CHILTERN DISTRICT LOCAL PLAN

Written Statement

Adopted 1 September 1997
(Including alterations adopted 29 May 2001)
Consolidated September 2007 & November 2011

Chiltern District Council

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WRITTEN STATEMENT

ADOPTED

1 SEPTEMBER 1997

Including

ALTERATIONS ADOPTED
29 MAY 2001

CONSOLIDATED
SEPTEMBER 2007 & NOVEMBER 2011

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CHILTERN DISTRICT LOCAL PLAN

POLICIES NOT SAVED
AS FROM 28TH SEPTEMBER 2007

As from 28th September 2007, certain policies within the Local Plan have not been saved and are therefore no longer applicable.

The policies which are no longer applicable are:

General Criteria:	**GC5, GC15**
Green Belt:	**GB3, GB9, GB14, GB18, GB19, GB21, GB22, GB25, GB26, GB28, GB31**
Landscapes with Special Quality:	**LSQ3, LSQ4**
Housing:	**H1, H10**
Shopping:	**S7A, S8**
Transport:	**TR4, TR5, TR7, TR8, TR13**
Recreation:	**R1, R5, R9, R14**
Tourism:	**T1, T3, T5**
Historic Heritage:	**AS3, AS5**
Trees and Woodlands:	**TW1, TW4, TW5**
Nature Conservation:	**NC2**
Advertisements:	**A1**

The cessation of the above policies (and any related text) is indicated in this document by way of ~~strikethrough in red~~.

Any cross-reference to these policies from those that have been 'saved' should be ignored.

SAVED LOCAL PLAN POLICIES HEREBY CANCELLED FOLLOWING THE ADOPTION OF THE CORE STRATEGY FOR CHILTERN DISTRICT

The Core Strategy for Chiltern District was adopted by the Council on 15 November 2011.

In addition to those policies which were not saved in September 2008, a number of further policies within the Adopted Local Plan have been superseded or cancelled as a result of the adoption of the Core Strategy. These policies are listed in the table below:

Local Plan Policy	**Title**	**Superseded by**
GC6	Requirements of Statutory Authorities and Similar Undertakings Throughout the District	CS32
LSQ2	Area of Attractive Landscape - Bulstrode Park as defined on the Proposals Map	-
H5	Provision of Small Dwellings in the Built-Up Areas Excluded from the Green Belt	CS11
H6	Provision of Affordable Housing in the Built-Up areas Excluded from the Green Belt	CS8
H8	Provision of Accommodation for People in Need of Care in the Built-Up Areas Excluded from the Green Belt	CS12
H22	Provision of Gypsy Sites in the Built-Up Areas Excluded from the Green Belt	CS14
E1	Restraint of Business, General Industrial and Storage or Distribution Development in the Built-Up Areas Excluded from the Green Belt	CS16
E4	Other Sites in Business, General Industrial, and Storage or Distribution Uses and Sui-Generis Uses in the Built-Up areas Excluded from the Green Belt	CS16
TR1	Reduction of the Environmental Impact of Transport Throughout the District	CS25
R15	The Colne Valley Park	-

The cessation of the above policies (and any related text) is indicated within this document by way of ~~strikethrough in blue~~.

For more information regarding planning policies in Chiltern please contact the Planning Policy Team on 01494 732258 or email planningpolicy@chiltern.gov.uk

Alternatively visit our website at www.chiltern.gov.uk/planningpolicy

FOREWORD

The adoption of this Local Plan gives the Council an up-to-date set of town and country planning policies on which to base most of its decisions on planning applications. This is an essential asset in a District subject to strong and continuing development pressures. These are due to its accessible location in the Green Belt around Greater London and in the Chilterns, a highly-valued landscape of national importance recognised in its designation as an Area of Outstanding Natural Beauty. In previous Local Plans for the District, and in preparing this Local Plan, there has been an emphasis on achieving a carefully-considered balance between keeping highly-valued features of the District and enabling necessary development for local communities to take place.

Conservation of the environment features prominently throughout the Plan. Policy themes include the maintenance of the Green Belt; the conservation of the beautiful landscapes of the Chilterns Area of Outstanding Natural Beauty and other landscapes with special qualities; the retention of attractive residential areas and public open spaces; sustaining the local economy and job opportunities; support for shopping and related services; and the provision and maintenance of a variety of civic and community facilities; and the safeguarding and conservation of the District's ecological, historical and cultural heritage.

In producing this District-wide Local Plan, the Council has had regard to the most recent Government and Regional Guidance, and to the Policies in the Buckinghamshire County Structure Plan which was adopted in 1996. A draft of this Local Plan was placed "on deposit" in 1995, which gave people who wanted to change the Plan the chance to make objections. In the event, of the 345 objections made, 19 were withdrawn and 72 were resolved to mutual satisfaction. A public local inquiry was held in 1996 by an independent Inspector, who subsequently reported to the Council. In most cases, most especially the general policies on housing, employment and the Green Belt, the Inspector supported the Council. In certain other cases he recommended changes to the Plan which the Council accepted, and in 18 cases he recommended changes which the Council, after full consideration, did not think appropriate locally.

Many organisations and individuals commented on the Plan at the various stages in its preparation, and the Council accepted many of these comments. On behalf of the Council, we would like to thank everyone who contributed.

Although this Plan is now adopted by the Council, changes will occur in society, the economy, the environment and the legal context within which Local Plans are prepared. The Council will keep its Local Plan under review, paying close attention to circumstances in the wider Region and to the changes in the population, the environment and the economic well-being of the District itself. It will propose Alterations or produce a new replacement Local Plan as future circumstances require.

In fact, before the adoption of this Local Plan, the Council had already decided to review policies relating to land-uses in the town and village centres as part of its objectives relating to revitalisation and positive support for the local economy.

Councillor Steve James,
Chairman of the Council

Councillor Linda Bateman,
Chairman of the Planning Committee

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THERE IS A LIST OF POLICIES AT THE BEGINNING OF EACH CHAPTER

1 . INTRODUCTION TO CHILTERN DISTRICT

1.1 Located in the centre of the Chilterns to the north-west of Greater London, the District takes its name from this range of hills. Chiltern District adjoins the Hertfordshire Borough of Dacorum and District of Three Rivers to the north and east and the Buckinghamshire Districts of South Buckinghamshire to the south, Wycombe to the south and west and Aylesbury Vale to the west. Amersham, at the centre of Chiltern District, is about 40 kilometres (25 miles) from Central London and about 15 kilometres (10 miles) from the edge of the built up area of Greater London.

1.2 The District has an area of 19,635 hectares (48,519 acres) and in 1991 had a population of about 89,000. By 1997, there had been little change. Approximately 85% of the population lives in the towns of Chesham (20,400) and Amersham with Chesham Bois (16,430) and the larger villages of Chalfont St Peter (12,700); Prestwood and Great Missenden (8,000); Little Chalfont (5,200); Chalfont St Giles (5,000); Holmer Green (4,200); Seer Green (2,300) and Knotty Green (2,100). These are figures from the 1991 Census of Population which have been rounded.

1.3 Chiltern is predominantly a rural district, with its towns and villages in a countryside setting, all of which is part of the Green Belt around Greater London. Much of the countryside is also exceptionally high quality landscape of national reputation forming part of the Chilterns Area of Outstanding Natural Beauty. The District is fortunate in that its countryside is mostly well maintained in productive use. It is attractive to both residents and visitors for recreation.

1.4 Transport links with adjoining areas are good. Three main routes cross the District (the A404; the A413; the A416/A355) and provide access to the national road network, the M1, M3, M4, M25 and M40 all being within easy reach. The District's population is highly mobile, with four out of every five households having the use of at least one car. Direct rail links to Central London, particularly regular commuter services, or westwards to Aylesbury or High Wycombe and the Midlands, are provided by Chiltern Railways and London Underground Ltd from five stations in the District, at Amersham, Chalfont and Latimer, Chesham, Great Missenden and Seer Green and Jordans. Other stations just outside the District are also readily accessible. Air travel is convenient from London Airport - Heathrow (30 kilometres; 20 miles), Gatwick (90 kilometres; 55 miles) via the M25, or from Luton (40 kilometres; 25 miles) by the M1.

1.5 The District is within an area which consistently has one of the lowest unemployment rates in England. A varied range of jobs exist locally, but a significant proportion of residents (50%) commute out of the District to work, many going to Greater London. A good choice of local shopping, community services, cultural and leisure facilities is available in the District's towns and larger villages, while a much more extensive range is readily accessible in Greater London and in the large towns within easy travelling distance for people with their own transport.

1.6 As a result of its close proximity to Greater London and other major employment and social centres, the good communications by road and rail and the many attractive housing areas in the towns and villages close to protected countryside, Chiltern District continues to be popular as a place to live and work in, and demand for housing and business premises remains high. Land and property prices are amongst the highest in the south-east, and in the context of strategic planning policy to maintain the Green Belt and protect the Area of Outstanding Natural Beauty, development pressures are intense.

1.7 Using the Adopted Buckinghamshire County Structure Plan and this Adopted Local Plan, the District Council will therefore aim to regulate these pressures, so as to conserve the attractive characteristics of the District whilst maintaining the local economy and also ensuring adequate provision, as far as practicable, for the needs of local residents and businesses in terms of housing, employment opportunities, transport and various community facilities and services.

2 INTRODUCTION TO THE LOCAL PLAN

The Structure and Local Plan System

2.1 Local Planning Authorities are required to prepare Development Plans. A Development Plan generally consists of Structure and Local Plans which set out the County and District Councils' Policies and General Proposals for the development and other use of land. These Plans include measures for the improvement of the physical environment and the management of traffic. The Structure Plan is concerned with the County Planning Authority's Policies at the broad level of the County as a whole. It provides guidance for development and development control on matters of strategic importance and an interpretation of national and regional Policies concerning the physical and environmental planning of the area. The Structure Plan also forms the framework and statutory basis for Local Plans, which then, in turn, provide further guidance for planning and development control at the more detailed local level.

The Town and Country Planning Act. 1990. (as amended).
Section 36.

2.2 Local Plans thus elaborate in detail the Policies in the Structure Plan, and deal with other matters which are not of strategic importance. Policies and Proposals contained in Local Plans must conform generally with the Structure Plan's Policies.

Functions of the Local Plan

2.3 The Local Plan elaborates the broad Policies in the County Structure Plan by setting out detailed Policies and specific Proposals for the development and use of land. The Local Plan guides most planning decisions. It includes a detailed map (The Proposals Map) which shows where the various Policies and Proposals apply. The preparation of the Local Plan gives local people an opportunity to participate in choosing where development should be accommodated in their area.

The Local Plan:

(i) sets out the Council's Policies for the control of development (e.g., for dealing with planning applications).

(ii) makes Proposals for the development and use of land.

The Aim of this Plan

2.4 The aim of the Plan is set out in paragraph 1.7 of the Introduction to Chiltern District where it can be related to the District's characteristics and resultant development pressures.

Timescale and Status of the Plan

2.5 This Local Plan is, essentially, a review and amalgamation of the Adopted Local Plan for Chiltern District (except Chesham Town Centre and Waterside), 1993 and the Adopted Replacement Chesham Town Centre and Waterside Local Plan 1993. The Policies and Proposals in the Local Plan relate to the Policies in the Buckinghamshire County Structure Plan adopted in March 1996. This covers the period 1991 - 2011. The Adopted Local Plan covers the period 1996 to 2006 and has been prepared in accordance with the provisions of the relevant Planning Act and Regulations. The Council has also had regard to the advice given by the Department of the Environment concerning the preparation, form and content of Local Plans.

Town and Country Planning Act. 1990. (as amended).

Town & Country Planning (Development Plan) Regulations. 1991.

PPG12. Development Plans and Regional Planning Guidance. February 1992.

2.6 Accordingly, the Local Plan is a statutory document, and together with the Adopted Buckinghamshire County Structure Plan and the adopted Local Plans prepared by Buckinghamshire County Council relating to minerals and waste, forms the Development Plan for the area which it covers. The Adopted Local Plan for Chiltern District (except Chesham Town Centre and Waterside) 1993 and the Adopted Replacement Chesham Town Centre and Waterside Local Plan 1993 have been superseded and are no longer of any effect.

Stages in the Preparation of the Plan

2.7 In July 1994 the Council published the Chiltern District Local Plan in Draft form. The Council considered the comments on the Draft Plan and some changes were made to its content as a result and incorporated in the Deposit version of the Local Plan which was published in May 1995. Subsequently objections were received and a Public Local Inquiry held in February / March 1996. Following receipt of the Inspector's Report the Council considered its response and published Proposed Modifications in January 1997. Following this further objections were received. As a result some further changes were made and published in June 1997. The Council resolved to adopt the Plan on 1st September 1997 and it became operative on the same date.

Context of Regional and County Planning Policies

2.8 Regional Planning Guidance for the South East is issued by the Secretary of State for the Environment. It concerns development and land use planning issues which affect the whole south east region and provides a strategic framework for Structure Plan Policies. The Local Plan has to develop and apply the Policies of the County Structure Plan. The County Council has issued a Certificate stating that the Local Plan is in general conformity with the Structure Plan.

RPG9. Regional Planning Guidance for the South East. March 1994.

2.9 The Adopted County Structure Plan allocates most new urban development to Milton Keynes City, Aylesbury Town and High Wycombe to ensure the maintenance of the Green Belt and the conservation of the Chilterns Area of Outstanding Natural Beauty in the south of the County and to reduce the need for travel. The Policies specify that new housing and employment growth and other development in Chiltern District will be

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies BS1, H1 and E5.

restricted, but enable development on a small-scale for the established communities to take place.

2.10 These Structure Plan Policies are referred to in this Written Statement together with other Policies relevant to the District concerning shopping, transport, recreation and the environment. The Local Plan will apply these Policies to the Chiltern area and interpret them at the local level.

Environmental Considerations in the Formulation of the Local Plan

2.11 To accompany the Deposit Draft of the now Adopted Structure Plan, the County Council published a document titled "The Integration of Environmental Concerns in the Review of the Buckinghamshire County Structure Plan". The purpose was to demonstrate that proper account had been taken of environmental considerations in accordance with the Town & Country Planning (Development Plan) Regulations 1991, resulting in the production of a strategic policy framework which aims to steer necessary development towards a more sustainable future.

The Integration of Environmental Concerns In the Review of the Buckinghamshire County Structure Plan. September 1994. Chapter 1. Introduction.

2.12 A number of interwoven themes were identified, originating from various sources. **Local Considerations** involved the examination of key trends in land-use planning in Buckinghamshire to help weigh up the social, economic and environmental consequences of policy options. A Social Attitudes Survey was undertaken to establish public values. **Regional and National Considerations** formed the wider context with reference to two key documents. The SERPLAN publication, "A New Strategy for the South-East". RPC 1789, September 1990 established new directions for strategic and local planning in the region, many of direct relevance to emerging ideas on "sustainable development". The Government White Paper, "This Common Inheritance, Britain's Environmental Strategy" Cmd 1200, September 1990, identified various economic and conservation priorities in the section on land-use and the planning system and put emphasis on the need for reconciliation in the public interest. The County Council synthesized these considerations to produce a **Baseline Strategy** with objectives relating to all the major elements of land-use and incorporating environmental issues.

The Integration of Environmental Concerns In the Review of the Buckinghamshire County Structure Plan. September 1994. Chapters 2 and 3. Early Considerations and Baseline Strategy.

2.13 **Environmental Appraisal of the Draft Plan** using DoE Guidelines as published in 1993 was carried out in three main ways. Firstly, scoping using Planning Policy Guidance notes found the proposed Policies to be generally consistent with Government advice. Secondly, the consistency and compatibility of Policies was tested. The Broad Strategy Policies were found to be mutually supportive in their objectives of concentration, integration and resource conservation and the Plan was considered to perform well on examination of the spatial strategy in relation to the key Government objectives of achieving greater energy efficiency and reducing pollution. The vital objective of reducing the need to travel was examined further in the context of PPG13 "Transport". Locational Policies to achieve this aim for housing, employment, retailing, leisure, tourism and recreation, education and other public services, closely reflect this Government guidance. The third part of the appraisal concerned the impact of specific sectoral Policies (housing, employment, transport, etc) on the environmental stock in terms of global sustainability, natural resources and local environmental quality. The impacts, positive, negative or uncertain, produced a worthwhile overview.

The Integration of Environmental Concerns In the Review of the Buckinghamshire County Structure Plan. September 1994. Chapters 4 & 5. The Environmental Appraisal of the Draft Plan and DOE & DOT, PPG13, Transport. March 1994

2.14 The County Council concluded that proper regard had been shown for environmental considerations and was reflected in the strategic policy framework.

2.15 The Local Plan Policies have been formulated in the context of the Structure Plan. The County Council confirmed that the Deposited Local Plan was in General Conformity with the Deposit Draft Structure Plan. The main thrust of Policies is not changed and General Conformity continues. The environmental considerations of the Adopted Structure Plan are therefore carried forward into the Local Plan Policies insofar as these are relevant to Chiltern District. Specifically, on a chapter by chapter basis:

General Criteria

Policies require high standards of design in all types of development, important for the quality of life, including specific provision for Disabled People. **GC1-GC5 and GC14.**
Prevention of Pollution. **GC7, GC8, GC9, GC13**
Control of Water Environment. **GC10, GC11, GC12**

Green Belt

Maintenance of established boundaries secures concentration of development in towns and villages with potential to minimise travel. Protects and sustains countryside for a variety of uses and features within it, especially in conjunction with "conservation" policies (see subsequent chapters). **GB1.**
Development Control Policies support the purposes of the Green Belt and aim to produce a "sustainable and multi-purpose countryside". **GB2 to GB31**.
Specific policies aim to support agriculture and the rural economy. **GB17 - GB22A, GB26-GB29,** the protection of the best and most versatile agricultural land **GB26**, the conservation and enhancement of rural character in the open countryside and in the villages. **GB2 - GB16 and GB30.**

Landscapes with Special Qualities

A range of Policies to conserve and enhance valued landscapes. A strong conservation theme whether "National" (Chilterns AONB; Parks and Gardens of Historic Interest) or County or Local Interest. Includes consideration of the rural economy and the sustainable countryside. **LSQ1.**

Housing

Policies support limited development consistent with Green Belt Policy concentrated in built-up areas near jobs, community facilities and public transport services; the re-use / efficient use of urban land consistent with environmental objectives and the safeguarding of the character and amenity of residential areas. **H1-H10**. Protection of valued townscape and good spatial standards. **H2-H4, H12.** Extensions / Ancillary Buildings Policies support a sustainable use of the dwelling stock with adaptation to current life styles and regard for high quality in the environment. **H13-H20.**

Business, General Industry and Storage or Distribution

Policies support limited development consistent with Green Belt Policy in built-up areas, maintain local employment opportunities to reduce the need to travel and promote re-use / full use of existing sites enabling urban renewal. **E2, E3 and E5**. Environmental and transport aspects of development link with other chapters.

Shopping

Policies support maintenance of vitality and viability of District and Local Centres as attractive environments with convenience of access including public transport. Aimed at reducing travel with good services locally **S1-S9; S11-S14.**

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Transport

TR4 and TR5 emphasise importance of Crossrail. Policies concern safe and efficient transport and hence the quality of life - **TR2, TR3, TR11, TR14-16.** Local schemes also concern the environment and quality of life.

TR6-TR10.

Recreation and Tourism

Policies enable provision of / protection for valued facilities, incorporate environmental concerns and hence contribute to the quality of life. **All Policies**. Strong links with objectives in other Policies, especially those relating to Green Belt and Landscapes with Special Qualities.

Community Services and Facilities

Both Policies are part of the concentration strategy to support minimising travel and use of public transport.

Historic Heritage : Trees and Woodlands : Nature Conservation

All Policies are strongly conservationist of the historic, cultural and natural environment.

Advertisements : Telecommunications and Overhead Electricity Lines

All Policies aim to achieve balance between functional necessity in the context of economic and social objectives and environmental considerations. Important for the quality of life.

Resources for Implementation

2.16 The Local Plan will be implemented through the District Council determining planning applications in accordance with the Policies and Proposals contained in it and through the carrying out of development proposals primarily by the private sector, but also by the District and County Councils in some cases, supported as appropriate by other statutory bodies. The prime resources needed for implementation are finance and land.

2.17 Most developments, large and small, will be undertaken by private enterprise, mostly funded by private-sector commercial sources. The availability of finance will depend on the economic situation and individual investment decisions. Appropriate contributions may need to be made by developers to the provision of infrastructure both on and off site to enable development to proceed. Such contributions will be achieved by means of a Planning Obligation in accordance with Circular 1/97 - Planning Obligations.

2.18 Some aspects of the Plan are dependent on expenditure by the District and County Councils and Statutory Authorities, (for example, for water, sewerage, gas, electricity and telephones). The Policies have regard to the likely availability of resources required to implement them. The necessary finance will normally have to be allocated in the relevant budget and, for any road proposals, programmed in the County Council's Transport Policies and Programme.

Format of the Plan

2.19 The Local Plan is composed of a Written Statement and a Proposals Map.

2.20 The Written Statement is divided into chapters which concern particular types of development or particular designations, for example, there is a chapter on Shopping development and one concerning Landscapes with Special Qualities. The Written Statement contains the Council's Policies and Proposals, introductory and explanatory text and reasoned justification for these Policies and Proposals. Some Policies concern specific developments (such as shopfronts), and other uses of land (such as public open spaces). There are also general Policies relating to development and other uses of land which apply to the Plan area, either in total, or in part, for example, the General Criteria and the Green Belt Policies respectively. The reasoned justification includes reference to relevant factual material, discusses the planning problems, opportunities, external influences and constraints.

2.21 The Policies in the Written Statement are set out so as to be clearly distinguishable from the rest of the text by being highlighted in boxes and printed in bold type.

2.22 National and Regional Planning Guidance, County Structure Plan Policies and other relevant planning documents are identified in the right hand margin, in small type. This is to enable users of the Plan to easily identify other planning documents which are relevant to the text.

2.23 Statements by the Council relating to the circumstances in which planning permission will be required for certain types of development are inset and printed in italics.

2.24 At the back there is a glossary which defines the technical terms used in the text and an appendix giving further details relating to specific Policies.

2.25 The Proposals Map specifies the Council's Policies and Proposals in relation to precise areas of land. It both identifies the areas in which particular Development Control Policies are to operate and defines the sites for particular developments. The Proposals Map is published as a separate document accompanying the Written Statement.

How to Use the Plan and Its Role in Planning Decisions

2.26 When using this Local Plan it is advisable to look for the site on the Proposals Map first because this will identify the Policies which could apply. The chapters in the Written Statement should also be referred to. As a range of Policies usually apply to a development, it is advisable to look at the chapters relating to the specific type of development proposed, for example, Housing; specific locations, for example, the Green Belt, as well as those Chapters of general application, for example, General Criteria, Transport and Trees and Woodlands.

2.27 When the Council determines a planning application a number of Policies will usually be relevant and need to be considered. Therefore the POLICIES IN THIS LOCAL PLAN WILL BE APPLIED AS RELEVANT TO EACH APPLICATION. RELEVANCE WILL BE A MATTER OF JUDGEMENT IN EACH INSTANCE. IN GENERAL AN APPLICATION WILL BE ACCEPTABLE ONLY IF ALL RELEVANT POLICIES ARE SATISFACTORILY COMPLIED WITH.

Monitoring and Review

2.28 This Local Plan is not a permanent document. Changes occur in society and the economy, in the legal framework for planning and in regional and county Policies. Changing circumstances and the operation of Policies are regularly monitored, and if it becomes appropriate to do so, the Council will alter or replace the Plan. In fact, prior to the adoption of this Plan, the Council commenced a review of Policies relating to land uses in the town and village centres in the context of its objectives for revitalisation.

LIST OF POLICIES - GENERAL CRITERIA

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Policy GC4	Landscaping Throughout the District	16
~~Policy GC5~~	~~Development on the Skyline Throughout the District~~	~~18~~
~~Policy GC6~~	~~Requirements of Statutory Authorities and Similar Undertakings Throughout the District~~	~~19~~
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~~Policy GC15~~	~~New Temporary Buildings or Temporary Use of Land or Existing Buildings Throughout the District~~	~~34~~

3. GENERAL CRITERIA FOR DEVELOPMENT

3.1 This Local Plan contains Policies which relate to different types of development in various circumstances. These Policies state specific criteria which must be met in each case, but there are also general criteria which are of equal importance in the assessment of planning applications. These general criteria will be used by the Council in considering the acceptability of any development proposals in addition to any specific criteria which may be involved. Development proposals as a whole will be considered in accordance with the principles of sustainable development, taking into account the need to preserve and enhance the District's natural environment.

