011
Buckinghamshire Infrastructure Study Phase 2 Report: South Buckinghamshire (Hewdon Consulting and Colin Buchanan)	April 2008
Extra Care in Buckinghamshire: A Strategic Plan	Nov 2006
Extra Care in Buckinghamshire: An updated Executive Summary of the Strategic Plan	Nov 2008
A Healthy Communities Strategy for Buckinghamshire 2009–2014	Dec 2008
Buckinghamshire Green Infrastructure Study	April 2009
Buckinghamshire 12 Year Housing Plan for People with Support Needs	Jun 2009
<b>Regional Level</b>	
South East England Regional Economic Strategy 2006-2016	2006
The evidence base for sustainable energy policies in the South East, Final Report	Sept 2006
The South East Plan, Report of the Panel, Volume 1, August 2007	Aug 2007
Chilterns AONB Management Plan 2008-2013 – A Framework for Action (Chilterns Conservation Board)	Nov 2008



## Appendix 3:

### National Planning Policy Guidance as at September 2011

Planning Guidance No.	Title	Date
PPS1	Delivering Sustainable Development	2005
PPS1 Supplement	Planning and Climate Change	2007
PPG2	Green Belts	1995/2001
PPS3	Housing	2006/2010
PPS4	Planning for Sustainable Economic Growth	2009
PPS5	Planning For the Historic Environment	2010
PPS7	Sustainable Development in Rural Areas	2004
PPS9	Biodiversity and Geological Conservation	2005
PPS10	Planning for Sustainable Waste Management	2005
PPS12	Local Spatial Planning	2008
PPG13	Transport	2002
PPG17	Planning for Open Space, Sport & Recreation	2002
PPS22	Renewable Energy	2004
PPS23	Planning and Pollution Control	2004
PPG24	Planning and Noise	1994
PPS25	Development and Flood Risk	2006

The Core Strategy considers the following issues which are set out in national policy:

- planning safe, healthy, attractive and well-designed places and mixed communities with good access to services and jobs (PPS1, PPS3)
- taking account of the needs and problems of all the community, including requirements relating to age; reducing social inequalities; and helping all to have good access to jobs, education, shops, leisure, health and community facilities (PPS1)
- ensuring that infrastructure and services and open space are provided to support development and communities (PPS1, PPS12, PPG17)
- protecting and improving the natural and historic environment, townscape, countryside and wildlife and the best agricultural land (PPS1, PPS5, PPS7, PPS9)
- planning for the re-use of previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings in preference to the development of green field sites and promoting urban regeneration (PPS1, PPS3, PPG13)
- meeting the housing requirements of the whole community, including those in need of affordable and special needs housing (PPS1, PPS3)
- providing a positive context for industrial and commercial development (PPS1, PPS4)
- managing town centres, including the evening and night time economy (PPS4) and the hierarchy and network of other centres (PPS4, PPG13)
- recognising the important and varied roles of agriculture and supporting appropriate farm-related development, including diversification (PPS4 and PPS7)
- reducing dependence on the car (PPS1, PPS3, and PPG13)
- lessening the risk of flooding (PPS1, PPG20, PPS25)
- helping to reduce world climate change, promoting renewable resources, efficient use of energy and sustainable use of water; reducing waste and increasing its re-use, recycling, composting and energy recovery (PPS1, PPS10, PPS22, PPS23)

## Appendix 4: Saved Local Plan Policies which are Hereby Cancelled

Local Plan Policy	Topic	New Policy	Comment
GC6	Requirements of Statutory Undertakers	CS32	Replaced by new policy
LSQ2	Area of Attractive Landscape at Bulstrode Park	-	Such notations are not supported by PPS7
H5	Small Dwellings	CS11	Replaced by new policy
H6	Affordable Housing	CS8	Replaced by new policy
H8	Specialist Housing	CS12	Replaced by new policy
H22	Gypsy Sites	CS14	Replaced by new policy
E1	Location of Employment development	CS16	Not consistent with PPS4
E4	Small Employment Sites	CS16	Replaced by new policy
TR1	Environmental Impact of Transport	CS25	Replaced by new policy
R15	Colne Valley Park	-	Not needed – countryside & Green Belt policies apply in CVP

