
5 Living Places

5.1 Homes - Need, Supply & Shortfall

5.1.1 The Chiltern and South Bucks population is projected to grow over the period to 2036. This means that new homes need to be built. This Plan, together with the Vale of Aylesbury Local Plan, provides for a sufficient amount of land to come forward to meet the area's identified housing needs.

5.1.2 The Council will encourage a range of tenancies and household types, with no one group being dominant over others. This will help build sustainable, lifelong communities. Within this context, the Living Places policies identify the size, type and tenure of homes required for different groups in the community. This includes, (but is not limited to), those who require starter homes, affordable homes, families with children, older people who wish to down size or have specialist care or wardened accommodation, people with disabilities, the travelling community, people who rent their homes and people wishing to commission or build their own homes.

5.1.3 The site allocation policies for homes and economic development provide for an approximate number of homes and amount of business floorspace. All sites over 100 homes will be subject to Planning Performance Agreements and the development of masterplans with the Council. All sites with more than one developer / land interest will be developed through a consortium arrangement with the developers and the Council agreeing the lead for the developer consortium. In the event that the developers cannot agree a consortium lead that the Council is satisfied with, the Council will decide on the consortium lead.

Homes – The Need

5.1.4 The need for more homes and the constrained supply in Chiltern and South Bucks is documented within the Plan's evidence base. The constrained housing supply and increasing unaffordability of homes in Chiltern and South Bucks have had significant impacts on those living and working in the area.

5.1.5 The main evidence for housing need in Chiltern and South Bucks is provided by the national standard methodology for calculating local housing need (LHN), the Housing Needs Assessment (HNA) for Chiltern and South Bucks, and the Buckinghamshire Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (ORS 2019). The combined LHN from 2016 to 2036 is 15,260 homes or 763 homes each year. The HNA provides evidence for development management policies on how the LHN should be broken down into affordable housing need and type, specialist elderly accommodation and home size and mix.

Homes – The Supply

Supply from net Completions of Homes

(2017/18 Authorities' Monitoring Report)

5.1.6 Table LPa below sets out the annual completions of homes since the start of the Plan period on 1 April 2016. These are offset from the total amount of housing needed over the Plan period.

Table LPa: Completions 2016–2018

Monitoring year	Chiltern	South Bucks
2016/17	247	431
2017/18	286	299
Sub Totals	533	730
Total	1,263	

5.1.7 The Chiltern and South Bucks Housing and Economic Land Availability Assessment (HELAA) assesses the availability, suitability and likely economic viability of land to meet the identified need for new homes over the Plan period. This Plan takes account of the April 2019 HELAA which will be regularly updated to take account of the Authorities' Monitoring Reports.

Supply from the HELAA

5.1.8 The HELAA includes:

- 'Hard' Commitments (sites with full planning permission / reserved matters permitted) at a total of 2,240 homes (of which 1,652 are sites of five homes or more which can provide approximately 661 affordable homes);
- 'Soft' Commitments (sites with only outline planning permission) at a total of 155 homes (of which 107 are sites of five homes or more which can provide approximately 43 affordable homes);
- Other identified HELAA sites, including previously developed land, amounting to 1,791 homes (of all sites are five homes or more and can provide approximately 716 affordable homes). Of the 1,719 homes 1,457 could be delivered within 5 years.

5.1.9 The HELAA in total potentially provides for 4,186 homes of which approximately 1,420 could be affordable.

Supply from Windfalls

5.1.10 Over the past 10 years, there has been an annual average net gain in supply of 90 homes from land that was not allocated in a Development Plan. This supply rate of 90 homes each year has been counted towards the requirement for five years only, given that years 6–15 of the Plan period have identified HELAA sites.

NPPF - Indicative Homes Requirement for Designated Neighbourhood Areas:

5.1.11 There are 9 designated Neighbourhood Areas in South Bucks and 3 in Chiltern. The Council is required to provide a housing requirement figure for designated Neighbourhood Areas. This requirement is part of and not in addition to the established Local Housing Need. To meet this requirement the Council recognises the relevant HELAA sites counted within the supply for this Plan and falling individually within the eleven designated Areas as the indicative requirement. These can be viewed in Appendix LP1.