3.2 Any development proposal not covered by specific Policies in this Local Plan will be assessed by reference to the general criteria and any other factors which appear to be material.

Design Of Development Throughout The District

POLICY GC1

Throughout the District the Council will permit development which is designed to a high standard and which also complies with other Policies in the Local Plan. Design includes both the appearance of the development and its relationship to its surroundings. Planning applications will be assessed in respect of these matters with regard to the following criteria:

(a) <u>Scale of Development</u>

Development should be in scale with its surroundings relating well in terms of overall dimensions to all features of the townscape or landscape which forms the setting of the application site.

The scale of new buildings should not be at variance with any surrounding buildings, particularly with regard to frontage width and building height. Elements such as windows, doors, roofs, shop fronts etc. should relate to one another in such a way as to maintain the scale and proportions of surrounding buildings.

Similarly, extensions to existing buildings should be designed to respect the scale and proportions of those buildings.

(b) Height of Development

The height of new buildings and structures should generally conform with the height of adjoining buildings and structures. Where uniform building height is part of the character of a street, significant variations in the general roof line or eaves line will not be permitted. In other areas, however, the continuance of irregular building heights may be desirable where this is part of the existing character of the street scene.

The height of structures relating to telecommunications development is covered by Policies TD1 and TD2.

Extensions to existing buildings should not exceed the height of those buildings.

(c) Siting and Relationship with Adjoining Buildings and Highways

The siting of new buildings and extensions to existing buildings should be in accordance with the siting of any existing adjoining buildings and if fronting a road, the scale and alignment of the road in which they are to be located.

(d) Relationship of Development to its Site

Proposed development should relate well to the characteristics of the site on which it is to be located. The size and shape of development should be in proportion to the size, shape and topography of the site and located within the site to take account of existing features. Proposed buildings within the site should be sited to create attractive groupings and spaces between buildings. The setting of each building should respect that of any others on the site.

(e) Appearance of Car Parking and Servicing Areas

The layout of any development should not be dominated by access roads, car parking or servicing areas. Large parking or servicing areas uninterrupted by landscaping will not be accepted.

(f) Building Materials

In areas where certain facing materials predominate, such as bricks of a certain colour, or slate or clay-tiled roofs, development should use matching or similar materials.

Where an existing building is to be extended, the proposed facing materials should match as closely as possible those of the original building.

(g) Form of New Buildings and Extensions

The form of new buildings should reflect important features on adjoining buildings which are important to the character and appearance of the street, eg., bay windows, gable or hipped roofs and dormer windows.

Similarly, extensions to existing buildings should reflect the form of those buildings.

(h) Detailing of Building Work in Sensitive Locations

Within Conservation Areas, Established Residential Areas of Special Character and any other localised areas where design detail contributes positively to local distinctiveness, the acceptability of a new building, or an extension to an existing building, in its setting, may depend on such design details as small projections, ornamentation, the use of special brickwork, the linking of particular features on adjoining buildings or the continuation of walls and fences. The Council will expect such design details to be incorporated as considered appropriate to the development and its relationship with its surroundings.

(i) Design Against Crime

In larger-scale developments, the Council will expect the design to be aimed at reducing the opportunity for crime in accordance with current advice.

(j) Other Aspects of Design

Other related aspects of "design" are covered by Policies GC2, GC3, GC4, GC5, GC6, TR3, TR15, TR16, TW3, TW4 to which reference should also be made.

This Policy also relates to caravans.

3.3 The Council wishes to ensure that all development is of a high standard of design and relates well to its surroundings. Government guidance supports this aim and it is made clear that development plans should provide applicants with a clear indication of the design criteria the Local Planning Authority would expect to be met. The Council has therefore included a range of "design" policies in the Local Plan which are listed in clause (j) of Policy GC1 and which should be taken account of in addition to Policy GC1.

PPG1. (Revised) General Policy and Principles. February 1997.
Paragraphs 13-20 and Annex A.
Paragraph A1.

3.4 Any new building, extension or other development will have an impact on the surrounding area. The degree of impact will be dependent on its size, location, and appearance in the town, village or landscape. Because there is a limited supply of land in the District most development will be constructed on "infill" or redevelopment sites. It is important therefore that such development is in harmony with existing adjoining development with regard to all the criteria listed in the Policy. The layout of buildings within the site is also important particularly on larger developments where the relationship between buildings, open spaces and other features of the site needs to be carefully considered if an attractive development well related to its surroundings is to result. Certain sites, particularly those which are on different levels or where original features are to be retained, need special attention if the site layout is to be acceptable.

3.5 All development should respect the setting of its site in relation to the overall townscape or landscape views and should not, through poor design, have a detrimental effect. In some cases such as Conservation Areas, Established Residential Areas of Special Character, any localised areas

where design detail contributes positively to local distinctiveness, or a terrace of buildings of uniform design, a new building or extension should relate very closely to all aspects of surrounding development. In other cases the Council would not wish to object to modern designs, provided they are to a high standard and respect the scale and appearance of existing development in the surrounding area.

PPG1. (Revised) General Policy and Principles. February 1997.
Paragraph 18.

Design Against Crime

3.6 While a reduction in crime can be achieved by a variety of means, including various householder, occupier and other security measures, the original design and layout of buildings can affect their susceptibility to crime. Government advice is that planning authorities should take account of crime prevention in development plans and current detailed guidance is set out in a Circular. The Council regards crime prevention as an important issue and will firmly encourage developers and their architects to include design measures against crime in their proposals.

PPG1. (Revised) General Policy and Principles. February 1997.
Annex A. Paragraph A7.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraph 5.49.

Circular 5/94. Planning Out Crime. 25 February 1994.

3.7 Clause (i) of the Policy refers to larger scale development such as housing, business or industrial estates and not individual buildings. Designing against crime becomes more important with larger scale developments, where it is not the relationship with existing buildings that could reduce the opportunity for crime, but the relationship between the new buildings that could affect the chances of criminal action. The Council will take appropriate advice from the Local Police Architectural Liaison Officer.

3.8 The general aim of design against crime is to allow surveillance of the development, and therefore increased security, by the occupiers of the development themselves. This can be achieved by avoiding alleyways between buildings, or to the rear of buildings and other dark places or areas of a building where people might hide. Windows from both commercial and domestic developments should provide clear views of parking and the public areas of a development. Criminals are less likely to act where it is feared they could be overlooked. To aid surveillance of a development, general public and private areas should be clearly defined. This can be done by changes in surface materials, landscaping and or fencing. Private areas particularly to the rear of dwellings should be made secure by the use of walls or fencing and landscaping. The design of buildings should avoid low flat-roofed areas that could provide easy access to first floor windows etc. Finally, consideration should be given to adequate lighting of open areas and the entrances to buildings to provide security at night.

3.8a Development includes not only buildings, but also the stationing of caravans and mobile homes. A reference for the definition of a "caravan" is contained in paragraph 4.39 of the Green Belt Chapter.

Sunlighting And Daylighting Throughout The District

POLICY GC2

Throughout the District the Council will seek to ensure:

(i) that the design and layout of proposed buildings and extensions to existing buildings enables adjoining land or buildings to be protected from significant loss of sunlight and daylight.

and

(ii) that sufficient sunlight and daylight reaches into, between and around proposed buildings and extensions to existing buildings.

Where either of these criteria are not met, planning permission will be refused.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

This Policy also relates to caravans.

3.9 Government advice is that design is a material consideration and that the relationship of a building to its surroundings including such factors as sunlight and daylight should be considered by planning authorities in reaching their decisions. In the interests of public health and amenity it is important that new buildings and extensions do not deprive existing buildings or land of sunlight or daylight to a significant degree. For the same reasons, new buildings and extensions should also have adequate sunlight and daylight reaching into, between and around them. This will be judged in each case having regard to the orientation of the development and its relationship to any adjoining buildings. Reference may be made to the Building Research Establishment Report, "Site Layout Planning for Daylight and Sunlight", 1991, or any such document as may replace it.

PPG1. (Revised) General Policy and Principles. February 1997.
Paragraphs 13 and 14.

Site Layout Planning for Daylight and Sunlight. Building Research Establishment Report. 1991.

3.9a Development includes not only buildings, but also the stationing of caravans and mobile homes. A reference for the definition of a "caravan" is contained in paragraph 4.39 of the Green Belt Chapter.

Protection Of Amenities Throughout The District

POLICY GC3

In considering proposals for development throughout the District, the Council will seek to achieve good standards of amenity for the future occupiers of that development and to protect the amenities enjoyed by the occupants of existing adjoining and neighbouring properties.

Where amenities are impaired to a significant degree, planning permission will be refused.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

This Policy also relates to caravans.

3.10 The protection of amenity, ie. pleasantness of place, is a material consideration according to Government advice. "Amenity" has a number of aspects as set out in the following paragraph. All are important environmental concerns which directly affect the quality of life and public health. They therefore require careful consideration. Planning applications for all types of development will be assessed for the potential impact on the adjoining area of the characteristics of the proposed development itself and its relationship to its surroundings. To be acceptable, any proposed development should be compatible with adjoining development in terms of its physical characteristics including the nature of the use.

PPG1. (Revised) General Policy and Principles. February 1997.
Paragraphs 13, 14, 50, 51 and 64 and Annex A. Paragraph A1.

3.10a Development relates to buildings, engineering or other operations and material changes of use. The definition of "building" includes other structures or erections, for example, floodlights. The amenities of a property may differ with their location, but can be affected by new development on a neighbouring property. Even within a proposed development, an aspect of that development could affect the amenities of new occupiers. The amenities of residential properties are particularly important as occupiers spend much of their non working time there. The Council is concerned that the occupiers of properties are protected from unreasonable visual intrusion, loss of privacy, overlooking, obtrusive development, and disturbance from activity. The Council will also seek to resist the loss of amenities to properties and risks to health arising from noise, vibration, smell, fumes, or any other pollutants caused by a new development. These matters are covered by Policies GC7, GC8 and GC9, to which reference should also be made.

3.10b Development includes not only buildings, but also the stationing of caravans and mobile homes. A reference for the definition of a "caravan" is contained in paragraph 4.39 of the Green Belt Chapter.

3.10x In the three District Shopping Centres and six Local Shopping Centres, it is important to encourage vibrant town and village centre environments and the retention of key town centre uses. The centres contain a substantial residential element mixed in amongst shopping and service facilities and moreover, the shopping centres of Amersham Old Town, Chalfont St Giles, Chesham and the High Street, Great Missenden contain Listed Buildings and fall within designated Conservation Areas. The Council aims to achieve a reasonable balance between amenity considerations and the provision of a diversity of uses including retail, restaurants and other uses

appropriate to shopping centres. Having regard to these aims, in considering individual planning applications within such areas, the Council will carefully balance and weigh considerations relating to amenity and land use change. The three District Shopping Centres are, in order of size, Chesham, Amersham on the Hill and Chalfont St Peter, and the six local centres are, again in order of size, Amersham Old Town, Great Missenden, Little Chalfont, Chalfont St Giles, Prestwood and Holmer Green.

Landscaping Throughout The District

POLICY GC4

Existing established trees and hedgerows in sound condition and of good amenity and wildlife value - together with any other existing landscape features of the site which are an important part of its character, such as ponds, should be retained and should be shown on the submitted plans.

In appropriate cases, planning applications should include landscaping proposals suitable for the development proposed and the characteristics of the site, including details of any service runs and/or changes in ground level.

Wherever possible the additional landscaping should enhance existing features of wildlife interest and planting should use native trees, shrubs, herbs or grasses where appropriate for the site.

Planning applications which do not meet the above criteria, will be refused.

This Policy applies throughout the District.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

3.11 Landscaping contributes significantly to the provision of an attractive setting for buildings and other development. It also helps to integrate development with its surroundings and can have nature conservation value. Landscaping is an important feature of any development. Government advice is that the landscape design is of equal importance to the design of buildings and other development and will therefore be a material consideration in any planning decision.

PPG1. (Revised) General Policy and Principles. February 1997.
Paragraphs 13 & 14 and Annex A. Paragraph A1.

3.12 In addition to trees, hedges, shrubs and grassed areas, the term "landscaping" includes the provision of walls, fences, paved areas, and other forms of hard surfacing and planting containers. These may be required on certain developments depending on the characteristics of the site and the locality in which it is situated. The landscaping proposals should take into account statutory undertakers services and avoid the planting of trees and shrubs where roots would have a detrimental effect on those services.

3.13 Recently constructed development, especially housing, can look seriously out of keeping when exotic species are used for landscaping. This is especially true of some cypresses. In the countryside, in particular, exotic species may look out of place and adversely change the character of the established rural scene. Use of such species should therefore normally be avoided.

BS 5837 : 1991
Guide for Trees in Relation to Construction.

3.14 On the other hand, the visual impact of proposed development can often be effectively minimised by the retention of as much as possible of any existing tree and hedgerow features of good amenity and wildlife value and by the use of native species in landscape designs, which complement those features. The Council will therefore generally require developers to use native species where appropriate for the site in terms of its physical conditions and the existing character of the street scene or landscape in the vicinity of the site. In parts of the built-up areas and in the villages, it is accepted that the use of non-native species may be preferable depending on the physical characteristics of the site and its surroundings. Generally there will be a preference for the use of hedges rather than walls or fences, and attention should be paid to the choice of species of tree suitable for the space

Landscaping of a housing scheme - Appleton Close, off Yarrowside, Little Chalfont

available. The Council will provide details of native plants appropriate for use in landscaping schemes, to developers on request.

3.14a To assist with the assessment of planning applications, site plans should show the positions and species of all existing trees, and identify those to be retained and those to be felled in relation to existing and proposed buildings. Retained trees will need to be a reasonable distance from buildings, so as not to cause overshadowing or damage by branches or roots. Otherwise these problems give rise to subsequent requests for removal by occupiers. In appropriate cases, details of the landscaping proposals,

together with the positions of any on site services, e.g., water pipes, sewers and electricity cables and details of any alterations in ground levels should also be provided. Areas for proposed tree planting should also be shown so that the prospects for healthy growth may be assessed. In relation to both retained trees and new planting, the Council will require adequate space for normal crown development and the natural growth of root systems. Further guidance is contained in a British Standard.

3.14b Some development sites will include existing landscape features such as ponds which are part of the established character of the site and may be worthy of retention for their amenity and/or wildlife interest. The Council will resist the loss of such features and expect them to be incorporated in any landscaping proposals for the site.

Conditions in Planning Permissions

3.15 Conditions may be included in planning permissions referring to the retention of existing trees and hedgerows and requiring landscaping to be provided and maintained for a specified period to enable trees and shrubs to become established, thereby ameliorating the effects of new development on the existing character of the area. Conditions are likely to involve the submission of detailed plans showing existing and proposed landscaping. With regard to trees, reference should also be made to the chapter on Trees and Woodlands, paragraphs 14.5 to 14.14 and Policies TW1 to TW4.

~~Development On The Skyline Throughout The District~~

~~POLICY GC5~~

~~Throughout the District the Council will not permit development on the skyline unless it is satisfied that such development will not be visually obtrusive and disruptive to existing views.~~

~~This Policy does not apply in the case of developments covered by Policy TD1 in the Telecommunications Chapter.~~

~~Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.~~

~~3.16 In both the urban and rural areas of the District, some development proposals may be prominent on the skyline when viewed from a distance. The Council will be concerned that such development does not intrude upon skyline views in an obtrusive manner, but integrates well into the townscape or landscape.~~

~~3.17 In the countryside, and in the Chilterns Area of Outstanding Natural Beauty and other areas with special landscape qualities in particular, the Council will generally expect buildings and other development to be sited so as not to impinge upon skyline views, in order to conserve the established character of the landscape. Siting amongst, or immediately adjoining, existing~~

development on the skyline may be permitted where the proposed development does not significantly alter the existing view.

3.18 In considering the potential effect of proposed development on skyline views, the Council will have regard to the possibilities for landscaping to assist visual integration in the setting and will apply Policy GC4 as relevant to each planning application.

3.19 The considerations relating to Telecommunications development are the subject of specific Government advice and accordingly there is a separate chapter in the Local Plan to which reference should be made.

PPG8.(Revised). Telecommunications. December 1992.

Requirements Of Statutory Authorities And Similar Undertakings Throughout The District

POLICY GC6

All proposed development throughout the District should comply with the requirements of the Statutory Authorities and similar undertakings who provide water, sewerage, electricity, gas, telephone and drainage services.

Development will not be permitted unless foul sewers and sewerage treatment works of adequate capacity and design are available or will be provided in time to serve that development.

Development which increases the requirement for water will not be permitted unless adequate water resources either already exist or will be provided in time to serve the development and without deterring existing uses.

If necessary the Council will include a condition in any permission granted to phase a development to ensure that adequate water supply and/or sewerage provision exists before the development is commenced.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

3.20 Many development proposals involve consents from authorities other than the Council and most will involve issues that are of interest to other regulatory authorities and statutory undertakers who are responsible for the provision of various services in the District. Early consultation with the appropriate authorities and undertakers can help to prevent unnecessary delays or refusals of consents for unacceptable development proposals or designs. Government guidance advises Local Planning Authorities to take account of the needs of statutory undertakers in their development plans. This guidance also states that the capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of development plans and will be a material consideration in making planning decisions. The Structure Plan also refers to the need for new development to be linked to the availability of infrastructure. The Council will therefore consult and liaise with statutory authorities and similar undertakers on a regular basis and will seek to ensure that developers who approach the Council are aware

PPG1. (Revised) General Policy and Principles. February 1997. Paragraphs 50 and 51.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraphs 5.22 to 5.25, 5,37 and 6.20.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy IN1

of the desirability of early consultation with these organisations regarding their development proposals and designs.

Responsibilities of the Environment Agency

3.21 The Environment Agency was formed on 1st April 1996 and merged the responsibilities of the National Rivers Authority, Her Majesty's Inspectorate of Pollution and the Waste Regulation Authorities. The Agency is a non - departmental public body responsible for the environmental protection of water, air and land. It adopts across all its functions, an integrated approach to environment protection and enhancement. The Environment Agency has a responsibility to manage the total water environment and therefore has a duty to protect and enhance both surface and groundwater. This involves the maintenance and enhancement of water quality, the conservation of water resources, the provision of effective flood defence, improving, maintaining and developing fisheries, promoting and furthering conservation, regulating navigation and generally promoting water based recreation of all types. The District Council has some responsibilities for land drainage as explained in paragraph 15.9 of the Nature Conservation chapter. The Environment Agency is in the process of producing Local Environment Agency Plans (LEAPS). These plans seek to plan and manage the environment in an integrated manner to work towards achieving Sustainable Development. The process involves participation and action from many external organisations and the Council will be fully involved in the preparation of these Plans.

Water Supply

3.22 Within Chiltern District, water supply is provided by Three Valleys Water Services plc (TVWS). The Company is required by the Office of Water Services and the Drinking Water Inspectorate to maintain a mutually agreed level of service. Within the Chiltern area there have been particular localities that have had supply problems and have in the past, fallen below these service levels. These localities include: Botley; Chesham Bois; Prestwood and Beacon Hill, Penn. These areas remain sensitive to further development in the short term. Three Valleys Water Services plc is at present addressing existing and potential problems throughout its supply area and will maintain service provision in all areas.

3.23 In the near future particular attention will be paid to planning applications in the Botley, Chesham Bois, Prestwood and Beacon Hill areas and close liaison will be maintained with TVWS. With regard to planning applications for all types of development, the Council will always need to be satisfied that a reasonable standard of water supply can be maintained if further development takes place and will, therefore, if necessary, include a condition in a planning permission to phase development to ensure that adequate supply can be provided before that development is commenced. Government advice states that phasing of a development may be justified by considerations relating to infrastructure.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraph 5.39.

Sewerage and Sewage Treatment

3.24 Thames Water Utilities Ltd (TWUL) is responsible for sewerage and sewage treatment in Chiltern District. Potential housing development in the District covers three sewerage and treatment catchments, ie., Chesham, Maple Lodge, Herts and Little Marlow, Bucks.

3.25 There is currently adequate capacity in the Chesham and Little Marlow sewerage systems and at the treatment works for the potential housing developments identified in the Schedule of Identified Housing Sites.

3.26 Potential housing developments within the Maple Lodge sewerage system (ie., Prestwood, Holmer Green, Amersham, Chesham Bois, Little Chalfont, Chalfont St Giles, Seer Green and Chalfont St Peter) are currently subject to some constraint, unless they are small developments, depending on the available capacity in the trunk sewer at the time of the application. This situation is caused by the cumulative effects of the planning permissions already granted and could be worsened by an unknown number of infill developments as well as the potential housing developments in the Local Plan. However, measures are currently being taken to reduce problems in this system and increase the capacity of the main sewer which should solve the current capacity problems.

3.27 With regard to planning applications for all types of development, the Council will need to be satisfied that further development does not overload the sewerage infrastructure. Where necessary, the Council will seek either to include a condition to phase development or may refuse development for reasons of prematurity, to ensure that adequate capacity can be provided before development proceeds. This will ensure that sewerage flooding, a public health risk or environmental pollution, would be avoided. This approach is supported by the Government who wish to prevent harm to the environment caused by premature development overloading the existing infrastructure.

PPG12. Development Plans and Regional Guidance. February 1992. Paragraph 6.20.

Gas, Electricity and Telephone Supplies

3.28 Gas supplies in the District are provided by British Gas (Eastern) and (North Thames). Electricity supplies are provided by Eastern Electricity PLC and Southern Electricity PLC, and British Telecom and Mercury provide telephone services. The Council will consult with these organisations in the consideration of planning applications and take their requirements into account in decision making.

Telecommunications

3.29 The telecommunications requirements of new developments are covered in the Telecommunications Chapter, paragraph 17.22.

Noise-Generating Developments Throughout The District

POLICY GC7

Noise-generating development will not be permitted where the noise levels and/or the noise characteristics which would result from that development would cause an unacceptable degree of disturbance to the occupants of any residential or other noise-sensitive development in the vicinity of the application site.
Noise includes vibrations.

Noise-sensitive development includes housing and other types of residential accommodation, hospitals, schools and colleges and any other development where the occupants would be particularly sensitive to disturbance by noise.

The Council will also not permit any potentially noisy developments which would adversely affect the quiet enjoyment by visitors of:

a) areas which have remained relatively undisturbed by noise nuisance and are valued for recreation and amenity for this reason.

and/or

b) areas of established importance for nature conservation as defined in Policy NC1.

and/or

c) areas containing identified features of historic heritage value, ie., archaeological sites, Buildings of Special Architectural or Historic Interest, Conservation Areas, Parks and Gardens of Special Historic interest.

Noise levels and characteristics will be assessed having regard to the advice in Planning Policy Guidance, PPG24, Planning and Noise, September 1994, Annexes 1, 2 and 3, to British Standards and Codes of Practice as listed in Appendix 1 in this Local Plan and to other published sources to which reference may be made in an individual case.

Reference may also be made to Annexes 5 and 6 of PPG24, Planning and Noise, September 1994, in connection with the specification of conditions.

Where planning permission is granted, conditions may be imposed to control the effects of noise and may relate to the sound insulation of any building, the nature of activities and the hours of operation, maximising the containment of noise within buildings, the control of noise arising from external plant or vehicle movements and specifying the maximum ambient noise levels at the boundaries of the development site.

Where development is acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

Residential And Other Noise Sensitive Development In Areas Of High Noise Levels Throughout The District

POLICY GC8

The Council will not accept proposals for residential and other noise-sensitive development in areas which are, or are expected to become, subject to high noise levels and/or disturbing noise characteristics unless, in exceptional cases, conditions can be imposed in the granting of planning permission which would achieve mitigation of the effects of that noise and reduce it to acceptable levels within the application site.

Noise-sensitive development is as defined in Policy GC7.

Noise levels and characteristics will be assessed as set out in Policy GC7, and reference may also be made to Annexes 5 and 6 of PPG24, Planning and Noise, September 1994, in connection with the specification of conditions..

