

Local Development Framework

Delivery Development Plan Document for Chiltern District

Version 2.0

[TEMPORARY COVER]

Pre-submission Consultation
February 2014



Foreword

Following the adoption of the Core Strategy for Chiltern District in November 2011, the Council has been preparing the Delivery Development Plan Document or DPD which, once adopted, will replace the Chiltern District Local Plan, September 1997.

The Delivery DPD will be the only development plan document that the Council will be preparing.

The Core Strategy sets the vision, overall strategy and key targets such as for new housing levels to be planned to 2026, while the Delivery DPD sets out more detailed policies, land use allocations and proposals to 'deliver' the Core Strategy.

The Delivery DPD has had full regard to the National Planning Policy Framework and does not seek to repeat parts which are relevant to Chiltern District. However where local circumstances merit it the Delivery DPD may take a different approach and in such circumstances the Delivery DPD will take precedence.

The Delivery DPD has been prepared against an extensive evidence base, engagement with key stakeholders, taking account of views expressed under the Duty to Co-operate and from the findings of two Public Participation events.

Alongside the Core Strategy, the Delivery DPD and National Planning Policy Framework will play critical roles in helping to protect the District's environment including historic towns, villages and countryside, supporting the local economy and job growth, meeting local development needs and ensuring that planning decisions are taken within the best interests of our local communities and promote the most sustainable forms of development.

This Draft Delivery DPD will be the subject of public consultation between 20th February and 4th April 2014 and I would welcome duly made representations to help prepare a Delivery DPD that meets our community's needs and aspirations in ways which respect and enhance our unique circumstances to the year 2026.



Councillor Graham Harris
Cabinet Member for Sustainable Development

Draft Delivery Development Plan Document

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1 Introduction

- 1.1 The Delivery Development Plan Document (Delivery DPD) once adopted will form part of the Local Development Framework for Chiltern District to cover the period 2006 to 2026.
- 1.2 The Delivery DPD will largely replace the remaining saved parts of the Chiltern District Local Plan, September 1997 (see Appendix 4).
- 1.3 The Delivery DPD needs to be read in conjunction with the National Planning Policy Framework (NPPF) which, for parts relevant to Chiltern District are not repeated, and the Core Strategy for Chiltern District which is the 'higher order' development plan document.
- 1.4 Subsequent to the adoption of the Core Strategy, the NPPF and Planning Policy for Traveller Sites have been published, a number of national planning documents cancelled, the South East Regional Plan has been partially revoked and the evidence base has been updated or added to. Despite these changes the Core Strategy remains up to-date for the purposes of providing the strategic planning framework within Chiltern District up to 2026. The Delivery DPD takes these changes into account and is in general conformity with the Core Strategy.
- 1.5 Key emerging issues for the Delivery DPD have been the subject of Public Participation in April to June 2013 and specifically in relation to Gypsy, Traveller and travelling showpeople site options, in September and October 2013. The outcome of these public consultations has been taken into account.
- 1.6 The Council has also informed the Delivery DPD through the Duty to Co-operate, engagement with infrastructure and service providers and on-going stakeholder engagement.
- 1.7 During the preparation of the Delivery DPD, both the parish areas of Chalfont St Peter and Chalfont St Giles have been declared Neighbourhood Areas and the parish councils are in the process of preparing draft neighbourhood plans. The Delivery DPD has therefore sought to co-ordinate with these two draft neighbourhood plans. For example, the Delivery DPD will not seek to repeat local measures likely to be part of emerging neighbourhood plans.
- 1.8 The Delivery DPD has also been the subject of a Sustainability Appraisal, Equalities Assessment and Viability Assessment which form separate

documents available as part of the Delivery DPD evidence base.

2 How to Use the Delivery Development Plan Document

- 2.1 The Delivery DPD once adopted will form part of the Development Plan for Chiltern District. The Development Plan needs to be read as a whole. Importantly the Core Strategy provides the vision, spatial strategy, strategic objectives, targets and strategic allocations with which the Delivery DPD is in general conformity. The Delivery DPD provides site allocations, additional land use allocations and development management policies to support and deliver the Core Strategy, to meet new requirements of the National Planning Policy Framework (NPPF) and to interpret the NPPF against local needs and circumstances of the District.
- 2.2 The Development Plan also includes the Buckinghamshire Minerals and Waste Core Strategy Development Plan Document.
- 2.3 The Policies Map identifies the land use allocations, proposals and areas of land to which policies apply from the Core Strategy, Delivery DPD and Buckinghamshire Minerals and Waste Core Strategy Development Plan Document. It also includes the Government's safeguarded area for its proposed High Speed Railway, HS2.
- 2.4 If neighbourhood plans are made and are sufficiently supported at referendum then they will also form part of the Development Plan for Chiltern District.
- 2.5 As the Delivery DPD does not seek to repeat provisions within the NPPF then the Development Plan will also need to be read in conjunction with the NPPF.
- 2.6 If there is a conflict between parts of the Development Plan then that part of Development Plan that was adopted last takes precedence. If there is a conflict between parts of the NPPF and the Delivery DPD then the Delivery DPD will take precedence as this has been prepared having regard to the NPPF whilst reflecting local circumstances.
- 2.7 The Core Strategy includes a Glossary and additional glossary terms used in the Delivery DPD are provided in Appendix 5.
- 2.8 The Council has also prepared some supplementary planning documents (SPDs) and may prepare others during the life of the Delivery DPD. SPDs provide additional guidance and information for the interpretation and/or implementation of certain policies in the Development Plan.
- 2.9 The NPPF, Development Plan and SPDs will be used in the determination of planning applications and consideration of breaches of planning control. However the principles can also be used when permitted development proposals are designed.

3 Objectives

- 3.1 The Core Strategy sets out Strategic Objectives for the Development Plan and states that the Delivery DPD will refine these.
- 3.2 The Delivery DPD has been prepared taking into account the Core Strategy evidence base and additional evidence base documents specific to the Delivery DPD. The Core Strategy evidence base is set out in one of its appendices while the Delivery DPD main evidence base is listed in Appendix 3. Parts of the evidence base include new strategic documents such as the Chiltern and South Bucks Sustainable Communities Strategy, 2013- 2026, Bucks and Thames Valley Local Enterprise Partnership Plan for Sustainable Economic Growth, Buckinghamshire Health and Wellbeing Strategic Needs Assessment and the Buckinghamshire Partnership for the London 2012 Games: Legacy Ambition Review. The Delivery DPD refined objectives, policies and proposals reflect the spatial elements of these documents in particular and the evidence base as a whole.
- 3.3 Where relevant refined objectives have been included in the Delivery DPD under the relevant sections taking into account new strategic documents.

Objectives in the Delivery DPD are clearly identified.

- 3.4 Appendix 1 shows the correlation between the Core Strategy (its Key Issues, the District Vision and Core Strategy Objectives) and Delivery DPD objectives, policies and proposals.

4 Living Sustainably and Tackling Climate Change

- 4.1 The planning system can play an influential role in helping to tackle the effects of climate change through delivery of sustainable development. The Core Strategy (in paragraph 6.1) sets out five guiding themes while Policy CS4 develops these as sustainable development principles underpinning the Council's approach to sustainability.
- 4.2 To support the delivery of Policy CS4, Policy DS1 positively promotes sustainable development throughout the District.

POLICY DS1: SUSTAINABLE DEVELOPMENT

When considering development the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work with applicants to endeavour to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the District.

Planning applications that accord with the policies in the Core Strategy for Chiltern District and this Delivery DPD (and, where relevant, with policies in made neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

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

- Success at planning appeals, monitoring policies supported at appeal and policies not supported
- Meeting other performance indicators within the Delivery DPD
- Sustainable development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Implementation of Delivery DPD policies and the National Planning Policy Framework
- Where relevant, requiring Environmental Impact Assessments and/or seeking sustainability information and evidence as part of development proposals
- Encouraging pre-application discussions with applicants and other stakeholders in order to resolve sustainability issues at an early stage and promote best practice

- Imposing conditions on planning applications and seeking planning obligations where relevant to enhance the sustainability performance of and on-going function and management of development
- Preparation of a Supplementary Planning Document on Sustainable Construction and Renewable Energy for use in the determination of planning applications and to encourage best practice

4.3 To assist more sustainable lifestyles the Council considers that all development should seek to ensure that in addition to the requirements of Policy CS4 the appropriate elements in Policy DS2 are integral to new developments.

POLICY DS2: SUSTAINABLE LIFESTYLES

Broadband

All new development including dwellings, changes of use and extensions will provide fibre optic broadband links to new properties where connectable broadband infrastructure is available within a reasonable distance and where cost is proportionate to the value of the subject development. Where connectable broadband infrastructure is not available within a reasonable distance, appropriate provision will need to be made in development proposals to ensure easy connection to property once connectivity becomes available. For significant development proposals (i.e. residential developments of 10 or more units or other developments creating a gross floor area of 1,000 square metres or more) where broadband connectivity is not available, the development proposal will wherever possible provide connectivity as part of the development or alternatively provide a financial contribution towards future connectivity. The financial contribution to be agreed with the Council.

Waste Recycling

All new developments including extensions and changes of use will make appropriate provision for waste management and recycling facilities. For new dwellings and changes of use to dwellings, this will require provision for all appropriate refuse and recycling bins accommodation to be an integral part of the design to the satisfaction of Council standards.

Electric Car Charging Points

Will be encouraged, where appropriate, as part of new developments.

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

- Provision of fibre optic broadband connections and waste management facilities in development
- Number of electric car charging points secured as part of new developments

Delivery will be achieved via:

- Working with developers, broadband providers, Buckinghamshire and Thames Valley Local Enterprise Partnership and waste operators
- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations
- Providing further guidance in a Sustainable Construction and Renewable Energy SPD

5 Green Belt

Green Belt Settlements and Rows of Dwellings in the Green Belt

- 5.1 Policy CS23 of the Core Strategy requires the Delivery DPD to carry out a review of all the identified Green Belt settlements and rows of dwellings within the Green Belt. This review has been undertaken following the requirements of the Core Strategy. Such a review takes into account the National Planning Policy Framework.
- 5.2 The Review forms part of the Delivery DPD evidence base. As a result the Delivery DPD proposes:
- a) The removal of the following settlements from the Green Belt:
 - Botley
 - Hyde Heath
 - Jordans
 - Little Kingshill (2 parts of the settlement)
 - South Heath
 - Winchmore Hill
 - Nashleigh Hill and Lycrome Road area, Chesham

The built-up areas of these settlements and the new Green Belt boundary are identified on the Policies Map.
 - b) Identification of Rows of Buildings within the Green Belt on the Policies Map against which Policy DGB5 below applies.

Development in the Green Belt

- 5.3 Policy CS1 of the Core Strategy aims to protect the Green Belt by focussing development on land within the built-up areas of existing settlements. The presumption in favour of sustainable development, set out in Policy DS1, is not applied in the Green Belt unless the development proposed is appropriate to the Green Belt. The National Planning Policy Framework and policies DGB1 to DGB7 set out circumstances where development in the Green Belt is in principle deemed acceptable.

POLICY DGB1: DEVELOPMENT IN THE GREEN BELT

Except in very special circumstances development in the Green Belt will comply with the National Planning Policy Framework (or any national guidance which subsequently replaces this Framework).

As confirmed by national guidance, inappropriate development is by definition harmful to the Green Belt. Appropriate forms of development are set out in the National Planning Policy Framework. To prevent inappropriate development, the

Council requires certain applications for development in the Green Belt to be accompanied by supporting information as set out in policies DGB2 and DGB3.

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

- Development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with these Policies and where appropriate the imposition of conditions and planning obligations

5.4 The National Planning Policy Framework permits the re-use of buildings in the Green Belt provided that they are of permanent and substantial construction. The following policy clarifies how the Council will assess these requirements.

POLICY DGB2: RE-USE OF BUILDINGS IN THE GREEN BELT FOR RESIDENTIAL DEVELOPMENT

Developers will need to demonstrate that the building is not in a derelict condition by the means of a structural survey carried out by a suitably qualified professional confirming that the building is structurally sound. The Council must be satisfied that the work required to make the building suitable for residential use will not involve such substantial alterations that new building work amounts to major reconstruction or is tantamount to the construction of a new building.

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

- Development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with these Policies and where appropriate the imposition of conditions and planning obligations

5.5 The NPPF is silent on how to assess proposals for agricultural buildings. Therefore the Council has set out its own requirements in the following policy.

POLICY DGB3: AGRICULTURAL AND FORESTRY DEVELOPMENT IN THE GREEN BELT

Developers will need to demonstrate with evidence that in the Council's opinion the development is reasonably required for the purposes of an established agricultural or forestry use and that no other existing building within the agricultural or forestry unit could be converted for the proposed use, or the development would enable a fully operational agricultural or forestry use to become established. Where it is demonstrated the development is reasonably required then the Council will consider the following aspects of the proposal; the siting, design, type and colour of materials and landscaping to ensure the visual impact of the proposed building would be acceptable.

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

- Development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with these Policies and where appropriate the imposition of conditions and planning obligations

Appropriate Facilities for Outdoor Sport and Outdoor Recreation

- 5.6 Appropriate facilities for outdoor sport and recreation are acceptable in principle in the Green Belt however the National Planning Policy Framework does not define what is appropriate. An appropriate use must be ancillary and essential for the operation of the outdoor sport and recreation use. Examples of appropriate facilities may be changing rooms associated with a sports pitch, a sports equipment store or small scale spectator facilities. The provision of additional uses or space for non-essential facilities such as meeting rooms or bar/catering areas will not be appropriate. The design, siting and landscaping of facilities will also be factors in determining the appropriateness of proposed facilities in order to protect the overall openness of the Green Belt.

Previously Developed Land in the Green Belt

- 5.7 The Council in planning to meet its economic objectives, as set out in Paragraphs 7.1 and 7.2 will encourage investment in appropriate employment based activities in the Green Belt on previously developed land.
- 5.8 It is also recognised that previously developed land in the Green Belt not required and protected for employment based activities can in principle play an important role in helping to meet local development needs, providing the development proposed is sustainable and does not have a harmful effect on the Green Belt.
- 5.9 For the avoidance of doubt the Council will regard land as being previously developed if it complies with the definition contained in the National Planning Policy Framework or any Government advice that supersedes it.

POLICY DGB4: PREVIOUSLY DEVELOPED LAND IN THE GREEN BELT

For previously developed land in the Green Belt as shown on the Policies Map the following specific development will be supported:

PDL1. Pollards Wood, Nightingales Lane, Little Chalfont

Proposals for extension, infilling and redevelopment will be acceptable in principle for office, research and development and ancillary uses provided:

- a) The impact on the Green Belt is minimised by appropriate design, siting and landscaping; and
- b) The height and scale of new buildings and extensions are compatible with existing buildings and/or their setting.

PDL2. Chalfont Grove, Narcot Lane, Chalfont St Peter

Proposals for extensions, infilling and redevelopment for employment purposes will be acceptable in principle in accordance with Core Strategy

Policy CS17, unless otherwise in accordance with a Council approved development brief for the site taking into account new circumstances, the Delivery DPD and the National Planning Policy Framework.

Existing Office Based Employment Sites

For other existing office based employment sites within the Green Belt, the following criteria will apply to enable their retention, extension or redevelopment for office or research and development based employment uses:

The Council in principle will encourage previously developed office employment sites within the Green Belt, particularly for smart sustainable businesses referred to within the Buckinghamshire Thames Valley LEP Plan for Sustainable Economic Growth, to be retained and extended for office, research and development and new technology uses provided they meet the criteria for previously developed land development set out in clauses a) to g) below:

All Other Previously Developed Sites In The Green Belt

For all other previously developed sites located within the Green Belt, development proposals will be assessed against the following:

Infilling

The Council will allow limited infilling provided that:

- a) It does not have a greater impact on the openness of the Green Belt and the purposes of including land in the Green Belt than the existing development;
- b) It should not exceed the height of the existing buildings; and
- c) It should not lead to a major increase in the developed proportion of the site

Redevelopment

Where redevelopment is proposed it should:

- d) Not have a greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it in terms of individual buildings and distribution of development across the site as a whole;
- e) Contribute to the achievement of the purposes served by the Green Belt;
- f) Not exceed the height of the existing buildings; and
- g) Not occupy a larger area of the site than the existing buildings [i.e. the aggregate ground floor area of the existing buildings (the "footprint"), excluding temporary buildings, open spaces with direct external access between wings of a building and areas of hard-standing] unless this would achieve a reduction in height which would benefit visual amenity.

The site should be considered as a whole, whether or not all the buildings are to be redeveloped. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole.

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

- Development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

5.10 The Policies Map identifies areas within the Green Belt where limited infilling between buildings within existing rows of buildings could be appropriate.

POLICY DGB5: INFILLING WITHIN ROWS OF BUILDINGS IN THE GREEN BELT

The Council will permit limited infilling within rows of buildings in the Green Belt identified on the Policies Map where infilling:

- a) for residential development is limited to a maximum of two dwellings;
- b) is for the construction of a dwelling(s) or other permanent buildings within an existing gap in an otherwise fully developed frontage comprising other existing dwellings or buildings within the identified row areas;
- c) has a frontage to an existing road; and
- d) for dwellings, has a similar width frontage to the road, be of a similar plot size(s) and proposed scale and size to other buildings in the immediate frontage.

The Council will also treat the replacement of one dwelling with two dwellings within defined areas as infilling, subject to the above conditions.

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

- Numbers of dwellings achieved through infilling in the Green Belt as part of the 'windfall' allowance for new dwellings on unidentified small sites

Delivery will be achieved via:

- Appropriate application of the Policy.

5.11 The Council recognise that some rural enterprises require accommodation for a 24 hour presence on site on either a temporary or permanent basis. Government guidance contained within the NPPF supports new dwellings in the countryside where there is an essential need to live permanently at or near a place of work. Given the importance of maintaining the openness of the Green Belt the Council has identified criteria in Policy DGB6 to be met for new rural workers dwellings located in the Green Belt.

5.12 There may be circumstances where a person wishes to develop a new rural enterprise and as part of that proposed enterprise considers it necessary to have a rural worker permanently on the site. Where a new enterprise is

proposed which can justify a rural worker's dwelling under Policy DGB6 the Council may initially grant a temporary planning permission. Government guidance on the use of conditions suggests that a temporary permission may be suitable for a rural enterprise (agricultural or forestry) where there is an element of doubt about the viability of the proposed enterprise. A second temporary permission should not normally be granted as the temporary permission should allow sufficient time for the business to become established. Once the enterprise is established the owner would be able to apply for a permanent rural workers dwelling subject to the requirements of the Policy DGB6.

- 5.13 New rural worker dwellings must be essential for the rural enterprise concerned. To assess this, the Council will undertake a functional test – this will assess the need for a rural worker to live permanently at or near the rural enterprise. If the functional requirement is satisfied the Council will need to be satisfied the existing rural enterprise or proposed enterprise will be financially viable. The Council will therefore need to test evidence of the rural enterprise's accounts and/or its business plan.
- 5.14 The Council will also assess the size the proposed dwelling to ensure it is suitable for occupation by a rural worker and appropriate to the level of income the business can generate. Dwellings which are unusually large in relation to the functional requirement and/or constructed in an unusually expensive way will not be permitted. The Council's Core Strategy affordable housing policy requirements under Policy CS8 will also be applied to proposals for new permanent rural workers dwellings.
- 5.15 As rural enterprises change the requirements to have workers on site may also alter. As a result there will be occasions where a dwelling permitted as a special case in the Green Belt for a rural worker and protected by an occupancy condition is no longer required for the enterprise it was originally intended for. As these dwellings were permitted as a special case the Council will seek to ensure that there is no current or long term other need for a rural worker to live in the area (i.e. within an 8 Kilometre radius of the property) which could be met by the dwelling. The Council will require evidence to prove that the dwelling is no longer required for a rural worker before removing or altering its restrictive use condition.

POLICY DGB6: RURAL WORKERS DWELLINGS

Temporary and permanent rural worker dwellings will be assessed having regard to the needs of a rural enterprise or service capable of being sustained for a period of at least 7 years.

Permanent Rural Workers Dwellings

New permanent dwellings will be allowed to support existing rural enterprise providing that:

- a) The need relates to a full-time worker or workers and for a dwelling size commensurate with the needs of the enterprise ;
- b) The rural activity concerned has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so; and
- c) The functional need could not be fulfilled by another existing dwelling within a reasonable distance which is suitable and available for occupation by the worker or workers concerned.

When assessing any application, the Council will also take into account issues such as the siting of the dwelling to fulfil its functional need and its relationship to existing buildings, as well as its impact on the character of the area and neighbouring amenity.

Temporary Rural Workers Dwellings

If a new dwelling is essential to support a new appropriate rural enterprise it should normally for the first three years be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. The temporary accommodation must satisfy the criteria a) and c) for a permanent rural workers dwelling above and provide clear evidence in the Council's opinion of a firm intention and ability to develop the enterprise concerned.

The Council will not normally give temporary planning permission for a dwelling in a location where it would not permit a permanent dwelling. The Council will not normally grant successive extensions to a temporary permission.