## Appendix 5: Housing Trajectory

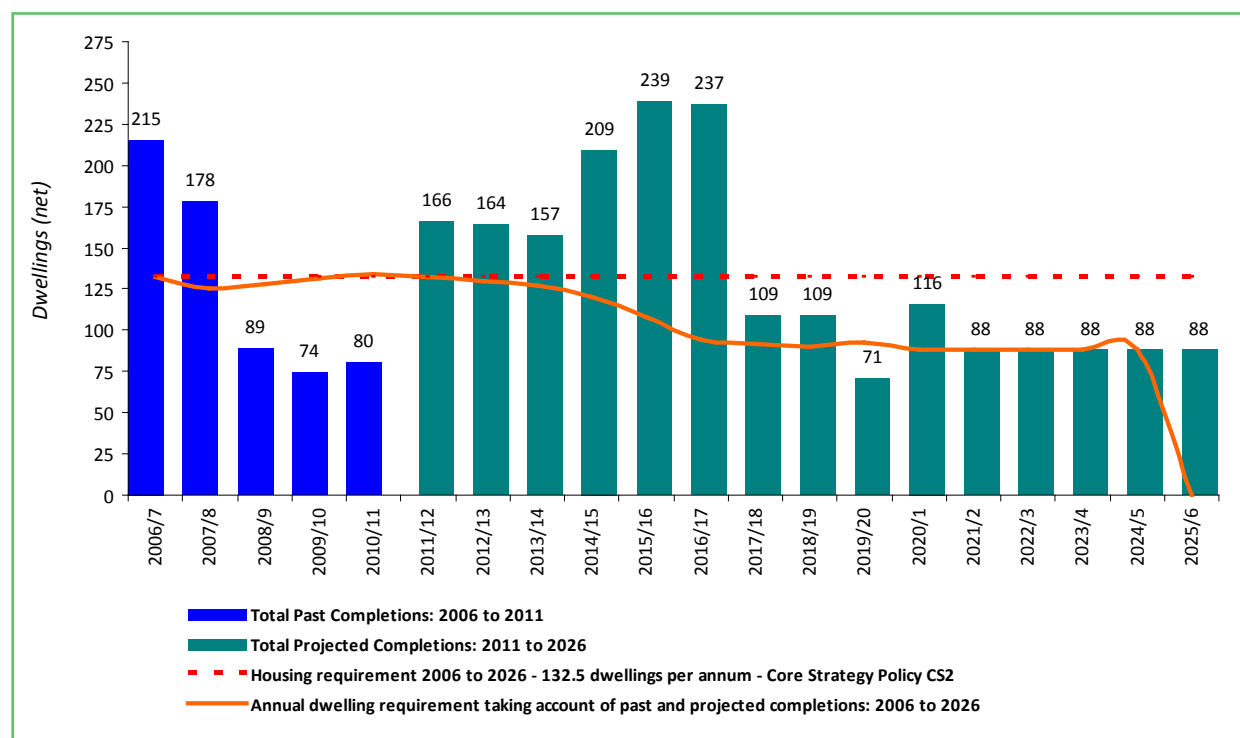
Planning Policy Statement 3 sets out the requirements for local planning authorities to provide information on housing policy and performance, including the preparation of a housing trajectory.

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.