Where development is acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

Policies GC7 and GC8

3.30 Most people will be aware of disturbance from noise at certain times and in particular places. Noise, produced by traffic and industrial premises can be a major source of nuisance and in some cases prejudicial to health. Also, certain sports activities can create noise or attract large crowds which can themselves cause disturbance and some other recreational activities can be noisy. It is in the home where this intrusion is probably most resented. The Government advocates that Development Plans should include policies to protect and enhance the environment including the limitation and reduction of noise nuisance.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraph 6.18.

3.31 As a general approach, noise-sensitive developments should be located away from existing sources of significant noise and potentially noisy developments should be located in areas where noise is not such an important consideration or where its impact can be minimised. It is recognised that in some areas this approach will not always be achievable and in assessing applications and weighing up various considerations, the Council will need to take into account whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise through the use of conditions or planning obligations.

PPG24. Planning and Noise. September 1994. Paragraphs 5, 2 and 1.

3.32 The Structure Plan includes policies to give protection from noise intrusion, particularly for noise sensitive uses and the Council proposes similar policies.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy P2.

Policy GC7

3.33 Government policy requires a reasonable balance to be struck between allowing development which will generate noise but also provide jobs and ensuring that such development does not cause an unacceptable degree of disturbance. The use of conditions may often assist this process. Where the Council is proposing to grant planning permission subject to conditions, the Council will aim to ensure that such conditions are necessary and reasonable in all respects with the objective of minimising the adverse impact of noise without placing restrictions on development or adding to the costs and administrative burdens on business unreasonably. In considering planning applications, the Council will as appropriate have regard to Policy GC7 and other material considerations which may include any lawful use of the site, and of the prevailing noise climate. In assessing the impact of noise, the character of noise, as well as its level, needs to be considered. For example, sudden impulses, irregular noise or noise which contains a distinguishable continuous tone, will require special consideration. Noise includes vibrations, which may be airborne, or through ground or water. Noise from sport, recreation and entertainment will depend to a large extent on the frequency of use and the design of facilities. More detailed advice on factors to consider in relation to major noise sources is given in Annex 3 of PPG24.

PPG24. Planning and Noise. September 1994. Paragraphs 1, 5, 10, 11, and 21. Annex 3.

3.34 The definition of "noise-sensitive development is based on Government advice in PPG24.

Planning and Noise. September 1994. Paragraph 6.

3.35 The control of noisy developments also extends to protect areas which have remained relatively quiet and therefore have high recreational and amenity value. Such areas will vary in character and could include many parts of the open countryside including the Chilterns Area of Outstanding Natural Beauty, a highly acclaimed national asset which justifies special protection. Public and private open spaces in the towns and villages together with the amalgamated areas of the back gardens of residential properties, equally have a high amenity and recreational value which should not be distracted from by sources of intrusive noise. Specific types of areas are also considered worthy of protection from excessive noise which would be disruptive to the intrinsic qualities which visitors have come to enjoy. Notable wildlife sites and areas containing valuable features of the historic heritage are in this category. Further information about these is contained in the chapters on Nature Conservation and Historic Heritage.

PPG24. Planning and Noise. September 1994. Paragraphs 5, 20 and 21.

3.36 Advice on acceptable noise levels for various land uses in relation to such noise sources as roads, aircraft and industrial and commercial premises, is given in Government Guidance PPG24 on "Planning and Noise". This advice will be used by the Council in the assessment of planning applications and in specifying conditions.

PPG24. Planning and Noise. September 1994. Paragraphs 8, 9 & 11. Annexes 1, 2, 3, 5 & 6.

3.37 Government advice advocates the use of conditions to enable desirable developments to proceed where it would otherwise be necessary to refuse permission. The type and range of conditions relating to noise will be carefully assessed in each case having regard to the characteristics of the proposal and the locality in which it would be situated. A number of measures can be introduced to control the source of, or limit exposure to noise and these can be specified in conditions. Again, more detailed advice is contained in PPG24.

PPG24. Planning & Noise. September 1994. Paragraphs 7, 13 to 19 (Incl) Annex 4.

3.38 The generation of noise will be one of a number of considerations in assessing a planning application. Depending on the development proposed, other Policies in the Local Plan will be relevant and reference should be made to them and their accompanying reasoned justifications.

Policy GC8

3.39 This Policy incorporates Government policy as expressed in PPG24, which is to plan for separation of noise-sensitive development from areas which are, or are expected to become, subject to unacceptably high levels of noise because of the disturbance to occupants and possible damage to health. Again, it is recognised that such separation is not always possible and careful consideration will need to be given to potential mitigating measures to test whether noise could be brought within reasonable limits. More detailed advice is given in PPG24.

PPG24. Planning & Noise. September 1994. Paragraphs 5, 12 and 13. Annex 3.

3.40 Paragraphs 3.34, 3.36, 3.37 and 3.38 are also relevant to the explanation and justification of Policy GC8.

Noise Measurement and Consultation

3.41 The measurement of noise is a specialised and highly technical matter. The Council therefore employs specialist staff in its Environmental Services Department. To ensure that the Local Plan policies to control noise can be successfully implemented, detailed consultation will take place on planning applications where noise emission is a significant factor. Advice from the Environmental Services Department is likely to be incorporated as conditions in any planning permission which may be granted.

Other Controls Over Noise

3.42 The control of noise from existing activities is often outside the scope of the Town and Country Planning Act, but action may be taken under other legislation administered by the Environmental Services Department. Nevertheless, excessive noise has a direct effect on the quality of the environment, and the Planning Department will therefore continue to assist the Environmental Services Department with the aim of resolving any problems which occur.

Traffic Noise

3.43 Traffic provides a major source of nuisance from both noise and exhaust fumes. The District Council will therefore support any measures the County Council may take as the Local Highway Authority to reduce traffic in residential areas in line with Structure Plan Policy TR1. However, control of pollution in the form of exhaust fumes remains outside the direct control of the District and County Councils.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy TR1A.

Prevention Of Pollution Throughout The District

POLICY GC9

Throughout the District, the Council will not grant permission for any development likely to generate unacceptable levels of air, water or ground pollution or give rise to pollution problems resulting from the disturbance of contaminated land.

The Council will also refuse any development that would be in close proximity to existing sources of pollution.

In appropriate cases the Council will positively support proposals for the alleviation of pollution.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

This Policy does not relate to noise, which is the subject of Policies GC7 and GC8.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraph 6.18.

PPG23. Planning & Pollution Control. July 1994. Paragraphs 1.10, 1.11, 1.12, 1.31, 1.33, 3.2, 3.3. Chapter 4.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies P1, W1, and W2.

3.44 Some developments can have an unacceptable effect on the local environment because they produce pollution. Pollution can be of many types, some will be air pollution such as smell, smoke, fumes, soot, ash, dust or grit, others will be ground or water pollution through use of chemicals and solvents etc. These types of pollution can have a detrimental effect on the health and amenities of nearby communities and on wildlife. Therefore, pollution generating developments will be resisted by the Council unless the types of pollution can be reduced by other means. This Policy is supported by Government Guidance and by policies in the Structure Plan. Noise pollution is covered by Policies GC7 and GC8.

PPG23. Planning & Pollution Control. July 1994. Paragraphs 1.32, 2.12, 2.19, 3.2., 3.3. Chapter 4.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy P1.

3.45 In some parts of the District potentially polluting forms of development already exist. These developments are often long established and are potentially sensitive. Therefore the Council will restrict any proposed development which would be in close proximity to an existing development where it is considered the health and amenities of the new occupiers could be at risk. This Policy is supported by both the Structure Plan and by the PPG on Planning and Pollution Control, which states that Local Plan Policies should take account of the need to separate potentially polluting and other land uses to reduce conflicts and to protect the natural environment.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraph 6.19.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies W1 and W2.

3.46 Government guidance is that the protection of groundwater resources is an important factor to which attention should be paid in development plans. The Structure Plan also contains policies which aim to protect various water sources from pollution. Much of Chiltern District overlies important groundwater resources contained within chalk and gravel aquifers. Some land use activities incorporating, for example, discharges to soakaways, inappropriate storage of chemicals, development on contaminated sites can result in pollution of groundwater. The District also contains two river systems, the River Chess and the River Misbourne, which are important as sources of water, provide valuable wildlife habitats and contribute to the character of the District's landscape. This Council will therefore support any measures the Environment Agency may take to protect and manage these resources and will take into account guidance within the National Rivers Authority document "The Policy and Practice for the Protection of Groundwater" (1992).

Protection From Flooding In The Areas As Defined On the Proposals Map And Throughout the District

POLICY GC10

The Council will not permit further development, intensification of existing development, or the raising of land levels in areas at risk from flooding as shown on the Proposals Map. Exceptionally, where development is permitted in areas at risk from flooding, appropriate flood protection measures will be required.

The Council will not grant permission for development outside the floodplain which would increase the risk of flooding downstream due to additional surface water run-off. Exceptionally, if such development is to be permitted, it must include appropriate run-off attenuation measures.

This Policy applies both in the areas as defined on the Proposals Map in respect of areas liable to flooding and throughout the District for development outside the floodplain.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

3.47 Some areas within the District may be subject to flooding in certain circumstances. The floodplain areas adjacent to the River Chess have been identified by the Environment Agency on a map held at the Council offices. Developments within these areas may be at direct risk from flooding. Development in these areas may reduce the capacity of the available floodplain or impede the flow of flood waters, thereby increasing the risk of flooding elsewhere. Development in existing urban areas outside the floodplain can also cause flooding, erosion and pollution problems downstream by increasing run-off from impermeable surfaces, such as roofs and paved areas. The Council's policy is supported by the Structure Plan which contains a similar policy on the protection of flood plains. Government guidance also supports the inclusion of such a Policy in a Local Plan.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies W5 and W6.

PPG12. Development Plans and Regional Guidance. February 1992. Paragraph 6.18.

Water Abstraction Throughout The District

POLICY GC11

Throughout the District the Council will not permit any development with a requirement for the abstraction of water from a river, water table, aquifer or other ground-water source which will significantly reduce the flow of water to the detriment of water quality, wildlife and amenity.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

3.48 The Environment Agency aims to safeguard the total river environment including the quantity and quality of water supply whether on the surface or underground. This aim is supported by the Council as part of its concern to achieve good environmental quality. It is also supported by the County Council in its Structure Plan and by Central Government in Planning Policy Guidance. Rivers and aquifers are important sources of water supply for people, wildlife, industries and agriculture. Adequate flows of water must be maintained to ensure reasonable water quality (to dilute and dispose of effluent and chemical pollution from fertilisers and insecticides), to sustain wildlife and avoid adverse effects on the environment generally. A flow of water is also important to maintain the attractive appearance of a watercourse. A river without an adequate flow of water will soon lose its amenity value and start to become overgrown. In most cases water can only be abstracted under licence from the Environment Agency, the terms of the licence controlling how much water can be abstracted and how often. It is recognised by the Environment Agency that low flows in the River Misbourne are being reduced by excessive but authorised abstraction from the catchment, for public water supply. A scheme to alleviate this problem is currently being promoted by the Environment Agency, Thames Water Utilities and Three Valleys Water Company with a target date for implementation of 1998.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy W1.

PPG12. Development Plans and Regional Guidance. February 1992. Paragraphs 6.17-6.20.

Protection Of River Character - Rivers Chess And Misbourne

POLICY GC12

Any development which will detrimentally affect the character of the District's rivers, river banks or land in the vicinity of a river, particularly where the development impinges visually on the riverside landscape, will not be permitted. The term "river" includes any adjoining marshland, or other related water feature.

This Policy applies to the River Chess and River Misbourne.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

3.49 The Structure Plan contains a policy to protect river character which states that development which harms water environments especially rivers should not normally be permitted. This is in accordance with national policy which requires development plans to include policies to protect the environment. In furtherance of such policy, both the Council and the Environment Agency are concerned to conserve and enhance the water environment. The District's rivers, the Chess and the Misbourne, are important elements of this environment valued for their contribution to the local landscape, to visual amenity as distinctive features in themselves and for their special nature conservation interest in providing water-based habitats for all kinds of wildlife and thus diversity within the District. The Council will assess any development which directly affects a river's course or is in close proximity to it, with these aspects in mind. Where appropriate, reference will also be made to Policies LSQ1 and NC1.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy W2.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraphs 5.9 & 6.17.

Hazardous Substances Consent Throughout The District

River Misbourne towards Little Missenden
Character Worth Protecting

POLICY GC13

When an application for Hazardous Substances Consent is made, the Council will consider whether the proposed storage or use of the hazardous substance is appropriate in the proposed location in terms of the risks to the health and safety of people living in the surrounding area and the wider implications for the District's communities.

If the storage of a hazardous substance is considered to be unsafe the application will be refused.

This Policy applies throughout the District.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

The Planning (Hazardous Substances) Regulations 1992. Schedule 1.

3.50 Since 1st June 1992, the Planning (Hazardous Substances) Act 1990 has required Hazardous Substances Consent to be obtained for the presence of a hazardous substance in an amount at or above its controlled quantity. The Planning (Hazardous Substances) Regulations 1992, specify the hazardous substances and controlled quantities for the purposes of the consent requirement, provide for certain exceptions and set out the procedures for obtaining consent and for enforcement. The controls give the Council, as Hazardous Substances Authority, the opportunity to consider whether the proposed storage or use of a significant quantity of a hazardous substance is appropriate in a particular location, having regard to the risks arising to persons in the surrounding area and the wider implications for the community. The Council's Policy is in accordance with the Structure Plan Policy for Hazardous Developments. The Health and Safety Executive will, together with other relevant organisations, be consulted on every application for Hazardous Substances Consent.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy P4.

3.51 These planning controls complement, but do not override or duplicate the requirements of the Health and Safety at Work etc Act 1974 and its relevant statutory provisions (defined at Section 53 of that Act) which are enforced by the Health and Safety Executive. Even after all reasonably practicable measures have been taken to ensure compliance with the requirements of the 1974 Act, there will remain a residual risk of an accident which cannot entirely be eliminated. The controls ensure that this residual risk to persons in the surrounding area is properly addressed by the land use planning system.

3.52 Certain sites and pipelines are designated as notifiable installations by virtue of the quantities of hazardous substance stored, used or transported being such that the installation is subject to: The Planning (Hazardous Substances) Regulations 1992 and/or Regulations 7-12 of the Control of Industrial Major Hazards Regulations 1984 (as amended) and/or The Notification of Installations Handling Hazardous Substances Regulations 1982. In accordance with the Department of the Environment Circular 11/92, The Health and Safety Executive will be consulted, as appropriate, about any proposed developments in the vicinity of notifiable installations.

3.53 The Council has been able to exercise a degree of control over the presence of hazardous substances through the development control system where such presence has been directly associated with a proposed development. But there are situations in which hazardous substances may be introduced onto a site, or used differently within it, without there being any associated development requiring planning permission. The requirement to obtain Hazardous Substances Consent fills these gaps in existing planning controls by enabling specific control to be exercised over the presence of hazardous substances whether or not associated development is involved. The Council will be able to decide whether, in the light of the residual risk, and having regard to existing and prospective uses of a site and its surroundings, the proposed presence of a hazardous substance is an appropriate land use of that site. If the storage or use of a substance is considered appropriate the consent granted will specifically state the site to which it relates and the amount and type of each substance that could be stored on the site.

3.54 Further provisions under the Act enable the Council as Hazardous Substances Authority to revoke or modify a consent if it considers a material change of use in the land, or other significant change on the land, the subject of the consent, has taken place. Any decision to revoke or modify a consent will be considered under the same criteria as listed in the Policy. The Council also has the power to issue contravention notices where substances covered by the Act are stored on land without consent. Where such notices are issued enforcement procedures may be carried out to ensure compliance with the Notice. The County Council is the Hazardous Substances Authority in respect of the use or storage of a hazardous substance on a mineral or waste site.

The Planning (Hazardous Substances) Act 1990.

3.55 Where the proposed storage or use of a hazardous substance is associated with a development proposal, two separate applications and approvals will be necessary. The Council and developers will normally wish to ensure that related applications for Hazardous Substances Consent and for planning permission are dealt with together.

Access For Disabled People To Developments Used By The Public Throughout The District

POLICY GC14

Throughout the District the Council will require that all new buildings and associated development to which the public has access are provided with suitable external facilities for disabled people as set out in the Policy, insofar as it is in the circumstances both practicable and reasonable.

Car parking provision should be made in accordance with the Council's adopted Vehicle Parking Policy and Standards as set out in Policies TR11 and TR16, and the development should incorporate suitable facilities for disabled people to obtain access from adjacent public highways into and between buildings, and between buildings and car parks.

Where planning permission is sought for the change of use or extension of an existing building to which the public has access, the Council will also require appropriate provision to be made for disabled people as set out in the second clause of this Policy.

Conditions to ensure the provision of external facilities for disabled people will be included in any planning permission granted.

Where development is acceptable in accordance with this Policy, planning permission will be granted provided that other Policies in this Local Plan would also be complied with.

3.56 Where buildings will be open to the public, the provision of suitable external facilities for disabled people will be one of the factors taken into account by the Council in deciding whether to grant planning permission. In exercising its responsibilities for controlling development, the Council will be concerned that any person providing offices, shops, railway premises, factories, educational buildings and other buildings or premises to which the public are admitted, makes adequate provision for disabled people with regard to means of access and car parking. This aim is supported by Government planning guidance.

PPG1. (Revised) General Policy and Principles. February 1997.
Paragraphs 33 & 34.

3.57 There are a wide variety of disabilities. The definition of disabled people can include those suffering from physical disabilities such as strokes and old age; sensory impairments such as blindness, partially sighted and deafness; people in wheelchairs. Although not strictly disabled, people with prams and pushchairs, pregnant women or those carrying heavy parcels, also benefit from works to improve access for the disabled.

3.58 The planning of spaces around new buildings to which the public will have access may be particularly important in ensuring accessibility for disabled people. According to the circumstances appropriate provision may include suitable access to building entrances from adjoining streets and setting-down points (for example, dropped kerbs and a level or ramped approach facilitating wheelchair access); signposting to suitable car parking spaces for disabled people who will use the building (see the Transport Chapter) and signposting of the route to an entrance accessible for disabled visitors. The provision of disabled car parking spaces close to the access to a public building is also an important consideration to facilitate disabled access. Such provision will normally be required, and must form part of any planning application made. The Council interprets the term "offices" as meaning development within Use Classes A2 or B1 of the Town and Country Planning (Use Classes) Order 1987.

Transport Chapter.
Policy TR16.
Parking and Manoeuvring Standards.

Parking space for drivers with disabilities

3.59 In some cases the Council may impose conditions to ensure that external access provision is made. In considering conditions, the Council will be mindful that provision for disabled people may be constrained by what is practicable, from a technical point of view. Scope for an applicant to meet the needs of disabled people fully may be particularly limited when planning permission is sought for alterations or a change of use of an existing building. Nevertheless, even minor access improvements can be of great benefit to disabled people and such improvements will be sought where practicable.

3.60 Wherever appropriate, the Council will make applicants aware of their statutory obligations under the Chronically Sick and Disabled Persons Act 1970 and the Disabled Persons Act 1981, and will draw their attention to the British Standards Institution's Code of Practice for Access for the Disabled to Buildings (BS 5810 : 1979) and the Access Committee for England's "Design Guidance Notes for Developers" (1987). In accordance with the advice in Circular 10/82, "Disabled Persons Act 1981", the Council has nominated an Access Officer whose role is to give advice to developers and the public about design matters so that the needs of disabled people can be met. In addition the District Council has published a guide relating to the provision and design of facilities.

Various sources of legislation and advice as referred to in paragraph 3.52.

"Design Guidance for Disabled People Outside and Inside Non-Residential Buildings. (Chiltern District Council Planning Advice Note 2). Published 1992.

New Temporary Buildings Or Temporary Use Of Land Or Existing Buildings Throughout The District

POLICY GC15

The Council will grant planning permission for new temporary buildings, or the temporary use of existing buildings or land, provided that all the following criteria are met:

(i) the proposed building or use of land would not significantly adversely affect the amenities of the locality around the application site;

(ii) existing car parking spaces and manoeuvring and servicing areas within the application site would be retained;

(iii) additional car parking spaces in accordance with the Council's adopted standards as set out in Policy TR16 in the Transport Chapter would be provided to serve the proposed development for the period during which the temporary building or temporary use of land is required;

(iv) other Policies in the Local Plan would be complied with.

Where a proposal is acceptable in terms of the above criteria, temporary planning permission will be granted where the applicant requests such a permission, or the Council considers that the circumstances relating to the site might change, or a trial run is required to assess the effect of the development on the area.

If the temporary building or land use continues to be required after a temporary permission has expired, further applications will be considered on the basis that a permanent building or use of the land is sought.

Conditions will be attached to any temporary planning permission requiring reinstatement of the land or building to its former condition when the permission expires.

This Policy applies throughout the District.

3.61 Sometimes there is a requirement for a new building or an existing building or area of land to be used for a particular activity for only a temporary period. For example, schools often require temporary classrooms until new permanent buildings can be constructed, or a factory or shop needs additional short term storage or office space. In most instances, the need for a temporary rather than a permanent permission relating to the use will be decided by the applicant rather than the Council, as is indicated in Government advice.

Circular 11/95. The Use of Conditions in Planning Permissions. July 1995. Annex. Paragraph 109.

3.62 Although only required for a temporary period, any new building or use of an existing building or land should be environmentally acceptable in

accordance with the General Criteria and their justification and should not involve the reduction of car parking or a servicing and manoeuvring area to below the Council's parking standards as set out in the Transport chapter. There will also be a requirement to provide additional car parking to serve the "new" development for the duration of the planning permission. This is to prevent any possible increase in on-street parking as a result of the loss of existing spaces or the increase in demand for spaces caused by the new building or use. In some cases there may be objections to a temporary building or use, for example, on the grounds that it will conflict with policies in the Green Belt, Area of Outstanding Natural Beauty or a Conservation Area, or cause damage to local amenities. If such objections cannot be overcome by means of attaching conditions to the planning permission, the Council will generally refuse permission.

3.63 Temporary planning permission will only be granted in limited circumstances as set out in the Policy. Government advice states it will rarely be necessary to give temporary permission. Temporary permission will not be given for a use that would be unacceptable as a permanent use of the land, nor will it be given for a building that is clearly designed to be permanent and which would involve major demolition at the end of the permission. The Council will not wish to see the continued renewal of a permission for the temporary use of the land or for the stationing of a temporary building on the land. Temporary buildings in particular can become run down and create an unsatisfactory appearance. If the building or use of the land is required for a longer period, then a permanent permission will be required by the Council and any temporary building replaced by a building of a permanent construction. At the end of any temporary permission the site should be restored to its former state. This is to avoid the possible appearance of derelict buildings or areas of overgrown temporary developments within the District.

Circular 11/95. The Use of Conditions in Planning Permissions. July 1995 Paragraphs 108-113.

Vehicular Parking Provision, Access and Servicing Requirements

3.64 Policies for these aspects of development are included in the Transport Chapter reference should be made to Policies TR3; TR11; TR12; TR15 and TR16.

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4. GREEN BELT

National Policy Context

4.1 A Green Belt is an area of mainly open countryside around a town or city, which is kept open by planning policies preventing most new building within it and so preventing urban sprawl. The most important attribute of a Green Belt is its openness.

PPG2 (Revised), Green Belts. January 1995. Paragraph 1.4.

4.2 The Green Belt concept is a long-established one, forming part of town and country planning policies at national, regional and local level, for over 40 years. The first post-war Government policy statement, on Green Belts, Circular 42/55, was issued by the Ministry of Housing and Local Government in 1955, and much of its content remains valid today. Over the years, a series of Government Circulars, Booklets and Policy Notes have given Local Planning Authorities policy guidance on defining Green Belts and the kinds of development that should be allowed or resisted within them. In general terms,policy has remained remarkably consistent.

4.3 Current Government policy is set out in Planning Policy Guidance PPG2

Open countryside west of Chesham protected from encroachment by the Green Belt

(Revised) , Green Belts, January 1995. This confirms the continued role of Green Belts in planning policy at all levels, emphasises their permanence and reiterates and expands policies for the control of development. PPG2 (Revised) also lists the five purposes of Green Belts, namely:

PPG2 (Revised). Green Belts. January 1995. Paragraph 1.5.