Functional and Financial Tests

The Council will undertake a functional test to establish whether it is essential for the proper functioning of the rural enterprise for one or more workers to be available on a 24 hours basis at the premises. If a functional requirement is established the Council will undertake a financial test to see if the proposed enterprise would be viable.

Variation of Conditions

Variation of conditions restricting dwelling occupation to rural workers (in general or for specific groups of rural workers) will only be permitted where it can be convincingly demonstrated that there is no current or longer term need for a rural workers dwelling within an 8 kilometre radius of the property. In order to demonstrate there is no current or longer term need a variation application will need to be supported by:

- a) there being no recent planning applications or extant permissions for a rural workers dwelling within a reasonable distance of the property, and
- b) details of an effective marketing exercise of at least two years immediately before the application is submitted where the property has been offered for sale or rent at a value commensurate with a property restricted to a rural worker.

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

- Development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and the imposition of conditions restricting occupation of dwellings to rural workers and in the case of temporary dwellings to be time limited and for the land to be restored to its previous condition or as otherwise specified.

5.16 Extensions to dwellings in the Green Belt are inappropriate development. However the National Planning Policy Framework states that extensions to buildings in the Green Belt will be acceptable in principle provided that the development does not result in cumulative disproportionate addition to the original dwelling.

5.17 The National Planning Policy Framework does not define 'disproportionate'. A proportionate extension (and therefore acceptable in principle) will be where the proportion of the increase is subordinate to the original dwelling and does not significantly or materially alter the character of the dwelling in terms of its size, proportions, design and appearance. It should be noted that the requirement for extensions to be subordinate to the dwelling applies to the 'original dwelling' as defined in Appendix 5. A dwelling may have been extended several times over the years and so it is the cumulative effect of these extensions and the proposed extensions that will be assessed as a whole not just the latest proposal.

POLICY DGB7: EXTENSIONS TO DWELLINGS AND OUTBUILDINGS WITHIN THE CURTILAGE OF AN EXISTING DWELLING HOUSE IN THE GREEN BELT

The Council will in principle grant planning permission for extensions to existing dwellings in the Green Belt subject to the following criteria being met:

- a) Extension to an existing dwelling – will be designed so that they are subordinate to, that is not larger in scale and size than the original dwelling. The cumulative effect of extensions will not be disproportionate to the size and scale of the original dwelling.
- b) New residential outbuildings and extensions to existing outbuildings within the curtilage of a dwelling will be small and subordinate in scale to the original dwelling. Layout, siting and landscaping will be designed so as to minimise its impact on adjoining uses, openness of the Green Belt and character of the area. In cases where there have been one or more previous outbuildings erected within the curtilage of a dwelling, or an extension is proposed to an existing ancillary outbuilding, the cumulative size, scale and impact of the buildings and/or extensions will be taken into account. If the cumulative effect of several ancillary buildings or an extended outbuilding is not subordinate to the original dwelling the new building would be refused.

All development covered by this policy will be designed so that it is not intrusive in the landscape.

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

- Development and appeal monitoring as part of the Annual Monitoring Report

Delivery will be achieved via:

- Appropriate application of the Policy.
- Imposing conditions on planning applications and seeking planning obligations where relevant

5.18 In interpreting Policy DGB7 for house extensions the Council will take into account the need to provide sufficient living space and essential amenities for occupants. Where such need can be clearly demonstrated the Council, subject to other policy considerations, may accept a proportionately larger extension than would otherwise be acceptable.

6 Delivering Housing Needs

Loss of Dwellings

- 6.1 The Delivery DPD seeks to maximise the provision of new housing to meet housing needs in accordance with the Core Strategy. Provision of new housing within a constrained area due principally to Green Belt and the Chilterns Area of Outstanding Natural Beauty (Chilterns AONB) is a challenge and as such protecting and making most efficient use of the existing housing stock and residential land is an important objective.
- 6.2 Policy DH1 will ensure the current provision of housing and land used for residential purposes is protected from alternative uses where relevant.

POLICY DH1: LOSS OF EXISTING DWELLINGS AND LAND IN RESIDENTIAL USE

Recognising the constraints placed on the availability of land for new housing in the District, and to ensure the continued provision of homes, the Council aims to prevent any net loss in dwellings or residential land throughout the District except in relation to provisions contained within Policy DE6, and the circumstances below.

Planning permission for the net loss of an existing dwelling or dwellings or the change of use of residential land to a non-residential use will only be granted in the following circumstances:

- a) Where development would provide a community facility or community service and the applicant has provided satisfactory evidence to demonstrate that there is an identified local need for the facility or service and any development would not result in unacceptable harm to local amenity or be detrimental to highway safety.
- b) Where development will enable the preservation of a listed building and the applicant has provided satisfactory evidence which demonstrates that continued residential use would no longer ensure the long-term preservation of the building.
- c) Where a building is located in one of the District's defined town, district or local centres, excluding Amersham Old Town and Chalfont St Giles, and the applicant has presented strong evidence to demonstrate in the Council's opinion that re-use of a dwelling or residential land for non-residential use would enable sustainable or mixed use development that would add to the vitality and viability of the centre and would not result in any unacceptable loss to local amenity.

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

- Planning permission and appeal monitoring.

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy

Housing Target

6.3 The Delivery DPD needs to identify housing proposal sites and sources of housing development which are deliverable in the plan period up to 2026 to ensure that the housing allocation in the Core Strategy is met. The Core Strategy allocation is a range of 2,650 – 2,900 net new dwellings from 2006 to 2026. Since the Core Strategy was adopted there has been significant progress towards meeting these allocations, primarily with new housing permitted and sites with existing permission being completed. The Council's latest Housing Land Supply Trajectory (October 2013) shows this in more detail while Table 1 shows the level of new housing the Delivery DPD needs to plan for. Table 1 is an update of the housing land supply position shown in the Core Strategy.

Table 1: Residual Housing Needs to Plan For in the Delivery DPD (as at 31st March 2013)		
Target	Lower	Upper
A - Core Strategy Dwelling Requirement April 2006 to March 2026	2,650	2,900
B - Dwellings delivered 1 st April 2006 to 31 st March 2013	1,122	1,122
C - Gypsy and Traveller Pitches Needs Assessment (to 2023)	9	9
D - Travelling showpeople Plots Needs Assessment (to 2023)	3	3
E - C and D pro rata increase to cover (2023 to 2026)	5	5
F - Dwellings left to be delivered [Row A less B+C+D+E]	1,511	1761
G - Dwellings with Extant Permission at 31 st March 2013	504	504
H - Core Strategy Allocated Housing Sites Without Permission	449	449
I - Small Unidentified (Windfall) Sites Allowance 2016 to 2026 [from NPPF]	220	220
J - Total Likely Dwelling Yield April 2012 to March 2026 [Rows G+H+I]	1,173	1,173
K – Shortfall of Housing Supply to be Identified in the Delivery DPD [Row F less Row J]	338	588

6.4 Therefore the Delivery DPD needs to demonstrate that between 338 and 588 (net) new dwellings will be delivered by 2026.

Housing Proposal Sites

POLICY DH2: HOUSING PROPOSAL SITES

In order to contribute towards meeting housing need within the District to 2026 housing proposal sites identified in Table 2 will be protected for housing development, or in the case of mixed use developments for the housing element to be required as part of the development. Proposals which may come forward on part of these sites should be laid out to ensure that they do not prevent the development of the remainder of the site.

The Council expects and will, where in accordance with the Development Plan, encourage additional housing to come forward during the plan period from the sources of new housing in Table 3.

Housing delivery against planned need to 2026 and a 5 year supply of housing will be monitored throughout the plan period to ensure that the Core Strategy Strategic Objective 1 is delivered.

When housing proposals are brought forward the Council will require them to achieve efficient and effective use of land whilst having regard to the character and appearance of the surrounding area and sustainable development objectives.

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

- Annual Housing Land Supply Trajectory and 5 Year Housing Supply
- Planning permission and appeal monitoring.

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy

Table 2: Housing Proposal Sites		
Amersham		
Housing Proposal No. and Site	Estimated Capacity	Specific Requirements (other than required by other policies/NPPF)
H1: Rear of Quarrendon Road, Stanley Hill and The Ridgeway	10 dwellings (net)	A public open space/children's play area will need to be provided as part of the proposal to serve the development and compensate for the loss of the informal open space within the site. Vehicular access should be taken from Quarrendon Road using a staggered junction.
H2: Rear of Hundred Acres Lane	8 dwellings (net)	
H3: Sycamore Road/Rickmansworth Road	12 dwellings (gross)	See Proposal Site O1

H4: Hillcrest Court, Chesham Road	14 dwellings (net)	See Proposal Site O3
H5: The Pheasant Pub, Plantation Road	8 dwellings (gross)	See Proposal Site CF3, Policy DC2
Chesham		
H6: Part of the Saxeway site, Chartridge Lane	7 dwellings (gross)	Proposals should not undermine the continued use of the remainder of the site for employment
H7: Lindo Close	16 dwellings (net)	
H8: No. 135 / Rear of 135 to 139 Hivings Hill	5 dwellings (net)	
H9: Rear of Chartridge Lane / Berkeley Avenue	37 dwellings (net)	
H10: Rear of Chessmount Rise, Waterside	20 dwellings (net)	
H11: Springfield Road Industrial Estate	40 dwellings (gross)	See Policy DE2
H12: Chesham Station car park and coal yard	10 dwellings (gross)	No loss of parking spaces for railway users. The design, scale of development and layout should take into account nearby listed buildings and the setting of the Chesham Conservation Area including views from Lowndes Park.
H13: Asheridge Road/Hivings Hill	20 dwellings (gross)	
Great Missenden		
H14: Land west of High Street and adjacent to Great Missenden station.	22 dwellings (net)	See Proposal O11
Prestwood		
H15: The Glebe	9 dwellings (gross)	
Holmer Green		
H16: Rear of nos 45 – 61 Watchett Lane	8 dwellings (gross)	
South Heath		
H17: Former Mushroom Farm, Ballinger Road	Up to 10 dwellings (gross)	
Total	256	

6.5 There are a number of other ways in which new housing will come forward in the District which cannot be identified at this point in time. The main sources

are set out in the Table 3 below along with an estimated supply. The estimated supply has taken a cautious approach so as to not overestimate supply. Delivery of housing from these sources will be monitored throughout the plan period.

Table 3: Other Sources of New Housing 2013 – 2026		
Source	Explanation	Estimated Supply
Strategic Housing Land Availability Assessment (SHLAA) Sites	Other than the sites brought forward as housing proposal sites in Table 2 above or proposed Opportunity Proposal Sites in the Delivery DPD, the total pool of current remaining SHLAA sites is between 740 and 1,058 dwellings. Many of these SHLAA sites are likely to be in multiple ownership and there is a degree of uncertainty as to whether these will come forward in the Plan period. A number of land owners have expressed a view that their part of a SHLAA site will not be allowed to be developed in the Plan period. Past experience has however shown that landowners views can change over time and/or different views are taken when landownerships change. Therefore all SHLAA sites remain a potential source of housing supply, albeit that a small amount of the overall supply is expected to be released within the Plan period.	During the period 1/4/07 to 31/12/13, 148 net dwellings were granted planning permission on typical SHLAA sites (excluding non-residential area SHLAA sites). This represents on average 25 dwellings per annum. Some of these sites were less constrained by complex landownerships but typically on sites of the same nature (e.g. rear garden areas). Subject to monitoring, an average rate of about 6 dwellings per year is predicted over the Plan period. Estimated supply to 2026, 80 dwellings
Previously Protected Employment Land	Adoption of the Core Strategy deleted Local Plan Policy E4 which protected 13.3ha of small employment sites from other uses. Subject to Core Strategy Policy CS16 these sites can come forward for alternative uses, of which residential would be an option. In addition as a result of employment evidence base work Cameron Road and Chiltern House, Chesham employment areas (0.31 ha in total) are proposed in the Delivery DPD to no longer be protected for employment use. These are not proposal sites as they have current employment uses but in time could in principle be developed for alternative uses, including residential.	Difficult to estimate supply from trends as only potentially available for alternative uses since November 2011 and many have existing users. Since November 2011, 70 dwellings have been approved on employment land. This represents an annual rate of 29 dwellings per annum although over a short period. Estimated supply to 2026, 100 dwellings (8 dwellings a year)

Changes of Use outside of planning control	<p>The General Permitted Development Order 2013 until 2016 allows the change of use of offices to residential without the need for planning permission. Since 1st November 2013 pre-notifications have occurred for 41 dwellings although not all have progressed. The number is expected to increase by 2016.</p> <p>Floor space above shops can also change to up to 2 residential units without the need for planning permission.</p> <p>In addition the Government may propose changes to allow other buildings such as shops and agricultural buildings to change use to residential without the need for planning permission.</p>	<p>Changes of use to residential are expected to contribute towards housing supply during the Plan period. This is difficult to estimate and there is no trend analysis that can be considered.</p> <p>Estimated supply to 2026 60 dwellings (5 dwellings a year)</p>
Opportunity Proposal Sites	<p>Table 8 lists Opportunity Proposal Sites that could come forward for a mixed use development with an element of residential.</p> <p>Other than sites in Table 2, at this stage it is too early to have a high degree of certainty that these will come forward within the Plan period and/or to be able to determine the level of residential development that is likely to be provided.</p>	<p>Estimated supply to 2026, subject to further monitoring – 20 dwellings (2 dwellings a year)</p>
Unidentified Mixed Use Development Opportunities	<p>National Planning Policy Framework, Core Strategy and Delivery DPD policies will allow other mixed use schemes to come forward within the Plan period and encourages development to for example be focused within the Town, District and Local Centres for which a residential element will be encouraged.</p>	<p>These sources of supply are expected to be limited above those already identified and will be monitored. Given the uncertainty at this stage no estimated allowance is made within the Plan period.</p>
Previously Developed Land within the Green Belt	<p>Previously developed land suitable for residential development is likely to come forward in the plan period following a more positive approach in both the National Planning Policy Framework and Policy DGB4.</p>	<p>Estimated supply to 2026, subject to further monitoring – 50 dwellings (4 dwellings a year)</p>
Total Supply to 2026		310 dwellings

Note: Annual figures in the above table are rounded.

- 6.6 Housing proposal sites in Table 2 and additional sources of housing supply in Table 3 together will deliver sufficient new housing to deliver the range of new housing required by the Core Strategy as follows:

Table 4: Delivering the Core Strategy Housing Target Range	
Delivery DPD Housing Range Requirement (Table 1) -	338 to 588 dwellings
Delivery DPD Housing Proposal Sites (Table 2) -	256 dwellings
Additional Sources of Housing Supply (Table 3) -	310 dwellings
Delivery DPD Housing Source Supply -	566 dwellings

Affordable Housing

- 6.7 Policy CS8 of the Core Strategy sets out the levels of affordable housing that need to be provided as part of new housing developments. Note i to Policy CS8 also refers to the need to consider comprehensive development potential when assessing the affordable housing requirement. The Council accepts that in some circumstances housing development will come forward in phases for legitimate reasons however phased development should not remove or reduce the number of affordable housing units that should be provided if the site(s) were developed as a whole. When assessing housing development proposals against Policy CS8, the Council will consider the full development potential of the site and adjacent land and will where appropriate refuse proposals that do not properly reflect full development potential and which could otherwise result in a reduced affordable housing provision.
- 6.8 Policy CS9 of the Core Strategy identifies circumstances whereby affordable housing may in exceptional circumstances be allowed in the Green Belt on the edge of settlements or villages. Policy CS9 requires the development generally to be small-scale (among other requirements) but does not define what small-scale is. For the purposes of interpreting Policy CS9 small-scale will be determined taking into account the character and size of the settlement or village and will not normally be more than 10 residential units.

Residential Areas

- 6.9 Residential development can affect the private realm as well as the public realm. Residential development should allow for sufficient amenity space as specified in the Council's policies and not prejudice the privacy or enjoyment of neighbours and it should also promote good forms of design which do not detract from the character of the area. The Council will look to safeguard housing proposal sites and land used for residential purposes in order to safeguard future housing provision and ensure that inappropriate uses are not situated within residential areas.

- 6.10 When undertaking permitted development and submitting planning applications for householder improvements regard should be given to the Residential Extensions and Householder Development Supplementary Planning Guidance Document.

POLICY DH3: PRIVATE RESIDENTIAL GARDENS

Residential development proposals including building conversions will include sufficient private garden areas. Where development is proposed affecting existing garden areas, sufficient private garden space should be retained for existing dwellings. Private garden space requirements will be assessed so that:

- i) Each new house or bungalow will have a private garden area adequate for and appropriate to the size, design and amount of living space proposed. As a guideline gardens should be a minimum of 15 metres in depth except when the following apply:
 - a) Where within the vicinity of the application site average garden lengths are significantly greater or significantly less than 15 metres, the Council will look to support development where the garden length of the proposed house or bungalow is similar to those in the surrounding area.
 - b) In cases where adequate private communal amenity space is proposed within the application site or where the rear site boundary abuts an open field, open countryside, a recreation ground or a playing field, the Council may support a reduced garden depth.
- ii) A proportion of each garden will be a private zone abutting or close to the dwelling that is not visible from neighbouring property outdoor sitting areas and the ground floor windows of adjoining properties.
- iii) In the case of flats and/or maisonettes, including those created by conversions, a communal amenity area or areas will be provided within the curtilage of the development which is adequate for the numbers of dwellings proposed. This will include areas for refuse disposal/storage and a screened area in which residents can sit outdoors in reasonable privacy. As a guideline a minimum of 25 square metres will be provided for each one-bedroom unit; 30 square metres for each two-bedroom unit and 40 square metres each for three or more bed units but may be relaxed within town or district centre locations or where justified by other material planning considerations.
- iv) Subject to satisfactory layout, orientation and disposition of buildings higher density developments with private gardens less than 15 metres in depth may be acceptable. However, if reduced garden lengths are proposed the development will include appropriate landscaping to reflect the character of the area and to achieve a satisfactory living environment.
- v) Residential care homes will be required to provide communal private garden space to meet the needs of residents. As a guideline a minimum of 25 square

metres per resident will be provided or such provision as will be recommended by the Care Quality Commission or its successors, whichever shall be the greater.

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

- Development indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations
- Where appropriate a requirement for commuted maintenance payments

6.11 Given a generally ageing population and lack of affordable housing for younger people in the District it is recognised that a greater number of younger people and elderly people, (potentially requiring a degree of care) may be required to stay within the family home or with extended relatives. The Council will endeavour to respond to this need. The Council will also encourage the accommodation of domestic staff and ensure they have their own privacy.

6.12 These factors may increase the demand for the development of residential annexes within gardens. The Council will resist the development of detached residential annexes, as they are often used as stand-alone dwellings. Policy DH4 identifies the circumstances in which residential annexes will be deemed appropriate.

POLICY DH4: DETACHED RESIDENTIAL ANNEXES (FOR RELATIVES OR DOMESTIC STAFF)

The Council will only grant planning permission for a small annex which is detached from the existing dwelling where it can be demonstrated that the annex cannot be provided in the form of an extension with internal links to the main dwelling, where there are reasonable means of preventing the annex from being occupied as a separate dwelling unit and all other relevant development plan policies are complied with. The residential curtilage and site access must be shared with the main dwelling.

Any permission granted will be subject to an occupancy condition/legal agreement which restricts the annex to only be occupied by relatives or persons employed at the main dwelling.

The Council will not grant planning permission for the retention of a self-contained residential annex without compliance with the restriction limiting its occupancy to relatives or persons employed at the main dwelling.

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

- Planning permission and appeal monitoring.

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

- 6.13 Planning permission is required to use an outbuilding to provide self-contained residential accommodation, sometimes referred to 'beds in sheds'.

Gypsy, Travellers and Travelling Showpeople

- 6.14 The Buckinghamshire district authorities commissioned a Gypsy, Traveller and Travelling Showpeoples Accommodation Needs Assessment, August 2013. The Council has used this Needs Assessment and other evidence to determine that the Delivery DPD should plan to provide for the following accommodation provision:

Type of Accommodation	Period	Amount of Pitches/Plots
Gypsy and Traveller	2013 to 2018	5 pitches
	2018 to 2023	4 pitches
	2023 to 2026 +	Assumed 4 pitches
Travelling Showpeople	2013 to 2018	1* plot
	2018 to 2023	2 plots
	2023 to 2026 +	Assumed 1 plot

* The Needs Assessment identifies 14 plots which includes 13 plots for travelling showpeople families that do not reside in Buckinghamshire but who own land in Chiltern District and have expressed a desire to develop their site. The site is within the Green Belt and in large part is undevelopable due to flooding risks. It also has access constraints. Evidence points to this part of the Needs Assessment being a 'desire' due to landownership rather than a 'need' with accommodation needs of these families having been met outside of Buckinghamshire for a considerable time.