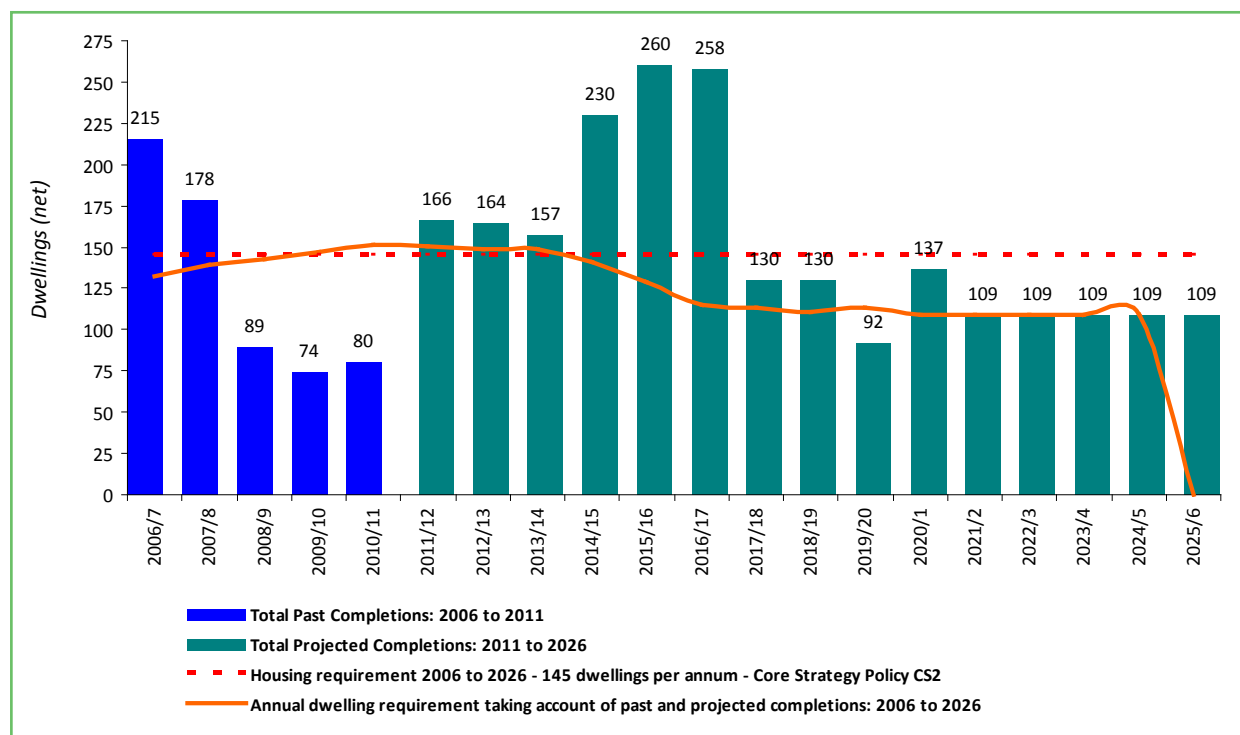
The Chiltern Housing Trajectory 2006 – 2026 shows how past and projected housing completions compare with the housing requirements set out in this Strategy. The first Trajectory, relating to the lower figure of 2,650 new dwellings (net), forecasts that Chiltern will meet requirement by 31st March 2026. The second Trajectory relates to the upper target of 2,900 new dwellings (net) and demonstrates that the Council is also likely to meet this target, although this assumes reliance on a greater number of dwellings from SHLAA sites than in the first Trajectory.

The trajectory is updated annually and included in the Annual Monitoring Report.

## Chiltern District Housing Trajectory 2006 - 2026 - 2,650 dwelling requirement



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



## Appendix 6: Glossary

This glossary includes terms used in either the Core Strategy or in background evidence.

### **Accessibility**

The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

### **Affordability**

A measure of whether households can access or sustain the costs of private sector housing.

### **Affordable Housing**

Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes which are average or below average, or in relation to the price of general market housing.

### **Air Quality Management Area (AQMA)**

An area designated by a District Council following an assessment of air quality where individual pollutants are forecast to exceed standards defined in the National Air Quality Strategy and where air quality management proposals are needed to improve air quality.

### **Annual / Authority Monitoring Report (AMR)**

A report produced by a council each year which assesses the impact of policies and sets out whether targets are being met.

### **Areas of Outstanding Natural Beauty (AONB)**

An Area of Outstanding Natural Beauty is designated under the National Parks and Access to the Countryside Act 1949 for its outstanding landscape quality.

### **Biodiversity**

This refers to the diversity of plant and animal life in a particular habitat or area.

### **Biological Notification Site (BNS)**

A site identified as being of county level importance for wildlife in Buckinghamshire. These sites are under a programme of review and assessment against Local Wildlife Site (LWS) criteria. Until this review is completed, BNSs are treated in the same way as LWSs.

### **Biomass**

Biomass is biological material derived from living, or recently living, organisms.

### **Brownfield Land**

This is previously developed land which is, or was, occupied by a permanent structure, including the curtilage of developed land.

**Building Research Establishment's Environmental Assessment Method (BREEAM) Standard**

BREEAM is the world's longest established and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable development and demonstrates a level of achievement.

**Carbon Footprint**

A measure of the impact which human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

**Code for Sustainable Homes**

A National Code which measures the sustainability of a new home against categories of sustainable design. New homes are given a rating ranging from level 1 to level 6 (high sustainability)

**Combined Heat and Power (CHP)**

A system which generates electricity and utilises the heat produced as a bi-product in a cost effective and environmentally responsible way.