- to check the unrestricted sprawl of large built-up areas;

- to prevent neighbouring towns from merging into one another;

- to assist in safeguarding the countryside from encroachment;

- to preserve the setting and special character of historic towns; and,

- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Regional Policy

4.4 Successive regional policy statements for the South-East and Development Plans for its Counties have therefore included policies to establish and subsequently perpetuate the Green Belt around London. A main principle of the current Regional Guidance issued by the Secretary of State for the Environment in March 1994, is that firm protection will be maintained over the Metropolitan Green Belt and that inappropriate development in the countryside should be resisted. Green Belts remain an essential tool for containing urban sprawl and boundaries should be altered only in exceptional circumstances. Local Authorities should be guided by the advice in PPG2, Green Belts.

RPG9. Regional Planning Guidance for the South East - March 1994.

History of the Green Belt in Buckinghamshire and Chiltern District

4.5 The Green Belt in Buckinghamshire forms part of the Metropolitan Green Belt which encircles London.

4.6 The original Green Belt was first defined in the Greater London Plan of 1944. It extended into Buckinghamshire and included what is now the eastern part of Chiltern District. When the postwar planning legislation came into effect, this same general area was formally designated in the Buckinghamshire County Development Plan, submitted in 1951 and approved in 1954.

4.7 Within the Green Belt new building was very strictly controlled. As a corollary new towns were proposed in the open countryside beyond the Green Belt.

4.8 By the late 1950s considerable pressure for development was occurring in areas beyond the Green Belt as then defined and it was considered necessary to increase its width. Proposals for extending it were submitted in 1958, but not finally approved until 1972. This extension included the remainder of Chiltern District.

4.9 Concurrent with the extension of the Green Belt, further provision was made for development beyond; first by expansions under the Town Development Act of Aylesbury and Bletchley and then by the designation of Milton Keynes New City.

Function of the Green Belt in Chiltern District

4.10 Although no part of the District directly adjoins the boundary of Greater London, it is part of the broad zone of mostly open countryside which holds

expansion of the Capital in check. The most important function of the Green Belt in Chiltern District is to prevent the continued outward growth and eventual coalescence of the towns and villages located within it. The main urban areas of Chesham and Amersham/Chesham Bois are separated by an open zone with an average width of only 230 metres (250 yards); Amersham and Little Chalfont by a gap of 160 metres (180 yards) along the White Lion Road, whilst Chalfont St Giles is just over 500 m from Chalfont St Peter along the A413 at their closest point. In addition, the special character of many settlements or parts of settlements is preserved by Green Belt policies.

Extent Of The Green Belt In Chiltern District

POLICY GB1

The extent of the Green Belt in Chiltern District is as defined on the Proposals Map.

County Structure Plan Policy

4.11 In accordance with Government Policy and the Regional Guidance, the Adopted Buckinghamshire County Structure Plan perpetuates the Metropolitan Green Belt in the south of the County. The Green Belt is to be maintained with an extent broadly corresponding to the boundaries of the existing approved Metropolitan Green Belt, precise boundaries being defined in Local Plans.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies GB1 and GB2.

District Context

4.12 The previous approved County Structure Plan had also required the maintenance of the Green Belt in the south of the County in general terms, but the actual extent and boundaries of the Green Belt in Chiltern District were defined in the Local Plan for Chiltern District (except Chesham Town Centre and Waterside) and the Replacement Chesham Town Centre and Waterside Local Plan as adopted in July 1993. The Green Belt covered the whole of the District except the built-up areas of Amersham/Chesham Bois; Chalfont St Giles; Chalfont St Peter; Chesham; Great Missenden/Prestwood; Hazlemere/Tylers Green (fringes); Heath End; Holmer Green; Knotty Green; Little Chalfont and Seer Green. The same built-up areas remain excluded from, but enclosed by, the Green Belt in the adopted County Structure Plan of 1996.

Buckinghamshire County Structure Plan (Incorporating Alterations 1, 2 & 3) approved 1989.

Proposal GB1 and Proposals Map (both Plans) adopted 1st July 1993.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB2.

Permanence of Green Belt Boundaries

4.13 The Council carried out a review of the detailed Green Belt boundaries in the District during the production of the two Local Plans adopted in 1993. During this process some changes were made to the Green Belt boundary around existing built-up areas. PPG2 (Revised) states that Green Belt boundaries defined in adopted Local Plans should be altered only exceptionally. The PPG also states that where existing Local Plans are revised and updated, the existing Green Belt Boundaries should not be changed unless alterations to the Structure Plan have been approved or other exceptional circumstances exist which necessitate such revision.

Safeguarded Land

PPG2 (Revised). Green Belts. January 1995. Paragraph 2.6.
PPG2 (Revised). Green Belts. January 1995. Paragraph 2.12.

14.13a PPG2 (Revised) also states that when revised Local Plans are prepared, any proposals affecting Green Belts should be over a long timescale. The Guidance states that in order to protect the Green Belt boundaries it may be necessary to safeguard land between the Green Belt and the urban area to meet longer-term development needs. The Guidance suggests that these issues should first be addressed in the Structure Plan which should, where necessary, indicate a general area where the Local Plan should identify safeguarded land. The Structure Plan makes no such requirement and therefore the Local Plan does not identify any safeguarded land. The Council is able to meet its housing requirements for the foreseeable future within the existing built up areas without the need to release Green Belt land. Therefore no land has been identified as safeguarded land on the Local Plan Proposals Map.

Green Belt Boundaries in Chiltern District

14.13b Having regard to the various considerations referred to in the previous paragraphs, the Council has not made any changes to the established boundaries of the Green Belt in this Local Plan. The extent of the Green Belt and its boundaries around the built-up areas in Chiltern District is shown on the Proposals Map.

POLICIES FOR THE CONTROL OF DEVELOPMENT IN THE GREEN BELT

General Context

4.14 Government advice is contained in various publications which have been used by the Council in conjunction with the Structure Plan as the basis for the Policies in this Local Plan. Individual Policies have also been worded having regard to the particular environmental characteristics of the District. These publications include Planning Policy Guidance, PPG2 (Revised), Green Belts, (January 1995); Planning Policy Guidance, PPG7 (Revised), Environmental Quality and Economic and Social Development (February 1997) and "The Green Belts" booklet, 1988.

4.15 The principal source of advice used in the formulation of Policies is PPG2 (Revised), Green Belts, and individual references occur throughout the chapter in support of the Policies. PPG7 (Revised) is also generally relevant and again there are specific references for particular Policies.

PPG2 (Revised). Green Belts. January 1995.

4.16 "The Green Belts" booklet of 1962 contained a reasoned statement setting out the principles of Green Belt policy which remains valid today being reiterated in identical form in the 1988 edition of "The Green Belts" booklet with only the addition of a new final updating paragraph. The statement contains some fundamental points of principle which should be noted. The intention that a Green Belt shall have a rural character is expressly stated and it is made clear that simply because a proposed building would be inconspicuous is not in itself an acceptable reason for permitting such development if, basically, it would be contrary to Green Belt policy.

The Green Belts. HMSO. 1988. Section 3 Page 13.

Development In General In The Green Belt

POLICY GB2

Most development in the Green Belt is inappropriate and there is a general presumption against such development. Development which is not inappropriate is set out in this Policy. Planning permission will be refused for inappropriate development in the Green Belt, but may be given for the categories of development set out in clauses (a) to (f) below.

(a) New buildings which are reasonably required for agricultural or forestry purposes. "Agriculture" has the meaning given in section 336 (1) of the Town and Country Planning Act 1990 (as amended):

(b) New buildings to provide essential facilities for (i) outdoor sport and (ii) outdoor recreation; for (iii) cemeteries and for (iv) other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it.

(c) The limited extension, alteration or replacement of existing dwellings in accordance with Policies GB6, GB7, GB12, GB13 and GB15 in this Local Plan.

(d) Limited infilling within the areas identified in Policies GB4 and GB5 in accordance with Policies GB4, GB5, GB22A and GB23 in this Local Plan.

(e) Change of use of existing permanent and substantial buildings, in accordance with Policies GB10, GB11, GB22A and GB29.

(f) Engineering and other operations and the making of material changes in the use of land (as distinct from buildings) which maintain openness and do not conflict with the purposes of including land in the Green Belt.

The granting of planning permission is subject to other Policies in this Local plan being complied with.

4.17 This Policy sets out the Council's approach to development in general in the Green Belt and has a co-ordinating function in that it links with some of the more detailed Policies which subsequently follow. In broad terms, Government Planning Policy Guidance PPG2 (Revised), Green Belts, reiterates the long established fundamental policy that there is a general presumption against inappropriate development in the Green Belt and then defines a number of circumstances where specified development can be regarded as not inappropriate. The criteria set out in Policy GB2 are closely related to the types of development listed in PPG2 (Revised) as being not inappropriate in the Green Belt. The Structure Plan Policy for the control of development in the Green Belt closely follows the principles and format of PPG2 (Revised).

PPG2 (Revised). Green Belts. January 1995 Paragraphs 3.1, 3.4, 3.8 & 3.12.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB3.

4.18 PPG2 (Revised) states that inappropriate development is harmful to the Green Belt and should not be permitted except in very special circumstances. In such cases it is an applicant who has to demonstrate the very special

circumstances to justify why inappropriate development should be permitted in the Green Belt. The Council will consider each proposal on its merits but will only be minded to approve such development where the very special circumstances outweigh any harm that would occur to the Green Belt and any other harm which would occur to interests of acknowledged importance. Any such development would not be in accordance with Policies in the Local Plan. Therefore, any inappropriate development which the Council is minded to approve would have to be referred to the Secretary of State as a departure from the Development Plan.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.2 & 3.3.

~~Residential Development In General In The Green Belt~~

~~POLICY GB3~~

~~Residential development in the Green Belt will not be permitted except as provided for in Policies GB2, GB4 to GB8 inclusive, GB10 to GB15 inclusive, GB17, GB18, and GB20 to GB22 inclusive.~~

~~4.19 Residential development, whether in the form of completely new dwellings, the extension of existing dwellings, or the conversion of existing non-residential buildings to residential use, can detract from the open rural character of the countryside. For this reason, Government Policy Statements and the Structure Plan seek to firmly resist most residential development. In some cases, as indicated in the Government Guidance and the Structure Plan Policy GB3, residential development is not inappropriate subject to the qualifications stated. These qualifications are incorporated and elaborated on, in the Policies referred to.~~

~~Paragraphs 4.15 and 4.17 of this Plan.~~

~~Buckinghamshire County Structure Plan.1991-2011. Adopted. March 1996. Policy GB3 .~~

AFFORDABLE HOUSING FOR LOCAL COMMUNITY NEEDS IN THE GREEN BELT

Government Policy

4.20 During the 1980s many rural communities in England became concerned at the imposition of limits to new building in villages and the absence of new Council-house building which, coupled with a desire on the part of many town dwellers to live in the country, prevented local newly-forming households from obtaining housing within communities they belonged to. In 1989 the Government announced that it would support those Local Planning Authorities which wished to make an exception to building restrictions specifically in the case of those housing developments which meet local needs. This has been reinforced in Planning Policy Guidance. The kinds of need which might be involved include:

PPG2 (Revised), Green Belts. January 1995. Paragraph 3.4 & Annex E.

PPG3 (Revised) Housing. March 1992. Annex A. Paragraph 7.

(a) existing residents needing separate accommodation in the area (newly married couples, people leaving tied accommodation on retirement);

(b) people whose work provides important services and who need to live closer to the local community;

(c) people who are not necessarily resident locally but have longstanding links with the local community; (eg, elderly people who need to move back to a village to be near relatives);

(d) people with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.4 and Annex E.

4.21 In such areas as Chiltern District which are located in an approved Green Belt, consideration of policy towards rural housing need has to have regard to Green Belt policy. It is made clear in Planning Policy Guidance PPG3 that the general presumption against inappropriate development in the Green Belt is not altered and that Green Belt policy remains as set out in PPG2. In this context, PPG3 Guidance further advises that each Planning authority has the discretion to decide whether or not sites within existing settlements which would not normally be considered for development in accordance with Green Belt policies, should be released having regard to all material considerations including the objectives of Green Belt policy and the evidence of local need.

PPG3 (Revised) Housing. March 1992. Annex B. Paragraph 11.

PPG3 (Revised) Housing. March 1992. Annex A. Paragraph 14

4.22 The wording in paragraph 12 of PPG3 Annex A indicates that exceptions for rural needs should not be made in the Green Belt except where special considerations may arise, as in "the more extensive parts of the Green Belt away from the urban fringe", particularly where Green Belt boundaries have not been drawn around many small settlements.

PPG3 (Revised) Housing. March 1992. Annex B. Paragraph 12.

Application to Chiltern District

4.23 In the rural counties where the pressure for this policy was first felt, fairly large villages may be at 10 miles' distance from the nearest town. Most of Chiltern District's Green Belt settlements and rows of dwellings are more than half way across the Metropolitan Green Belt (as measured from the Greater London built-up area at Northwood) and in this sense might be regarded as "away from the urban fringe". However, the towns of Amersham and Chesham are considered to have their own urban fringe, in which case fewer of the settlements in the Green Belt could be considered remote. Furthermore, there are no settlements in Chiltern District more than 2½ miles from land excluded from the Green Belt. For example, St Leonards is 2¼ miles from Wendover and The Lee is 2 miles from Great Missenden.

4.24 One interpretation of paragraph 12 of PPG3 Annex A is that in areas where it is not practical for each small settlement to be excluded from the Green Belt, no building will take place in those settlements at all, which will be unduly restrictive of rural needs. Therefore it may be necessary to make exceptions to policy. However, in this District the Council has chosen to draw boundaries around settlements and rows of dwellings within the Green Belt. These are not "Green Belt boundaries " but they do allow some infilling. Therefore the need to make an exception specifically for local needs is less great.

Evidence of Local Need

4.25 The four categories of need given in paragraph 4.20 are not easy to assess especially where, as is the case in Chiltern District, the absolute numbers of people are small because there are few people living in settlements in the Green Belt. The nature of need is so specific that to ascertain it really requires a household survey; yet many of the households

in need of rural housing may be currently living elsewhere and be hard to trace.

4.26 One method of testing this is to see how many households on the Chiltern District Council Housing Register request housing within settlements wholly within the Green Belt. General needs within all these settlements total 49 households or 8% of the total general need within the District. Elderly person's needs are 4 households. This represents a small volume of need and demonstrates how housing need is concentrated in large settlements. However, Register information may be distorted by the limited number of Housing Association houses in villages, which discourages applicants. On the other hand merely logging requests for housing in a particular village says nothing about the strength of local connection to that village. Village housing may be quite attractive to towns people. The Housing Register is, at best, only a crude measure of need.

Housing Strategy Statement. Chiltern District Council. August 1997. Appendix 2C.

4.27 One "special consideration" arises in Chiltern District which militates against rural housing in exceptional circumstances. Due to the exclusion from the Green Belt of the large villages in the District (eg, Great Missenden), settlements within the Green Belt are not populous. If an exception to Green Belt policy is made in order to meet a particular housing need in one settlement, and the first occupants of that house leave, it may be difficult to find another household from that settlement to fill the housing.

4.28 Another factor to be taken into consideration is whether rural housing is needed which would enable people to take up job opportunities in the countryside. There is limited employment in the Green Belt in Chiltern District. Many of the employers in the Green Belt, eg., Penn Street Works and Perkin Elmer, Seer Green, do not have noticeably rural associations. The proximity of town and country in the District is such that it is difficult to argue for the existence of a distinctive rural economy in need of labour to support it which should be housed close by.

4.29 For these reasons the Council has decided not to include a specific policy allowing for the provision of low-cost dwellings for local community needs and therefore Policy GB3 will apply to such development.

Residential Development In The Green Belt Within Existing Rows Of Dwellings As Defined On The Proposals Map

POLICY GB4

In the Green Belt, in existing rows of dwellings and other substantial buildings as defined on the Proposals Map, and as listed in this Policy, the Council will accept limited "infilling", where "infilling" is defined as follows:

The construction of one or two dwelling(s) in a small gap in an existing row of dwellings and other substantial buildings, which form an otherwise fully developed frontage to a road, and

i) the width of the development site is closely similar to the widths of existing adjoining sites as measured along the row of dwellings and other substantial buildings;

and

(ii) the curtilage for each dwelling is of a size and shape comparable to existing adjoining development;

and

(iii) the siting, scale and appearance of each dwelling is compatible with the character of existing dwellings in the vicinity of the development site.

Policies GC1 and GC4 of the General Criteria Chapter and other Policies in this Local Plan should also be complied with.

Conservation Areas

On sites that are within a Conservation Area, the Conservation Area Policies in the Historic Heritage Chapter of this Local Plan should also be satisfied even if a development is acceptable under the criteria of this Policy

The following rows of dwellings and other substantial buildings have been identified in the Green Belt:

Proposals Map Sheet No and Location

Sheet No 1:

Area	Road Name
Buckland Common	Bottom Road/Browns Rise
Buckland Common	Cherry Tree Lane
Buckland Common	Cholesbury Lane, (2 rows)
Buckland Common	Little Twye Road
Cholesbury	Sandpit Hill Cottages
St Leonards	Jenkins Lane

Sheet 2B	
The Lee	**Corner Wood Lane**
Sheet 3	
Bellingdon	**Chesham Road**
Chartridge	**Chartridge Lane**
Chartridge	**Cogdells Lane**
The Lee	**Lee Common**
The Lee	**Sly Corner**
The Lee	**Swan Bottom**
Sheet 4	
Ashley Green	**Part of Village**
Bellingdon	**Chesham Road (3 rows)**
Sheet 5	
Whelpley Hill	**Northern part of village**
Whelpley Hill	**Southern part of village**
Sheet 6	
The Lee	**East of the Green**
Sheet 7	
Ballinger Common	
Hyde End	**Chesham Road**
Sheet 8	
Asheridge	**Opposite Widmore Farm**
Asheridge	**Widmore Close**
Ashley Green	**Ashley Green Road**
Bellingdon	**Chesham Road**
Chesham	**Ashley Green Road,**
Chesham	**Deer Park Walk, Lycrome Road**
Chesham	**Lye Green Road**
Chesham	**Pednor Road**
Chesham	**Vale Road**
Sheet 9	
Lye Green	**Lycrome Road**
Orchard Leigh	**Rushmere Lane/Jasons Hill**
Whelpley Hill	**Southern part of village**
Sheet 10	
Great Missenden	**London Road / Rookwood Way**
Prestwood	**Wycombe Road**

Sheet 11	
Little Missenden	Highmore Cottages
Little Missenden	Village Centre
Sheet 13	
Latimer	Parkfield Estate
Sheet 14	
Prestwood	Peterley
Sheet 15	
Penn Street	Whole village
Penn Street	Chancellors Corner
Sheet 16	
Amersham	London Road East
Sheet 17	
Amersham	Cokes Lane (south)
Amersham	London Road East
Little Chalfont	Long Walk and Lodge Lane
Sheet 18	
Chenies	Bedford Close and adjoining
Chenies	Hillside
Chenies	Red Lion Cottages and adjoining
Sheet 19	
Penn	Church Road and Beacon Hill
Penn	Pauls Hill
Winchmore Hill	Opposite The Common
Winchmore Hill	Whielden Lane
Sheet 20	
Coleshill	Barracks Hill/Meadow Cottage Lane
Coleshill	Chase Close
Coleshill	Hill Meadow
Coleshill	Magpie Lane
Coleshill	The Bit
Coleshill	Tower road
Coleshill	Village Road

Sheet 23

Chalfont St Giles	Three Households
Jordans	Copse Lane and Beech Lane
Jordans	Dean Wood Road
Seer Green	Newbarn Lane

Sheet 24

Chalfont St Giles	Dibden Hill/Bowstridge Lane
Chalfont St Giles	Narcot Lane
Horn Hill	Roberts Lane

Residential Development In The Green Belt In Settlements As Defined On The Proposals Map

POLICY GB5

In the Green Belt, within the areas of Nashleigh Hill/Lycrome Road (Chesham), Botley, Ley Hill, South Heath, Hyde Heath, Little Kingshill, Winchmore Hill and Jordans, whose boundaries are identified on the Proposals Map, the Council will accept limited residential development in the following circumstances:

(a) limited "infilling" where the definition of "infilling" as set out in Policy GB4 is complied with;

or

(b) where the development site consists of a small parcel of land in existing authorised or established residential use which is totally or substantially enclosed by existing residential development, including dwellings and not just their curtilages.

A small parcel will be regarded by the Council as having an area of not more than about 0.5 of a hectare, and the number of dwellings will be determined by the criteria set out in clauses (i) and (ii) below:

(i) the curtilage for each dwelling should be of a size and shape comparable to existing surrounding development;

and

(ii) the siting, scale and appearance of each new dwelling should be compatible with the existing character of the settlement around the development, and, where appropriate, of a size and type to suit local housing needs.

Policies GC1 and GC4 of the General Criteria Chapter and other Policies in this Local Plan should also be complied with.

Conservation Areas

On sites that are within a Conservation Area, the Conservation Area Policies in the Historic Heritage Chapter of this Local Plan should also be satisfied even if a development is acceptable under the criteria of this Policy.

4.30 Government advice contained in PPG2 (Revised) allows for limited infilling to take place within existing villages in the Green Belt. The purpose of Policies GB4 and GB5 is to interpret the term "limited infilling in existing villages" and to ensure that any infilling does not have an adverse effect on the character of the village concerned.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 2.11 and 3.4.

4.31 Within the Green Belt there are established developed areas where some further development can take place without harming the open rural character of the countryside. The settlements shown on the Proposals Map and listed in the Policies have been identified on the basis of existing extent, form and layout of development. Generally developed areas are compact in form, and any isolated or fragmented groups of dwellings on the periphery of more dense development have not been regarded as part of a settlement where some further limited development may take place.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H5

A row of dwellings in the Green Belt
Barracks Hill, Coleshilll

4.32 In the case of Policy GB4, the policy area boundaries have been drawn so as to preclude new development which would extend an existing row of dwellings into open countryside. Policy GB4 makes it clear that planning permission for a new dwelling will only be forthcoming where the dwelling is proposed to be sited within an established row of dwellings. Its curtilage should, however, be of similar extent to existing adjoining curtilages, and it is for this reason that policy area boundaries are drawn so as to enclose all land in residential use. For the avoidance of doubt, this does not imply any acceptance of further dwellings on open land within the residential curtilages. In most cases the Policy will allow for development consisting of one dwelling only within the existing row of dwellings, although occasionally two dwellings may be acceptable, depending on the circumstances of a particular site. The areas covered by Policy GB4 are identified on the Proposals Map and listed in the Policy.

4.32a Within the identified GB4 areas there may be occasions where an infill plot exists between a dwelling and another substantial building in non-residential use, or possibly between two substantial buildings which are not dwellings. For example, a plot may exist between a dwelling and a village hall or between a school and a church. What constitutes a 'substantial' building will be a matter of judgement, but such a building should be at least as large as the smallest dwelling(s) in the row in the vicinity of the application site.

4.33 Proposal GB5 recognises that Nashleigh Hill/Lycrome Road (Chesham), Botley, Ley Hill, South Heath, Hyde Heath, Little Kingshill, Winchmore Hill and Jordans comprise more than just "rows of development", but form quite sizeable pockets of housing in the countryside. Their identification does not mean that every parcel of open land within them is suitable for development. Proposals to develop land on the edges of these settlements, or to develop land whose present open appearance contributes to the settlements' physical character, will not be acceptable.

4.34 Some areas to which Policies GB4 and GB5 apply are included in designated Conservation Areas. These include parts of Chenies, Coleshill; Little Missenden; Penn; Penn Street; and The Lee (all GB4), and Jordans (GB5). In these areas the Council will consider development proposals in relation to the criteria set out in Policies GB4 and GB5, but, in addition, will apply rigorously Conservation Area Policies CA1, CA2 and CA5 so as to safeguard their "special character". Whilst a development proposal may meet the criteria in Policies GB4 and GB5, it may not be acceptable in terms of the Conservation Area "Policies".

PPG2 (Revised), Green Belts, January 1995. Paragraph 2.11.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H5.

4.35 New housing should reflect the character and appearance of the area in which it is located as required by other Policies in this Local Plan, particularly GC1, for the reasons accompanying that Policy. This is in accordance with PPG2 (Revised) and the Structure Plan.