- 6.15 Chiltern is a highly constrained area, predominantly comprising Green Belt and the Chilterns AONB with limited opportunities for meeting Gypsy, Traveller and/or travelling showpeoples accommodation needs within built-up areas excluded from the Green Belt. Core Strategy Policy CS14 makes provision for the Delivery DPD to allocate sites for additional pitches within the Green Belt if no suitable or deliverable sites can be allocated within Chiltern's built-up areas excluded from the Green Belt as a last resort.
- 6.16 The priority locations for Gypsy, Traveller and/or travelling showpeople remain within the built-up areas excluded from the Green Belt, however in preparing the Delivery DPD no such deliverable sites have been found. That is not to say that suitable sites will not come forward within the built-up areas during the Plan period.
- 6.17 Policy DH5 therefore identifies proposal sites within the Green Belt to meet identified accommodation needs. The Council will only consider their release for development where locally derived need is demonstrated and where that need at the time cannot be met in priority locations within Chiltern (i.e. within the built-up areas) or within other appropriate locations outside of Chiltern District (i.e. where there are less delivery constraints and either a surplus of supply within the current five year period or where the Council is planning to meet such needs with another Local Planning Authority under the Duty to Co-operate). To achieve this, the Council will be taking a Plan-Monitor-Manage

approach and will hold proposal sites back until needed so as to give priority to non-Green Belt locations, protect a limited supply of sites until needed and minimise inappropriate development in the Green Belt.

- 6.18 Protection of existing and future sites is essential given the difficulty in identifying sites within the built-up areas. Therefore the Council will protect current identified sites on the Policies Map and new sites that come forward with planning permission for Gypsy, Traveller and travelling showpeople sites both for these uses and for their occupation by households meeting the Government definition of a Gypsy, Traveller or travelling showperson.

POLICY DH5: GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION

Gypsy and Traveller and travelling showpeople's sites identified on the Policies Map will be protected solely for these uses and for the sole occupation of households meeting the Government definition of Gypsy, Traveller or travelling showpeople. In addition other sites that secure planning permission for a Gypsy, Traveller or travelling showpeople site will have the use and occupation protected in the same way. For clarity travelling showpeople sites (existing and proposed) will not be permissible to be used as Gypsy or Travellers accommodation and vice-versa.

Gypsy, Traveller and travelling showpeople accommodation needs will be delivered through a Plan – Monitor – Manage approach within Chiltern District taking account of site supply/opportunities within nearby districts so that:

- a) Suitable sites within the built-up areas of Chiltern District excluded from the Green Belt continue to be the main focus for meeting needs arising within Chiltern District
- b) Additional plots or pitches within the defined site boundaries of existing sites on the Policies Map will, where appropriate, be encouraged through efficient use and improved layout of sites
- c) Sites outside Chiltern District within areas of less constraint (e.g. outside the Chilterns AONB and/or outside the Green Belt) and which are able to meet needs arising in Chiltern District are to be prioritised over proposal sites within Table 6 below and identified on the Policies Map
- d) Proposal sites in Table 6 and identified on the Policies Map are to be held back until very special circumstances for their release can be demonstrated (i.e. for household need arising in Chiltern District that cannot be met by sites in a), b) or c) above).

Proposal sites to meet accommodation needs are set out in Table 6. These proposal sites will only be released for development where very special circumstances can be proven in accordance with the Council Plan-Monitor-Manage approach (i.e. need is not met through either or a combination of a) to c) above).

Proposal sites in Table 6 will be protected for future Gypsy, Traveller or travelling showpeople accommodation needs, as specified, and will not be granted planning permission for any other use including temporary uses unless it can be proven that the site is not needed for Gypsy, Traveller or travelling showpeople accommodation for the life of the temporary permission.

Development proposals for Gypsy, Travellers and travelling showpeople in the built-up areas excluded from the Green Belt identified on the Policies Map will be approved where, in addition to other policies in the Development Plan, the following criteria are complied with;

- i) the development will not have an adverse impact on the amenities of occupants of nearby properties
- ii) the means of access / egress to the site is safe and convenient for pedestrians and vehicles
- iii) the site would not be visually prominent in the wider locality and can be appropriately screened
- iv) the site has good access on foot, cycle or by public transport to local services (e.g. convenience shops, public admission primary and secondary schools and healthcare facilities)
- v) the site has adequate on – site parking, private amenity space, refuse collection, play space and storage space (if needed)
- vi) the site provides adequate amenities and a safe environment for its occupiers (e.g. privacy, protection from noise / other nuisance), and
- vii) if a mixed use is proposed, any associated business activity will not be detrimental to the amenities of surrounding occupiers.

Gypsy, Traveller and travelling showpeople's pitches or plots, other than in the circumstances set out above and where extant planning permission exists or lawful use is established, will be inappropriate development where located in the Green Belt. For unauthorised developments, including the unauthorised enlargement of existing sites, the Council will act to instigate appropriate enforcement proceedings to ensure that Gypsy, Traveller and travelling showpeople sites are delivered in a Plan-led way taking into account supply opportunities within the wider area.

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

- Planning permission and appeal monitoring.
- Outcome of Duty to Co-operate
- Delivery of sites against needs arising in Chiltern

Delivery will be achieved via:

- Duty to Co-operate and monitoring of supply and supply opportunities within Chiltern and adjoining authorities

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

Table 6: Gypsy, Traveller and Travelling Showpeople Proposal Sites		
Gypsy and Traveller Proposal No. and Site	Proposal	Specific Requirements (other than required by other policies/NPPF)
GT1 The Orchards, West Hyde Lane, Chalfont St Peter	Up to 6 pitches subject to landfill gas monitoring on an extended site	<ul style="list-style-type: none"> • Potential landfill gas mitigation
GT2 Three Oaks Farm, Roberts Lane, Chalfont St Peter	3 pitches within an existing site	
GT3 Land off Rushmere Lane, Nr Orchard Leigh	2 pitches on a new site	
GT4 Waggoners Bit, Whielden Lane, Amersham	2 pitches	
GT5 Green Acres Farm, West Hyde Lane, Chalfont St Peter	2 pitches	
GT6 Tobys Stables, Tobys Lane, Little Missenden	1 pitch	
Travelling Showpeople Proposal No. and Site	Proposal	Specific Requirements (other than required by other policies/NPPF)
TS1 Green Acres Farm, Earl Howe Road, Holmer Green	3 pitches through reconfiguration of the site or site expansion	

Specialist Housing

- 6.19 The Core Strategy sets out the strategic policy for specialist housing (Policy CS12) and one of its strategic objectives seeks to increase provision of specialist facilities. Policy CS20 encourages homes to be designed to Lifetime Homes standards.
- 6.20 Population trends with the increasing number of elderly persons are an important consideration for meeting future housing needs.
- 6.21 There is a gap in specialist accommodation provision according to the Buckinghamshire Health and Wellbeing Board: Joint Strategic Needs Assessment 2013. The priority is to support people so that they can live at home and be cared for at home during their whole lifetime requiring homes to be adaptable. Need for supported living accommodation and extra care homes are to likely increase.

- 6.22 The County Council estimates that by 2026 the following specialist housing need for elderly people will arise in Chiltern District:
- a) 225 to 250 units of specialist accommodation of which 115 to 125 should be for Nursing Care provision
 - b) 60 to 75 Extra Care Provision, and
 - c) 60 to 75 Residential Care Provision.
- 6.23 In addition the County Council estimate the following additional specialist housing needs:
- a) 24 dedicated co-located units by 2019 for people with learning disabilities
 - b) 6 dedicated units for people with mental health needs by 2026, and
 - c) 6 dedicated units for people with physical and sensory disabilities needs.
- 6.24 Planning decisions should be flexible and facilitating for proposals designed to help meet the complex needs of an ageing population, those with specific needs and for those people and organisations who care for them.
- 6.25 Core Strategy Policy CS12 encourages provision for elderly and disabled people accommodation in the principal settlements in the District however in recognition of the above Policy DH6 now extends the areas of opportunity.

**POLICY DH6: EXTENSION OF CORE STRATEGY POLICY CS12:
SPECIALIST HOUSING**

Policy CS12 is extended so as to encourage provision of specialist housing in principle in all built areas excluded from the Green Belt and on previously developed land in the Green Belt having regard to suitable access to shops, health, community facilities and passenger transport.

National standards for care homes such as those relating to room sizes will be considered as minimum standards that will need to be met in new developments.

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

- Planning permission and appeal monitoring.

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

7 Supporting Prosperous Communities

Employment Objectives and Allocations

- 7.1 For the Delivery DPD the Core Strategy employment objectives have been developed taking into account new evidence base documents, Buckinghamshire and Thames Valley Local Enterprise Partnership objectives, public participation and the National Planning Policy Framework. These objectives are reflected in relevant policies, land use allocations and proposals throughout the Delivery DPD.

Employment Objectives

- Encourage entrepreneurial start-ups and progressions
- Support the provision of small modern office premises, particularly for knowledge based businesses such as the creative media and professional services sectors
- Encourage the provision of small modern industrial units (between 100 – 1,000 sq. m in size) with nominal office content and able to accommodate flexible uses (Use Classes B1c/B2/B8). These should be focused in the main areas of demand such as Chesham
- Promote employment development within reasonable walking distances from railway stations
- Enable the diversification of some employment areas from B class employment uses to other economic development uses, particularly in Chesham
- Promote the intensification and more efficient use of current employment sites (including appropriate uses in the Green Belt) through the implementation of Core Strategy Policy CS15: Smart Growth
- Encourage investment in employment areas to renew the building stock and in some locations consider non-B class enabling development to secure investment
- Protect important Green Belt employment uses and enabling more effective/ efficient use; and
- Support the rural economy.

- 7.2 To deliver the above objectives, through the most sustainable forms of employment development, support business aspirations and to meet the employment needs of future working-age residents, it is essential for the Delivery DPD to identify and protect the most important employment opportunities, particularly those in office use where the evidence base identifies a shortfall, both now and in the longer term. This is particularly critical in Chiltern District given its high levels of out commuting and constrained settlements primarily due to the Green Belt and AONB. Once employment land is lost to alternative uses then its re-provision in times of

need will either be constrained by planning policy or require a future review of the Green Belt that may not be desirable or deliverable in a regional context and due to other environmental constraints such as harm to the AONB. Therefore the Delivery DPD must take a long term sustainable community and economic development view extending beyond the Delivery DPD plan period to 2026.

- 7.3 Core Strategy Policy CS16 required the Delivery DPD to review protected employment land and current policies and in this respect was drafted as an interim policy until the review had been completed. The review has been carried out through both an employment needs assessment to 2026 and beyond to 2031 and a qualitative and market assessment. As such the third and fourth paragraphs of Policy CS16 are no longer relevant while reference to policies E2 and E3 in the sixth paragraph of Policy CS16 now relate to Strategic and Key Employment sites identified in Table 7 and on the Policies Map.
- 7.4 The most important employment sites have been designated on the Policies Map as either Strategic or Key Employment sites. These are defined as follows:

Strategic Employment Sites – generally the larger sites considered the most attractive for inward investment and which provide the core locations for a range of job opportunities in the B class uses. These sites are located both within the urban areas and Green Belt and will be protected for specific B class uses and appropriate small scale ancillary uses.

Key Employment Sites - also located both within the urban areas and the Green Belt and, unless restricted to specific uses, can be used for a range of employment generating uses, predominantly but not limited to B-class uses.

Table 7: Strategic and Key Employment Sites	
Strategic Employment Sites	Permissible Uses
SE1: King George V House, King George V Road, Amersham	B1 a and b. Possible library.
SE2: Decimal Place, Chiltern Avenue, Amersham	B1 a and b
SE3: Raans Road, Amersham	B1, B2 and B8
SE4: St Georges Industrial Estate, White Lion Road, Amersham	B1, B2 and B8
SE5: Anglo Office Park, White Lion Road, Amersham	B1 a and b
SE6: Asheridge Road, Chesham	B1, B2 and B8

SE7: Crown Business Centre, Chesham	B1, B2 and B8
SE8: Chess Business Park, Chesham	B1, B2 and B8
SE9: High Street/Chiltern Hill, Chalfont St Peter	B1 a and b
SE10: Chalfont Grove, Chalfont St Peter	B1 a and b and B8. See also Policy DGB4
SE11: Chalfont Park, Chalfont St Peter	B1 a and b
SE12: GE Healthcare, Amersham Place, Little Chalfont	B1 a and b
SE13: GE Healthcare, White Lion Road, Little Chalfont	B1 a and b
SE14: Repton Place, Little Chalfont	B1 a and b
SE15: Bell Lane Office Village, Little Chalfont	B1
SE16: Pollards Wood, Nightingales Lane, Little Chalfont	B1 a and b See also Policy DGB4
SE17: Regius Court, Church Lane, Penn	B1 a and b
SE18: Badminton Court, Old Amersham	B1 a and b
SE19: St Marys Court, Old Amersham	B1 a and b
SE20: The Broadway, Old Amersham	B1 a and b
SE21: De Haviland Court, Penn Street	B1 a and b
SE22: Perkin Elmer, Chalfont Road, Seer Green	B1 a and b, B8
Key Employment Sites	Permissible Uses
KE1: Plantation Road, Amersham	B1, B2 and B8 General employment uses
KE2: Raans Road (North), Amersham	B1, B2 and B8 General employment uses
KE3: Woodside Road/Grimsdells Lane, Amersham	B1a and b General employment uses (excluding B2 and B8)
KE4: No. 77 Woodside Road, Amersham	B1a and b General employment uses (excluding B2 and B8)
KE5: Corner of Chiltern Avenue /Hill Avenue, Amersham	B1 a and b General employment uses (excluding B2 and B8)
KE6: 152 – 158 Station Road, Amersham	B1 a and b General employment uses

	(excluding B2 and B8)
KE7: Bellingdon Road/ Deansway, Chesham	B1, B2 and B8. General employment uses Potential small scale residential enabling development for B-class use investment.
KE8: Higham Road/ Phoenix Works, Chesham	B1, B2 and B8 General employment uses
KE9: Higham Road/Townsend Road, Chesham	B1 and B8 General employment uses (excluding B2)
KE10: Higham Mead, Chesham	B1, B2 and B8 General employment uses
KE11: Alma Road Industrial Estate, Chesham	B1, B2 and B8 General employment uses
KE12: Nashleigh Hill/Preston Hill, Chesham	B1, B2 and B8 General employment uses
KE13: Howard Industrial Estate, Chilton Road/ Addison Road, Chesham	B1, B2 and B8 General employment uses
KE14: Chess House and adjoining Red Lion Street/Germain Street, Chesham	B1 a and b General employment uses (excluding B2 and B8)
KE15: Waterside Business Park, Waterside, Chesham	B1 and B2 General employment uses (excluding B8)
KE16: Waterside Mineral Lane/Moor Road, Chesham	B1, B2 and B8 General employment uses
KE17: Weir House Mill, Chesham	B1, B2 and B8 General employment uses
KE18: Springfield Industrial Estate, Chesham	See Policy DE2
KE19: The Vale, Churchfield Road, Hampden Road, Chalfont St Peter	B1, B2 and B8 General employment uses
KE20: 21- 25 Lower Road, Chalfont St Peter	B1a and b General employment uses (excluding B2 and B8)
KE21: Hazlemere Road, Penn	B1 and B8 General employment uses (excluding B2)
KE22: Penn Street Works, Penn Street	B1 and B8 General employment uses (excluding B2)
KE23: Chiltern Trading Estate, Holmer Green	B1, B2 and B8 General employment uses
KE24: Collings, Hanger Farm, Wycombe Road, Prestwood	B1, B2 and B8 General employment uses
KE25: The Maltings, Old Amersham	B1, art and craft workshops, community facilities, small scale leisure and other employment

	uses appropriate to location and heritage.
KE26: 24 London Road West, Old Amersham	B1 a and b General employment uses (excluding B2 and B8)
KE27: The Old Exchange, New Pond Road, Holmer Green	B1 a and b General employment uses (excluding B2 and B8)

POLICY DE1: EMPLOYMENT USES

The Council will encourage investment in employment generating uses within appropriate locations by permitting such development where it conforms to the following principles:

Office development is appropriate within or adjacent to town, district and local centres in accordance with the National policy sequential test provided the development is not contrary to Policy DE5 and Policy DE6 and is of a scale compatible with the centre.

Within **Strategic Employment Areas**, defined on the Policies Map, the Council will encourage development proposals to secure new B-class use premises specified in Table 7, extensions and alterations to make them more efficient and desirable locations for employment uses. Strategic Employment Areas will be protected from non-B class uses unless they are small scale essential ancillary uses.

Within **Key Employment Areas**, defined on the Policies Map, the Council will encourage development proposals for B-class uses and will also allow in principle other employment generating uses (except retail uses unless satisfying the National policy sequential test).

The Council will also encourage the retention of, and investment in, existing B class employment generating uses **outside defined employment areas**, provided the employment use does not or will not have a detrimental impact on adjoining uses and complies with other policies of the Development Plan.

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

- Employment planning permissions and completions within the Annual Monitoring Report - by type, amount (floorspace - gross and net) and location

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

Small Businesses

- 7.5 Chiltern District has been successful in generating and sustaining small businesses and business start-ups and their expansion will be important to help deliver sustained economic recovery and growth. However there is a need for modern business premises. The Council will encourage investment in small business premises and will work with the Bucks and Thames Valley Local Enterprise Partnership and others to achieve this. To partially help meet this objective the Council will allow residential and other uses as enabling development to deliver investment in small business premises as specified in Table 7 and in particular in Policy DE2 at Springfield Road, Chesham.

POLICY DE2: SPRINGFIELD ROAD INDUSTRIAL ESTATE, CHESHAM

The Council will permit the redevelopment of Springfield Road Industrial Estate as identified on the Policies Map as Key Employment Site (KE18) and the associated previously developed area which lies adjacent to the site in the Green Belt as a comprehensive scheme in accordance with an agreed Development Brief so as to achieve:

- a) Retention of viable employment premises;
- b) Investment in new small business units; and
- c) Enabling the provision of an Innovation Centre to assist business start-ups, support small businesses and provision of small business units;

through release of part of the site for residential enabling development.

The Development Brief will set out the requirements for the Innovation Centre, the extent of existing employment units to be retained, scope for redevelopment of previously developed land in the Green Belt, investment in additional small business units and establish the extent of residential development. The extent of residential development will depend on the viability of the overall scheme but as a guide 50% of existing employment floor space (as at December 2013) is expected to be achieved through retained buildings and new employment space provision. The residential element will be required to secure an appropriate proportion of affordable housing and provide open space/children play facilities.

The Development Brief will include arrangements to secure a satisfactory relationship between residential and employment uses whilst enabling the satisfactory functioning of the employment units (e.g. adequate dedicated parking and servicing arrangements).

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

- A comprehensive planning permission and delivery of the employment objectives

Delivery will be achieved via:

- Preparation of a Development Brief
- Determination of a planning application in accordance with this Policy and the Development Brief.
- Imposition of conditions and/or a legal agreement and planning obligations to ensure delivery of a comprehensive scheme and investment in employment uses.

7.6. Many small businesses are started by people working in their own homes. Home working looks likely to increase as high speed broadband becomes faster and more readily available in the District. Within Chiltern small businesses are likely to play an important role in facilitating and sustaining economic recovery.

7.7 Permission is not normally required where the use of part of a dwelling for business or non-residential purpose does not change the overall character of the property's use as a dwelling, such as the use of a room as an office. Those considering working from home are advised to seek prior advice from the Council to determine whether planning permission is required.

POLICY DE3: CHANGE OF USE OF PART OF A DWELLING TO A BUSINESS USE

To encourage SMART growth the Council will support applications for the change of use of part of a dwelling or outbuildings within the curtilage of the dwelling to a business use falling within Class B1 of the Use Classes Order 1987, as amended (or any Order which subsequently replaces this Order) or other uses compatible with the area where:

- a) The occupiers of the proposed business use are also the residents of the dwelling;
- b) The proposed business use does not occupy a greater area of floorspace than the retained residential use. There should also be sufficient living amenities for the residents to allow the dwelling to continue to be used as a dwelling; and
- c) Sufficient parking is available within the site for the retained residential use and the proposed business use and the proposed business use does not generate traffic levels above that which would be expected within the vicinity of the site or for which there exists adequate provision.

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

- Changes of use from dwelling to business uses

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

Shopping and Town Centre Uses

- 7.7 A Retail and Town Centre Study and Impact Assessment, March 2013 has informed the Delivery DPD.
- 7.8 Chesham and Amersham-on-the-Hill have been re-defined as town centres on the Policies Map so as to reflect their role as the principal centres in the District and the primary focus for main town centre uses, as defined within the National Planning Policy Framework.
- 7.9 The District's town, district and local centres are generally performing well however the Delivery DPD recognises the potential vulnerability of these centres and so the following objectives aim to address this:

Shopping Centre Objectives

- Seek to build upon the centre's strengths by taking a positive planning policy approach towards development
- Plan to meet retail and other centre needs to 2026 through new development opportunities, including mixed use schemes
- Protect retail core activities through defining primary and secondary shopping areas
- Direct town centre uses and investment to appropriate centres
- Support community projects to enhance the use, appearance and vitality of centres
- Protect, and where possible, extend car parking accommodation

POLICY DE4: TOWN, DISTRICT AND LOCAL CENTRES

Uses appropriate to the District's Town Centres (Chesham and Amersham-on-the-Hill), Chalfont St Peter District Centre and the Local Centres identified on the Policies Map will be encouraged, in accordance with national policy, taking account of the scale and nature of development proposed, compatibility with the existing centre and, where appropriate, a retail impact assessment, and provided that any proposed developments support the vitality and viability of the centre.