NPPF - 10% Homes Requirement on sites no larger than 1 hectare

5.1.12 There are 363 sites in the HELAA that are below 1 hectare in size. These sites have the capacity to deliver up to 1,456 homes over the Plan period. In addition, the supply of 450 homes from windfall sites, the majority of which based on past trends, are likely to be on sites no larger than 1 hectare. The Council can therefore potentially exceed the 10% (1,526) homes requirement through the supply of these homes and provide up to 1,906 homes.

Duty to Co-operate - Supply from Vale of Aylesbury Local Plan

5.1.13 The Plan area has extensive areas that are designated for protection. This includes the Chilterns AONB, the Metropolitan Green Belt, a Special Area of Conservation and Sites of Special Scientific Interest. In addition, further areas are restricted for development, including land within a flood plain and the Colne Valley Regional Park.

5.1.14 In a Memorandum of Understanding (July 2017*) it was agreed that, following a Green Belt review, if housing and employment needs could not be fully met in Chiltern and South Bucks, the Vale of Aylesbury Local Plan (VALP) could meet up to 5,725 homes and contribute an element of economic growth. An allowance for this number has been included within the VALP.

*Buckinghamshire Memorandum of Understanding between Aylesbury Vale District Council, Wycombe District Council, South Bucks District Council, and Buckinghamshire Thames Valley Local Enterprise Partnership (July 2017).

Homes – The Shortfall

5.1.15 As can be seen from ‘The Supply’ section above, the Council has assessed the number of net completions of homes from the start of this Plan, along with land likely to come forward from windfall and identified HELAA sites. However, this land supply falls short of meeting the identified needs of the Plan area.

5.1.16 The Council has undertaken a Green Belt review and has identified the land that least meets the purposes of the Green Belt and could be removed to help meet the housing and economic needs. These Green Belt releases have the potential to deliver approximately 5,200 homes. As can be seen in Table LPb (row M), this still leaves a shortfall. This shortfall of approximately 4,161 homes will be met through the VALP.

Table LPb: Homes – Requirement and Supply

	Homes – Need and Supply	No. of homes
A	Local Housing Need 2016-2036	15,260
B	Completions 2016 - 2018	1,217
C	Net Housing Need	14,043
D	‘Hard’ Commitments – sites with full planning permission / reserved matters permitted	1,652
E	‘Soft’ Commitments – sites with only outline planning permission	107
F	Sites in previous Development Plan Documents which have not yet come forward for development – e.g. Wilton Park	0*
G	Neighbourhood Plan sites	0**
H	Identified HELAA sites over 5 homes	1,791
I	Windfalls	450
J	Site Allocations	5,200
K	Total Supply	11,099
L	Local Plan requirement	15,260
M	Shortfall against Local Plan requirement	4,161
N	Additional 10% to account for potential non-delivery of homes (taken from Vale of Aylesbury Local Plan)	1,526
O	Overall supply needed	16,786
P	Overall shortfall	5,687
Q	Requirement needed from Vale of Aylesbury Local Plan	5,687

* This site forms part of site SP BP9 which supersedes the South Bucks Core Strategy Wilton Park allocation.

** The relevant HELAA sites are already included in row H.

5.2 Homes - Site Allocations

5.2.1 Policy SP LP1 allocates eleven sites to assist with the provision of new homes, some of which are for mixed use. The site-specific allocation policies are within the Building Places section of this Plan.

Policy SP LP1

Homes – Site Allocations

Provision is made for approximately 5,200 homes through the following site allocations:

SP BP2 – Chesham	500
SP BP3 – Holmer Green	300
SP BP4 – Amersham Old Town – London Road West	40
SP BP5 – Amersham Old Town – South East of Whielden Street	50
SP BP6 – Little Chalfont	700
SP BP7 – Chalfont St Peter – North East	360
SP BP8 – Chalfont St Peter – South East	200
SP BP9 – Beaconsfield	1,600
SP BP10 – Iver Heath	360
SP BP11 – North of Iver Station	1,000
SP BP12 – East of Ridgeway Business Park, Iver	90
Total supply	5,200

Policy SP LP2

Homes – Gypsies, Travellers and Travelling Showpeople’s Pitches and Plots

Provision is made for 60 pitches for Gypsies and Travellers within site allocations SP BP2, SP BP6, SP BP9 and SP BP11, with each allocation providing 15 pitches.

Provision is made for 4 plots for Travelling Showpeople within site allocation SP BP3.