Rebuilding Or Replacement Of An Existing Habitable Dwelling Located In The Green Belt In The Areas Defined In Policies GB4 And GB5

POLICY GB6

In the Green Belt, within the areas defined in Policies GB4 and GB5, the Council will accept the rebuilding or replacement of an existing habitable dwelling provided that all of the following criteria are met:

(i) the siting of the dwelling to be rebuilt or replaced is the same or similar to the siting of the existing habitable dwelling and the curtilage of the development site is the same as the curtilage of the dwelling to be rebuilt or replaced, or the criteria set out in clauses one and two of either Policy GB4 or GB5 can be met.

(ii) Policies GC1 and GC4 of the General Criteria Chapter and other Policies in this Local Plan are complied with.

(iii) On sites that are within a Conservation Area, the Conservation Area Policies in the Historic Heritage Chapter of the Local Plan should also be satisfied even if a development is acceptable under the criteria of this Policy.

(iv) If the existing habitable dwelling is a Building of Special Architectural or Historic Interest, consent for demolition will be refused in accordance with Policy LB3.

This Policy does not apply to caravans.

4.36 Government advice in PPG2 (Revised) is that the replacement of existing dwellings is not inappropriate development in the Green Belt provided that a size stipulation is met. This Policy sets out the circumstances under which replacement dwellings would be acceptable within existing settlements in the Green Belt. In the areas identified for Policies GB4 and GB5, because the established character includes the presence of existing housing, there is no need to specifically limit the amount of floorspace in the rebuilt or replacement dwelling as a matter of principle. The replacement building should be designed to blend in with the original settlement pattern and design of buildings in the area. This is to avoid any possible detrimental effects that could be caused by the new or rebuilt dwelling on the existing settlement. Reference should be made to Policies GC1 and GC4. Siting and size of curtilage need to be controlled for reasons set out in paragraphs 4.30 to 4.32 and 4.35. Sites in Conservation Areas will also be subject to additional criteria as explained in paragraph 4.34.

PPG2 (Revised) Green Belts. January 1995. Paragraphs 2.11, 3.4 & 3.6.

4.37 At the time the planning application is determined, a dwelling must be habitable to be regarded as an existing dwelling by the Council. (See also paragraph 4.41). Such a dwelling will therefore be reasonably capable of being lived in by a person or persons. The building should be weatherproof and substantially free from damp and structural defects. It will not be in a derelict condition. Whether a dwelling is "habitable" is a matter of judgement, which will be made in each case having regard to the above criteria. Where a dwelling is not habitable, ie., it is derelict, Policy GB8 should be referred to.

4.38 If a building is of special architectural or historic interest, every effort should be made to retain rather than replace it for reasons given in paragraph 13.21 of the Historic Heritage Chapter.

4.39 This policy does not apply to caravans. In the Council's view, it is clear from definitions in the Town and Country Planning legislation and The

Caravan Sites & Control of Development Act 1960, that a caravan is not a dwelling. For the avoidance of doubt the definition of a 'caravan' is that contained in Section 29 (1) of the Caravan Sites and Control of Development Act 1960 (Part 1), as amended by Section 13 (1) and (2) of the Caravan Sites Act 1968.

The Caravan Sites and Control of Development Act 1960.
Section 29 (1)

Rebuilding Or Replacement Of An Existing Habitable Dwelling In The Green Belt Outside The Areas Defined In Policies GB4 And GB5

POLICY GB7

In the Green Belt outside the areas defined in Policies GB4 and GB5, the rebuilding or replacement of an existing habitable dwelling will be acceptable in principle providing the new dwelling is not materially larger than that to be demolished after taking into account any extension that could have been built as "permitted development" by virtue of the Town and Country Planning (General Permitted Development) Order 1995.

If the "permitted development" allowance is taken into account and a dwelling with a larger gross floorspace than previously existed is permitted, a condition excluding "permitted development" as defined in Classes A and B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 will be included in any planning permission granted.

The new dwelling should not be more intrusive in the landscape than the one to be demolished.

Other Policies in this Local Plan should be complied with.

If the existing habitable dwelling is a Building of Special Architectural or Historic Interest, consent for demolition will be refused in accordance with Policy LB3.

This Policy does not apply to caravans.

Where permission is granted for a replacement dwelling, a condition will usually be imposed requiring that the existing dwelling should be demolished before the construction of the new dwelling is commenced.

Where it appears to the Council that an existing dwelling may have some historical interest which could make it worthy of addition to the Statutory List of Buildings of Special Architectural or Historic Interest, before granting planning permission the Council will expect the applicant to provide a Certificate from the Secretary of State for the Environment that the building is not intended to be listed. If the building is added to the Statutory List, consent for demolition will be refused in accordance with Policy LB3 and a replacement dwelling will also be refused.

4.40 Government Guidance states that the replacement of existing dwellings in the Green Belt need not be inappropriate providing the new dwelling is not materially larger than the dwelling it replaces. It also states authorities should make clear in their Local Plans the circumstances under which replacement dwellings would be acceptable.

PPG2 (Revised) Green Belts. January 1995. Paragraphs 3.4 and 3.6.

4.41 Where a dwelling has become derelict, the Council takes the view that the use of the land for residential purposes has been abandoned and any proposal for a replacement dwelling should be considered on the same basis as a new dwelling on a new site. In the Green Belt outside the Policy GB4 and GB5 areas, a new dwelling would be inappropriate development unless it can be provided in accordance with one of the Policies in this Chapter. However, if the existing dwelling for which a replacement dwelling is sought is habitable, then the Council will regard the proposed development as not inappropriate, being an existing dwelling in accordance with paragraph 3.4 of PPG2 (Revised). The new dwelling should not be materially larger than the dwelling to be demolished. Where an extension could be built as "permitted development", the additional floorspace can be taken into account and an

Town and Country Planning (General Permitted Development) Order 1995. Schedule 2. Part 1 Classes A and B.

A Replacement New Dwelling
Hawridge Common

increase in the size of building will be accepted by the Council. To include such an "allowance" in rebuilding should achieve a properly integrated design appropriate to the rural setting.

4.42 In situations where the "permitted development" allowance is incorporated in the replacement building, which therefore has a greater gross floorspace than the building which it replaces, the Council will, in any planning permission which may be granted, include a condition removing "permitted development rights". This is to retain control over the size of dwelling including any subsequent extensions and the impact on the openness of the Green Belt.

4.43 The purpose of the Green Belt is to keep land open and with a rural appearance. In some locations, existing dwellings are present in a predominantly countryside setting. In order not to detract further from the appearance of such a setting, it is important that the replacement dwelling is sited, designed and constructed in appropriate materials so that it is not more visually prominent in the rural scene than the existing dwelling.

PPG2 (Revised). Green Belts, January 1995. Paragraphs 1.4.

4.44 A definition of "habitable" is given in paragraph 4.37. The loss of listed buildings will be firmly resisted for reasons given in paragraph 4.38. In the Council's view a "caravan" does not constitute a "dwelling" and caravans are therefore not covered by the Policy. Paragraph 4.39 refers.

The Green Belts. HMSO. 1988. Section 3. Page 13.

4.45 In order to prevent possible abuse of any planning permission which may be granted, a condition will usually be included requiring the demolition of the existing dwelling prior to the commencement of the construction of the new dwelling. This could otherwise be kept and the new additional dwelling would thus be inappropriate and should not be permitted. Similarly, if the existing dwelling is subsequently added to the Statutory List of Buildings of Special Architectural or Historic Interest, the Council could not secure its removal and both dwellings would remain. Therefore before making a decision on an application for a replacement dwelling, the Council, in accordance with Section 6 of the Planning (Listed Buildings and Conservation Areas) Act 1990, will ask an applicant to obtain a Certificate from the Secretary of State for the Environment that the existing dwelling on the application site is not intended to be listed. This action is to ensure that the existing building will not be listed after the Council has issued a decision. If the Secretary of State for the Environment refuses to issue a Certificate and lists the building, the application will normally be refused for the reasons outlined above.

Circular 11/95. The use of Conditions in Planning Permissions July 1995.

Rebuilding Or Replacement Of A Derelict Dwelling Or Replacement Of A Caravan With A Dwelling In The Green Belt

POLICY GB8

In the Green Belt, any proposal to rebuild or replace a derelict dwelling, or build on the site of a former dwelling that has already been demolished, will be considered on the same basis as a proposal to build a new dwelling on a new site.

Planning permission will be refused unless there is justification for it in accordance with any of the other Policies in this Chapter.

The Council will not permit the replacement of a caravan with a dwelling, except as provided for in Policy GB17 or Policy GB21 or in the Policy GB4 or GB5 areas on a site where the criteria for a new dwelling as set out in those Policies would be met.

PPG2 (Revised). Green Belts, January 1995. Paragraphs 3.1 and 3.4.

4.46 To maintain the openness of the Green Belt the Council intends to limit new housing in the countryside and therefore will resist the rebuilding of dwellings which have been demolished or are not fit for occupation. In these situations the Council will encourage the return of sites to agriculture or other use appropriate to the Green Belt. A dwelling which is considered under this policy will not be fit for human habitation under the criteria set out in paragraph 4.37.

4.47 Some Poilcies in this Chapter enable a new dwelling to be provided in specified circumstances. Where such a dwelling would be permitted, any existing dwelling on the site could be in a derelict condition.

4.48 There are certain circumstances as set out in Policies GB17 and GB21 in this Chapter where a new dwelling could be permitted as a replacement for a caravan and not be an inappropriate form of development in the Green Belt. Similarly, in the GB4 and GB5 areas where a proposed dwelling would be acceptable as "infilling", such a dwelling could replace a caravan.

Caravan Sites and Control of Development Act 1960. Section 29 (1).

4.49 Except as described in the previous paragraph, the replacement of a caravan with a dwelling would constitute inappropriate development in the Green Belt. In the Council's view, it is clear from definitions in the Town and Country Planning legislation and The Caravan Sites and Control of Development Act 1960, that a caravan is not a dwelling. The replacement of a caravan with a dwelling is therefore contrary to Government Guidance and Structure Plan Policy GB3.

~~Static Residential Caravan Sites In The Green Belt~~

~~POLICY GB9~~

~~In the Green Belt, planning permission will not be granted for any proposal to create a new static residential caravan site, or to enlarge the area of an existing site.~~

~~Existing Sites~~

~~4.50 There are four static caravan sites within the District at Lanes End, St Leonards; Old Sax Lane, Chartridge; Whelpley Hill and Layters Green, Chalfont St Peter. These are all long-established sites and have the benefit of full planning permission. All of the sites are within the Green Belt, with those at Chartridge and St Leonards also being within the Chilterns Area of Outstanding Natural Beauty. There are also two caravan sites for gypsies at West Hyde Lane, Chalfont St Peter and Copperkins Lane, Amersham.~~

4.51 Static residential caravan sites will be refused because such a form of development would be totally inappropriate both as a matter of principle and on visual grounds. The Council's policy towards touring and static holiday caravan sites is set out in Policies T4 and T5 of the Tourism Chapter of the Local Plan.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.1 & 3.12.

Travelling Showmen

4.52 The Council has considered the Government statements and advice with regard to Travelling Showmen as set out in Circular 22/91 "Travelling Showpeople". Whilst Authorities are asked to adopt a reasonably flexible approach to applications for winter quarters, the Circular emphasises that very special circumstances have to be demonstrated to justify allowing development which is normally inappropriate in Green Belts. In the Council's view the use of land for winter quarters is tantamount to the creation of a static caravan site and therefore contrary to the policies in this Local Plan, the Structure Plan, and the Guidance Note on Green Belts. Sites should be sought which are outside the Green Belt.

Circular 22/91. Travelling Showpeople. Paragraph 8.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB3.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.1 and 3.12.

Gypsy Sites

4.53 New legislation has removed the duty on the County Council to provide sites for gypsies living within its area. The Policy in the Structure Plan sets out the role of local plans and requires that new gypsy sites be assessed in accordance with various criteria and current Government advice.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy H10.

4.54 A Government Circular sets out the relationship between the need for gypsy sites and the planning system. The removal of the duty to provide sites is expected to create applications for sites from gypsies themselves. The Circular states that Local Plans should make provision for such sites and contain policies to assess gypsy site applications. However, the Circular states that it would not be appropriate to make provision for gypsy sites in such areas as an Area of Outstanding Natural Beauty or other protected areas. The Circular specifically states that gypsy sites are not a use that would normally be appropriate in a Green Belt and therefore Policy GB9 would be applied to any application received. Sites outside the Green Belt should be looked for.

Circular 1/94. Gypsy Sites and Planning. Paragraph 3.

Circular 1/94. Gypsy Sites and Planning. Paragraph 13.

CARAVANS IN RESIDENTIAL CURTILAGES OF PROPERTIES

4.55 The Council's policy for such development is the same throughout the District and is set out in Policy H21 of the Housing Chapter.

Re-Use Of An Existing Habitable Dwelling In The Green Belt As More Than One Residential Unit (Class C3)

POLICY GB10

In the Green Belt, except in the areas defined in Policies GB4 and GB5, a proposal for the re-use of an existing habitable dwelling as more than one residential unit will be regarded as not inappropriate and will be permitted where all of the following criteria are met:

(i) **The proposed development would not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.**

(ii) **the existing building will remain substantially unaltered externally.**

(iii) **there should be no increase in the number of buildings within the curtilage or grounds of the building.**

(iv) **the curtilage or grounds of the building should be maintained as part of the rural setting of the application site.**

(v) **the number of units proposed should not generate traffic to a degree which would harm the openness or rural character of the locality or adversely affect highway safety in the vicinity of the application site.**

(viii) **There are no other planning objections which cannot be overcome by attaching conditions to planning permissions.**

Where the proposed development would involve the creation of a dwellinghouse, a condition excluding "permitted development" in Classes A-G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 will be included in any planning permission granted.

A condition excluding "permitted development" in Classes A and B of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 will be included in any planning permission granted.

This Policy relates to uses within Class C3 of the Town & Country Planning (Use Classes) Order 1987.

This Policy does not apply to those areas defined in Policies GB4 and GB5. In such areas, Policy H7 of the Housing Chapter will be applicable.

Other Policies in this Local Plan should also be complied with.

4.56 The Council will be particularly concerned to protect the open rural character of the area in the vicinity of an existing habitable dwelling proposed for conversion. Only dwellings which remain habitable will be accepted for conversion. Dwellings should be habitable so as to be capable of conversion without major or complete reconstruction. Conversions usually result in changes to the character and appearance of the buildings and their surroundings (suburbanisation) and the Council therefore seeks to firmly control such development, to implement the basic principle that the openness of the Green Belt should be maintained. The open appearance and rural character of the Green Belt should not be damaged if the external appearance of the building remains largely unaltered. This is in accordance with the guidance contained in PPG2 (Revised). The rural character of the site and its surroundings will also be protected by limiting the amount of new ancillary buildings such as garages within the curtilage of the building. This aim can be helped by re-using suitable existing outbuildings as garages. Regard must also be had to the impact of increased traffic from the

PPG2. (Revised) Green Belts. January 1995. Paragraph 3.8.

development on the rural character of the area, because an increase in the presence and movement of vehicles together with increased noise and pollution may have a detrimental effect on that character. Car parking needs to be provided on site to avoid any possible increase in on-street parking which would increase the presence of vehicles and affect road safety. Within the site parking spaces should be positioned so that parked cars will not be intrusive in the rural setting and so avoid harm to the landscape. Advantage should be taken of any existing screening and landscaping may also be required.

4.56a If the proposed new use of the dwelling would be for self catering holiday accommodation, paragraph 11.13 of the Tourism Chapter should be referred to.

PPG 2 (Revised). Green Belts. January 1995. Paragraph 3.9.

4.57 Government Guidance advises that where there are sound planning reasons for refusing the re-use of a building, planning authorities should consider whether or not by imposing reasonable conditions, the objections could be overcome. The Council will follow this guidance when it considers any planning objections to a proposal for re-use of an existing habitable dwelling.

Town and Country Planning (General Permitted Development) Order, 1995. Schedule 2, Part 1. Classes A-G.

4.58 The Town and Country Planning (General Permitted Development) Order allows the occupiers of dwellinghouses to carry out certain developments within their property without the need for specific planning permission from the Council. These developments if not controlled could harm the open character of the Green Belt. Therefore a condition will be added to any approval given for the re-use including a dwellinghouse, to remove the "permitted development" rights from the property. Thus all development on the property would be brought under the Council's control and so enable the effect of any development on the Green Belt to be considered.

Town and Country Planning (General Permitted Development) Order, 1995. Schedule 2, Part 2. Classes A and B.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.8 (b).

4.59 Occupiers of dwellinghouses and flats also have rights under the General Permitted Development Order to erect a means of enclosure, such as a wall, or form an access onto a highway without the need for planning permission from the Council. Walls and/or fences can alter the character of the Green Belt and where they do not already exist can affect its openness. The Council will thus also want to control these forms of development and will attach a condition to that effect to any planning permission granted for conversion. These controls on extensions and ancillary development are supported by the guidance contained in PPG2.

Town & Country Planning (Use Classes) Order 1987. Class C3. Dwellings.

4.60 This Policy only relates to uses within Class C3 of the Town & Country Planning (Use Classes) Order. Re-use of buildings for other residential purposes falling outside Class C3 are covered by Policy GB29.

4.61 In the areas identified in Policies GB4 and GB5, which by definition have a more developed character than the Green Belt generally, different criteria may reasonably be applied. These are as set out in Policy H7 of the Housing Chapter and paragraph 6.58 will be relevant.

4.62 Other Policies in the Local Plan will also be relevant to this type of development and will need to be complied with for the reasons accompanying such Policies. Providing the criteria in Policy GB10 are met, the re-use of residential buildings will help to increase the stock and choice of housing in the District.

Re-Use Of Existing Non-Residential Buildings In The Green Belt For Residential Use (Class C3)

POLICY GB11

Subject to:

1. there being no conflict with Policy GB24,

and

2. the building to be converted not being in business, general industrial or storage or distribution use as defined in Policy E1,

the Council will regard a proposal to re-use a non-residential building in the Green Belt as residential accommodation as not inappropriate development and will permit it where one or other of the following situations is applicable and the stated criteria are met:

(a) the building is a statutory listed building of special architectural or historic interest and the conversion to residential use would facilitate its retention but would not harm its special interest;

or

(b) the building is not a statutory listed building, but it is of permanent and substantial construction and has a form, bulk and general design in keeping with its surroundings.

In connection with (b) above, in any case where the Council considers that the existing building has a significant adverse effect on the landscape in terms of visual amenity and improvements to the external appearance of the building would resolve this objection, proposed improvements should be included in the conversion application, or a condition to secure the requisite improvements will be included in any planning permission granted.

and

In either of the above cases, all of the following criteria are complied with:

(i) it should be clearly demonstrated to the Council by the applicant that the building was substantially completed at least 10 years before the date of the application.

(ii) the building is not in a derelict condition at the time of determining the planning application, and, the Council is satisfied, by means of a structural survey submitted by the applicant carried out by a suitably qualified person, that the building is structurally sound. Also the amount of new building work required to make the building suitable for residential use should not involve such substantial alterations or new building work as to amount to major reconstruction or be tantamount to the construction of a new building.

(iii) the Council must be satisfied that the proposed residential use would not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it. In this connection:

(a) no extensions will be permitted,

and

(b) there should be no increase in the number of buildings within the proposed curtilage or grounds of the proposed dwelling.

and

(c) there are no other planning objections which cannot be overcome by attaching conditions to the planning permission.

Where the proposed re-use would involve the creation of a dwellinghouse, a condition excluding "permitted development" as defined in Classes A to G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 will be included in any planning permission granted.

A condition excluding "permitted development" in Classes A and B of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 will be included in any planning permission granted.

Conversion of Agricultural Buildings

Where permission is granted for conversion of an agricultural building the Council may impose a condition withdrawing permitted development rights for new farm buildings on the holding, or adjacent to the existing building.

This Policy applies to uses within Class C3 of the Town & Country Planning (Use Classes) Order 1987.

Other Policies in this Local Plan should also be complied with.

4.63 Changing circumstances in the agricultural economy can result in proposals for alternative uses for buildings. Advice concerning the re-use of agricultural buildings is given in Planning Policy Guidance PPG7 (Revised),

PPG7 (Revised), The Countryside - Environmental Quality and Economic and Social Development. February 1997.

The Countryside - Environmental Quality and Economic and Social Development and Planning Policy Guidance, PPG 2 (Revised), Green Belts. This Policy draws on that advice. In Chiltern District most buildings proposed for re-use are likely to be agricultural. However, the Council recognises that other buildings exist in the Green Belt which could also be put to a new use. The Guidance in PPG2 (Revised) applies to all buildings in the Green Belt and therefore the Policy applies to all existing non-residential buildings in the Green Belt.

Paragraphs 3.4, 3.8, 3.14-3.17 & Annex G.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.7 & 3.8

4.64 Other Policies in this Local Plan aim to retain buildings in specified uses for the reasons set out in the justification accompanying those Policies. The maintenance of existing local community facilities is very important for social well-being; hence the reference to Policy GB24. Policies in the chapter relating to business, general industrial and storage or distribution uses seek to ensure the continued availability of local employment opportunities for reasons as valid in the Green Belt as in the built-up areas.

Paragraphs 4.110 and 4.111 of this Local Plan. Policy GB24 and paragraphs 4.120 and 4.121.

Chapter 7. Business, General Industrial & Storage or Distribution Uses.

4.65 Experience over the years has shown that many statutory listed agricultural buildings are not good subjects for conversion to residential use. Conversion often results in unsatisfactory openings, additions, division of internal space and the proliferation of external garden features as permitted development. In some cases, buildings have been delisted. Therefore, the applicant would have to show that the proposed conversion can be carried out without detriment to the special architectural or historic character which is effectively preserved. Policy LB1 will also need to be referred to and complied with.

PPG2 (Revised). Green Belts, January 1995. Annex D. D3.

4.66 Due to the changing requirements for buildings in the Green Belt it is quite likely that the Council will receive proposals for the conversion of modern, often agricultural, buildings to residential use. These buildings were probably only constructed in their present location because of an agricultural or other special need. The location of such buildings, together with their modern materials, could have a significant adverse effect on the landscape in terms of visual amenity. The same consideration applies to all types of buildings whatever the existing use. There is therefore a requirement that to be a suitable subject for re-use, a building should have a form, bulk and general design in keeping with its surroundings. In some cases the shape and/or size of a building together with its siting will be such that a distinctly discordant effect is evident in the landscape setting. Such a building will not be acceptable for re-use. In other cases it may be only external cladding materials which produce an incongruous appearance in the setting. If improvements are proposed, this objection can be overcome. In such situations, either proposed improvements should be included in the planning application for re-use, or the Council will impose a condition to require an improvement in the external appearance of the building.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.8 (d).

4.67 Most residential re-use of an existing non-residential building will involve alterations to the building to make it suitable for residential use which will have an effect on the character of the building and its relationship with its setting in terms of visual impact. Most occupiers of such a building converted to residential use will also expect a garden area. This change of use of the land can have a detrimental affect on the character of the countryside. Guidance in PPG2 (Revised) suggests that Local Planning Authorities should look particularly carefully at proposals for residential conversion especially where extensive alterations are required. For these reasons the Council would prefer to see re-uses of buildings that would involve less external alteration

PPG2 (Revised). Green Belts. January 1995. Annex D. Paragraph D3.

to the building and to its surroundings such as a small scale business or non-residential tourist use.

4.68 The building needs to have been genuinely constructed for its existing use and used for that purpose before being proposed for conversion. This requirement is to prevent possible abuse of the Policy whereby traditional looking buildings are built with the sole intention of conversion to residential use, so by-passing the normal control on residential development in the Green Belt. Due to the restrictions on development, high values can be obtained for new dwellings in the Green Belt and it is considered that some developers may be prepared to risk such abuses. It is particularly important in the case of agricultural buildings which have been built as "permitted development"; these could be converted to residential use without ever being used for agricultural purposes. Government guidance suggests applications for conversion of such buildings should be examined to see if they have ever been used for their intended purpose. To prevent abuse and to make sure conversion schemes are genuine, it is a requirement that the building should have been completed at least 10 years before the date of the application.

PPG2 (Revised). Green Belts. January 1995. Paragraph D1.