Mixed use development schemes in centres, which support the vitality and viability of the centre, will be encouraged where a satisfactory relationship can be secured between the proposed uses and nearby uses.

Development proposals within, adjacent or near Amersham-on-the-Hill Town Centre that are likely to increase the need for publicly accessible car parking serving the Town Centre will be required to provide an appropriate financial contribution towards enhanced public car parking provision. The exception to this will be where the development proposal incorporates sufficient on-site car parking to meet increased demand resulting from the development. Financial contributions will be based on the number of car parking spaces required by the Councils car parking standards.

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

- Town centre planning permissions and completions within the Annual Monitoring Report - by type, amount (floorspace - gross and net) and location
- Changes of use that occur without the need for express permission
- Vacancy rates and trends
- Charity uses in retail centres (number and location)
- Town centre health indicators

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations
- Delivery of relevant Opportunity Proposal Sites

Shopping Frontages

- 7.10 The Council is committed to maintaining and improving the attractiveness, vitality and viability of its centres. Part of this approach is to protect the right balance of ground floor retail uses within defined primary and secondary frontages as shown on the Policies Map.
- 7.11 Primary shopping frontages include a large proportion of retail uses defined as falling within Use Class A1. These uses are important as they often include prominent high street chains and other retail uses which draw high pedestrian movements and are thus important to the vitality and viability of the centre as a whole.
- 7.12 Secondary frontages also have a high proportion of retail uses but can offer more opportunities for non-retail services also important to the centre such as restaurants, banks, estate agents, etc.

POLICY DE5: SHOPPING FRONTAGES

Within Primary and Secondary Shopping Frontages, as identified on the Policies Map, development will be required to maintain or provide active ground floor uses and A1 uses will be encouraged.

Primary Shopping Frontages

Within 'Primary Shopping Frontages' changes of use from use class A1 will be refused unless the proposed use would not create a significant break in the shopping frontage i.e. not exceed 20% non-A1 type uses within the total measured building frontage comprising the proposal site and five units on both sides of the proposal site (where there are five units within the frontage) and such that this will not result in the proposed use adjoining another non-A1 type use.

Secondary Shopping Frontages

Within Secondary Shopping Frontages non-A1 or A3 uses will be acceptable where the proposed use does not exceed 30% non-A1 type uses within the total measured building frontage comprising the proposal site and five units on both sides of the

proposal site (where there are five units within the frontage) and such that this will not result in more than two non-A1 or A3 type uses adjoining.

Shopping Frontages in Local Centres

Within Local Centres identified on the Policies Map, the frontage proportion of non-A1 uses should not exceed 50% and in any case should not dominate that part of the shopping frontage in which the application site is located.

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

- Gain and loss of retail uses in Primary and Secondary Shopping Frontages and in local centres
- Number of vacant units

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

Amersham Old Town, Chalfont St Giles and Great Missenden High Street

- 7.13 In the historic centres of Amersham Old Town, Chalfont St Giles and Great Missenden High Street residential uses are mixed in amongst the shopping and service facilities. This mix of uses is typical of “older centres” and is a distinctive characteristic. All three areas are in part designated conservation areas and many residential uses are in ‘listed buildings’. The Council will aim to retain the existing character in terms of the land use mix in these areas, whilst also enabling flexibility to respond to needs and changing economic conditions.

POLICY DE6: RESIDENTIAL USES IN AMERSHAM OLD TOWN, CHALFONT ST GILES AND GREAT MISSENDEN HIGH STREET

Existing residential accommodation contributing to the historic character of the area will be retained on ground floor properties in the Local Centres of Amersham Old Town and Chalfont St Giles identified on the Policies Map.

Within the Great Missenden High Street Policy Area, defined on the Policies Map, the Council will permit:

- a) Changes of use from Use Classes A1, A2, A3, A4 or A5 to residential use, including at ground floor, providing that where there is an existing A1 use it can be demonstrated that the shop use is no longer commercially viable;
- b) Changes of use from residential use to uses in Use Classes A1, A2, A3, A4, A5, C1, D1, D2 or community uses where the loss of the residential use does not undermine the overall mix of uses supporting the historic character of the area, will be acceptable in principle subject to considerations of other national and development management policies.

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

- Land use monitoring in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

Chesham and Amersham-on-the-Hill Town Centres

- 7.14 The Council will explore the potential for changes to the traffic management, layout and arrangements for Chesham and Amersham-on-the-Hill (including a possible one-way system) with the County Council to support rear servicing and potential for new/improved pedestrianisation and increased on-street parking where appropriate.

POLICY DE7: CHESHAM AND AMERSHAM-ON-THE-HILL TOWN CENTRES

The Council aims to maximise rear servicing opportunities and will support development that contributes to this objective. The Council will also resist development proposals that result in a loss of rear servicing.

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

- Agreement with the County Council and a planned programme of implementation, subject to funding.

Delivery will be achieved via:

- Partnership working in relation to Infrastructure Planning and additional funding with the County Council and Bucks and Thames Valley Local Enterprise Partnership
- Supporting town centre and public realm improvement schemes
- Requiring rear servicing wherever possible as part of new developments

Shopping Development not in a Defined Centre

- 7.15 Outside defined centres small scale retail uses are often situated in residential areas and provide convenience shopping.

POLICY DE8: SHOPPING DEVELOPMENT NOT IN A DEFINED CENTRE

Planning applications for retail development proposals outside the defined Town, District and Local centres as defined on the Policies Map of 1,000 square metres or more retail floor space will be required to be accompanied by a satisfactory retail impact assessment.

In the built-up area excluded from the Green Belt and lying outside a town, district or local centre, the Council will in principle support proposals for new small scale retail developments (i.e. a net sales floorspace not exceeding 200 square metres) in locations where a local need can be demonstrated.

Existing Class A1 shops outside defined centres should be retained and changes of use or redevelopment will only be permitted where it can be shown that a retail shop is no longer commercially viable.

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

- Land use and floorspace monitoring in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

Opportunity Proposal Sites

7.16 Opportunity Proposal Sites identified on the Policies Map are generally located within town, district or local centres or near to them. On these sites specific uses or a specific mix of uses will be encouraged as set out in Table 8 below. Some of these are 'speculative' in that they are redevelopment opportunities where delivery is dependent on a number of factors some of which are currently uncertain. The Council is however of the view that redevelopment is possible within the Plan period and would like to encourage proposals to come forward.

POLICY DE9: OPPORTUNITY PROPOSAL SITES

The Council will encourage, and where appropriate help enable, delivery of the Opportunity Proposal Sites identified on the Policies Map and in Table 8 to achieve the type and where appropriate mix of uses specified.

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

- Monitoring in the Annual Monitoring Report

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations
- Where necessary the preparation of development briefs

Table 8: Opportunity Proposal Sites	Site Description and Proposed Range and Mix of Uses	Specific Requirements (other than required by other policies/NPPF)
Amersham		
<p>O1:</p> <p>Sycamore Road/ Rickmansworth Road</p>	<p>This site is 0.313 hectares in size and is located within the Amersham on the Hill Town Centre.</p> <p>The site is currently in use as a number of retail units on the northern side of Sycamore Road and in part a public surface car park.</p> <p>A proposed mixed use food supermarket with limited comparison goods at ground floor to achieve a net increase in retail floorspace, residential above, rear servicing and increased provision of public car parking spaces.</p>	<p>a. Provide a net increase in publicly available car parking provision by incorporating parts of rear garden areas of properties fronting Rickmansworth Road and providing partial decking of the main car park area</p> <p>b. Make provision for rear servicing and have enforceable control measures to ensure a satisfactory relationship between servicing access and public car parking use.</p> <p>c. Provide for a minimum of 12 residential units</p>
<p>O2:</p> <p>Former Entertainer Shop and adjoining property, Hill Avenue</p>	<p>This site is 0.25 hectares in size and is located within Amersham on the Hill Town Centre.</p> <p>The site comprises a number of vacant retail units with offices above.</p> <p>A redevelopment opportunity to provide a mixed use scheme for a range of town centre uses and residential units.</p>	<p>a. Provide an active retail street frontage to Hill Avenue</p> <p>b. Provide rear servicing</p>

<p>O3:</p> <p>Hillcrest Court/ Alfa Romeo Garage, Chesham Road</p>	<p>This site is 0.21 hectares in size within Amersham on the Hill Town Centre.</p> <p>The Chesham Road side of the site is in use as a car showroom with flats above. The Hill Avenue side of the site comprises a number of retail units and office accommodation.</p> <p>A redevelopment opportunity to provide a mixed town centre use development including uses such as retail, leisure, restaurant and residential.</p>	<p>a. Provide an active street frontage to Hill Avenue</p> <p>b. Where possible rear servicing to Hill Avenue to be secured</p>
<p>O4:</p> <p>Chiltern Pool and adjoining uses</p>	<p>This site is 1.17 hectares in size and is located on Chiltern Avenue. It lies outside, but close to, the Amersham on the Hill Town Centre.</p> <p>The site comprises a swimming pool and leisure centre and a number of community building uses located within a public car park area.</p> <p>A long term development opportunity to re-provide the leisure centre, community uses and car park with other leisure, complementary commercial or residential uses.</p>	<p>a. Precise development site boundary with King George V Playing Fields to be determined by design, logical site layout and delivery factors</p> <p>b. Design and layout to either be carried out in conjunction with Proposal O5 or to take account of its development potential</p> <p>c. Existing car parking numbers to be retained and subject to available capacity additional requirements arising from the development proposals to be met on site</p>
<p>O5:</p> <p>Library/Youth Centre, Chiltern</p>	<p>This site is 0.56 hectares in size.</p> <p>This area comprises a single storey library building and youth centre/play group, a car</p>	<p>a. Design and layout to either be carried out in conjunction with Proposal O4 or to take account of its development potential</p>

Avenue	<p>parking area and open space amenity area on the corner of Chiltern Avenue/King George V Road.</p> <p>Subject to the re-provision of the Library, a development option for offices, a hotel or specialist housing for elderly people or suitable mix.</p>	<p>b. Library to be re-provided either as part of a mixed use scheme or in part of the Council Office building on the corner of Chiltern Avenue/King George V Road</p> <p>c. Youth Centre to be re-provided either on site as part of the mixed use scheme, off site or through alternative service delivery</p>
O6: PO Sorting Office, Hill Avenue	<p>This site is 0.16 hectares in size and is located within the Amersham on the Hill Town Centre.</p> <p>The building is in use as a PO Sorting Office but will be available as a development opportunity once surplus to future requirements.</p> <p>A redevelopment opportunity for retail at ground floor and other town centre uses including offices or residential.</p>	<p>a. Provide an active street frontage to Hill Avenue</p> <p>b. Provide rear servicing to Hill Avenue</p> <p>c. Appropriate financial contribution to enhanced car parking provision</p>
Chesham		
O7: 89 High Street	<p>This site is 0.035 hectares in size and is located in the pedestrianised High Street area in Chesham Town Centre.</p> <p>The site is currently vacant and has been for some years following a gas explosion in 1988. Prior to the explosion the site was used as a</p>	<p>a. Be sympathetically designed so as to take account of the adjacent Grade II Listed Building and Conservation Area.</p> <p>b. Provide an active street frontage to the High Street</p>

	<p>wine bar.</p> <p>The site is allocated for town centre type uses including retail and A3/ A4 uses and also potentially residential.</p>	
Little Chalfont		
<p>O8:</p> <p>City Gate, Chalfont Station Road</p>	<p>This site is 0.16 hectares in size located in the Little Chalfont Local Centre.</p> <p>The site is currently in use as a car showroom.</p> <p>A redevelopment opportunity for a mixed use retail and residential or office scheme.</p>	<p>Potential to be redeveloped in conjunction with the adjacent T1 Proposal Site for public car parking provided the car parking spaces to serve Chenies Shopping Parade are incorporated in the combined scheme.</p>
<p>O9:</p> <p>Area around Chalfont and Latimer Station</p>	<p>This site is 0.62 hectares in size and is located adjacent to the Chalfont and Latimer Station in the Little Chalfont Local Centre.</p> <p>This site comprises a number of retail units, car repair garages, passenger drop off area and railway land.</p> <p>A mixed use development opportunity for offices, residential, retail, ancillary uses to support rail use and a transport interchange for buses, taxis and cyclists.</p>	<p>a. A comprehensive approach to redevelopment of the site is required.</p> <p>b. Residential uses mainly on upper floors with service uses/ retail and/or offices located at ground floor level.</p>
Chalfont St. Giles		

<p>O10: Telephone Exchange</p>	<p>This site is 0.22 hectares in size and is accessed through the main Council Car Park in Chalfont St Giles. It is included within the Chalfont St Giles Local Centre.</p> <p>The site is currently in use as a telephone exchange.</p> <p>The site is allocated for a long term office development site, in the event that the current use is no longer required. Flooding issues may limit the development of the site.</p>	<p>A Flood Risk Assessment would be required to show that the development would not lead to an increase in flooding to nearby land / properties and within the site.</p>
<p>Great Missenden</p>		
<p>O11: West of the High Street and adjacent to Great Missenden Station</p>	<p>This site is 2.24 hectares in size and includes land to the rear of properties fronting the High Street, a surface level station car park and an open car sales area at the entrance to the station. Part of the site adjoins the Great Missenden Local Centre.</p> <p>Development opportunity for retail or other commercial uses with residential above on the car sales area and residential on the remainder with the potential for appropriate office/ B1 uses adjacent to the railway line and residential if released as part of any car park rationalisation and/ or decking.</p>	<ul style="list-style-type: none"> a. Preparation of a Development Brief required to establish the extent of the development opportunity and specific development requirements (including open space/children play facilities). b. Site could be developed in phases however phases will need to be designed so as to not restrict future development of the remaining area. c. Sufficient car parking must be retained or re-provided to meet the station car parking needs d. The height and design of the development must take account of the value of views of the Great Missenden Conservation Area and the setting of

		<p>listed buildings.</p> <p>e. A comprehensive redevelopment should be considered to ensure that transport improvements/ measures are devised to encourage the use of sustainable modes of transport.</p>
<p>O12: Barn to the Rear of The George Public House</p>	<p>A Grade II* listed building within the curtilage (to the rear) of the George Public House. The barn is on the English Heritage Buildings at Risk Register, (South East) as priority Category C (showing slow decay, no solution agreed). The barn is partially used for storage but has been mostly vacant for a number of years.</p> <p>The Council is open to a range of uses or mix of uses which would secure the optimum long term economic viable use of the building without undue harm to the significance of the building or the Grade II* listed public house.</p>	

8 Transportation

HS2 Safeguarded Area

- 8.1 The Government has proposed a new high speed rail route known as HS2 that will, if built, pass through Chiltern District. Part of the proposed route through the District will pass through a tunnel but the line would emerge around the settlement of Hyde Heath before running northwards out of the District. Whilst the Council remains opposed to HS2, the route if built will fall outside normal planning powers and outside the remit of the Development Plan.
- 8.2 The Government has issued a Safeguarding Direction¹ for HS2. The purpose of which is to block any development which could impact on the proposed route if it was to be built. The Safeguarding Direction requires the Safeguarded Area to be included on the Policies Map and the following statement to be made:
- The Safeguarding Directions have been made by the Secretary of State for Transport. They are not proposals of the Local Planning Authority and the routes in question will not be determined through the development plan process. They will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme.*
- 8.3 The Safeguarding Direction lists the forms of development on which HS2 Limited should be consulted. In accordance with the Safeguarding Direction the Council will consult HS2 Limited on all planning applications which fall within the Safeguarded Area identified on the Policies Map that meet the criteria within the Direction. It will be HS2 Limited's responsibility to object to any development which could interfere with the construction of the proposed route. Therefore above the tunnelled sections there is still potential for development to occur.

DT1: DEVELOPMENT WITHIN THE HS2 SAFEGUARDED AREA

Within the High Speed Two Safeguarded Area (as defined on the Policies Map) the Council will consider planning applications taking into account duly received consultation responses in accordance with the Safeguarding Direction from HS2 Limited or successor companies appointed by the Government.

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

- Planning application monitoring

Delivery will be achieved via:

- Determination of planning applications after the requisite consultation time

¹ Safeguarding Directions - Development affecting the route and associated works for the HS2 rail project – London-West Midlands July 2013

Parking Requirements for New Development

- 8.4 Policy CS26 of the Core Strategy states that new development should provide appropriate and effective vehicular and cycle parking and servicing arrangements. Parking particularly in relation to the high car ownership levels in the District can be a controversial issue. Many older areas of the District lack appropriate levels of car parking provision and the Council aims to prevent this situation getting worse by applying appropriate car parking requirements to new developments. The Council is working jointly with the County Council and other district councils in Buckinghamshire to produce updated parking standards. It is the intention that these standards will be produced as a Supplementary Planning Document (SPD). Therefore the Council will retain saved Local Plan Policy TR16 Parking Standards until such time as the SPD is adopted at which point Local Plan Policy TR16 will be cancelled.

Transport Proposal

- 8.5 The Council will work with the County Council as the local Highway Authority, the Bucks and Thames Valley Local Enterprise Partnership and others to deliver transport infrastructure needs set out in the Infrastructure Delivery Schedule. Delivery will depend on timing and availability of resources. Otherwise it will be delivered as part of development proposals, in which case it will be linked to development timing.
- 8.6 Policy DT2 sets out a transport proposal.

DT2: TRANSPORT PROPOSAL

Proposal T1: Parking site adjacent to Chenies Parade, Little Chalfont

This site identified on the Policies Map was originally planned for and last used for car parking for Chenies Parade and garages for nearby residents.

The Council would like this site brought back into use for car parking to serve the Local Shopping Centre. Planning permission will not be granted for any other use unless the site is redeveloped as part of Proposal O8 and the original number of publicly available car parking spaces are re-provided within the larger development scheme.

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

- Planning application monitoring

Delivery will be achieved via:

- Determination of planning applications

9 Preserving and Shaping Local Character

Natural Environment

- 9.1 Core Strategy Policy CS24 “Biodiversity” looks to conserve and where possible enhance biodiversity. One form of delivery will be through the implementation of more in depth policies within the Delivery DPD.
- 9.2 Policies DEN1 to DEN4 provide a more detailed framework for how the Council will assess development to ensure the continued enhancement of the District’s natural environment.

Green Infrastructure

- 9.3 Green Infrastructure is a network of connected green spaces such as river corridors, access routes and other open spaces. Green Infrastructure intersperses urban and rural settlements and provides multiple benefits for communities, providing habitats and migratory corridors for wildlife as well as being utilised as rights of way. Policy CS32 of the Core Strategy provides the policy context, which aims to protect and enhance Green Infrastructure in the District.
- 9.4 The Buckinghamshire Green Infrastructure Strategy (2009) provides evidence to support the need for new Green Infrastructure provision and improvement of existing Green Infrastructure in Buckinghamshire. This shows that Chiltern District has a good network of existing Green Infrastructure, however, there are strategic improvements and enhancements that can be made to provide multi-functional benefits for local communities in the District.
- 9.5 The Buckinghamshire Green Infrastructure Delivery Plan (2013) represents the second phase of spatial planning on Green Infrastructure in Buckinghamshire and prioritises two areas within Chiltern for Green Infrastructure delivery: Amersham & Chesham; and the Chalfonts. The Green Infrastructure Delivery Plan includes measures and costs for Green Infrastructure improvements in these areas which will be material planning considerations for relevant development proposals.
- 9.6 The Council will seek to deliver the objectives and proposals of the Buckinghamshire Green Infrastructure Strategy and its Delivery Plan through protecting key areas from inappropriate development; enabling appropriate development which delivers enhancements, extensions and improved management and public access; and working with partner organisations such as the Buckinghamshire Natural Environment Partnership and parish councils. Green Infrastructure is a collective term for identified areas in the Buckinghamshire Green Infrastructure Strategy and its Delivery Plan and open areas defined on the Policies Map such as Green Belt; Public Amenity

Open Space and Common Land; Other Amenity Open Space; and Local Nature Reserves. These areas are important in themselves but also have added value where they link together or can potentially link together to form a Green Infrastructure Network.

POLICY DEN1: PROTECTION AND ENHANCEMENT OF GREEN INFRASTRUCTURE

Development proposals will wherever possible:

- a) Retain, protect and enhance green infrastructure defined in paragraph 9.6 above paying special attention to the protection and enhancement of biodiversity and recreation;
- b) Deliver the objectives and proposals of the Buckinghamshire Green Infrastructure Strategy and Delivery Plan;
- c) Secure opportunities to create open spaces or corridor links between parts of the green infrastructure network so as to promote biodiversity, recreation and non-vehicular modes of transport.