**Community Infrastructure Levy (CIL)**

A charge proposed by the previous national Government by which local authorities in England and Wales would have been empowered, but not required, to impose a charge on most types of new development in their area to pay for infrastructure.

**Community Strategy**

A plan, developed by a local authority in partnership with other public, private and community sector organisations, to promote the economic, social and environmental well-being of the area and to contribute to the achievement of sustainable development.

**Compulsory Purchase**

Legislation which gives local authorities the power to acquire land compulsorily, to help deliver social and economic change, where the landowner or occupier is not willing to sell by agreement.

**Conservation Area**

An area designated under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 on account of its special architectural or historic interest, the character and appearance of which it is intended to preserve and enhance.

**Contaminated Land**

Land which has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

**Core Strategy Development Plan Document**

The Core Strategy is the principal document in the Local Development Framework (LDF). It contains a vision, objectives, a spatial strategy and strategic policies to deliver that vision and to provide a context for the future development of an area.



### **Development Plan**

The South East Plan 2009 and the Chiltern District Adopted Local Plan 1997 (saved policies) form the statutory Development Plan for Chiltern District. The LDF will progressively replace saved policies.

### **Development Plan Documents (DPDs)**

These will replace the Local Plan and have the same status for decision-making. More than one DPD can be used to provide for the Development Plan at the local level. Types of DPDs include the Core Strategy, Site Specific Allocations and Area Action Plans.

### **District Heating System**

District heating is a system for distributing heat generated in a centralised location for residential and commercial heating requirements, such as space heating and water heating. District heating plants can provide higher efficiencies and better pollution control than localised boilers.

### **Ecological Footprint**

An ecological footprint compares human consumption of natural resources with planet Earth's ecological capacity to regenerate them.

### **Ecosystem**

A system formed by the interaction of a community of organisms with their environment.

### **Energy Conservation**

The practice of minimising the quantity of energy used, thereby improving energy efficiency.

### **Energy Efficiency**

How well used energy is as a ratio of the energy used to the energy wasted.

### **Energy Recovery**

The use of waste as a source for energy, for example making use of the methane emitted from landfill.

### **English Heritage**

Government advisory body with responsibility for all aspects of protecting and promoting the historic environment. This includes the 'listing' of buildings of special architectural or historic interest.

### **Environment Agency**

A government body which aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities which handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

### **Evidence Base**

The evidence base consists of studies, plans and strategies produced by the Council and other organizations which provide a background and allow judgments to be made on the most appropriate strategy and policies.

### Extra Care Housing

Housing designed with the needs of older people in mind and with varying levels of care and support available on site. People who live in Extra Care housing have their own self contained homes and benefit from communal facilities being available. Properties can be rented, owned or part owned/ part rented. Extra Care is also known as very sheltered housing, assisted living, or simply as 'housing with care'.

### Flood Risk Assessment

An area-based or detailed, site - based, investigation which is undertaken either by a Council when deciding on planning policy or by a developer at planning application stage.

### Flood Zones

Flood Zones indicate the probability of flooding. Flood Zone 1 has the lowest probability and Flood Zone 3 has the highest. Zones 2 and 3 are shown on the Environment Agency Flood Map with Flood Zone1 being all the land falling outside Zones 2 and 3.

### Green Belt

A designation of land, usually around cities and large built-up areas. The designation aims to keep this land permanently open or largely undeveloped. The purposes of including land in the Green Belt are to:

- check the unrestricted sprawl of large built up areas
- prevent neighbouring towns from merging
- safeguard the countryside from encroachment
- preserve the setting and special character of historic towns
- assist urban regeneration by encouraging the recycling of derelict and other urban land

Green Belts are defined in a local planning authority's Development Plan.

### Greenfield Land

Land, often farmland, which has not previously been developed.

### Green Infrastructure

Green infrastructure is the network of multi-functional green spaces and natural elements (including water) within and between the built environment.

### Greenhouse Gas Emissions

The production of gases which naturally form in the atmosphere and serve to insulate the earth including water vapour, carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide and ozone.

### Green Travel Plan

A package of practical measures to encourage staff and/or users of a development to choose alternatives to single occupancy car use and to reduce the need to travel.

**Habitat Regulations Assessment**

The need for Habitat Regulations Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by Regulation 48 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended in 2007). The ultimate aim of HRA is to “maintain or restore, at favorable conservation status, natural habitats and species of wild fauna and flora of Community interest”.