4.69 The building with its existing characteristics and in its existing condition should be of permanent and substantial construction and so be worthy of retention. These requirements together with the criteria relating to the amount of new building work provide very firm controls to ensure that the proposed development does not amount to the construction of a new building which would be inappropriate development in the Green Belt. These requirements are positively supported by Government Guidance.

PPG2 (Revised) Green Belts. January 1995. Paragraph 3.8(c).

4.70 Government Guidance requires that strict control should also be exercised over extensions to re-used buildings and over the uses of land surrounding re-used buildings that might conflict with the openness of the Green Belt. The Council therefore considers that extensions should not be permitted and that the construction of additional buildings such as garages or sheds would affect the openness and would thus be contrary to Government advice. Conditions removing certain classes of "permitted development" will be imposed on any approval granted for re-use of a building for the reasons given in paragraphs 4.58 and 4.59.

A traditional barn converted to residential use - Hawridge

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.8 (b).

Circular 11/95. The use of Conditions in Planning Permissions July 1995. Annex. Paragraph 86.

4.71 Government Guidance advises that where there are sound planning reasons for refusing the re-use of a building, planning authorities should consider whether or not by imposing reasonable conditions, the objections could be overcome. The Council will follow this guidance when it considers any planning objections to a proposal for re-use of a non-residential building for residential use.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.9.

4.72 The requirements for agricultural buildings are constantly changing. Government guidance states that it should not be necessary to consider whether or not the building is redundant. However, where an existing agricultural building is not redundant or farming practices change suddenly,

there may be a requirement for a replacement building on the farm holding. Most such buildings can be built as "permitted development" and the erection of additional buildings to replace those no longer in agricultural use could have a detrimental effect on the Green Belt. Therefore in cases where it is considered by the Council that additional buildings would harm the Green Belt it may impose a condition withdrawing "permitted development rights" from the holding or from the farm complex so that all proposals for new buildings can be considered in full by the Council. This is in line with Government Guidance contained in PPG2 (Revised).

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.9 and Annex D. Paragraphs D1 & D2.

Circular 11/95. The use of Conditions in Planning Permissions July 1995. Annex. Paragraph 86.

4.73 This Policy covers uses within Class C3 of the Town & Country Planning (Use Classes) Order 1987. Uses for other residential purposes outside Class C3 will be covered by Policy GB29.

Town & Country Planning (Use Classes) Order 1987. Class C3. Dwellinghouses.

4.73a If the proposed new use for the building would be for self catering holiday accommodation, paragraph 11.13 of the Tourism Chapter should be referred to.

4.74 Other Policies in the Local Plan will also be relevant to this type of development and will need to be referred to and complied with for the reasons accompanying such Policies.

EXTENSIONS TO EXISTING DWELLINGS AND SELF-CONTAINED RESIDENTIAL ANNEXES (for relatives or domestic staff) IN THE GREEN BELT

General

4.75 This Local Plan defines the circumstances in which an extension will be granted planning permission having regard to the fundamental Green Belt principle of keeping land open in order to fulfill Green Belt functions. Policies GB4 and GB5 acknowledge that within the Green Belt there are existing rows of dwellings and other groups of housing which interrupt the continuity of the open countryside. Because of the existence of such housing, it is reasonable to take a different approach in policy terms to further development including extensions in such areas which can be distinguished from other housing on sites in the open countryside. Accordingly, two separate policies are included in this Local Plan, that is, Policies GB12 and GB13.

4.76 In this Council's view what constitutes an extension is a matter of judgement depending on the size of addition proposed to an existing dwelling. A very large extension may be tantamount to a new dwelling to which Policies GB3, GB4, GB5, GB6 or GB7 would apply. Size is particularly pertinent in the case of development proposals covered by Policy GB13 (see paragraph 4.68).

Extensions To Existing Dwellings And Self-Contained Residential Annexes (for relatives or

domestic staff) In The Green Belt Within The Policy Areas Defined In Policies GB4 And GB5

POLICY GB12

The Council will permit extensions to dwellings situated within the policy areas relating to Policies GB4 and GB5, as defined on the Proposals Map, providing that Policies H13 to H17 (inclusive) and other Policies in the Local Plan are complied with and subject to the third clause of this Policy.

In the case of a self-contained residential annexe, Policy H19 will also apply.

Any extension to a dwelling, or a detached self-contained residential annex in the curtilage of a dwelling, which is sited on the edge of a settlement and which significantly extends built-form into the adjoining open land will not be permitted, particularly where the extension or detached annex is also visually intrusive in the open countryside setting.

4.77 The Council is aware that some proposed extensions to dwellings situated within the built-up areas of the settlements identified in Policies GB4 and GB5 may have little effect on the rural character of the landscape and not be detrimental to the general policy of keeping the Green Belt open. Proposals of this type will therefore be determined in terms of such issues as siting, scale, impact on neighbours, design, external appearance and materials, as referred to in Policies H13 to H17 inclusive. However, where a dwelling is located on the edge of a settlement, any extension which is "large" relative to the existing dwelling and which therefore significantly extends built-form into the adjoining open area thereby detracting from the open character of the Green Belt and effectively resulting in the outward expansion of the settlement will not be accepted. Such an extension may also have an undesirable visual impact on the adjoining open countryside detrimental to rural character.

Self-Contained Residential Annexes

4.78 Throughout the District there is a demand for the provision of self-contained accommodation within the curtilage of a dwelling which can be occupied by an elderly relative, a relative with special needs as a result of their physical or mental health, or a member of the domestic staff. This can take the form of either an extension to the main dwelling or a detached building within the garden. Policy H19, Self-Contained Residential Annexes (for relatives or domestic staff) and paragraphs 6.88 to 6.91 in the Housing Chapter, will be used by the Council to determine applications of this type in locations in the Green Belt to which Policy GB12 is applicable. Where the annex is proposed on the edge of the settlement the guidance for extensions relating to the extension of built form in paragraph 4.74 above will be followed.

Extensions To Existing Dwellings And Self-Contained Residential Annexes (for relatives or

domestic staff) In The Green Belt Outside The Areas Defined In Policies GB4 And GB5

POLICY GB13

In the Green Belt outside the areas relating to Policies GB4 and GB5, as defined on the Proposals Map, the Council will permit extensions to dwellings which:

(a) are subordinate to the size and scale of the original dwelling.

and

(b) are not intrusive in the landscape.

and

(c) comply with Policies H13 - H17 inclusive and any other Policies in this Local Plan.

In cases where there have been one or more previous extensions, the cumulative effect on the size and scale of the original dwelling will be taken into account in accordance with criteria (a), (b) and (c) above.

"Original" 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.

Self-contained residential annexes

In the case of an extension which comprises a self-contained residential annex the following criteria will also be applied:

(i) in most cases the annex should be in the form of an extension to the existing dwelling with access to that dwelling via an internal doorway;

or, alternatively,

(ii) the creation of a self-contained annex in a building detached from the main dwelling will only be acceptable where it involves the conversion of a suitable existing outbuilding of substantial construction and modest size, without the need for a significant extension to it or any replacement building for the outbuilding to be converted, and, the applicant must clearly demonstrate to the Council's satisfaction that the outbuilding was substantially completed at least 10 years before the date on which the planning application to convert it is made,

and

in the case of either (i) or (ii),

(iii) the criteria contained in Policies H13 to H17 (inclusive) should be complied with;

and

(iv) the Council must be satisfied that there would be a reasonable means of preventing the annex from being occupied as a separate dwelling unit.

4.79 Against a general background of restricting new residential development in the Green Belt as explained in paragraph 4.19, the Council seeks to control the size and scale of extensions to dwellings in the open countryside to achieve consistency with the function of the Green Belt by keeping land open and Government advice in PPG2 (Revised). Therefore only limited extensions will be permitted to existing dwellings. Government guidance states that extensions should not result in disproportionate additions over and above the size of the original dwelling. An extension is therefore required to be subordinate to the size and scale of the original dwelling, subordinate meaning that the proportion of increase in the size of the dwelling resulting from the extension should be modest and not significantly and materially alter the character of the dwelling in terms of its size, proportions, design and appearance. A "large" extension would dominate the existing dwelling, effectively change its character and be tantamount to development with a new dwelling. There is a fundamental objection to a new dwelling in policy terms as it results in demonstrable harm to "interests of acknowledged importance". A "large" extension alters rural character, even if screened, by contributing to a reduction in the openness of the Green Belt. "Large" extensions which are also visually prominent are particularly contrary to Green Belt policy by detracting from rural appearance and will therefore be resisted.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.4 and 3.6.

4.80 Similarly, a series of extensions which cumulatively would amount to a significant increase in the size of the original dwelling and alteration of its character, making the dwelling more intrusive in the green belt than the original, will not be accepted for the reasons as described above. This is in accordance with Government guidance which refers to extensions to the original dwelling and not the dwelling which may have already been extended several times.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.6.

4.81 When considering applications for new extensions under Policies GB12 and GB13, the Council will take into account any proposals to demolish part of the existing dwelling where this would lead to a visual improvement in the landscape and an overall reduction in the size and scale of buildings on the site.

4.82 The principles contained in Policies H13-H17 should be complied with for reasons as set out in paragraphs 6.79 to 6.86 insofar as these are applicable to the development proposed and the characteristics of any adjoining development.

Self-Contained Residential Annexes

4.83 In the Green Belt outside the GB4 and GB5 policy areas, the Council may permit the creation of a self-contained residential annex for occupation by an elderly relative, a relative with special needs as a result of their physical or mental health, or a member of the domestic staff, if the criteria set out in

the Policy can be complied with. This can take the form of an extension to the main dwelling, or the conversion of a detached outbuilding in the garden.

4.84 As such accommodation is self-contained, the Council is concerned to ensure that when it is no longer required for this purpose an annex will be occupied as part of the main dwelling rather than as a separate, independent unit of accommodation. If planning permission is granted for an extension which consists of a self-contained annex, the Council will include a condition in the permission to ensure that the annex is not occupied as an independent dwelling in the future.

4.85 As a result of difficulties in the past over the creation of a separate dwelling after the use as an annex has ceased, in relation to the general policy against new residential development in the Green Belt, permission will not be granted for the erection of a new building detached from the main dwelling for use as an annex. It may be acceptable, however, to convert a suitable existing residential outbuilding for this purpose, where the rural character of the Green Belt will not be damaged as a result. The requirements in clause (ii) are to minimise visual intrusion in the rural areas and limit new building consistent with Green Belt objectives. The term "substantial" in this context refers to the construction of the outbuilding and not its size.

PPG2. (Revised). Green Belts. January 1995 Paragraph 3.8.

4.86 Where an outbuilding is suitable for conversion, depending on the circumstances, the applicant may be required, before planning permission is granted, to enter into a planning obligation with the Council to prevent the annex from being occupied as a separate dwelling in the future, or, a condition to this effect will be included in the planning permission.

4.87 If an existing outbuilding is to be converted the Council would wish to see evidence that the building had been in existence for at least 10 years. The reasons for this requirement are set out in paragraph 4.68.

~~Retention Of A Self-Contained Residential Annex In The Green Belt Without Compliance With An Occupancy Restriction~~

~~POLICY GB14~~

~~The Council will not grant planning permission for the retention of a self-contained residential annex in the Green Belt without compliance with a restriction which has been imposed to limit its occupancy to relatives or persons employed at the main dwellinghouse on the application site in such capacities as gardener, chauffeur or domestic staff, and the dependents of such persons.~~

~~4.88 The aim of this Policy is to prevent annexes becoming separate dwellinghouses, therefore by passing the controls on new residential development in the Green Belt and possibly having a detrimental effect on the amenities of any adjoining residents. A restriction could be in the form of a planning condition or a planning obligation.~~

Ancillary Residential Buildings Within The Curtilage Of An Existing Habitable Dwelling In The Green Belt

POLICY GB15

In the Green Belt, the Council will, in general, permit the construction or extension of ancillary non-habitable buildings within domestic curtilages where these buildings are separate from a main dwelling eg., a detached garage provided that such buildings are both small and also subordinate in scale to the original dwelling. Such developments will be considered on their merits, principally of siting, design, external appearance, location in relation to the existing dwelling and its surroundings and the impact on the landscape rather than on specific Green Belt policy considerations.

In particular, the criteria contained in Policies H13 to H17 (inclusive) must be complied with as appropriate to the development proposed.

"Original" 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.

4.89 Ancillary buildings located within the curtilage of a dwelling in the Green Belt will be considered under the guidance in PPG2. ie. the erection of an ancillary residential building within the curtilage of a dwelling will be regarded as an extension of that dwelling and therefore not inappropriate development in the Green Belt in accordance with paragraph 3.4 of PPG2 Revised. This Policy is consistent with the principle of maintaining the open rural character of the Green Belt. Ancillary residential buildings are generally small, subordinate in scale to the original dwelling and visually unobtrusive. In such circumstances they will be permitted. Conversely, any excessively large or very prominent building will be refused planning permission. The reasoned justification for Policies H13 to H17 should also be referred to. Paragraphs 4.81 and 4.82 are also relevant.

PPG2 (Revised) Green Belts. January 1995. Paragraphs 3.4 and 3.6.

Extension Of Residential Curtilages In The Green Belt

POLICY GB16

Planning Permission will not be granted for the extension of an existing residential curtilage onto land in the Green Belt that is in non-residential use.

4.90 Turning part of an agricultural field into residential curtilage is a material change of use of the land which requires planning permission. One of the main purposes of the Green Belt is to safeguard the countryside from encroachment. In the Green Belt the extension of a residential curtilage represents an encroachment into adjoining open countryside and results in the loss of rural character and appearance. This is contrary to Government guidance.

PPG2 (Revised). Green Belts. January 1995. Paragraph 1.5. 3rd Clause.

Agricultural Workers' Dwellings In The Green Belt

POLICY GB17

In the Green Belt, a new agricultural dwelling will only be acceptable where it can be demonstrated that it is essential to the operation of an established agricultural holding. In this connection the Council will follow the advice in Annex I of PPG7 (Revised) "The Countryside - Environmental Quality and Economic and Social Development". Where the need for a dwelling has been proven to the satisfaction of the Council, it should be sited within an established settlement or group of buildings in open countryside which is accessible to the holding. If this is not possible, the dwelling should be sited amongst existing farm buildings. In the event that this is not practicable, the dwelling should be sited in a position which is not prominent in the landscape. A dwelling sited in an exposed position will not be accepted. The dwelling should be no larger than is necessary to accommodate a worker and his or her immediate dependents.

In this Policy "agriculture" has the meaning set out in Section 336 (1) of the Town and Country Planning Act, 1991.

4.91 Advice from Central Government has been consistent over many years. Currently Planning Policy Guidance PPG7 (Revised) "The Countryside - Environmental Quality and Economic and Social Development" sets out national policy regarding the need to prove that a dwelling is essential in order to offset general planning objections to new housing in the countryside.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraph 3.21.

4.92 Unless the applicant can show that there are valid reasons why a dwelling should be erected on the farm rather than in a nearby village or hamlet, the normal Green Belt policy limitations will apply and the need for agricultural dwellings must be met as far as possible by building in a village, hamlet or existing group of dwellings accessible to the farm. The applicant will therefore have to establish the agricultural need for a dwelling or additional dwelling on the farm before planning permission will be given; even then, care should be taken to choose a site which is well related to existing farm buildings and is not prominent in the landscape. Cases may arise where an agricultural need is accepted, but a planning application could still be refused because it does not meet specific planning criteria in terms of siting, design, external appearance or access, or is prominent in the landscape.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. Feb 1997. Annex I. Paragraph I5.

4.93 Planning permission will be refused for the building of a new agricultural dwelling in open countryside if a holding already possesses an adequate number of dwellings which are suitable from the point of view of farm management, or if a site which is acceptable from this point of view exists in a nearby settlement.

4.94 In assessing whether an adequate number of dwellings exist, no account will be taken of any dwellings occupied by a farmer who has retired and wishes to remain in the dwelling. The Council will resist any proposal for a replacement dwelling in cases where the agricultural need has arisen through the recent voluntary disposal of a dwelling situated on, or in the control of the farm concerned and which, by reason of its location was capable of meeting the need for which the proposed dwelling is sought.

PPG7 (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Annex I and paragraph I4.

4.95 PPG7 (Revised), Annex I, lists the factors that should be considered before permitting an exception to normal Green Belt policy and allowing an agricultural dwelling. It states that "it will be important to establish that stated intentions to engage in farming or forestry are genuine, are reasonably likely to materialise and are capable of being sustained over a reasonable period of time." The PPG also indicates that it will be important to establish the needs of the enterprise for workers to live near the site.

PPG7 (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Annex I. Paragraphs I5 and I6.

PPG7 (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Annex I. Paragraph I10.

4.96 The PPG states it will be necessary to carry out a functional test to establish whether or not it is essential for the proper functioning of the enterprise for one or more full time workers to be readily available at most times. The PPG then explains in what circumstances a need for a worker to be readily available could be acceptable. An agricultural enterprise has to be economically viable for a new dwelling to be justified. To assess this the PPG states a financial test is necessary. The aim of this requirement is to ensure the farm is financially sound. The Council will assess need by reference to the advice in Annex I of PPG7 (Revised) and in most cases, will obtain a technical appraisal of the specific agricultural considerations involved from agricultural consultants.

Agricultural worker's dwelling
Cokes Bottom Farm, Finch Lane, Amersham

4.97 Where the Council accepts that there is a genuine need for an agricultural dwelling, this does not mean that it will permit an excessively large dwelling in the Green Belt. This is supported by PPG7 (Revised) which states "such dwellings should be of a size commensurate with the established functional requirement". It goes on to say that "dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, should not be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate to a particular holding." Such a dwelling is being permitted for a specific purpose as an exception to the normal restrictive policy against development and therefore its impact on the character and appearance of the rural setting needs to be firmly controlled.

PPG7 (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Annex I. Paragraph I11.

~~Temporary Residential Accommodation For Agricultural Workers In The Green Belt~~

POLICY GB18

In the Green Belt, the Council will only grant planning permission for temporary residential accommodation to enable a fully operational holding to be established, which, when established, will require a permanent dwelling. In this connection the Council will follow the advice in Annex I of PPG7 (Revised) "The Countryside - Environmental Quality and Economic and Social Development".

4.98 Temporary accommodation may be acceptable providing it can be demonstrated that it is required to meet an essential need. The criteria used to assess "need" in relation to Policy GB17 will be applied to this assessment. Where planning permission is granted for temporary accommodation it will be on a limited period basis, with occupation restricted to a person employed in agriculture and their dependents.

PPG7 (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Annex I. Paragraph I14.

4.99 Stated intentions are not enough to secure a planning permission for an agriculturally occupied dwelling, because the intentions might never be implemented whilst the dwelling will still be in existence. Therefore, where the holding in its present form at the time of the application does not justify a new permanent dwelling, the Council may grant temporary planning permission for a caravan to allow the provision of 24-hour supervision whilst development of the new facilities, eg., farm buildings, is taking place. Once development of a capital nature is completed and the occupier can demonstrate that a sound and fully operational agricultural holding has been created, in accordance with GB27, the justification for a permanent dwelling can be reviewed. This is in accordance with guidance within PPG7 (Revised) which states that successive extensions to a temporary permission should not be permitted and temporary dwellings should not be permitted in locations that would not be appropriate for a permanent dwelling.

PPG7 (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Annex I. Paragraphs I14 and I15.

Imposition Of Agricultural Occupancy Conditions On Dwellings In The Green Belt

POLICY GB19

In those cases where the Council decides that a dwelling in the Green Belt is necessary for the appropriate management of a farm holding, the planning permission will be made subject to a condition restricting its occupation to a person solely or mainly employed, or last employed locally in agriculture or a dependent or widow or widower of such a person.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. Feb 1997. Annex I. Paragraph I17.

Circular 11/95. The Use of Conditions in Planning Permissions. Annex. Paragraph 102.

4.100 In this context "local" means within approximately 8 kilometres (5 miles) of the application site. Government support for such a condition is given in PPG7 (Revised) and Circular 11/95 "The Use of Conditions in Planning Permissions". The wording in the policy reflects this advice.

Retention Of A Dwelling In The Green Belt Without Compliance With An Agricultural Occupancy Condition

POLICY GB20

The Council will only grant planning permission for the occupation of a dwelling in the Green Belt without compliance with an agricultural occupancy condition where it can be convincingly demonstrated to the Council that there is no current or longer term requirement for an agricultural worker's dwelling on the particular holding or to meet the needs of the local agricultural community.

Current requirements will be examined by reference to Annex E of PPG7 (Revised) - The Countryside and the Rural Economy.

In establishing whether there is a longer term need for an agricultural dwelling:

(i) the Council will have regard to the number of planning applications received within the last 5 years for new agricultural dwellings on the particular holding or within an 8 kilometre (5 miles) radius of it;

and

(ii) the Council will require that a marketing exercise aimed at the agricultural community should be carried out including the following:

(a) The exercise should be over a period of at least two years immediately before the application is made, giving reasonable publicity,

and

(b) The dwelling should be offered for sale or rent at a price that reflects the value of the property with the occupancy condition restricting its usage and the ability of an agricultural worker on average agricultural earnings or any other person who satisfies the agricultural occupancy condition, to purchase or rent the dwelling.

Ministry of Agriculture, Fisheries and Food Statistics, 1992.

4.101 In recent years the number of people employed in agriculture has decreased considerably as a result of increased mechanisation, the formation of larger and more efficient holdings and a move away from labour-intensive activities involving livestock in favour of arable farming. Nationally, since 1950, the agricultural labour force has contracted by 69%, while in Buckinghamshire the decline has been even greater at 73%.

PPG7. (Revised) The Countryside - Environmental Quality and Economic and Social Development. Feb 1997. Paragraphs 1.6, 1.7 & 3.4.

PPG7. (Revised) The Countryside - Environmental Quality and

4.102 In general terms the Council accepts that the overall need for agricultural accommodation is declining. It is the Council's view, however, that notwithstanding the changes in agriculture referred to in PPG7 (Revised), there is a continuing demand and need for agricultural dwellings in the District. In order to ensure that the needs of the local agricultural community can be met, the Council will not normally grant planning permission to waive an agricultural occupancy condition imposed on a dwelling in the Green Belt. Nevertheless, PPG7 (Revised) states that "Such dwellings should not be kept vacant" if they are no longer required for agricultural purposes and the Council

recognises that in certain circumstances it may be appropriate to waive such a condition.

Economic and Social Development. Feb 1997. Paragraph E18.

4.103 These circumstances are as set out in the policy where the criteria are designed to test requirements for agricultural dwellings in the broad locality of the application site and to ensure that a thorough and realistic marketing exercise has been carried out to establish the genuine state of market demand for such dwellings. Reasonable publicity as referred to in the policy would include advertisements in the local press and a farming magazine circulating in the area. The publicity should be carried out over a time period of at least two years and the advertised price of the dwelling should reflect the ability of an agricultural worker on average earnings to be able to afford the property, and the fact that it is covered by an occupancy condition if the marketing exercise is to be realistic. Average earnings will be taken as the average agricultural workers' wage at the start of the publicity period.

~~Dwellings For Other "Essential" Workers In The Green Belt~~

~~POLICY GB21~~

~~**Planning permission for a dwelling in the Green Belt for occupation by other categories of "essential" workers and their immediate dependents will only be given in the following circumstances, all of which should apply:**~~

~~**(i) the land use to which the dwelling is related is of a type which is an acceptable use in the Green Belt in accordance with Policy GB28, is existing, soundly based and can be shown to be economically viable;**~~

~~**(ii) it has been demonstrated by the applicant that the dwelling is essential to the functioning of the planning unit to which it is related and that without it the land use could not continue;**~~

~~**(iii) it has been demonstrated by the applicant that it is essential that the dwelling is sited on the planning unit;**~~

~~**(iv) there is no existing building suitable for conversion on the planning unit;**~~

~~**(v) the new dwelling is sited so as not to harm the open rural character of the countryside. The siting should be in close association with other buildings where these exist or are proposed;**~~

~~**(vi) the Council must be satisfied that there is a reasonable means of preventing separation of the dwelling from the planning unit and restricting occupancy to the "essential" worker and his or her dependents, and that this has been secured before planning permission is granted;**~~

(vii) the dwelling should be no larger than is absolutely necessary to accommodate a worker and his or her dependents;

and

(viii) other Policies in this Local Plan are complied with.