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

- Open space indicators within the Annual Monitoring Report
- Indicators within the Buckinghamshire Green Infrastructure Strategy and Delivery Plan

Delivery will be achieved via:

- Working with Buckinghamshire Natural Environment Partnership in supporting the delivery of the Buckinghamshire Green Infrastructure Strategy and Delivery Plan
- Working with developers and landowners to promote the protection and enhancement of Green Infrastructure, impose conditions on planning applications and seek planning obligations where relevant

Protecting Trees and Woodlands

- 9.7 Trees and woodlands provide better places for people to live by supporting the development of sustainable communities. They contribute to the improvement of people's health and well-being by modifying microclimates and reducing pollution. They are important in providing visual amenity and opportunities for outdoor recreation.
- 9.8 Trees and woodlands enhance the environment and create the typical wooded landscape of the Chilterns. They are important ecologically by providing a habitat for wildlife, while ancient woodlands and veteran trees also help in maintaining the historical heritage of the area. Trees within Conservation Areas or within the setting of listed buildings can also have an important heritage value (see Policy DE7).

- 9.9 Nonetheless trees are living organisms that change over time and management may be advisable particularly where trees are close to buildings or transport routes. There is a need to balance safety and other issues with the benefits of maintaining healthy attractive trees in a suitable environment. Development proposals should be designed to retain good quality trees along with adequate space for their continued growth.

POLICY DEN2: TREES AND WOODLANDS

The Council aims to prevent loss of trees and/or woodlands, especially those which are of good health and/or stability, and/or have public amenity value. Where appropriate the Council will protect trees and woodlands through the making of Tree Preservation Orders.

Where development will result in the loss or damage to protected trees or woodlands, the Council requires applicants to submit an arboricultural report which satisfies BS 5837:2012 (or any Standard which subsequently replaces this). Planning permission and/or consent will only be granted where there are sound reasons to justify the loss of protected trees or woodlands or where development has sufficient benefits which outweigh the loss of protected trees or woodlands.

Where permission and/or consent is granted, the Council will require applicants to include appropriate mitigation measures to compensate for the loss of the trees or woodlands. These should include but not be limited to restoration and/or satisfactory compensatory planting or landscaping schemes and woodland management plans.

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

- By monitoring applications affecting works to TPOs and woodlands
- By applying biodiversity indicators within the Annual Monitoring Report.

Delivery will be achieved via:

- Where appropriate, protecting trees and woodlands through Tree Preservation Orders.
- Consulting an arboricultural expert when a planning proposal is submitted affecting protected trees to safeguard against unnecessary loss.
- Working with applicants and arboriculture experts to secure satisfactory compensatory measures when planning permission is granted and delivered through planning obligations and conditions.

Protecting Rivers and the Water Environment

- 9.10 Rivers and watercourses not only provide opportunities for amenity and outdoor recreation they provide habitats for birds, reptiles, invertebrates and a variety of plant species. The Council is bound by European Union Water Framework Directive (Directive 2000/60/EC) to achieve good qualitative and quantitative status of all water bodies by 2027.
- 9.11 There are two chalk rivers that flow through the District; the Misbourne and the Chess as well as a number of tributaries. The Thames River Basin

Management Plan (RBMP) identifies a number of measures to improve these rivers in order to reach 'good' ecological status/potential in the Colne River catchment area.

- 9.12 These rivers are internationally-rare and provide important chalk stream habitats identified as priority habitats in the Biodiversity Action Plan. Evidence from the Herts & Middlesex Wildlife Trust and Bucks, Berks & Oxon Wildlife Trust shows that these rivers support water voles, (a protected species) and other species.
- 9.13 The Council will look to safeguard and where possible improve river and watercourse function, character and water environment in the District, especially for the Chess and Misbourne. Any development proposals that are likely to have an impact on the Chess or Misbourne will be required to undertake a Water Framework Directive Assessment. One of the issues raised with the existing rivers is the lack of the ability for fish to naturally travel up rivers. This is due to the insertion in the rivers of man-made structures especially weirs which block the passage of fish. The Council, working with the Environment Agency and others, will encourage the removal of such structures where development proposals are related to the rivers or where river environment enhancement works are undertaken. Other physical modifications such as the inclusion of hard banks, and the overall poor management of banks/buffer zones, is another major factor in stopping these rivers from achieving 'good' ecological status/potential.

POLICY DEN3: PROTECTING RIVER CHARACTER AND THE WATER ENVIRONMENT

To ensure the long term protection and enhancement of all rivers, river landscape corridors and water environments within the District and to assist in meeting the European Union Water Framework Directive locally, the Council in consultation with the Environment Agency will only grant planning permission for development which does not adversely affect the character, flow potential and water quality of the District's rivers and river banks or adjoining land within 8 metres of the edge of the river watercourse. Development adjacent to watercourses should also expect to undertake actions necessary to improve, restore or reach 'good' ecological status/potential, (as defined in the Water Framework Directive).

The Council will actively encourage/support projects that improve river and watercourse character, flow potential and/or water quality.

Development will seek to conserve and enhance the biodiversity and landscape value of the watercourse and its corridor through good design and wherever possible encourage opportunities for recreation. Opportunities for de-culverting of water courses must always be taken on-site where present, unless it can be demonstrated that it is not feasible.

The Council will also work with the Environment Agency where possible to limit water abstraction where abstraction levels threaten sustainable chalk stream water volumes.

The term “river” includes any adjoining marshland, or other related water feature.

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

- Water quality, water abstraction and biodiversity indicators within the Annual Monitoring Report.

Delivery will be achieved via:

- Working with the Environment Agency and Buckinghamshire County Council including its Sustainable Drainage Systems (SuDS) Approval Body (SAB) on planning applications affecting rivers and water courses in the District
- Preparation of a Supplementary Planning Document on Sustainable Construction and Renewable Energy for use in the determination of planning applications and to encourage best practice
- Supporting schemes through the planning process which improve river quality and reduce flood risk
- Imposing conditions on planning applications and seek planning obligations where relevant including river corridor management agreements

Flood Protection

- 9.14 The Council commissioned a Strategic Flood Risk Assessment Level 1 (SFRA) in January 2013 working closely with the Environment Agency and Buckinghamshire County Council (the relevant Lead Local Flood Authority). The SFRA has been used to guide the selection of proposal sites, provides advice on the content and implementation of planning policies relating to flood risk and infrastructure and is a material consideration in the determination of planning applications.
- 9.15 Policy DEN4 aims to ensure that adequate steps are taken throughout the planning process to prevent an increase in the risk of flooding especially in areas of high risk.
- 9.16 Surface water flooding is a particularly serious local issue in Chesham and in November 2011 Buckinghamshire County Council (the Lead Local Flood Authority) published the Surface Water Management Plan (SWMP) for High Wycombe and Chesham. This plan contains options for physical works to reduce flood risk as well as more generic advice. The SFRA links closely to the Chesham SWMP and sets out proposals which could contribute towards the reduction in local flooding in Chesham.
- 9.17 The Buckinghamshire County Council Local Flood Risk Strategy was adopted on 8th May 2013. It sets out how the County Council and the Partnership, (consisting of the District Councils in Buckinghamshire, the Environment Agency and the water companies) will work together to manage flood risk with

the vision to use “viable, sustainable and coordinated approaches to better manage the risk of local flooding, for the benefit of people, property, land and the environment, both now and in the future”. Chiltern District Council will continue to work with Buckinghamshire County Council and the partnership in supporting measures identified within the Strategy.

- 9.18 The Council, Buckinghamshire County Council and the Environment Agency are working in partnership to deliver the Aquaprint concept which will aim to create areas of flood water storage in Chesham. This is an innovative concept which could be used in other areas to alleviate flooding. The Aquaprint concept is included in the Infrastructure Delivery Schedule and where appropriate funding will be sought to support this scheme from development proposals.
- 9.19 Chalfont St Peter has surface water drainage capacity issues that periodically cause the foul sewage system to overflow. Thames Water is encouraged to address this problem and their comments will be taken into account as part of new development proposals.
- 9.20 At present, surface water drainage through Chesham is managed by an underground culvert that runs through the town centre and down to the River Chess. The culvert was built in the 19th Century and today has insufficient capacity to carry the town’s surface water runoff. The Environment Agency in partnership with the Council, Buckinghamshire County Council and Chesham Town Council is looking at how to manage drainage in a sustainable way into the future. One of the options is to build a bypass using an open channel when feasible.

POLICY DEN4: FLOOD PROTECTION

All developments will be designed to ensure that flood risk is not increased locally or elsewhere and development should be located to avoid areas at a higher risk of flooding. Developments that are located within areas of fluvial flood risk (i.e. Flood Zones 2 or 3) will need to pass the Sequential Test (and the Exception Test if required) to be considered acceptable, in accordance with Government guidance. Within sites that have a range of flood risk areas, development must be steered towards the lowest areas of flood risk on the site, with only appropriate land uses in higher risk flood zones.

Applicants should use the Council’s Strategic Flood Risk Assessment (SFRA) and its mapping as a starting point for the assessment of flood risk in relation to new development proposals. All potential sources of flooding will be taken into account, including flooding from rivers, ordinary watercourses, groundwater, sewerage and surface water.

Areas of Critical Drainage

Areas of Critical Drainage are shown in the SFRA plans. Development within these areas could lead to localised flooding and to avoid this all proposals will need to include Sustainable Drainage Systems (SuDs) wherever appropriate.

Site specific flood risk assessment (FRA) requirements

The amount of information included in the FRA should be proportionate to the likely level of flood risk in that locality. Due to the importance of localised flooding in the District development proposals within areas of critical drainage will need to be accompanied by a site specific FRA. This would need to demonstrate that localised flooding would not be exacerbated by the development.

In Flood Zone 1, development proposals on sites of 1 hectare or less will need to be accompanied by a brief assessment of localised flood risks. Sites within Flood Zone 1 of over 1 hectare or in Flood Zones 2 and 3 will require a full Flood Risk Assessment.

Chesham Surface Water Management Plan (SWMP)

Within Chesham, proposals which incorporate measures to improve the storage of flood water and / or which reduce localised flooding will be encouraged.

Developments that could change the current flow regime within the Chesham Culvert must provide a FRA highlighting how the potential impacts upon flooding elsewhere will be mitigated.

Redevelopments within Chesham Town Centre which lie across the route of the culvert or adjoin its route will need to demonstrate that they do not reduce the culvert capacity, will not affect the structural integrity of the culvert, and where feasible, provide opportunities for improvements, for example with upstream attenuation and/or restoring the natural watercourse. Opportunities to set development back from the line of the culvert should be taken where possible. New development will be set back a minimum of 8 metres from the culvert.

Permitted development and use of conditions

In locations at a high risk of flooding the Council will where appropriate use conditions which withdraw permitted development rights if permitted development would otherwise lead to increased flood risk.

Infrastructure requirements relating to flooding

Proposals which take opportunities to reduce the risk of flooding, including flooding from rivers, groundwater, sewerage and surface water, will be encouraged.

If individual proposals require the provision of additional flood risk related infrastructure the Council will where appropriate require this by condition or Section 106 legal agreement.

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

- Environment Agency and Buckinghamshire County Council (Lead Local Flood Authority) monitoring
- Implementation of the Surface Water Management Plan and Aquaprint concept in Chesham

Delivery will be achieved via:

- Working with the Environment Agency and Buckinghamshire County Council to ensure developments do not contribute to and/or mitigate against flood risk
- Imposing conditions on planning applications and seek planning obligations where relevant to impose flood risk defence, mitigation or management measures

- Where appropriate securing developer financial contributions in Chesham towards proposals in the Surface Water Management Plan and Aquaprint concept.

Pollution and Noise

- 9.21 Pollution can come in many forms: air, land, water, light and noise. The Council currently works closely with landowners and the Health and Safety Executive (HSE) to safeguard environmental health and public safety from forms of pollution.
- 9.22 The planning system should and will assist in preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of, soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 9.23 There are a number of sites within the District which are contaminated due to previous land uses and there is an Air Quality Management Area (AQMA) encompassing buildings along parts of Broad Street and Berkhamstead Road in Chesham. New developments can also produce or increase the risk of pollution unless appropriately controlled and managed.

POLICY DEN5: POLLUTION AND NOISE

Pollution

When assessing development the Council will consider the potential amount of air (including odour), water and land pollution to be generated or initiated by a proposed development. Development which produces unacceptable levels of pollution will not be permitted unless there are viable and sustainable mitigation measures that will permanently control or manage the impact of pollution to an appropriate environmental standard.

Planning permission will not be granted for proposed development which could be harmfully affected by an existing known pollution source. For known pollution sources the Council will support, subject to other Development Plan policies, proposed development that secures alleviation or cessation of existing pollution sources and the restoration of pollution affected land.

Proposals for development in Air Quality Management Areas must not unreasonably add to harmful air emissions and wherever possible will include measures to mitigate against or help alleviate air quality problems.

Noise

The Council will assess the likely noise impact from proposed development in order to reasonably protect areas where noise levels would have an unacceptable impact. The Council will refuse or control development where noise levels would unreasonably affect: the amenity of residential areas, noise sensitive nearby uses, town, district or local centres, tranquil areas within built areas such as recreational

open spaces, nature conservation areas, and or the countryside generally, particularly the Chilterns Area of Outstanding Natural Beauty.

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

- Monitoring of Air Quality Management Area indicators within the District

Delivery will be achieved via:

- Consulting the Council's Environmental Health division, The Health and Safety Executive or other bodies on relevant planning proposals, imposing conditions on planning applications and seeking planning obligations where relevant to impose pollution prevention and/or control measures.

Floodlighting

9.24 Floodlighting and other forms of artificial lighting can, when poorly designed, have a significant detrimental impact on its surroundings and on wildlife. The negative effects of light pollution can be experienced in a number of ways, these are:

- Sky glow – which is the brightening of the sky caused by artificial light.
- Light trespass – which is where artificial exterior light is cast onto an unwanted location, such as a residential building.
- Light glare – which is a sensation produced when light is cast into the human visual field at a level greater than that which eyes are adapted to, causing annoyance and temporary discomfort.
- Light clutter – when excessive amounts of lights are grouped in one location and causes distraction.
- Light profligacy – over illumination which wastes energy and money.

9.25 Where it can be shown that floodlighting will result in a demonstrable benefit the Council will also consider any possible harm caused by proposed floodlighting. Unacceptable impacts on nearby or neighbouring property's amenity, harm to local character or potential harm to the natural environment will not be acceptable. On all applications for floodlighting, applicants are advised to consider ways to mitigate or control light pollution.

9.26 Where reasonable and necessary, planning permissions granted for floodlighting may be subject to conditions which control the days and / or hours lights can be used, the intensity of illumination, the position / shielding of lights and landscaping. Not all forms of external lighting require planning permission such as some security lighting attached to existing buildings, temporary lighting and street lighting.

POLICY DEN6: FLOODLIGHTING

Floodlighting of car parks, building forecourts and other open areas together with security lighting will only be granted where it can be demonstrated that the

floodlighting is essential for the functioning of the use. Floodlighting of outdoor sports facilities will only be granted where it can be shown that the proposed floodlighting will bring about demonstrable benefits to an outdoor sports facility. All floodlighting should also meet the criteria set out below:

- a) Not result in unacceptable harm to the amenities of nearby residential properties;
- b) Not be harmful to local character;
- c) Not be detrimental to nearby wildlife or biodiversity in areas of local importance;
and
- d) Not result in light pollution.

Where floodlighting is proposed in the Green Belt and/or Chilterns Area of Outstanding Natural Beauty, the Council will give special consideration to the impact of light spillage when seen in the context of wider views of the landscape. Planning permission will only be granted for floodlighting which will not have an adverse impact on the rural character of the area.

To protect the District's biodiversity, where necessary, applicants will need to demonstrate that floodlighting will not result in harm to wildlife or biodiversity.

Applications for floodlighting must be accompanied by drawings and technical description demonstrating the proposed light sources and the extent of illumination arising from the development.

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

- Planning permission and appeal monitoring.

Delivery will be achieved via:

- Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations.

Heritage

- 9.27 Chiltern District has a rich and diverse historic heritage which includes archaeological sites, buildings of special architectural and/or historical interest, conservation areas and parks and gardens of special historic interest. The Council recognises that its heritage assets are an irreplaceable resource and therefore aims to preserve them in a manner which is appropriate to their significance. The Council has prepared a Heritage Strategy as part of the Delivery DPD evidence base to inform proposals and policies and a programme of associated conservation area appraisals.
- 9.28 The Heritage Strategy identifies the special distinctiveness of Chiltern District's heritage. In summary, Chiltern settlements are based on an historic rural economy with small market towns, rural villages and isolated farmsteads, still occasionally remote. The way in which settlement relates to the ridges and valleys of the Chiltern landscape, and to the historic use of the land, is

particularly distinctive, as is the use of local building materials. The main settlements have been shaped by the growing influence of London from the 18th Century, and by the growth of local industries particularly in Chesham. Country houses and landscape parks bear witness to the aspirations of local gentry and the early arrival of wealthy Londoners, while the expansion of the railways in the late 19th century led to the spread of Metroland across the south east of the District, with country-style dwellings to suit all incomes, and tastes including Modernism. The attractiveness of the area as an out-of-London place of residence continues to be a major development pressure.

- 9.29 The District's heritage assets are influential in creating the quality of life for Chiltern's residents. They provide an enjoyable and re-assuring link with the local past, and they shape the character of settlements as distinctive and highly attractive places in which to live, work, and take leisure. The special heritage interest also attracts visitors, encourage tourism and contribute to the vibrancy of local businesses. The Council considers that its heritage assets are of paramount importance and should be protected in accordance with the strategic objectives of the Core Strategy.
- 9.30 In setting out its policies for the District's heritage, the Council will use its statutory powers to support proposals that conserve and enhance heritage assets. Proposals that could result in harm to the asset will only be approved if the harm is readily justified by benefit necessary to ensure the viability of an asset, or wider public benefit. In balancing the harm and benefit, the Council will take into account measures to minimise the degree of harm, and whether the benefit might be achievable in any less harmful way.
- 9.31 Development proposals may have a direct physical effect on the character of an asset, or may affect its significance by altering its setting. Setting is defined as the surroundings in which an asset is experienced, and interpretation may be wide. The slopes and valleys of the Chiltern landscape allow long views of assets and these views will be taken into account in so far as they affect their significance.
- 9.32 Viable use is the best way to conserve a built heritage asset, and the best use is often to continue its original use. However, the District has a number of assets for which the original use may have ceased or which is no longer viable. The Council accepts that to maintain these assets new uses may be required. Any new uses which could result in undue harm to the significance of the heritage asset will be refused.
- 9.33 Climate change may have an impact on the viability of built heritage assets, just as the energy use of an asset may have an impact on the environment. Measures to incorporate energy saving methods or renewable energy sources might be effective in reducing the adverse effects, but might also prove harmful to the historic character and significance of the asset. In Chiltern, for

example, solar panels visible against a steep roof of local old clay tiles would clearly harm the historic appearance of an asset. It is therefore considered important to allow opportunities for heritage assets to mitigate and, where possible, adapt to the effects of climate change but only where these opportunities will not cause undue harm to the significance of the asset. Policy CS5 of the Core Strategy encourages renewable energy schemes and this policy adds to this advice in relation to heritage assets.

- 9.34 For the purposes of the Delivery DPD heritage assets are considered to include any structure, building or landscape feature which helps to shape the character of the District whether this feature be an archaeological remnant of past lifestyle, historic structure or earthwork or a landscape form including historic parkland woodland or hedgerow. Assets may be designated (Listed Buildings, Registered Parks and Gardens, Conservation Areas, scheduled Ancient Monuments) or non-designated.

POLICY DEN7: CONSERVATION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

The Council will conserve and promote enhancement of its heritage assets, both designated and undesignated, in proportion to their significance as set out in the National Planning Policy Framework (or any national policy document which subsequently replaces this Framework) by:

- a) Safeguarding heritage assets from demolition, alteration and any development that would cause harm to their significance, setting and/or viability, except where the harm is both minimised and justified by benefit necessary to the long term viability of the asset and/or by wider public benefit that outweighs the harm.
- b) Supporting development or other initiatives which enhance, reveal or make a positive contribution to the local character, setting, management and heritage significance of designated and non-designated heritage assets.
- c) Subject to the above, encouraging and supporting uses or solutions for listed buildings and other heritage assets to maintain, or bring them into, viable sustainable economic use.
- d) Supporting measures to improve the sustainability of heritage assets in terms of efficient energy consumption and access to renewable energy sources provided that this entails no undue harm to the significance of the asset
- e) Protecting the setting and views of heritage assets in so far as they contribute to the distinctive special character and/or value of those assets
- f) Having due regard to the Chiltern Heritage Strategy as a material consideration.

Conservation Areas

Development in Conservation Areas must:

- i) Conserve or enhance the character or appearance of the Conservation Area;
- ii) Where relevant, retain or reinstate characteristic features such as doors,

- windows, materials or other features which positively contribute to the character or appearance of the Conservation Area;
- iii) Protect Conservation Areas by avoiding damage or demolition, or substantial loss of buildings where this would have an adverse impact on the character or appearance of the Conservation Area;
 - iv) Protect trees, hedges and areas of open space important to the character of the Conservation Area.