5.3 Homes - Providing Choice in Home Sizes

5.3.1 This Plan makes provision for a mix of homes based on current and future demographic trends, markets trends and the needs of different groups in the community. A guide to the needs by tenure and type of home can be found in Appendix LP1.

Policy DM LP1

Homes – Providing Choice in Home Sizes

Planning permission will be granted for residential development provided that it delivers a balanced mix of homes to meet a range of housing needs.

Residential development within Use Class C3 of 20 or more homes (gross) or on sites of 0.5 hectare or more will be expected to provide a mix of homes in the following ranges:

1 bedroom homes: 0–10%

2 bedroom homes: 10–20%

3 bedroom homes: 35–50%

4+ bedroom homes: 25–40% with no more than 16% 5+

5.4 Homes – Affordable Homes – Major and Minor Developments

5.4.1 The provision of affordable homes is a key element of creating and maintaining balanced communities. One of the biggest issues facing residents in the Plan area is the unaffordability of homes to rent or to buy. As housing is expensive in absolute terms and compared to average salaries, many people are priced out of the market. As such, delivering homes that are genuinely affordable is a priority to help to ensure that Chiltern and South Bucks is a sustainable and inclusive place to live.

5.4.2 Social rent (the most discounted form of affordable housing to rent) is the priority option for many people. It is the form of housing targeted at those in greatest housing need. If this option is unavailable, people who are unable to afford alternative tenures may resort to living in sub-standard or overcrowded housing conditions or may have to move out of the area altogether in order to find more suitable and affordable accommodation. The 2019 HENA estimates the overall housing need as 763 additional homes each year between 2016 and 2036 (15,260 homes). Of these, 217 homes each year need to be affordable (4,340 over 20 years) which equates to approximately 28% of all new homes.

5.4.3 Up to 4,161 of the overall homes needed, approximately 27% of the housing requirement, will be delivered through the Vale of Aylesbury Local Plan. The Vale of Aylesbury Local Plan has a policy which requires 25% of all new homes to be affordable. In turn, this could provide up to 1,040 affordable homes and leaves 3,300 affordable homes to be delivered by this Plan.

5.4.4 The Government defines affordable homes as comprising social rent, affordable rented, and intermediate housing (such as shared ownership, starter homes and rent to buy) provided to eligible households whose needs are not met by the open market. However, the high land values and the affordability gap in Chiltern and South Bucks is so extreme that many of the models used elsewhere for making housing more affordable do not achieve genuine affordability for people looking to rent or to buy. To aid affordability, the shared ownership provided as part to the mix of affordable homes, is capped at 25% ownership.

5.4.5 The HENA benchmark for affordability is that rent should be 35% or less of net household income. Some affordable home ownership models may not be genuinely affordable in Chiltern and South Bucks or may only benefit a very small portion of households. The Government's definition of Affordable Rent is up to 80% of market rents, but in Chiltern and South Bucks this percentage exceeds affordability for many on low incomes.

5.4.6 Viability is considered at the plan making stage and should not need to be assessed on a case by case basis when determining planning applications. If the Council determines that the full affordable housing contribution cannot be made at the time of the decision, the Council will require a review mechanism in the S106, to assess if circumstances have improved the position to increase the provision to the full policy compliant amount.

Policy DM LP2

Homes - Affordable Homes from Major Developments

Planning permission will be granted for residential development provided that the minimum percentages of affordable homes are delivered:

Sites Allocated in this Plan	40%
Non-allocated sites with a capacity of 10 or more homes or an area of 0.25% hectares or more (outside the AONB)	40%
Non-allocated sites with a capacity of 5 or more homes or an area of 0.12 hectares or more (inside the AONB)	40%

The above thresholds relate to the gross housing capacity for the proposal site. The threshold of 0.25 hectares relates to the gross area of the proposed development taking into account any adjacent land which might have been capable of being part of the development and subsequent or earlier phases of development or sub-divisions.

Of the affordable homes, the following proportions must apply:

- at least 10% must be available for shared ownership;
- at least 25% must be provided for Social Rent; and
- the remainder to be provided for Affordable Rent.

For shared ownership homes, the ownership element is capped at 25%.

This policy applies to all types of residential development including conversions and changes of use.

