

Core Strategy for Chiltern District

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

MAIN MATTER 5: Green Belt SUB MATTER: MDS (general principles and non residential MDS)

DATE: 18 March 2011

Final

The following Paper sets out the Council's response to Section 6 (Main Matter 5: Green Belt, Sub Matter: MDS) of the document 'Inspector's Main Matters and Questions' ID/4. The Paper has been structured to include the specific questions raised by the Inspector and the Council's detailed response to them.

Q6.1) Were any other potential MDS sites considered and rejected when identifying the 4 chosen MDS? Are the selected MDS considered by the Council the only MDS of strategic significance? Are there any comparable sites?

CDC Response:

The MDS topic paper (CDN091) explains how the chosen MDS sites were selected. These sites were those with a built core area of over 1 hectare which had been promoted by their owners as sites which would be coming up for redevelopment or significant changes. None of the sites put forward at the time when the strategy was drawn up were rejected. As explained in CDN091, the Council accepts that there are other sites which could meet the requirements and which could be considered for designation as MDS in the future.

Q6.2) Paragraph 1.5.1 of CDN091 indicates that there may be other sites which could be considered as MDS and that the Council may designate MDS in the Delivery DPD. Is this made clear in the Core Strategy? Should it be?

CDC Response:

National policy set out in PPG2 provides a mechanism for designating MDS and accordingly it is not considered necessary to have a policy in the CS. However, it is agreed that there should be reference to the possibility of future MDS designations in the text of the CS. Therefore the Council proposes a minor change to the wording of paragraph 14.5 with the following addition at the end of the paragraph: 'Other significant developed sites in the Green Belt may come forward during the plan period, offering opportunities for environmental improvements through appropriate redevelopment. The Council may designate additional major developed sites in the Delivery DPD, should it be appropriate to do so.'

6.3) Some representations seek the designation of other MDS. Subject to clarification of whether the Core Strategy is seeking to deal only with MDS of strategic significance and clarification of the opportunity for other non-strategic MDS to be identified in another DPD, I would not need to explore the merits of possible non-strategic MDS.

CDC Response:

As stated above, the sites proposed as MDS in the Core Strategy are those promoted by site owners through the LDF process and which have a large developed core of buildings which are facing either re-development or infilling. Due to their size they are significant, hence their designation in the strategic policy document, the Core Strategy. The Council's approach would not preclude the designation of other suitable sites as MDS through the Delivery DPD.