4.104 The Council recognises that there are land uses in the Green Belt other than agriculture, for which it may be essential that a person or persons live on the planning unit to ensure its proper operation (See Policy GB28 and accompanying reasoned justification). This may be the case, for example, with forestry and some types of recreational or specialist horse-related land uses. Specialist horse activities, such as the keeping of race horses or bloodstock, may involve particularly valuable animals and require very high levels of management and security. Without continuous on-site management such uses are vulnerable and cannot function realistically. The Council will consider proposals for new dwellings and for these types of occupiers in accordance with the same principles as apply to agricultural workers' dwellings and for the same reasons.

PPG2 (Revised) Green Belts. January 1995. Paragraphs 3.4 and 3.5

PPG7. (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraph 3.21 and Annex F paragraph F5.

See also references with Policy GB17.

4.105 The Council may require a planning obligation preventing the dwelling from being disposed of separately from the planning unit and limiting its occupation to the essential worker and his or her dependents. This measure should ensure that the particular reasons for granting of planning permission are adhered to in the future.

Temporary Residential Accommodation For Other "Essential" Workers In The Green Belt

POLICY GB22

In the Green Belt, the Council will only grant planning permission for temporary residential accommodation for other "essential" workers engaged in acceptable Green Belt uses to enable a fully viable enterprise to be established which, when established, will require a permanent dwelling.

4.106 As with agriculture or forestry, it is sometimes essential that other acceptable land uses in the Green Belt have on-site residential accommodation. The criteria used to assess the "need" for accommodation on the planning unit are the same as used in connection with Policies GB17 and GB18 as set out in paragraphs 4.91 to 4.99 above and for the same reasons. Paragraphs 4.104, 4.105 and 4.145 and 4.146 are also relevant and should be referred to.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB3.

References as for Policies GB17 and GB18, GB21 and GB28.

Business, General Industrial and Storage or Distribution Development in the Green Belt

POLICY GB22A

1. In the Green Belt planning permission for development for business, general industrial or storage or distribution purposes will only be granted on sites which:

a) constitute "limited infilling" in compliance with Policy GB23 in the areas defined in Policies GB4 and GB5 and are currently used or were last used for business, general industrial or storage or distribution purposes where the use is authorised or otherwise lawful;

or

b) are existing buildings for which re-use is proposed which would comply with Policy GB29;

or

c) are in accordance with the criteria in Policy GB2(f) and are currently used or were last used for business, general industrial or storage or distribution purposes where the use is authorised or otherwise lawful;

and,

in all of the above cases other Policies in this Local Plan are complied with.

2. Development for any purpose other than business, general industrial or storage or distribution will not be permitted on any site in the Green Belt which is currently used, or was last used, for business, general industrial or storage or distribution purposes.

3. The terms "business", "general industrial" and "storage or distribution" are as defined in Part B of the Town and Country Planning (Use Classes) Order 1987.

4. For the purpose of this Policy, the Council will consider carefully the precise nature of a *sui-generis* use and if its main purpose and function is closely similar to uses in Classes B1, B2 or B8, the Council will treat the development proposals as falling within the scope of Part B.

4.106a As explained in paragraphs 7.9 and 7.10 of this Local Plan, the Structure Plan, in accordance with Regional Planning Guidance, aims to limit pressures for growth in the south of Buckinghamshire to give continued protection to the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty. Structure Plan Policies seek to channel most employment-generating development to North and Mid-Buckinghamshire and resist the provision of new employment sites in Chiltern District. Policy GB22A applies this strategy to employment-generating development in the Green Belt.

4.106b As a corollary of the strategy of employment restraint, Structure Plan Policy E5(b) seeks to preserve existing sites in employment uses because they cannot be replaced within the District if lost to other uses. A progressive diminution of the stock of employment sites within the District would limit job opportunities for local people and encourage commuting, contrary to principles of sustainable development. Policy GB22A seeks to protect existing employment sites in the Green Belt from changes of use. It reflects the policies in Chapter 7 which perform the same function in the built-up areas and a full justification of this approach is given in paragraphs 7.20 to 7.25 in Chapter 7.

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)

POLICY GB23

Definition of Limited Infilling

Limited infilling is defined as new buildings , extensions or alterations to existing buildings and replacement buildings, but does not include development covered by Policies GB4, GB5, GB6, GB12 and GB15.

New Buildings

The Council will permit infilling comprising new buildings in the Green Belt in the areas defined on the Proposals Map for Policies GB4 and GB5 provided that all of the following criteria are met:

(i) In a Policy GB4 area, the development should be located in a small gap in an existing row of dwellings, which form an otherwise fully developed frontage to a road,

or

(ii) In a Policy GB5 area, the development should be located either in accordance with (i) above, or, where the development site consists of a small parcel of land in existing authorised or established use which is totally or substantially enclosed by existing buildings and not just their curtilages.

A small parcel will be regarded by the Council as having an area of not more than about 0.5 of a hectare.

and

In both Policy GB4 and GB5 areas:

(a) Any proposed development sited on the edge of a settlement which significantly extends built form into the adjoining open land will not be permitted, particularly where the development is also visually intrusive in the open countryside setting.

(b) The design of the proposed development and its relationship with existing development in the vicinity, should be satisfactory and in particular Policies GC1, GC2, GC3, GC4, TR2, TR3 and TR16 in this Local Plan should be complied with.

Extensions or Alterations To Existing Buildings

The Council will permit extensions to buildings situated within the policy areas relating to Policies GB4 and GB5, as defined on the Proposals Map, providing that Policies GC1 - GC3 (inclusive) and other Policies in the Local Plan are complied with.

Any extension to a building sited on the edge of a settlement which significantly extends built-form into the adjoining open land will not be permitted, particularly where the extension is also visually intrusive in the open countryside setting.

Replacement Buildings

With regard to replacement buildings, in the areas defined on the Proposals Map for Policies GB4 and GB5, the Council will permit replacement buildings provided that the criteria in Policy GB6 are complied with.

All "Infilling"

Where new buildings, extensions or alterations to existing buildings and replacement buildings are proposed, Policy GB22A and other Policies in this Local Plan should be complied with.

Conservation Areas

On sites that are within a Conservation Area, the Conservation Area Policies in the Historic Heritage Chapter of this Local Plan should also be satisfied even if a development is acceptable under the criteria of this Policy.

This Policy does not relate to material changes of use of buildings, which are the subject of Policies GB10, GB11, and GB29.

This Policy applies to any facility which serves the local community within which it is located and which may also serve adjoining villages, but does not relate to the provision of new buildings, extensions or replacement buildings for sports facilities.

4.107 Within the Green Belt the construction of new buildings is strictly controlled. PPG2 (Revised), Green Belts, clearly defines the categories of new buildings that can be permitted and the locations where such development would not be inappropriate within the Green Belt. One of the categories of development that can be permitted is limited infilling within existing villages identified in the Local Plan. The purpose of this Policy is to

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.4.

cover such infill development. It follows that new building in the Green Belt outside existing villages is likely to be inappropriate unless it is in accordance with another policy in the Local Plan.

4.108 This Policy covers the construction of new buildings, extensions or alterations to existing buildings, and replacement of existing buildings within the identified villages. It does not cover the erection of new dwellings, replacement dwellings, extensions to dwellings or ancillary residential buildings within the identified villages which are covered by Policies GB4, GB5, GB6, GB12 and GB15 respectively.

4.109 The explanation of how the GB4 and GB5 areas were identified is contained in paragraphs 4.31 and 4.33 above.

Local Community Facilities in the Green Belt

4.110 Planning Policy Guidance, PPG2 (Revised), Green Belts, does allow for limited infilling in existing villages but does not specify what types or uses of buildings this should apply to. This is therefore a matter for the Council to define in this Local Plan. The Structure Plan makes no direct reference to the provision of local community facilities in Green Belt areas, but does include reference to "other uses appropriate to a rural area". The Council considers it desirable for a range of small-scale facilities to be available for local residents in the villages in the Green Belt, particularly those without cars. Most villages have some facilities and from time to time proposals are made for replacement buildings, extensions to buildings and occasionally a new building for the provision of a new facility. The Council regards such developments as essential to the reasonable functioning and social well-being of its rural communities, provided that such developments are modest in size and are sited amongst existing groups of buildings so that there is no encroachment into the open countryside, or other noticeable adverse effects on open rural character. Development of new buildings in the Green Belt outside existing villages is inappropriate development in the Green Belt and very special circumstances would have to be demonstrated if such community development were to be proposed.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.4.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB3.

4.111 Examples of facilities for which small-scale development may be acceptable are village halls, shops, schools, pubs, places of worship, youth clubs or scout and guide premises.

Other Non-Residential Uses Within GB4 and GB5 Areas

4.112 Several of the identified villages covered by Policies GB4 and GB5 contain buildings which are non-residential, for example, small business or general industrial buildings. (See also paragraph 4.116 below). The Council acknowledges that there could be a need for replacement buildings or extensions to existing buildings to meet the changing demands of such uses.

New Buildings and Extensions to Existing Buildings

4.113 This Policy follows the same principles as the other Policies referred to and to which reference should be made with regard to the reasoned justification. In essence, further limited building in areas where buildings already exist, is, subject to the criteria as stated, not likely to harm the openness of the Green Belt. Both new buildings and extensions to existing

PPG2 (Revised). Green Belts. January 1995. Paragraphs 2.11 & 3.4.

buildings should be designed to be in character with the surrounding development. Policies in the General Criteria and Transport chapters relating to the design of development, residents' amenities and parking standards should also be complied with, for the reasons accompanying those Policies.

4.114 Where either a new building or an extension to an existing building is proposed on the edge of an identified village, the effect on the openness of the Green Belt will be carefully assessed. Where such a development extends built form into the adjoining open Green Belt countryside or where it is considered the development will have a harmful visual impact it will be refused. This is to prevent harm to the openness of the Green Belt.

Replacement Buildings

4.115 The reasoned justification for this aspect of the Policy is the same as for Policy GB6.

Business, General Industrial and Storage or Distribution Uses

4.116 While the Council will permit replacement buildings or extensions to buildings in business, general industrial or storage and distributions uses, the loss of any existing sites in such uses will be resisted and no new sites for such uses will be permitted, for the reasons given in paragraphs 4.106a and 4.106b.

Conservation Areas

4.117 Some villages covered by Policies GB4 and GB5 are also within Conservation Areas. Where sites proposed for development are also within a Conservation Area, further special consideration needs to be given to the proposal as explained in paragraph 4.34. In such cases Policies in the Historic Heritage chapter should be complied with, for the reasons accompanying those Policies.

Recreation Facilities

4.118 The Policy does not relate to the provision of new buildings, replacement buildings or changes of use of existing buildings, for sports facilities which are covered by Policies GB29, R4, and R5 in the Chapter on Recreation.

4.119 For all types of infilling, other Policies in this Local Plan may be relevant and need to be complied with for the reasons accompanying those Policies.

Redevelopment Or Change Of Use Of Buildings Used For The Provision Of Local Community Facilities In The Green Belt

POLICY GB24

In the Green Belt the Council will not allow the redevelopment or change of use of a building or land which is in use, or was last used for, local community purposes as defined in Policy GB23, unless:

(i) a replacement building or land can be provided in an equally convenient location that complies with Policy GB23;

or

(ii) it can be demonstrated to the Council that the facility is no longer required for any other community use in the village and adjoining area where the facility is located.

4.120 There are many buildings in the Green Belt located mainly within existing villages that are used for the provision of a wide range of community facilities. As stated in Policy GB23, the provision of new buildings for this purpose is tightly controlled. To ensure that the use of existing community buildings is maximised and that such buildings are retained, the Council will not allow the loss of such buildings through their conversion or redevelopment for other purposes.

4.121 However, where a change of use of an existing community facility is acceptable, under this Policy, the proposed new use will, in addition, be assessed under other Policies in this Local Plan relevant to the proposed use. For example, a conversion to housing would be considered under Policy GB11 or conversion to a sports use under Policy GB29.

~~The Erection Of Walls, Fences, Gates And Gate Piers Adjacent To A Public Highway In The Green Belt~~

~~POLICY GB25~~

~~The Council will permit the erection of walls, fences, gates and gateposts/piers adjacent to a public highway in the Green Belt provided that all of the following criteria are met:~~

~~(i) the openness of the Green Belt is maintained and there is no conflict with the purposes of including land within it.~~

~~(ii) the height, external appearance and materials should not be visually intrusive in the street scene or countryside setting;~~

~~(iii) there is no obstruction to forward visibility;~~

~~and~~

~~(iv) vision splays can be provided in accordance with Policy TR3.~~

~~4.122 A means of enclosure adjoining a public highway which exceeds one metre in height requires planning permission. In rural and semi-rural locations, the erection of a wall, fence, gate and gate post/pier can result in the introduction of an alien urban feature into a predominantly countryside setting and result in detriment to the open rural character of the Green Belt. Government guidance contained in PPG2 states that one of the most important attributes of Green Belts is their openness. Where the Council considers that the openness of the Green Belt will be harmed an application will be refused. Proposals of this type will also be assessed in terms of their height, external appearance and materials and the resulting impact on the rural appearance of the street scene or landscape setting which should not be materially changed. Highway safety in terms of forward visibility along the adjacent highway and at any access point is a further important consideration and the criteria in clauses (iii) and (iv) must be satisfied for reasons accompanying Policy TR3.~~

~~PPG2 (Revised). Green Belts. January 1995. Paragraphs 1.4 and 3.12~~

~~The Green Belts. HMSO. 1988. Section 3. Page 13.~~

The Agricultural Context - Forces for Change

4.123 This section outlines changes in agriculture to date and the various factors which influence the nature of agricultural production and result in pressures for diversification. Its purpose is to provide a context for the Policies in this Local Plan which do or could relate to agriculture, namely GB11, GB17 to GB20 (inclusive), GB21, GB22, and GB26 to GB30.

4.124 Agriculture comprises the single largest land-use in Chiltern District, covering some 11000 ha. Over the last decade this area has reduced by approximately 4% largely as a result of new development pressures. 46% of that land is grassland (including rough grazing) though this has declined by 8% since 1983. A further 47% is in arable use (including set-aside) with the rest mainly comprising a small but steadily increasing area of farm woodland. The decline in total agricultural land area has been shared amongst arable and grassland.

Agricultural Census. Ministry of Agriculture, Fisheries and Food. 1983 and 1993.

4.125 There are approximately 235 holdings in the District of which 61% are part-time. The total number of holdings has declined steadily since 1983, though there has been an increase in the number between 20 and 50 ha in size. On the other hand there remains a considerable number of substantial holdings and, additionally, it is quite likely that a number of medium sized holdings are farmed together as one unit.

Agricultural Census. Ministry of Agriculture, Fisheries and Food. 1993.

4.126 Cattle and sheep holdings represent the majority of full-time holdings. Even so the actual number of cattle has declined significantly, with the number of dairy cows decreasing whilst the beef herd has increased. On the other hand sheep numbers have increased by over 100%.

Agricultural Census. Ministry of Agriculture, Fisheries and Food. 1993.

4.127 Almost 80% of the agricultural land in the District is owner-occupied compared with a national average which is closer to 50%.

4.128 The influence of farming is clearly fundamental to the development of the District's landscape and its future maintenance is dependent to an extent

upon the activity in the agricultural industry. These activities have been and will continue to be affected by falling farm incomes, rising costs, quotas, incentives to reduce production and increasing international competition. The effects are wide-ranging, from visible impacts upon the appearance of the landscape (field sizes, hedge removal, condition of woodland, surplus buildings etc) to obscured impacts, such as the reduced labour force, contract farming, surplus in agricultural dwelling houses, farms having dispersed land-holdings etc.

4.129 International and European policy is moving away from production-led farm policies towards policies led by output reduction and environmental benefits. Farmers will themselves have to be resourceful in using their existing assets in order to maintain their businesses against this background. Only if they succeed will there be a prospect of ensuring that the rural landscape and rural land-based communities will continue to survive. Undoubtedly these dynamic changes will continue as the Common Agricultural Policy evolves, necessitating responses in national agricultural economies. It is important that the planning process recognises these pressures and takes due account of them.

4.130 Diversification is a particular example of this. Although it has historically taken place widely, it has today assumed a particular importance for individual farm holdings and represents a substantial proportion of many farm incomes and, it has been estimated, possibly 10% of the national agricultural income to farms. Diversification proposals will take many forms. Their acceptance or otherwise may clearly have a major impact upon the health and nature of local agricultural economies and, in turn, upon the appearance and character of the rural area.

4.131 Given the designation of the entire rural area of the District as Green Belt, as well as the extent of the Chilterns Area of Outstanding Natural Beauty and other local landscape designations, it is obviously important to balance agricultural needs and other planning objectives. PPG2 (Revised) notes that one of the objectives of Green Belt policy is to maintain land in agricultural and related uses and that the construction of new buildings for the purposes of agriculture is one of the limited number of types of development which are not inappropriate in the Green Belt. It goes on specifically to mention the fact that the re-use of suitable buildings in the Green Belt may assist in diversifying farm enterprises, thereby contributing to the objectives for the use of land in Green Belts.

PPG2 (Revised), Green Belts, January 1995. Paragraphs 1.6, 3.4, 3.7 & 3.8.

4.132 Similarly, the policies in the Chilterns Area of Outstanding Natural Beauty Management Plan recognise the central importance of agriculture both to the landscape and to communities.

4.133 Farm businesses may have to diversify by introducing not only entirely non-agricultural activities but also new activities directly related to the produce and output of the farm, for example, processing, packaging, retail and distribution. Unlike many industrial and other commercial enterprises, it has to be borne in mind that agricultural enterprises are unable to re-locate when their existing premises become unsuited for modern operational requirements. At the same time, by virtue of their location, agricultural businesses are frequently constrained by prevailing rural planning policies. In decision-making the Council will therefore seek to reconcile the various issues referred to in this section of the Plan, in order to maintain a healthy and viable agricultural economy which can contribute to, rather than detract from, the rural environment.

Protection Of The Best And Most Versatile Agricultural Land In The Green Belt From Irreversible Development

POLICY GB26

In the Green Belt, the Council will protect the best and most versatile agricultural land from irreversible loss by refusing any development which would result in such loss.

The best and most versatile agricultural land is defined as land classified as Grade 1, 2 or 3a in the Ministry of Agriculture, Fisheries and Food Agricultural Land Classification System.

4.134 Agricultural land is an important national asset. In Chiltern District the use of land for agriculture is one of the largest users of land. Most of the agricultural land is Grade 3 and the Council has been advised by the Ministry of Agriculture that a significant proportion of this could be Grade 3a.

4.135 Once agricultural land is developed for another use including uses such as a golf course, it is very difficult to return it to agriculture. It is therefore considered that the best agricultural land should be protected from unnecessary development so that the land remains a resource for the future.

4.136 The aim of the Policy is therefore to protect the best agricultural land in the District. This is supported by Government Guidance in PPG7 (Revised) which states that when preparing Development Plans and deciding planning applications authorities should take account of any special designations and then weigh several factors to encourage rural enterprise, protect wildlife and historic features, the quality and versatility of land for use in agriculture and forestry and the need to protect renewable resources. It goes on to state that in Development Plans "authorities should take account of any agricultural land that would be lost through development proposals." Land of Grades 1, 2 and 3a is "the best and most versatile land and is a national resource for the future". Considerable weight should be given to protecting such land against development". The Guidance also states that where land of a lower quality is available, any development should be directed towards land of the lowest quality. This Policy is in accordance with the Structure Plan which contains a similar Policy.

PPG7. (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraphs 2.8, 2.17 and 2.18.

Buckinghamshire County Structure Plan 1991-2011 Adopted. March 1996. Policy OC2.

4.137 Although the Policy is intended to protect land of Grade 3a or above, it is not possible to identify this on the Proposals Map. The identification of the areas of Grade 3a land would involve a detailed survey by MAFF. This survey has currently not been undertaken. Therefore each application site will have to be considered separately.

New Agricultural Buildings, Extensions And Alterations To Existing Agricultural Buildings In The Green Belt (Except Dwellings For Agricultural Workers)

POLICY GB27

In the Green Belt, planning permission will be given for a new agricultural building, or an extension or alteration to an existing agricultural building provided that all of the following criteria are met:

1. It has been demonstrated by the applicant that the proposed building or extension is reasonably required for the functioning of the agricultural enterprise on the unit on which it would be located;

2. That the unit is established, or that the proposed building would enable a fully operational enterprise and unit to be established;

3. No other building which could be used or reasonably converted for use for the purpose of the proposed building exists on the unit;

and, in addition, where the above criteria are satisfied:

a. The siting, design, type and colour of materials and landscaping would result in an acceptable visual impact of the development in the countryside;

and

b. There would be no significant adverse effects on the amenities of any nearby residential properties;

and

c. Other Policies in this Local Plan would be complied with.

For a new building, siting within or adjoining an existing group of farm buildings will be sought wherever possible.

4.138 In addition to being an acceptable use in Green Belts generally, agriculture is the predominant use in the Green Belt in Chiltern District. The productive use of the land contributes significantly to the attractive appearance of much of the countryside. In order to allow agriculture to function properly, some buildings are necessary. Changing needs for buildings and the factors influencing such needs are referred to in paragraphs 4.123 to 4.133. Agricultural buildings including extensions or alterations may be acceptable in accordance with Government Guidance in PPG2 (Revised), Green Belts and Policy GB3 of the Structure Plan. This Policy relates to agricultural buildings other than dwellings for agricultural workers, which are the subject of Policy GB17 and its related justification. The Council will be concerned to control the intrusion of buildings in accordance with the fundamental policy objective of keeping an open rural character to the countryside.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.4 and 3.5.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB3.

4.139 Agricultural buildings are one of the few types of development which are not inappropriate in the Green Belt and the Council does not want this status abused by a proliferation of buildings. Therefore, where a new agricultural building requires planning permission, an applicant will need to demonstrate that the new building, including its size, is reasonably required for the proper functioning of the farm unit. Also to prevent unnecessary additional buildings in the Green Belt there should be no other existing buildings on the site which could be used for the proposed use.

4.140 The requirement that the farm unit is established and fully operational is to prevent planning permission being granted for new buildings in the Green Belt only for the unit to fail or change its use. This could lead to a redundant building in the Green Belt with pressures for new uses which would not normally have been permitted.

4.141 Where it has been demonstrated that the proposed building is required on the farm holding the Council will want to minimise its impact on the Green Belt countryside. Therefore, the Council will consider the building's proposed siting and design and the type of materials involved in its construction with the aim of achieving a building that has an acceptable visual impact in the Green Belt. Visual intrusion can be limited by effective landscaping. The Council is therefore likely to require a landscaping scheme to be submitted with any proposed development in accordance with Policy GC4 in the General Criteria chapter.

4.142 Farm buildings or extensions to existing buildings may be proposed near to residential properties. In these situations, the Council will also have regard to the effects of the proposed building or extension and the activities within it, in order to safeguard the amenities of residents, particularly the visual aspects, noise, smell and general disturbance.

PPG2. (Revised) Green Belts. January 1995. Paragraph 3.4.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. Feb 1997. Annex C.

4.143 It should be noted that not all agricultural buildings require planning permission from the Council, since certain categories of development are permitted automatically, subject to certain limitations and conditions, under the Town and Country Planning (General Permitted Development) Order 1995.

4.144 However, even when such works are "permitted development" the Council has limited control over the siting and appearance of the proposed development via the "Prior Notification" procedure. This relates to some new farm buildings and significant extensions and alterations to existing buildings.

PPG7 (Revised). The Countryside -

Modern agricultural buildings located in the Green Belt

The farmer or other developer has to submit a notification application. The Council has 28 days in which it may decide to require the submission of full details notwithstanding that the development has been permitted in principle by the Town and Country Planning(General Permitted Development) Order, 1995. Such an application will be considered in accordance with Policy GB24 and the guidance in Annex E of PPG7 (Revised).

Environmental Quality and Economic and Social Development. February 1997.
Annex E.