**Housing Associations**

Independent, not-for-profit organisations registered with, and regulated by, the Homes and Communities Agency.

**Housing Trajectory**

An evaluation of housing delivery compared to delivery targets.

**Indices of Multiple Deprivation**

The Index of Multiple Deprivation combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.

**Infill Development**

Development of a vacant site in a substantially developed frontage or area.

**Infrastructure**

Infrastructure can include transport facilities, such as roads, cycle routes, footpaths and public transport, affordable housing, education, health-care facilities, social and community facilities, sports centres, open spaces, parks and play space, green infrastructure, utility services (gas supply, electricity supply, water supply, waste water treatment, telecommunications infrastructure) and flood defences, together with any necessary management regimes to ensure efficient, effective and long-term arrangements are in place to ensure continued upkeep.

**Intermediate Housing**

Housing at prices and rents above those of social rent, but below market prices or rent.

**Listed Building**

A building of special architectural or historical interest, graded according to its importance (Grade I, II\*, II). The list is designated by English Heritage on behalf of the Department for Culture, Media and Sport. Buildings on the list are subject to special control.

**Low-Carbon Energy**

Comes from sources which produce fewer greenhouse gases than do traditional means of power generation, includes zero carbon power generation sources as well as sources with lower-level emissions such as natural gas, and technologies which prevent carbon dioxide from being emitted into the atmosphere, such as carbon capture and storage.

**Local Development Document (LDD)**

LDDs include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Framework (LDF)**

A portfolio of Local Development Documents which will replace the Local Plan. Together these documents will provide the framework for delivering the spatial planning strategy for the Local Planning Authority area.

**Local Development Scheme (LDS)**

A document setting out the programme for the preparation of Development Plan Documents. It sets out a 3-year programme and includes information on consultation dates.

**Local Distinctiveness**

The particular positive feature of a locality which contributes to its special character and sense of place. Distinguishes one local area from another.

**Local Geological Sites (LGS)**

Geological or geomorphologic sites (excluding SSSIs) in a county, which are considered worthy of protection for their scientific, educational, historical or aesthetic importance. Such sites are generally non-statutory, like Local Wildlife Sites, but are similarly protected through the planning system. (Formerly known as Regionally Important Geological Sites).

**Local Nature Reserve (LNR)**

An area designated by local authorities, in consultation with English Nature, under the National Parks and Access to the Countryside Act 1949, to provide opportunities for educational use and public enjoyment, in addition to protecting wildlife or geological and physiographical features of special interest.

**Local Plan**

The saved policies in the Chiltern District Adopted Local Plan 1997.

**Local Transport Plan (LTP)**

A five-year integrated transport strategy, prepared by the County Council in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

**Local Wildlife Site (LWS)**

A site designated locally for its substantive conservation value. LWS sites are non-statutory but receive protection through the planning system. (Formerly known as County Wildlife Sites)

**Market Housing**

Private housing for rent or for sale, where the price is set in the open market.

**Mixed Tenure**

An area of housing consisting of mix of different tenures, normally social rented housing and privately owned housing.

**Natura 2000 Sites**

European Union governments adopted legislation designed to protect the most seriously threatened habitats and species across Europe. This legislation is called the Habitats Directive. At the heart of the Directive is the creation of a network of sites called Special Protection Areas and Special Areas of Conservation.

**Natural England**

Government advisors on nature conservation and countryside issues in England.

**National Indicators (NI)**

A set of 198 measures to assess performance in local areas which have been deleted by the Coalition Government. Many have become local indicators.

**Planning Obligations and Agreements**

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, which ensure that certain extra works related to a development are undertaken, for example, the provision of highways. These are sometimes called “Section 106” agreements.

**Planning Policy Guidance (PPG) / Planning Policy Statement (PPS)**

Statements setting out the Government’s policy framework at the national level on planning issues such as housing, employment, Green Belt.

**Previously Developed Land**

Land which is, or was, occupied by a permanent (non-agricultural) structure and associated fixed surface infrastructure, including the curtilage of the development, in urban and rural areas. It excludes land and buildings which have been used for agricultural purposes, forest and woodland, and land in built-up areas, such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been developed previously.

**Primary Health Care Trust**

The local NHS organisation responsible for improving the health of their local population, providing community and primary care services and commissioning hospital and other specialist services.

**Primary Shopping Frontage**

The most important shopping area of a town, usually characterized by having the highest rents and pedestrian flow, where development on ground floors is primarily restricted to retailing.