5.4.7 Where the number of homes proposed falls below the relevant thresholds set out in the policy, the Council will consider whether or not the site might reasonably have the capacity to provide the number of homes that would trigger a requirement to make a contribution towards affordable homes. In such cases, the Council will apply the policy accordingly to ensure that developers do not circumvent it by artificially subdividing sites or by an inefficient use of land.

Policy DM LP3

Homes – Affordable Homes from Minor Developments

Planning permission will be granted for residential development on sites with a capacity for 5 to 9 homes provided that a minimum of 40% affordable homes are delivered on site or, exceptionally, if agreed by the Council, a financial contribution is provided towards delivering affordable housing off site.

The above thresholds of 5 to 9 homes relate to the gross home capacity of the site.

The contribution required will be 15% of the gross development value of the development, plus an administrative charge, and will be calculated using the formula set out in Appendix LP2.

This policy applies to all types of residential development including conversions to residential and changes of use.

5.5 Homes - Rural Exception Sites

5.5.1 Rural exception schemes can only be used for affordable housing that remains for the community in perpetuity. To justify a local need, the parish council, scheme promoter or developer will need to provide evidence such as a housing survey. If the survey establishes a need, the policy below allows the local planning authority to grant planning permission exceptionally for a small development of homes, available in perpetuity for those parishioners who are unable to afford to buy or rent on the open market.

5.5.2 Exceptionally, market housing may subsidise the delivery of the affordable housing if it is demonstrated by means of a viability assessment and agreed with the Council that an element of cross-subsidy is required to secure the affordable housing provision.

5.5.3 Legal agreements will be applied to restrict the occupation of the affordable housing to those who can prove a local connection through family, residence or work and can demonstrate need.

5.5.4 For the purposes of the policy below, a Local Connection means one or more of the following connections in priority order in respect of the parish:

5.5.5 people who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the affordable home being offered to them;

5.5.6 being permanently resident therein for a continuous period of five years at some time in the past;

5.5.7 having their place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least 12 months immediately prior to being offered the affordable home;

5.5.8 people who can demonstrate a close family connection to the Plan area in that their mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the affordable housing being offered to the person and where there is independent evidence of a caring dependency relationship.

5.5.9 The specific criteria for establishing who has a local connection will be included in a legal agreement. These should provide that if there is a vacant house and no one with a connection local to the parish itself is in need of housing, then an applicant who has similar connections with a neighbouring parish has the next priority. After that, applicants can be sought from the Plan area as a whole. When that house becomes vacant again, priority must revert to people with a close connection to the parish within which the rural exception scheme has been built.

5.5.10 Rural exception schemes are exceptions to the general presumption against inappropriate development in the Green Belt and applicants will have to demonstrate robustly how the criteria set out below have been met.

Policy DM LP4

Homes – Rural Exception Sites

Planning permission will exceptionally be granted for development of affordable homes held in perpetuity and within the Green Belt adjacent to a built-up area or within Green Belt villages (as defined on the Policies Map) provided that applicants are able to demonstrate that the following criteria have been met:

- 1 the development comprises 100% affordable housing provision or contains an element of market housing where it can be demonstrated that the market housing is necessary to secure the delivery of affordable housing;
- 2 there is an identified local need for affordable housing, evidenced by active registered providers;
- 3 the housing is for people with a strong and demonstrable local connection;
- 4 the development is of a small-scale and no greater than required to meet the current local need;
- 5 the development respects the overall setting, form and character of the settlement and surrounding landscape; and
- 6 where the development is on the periphery of settlements, it would not result in the coalescence of two separate settlements.

5.6 Homes - Rural Workers

5.6.1 One of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. In certain cases, the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, their workplace.

Policy DM LP5

Homes – Rural Workers

Planning permission for homes for rural workers will be granted, provided that all the following criteria are met:

1. Permanent homes for rural workers

New permanent homes will be permitted to support existing agricultural, horticultural and forestry activities providing:

- 1 there is a clearly established existing functional need i.e. essential for the proper functioning of the enterprise for one or more workers to be readily available at most times, e.g. in cases where animals or agricultural, horticultural or forestry processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops, livestock or products;
- 2 the need is for a full-time worker;
- 3 the planning unit and the rural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- 4 the functional need could not be fulfilled by the conversion or subdivision of an existing building within the unit, another existing home within the unit or any other existing accommodation within a radius of 10km which is suitable and available for occupation by the workers concerned;
- 5 homes for rural workers must be of a size commensurate with the established functional requirement. Homes that are unusually large in relation to the needs of the planning unit will not be permitted;
- 6 homes for rural workers should be sited within close proximity to the functional need and be well-related to existing work buildings or other homes within the unit;
- 7 any planning permission granted will be subject to an occupancy condition, limiting occupation to a person solely or mainly employed in the locality in agricultural, horticultural or forestry activities.
- 8 occupancy conditions will only be removed if it can be demonstrated that the home is no longer required for the specified purposes or by any person solely or mainly employed in agricultural, horticultural or forestry activities and that reasonable attempts have been made to market the home for those uses; and
- 9 Where appropriate, permission may be subject to a legal agreement preventing the future alienation of any farmhouses within the unit from any associated farm buildings or land.

2. Temporary homes for rural workers

If a new home is essential to support a new rural worker's activity, whether on a newly-created planning unit or an established one, it shall, for the first three years, be provided by a caravan or other temporary accommodation and will satisfy the following criteria:

- 1 there is clear evidence of a firm intention and ability to develop the enterprise concerned;
- 2 there is clear evidence that the proposed enterprise has been planned on a sound financial basis;
- 3 there is a demonstrated functional need, i.e. essential for the proper functioning of the enterprise, for one or more workers to be readily available at most times, e.g. in cases where animals or agricultural, horticultural or forestry processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops, livestock or products; and
- 4 the functional need could not be fulfilled by the conversion or subdivision of an existing building within the unit, another existing home within the unit or any other existing accommodation within a radius of 6km which is suitable and available for occupation by the workers concerned.

Planning conditions or obligations will be used to limit the duration of the proposed use.

5.7 Homes – Accessibility and Adaptability

5.7.1 Achieving mixed and balanced communities requires the Council to plan for people’s different needs. The Council wishes to see new homes built that are accessible to all who may wish to live in them, or visit them, including those with disabilities.

5.7.2 It is important to consider the demands and requirements which people will have from their homes, and how these may change over the Plan period. In particular, addressing how homes can be made adaptable to the changing needs of their inhabitants is an important consideration. These changes include adaptations in the size and composition of households, the potential for adult children and older parents to move back into the family home, and an ageing population. Ensuring all new homes are adaptable is a more efficient use of resources, as a home that is adaptable will have a longer functional life.

5.7.3 People are living longer and there will be an increase in the number of older people resident in the Plan area, particularly those over 75. Providing opportunities for residents to maintain their independence is very important and can considerably alleviate pressure on health and social care providers. Some of those residents will need specialist adaptations to their homes, so providing housing that is adaptable will play an important role in ensuring that these people have an adequate choice of homes available to them.

5.7.4 The HEDA identifies a need for homes to be adaptable to cater for long term illness or disability. The policy below provides for enhanced accessibility or adaptability in line with the optional Building Regulation M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair User Homes.

Policy DM LP6

Homes – Accessibility and Adaptability

Planning permission for residential development will be granted provided that it delivers:

- 1 non-specialist housing – all affordable homes and 25% of general market homes on the site are constructed to the Category M4(2) standard, of which 10% must be provided to Category M4(3) standards, (or at least one home for sites below 20 units); and
- 2 specialist housing for older people – all homes on the site are constructed to the Category M4(2) standard, of which at least 25% must be constructed to the Category M4(3) standards.

5.8 Homes – Older Persons, Specialist and Supported Living

5.8.1 Some households may require specialist housing designed to meet their needs, which may include extra-care or Registered Care Homes. Needs for particular groups such as those requiring care homes offering specialist nursing for people with dementia could potentially be met by provision of specialist units within any new extra care scheme. All specialist and supported living homes must be integrated as part of balanced and mixed communities. Care must be taken to ensure access to amenities and to avoid isolation.

5.8.2 Specialist housing may be self-contained Use Class C3, non-self-contained Use Class C2 or sui generis, and can include:

- retirement housing – usually new build housing focussing on older owner-occupiers (and including affordable homes), suitable for those who wish to downsize;
- sheltered housing – self-contained accommodation with an emergency alarm system, communal facilities and sometimes a resident warden;
- extra-care housing – this has additional care support for residents who may be less independent and can be delivered as affordable housing and also be available for owner-occupiers;
- residential care schemes – such as nursing homes. These may be for older people, or other groups requiring specialist nursing, for example people with dementia.
- supported living schemes – such as those provided for people who have mental or physical disabilities and who require a resident support worker.