Archaeology and Scheduled Monuments

Development that may have an adverse effect on archaeological interests or scheduled monuments must demonstrate the likely impact upon the remains and any proposed mitigation measures to reduce that impact. Where mitigation measures will not suitably reduce the impact of development or where development will result in the loss of archaeological interests or harm to the significance of a scheduled monument planning permission will be refused.

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

- Implementation of the Chiltern Heritage Strategy
- Heritage related indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Delivering the Heritage Strategy and outcome of conservation area appraisals through development proposals
- Working with English Heritage and other stakeholders in implementation of the Chiltern Heritage Strategy

9.35 The Council recognises that the viability of heritage assets may change over time and that a degree of change will not necessarily harm the significance of an individual asset. However, cumulative changes to assets of common type across the District may erode the distinctive heritage character of the area as a whole. Unaltered or little-altered assets will become rare and will be of particular value to the local character of the area and to an understanding of its past. Heritage building types already subject to particular pressure in this way include small rural cottages, farm buildings and buildings associated with historic industries and businesses. The Council will therefore aim to give particular protection to assets which are significant to the character and history of the District and which have so far remained little altered. Should new uses be proposed for such assets the Council will encourage uses which conserve the original function and/or character of the asset.

POLICY DEN8: ASSETS OF SIGNIFICANCE TO LOCAL CHARACTER

The Council will have special regard for heritage assets which are particularly distinctive to the character of the District and for the special contribution made by assets that have survived without major alteration.

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

- Heritage related indicators in the Annual Monitoring Report

Delivery will be achieved via:

- Delivering the Heritage Strategy through development proposals
- Working with English Heritage and other stakeholders in implementation of the Chiltern Heritage Strategy

Areas of Little Change

9.36 Policy CS21 of the Core Strategy requires the Delivery DPD to define Areas of Little Change. Areas of Little Change are defined on the Policies Map and are listed below.

Table 9: Areas of Little Change	
Amersham Old Town	
ALC1	High Street / Market Square / Church Street and part of Whielden Street
ALC2	Gilbert Scott Court area, Whielden Street
Amersham-on-the Hill	
ALC3	Land south of Copperkins Lane /South Road, along Weedon Lane and extending south to Longfield Drive
ALC4	Land south of South Road/ Chestnut Lane
ALC5	Part of Highfield Close
ALC6	Elm Close
ALC7	The Drive, parts of The Rise, Highland Road, Westanley Avenue and part of Stanley Hill Avenue
Chalfont St Giles	
ALC8	Gorelands Lane area
ALC9	Mill Lane, Dodds Lane and part of Bottrells Lane
ALC10	Village Centre
Chalfont St Peter	
ALC11	Part of Rickmansworth Lane
ALC12	The Chiltern Hill area
ALC13	Gold Hill
ALC14	Southern Chalfont St Peter, including Austenwood, Lewins Road, parts of Lower Road, North Park, The Firs Estate, Orchehill Avenue, Bull Lane, etc
Chesham	
ALC15	Eskdale Avenue (part)
ALC16	Manor Way / Eskdale Avenue (part) / White Hill (part)
ALC17	South of Botley Road
ALC18	Stanley Avenue
ALC19	Town centre (including High Street, the Broadway, Church Street, Market Square, Germain Street, etc)
ALC20	Church Street (south)
ALC21	Fullers Hill
ALC22	Waterside (part)
ALC23	Bois Moor Road (part)
Chesham Bois	
ALC24	Chesham Bois village from Chiltern Road / Clifton Road to

	Copperkins Lane, including the Common, North Road, Bois Lane, Stubbs Wood and Long Park areas
	Great Missenden
ALC25	Aylesbury Road (part)
ALC26	Grimms Hill Area
ALC27	Old Town Farm Area
ALC28	High Street / Church Street
	Jordans
ALC29	Jordans Village
	Knotty Green
ALC30	Penn Road (north) / Witheridge Lane and Drews Park area
ALC31	Baylins Farm, West of Pitch Pond Close, the Common and part of Forty Green Road
ALC32	Penn Road (south)
ALC33	Hogback Wood Road / Eghams Wood Road / Woodlands Road / Woodlands Glade area
	Little Chalfont
ALC34	Little Chalfont south of Chalfont Station Road, including Nightingales Lane, Cokes Lane, Burtons Lane, Village Way, Doggetts Wood Lane, Harewood Road, etc
	Little Kingshill
ALC35	New Road (south)
	Penn
ALC36	Historic Core (Elm Road to Church Road)
	Prestwood
ALC37	Hotley Bottom Lane / Kiln Road / Moat Lane area (parts)
ALC38	Greenlands Lane area
ALC39	Clarendon Road / Wycombe Road area (part)
ALC40	Martinsend Road area
	Seer Green
ALC41	Manor Road / Manor Crescent
ALC42	The Village Centre
ALC43	Seer Mead and Long Grove areas
	South Heath
ALC44	Marriotts Avenue

Design and Amenity

- 9.37 One of the core principles of the National Planning Policy Framework is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy CS20 of the Core Strategy supports this by requiring all new development to be of a high standard of design which reflects and respects the character of the surrounding area and those features which contribute to local distinctiveness. Policy DEN9 provides additional assessment criteria for all new development to achieve these objectives. The Council may also prepare good practice design guides to promote high quality design.

- 9.38 Chiltern settlements each have their own character and distinctive identity. The built-up areas of the District are a diverse mixture of settlement centres, open spaces, historic assets, landscaping, suburban residential areas semi-rural areas, and commercial areas, all of which have different characters and identities. The rural areas also have distinctive characters. Therefore planning policies should avoid being too prescriptive and instead promote local identity and character in new design. High quality design and amenity are an essential component to the delivery of sustainable development.

POLICY DEN9: DESIGN AND AMENITY

To promote high quality design in development, the Council will assess development having regard to:

Design

- a) Prevailing patterns of development within and surrounding the application site in terms of its scale, form, density, and compatibility with the prevailing street scene character. New development should be complementary to existing built development and enhance existing character and built form.
- b) Dominant architectural and vernacular design features within and surrounding the application site. New development should respect and/or enhance existing built development features.
- c) The size, height, scale and massing of existing development within and surrounding the application site. New development will, as a minimum, be compatible with nearby existing built development and it should aim to enhance these.
- d) Local materials in the vicinity of the application site. Development should reflect the types and varieties of materials used in existing built development.
- e) Hard and soft landscaping features. Landscaping is an integral part of design and must not be relied upon to justify or mitigate poorly designed development. The Council expects applicants to take into account topography and surrounding landscape and opportunities to improve local biodiversity and/or green infrastructure network connectivity.

The Council will encourage innovative or original design concepts which complement their surroundings and development proposals that take the above guidance into account.

The Council supports proposals for the principle of dormer windows and basement development so as to achieve additional floorspace with minimal impact on the surrounding area, subject to flood risk considerations in relation to basement development. Basement light wells should be modest in size.

Shop fronts, security and advertisement development proposals will be determined taking into account the design guide contained in Appendix 2 to this Plan.

Amenity

- a) Development should not appear overbearing or, visually intrusive to, or result in a poor outlook for, or an unacceptable loss of daylight to principal windows of habitable rooms or kitchens of neighbouring or adjoining properties.
- b) Development should not result in an unacceptable reduction in the privacy of neighbouring or adjoining properties.
- c) Development should not result in an unacceptable loss of amenity enjoyed by nearby properties.
- d) In the case of new dwellings, development should provide satisfactory levels of amenity for future occupiers.

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

- Development and appeal monitoring as part of the Annual Monitoring Report

Delivery will be achieved via:

- Appropriate application of the Policy.
- Adherence to detailed guidance on the design of residential extensions in the Council's Residential Extensions and Householder Development Supplementary Planning Document
- Imposing conditions on planning applications and seeking planning obligations where relevant

- 9.39 A Supplementary Planning Document for Residential Extensions and Householder Developments was adopted on 10th September 2013. This provides householders with more detailed guidance on the design of residential extensions and an understanding of the principles that should be taken into account when designing householder developments.
- 9.40 The amount of space created in new dwellings is an important component of design and amenity. The Government is proposing national standards which, once finalised, will be regarded as minimum standards rather than the norm and the Council will generally require developments within Chiltern District to exceed these standards.

10 Community Needs

Local Measures

- 10.1 Section 13 of the Core Strategy states that the District Council will support measures planned by parish councils and revitalisation groups in order to improve towns, communities and villages in the District.
- 10.2 Local measures are policies and proposals which reflect local community or neighbourhood aspirations. The inclusion of local measures can provide an alternative to neighbourhood plans for parishes who do not wish to prepare them.
- 10.3 The District Council is working with Chalfont St. Giles and Chalfont St. Peter Parish Councils to assist in preparing their neighbourhood plans, which may also include the provision of local measures.
- 10.4 The Council will, where possible and appropriate:
- a) Support the delivery of local measures when considering planning applications; and
 - b) Promote the delivery of local measures with community groups, town and parish councils, Buckinghamshire County Council and other stakeholder groups.

POLICY DC1: LOCAL MEASURES

The following Local Measures are identified:

Amersham

■ **Additional Allotment Gardens:**

Amersham Old Town Community Revitalisation Group indicated there is an excessively long waiting list for allotment gardens in the town. Two areas have been identified in order to address the deficiency: the whole of the area behind School Lane, and Stanley Field (behind Amersham School between Amersham and Wycombe College and Stanley Hill Cemetery). Provision of allotments is a parish council function or could be provided privately. Additional allotments are supported in principle.

■ **Multiuse Games Area (MUGA), Amersham Old Town:**

Amersham Old Town Revitalisation Group has an aspiration to provide a MUGA for play and improve opportunities for sports and recreation for children and young people. No suitable site has yet been identified.

■ **Play Area on Corner of Plantation Road and Roundwood Road:**

Amersham Action Group (AAG) has identified an opportunity for a new play area, the site which is designated as Public Amenity Open Space is currently owned by Paradigm. AAG is considering potential funding sources. The Council will support the inclusion of a play area in this location, subject to its design and siting, and where necessary work with Paradigm and AAG.

■ Gore Hill Community Open Space:

Amersham Old Town Revitalisation Group is working towards delivering a play space made with natural materials and trails in a wooded setting to provide a semi-natural area for recreation. The Council support in principle the inclusion of a play area in this location, subject to design and siting.

Chalfont St Peter

■ Church Lane Improvements Phase 3:

The project includes widening and repaving footpaths for pedestrians, the creation of a new grass verge, seating and planting new hedgerow/ trees. The Council supports the principle of improving public realm features in Church Lane; co-operation from Buckinghamshire County Council will be required in order to deliver this scheme.

Chesham

■ Vale Brook Culvert and Market Square Enhancements:

The River Chess Association has identified the need for enhancements of the Vale Brook, (a culverted tributary of the River Chess). The Brook has issues with abstraction and pollution. The Environment Agency is undertaking works to the Vale Brook culvert during 2014; this includes redirecting the culvert which currently flows underneath shopping units to the west of the Market Square. This has provided the opportunity to make some improvements to the public realm. The Chesham Town Team, a consortium which led on the Portas Pilot bid for the town, is currently considering options for the Market Square once the main works have been completed. The Council will continue to work with Better Chesham, Buckinghamshire County Council, Environment Agency, the Portas Pilot and the River Chess Association in the delivery of on-going improvement schemes to the Vale Brook Culvert and Market Square enhancements in the Town.

■ Replacement skate park in Lowndes Park:

Chesham Town Council would like to build a new skate park in Lowndes Park. The new skate park will be in a more central location within the park, which would alleviate current issues and provide improved facilities for its users. Upon completion the existing skate park will be removed. The Council will support in principle the provision of a new skate park within Lowndes Park.

Great Missenden

■ Visitors Centre:

Great Missenden Parish Council has an aspiration to provide a local visitors centre in the parish; however no site has been identified. The Council in principle supports the provision of a Visitors Centre in Great Missenden.

Little Chalfont

■ Village Community Centre:

Little Chalfont Parish Council and Little Chalfont Community Association aspire to develop a new community centre to improve or replace the present Village Hall. The Council supports the proposal in principle, subject to development being compatible with Green Belt policies and dual use of car parking and public toilet provision.

■ Creation of the Little Chalfont Nature Park:

Little Chalfont Charitable Trust are creating a Nature Park off Cokes Lane supported by Little Chalfont Community Association and Little Chalfont Parish Council. The park is to provide an inclusive and accessible natural green space designed to incorporate a meadow and wooded area. The purpose of the scheme is to conserve and enhance the natural environment and heritage of the area and provide opportunities for informal amenity for residents. Features may include a play area made from natural materials, Disability Discrimination Act compliant pathways, teaching area, picnic area and sensory area. Delivery of the scheme is to be in phases and is reliant on securing funding. The Council supports the creation of the Nature Park, subject to compatibility with Green Belt policies.

■ Enhancing the appearance of the Village Centre:

The Little Chalfont Community Action Plan identifies a desire to improve parking in, and the appearance of the town centre. The Council supports these objectives and in relation to car parking, the Delivery DPD puts forward Proposal DT2.

■ Improvements to Westwood Park:

Improvements to the park include additional play equipment for young children, renovation or replacement of the Sports Pavilion, new facilities for older children and teenagers and resurfacing of the car park. The Council supports the implementation of these improvements subject to their siting and design being appropriate within the setting of the area and compatibility with Green Belt policies.

Prestwood

■ Improving access to Prestwood Common:

Various stakeholders have identified that the provision of Disability Discrimination Act compliant and cycle friendly pathways in Prestwood Common would improve levels of access and use. No scheme has been identified, but any improvement that would improve accessibility of open space for sports and recreation will be supported in principle.

Seer Green

- Renovation of the existing Green Meadow play area:

Seer Green Parish Council wish to renovate the existing play area, the project would provide approximately 6 pieces of multi-user playground equipment with related ground preparation works and new safety surfacing for children age 7+, picnic tables and picket fencing. The Council supports the renovation of the play area, subject to the design and siting being appropriate within the setting of the area.

South Heath

- A significant number of representations made during Public Participation in the preparation of the Delivery DPD identified the need for a shop/local services/pub in the Village following the closure of the Post Office and loss of the only pub close to the Village. Local measures to reinstate community facilities in the village will be encouraged either on commercial terms or as a community led project, such as through diversification of the Garden Centre.

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

- Monitoring as part of the Annual Monitoring Report

Delivery will be achieved via:

- Supporting parish councils, community groups and others in the delivery of Local Measures.
- Working with parish councils who are preparing neighbourhood plans to deliver Local Measures

Community Facilities

- 10.5 Community facilities are valued community assets and can provide vital services. They are often used on a daily basis, can enhance the quality of life for communities, contribute to social cohesion and community identity and help support child development and promote/support elderly resident well being. The Council is keen to assist local communities, service providers and private and voluntary organisations to help identify community facilities in order to ensure they can meet the needs of communities within Chiltern to 2026. The District Council has sought to identify community facilities with town and parish councils, revitalisation groups and known service providers.
- 10.6 Core Strategy Policy CS29 seeks to ensure inclusiveness within local communities by ensuring community facilities are preserved and also encourages the provision of new community facilities in areas of the District where there is an identified need. Despite this, the Council is not able to intervene in the commercial decisions of property owners who decide to close their premises. However communities could take direct action such as forming social enterprises and registering uses as Community Assets.
- 10.7 Where the lawful use of a building is a community facility or in the case of

land, where a building has been demolished and its last lawful use was a community facility, then Policy CS29 will still apply (i.e. only to permit the loss of the building or land to alternative uses in exceptional circumstances). When applying Policy CS29, 'exceptional circumstances' could include where the following can be demonstrated:

- a) The facility is no longer required by the community;
- b) The community use is to be provided by other accessible means (for example by online or mobile services);
- c) The community facility is no longer viable;

and in all cases under a) to c) where it can be demonstrated that there is no need for an alternative community facility use(s) for the building or site;

- d) The community use or facility will be re-provided within the redevelopment of the site or a maximum distance of 800m radius (10 minute walk) of the application site with no net loss of community facility.

10.8 In the delivery of community facilities the Council will, where possible and appropriate:

- a) Support development proposals from community facility providers
- b) Encourage the sharing of facilities with schools and other land owners
- c) Engage with community groups, town and parish councils, Buckinghamshire County Council, providers of community facilities and other stakeholder groups and where possible incorporate their plans and proposals; and
- d) Seek financial contributions for community facilities and/or inclusion of community facilities in new large scale development(s).

POLICY DC2: COMMUNITY FACILITIES PROPOSALS

The following community facilities are proposed and identified on the Policies Map:

Amersham

Proposal CF1: Library/ Youth Centre Chiltern Avenue/King George V Road

Proposal O5 proposes redevelopment of the site and re-provision of the Library, potentially on part of the ground floor of King George V House, Amersham (see also Strategic Employment Area SE1). Re-provision of the Youth Centre will depend on future proposals of Buckinghamshire County Council or alternative service providers.

Proposal CF2: Chiltern Pools and Adjacent Uses, Chiltern Avenue:

Proposal O4 proposes redevelopment of the site. Existing community facilities will need to be re-provided and scope for additional community facilities explored.

Proposal CF3: The Pheasant Public House, Plantation Road:

The Council will support enabling residential development on the site as part of a comprehensive mixed use development that is necessary to facilitate both the retention of a community facility on the site and the preservation of the long term viability of the listed building and its setting.

Chesham

Proposal CF4: The former British Legion, Broad Street:

The original British Legion building was demolished following a fire and is now planned to be redeveloped. The Council support in principle the redevelopment of the site for community use.

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

- Monitoring as part of the Annual Monitoring Report

Delivery will be achieved via:

- Supporting parish councils, community groups and others in the delivery of community facilities

Sport and Recreation

- 10.9 Sport and recreation opportunities are important facilities that once lost are difficult to replace and are generally in high demand. They can also play an important part in supporting healthy communities of all ages, child development and individual wellbeing. Meeting and encouraging demand for sport is also an important part of the London 2012 Olympics and Paralympics legacy. The Council has an Open Space and Recreation Strategy, which will be refreshed in order to monitor progress and assist in meeting deficiencies of need.
- 10.10 The Council will in principle encourage the dual use of schools and college sports facilities, particularly where opening up such facilities to other users can secure investment in improved facilities and/or make more efficient use of facilities. Chiltern Harriers Athletic Club are known to be looking for an athletics track in the District and will in principle be supported, subject to detailed consideration of proposals against the Development Plan and where relevant the National Planning Policy Framework.

Open Space Provision as part of New Developments

10.11 Core Strategy Policy CS31 require the provision of recreational open space and/or children play facilities as part of large housing development proposals. Generally developments of 25 or more net dwellings will require on-site provision. For all cases where open space and play facilities are provided the Council will require measures to be put into place to demonstrate their on-going maintenance. This is likely to include the requirement for of a commuted maintenance financial contribution.

Horse Riding and Equestrian Development

10.12 Equine activities are popular in the District and in principle are supported. Such developments are however often proposed in the Green Belt or the Chilterns AONB, so careful consideration will be given to their need, scale, design, siting, landscaping and impact.

POLICY DC3: HORSE RIDING AND EQUESTRIAN DEVELOPMENT

Equestrian development in the Green Belt will only be permitted where it complies with national guidance and subject to other development plan policies. Indoor riding facilities, even ancillary buildings, are inappropriate development in the Green Belt by virtue of their size and bulk.

Where a development proposal is located in the Chilterns Area of Outstanding Natural Beauty, proposals will have regard to the latest Chilterns AONB Management Plan and so not detract from the importance of preserving and where possible enhancing the natural beauty of the landscape.

New buildings must be sympathetic to the surrounding landscape. They should be designed and constructed in materials appropriate to the area and where necessary, should include appropriate substantial, permanent screening and/or landscaping.

Proposals for grooms' accommodation will be assessed having regard to Policy DGB6 of this plan. Planning permission will be refused were an application does not comply with this policy.

Outdoor maneges (i.e. open air without roof or canopy structure) may be acceptable where they will be, or are capable of being, visually integrated into the landscape by virtue of topography or existing landscape features, careful siting and/or through the introduction of new landscaping, have acceptable access and parking arrangements; and do not have a detrimental effect on the amenity of nearby residential uses. Where floodlighting is proposed it will need to be considered against Policy DEN6 and demonstrated in the Council's opinion that floodlighting is an essential requirement.

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

- Planning permission and appeal monitoring.

Delivery will be achieved via:

■ Determination of planning applications in accordance with this Policy and where appropriate the imposition of conditions and planning obligations

10.13 The Council has noticed an increase in the installation of temporary structures for use as animal shelters in open fields. Provided these structures are temporary and movable they will normally be regarded as permitted development. However, where the structures are too large to be physically moved without the use of heavy lifting gear or where they are left permanently in the same location they are likely to require planning permission. Where planning permission is required the Council will assess the animal shelter under the same policies as if the structure were permanent.

Local Green Spaces

10.14 The NPPF provides that local communities should be able to protect green spaces that are of particular importance to them.

10.15 The countryside outside of the built-up areas in Chiltern is covered by the Green Belt and much of the area to the north of Chalfont St Giles and west of Ashley Green is covered by the Chilterns Area of Outstanding Natural Beauty. Many of the urban areas parks, sports pitches and open spaces are designated as public open spaces on the Policies Map and protected against development. The combination of landscape designations and protection of existing areas of public open space mean that potential areas for designation as local green spaces are already protected.