**Public Realm**

Streets and spaces which can be accessed by the public.



**Regional Strategy (RS)**

Sets out the planning framework for the region. The RS for the South East is the South East Plan.

**Registered Provider (RP)**

A body registered with the Homes and Communities Agency which owns or manages affordable homes, both social rented and intermediate.

**Renewable Energy**

Renewable energy is energy flows which occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

**Scheduled Ancient Monument**

A building or structure above or below ground whose preservation is of national importance, in a schedule compiled by the relevant Secretary of State.

**Section 106 Obligation**

A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 Obligations are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, which ensure that certain extra works related to a development are undertaken.

**Shared Ownership**

A scheme aimed at providing first time buyers, who cannot afford to buy outright, a home suited to their needs. The buyer purchases a part of the equity, paying rent on the remainder, which is usually retained by a Registered Provider (RP).

**Sheltered Housing**

Housing specifically for older and/or disabled people. Includes a block or group of houses with resident or visiting warden, and individual houses, bungalows and flats, which receive support from a mobile warden or pendant (emergency) alarm service.

**Site of Special Scientific Interest (SSSI)**

A site designated in the UK to be of importance for nature conservation due to the presence of a rare or good example of fauna and flora.

**Social Rented Housing**

Affordable housing provided for rent at below market levels to eligible groups on housing waiting lists.

**Soundness**

A Development Plan Document (DPD) is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures.

**South East England Development Agency (SEEDA)**

SEEDA, the Regional Development Agency for the South East, was responsible for the sustainable economic development and regeneration of the South East of England and is expected to be dissolved in 2011.

**South East Plan (SEP)**

The Regional Spatial Strategy for the South East.

**Spatial Planning**

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programs, which together influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Special Area of Conservation (SAC)**

SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a key part of global efforts to conserve the world's biodiversity.

**Specialist Housing**

Housing to meet the needs of groups of people who may be disadvantaged, such as elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

**Special Protection Area (SPA)**

European designated area warranting special protection for the importance of its fauna. The area will comprise a number of sites which are also designated Sites of Special Scientific Interest (SSSI) in the UK.

**Statement of Community Involvement (SCI)**

Sets out the ways in which the Local Planning Authority will consult the community and stakeholders, not only on other LDDs but also on major planning applications.

**Strategic Flood Risk Assessment (SFRA)**

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Strategic Housing Land Availability Assessment (SHLAA)**

An assessment which identifies sites with potential for housing. The assessment is an important evidence source to inform plan making, but does not in itself determine whether a site should be allocated for housing development.

**Strategic Housing Market Assessment (SHMA)**

An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends. SHMAs help local authorities to understand their local housing markets and assist them in developing their planning and housing policies, particularly policies for affordable housing.

**Supplementary Planning Documents (SPDs)**

These can be produced to provide policy guidance to supplement the policies and proposals in DPDs. They do not form part of the Development Plan but must undergo a formal process of consultation.

**Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)**

Generic term used to describe a form of assessment which considers the economic, social and environmental effects of an initiative. Local Planning Authorities are required to assess the environmental, social and economic impacts of policies and proposals in Development Plan Documents. This is a tool for appraising policies to ensure that they reflect sustainable development objectives, i.e. social, environmental and economic factors.

**Sustainable Community Strategy (SCS)**

A strategy developed by a local authority in partnership with other public, private and community sector organisations, to promote economic, social and environmental well being of the area and to contribute to the achievement of sustainable development.

**Sustainable construction**

Construction which has due reference to the environment, for example in the materials it uses, the methods of construction and the installation of energy efficient and water conservation systems, e.g. use of solar panels and SuDS.

**Sustainable Development**

Development, which meets the needs of the present without compromising the ability of future generations to meet their own needs, ensuring a better quality of life for everyone now and for generations to come.

**Sustainable Transport**

Often meaning walking, cycling and public use of transport, which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

**Sustainable (Urban) Drainage Systems (SuDS)**

Includes a range of different drainage systems which are designed to promote the filtration and evaporation of water as close to the source as possible and to break down pollutants. SuDS are an alternative to drainage through pipes directly to a water course and will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

**Travel Plan**

A travel plan aims to promote sustainable travel choices (for example, cycling) as an alternative to single occupancy car journeys which may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

**Windfall sites**

Those sites which have not been specifically identified.