5.8.3 Over the 2016–2036 Plan period, the HENA identifies an increase in the need for older persons’ homes and a shortfall in existing provision.

5.8.4 Given the existing shortfall, such accommodation will be protected unless it is to be replaced elsewhere or unless it can be shown that it is surplus to requirements. The provision of new extra-care and elderly persons’ accommodation is generally supported. It is important it is well designed, with good access to local facilities, and that it is well integrated into a mixed community.

Policy DM LP7

Homes – Older Persons, Specialist and Supported Living

Planning permission for older persons’ and supported specialist care accommodation will be granted provided that the development:

- 1 is located with good access to local facilities and services including public transport, shops and healthcare facilities; and
- 2 is located close to or as part of a mixed community and will contribute positively to the creation and maintenance of mixed and balanced communities.

Planning permission will not be granted for the loss of existing specialist care accommodation unless it can be demonstrated that the accommodation is to be replaced or that there is no longer a need for the accommodation.

5.9 Homes – Self-Build and Custom-Build

5.9.1 Self-build and custom housebuilding are defined in the Housing and Planning Act 2016 as: ‘...the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.’

5.9.2 The Council maintains a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build.

5.9.3 The aim of the policy below is to help encourage sufficient self-build and custom housebuilding to come forward to meet demand, to support community-led housing, and to guide decisions on applications that come forward for these housing types.

Policy DM LP8

Homes – Self-Build and Custom-Build

Planning permission will be granted for residential developments provided that:

- 1 on residential sites of 100 homes or more (excluding flats), at least 5% of the residential part of the development will be made available as self-build plots. Plots will be part of the market housing element of the scheme; and
- 2 self-build plots are provided with services (water, foul drainage, telecommunications and energy supply) and access to the road network.

5.10 Homes – Accommodation for Gypsies, Travellers and Travelling Showpeople

5.10.1 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (ORS 2019) shows the number of pitches and plots needed up to 2036. These needs will be accommodated either through planning permissions or as defined within the relevant site allocations.

Policy DM LP9

Homes – Accommodation for Gypsies, Travellers and Travelling Showpeople

Existing Gypsy, Traveller and Travelling Showpeople's sites will be protected from other forms of development as they form an important part of the existing supply of pitches and plots for both the current and future travelling communities.

Planning permission will be granted for new residential pitches or plots for Gypsies, Travellers and Travelling Showpeople if all of the following criteria are met:

- 1 sites have access to facilities and services including shops, healthcare, education and employment;
- 2 there is adequate access to or provision of facilities and services, including water supply, electricity and disposal facilities for sewage and waste;
- 3 sites are located, and can be managed, so as not to result in any significant conflict with existing land uses; and
- 4 the proposed development will not cause any significant adverse visual impacts.

5.11 Homes – Protecting the Built Stock

5.11.1 Given the scale of the Local Housing Need, it is important to ensure that the existing stock of homes is protected, otherwise the benefits of building new housing would be undermined. The Council will resist the net loss of self-contained homes.

5.11.2 The Council wishes to support small, home-grown enterprises and small-scale community facilities such as local shops and childcare provision. Where an applicant proposes changing the use of part of any residential building in Use Classes C3, C4 or Sui Generis Houses in Multiple Occupation (HMOs) to a use not falling within one of these same uses, it must be demonstrated that there would remain at least the same number of good-quality self-contained homes (or, in the case of HMOs, homes that could become self-contained without significant alteration).

Policy DM LP10

Homes – Protecting the Built Stock

Planning permission will only be granted for development that results in the net loss of one or more self-contained homes on a site, if one of the following circumstances applies:

- 1 where essential modernisation is proposed to make living accommodation acceptable and it can be shown that the loss of a home is essential for operational reasons or to secure space standards; or
- 2 a change of use of a C3 home or homes to a non-self-contained C2 extra care, specialist or supported housing, sheltered accommodation or care home is proposed; or
- 3 a change of use of a home to form a primary health care facility, children's nursery or community hub providing community benefits and for which the applicant can demonstrate a local need.