10.16 The merits and potential justification for nominating local green spaces were explored during the Delivery DPD Public Participation. Areas suggested in responses already enjoyed protection by other designations and no local green space designations are proposed.

11 Infrastructure Delivery

- 11.1 The Core Strategy, in Appendix 7, includes a Draft Infrastructure Delivery Schedule (DIDS) which considered the evidence base at the time and infrastructure needs arising from the Spatial Strategy (including overall levels of planned growth), policies and strategic proposal sites.
- 11.2 The Core Strategy DIDS has been updated as part of the preparation of the Delivery DPD to take account of changed circumstances such as revised population projections following publication of Census 2011 information, changes in organisations such as the Health Sector, new evidence base information such as the Strategic Flood Risk Assessment Level 1 Update and to take account of the final Delivery DPD policies and proposals.
- 11.3 The Infrastructure Delivery Schedule, 2013 (IDS, 2013) is not included in the Delivery DPD as this will be updated and amended as necessary throughout the Core Strategy and Delivery DPD plan period.
- 11.4 Alongside the preparation of the Delivery DPD and IDS, 2013 the Council has considered whether a Community Infrastructure Levy Charging Schedule (CIL) should be prepared. The Core Strategy (Paragraph 17.3) concluded that *'there is no overwhelming argument in favour of using CIL'*. This has also been informed by a Viability Assessment.
- 11.5 The Council will not be introducing a CIL as part of the Core Strategy and Delivery DPD. This is based on the overall level of planned development, required infrastructure, local measure aspirations and the Council's priority need for development proposals to deliver affordable housing (which could be undermined by CIL)..
- 11.6 Infrastructure delivery will continue to be secured directly through development proposals, planning obligations from developers, infrastructure provider investment and securing funding opportunities such as through the Bucks and Thames Valley Local Enterprise Partnership.

12 Monitoring

- 12.1 The Council will continue to prepare annual housing trajectories, Annual Monitoring Reports and publish information on planning decisions and land use. These will include delivery of policies and proposals in the Core Strategy and Delivery DPD.
- 12.2 The Delivery DPD, in boxed text at the end of each policy, identifies how the Council will monitor their delivery and success.
- 12.3 Housing delivery is a key area for monitoring, in relation to meeting the general housing planned growth requirement, maintaining at least a 5 year supply of housing, affordable housing and specialist housing such as for Gypsies and for elderly people. The annual Housing Trajectory will be used to consider housing growth and projected growth delivery. This will be a key determinant for timing for the review of the Core Strategy and Delivery DPD.

Appendix 1: Correlation with the Core Strategy and Delivery DPD Objectives, Policies and Proposals

Core Strategy Key Issues	Core Strategy District Vision	Core Strategy Objectives	Core Strategy Policies	Delivery DPD Objectives	Delivery DPD Policies and Proposals
Where to provide the land for 133 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		DGB1 DGB2 DGB4 DGB5 DGB6 DH1 DH2 DH3 DH5 DH6 DE6 DE8
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		DGB6 DH1 DH2 DH4 DH5 DH6
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	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	CS4 and CS5		DS1 DS2 DH3 DE3 DEN1 DEN2 DEN3 DEN4 DEN5 DEN8 DEN9

<p>How to maintain the local economy in towns and country and promote prosperous, safe and accessible local centres</p>	<p>transport infrastructure 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</p>	<p>practices. 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.</p>	<p>CS15, CS16, CS17, CS18 and CS19</p>	<ul style="list-style-type: none"> • Encourage entrepreneurial start-ups and progressions. • Support the provision of small modern office premises, particularly for knowledge based businesses such as the creative media and professional services sectors. • Encourage the provision of small modern industrial units (between 100 – 1,000 sq. m in size) with nominal office content and able to accommodate flexible uses (Use Classes B1c/B2/B8). These should be focused in the main areas of demand such as Chesham. • Promote employment development within reasonable walking distances from railway stations. • Enable the diversification of some employment areas from B class employment uses to other economic development uses, particularly in Chesham. • Promote the intensification and more efficient use of current employment sites (including appropriate uses in the Green Belt) through the implementation of Core Strategy Policy CS15: Smart Growth • Encourage investment in employment areas to renew the building stock and in some locations consider non-B class enabling development to secure investment. • Protect important Green Belt employment uses and enabling more effective/ efficient use; and • Support the rural economy. • Seek to build upon the centre strengths by taking a positive planning policy approach towards 	<p>DC1 DGB4 DGB6 Strategic Employment Sites Key Employment Sites DE1 DE2 DE3 DE4 DE5 DE6 DE7 DE8 DE9 DT2 DEN1 DEN2 DEN3 DEN4 DEN6 DEN7 DEN8 DEN9 DC1 DC2 DC3</p>
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				<p>development.</p> <ul style="list-style-type: none"> • Plan to meet retail and other centre needs to 2026 through new development opportunities, including mixed use schemes. • Protect retail core activities through defining primary and secondary shopping areas. • Direct town centre uses and investment to appropriate centres. • Support community projects to enhance the use, appearance and vitality of centres. 	
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		<p>DGB1 KE25 DE6 Proposal O12 DEN1 DEN2 DEN3 DEN4 DEN6 DEN7 DEN8 Areas of Little Change DEN9 DC1 DC3</p>
How to address demographic change, in particular the issues arising from a more elderly population	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;	Encourage provision of specialist facilities and appropriate, adaptable homes for elderly people	CS12, CS27 and CS29		<p>DS2 DH4 SE1 DH6 DE3 DE8 DE9 DT2 DEN6</p>

	A place where people have the skills, knowledge and ability to make effective decisions and healthy lifestyle choices				DC1 DC2
How to ensure that local communities and different age-groups have access to an excellent range of facilities	A place with a wide range of accessible leisure opportunities; 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 which promotes equality of opportunity and ensures fair access to services	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		DH3 DH4 DH5 DH6 DE4 DE5 DE8 DE9 DT2 DEN1 DEN4 DEN6 DC1 DC2 DC3

Appendix 2: Design Guidance for Shop Frontages, Security and Advertisements

A2.1 Chiltern District has a hierarchy of town, district and local shopping centres which each have their own unique or historic character, especially those which fall within designated Conservation Areas. The vast variety of modern shop fittings, security features, advertisements and signs means that the Council must give due regard to the impact these may have on its shopping centres to strike an appropriate balance between managing and preserving its important historic centres and allowing appropriate, modern development in the right location.

Shop Frontages

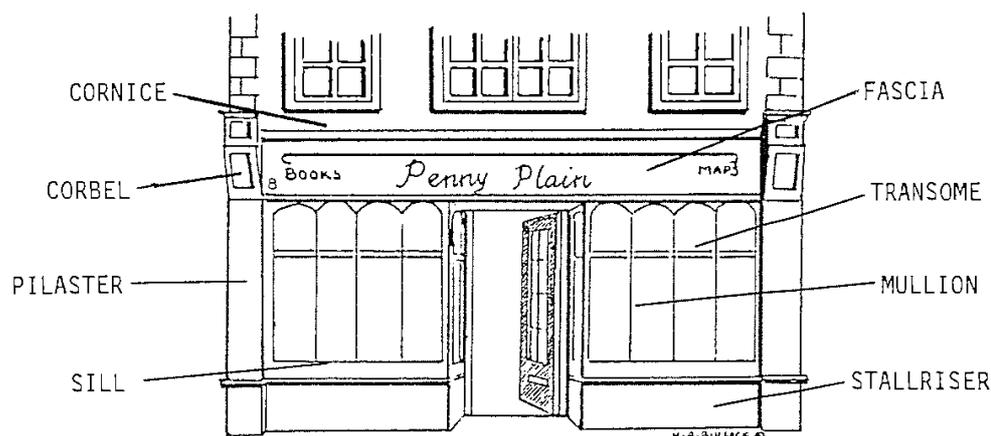
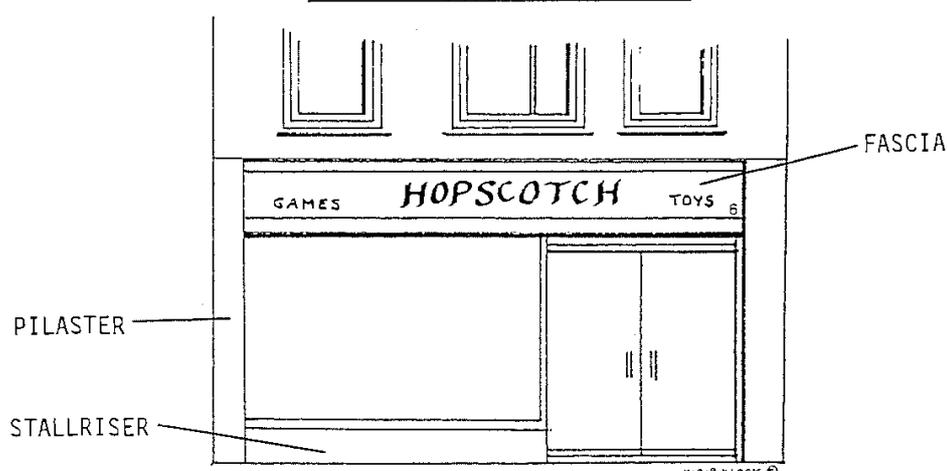
A2.2 Shop frontages contribute to the character and appearance of the District's town, district and local shopping centres. The Council wishes to ensure that any development which involves a shop frontage is compatible with its surroundings and makes a positive contribution to the District's shopping areas. For the avoidance of doubt, planning permission **will be** required for any works or alterations which materially affect the external appearance of a shop front, for example:

- External security shutters and grilles
- Permanent awnings and canopies (see Foot Note 1)
- Replacing the whole shop front or frame with one of a materially different design

Note - Certain signs including illuminated and non-illuminated adverts may also require advertisement consent.

A2.3 The District has a wide variety of shop fronts. The figure below illustrates the features of a traditional and modern shop frontage.

¹ Note where a canopy or awning includes an advertisement it may benefit from deemed consent under the advert regulations and not require specific planning permission. You are advised to check with the Planning Department for advice if planning such a proposal.

TRADITIONAL SHOPFRONTMODERN SHOPFRONT

- A2.4 Traditional forms of shop fronts will commonly be found on listed buildings or in Conservation Areas and these require sensitive treatment when alterations are being considered.
- A2.5 As general guidance, any proposed alteration to a frontage should respect the character of the area and should follow existing architectural uniformity, especially when it is located in a Conservation Area. Buildings which have existing traditional, classical or historic frames or frontages should be repaired rather than replaced in the first instance as these buildings add variety and interest to shopping centres.
- A2.6 Modern frontages should be compatible with their surroundings. They should avoid excessive design aspects such as expansive, unbroken levels of glazing or unsuitable contemporary materials which clash with their surroundings. Where corporate images are being used, these should be flexible and responsive to the street scene to ensure that they remain in keeping.
- A2.7 Shop fronts should not try to dominate the architecture of the main building. Where two buildings have been internally linked to provide a single shop unit,

their frontages should avoid appearing as a single unit. Instead, they should utilise features which break up the frontage and also complement the individual architectural merits of each building. Using elements such as stall risers and pilasters in an appropriate manner can add interest and create visual breaks to a shop front; however, these should be used in a considerate way ensuring that they reflect and respect the surrounding street scene, using materials which are appropriate to the rest of the building.

Doorways

- A2.8 Doorways provide a focal point to a shop. These should preferably be recessed or framed as this gives protection from weathering as well as relief along a frontage line. The position of the door should be in keeping with the overall symmetry of the elevation. The style and materials used should harmonise and reflect the rest of the shop front. Doorways and access points should be compliant with the Disability Discrimination Act.

Windows

- A2.9 Careful consideration should be given to the proportions and detailing of the shop window, as this has an immediate impact on the street scene. Wherever possible, existing original windows should be retained and repaired.
- A2.10 New windows should reflect the scale of the rest of the building. This can be enhanced by providing or retaining pilasters at the sides of windows. Large expanses of glazing should be avoided. Window frames should be use materials which match the existing building.
- A2.11 In Conservation Areas and on listed buildings, changes to window arrangements should be done in a considerate way to prevent creating a frontage which is incompatible with its surroundings or disrupts the special historic character of a building. Design aspects such as the size of windows, their placement and shape can all impact on the character of the listed building and or the Conservation Area and will be required to be carefully designed.

Advertisements and Signs

- A2.12 Certain advertisements may not require consent from the Council as they may benefit from a deemed consent granted under the provisions of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 as amended. Where express advertisement consent is required then the Council will consider an advertisement's impact on amenity and public safety.
- A2.13 In general, the Council would wish to limit the amount of advertisements and signs as excessive amounts of displays, especially when not sensitively designed, can result in visual clutter that is detrimental to local character. Fascia advertisements and signs can, if well designed, give shops individuality and add interest to their character but if poorly designed they can detract from the appearance of the street or area.

Fascia Signs

- Fascia signs should be proportionate to shop fronts
- They should not be excessively deep or out of scale with a frontage, especially when fascias on other buildings in the surrounding area are of a uniform depth.
- Lettering on fascias should not be overly prominent and should be proportionate to the amount of space available on the fascia so as to prevent lettering appearing cramped or clustered.
- In general, fascias should not be sited above first floor sill level

A2.14 On traditional buildings, especially within Conservation Areas, painted timber fascias with individually painted lettering are preferable. Where fascias are in more modern shopping centres then modern materials may be acceptable depending on the type and style of fascias in the locality. Glossy or reflective acrylic, day-glow or fluorescent materials are however unacceptable.

Illuminated Advertisements and Signs

A2.15 In general, the Council will carefully consider any illuminated adverts to ensure that they are appropriate to the locality and do not adversely affect public safety. When considering an illuminated advert it is important to take into account the characteristics of a locality where an illuminated advert is proposed. In shopping areas where there are examples of existing illuminated and non-illuminated adverts, proposed display should take into account the established street scene and provide a display which complements this. Illuminated adverts should avoid excessive levels of illumination or halo-illumination

A2.16 Advertisement displays on flank walls of buildings, particularly when a building is a corner plot, should consider carefully the impact that this will have on the surrounding locality as they can appear overly prominent, especially if a display projects at right angles to a building.

A2.17 In Conservation Areas, illuminated adverts should:

- (i) Conserve or enhance the character or appearance of the area
- (ii) Use traditional materials which are appropriate to existing buildings in the locality
- (iii) When located on the front elevation of a building avoid projecting more than 0.9 metres from the building and be sited at least 2.3 metres above ground floor level.
- (iv) Not be sited above first floor sill level
- (v) Not be internally illuminated

Security

A2.18 For insurance purposes and for security and safety, the Council recognises that shop owners may wish to install security products to protect shops. However, the need to protect shops should not jeopardise the character and appearance of the surrounding street scene. Indeed, excessive levels of security have an adverse effect on the vibrancy of a street scene as they become deadened by unsympathetic security features that also can lead to an increased fear of or perception of crime.

A2.19 There is a variety of shop front security products available and some of these may not require planning permission from the Council; these include:

Internal Shutters – These come in a variety of designs and can be an effective way to secure a shop whilst preserving the character and appearance of the street scene.

Removable Shutters – These are shutters that can temporarily be locked into position and then removed when no longer necessary. It is important when using temporary shutters to ensure that they are removed and do not become a permanent feature on a building as they may then require planning permission.

A2.20 However, external shutters which are permanently affixed to a building will require planning permission. There is a variety of types and styles of shutters and the following lists those which may be acceptable to the Council:

- Tube and Link Roller Shutters / Portcullis Roller Shutters / Brickbond Style Roller Shutters
- Lattice Patterned Roller Shutters
- Transparent Roller Shutters

A2.21 These shutters maintain an open frontage on a building and provide an adequate level of security for shops. In and near Conservation Areas, careful consideration should be given to colour and finishing materials of such shutters to ensure that they blend into the street scene.

A2.22 In certain locations and depending on the level of transparency they provide, the Council may find perforated shutters an acceptable form of external security shutter. However, this will be dependent on the character of the surrounding area and the street scene that proposed perforated shutters are intended to form part of. It is very unlikely that the Council would find external perforated shutters acceptable on listed buildings, buildings located in or near a designated Conservation Areas or buildings in centres which have a distinctive character.

A2.23 The Council will not find externally fixed solid shutters acceptable in any

location in the District as they lead to an unwelcoming street scene and cause harm to the appearance of the public realm.

A2.24 Certain security shutter products allow a mix of different styles, for example solid shutters over doorways and scissor grille shutters over windows. Where these are proposed, the Council will assess their merits on an individual basis taking into account the character and appearance of the street scene and the mixture of product styles proposed. However, where mixed shutters incorporate excessive amounts of solid finishes this will not be acceptable to the Council.

Appendix 3: Main Evidence Base Documents

The following main evidence base has been used in the preparation of for the Pre-Submission Delivery DPD. In addition, the Delivery DPD takes into account the evidence base prepared for the Core Strategy not listed below but which is available on the Council website.

Green Belt
Review of Identified Settlements and Rows of Dwellings within the Green Belt
Study of Potential Minor Green Belt Alterations
Great Missenden Parish Meeting Record to consider alleged Green Belt Anomalies
Review of Identified Settlements and Rows of Dwellings within the Green Belt Update following Public Participation
Study of Potential Minor Green Belt Alterations Update following Public Participation
Employment
Delivery DPD: Public Participation Proposed Employment Sites
Chiltern Employment Land Needs Assessment
Employment Sites Appraisal
Buckinghamshire Thames Valley Local Enterprise Partnership 2012-2031 Plan for Sustainable Economic Growth in the Entrepreneurial Heart of Britain
Buckinghamshire as a Place to do Business: A Manifesto for Business and Employment Growth
Request for Office to Residential Permitted Development Rights Exemption: Supporting Evidence Report for Chiltern
Employment Topic Paper
Buckinghamshire Thames Valley Local Enterprise Partnership Strategic Economic Plan (2012-2031) & Local Growth Deal (2015-2016)
Housing
Chiltern Strategic Housing Land Availability Assessment Update Report 2013
Residential Dwelling Size Standards
Chiltern Strategic Housing Land Availability Assessment Clarification note for landowners of sites included in the Chiltern SHLAA Update Report 2013
2013 Housing Land Supply Trajectory
Chiltern Strategic Housing Land Availability Assessment Update following Public Participation
Gypsy, Traveller and Travelling Showpeople Accommodation
Buckinghamshire Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, August 2013
Chiltern District Council Letter to ORS regarding Buckinghamshire Traveller Accommodation Needs Assessment
Delivery DPD Gypsy, Travellers and Travelling Showpeoples Site Options Public Participation, September to October 2013
Gypsy, Traveller and Travelling Showpeople Topic Paper
Retail and Town Centres
Retail and Town Centre Study Update and Impact Assessment

Development Options – Sycamore Road, Amersham
Delivery DPD: Public Participation Review of Retail Centres
Chesham Town Centre Survey 2013
Chiltern Leisure Survey
Townscape
Review of Established Residential Areas of Special Character
Chiltern Townscape Character Assessment
Chiltern Heritage Strategy
Chiltern Townscape Character Assessment Supplementary Report
Transportation
Amersham on the Hill Car Parking Capacity Survey 2012 - 2026 Hyder Consulting
Buckinghamshire Mitigation: Blueprint for HS2
Chesham and Amersham Transport Study
Open Space, Recreation and Landscapes
Buckinghamshire Partnership for the London 2012 Games: Legacy Ambition Review
Chiltern Open Space and Recreation Strategy
Chilterns AONB Management Plan 2014-15
Buckinghamshire Green Infrastructure Delivery Plan
Health
Buckinghamshire Health and Wellbeing Partnership, Joint Strategy Needs Assessment
Flooding
Strategic Flood Risk Assessment Level 1 Update
Surface Water Management Plan for Chesham and High Wycombe (2011)
The Vale Brook Culvert CCTV Survey, January 2010
Sustainability
Sustainability Appraisal (Pre Public Participation)
Good Practice Guidance: Sustainable Design and Construction
Sustainability Appraisal (Pre-Submission Consultation)
Joint Chiltern and South Bucks Sustainability Community Strategy 2013 – 2026
Other
Core Strategy/Saved Local Plan policies NPPF & Appeal analysis
Annual Monitoring Reports
Infrastructure Delivery Schedule
Duty to Co-operate Report
Equalities Impact Assessment
Viability Assessment
Statement of Community Engagement to Public Participation
Delivery DPD Public Participation, April to June 2013
Statement of Community Engagement to Pre-Submission Consultation
Chalfont St Peter Neighbourhood Plan Consultation Draft, October 2013

Appendix 4: Saved Local Plan Policies to be Cancelled

The following policies of the saved Chiltern District Local Plan will be cancelled when the Delivery DPD is adopted, except Policy TR11 which will be cancelled with the adoption of a new Supplementary Planning Document on Parking Standards.

Specific comments are provided but also as a general comment all or parts of the cancelled policies may now be provided by the National Planning Policy Framework.