**Zero Carbon Development**

A building or set of buildings with a net energy consumption of zero.

## Appendix 7:

## Draft Infrastructure Delivery Schedule (Source: Draft Infrastructure Delivery Plan, September 2010)

Infrastructure Requirement (to 2026)	Explanation	Required as a result of Core Strategy	Indicative Delivery Timetable	Lead Partner	Estimated Cost	Funding Source and Mechanism
<b>Health Facilities</b>						
No specific requirement for new GP surgeries, community hospitals and other hospital Facilities identified <sup>68</sup> (excluding the Chesham Healthzone currently in early phase of construction).	The key driver for new GP facilities is population growth. The level of housing proposed is small scale and the overall population is anticipated to decline by 2026	N/A	N/A	Bucks PCT	N/A	N/A
Physical improvements to some existing GP surgeries needed.	Some GP surgeries are in a declining physical state	No	Not identified	Bucks PCT and/or GP practices	Not identified	Likely to be funded from Bucks PCT capital expenditure and/or from GP practices
<b>Education</b>						
No requirement for nursery school and special need places identified <sup>69</sup>	Existing provision is considered sufficient to cope with projected demand	N/A	N/A	Bucks CC	N/A	N/A
Requirement for additional primary school places in Chalfont St Peter and Chalfont St Giles (NB No requirement for the provision of new primary schools has been identified in any of the settlement areas)	Many schools in the south of the District are close to capacity, with some primary schools oversubscribed. The actual number of school places required as a result of new housing will be established through the planning application process taking account of the latest data on school rolls. The anticipated decline in the population of school age children may however serve to reduce the number of new places needed.	Yes	2015 to 2026	Bucks CC	Bucks CC estimates that the cost of providing one primary school place is £14,915. The total amount of funding needed to provide the number of school places required as a result of housing growth in the Core Strategy is however unknown at this stage.	Bucks CC anticipates that all school place requirements will be secured by developer contribution through S106 Agreement

<sup>68</sup> Discussions with the PCT in May 2009 identified that the PCT is looking at the possibility of bringing forward additional 'healthzones' in the District but no further information relating to funding commitments, specific locations and timetable for bringing them forward was identified at this time.

<sup>69</sup> Representations by Bucks CC Education in respect of planning application CH/2010/0293

Infrastructure Requirement (to 2026)	Explanation	Required as a result of Core Strategy	Indicative Delivery Timetable	Lead Partner	Estimated Cost	Funding Source and Mechanism
<b>Transport and Highways</b>						
Congestion management corridor improvements along the A416 between Chesham and Amersham	The LTP2 identified congestion to be a significant problem along the A416 between Chesham and Amersham; which has resulted in a stretch of the road in Chesham being designated an Air Quality Management Area. LTP3 continues to identify the Road as a congestion management corridor and additionally as a Primary Public Transport corridor; the Air Quality Management Area (AQMA) is also specifically identified.	No – as an existing problem	2016	Bucks CC Highway Authority	£1.5m required for improvement works to improve flow of traffic and improve air quality	Funding has yet to be committed by Bucks CC
Local highway and transport improvements to offset impacts of future housing developments	Bucks CC Highways considered the highway impacts associated with potential housing sites in the District. No objection was raised to the general impact of the total amount of housing development on the local highway network. Bucks CC however identified that in a number of cases, particularly on the strategic housing sites, local highway improvements would need to be made to offset the potential impact of the development on the local highway network	Yes	2011 onwards	Bucks CC	Unknown at this time	Developer contributions secured by S106 Agreement
<b>Affordable Housing</b>						
The Council is committed to provide about 33 affordable houses each year over the period to 2026	The Council's target within the Draft Core Strategy is to facilitate the delivery of 33 new affordable units per annum to 2026	Yes	2011 onwards	Chiltern District Council	Total cost not known	From developer contribution and provision and from the HCA Local Investment Plan.