5.12 Appendix LP1 - Housing Supply

Designated Neighbourhood Plan Areas

Designated Neighbourhood Areas	Potential Housing Numbers from HELAA Sites
Burnham	3 sites: 114 dwellings
Chalfont St Giles	2 sites: 5 dwellings
Chalfont St Peter	8 sites: 516 dwellings
Denham	1 site: 224 dwellings
Farnham	3 sites: 19 dwellings
Fulmer	1 site: 45 C2 units
Gerrards Cross	12 sites: 174 dwellings
Hedgerly	None
Iver	8 sites: 223 dwellings
Seer Green	None
Taplow	12 sites: 345 dwellings (Also 17 Affordable Housing)

Supply Windfall	Chiltern			South Bucks			Overall		
	Windfall (Net)	A I I completions	Windfall as %	Windfall (Net)	A I I completions	Windfall as %	Windfall (Net)	A I I completions	Windfall as %
Year									
2008/09	26	89	29.2	21	194	10.8	47	285	16.5
2009/10	13	74	17.6	6	110	5.5	19	185	10.3
2010/11	27	80	33.8	12	82	14.6	39	162	24.1
2011/12	28	177	15.8	36	128	28.1	64	305	21
2012/13	35	309	11.3	37	226	16.4	72	535	13.5
2013/14	52	148	35.1	36	142	25.4	88	290	30.3
2014/15	41	114	36	23	139	16.5	64	253	25.3
2015/16	37	158	23.4	54	80	67.5	91	236	38.6
2016/17	68	221	31	96	411	23	164	632	26
2017/18	124	286	43	117	299	39	241	585	41
Total	451	1656	27.62	438	1811	24.68	889	3468	25.63
Average over last ten years	45.1	165.6	27.62	43.8	181.1	24.68	88.9	346.8	25.63

5.12.1 The Housing and Economic Needs Assessment (HENA, 2019) identifies that the housing mix required (by percentage) is broadly as follows:

Proportional Split between Housing/Flats (% overall need)

		Chiltern	South Bucks	Total (Plan Area)
Market	Flat	4	4	4
	House	83	76	79
Affordable	Flat	2	8	5
	House	11	12	12
Total % Rounded		100	100	100

Proportion of Home Type (% of overall need)

			Chiltern	South Bucks	Total (Plan Area)
Market	Flat	1 bed	1	1	1
		2+ bed	2	3	3
	House	2 bed	4	3	4
		3 bed	37	32	35
		4 bed	27	24	25
		5+ bed	14	16	15
Affordable	Flat	1 bed	1	4	2
		2+ bed	2	4	3
	House	2 bed	4	4	4
		3 bed	5	7	6
		4+ bed	2	2	2
		Total % Rounded		100	100

5.13 Appendix LP2 – Method for Calculating Affordable Housing Financial Contributions

5.13.1 Policy DM LP3 requires that sites that provide (or have capacity to provide) 2 to 9 homes make a financial contribution towards delivery of affordable housing to achieve mixed and balanced communities. The Council considers that a clear and simple approach is appropriate for calculating this contribution, which relates to the scale and kind of development on the site.

5.13.2 Calculating the amount based on 15% of the sale value allows the payment to reflect current market conditions. During less buoyant periods, the amount payable will be less, thereby improving the viability of the scheme.

5.13.3 The timing of payment, at the point when 50% of homes are sold or occupied, improves the cashflow by allowing capital from the sold homes to support the additional cost of the affordable housing contribution.

5.13.4 The sale value will be derived from marketing information (this will usually be publicly available) or from actual sales based upon information from the Land Registry if this is available. If the developer considers that this does not reflect the actual sale value, they must demonstrate this by providing a copy of the contract of sale for each home, as soon as the sales of half the homes have been completed. The sum will be calculated and must be paid prior to the sale or occupation of more than 50% of the homes.

5.13.5 Given that any site is likely to have different-sized homes (in terms of floorspace) the existing sales should be broken down into a value per square metre. This can then be multiplied by the total floorspace to create a gross development value (GDV) for the site: in other words, the combined sale of all of the homes on the site on completion.

5.13.6 If some or all of the homes are privately rented, the rental of the homes will be used to calculate a value of the site.

5.13.7 The following formula will be used to calculate the financial contribution. In addition to this, a 5% administration charge will be levied on the calculated sum payable.

The combined sale value of all homes on the site on completion	<i>multiplied by</i> X	0.15	<i>equals</i> =	The sum payable
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