Local Plan Policy number	Policy	New Policy	Comment
GC1	Design of Development Throughout the District	CS20 and DEN9	Replaced by Core Strategy and new policy
GC2	Sunlighting and Daylighting Throughout the District	No new policy	Covered by the Residential Extensions and Householder Development SPD
GC3	Protection of Amenities Throughout the District	DEN9	Replaced by new policy
GC4	Landscaping Throughout the District	DEN9	Replaced by new policy
GC7	Noise-generating Developments Throughout the District	DH2	Replaced by new policy
GC8	Residential and Other Noise Sensitive development in Areas of High Noise Level Throughout the District	DEN5	Replaced by new policy
GC9	Prevention of Pollution Throughout the District	DEN5	Replaced by new policy
GC10	Protection from Flooding in Areas as Defined on the Proposals Map and Throughout the District	DEN4	Replaced by new policy
GC11	Water Abstraction Throughout the District	DEN3	Replaced by new policy
GC12	Protection of River Character – Rivers Chess & Misbourne	DEN3	Replaced by new policy
GC13	Hazardous Substances Consent Throughout the District	No new policy	
GC14	Access for Disabled People to Developments used by the Public Throughout the District	DEN9	Also DDPD Appendix 2, Design Guide for Shop Frontages and Advertisements
GB1	Extent of the Green Belt in Chiltern	No new policy	

	District		
GB2	Development in General in the Green Belt	DGB1, DGB2, DGB3 and DGB4	Replaced by new policy
GB4	Residential Development within existing Rows of Dwellings as Defined in the Proposals Map	DGB5	Replaced by new policy
GB5	Residential Development in the Green Belt in Settlements as Defined on the Proposals Map	No new policy	Settlements now either removed from the Green Belt or have a changed policy approach governed by Policy D-GB3
GB6	Rebuilding or Replacement of an Existing Habitable Dwelling Located in the Green Belt in Areas Defined in Policies GB4 and GB5 areas	DGB5	Replaced by new policy
GB7	Rebuilding or Replacement of an Existing Habitable Dwelling in the Green Belt Outside the Areas Defined in Policies GB4 and GB5 areas	DGB5	Replaced by new policy
GB8	Rebuilding or Replacement of a Derelict Dwellings or Replacement of a Caravan with a Dwelling in the Green Belt	No new policy	
GB10	Re-Use of an Existing Habitable Dwelling in the Green Belt As More Than One Residential Unit (Class C3)	DGB1	Replaced by new policy
GB11	Re-Use of an Non-Residential Buildings in the Green Belt For Residential Use (Class C3)	DGB1	Replaced by new policy
GB12	Extensions to Existing Dwellings and Self-contained Residential Annexes (for relatives of domestic staff) in the Green Belt within the Policy Areas Defined in Policies GB4 and GB5	DGB7	Replaced by new policy
GB13	Extensions to Existing Dwellings and Self-contained Residential Annexes (for relatives of domestic staff) in the Green Belt Outside Areas Defined in Policies GB4 and GB5	DGB7	Replaced by new policy
GB15	Ancillary Residential Buildings Within the Curtilage of an Existing Habitable Dwelling in the Green Belt	DGB7	Replaced by new policy
GB16	Extensions of Residential Curtilages in the Green Belt	No new policy	
GB17	Agricultural Workers Dwellings in the Green Belt	DGB6	Replaced by new policy
GB20	Retention of a Dwelling in the Green Belt without Compliance with an Agricultural Occupancy Condition	DGB6	Replaced by new policy

GB22A	Business, General Industrial and Storage or Distribution Development in the Green Belt	DE1	Replaced by new policy
GB23	Limited Infilling Including Local Community Facilities in the Green Belt in the Areas Defined in Policies GB4 and GB5, except Development covered by Policies GB4, GB5, GB6, GB12 and GB15	DGB5	Replaced by new policy
GB24	Redevelopment or Change of Use of Buildings Used for the Provision of Community Facilities in the Green Belt	DGB1 and DGB4	Replaced by new policy
GB27	New Agricultural Buildings, Extensions and Alterations to Existing Agricultural Buildings in the Green Belt, except Dwellings for Agricultural Workers	DGB1 and DGB3	Replaced by new policies
GB29	Re-Use of Buildings in the Green Belt for Commercial, Industrial, Recreational and Other Uses, except Residential Uses Covered by Policies GB10 and GB11	No new policy	
GB30	Conversion and Enhancement of Rural Landscape in parts of The Green Belt	CS20 and DEN9	Replaced by new policy
LSQ1	Chilterns Area of Outstanding Natural Beauty as Defined on the Proposals Map	No new policy	
H2	Identified Housing Sites as Defined on the Proposals Map	DH2	<p>Plus Housing Proposal Sites H1 to H16.</p> <p>The following Local Plan identified housing sites which were previously saved are now also cancelled:</p> <ul style="list-style-type: none"> • r/o 18-32 Bell Lane, Little Chalfont • r/o 73-81 Wycombe Road, Prestwood • Pond Park, Chesham
H3	Provision of New Dwellings in Built-Up Areas Excluded from the Green Belt (Other than in accordance with Policies H2, H4 & H7)	No new policy	

H4	Provision of New dwellings in Established Residential Areas of Special Character As Defined on the Proposals Map	No new policy	The policy content was replaced by Policy CS21 of the Core Strategy (Areas of Little Change) and the Areas of Little Change (Table 9 of the Delivery DPD) replace the areas previously shown as Established Residential Areas of Special Character.
H7	Conversion of a Dwelling into More than One Residential Unit in the Built-Up Areas Excluded from the Green Belt and Policy GB4 and GB5 Areas in the Green Belt	No new policy	
H9	Loss of Existing Dwellings and Land in Residential Use Throughout the District	DH1	Replaced by new policy
H11	Distance Between Flank Elevation(s) of a Proposed Multi-Storey Dwelling and Boundary of Dwelling's Curtilage Throughout the District	DEN9	Replaced by new policy
H12	Private Residential Garden Areas Throughout the District	DH3	Replaced by new policy
H13	Extensions to Dwellings in the Built-Up Areas Excluded from the Green Belt and Policy GB4 and GB5 Areas in the Green Belt – General Policy	DEN9	Covered by the Residential Extensions and Householder Development SPD
H14	Safeguarding the Amenities of Neighbours in Relation to Extensions Throughout the District	DEN9	Covered by the Residential Extensions and Householder Development SPD
H15	Design and Siting of Extensions Throughout the District	DEN9	Covered by the Residential Extensions and Householder Development SPD
H16	Distance Between Multi-Storey or Upper Floor Side And / Or Rear Extensions and Boundary of Dwelling Curtilage Throughout the District	DEN9	Covered by the Residential Extensions and Householder Development SPD
H17	Distance Between Single Storey Side Extensions and Boundary of Dwelling Curtilage Throughout the District	DEN9	Covered by the Residential Extensions and Householder Development SPD

H18	Dormer Windows on Dwellings Throughout the District	DEN9	Covered by the Residential Extensions and Householder Development SPD
H19	Self-Contained Residential Annexes (for relatives or domestic staff) in the Built-Up Areas Excluded from the Green Belt and in Policy GB4 and GB5	DH4 and also related to DEN9	Replaced by new policy Also covered by the Residential Extensions and Householder Development SPD
H20	Ancillary Residential Buildings (domestic garages, workshops, etc) in the Built-Up Areas Excluded from the Green Belt	DEN9	Covered by the Residential Extensions and Householder Development SPD
H21	Stationing and Occupation of a Caravan Within the Curtilage of a Dwellinghouse Throughout the District	No new policy	
E2	Areas for Business, General Industrial and Storage or Distribution Development in the Built-Up Area Excluded from the Green Belt as Defined on the Proposals Map	D-E1	Replaced by new policy
E3	Areas for Business and Storage or Distribution Development in the Built-Up Area Excluded from the Green Belt as Defined on the Proposals Map	DE1	Replaced by new policy
E5	Change of Use of Part of a Dwelling to Business Use in the Built-up Areas Excluded from the Green Belt	DE3	Replaced by new policy
S1	Locations For Shopping Development Throughout the District	No new policy	
S2	Chesham, Amersham-on-the-Hill and Chalfont St Peter District Centres as Defined on the Proposals Map – Additional Shopping Floorspace	DE4	Replaced by new policy
S3	The Local Centres as defined on the Proposals Map Additional Shopping Floorspace	DE4	Replaced by new policy
S4	Change of Use to A1 Shop – Ground Floors – All Centres as Defined on the Proposals Map	No new policy	
S5CH	Chesham District Shopping Centre: - Principal Shopping Frontages And Other Shopping Frontages As Defined On The Proposals Map – Changes Of Use To, or Between, Non – Class A1 Shop Uses On Ground Floors	DE5	Replaced by new policy

S5AH	Shopping Frontages in the District Shopping Centre of Amersham-on - the Hill as Defined On The Proposals Map – Changes Of Use To, or Between, Non Class A1 Shop Uses On Ground Floors	DE5	Replaced by new policy
S5CSP	Chalfont St Peter Shopping Centre: - Principle Shopping Frontages and Other Shopping Frontages As Defined On The Proposals Map – Changes Of Use To, or Between, Non – Class A1 Shop Uses On Ground Floors	DE5	Replaced by new policy
S7	Shopping Frontages in Local Shopping Centres As Defined On The Proposals Map – Changes Of Use To, or Between, Non – Class A1 Shop Uses On Ground Floors	DE5	Replaced by new policy
S9	Uses on Upper Floors in District and Local Shopping Centres as Defined on the Proposals Map	DE5	Replaced by new policy
S10	Residential Uses on Ground Floors in the Local Shopping Centres of Amersham Old Town, and Chalfont St Giles as Defined on the Proposals Map	DE6	Replaced by new policy
S10A	Changes of Use on Ground Floor and Upper Floors in High Street, Great Missenden as Defined on the Proposals Map	DE6	Replaced by new policy
S11	Shop Fronts Throughout the District	DEN9	Also Delivery DPD Appendix 2, Design Guide for Shop Frontages and Advertisements
S12	Rear Servicing in Chesham and Amersham-on-the-Hill District Shopping Centres as Defined on the Proposals Map	DE7	Replaced by new policy
S13	Small Scale Shopping Developments Outside District and Local Centres as Defined on the Proposals Map	DE8	Replaced by new policy
S14	Other Shopping Developments Outside District and Local Centres as in Built-up Areas Excluded From the Green Belt	DE8	Replaced by new policy
TR2	Highway Aspects of Planning Applications Throughout the District	No new policy	
TR3	Access and Road Layout Throughout the District	No new policy	
TR6	Extension of Sycamore Road Car Park, Amersham	DE9	Replaced by new policy
TR9	Land North-West of Water Meadow Car Park, Chesham	No new policy	

TR11	Provision of Off-Street Parking for Developments Throughout the District	No new policy	
TR12	Relaxation of Parking Standards Throughout the District	No new policy	
TR14	Retention of Existing Areas of Off-Street Vehicle Parking Throughout the District	No new policy	
TR15	Design of Parking Areas Throughout the District	No new policy	
TR16	Parking and Manoeuvring Standards Throughout the District	No new policy	Saved until replaced by adoption of a Car Parking SPD
R2	Loss of Existing Sport Facilities Throughout the District	No new policy	
R3	Indoor Sports Facilities in the built-up Areas excluded from the Green Belt	No new policy	
R4	Indoor Sports Facilities in the Green Belt	No new policy	
R6	Floodlighting of Sports Facilities Throughout the District	DEN6	Replaced by new policy
R7	Loss of Public Amenity Open Space and Common Land as defined on the Proposals Map	No new policy	
R8	Retention of Existing Character and Appearance of Public Open Space and Common Land as defined on the Proposals Map	No new policy	
R10	Loss of Other Amenity Open Space (not open to the general public) as defined on the Proposals Map	No new policy	
R11	Land to the South East of Chesham Moor: Water Based Recreation	No new policy	
R12	Loss of Allotments Throughout the District	No new policy	
R13	Horse Riding and Equestrian Activities Throughout the District	DC3	Replaced by new policy
R16	Golf Courses and Golf Driving Ranges Throughout the District	No new policy	
T2	Hotels and Guest Houses in the Green Belt	No new policy	
T4	Sites for Touring Holiday Caravans and Touring Holiday Tents in the Green Belt	No new policy	
CSF1	Provision of Community Services and Facilities in the Built-up Areas Excluded from the Green Belt	No new policy	
CSF2	Loss of Community Services and Facilities in the Built-up Areas Excluded from the Green Belt	No new policy	
AS1	Scheduled Monuments and Other Nationally Important Unscheduled Archaeological Remains Throughout	DEN8	Replaced by new policy

	the District		
AS2	Other Unscheduled Archaeological Remains Throughout the District	DEN8	Replaced by new policy
LB1	Protection of Special Architectural or Historic Interest of Listed Buildings Throughout the District	DEN8	Replaced by new policy
LB2	Protection of Setting of Listed Buildings Throughout the District	DEN8	Replaced by new policy
LB3	Demolition of Listed Buildings Throughout the District	DEN8	Replaced by new policy
LB4	Change of Use of Listed Buildings Throughout the District	DEN8	Replaced by new policy
CA1	Works to Buildings in Conservation Areas as Defined on the Proposals Map	DEN8	Replaced by new policy
CA2	Views within, out of, or into the Conservation Areas as Defined on the Proposals Map	DEN8	Replaced by new policy
CA3	Changes of use in Conservation Areas as Defined on the Proposals Map	DEN8	Replaced by new policy
CA4	Demolition of Unlisted Buildings in Conservation Areas as Defined on the Proposals Map	DEN8	Replaced by new policy
CA5	Trees in Conservation Areas in Conservation Areas as Defined on the Proposals Map	DEN8	Replaced by new policy
TW2	Consent for Works to Trees Covered By A Tree Preservation Order Throughout the District	DEN2	Replaced by new policy
TW3	Resistance to Loss Trees Covered By A Tree Preservation Order Throughout the District	DEN2	Replaced by new policy
TW6	Resistance to Loss of Woodland Throughout the District	DEN2	Replaced by new policy
NC1	Safeguarding of Nature Conservation Interests Throughout the District	No new policy	
NC3	Local Nature Reserve; Weirhouse Mill, Chesham	No new policy	
A2	Illuminated Non – Projecting Advertisement Throughout the District	DEN9	Also DDPD Appendix 2, Design Guide for Shop Frontages and Advertisements
A3	Illuminated adverts Projecting Advertisement Throughout the District	DEN9	Also DDPD Appendix 2, Design Guide for Shop Frontages and Advertisements
TD1	Network Developments Throughout the District	No new policy	
TD2	Other Telecommunications	No new policy	

	Development Throughout the District		
OEL 1	Low Voltage Overhead Electricity Lines Throughout the District	No new policy	

Appendix 5: Glossary (Additional to the Core Strategy Glossary)

Active Ground Floor Uses

A use that faces onto the pavement and adds to the vitality of the street scene by both its appearance and footfall generation, such as providing a shop front with window displays or restaurant/café with eating areas.

Areas of Critical Drainage

Areas which are likely to be most at risk of flooding from local sources (surface water, groundwater and ordinary watercourses), and where sustainable drainage solutions should be a priority. These areas have been termed Areas of Critical Drainage to differentiate them from Critical Drainage Areas that can be designated by the Environment Agency. The Environment Agency has not designated any Critical Drainage Areas in Chiltern District

B Class Uses

As defined by The Town and Country Planning (Use Classes) Order 1987 (as amended).

Built-Up Areas

Towns and villages which are not included within the Green Belt.

Community Facility

Private, public and voluntary run services and facilities that is available to the public at large which meet a community need. They include education, health, utilities, cultural and entertainment, religious meeting places, village shops, public houses, meeting places such as village halls and indoor leisure activities. Specifically banking and financial services, outdoor sport and recreation and shopping (other than village shops) are excluded.

Comparison Goods

Goods which are usually bought after the purchaser has compared them with similar goods in other shops such as clothing, footwear, furniture and electrical goods.

Condition

A clause forming part of a planning permission which must be complied with either before, after or during the implementation of the permission.

Convenience Goods

Goods which are often bought daily for example groceries and newspapers.

Dwelling

Defined in Class C3 of the Town and Country Planning (Use Classes) Order 1987, as amended.

Equalities Impact Assessment

An assessment of the Delivery DPD to ensure that the Plan is supportive of and relevant to all people in the District, irrespective of their age, gender, sexuality, abilities, religious beliefs or ethnicity and is not discriminatory against any group of people or individuals.

Flood Risk Assessment

In the Delivery DPD the term flood risk assessment means the site-specific flood risk assessment which is carried out by a developer to assess the flood risk to and from a development site. Where necessary the assessment should accompany a planning application submitted to the local planning authority. The assessment should demonstrate how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users. More information is provided in footnote 20 of the NPPF and in the National Planning Practice Guidance.

General Employment Uses

In relation to Table 7 and Policy DE1, general employment uses are uses other than B-class and retail uses, unless small scale and ancillary, that directly on site employ a significant number of people such as those uses falling within use classes C1, C2 and D1 and appropriate sui generis uses.

Gross Floorspace

Total floor area of a building measured externally.

Gypsies and Travellers

See Planning Policy for Traveller Sites

Habitable Dwelling

A building that can lawfully be used as a residential dwelling and that is capable of being lived in, for example is structurally sound or is capable of being made structurally sound without significant reconstruction works.

Historic Park or Garden

A park or garden which has been identified by English Heritage as being of special historic interest.

Inappropriate Development in the Green Belt

As defined by Paragraph 89 of the National Planning Policy Framework.

Landscaping

Generally the planting of trees and/or shrubs on a development site or close to it. May also include walls, fencing, areas of paving and other hard surfaces and measures to promote biodiversity. Landscaping may also require management arrangements secured by conditions or legal agreements.

Local Measures

Planning policies, proposals or allocations at a neighbourhood or community level that have been identified by communities or community organisations such as parish councils.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and accountable councils can produce their own distinctive local plans which reflect the needs and priorities of their communities. References refer to the NPPF published in March 2012, where relevant to the Technical Guidance to the National Planning Policy Framework also published in March 2012 and to any subsequent Government published documents that supersede or supplement these documents.

Neighbourhood Area

Areas defined by the Council under The Neighbourhood Planning (General) Regulations 2012 for the purposes of neighbourhood planning (e.g. to enable the preparation of a neighbourhood plan). At the time of publication the whole parish areas of Chalfont St Peter and Chalfont St Giles have been defined as neighbourhood areas. Details are available on the Council website.

Neighbourhood Plan

A plan prepared for a defined neighbourhood area by the relevant town or parish council in accordance with The Neighbourhood Planning (General) Regulations 2012 having been the subject of an examination and achieved at least 50% supporting votes at a local referendum.

Original Dwelling

Original dwelling means in relation to a building existing on 1st July 1948 as existing on that date and in relation to a building built on or after 1st July 1948 as so built.

Outbuildings

Include detached garages, summerhouses, sheds, workshops, covered swimming pools etc. which are used incidental to the use of a dwelling as a single dwelling house.

Permitted Development

Development which does not require planning permission as it is granted a general permission under Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 and subsequent orders amending or adding to it.

Planning Policy For Traveller Sites

Published in March 2012 to set out the Government's planning policy for travellers sites and to read in conjunction with the National Planning Policy Framework. This document in Annex 1 also defines "gypsies and travellers", "travelling showpeople", "pitch" and "plot".

Public Participation

Public consultation on key issues to help inform the preparation of the Delivery DPD prior to formal public consultation. Two public participations were undertaken one in relation to key emerging issues and the other for Gypsy, Traveller and travelling showpeople site options.

Rear Servicing

Means whereby vehicles can deliver to the back of shops or other premises, so as to free shopping streets from traffic

Residential Annex

A separate and self-contained residential unit within the curtilage of a single dwelling house (namely garden land which has a close direct relationship with the original dwelling house) but which is ancillary to the main dwelling for occupation by a family member or domestic staff only. A residential annex is not occupied or used as an independent dwelling.

Residential Curtilage

Land normally comprising the garden area of a dwelling but also includes all other lawful land associated with the dwelling.

Residential Land

Any land last used as residential.

Revocation of the South East Regional Plan

Documentation that led to the South East Regional Plan being partially revoked in March 2012.

Specialist Housing

Not general housing but housing or accommodation designed or adapted to meet the specific needs of occupants who for reasons such as a physical or mental disability are unable to live independently. Specialist housing can come in many forms and may include an element on live in care.

Sui Generis

A type of activity or use which, due to its particular characteristics, is not included within any classes of the Town and Country Planning (Use Classes) Order 1987 (or subsequent amendments).

Travelling Showpeople

See Planning Policy for Traveller Sites

Tree Preservation Order (TPO)

An Order made by the Council which protects trees and woodlands from works or felling without the prior consent of the Council.

Viability Assessment

An assessment of the policies and proposals in the Core Strategy and Delivery DPD, along with other known costs on development, to ensure that the Development Plan for Chiltern enables and supports development in the District and importantly does not make appropriate and necessary development unviable by imposing too onerous financial burdens.

Contact Information

If you require any further information please visit our website at:

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