Infrastructure Requirement (to 2026)	Explanation	Required as a result of Core Strategy	Indicative Delivery Timetable	Lead Partner	Estimated Cost	Funding Source and Mechanism
Additional upper/grammar school places	Buckinghamshire County Council considers that the anticipated levels of housing growth in District will create a deficit in upper school places by 2018. The existing grammar schools in the District are already exceeding capacity levels. The number of new school places resulting from new housing will be established through any planning application proposing new housing taking account of the latest available data on school rolls. The anticipated decline in the population of school age children may however serve to reduce the number of new school places needed.	Yes	2013 to 2026	Bucks CC	Bucks CC estimates that the cost of providing one upper school place is £22,693 while one grammar school place is estimated to be £22,903.	Bucks CC anticipates that all school place requirements will be secured by developer contribution through S106 Agreement
<b>Emergency Services</b>						
No requirement identified for additional police facilities or resources	The key driver for new police facilities and resources is population growth. The level of housing proposed in the District is of a moderate scale and the overall population is anticipated to decline by 2026	No	N/A	Thames Valley Police	N/A	N/A
No requirement identified for additional fire and rescue facilities or resources	The Bucks Fire and Rescue Service advise that the projected decline in population in Chiltern District means there is unlikely to be a requirement for additional fire and rescue facilities or resources	No	N/A	Bucks Fire and Rescue Service	N/A	N/A
No requirement identified for additional ambulance facilities or resources	Response awaited from South Central Ambulance Trust	Considered unlikely	-	SCAT	-	-

Infrastructure Requirement (to 2026)	Explanation	Required as a result of Core Strategy	Indicative Delivery Timetable	Lead Partner	Estimated Cost	Funding Source and Mechanism
<b>Utilities</b>						
No additional requirement identified for additional water infrastructure	Veolia Water has made provision in its service plan to provide water to the planned additional dwellings in Chiltern District	Yes	2011 onwards	Veolia Water	No information provided	Developers pay connection fee directly to Veolia Water
Reinforcement of existing sewerage network and increasing existing sewerage management capacity	Thames Water has identified that a large section of Chiltern District's sewerage infrastructure is operating at or near capacity. Many of the locations where new housing developments are likely to be located are known areas of sewerage infrastructure stress. Thames Water does not object to total amount of housing being proposed in the District and is of the view that new development can come forward in areas of existing sewerage infrastructure stress provided that the development makes appropriate provision for sewerage and surface water infrastructure improvements.	Yes	2011 onwards	Thames Water	Thames Water has not provided Chiltern District Council with information relating to how much the sewerage infrastructure improvements are going to cost.	Funded by developer through direct agreement with Thames Water
Off site reinforcement works needed to increase electricity capacity to serve strategic housing sites in Chalfont St Peter and Newland Park	Based on the proposed levels of housing on the Holy Cross Convent and Newland Park which were identified in the Draft Core Strategy June 2009, Scottish and Southern Energy advised that site works would be required to increase electricity capacity in these areas	Yes	2015	Scottish and	Not provided to CDC	Scottish and Southern Electricity anticipate this will be funded by the developer of the sites and the Distribution Network Operator.

Infrastructure Requirement (to 2026)	Explanation	Required as a result of Core Strategy	Indicative Delivery Timetable	Lead Partner	Estimated Cost	Funding Source and Mechanism
No information has been provided by National Grid Gas Distribution to Chiltern District Council in respect of whether the Core Strategy is likely to result in issues to do with gas capacity and supply	National Grid Gas Distribution has not yet provided information relating to whether or not the level of housing growth planned in the Core Strategy would raise any issues in respect of gas infrastructure capacity and supply.	Uncertain	Not known	National Grid Gas	Not known	Not known
<b>Community and Leisure Facilities</b>						
Background work on the Delivery DPD will establish the full requirement for community facilities in Chiltern District	The Delivery DPD is likely to allocate sites for community facilities and uses	No	2014 onwards	Chiltern District Council	Unknown	Under investigation
Sports pitch provision at Newland Park to be maintained and, where appropriate, enhanced to give improved facilities and wider access to the community.	The Council has identified the opportunity for the enhancements to be made to the existing sports pitch provision at Newland Park.	Yes	2015-2018	Chiltern District Council	Unknown	Developer provision/ contribution secured through Section 106 Agreement
Play areas and play facilities will be required in larger new developments	Larger new developments will be expected to make provision for land and facilities for play within the schemes	Yes	2010-26		Variable	Developer provision
<b>Green Infrastructure</b>						
No specific requirement has been identified for new green infrastructure to be provided alongside new housing developments.	The Buckinghamshire Green Infrastructure Strategy (April 2009) did not identify any specific need for more green infrastructure to be provided in Chiltern District although small sections of the District fall within priority action areas for green infrastructure.	No	N/A	Chiltern District Council	N/A	N/A

## Contact Information

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