~~Other Acceptable Land Uses And New Ancillary Buildings In The Green Belt~~

~~POLICY GB28~~

In the Green Belt, the Council will accept outdoor sport, countryside recreation or other material changes of use of land provided that:

(i) The use maintains the open character of the land in accordance with Green Belt principles and does not conflict with the purposes of including land in the Green Belt;

and

(ii) New ancillary buildings should provide essential facilities for the proposed use. The applicant must demonstrate to the satisfaction of the Council that the size of the facility proposed is no larger than absolutely essential for the functioning of the proposed use;

and

(iii) Any new ancillary building and associated car parking and servicing facilities should be small and sited, designed and landscaped so as to be visually unobtrusive in its open land setting;

and

(iv) The scale of development should not generate traffic to a degree which would harm the open rural character of the locality or adversely affect highway safety in the vicinity of the application site;

and

(v) Proposals for floodlighting will be refused, except where it can be demonstrated that they are essential to the use of the land for outdoor sport or recreation or other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, and that clauses 1(i) - (iii) of Policy R6 are complied with.

(vi) Policies LSQ1 to LSQ4 together with Policies in the General Criteria Chapter and other Policies in the Local Plan are complied with.

4.145 Factors influencing diversification proposals are outlined in paragraphs 4.123 to 4.133. For many farmers, the need to supplement their income may lead to them taking an active interest in forestry; others may wish to become involved in countryside recreation or tourism. PPG7 (Revised) emphasises, however, that there should be no change in the policies for conserving and protecting Green Belts and Areas of Outstanding Natural Beauty. PPG2 (Revised) Green Belts, refers to material changes in the use of land and sets out the basic principle that such development will be inappropriate unless the openness of the Green Belt is maintained and there is no conflict with the purposes of including land in the Green Belt. New development in the open countryside must, therefore, be restricted to uses considered to be in accordance with this policy context.

PPG7. (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraph 1.7.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.12.

PPG2. (Revised) Green Belts. January 1995. Paragraphs 3.4 & 3.5.

4.146 As with dwellings, the Council accepts that some buildings will be essential for the functioning of uses which, because of their predominantly open land nature, can be acceptable in the Green Belt. The emphasis will be on proving that the building is essential for the functioning of the use rather than simply being desirable for financial and/or social reasons, minimising the size of new building and by careful siting, design and choice of external materials, achieving an appearance compatible with the countryside setting. This is in accordance with Government Guidance which states new buildings will be acceptable in the Green Belt provided they are essential for outdoor sport, outdoor recreation or other uses of land which preserve the openess of the Green Belt and which do not conflict with the purposes of including land in it. The emphasis in PPG2 (Revised) is on these facilities being small-scale. Examples are "small changing rooms" or "small stables".

4.147 Careful attention will be given to the impact of increased traffic from the development on the rural character of the area, because an increase in the presence and movement of vehicles together with increased noise and pollution may have a detrimental effect on that character. Vehicle parking needs to be provided on site to avoid any possible increase in on-street parking which would increase the presence of vehicles and affect road safety. Within the site parking spaces and service areas should be positioned so that parked cars and delivery vehicles will not be intrusive in the rural setting and so avoid harm to the landscape. Existing screening should be used where possible to disguise car parking areas. Where this is not sufficient additional landscaping may be required.

The Cricket Pavilion, Cholesbury
An ancillary building for an acceptable recreational use

4.148 As a significant part of the District's countryside comprises landscapes of high visual quality (see Chapter 5), and the Council seeks to conserve these valued characteristics, it will rigorously apply the landscape policies as set out in Chapter 5 in addition to the criteria set out in this Policy. Depending on the alternative type of land use proposed other policies may also be relevant, for example, Policy R16, relating to the provision of golf courses. Policies in the General Criteria Chapter relate to various environmental

~~considerations. For example, in proposals involving noisy activities, Policy GC7 will be applied.~~

~~4.149 Some developments may include proposals for floodlighting. The Council does not consider that floodlights are necessarily essential to the open use of land in the Green Belt. Floodlights in the countryside may be seen over long distances and can give the impression of alien urbanisation. In addition, large support poles may not be in keeping with the rural character of the Green Belt. Floodlighting will therefore be considered as inappropriate development in the Green Belt, and will be refused, unless it can be demonstrated to be essential to the use of the land for outdoor sport or recreation or other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. Where this is the case, the impact on residents' amenities, area character and compliance with other Local Plan Policies will also be important considerations. The Council's general approach to proposals for floodlighting is further explained in Policy R6 and paragraph 10.18 of the Recreation Chapter. This includes guidance for demonstrating whether floodlights are essential and the types of conditions which are likely to be imposed by the Council.~~

Re-Use Of Existing Buildings In The Green Belt For Commercial, Industrial, Recreational And Other Uses, Except Residential Uses Covered by Policies GB10 And GB11

POLICY GB29

The re-use of existing buildings in the Green Belt for commercial, industrial, recreational or other uses (except residential uses covered by Policies GB10 or GB11) will be permitted provided that:

(1) it does not result in employment generation on a significant scale contrary to Policy E5(a) of the Buckinghamshire County Structure Plan

and

(2) it does not conflict with Policy GB24 (concerning the loss of community facilities) or Policy H9 (concerning the loss of residential buildings and land)

and

(3) it is not "inappropriate" development. For the purposes of this Policy, development will not be regarded as inappropriate if it complies with all of the following criteria:

(i) it should be clearly demonstrated to the Council by the applicant that the building has been substantially complete and has existed for many years before the date on which the application is made;

(ii) the building to be converted is of permanent and substantial construction, and has a form, bulk and general design in keeping with its surroundings.

In connection with (i) above, in any case where the Council considers that the existing building has a significant adverse effect on the landscape in terms of visual amenity and improvements to the external appearance of the building would resolve this objection, proposed improvements should be included in the conversion application or a condition to secure the requisite improvements will be included in any planning permission granted.

(iii) the building should be in sound structural condition and the amount of new building work required to make the building suitable for the proposed purpose should not involve such substantial alterations and/or new building work as to amount to major reconstruction or be tantamount to the construction of a new building.

(iv) the Council must be satisfied that the proposed use of the building would not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it. In this connection:

(a) no extensions will be permitted;

(b) there should be no evidence of the proposed use outside the building which would conflict with the openness of the Green Belt or damage rural character and visual amenity;

(c) in development involving new building work and/or construction of a vehicle parking area, the design, materials and landscaping will be required to have no significant adverse visual impact in the open countryside;

(d) the proposed use should not generate traffic to a degree which would harm the open rural character of the locality or adversely affect the safety of highway users in the vicinity of the application site;

(v) there are no other planning objections which cannot be overcome by attaching conditions to planning permission.

A condition relating to the exclusion of "permitted development" rights under the provisions of the Town and Country Planning (General Permitted Development) Order 1995, where applicable to the type of use proposed, will be imposed on any planning permission granted. "Permitted development" rights relating to the construction of new buildings on an agricultural holding may also be withdrawn.

This Policy relates to all changes of use of existing buildings except those covered by Policies GB10 and GB11.

Other Policies in this Local Plan should be complied with.

4.150 As outlined in the section on "The Agricultural Context - Forces for Change" (paragraphs 4.123 to 4.133), the current need is to foster the diversification of the rural economy. Policy guidance is contained in Planning Policy Guidance, PPG7 (Revised), "The Countryside - Environmental Quality and Economic and Social Development". This emphasises the benefits of finding alternative uses for buildings in appropriate circumstances. PPG2 (Revised) states that, subject to suitable safeguards, re-use of buildings should not harm the Green Belt because the buildings are already there. It adds that re-use can particularly help farmers to diversify and secure the maintenance of land. There is no limitation on the types of re-use which can be considered.

PPG7. (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraph 3.14.

PPG2. (Revised), Green Belts. January 1995. Paragraphs 3.7 & 3.8.

4.151 It is made clear in PPG7 (Revised) that re-use of existing buildings in rural areas can help to reduce demands for new development while also helping new enterprises and providing new jobs and that there will be opportunities for new commercial, industrial or recreational uses. It is acknowledged that not all proposals will be acceptable since in some cases there may be legitimate objections, for example, on environmental or traffic grounds. While the Council does not wish to hinder the introduction of new rural enterprises, it must ensure that the Green Belt is protected from inappropriate development. Indeed, PPG7 (Revised) recognises that within Green Belts, in addition to the general policies controlling development in the countryside, inappropriate development should not be permitted in accordance with Government policy. The general policy against most new building in the Green Belt puts the emphasis very much on the re-use of existing buildings, particularly agricultural buildings, if diversification of the rural economy is to be successful. The Council accepts that buildings can provide suitable accommodation for various uses provided the terms of the policy are met. For example, alternative uses could include small scale workshops; agricultural machinery repairs; storage of caravans and furniture storage.

PPG7. (Revised) The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraph 4.11.

4.152 As explained in paragraph 4.106a of this Local Plan, the Structure Plan aims to limit pressures for growth in the south of the County to maintain the Metropolitan Green Belt and give continued protection to the Chilterns Area of Outstanding Natural Beauty. However, Policy GB3 in the Structure Plan enables the re-use of buildings in the Green Belt and Government Policy in PPG7 (Revised) is clearly supportive of measures to assist in the diversification of the rural economy. This Policy aims to balance these various objectives. The policy enables the re-use of buildings for “employment

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy GB3 .

generating" uses, but seeks to control the scale on which such changes could take place in accordance with the strategic objective. As a guide, the Council will regard "significant" employment generation as likely to occur in developments with a gross floor-area greater than 300 square metres. If a proposal is made to change the use of a building which has a floorspace well in excess of this figure, the Council will make an assessment of the employment generation potential including existing employment which would be replaced and the nature of the proposed use in relation to the likelihood of employees having to move into the District and will weigh this consideration in the context of the benefits/disbenefits of the proposal.

4.153 Changes of use will, therefore, only be permitted in accordance with the criteria set out in Policy GB29, which seek to ensure that no harm occurs to the open rural character of the Green Belt. The content of Policy GB29 is similar to Policy GB11 - Re-Use of non-Residential Buildings for Residential Use, and reference should be made to paragraphs 4.63 to 4.74 setting out the justification. With regard to clause (i), Government policy clearly encourages the re-use of buildings which are no longer required for their existing use, but Green Belt policy has also to be considered. The essential characteristic of a Green Belt is "openness" and the Council is therefore concerned to prevent the construction and retention of unnecessary buildings. The purpose of the clause is to discourage possible abuse of the Policy through the construction of buildings with the intention of applying for a change of use thereby evading the normal policies operative in the Green Belt. The Council will therefore require an applicant to show that a building has existed for many years and has been substantially complete during that time. The term "many years" will generally be regarded as about a ten year period before the date the planning application is made, although where clearly justified by demonstration of particular circumstances, a shorter period may be acceptable.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 3.7 to 3.10.

4.154 Bearing in mind the need to safeguard the openness of the Green Belt, the Council may not grant planning permission where:

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.8.

(a) alterations to a building to make it suitable for the proposed use significantly alter the appearance and would make it prominent in the countryside;

(b) there is a significant employment potential with requirements for additional hardstanding / car parking and traffic generation with adverse effects on rural roads;

(c) the siting of the building for which the change of use is sought is in a particularly exposed location with little or no natural screening, and the proposed new use would be obvious in open countryside; or

(d) the proposed use requires open storage on such a scale and/or is in a location which renders it visually prominent.

All of these considerations are supported by Government Guidance.

4.155 In this context each scheme will be carefully weighed on the basis of its merits and a careful balance drawn between the benefits that it would provide against any disbenefits that would accompany it, for example, in terms of detriment to the openness of the Green Belt, noise, general disturbance or excessive traffic generation on unsuitable rural roads. The Council is well aware that commercial, industrial and some other types of

activity are generally associated with the need to provide facilities such as car parks, hard surfaces, adequate access and servicing and turning facilities for larger vehicles. The scale of the enterprise is therefore a crucial factor. If development is to be of any significant size, it will be unacceptable within the Green Belt and Chilterns Area of Outstanding Natural Beauty. In Chiltern District there is not the same pressure to increase employment as exists in certain parts of the County, and indeed a main principle of the Structure Plan is one of employment restraint.

Farm Shops

4.156 The sale of produce grown on a farm (ie., an agricultural holding) does not require planning permission where the shop is located on the same farm and the sales activity is of a minor nature and clearly ancillary to the main agricultural use of the farmland. Permission is required when goods not produced on the farm are brought in and made available for general sale through the farm shop. Such goods introduce an element of general retail activity which can generate additional traffic movements, requirements for car parking, improvements to accesses and general disturbances. All of these detract from rural character and therefore any proposal needs very careful consideration with regard to the scale of activity and its likely effects on the character and appearance of the Green Belt in the locality of the site. Applications will be assessed using Policy GB29 and the related reasoned justification.

Conservation And Enhancement Of Rural Landscape In Parts Of The Green Belt

POLICY GB30

Where development would be acceptable in accordance with other Policies in this chapter, it will be permitted if it would be well integrated into its rural setting and so conserve the scenic beauty and amenity of the landscape in the locality of the development. In addition, where considered appropriate and practicable by the Council, the development should provide for the improvement of degraded landscape within the application site.

This Policy applies to all land within the Green Belt which is not included within the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, Locally Important Landscape Areas and Parks and Gardens of Special Historic Interest.

4.157 Chiltern District is predominantly rural in character. All of the countryside within the District has been included within the Green Belt and much of this land has been designated as landscapes with special qualities, for example, as an Area of Outstanding Natural Beauty. It is also important to ensure that the scenic beauty and amenity value of the countryside which lies outside these landscapes with special qualities is protected. This countryside makes an important contribution to the quality of life and should be safeguarded for its scenic, amenity, recreational, cultural and ecological value. This is supported in Government Policy, by the Countryside Commission and in Structure Plan Policy LS1 and accords with the aim to maintain the open rural character of the Green Belt. There is also a need to

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. Feb 1997. Paragraphs 1.4, 2.3 & 2.14.

Town & Country Planning Act 1990 (as amended). Section 36.

Countryside Act 1968.

improve and restore areas of degraded environments. Development proposals may provide opportunities for achieving this objective.

Section 11.

Countryside Commission. Planning for a Greener Countryside. 1989. CCP.264

Buckinghamshire County Structure Plan 1991-2011 Adopted. March 1996. Policy LS1

~~Provision Of Ancillary Car Parking Facilities At Existing Non-residential Buildings In The Green Belt~~

~~POLICY GB31~~

~~Car Parking~~

~~In the Green Belt, in connection with existing non-residential buildings, the Council will accept the provision of ancillary surface-level car parking provided that the open rural character of the area is maintained, the development is small-scale, no significant intensification of use results, and other Policies in this Local Plan are complied with.~~

~~4.158 The provision of additional car parking facilities usually achieves a significant gain to the community in terms of highway safety and often an improvement in the appearance of the locality when cars can be well screened from public view. The Council will therefore accept such development provided it in accordance with the Policy and is sited, designed and landscaped so as to integrate visually into the rural scene. This is to limit the impact on the open character and appearance of the Green Belt. Policies in the Transport Chapter should also be complied with for reasons set out in that Chapter.~~

Recreation Policies

4.159 Some Policies in this Chapter cover aspects of recreational development in the Green Belt. Other recreational activities such as the keeping of horses or creation of a golf course are covered by Policies in the Recreation Chapter of the Local Plan.

LIST OF POLICIES - LANDSCAPES WITH SPECIAL QUALITIES

POLICIES

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5. LANDSCAPES WITH SPECIAL QUALITIES

5.1 Much of the countryside in Chiltern District comprises landscapes of high scenic quality and, in addition, some is of special historic interest. The Council is committed to the conservation of these landscapes, which range from those of national importance (the Chilterns Area of Outstanding Natural Beauty), through those of significance at the County level (Areas of Attractive Landscape), to those relatively small areas of value in the District context (Locally Important Landscape Areas). There are also Parks and Gardens of Special Historic Interest which are identified separately. Most are located in the areas of high quality landscape. These landscapes are of importance due to their beauty, diversity, wealth of natural resources, features of cultural heritage and their ecological, agricultural and recreational value. These varied landscapes contribute to the distinctiveness and identity of the District. They are a valuable amenity for residents and visitors alike and they help to enhance the quality of life. The aim of landscape conservation is synonymous with maintaining a high quality environment and this can be linked with the health of the local economy.

5.2 The Local Plan policies aim to protect the special qualities of these various categories of landscape. In such areas, planning control is stricter than in the countryside subject only to Green Belt status, because the policies in this section of the Local Plan will be applied in addition to the Green Belt policies. The majority of the high quality landscapes are also located within the Green Belt where most types of development will not normally be permitted in accordance with Policies GB2 and GB3 in the Green Belt chapter. These policies will also facilitate the protection of these landscapes.

Chilterns Area Of Outstanding Natural Beauty As Defined On The Proposals Map

POLICY LSQ1

Within the Chilterns Area of Outstanding Natural Beauty, as defined on the Proposals Map, the primary objective is to conserve and enhance the natural beauty of the landscape.

Development should conserve, and where considered appropriate and practicable by the Council, enhance the special landscape character and high scenic quality of the Area of Outstanding Natural Beauty.

Development which is not consistent with these objectives will be refused, unless the applicant demonstrates, to the satisfaction of the Council, that very exceptional circumstances outweigh the landscape objectives.

Major development will be refused unless an applicant has demonstrated to the satisfaction of the Council that the development would be in the national interest and no alternative site outside the Chilterns Area of Outstanding Natural Beauty is available.

In pursuance of the primary objective as stated above, the Council will aim to keep development to a minimum.

The following criteria will be used to assess whether proposed development will conserve and/or enhance the special character or appearance of the landscape;

(i) The scale, size, siting and design of the development.
(ii) The type, colour and texture of the external construction materials.
(iii) The degree of harmony with the local vernacular style of architecture.
(iv) The siting and visual impact of the development in relation to existing screening vegetation and landscape features with particular reference to screening effect. New planting may be required to assist integration into the landscape. Native species should be used where appropriate. The requirement for new planting may be imposed by condition in any planning permission which may be granted.
(v) Other policies in this Local Plan.

The Council will also take account of the needs of agriculture, forestry, other rural industries and the economic and social needs of local communities in the rural areas in the Area of Outstanding Natural Beauty.

5.3 The Chilterns are one of a number of areas in England and Wales which are acknowledged by statute to be of Outstanding Natural Beauty. The Areas of Outstanding Natural Beauty (AONB) are areas of distinctive high quality landscape which is of national importance. Such areas are designated by the Countryside Commission, but designation is subject to confirmation by the Secretary of State for the Environment. The designation of the Chilterns AONB was confirmed in December 1965. The main purpose of designation is to conserve and enhance "natural beauty", which includes protecting flora, fauna and geological as well as landscape features. In pursuing the primary purpose of designation, account should be taken of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment. Recreation is not an objective of designation, but the demand for recreation should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses. Central Government broadly endorses the Countryside Commission policies as described above.

The National Parks and Access to the Countryside Act. 1949. Section 87.

AONBs - A Policy Statement CCP 356. 1991. Countryside Commission. Pages 4-5.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraphs 4.7 - 4.10.

5.4 The Structure Plan acknowledges the importance of protecting and enhancing the scenic beauty, conservation interest and amenity value of the AONB. This chapter focuses on the protection of the scenic beauty and amenity value of the AONB; nature conservation issues are addressed in the

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy LS2.

chapter titled Nature Conservation. Historic buildings, towns and villages are also important elements of the AONB landscape, and reference should be made to the policies in the Historic Heritage chapter for further policy guidance. In addition there are Parks and Gardens of Special Historic Interest which contribute to the character of the AONB. These are the subject of Policy LSQ4.

The importance of woodlands in the AONB landscape.
Chess Valley west of Chenies

5.5 The Chilterns AONB is based on the chalk escarpment to the north-west of Greater London with the steep "scarp" face overlooking the Vale of Aylesbury to the north-west and the more gently sloping "dip-slope" progressively decreasing in height south-eastwards towards Greater London. A large part of Chiltern District, some 70% of its area, lies within the Chilterns AONB. The District is wholly on the "dip-slope", whose characteristic landscape consists of steep-sided mostly dry valleys separated by ridges and plateau areas. Crossing the District, from north-west to south-east, are three major valley systems, each comprising a main valley, together with its numerous tributary or side valleys. These systems are the Chess Valley, the Misbourne Valley and Penn Bottom/Long Bottom. Notable features of the first two are the rivers after which the valleys are named.

The Chilterns Landscape. A Landscape Assessment CCP 392. 1992. Countryside Commission.

5.6 In addition to the notable landform described in paragraph 5.5, there are many elements which give the Chilterns landscape its distinctive and varied character, including broadleaved woodland, of beech and other species, chalk grassland, hidden valley systems, chalk streams, ancient and sunken lanes, vernacular buildings in brick, flint and dark timber, historic parks and gardens such as Shardeloes, and other items of cultural heritage and wildlife. The protection of these important elements of the Chilterns AONB landscape will contribute significantly to the conservation of the overall character and appearance of the area and its diversity. The Council will have special regard to the effect of proposed developments upon these different landscape elements.

5.7 The boundaries of the Chilterns AONB can only be altered by the Countryside Commission and Secretary of State for the Environment and not through the Local Plan process. The designation of the Chilterns AONB was confirmed by Central Government in 1965 but the Countryside Commission has undertaken a review of the boundaries. A Variation Order, amending parts of the boundaries, was approved by the Secretary of State for the Environment in March 1990. The boundaries shown on the Proposals Map are therefore as designated in 1965 and as amended by the 1990 Variation Order.

National Parks and Access to the Countryside Act 1949. Section 87.

Chilterns AONB (Designation) Order 1964 Confirmed 1965.

Chilterns AONB (Designation) Variation Order 1988, Approved 1990.

5.8 Policy LSQ1 is in accordance with Central Government, Countryside Commission and Structure Plan Policies, all of which support the conservation and enhancement of the Chilterns AONB. The pursuit of appropriate and practicable opportunities for enhancement is important because in some areas the special landscape character of the Chilterns AONB has deteriorated due to modern agricultural practices, loss of trees and hedgerows, inadequate land management, insensitive developments and the impact of roads and electricity lines. Enhancement can improve or restore the scenic beauty of the AONB.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. February 1997.
Paragraphs 4.7 - 4.10 .

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.
Policy LS2.

5.9 Countryside Commission policies and Structure Plan Policy LS2 resist major developments in the AONB. This Council is also of the view that major developments, such as large scale mineral workings, industrial, commercial and residential developments and major roads and motorways are inconsistent with the purpose of designation and would not conserve or enhance the Chilterns AONB. Therefore this part of Policy LSQ1 aims to ensure that any exceptions are supported by very strong justification. If a major development is proposed in the AONB, an Environmental Assessment will generally be required.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. February 1997.
Paragraphs 4.8 - 4.10.

5.10 The aim to minimise all development is consistent with the conservation and enhancement of natural beauty. The Council recognises that some small scale developments may be needed in the Chilterns AONB and will carefully consider their impact on the landscape. Detailed consideration of the scale, size, siting and design of the development, construction materials, harmony with local vernacular style and the extent of screening will ensure that the visual impact of the development is acceptable if it is to be permitted. New planting, using native species where appropriate, will also be important in minimising visual impact. In addition, it is important to assess the other impacts of development, for example, noise, traffic and other forms of pollution, because these can affect the rural character and amenities of the area. Therefore in certain cases other Local Plan policies, for example, those in the General Criteria, Green Belt and Recreation chapters, may also be relevant. The needs of agriculture, forestry, other rural industries and local communities in the rural areas should be acknowledged and taken into account in decision making because these activities and the local communities can help to sustain the character and appearance of the AONB.

Areas of Outstanding Natural Beauty. A Policy Statement. CCP 356. 1991. Countryside Commission.
Page 11.

Countryside and Nature Conservation Issues in District Local Plans. CCP 317. 1991. Countryside Commission.
Page 15.

Restriction of "Permitted Development"

5.11 In the AONB "permitted development rights" are more limited than is generally the case for residential development - namely extensions, outbuildings and satellite dishes; industrial and warehouse extensions and certain telecommunications developments. This is beneficial for landscape conservation in that it enables these types of otherwise potentially damaging development to be more closely controlled.

Town and Country Planning (General Permitted Development) Order, 1995.
Schedule 2, Parts 1, 8 and 24.

Other Planning and Management Policies Relevant to the Chilterns AONB

5.12 To complement the control provided by the Town & Country Planning system, there is a range of policies and activities of other organisations which generally aim to ensure the conservation and enhancement of the outstanding beauty and amenity of the area through appropriate land management. The Countryside Commission's policies for AONBs as broadly endorsed by Central Government, are referred to in paragraphs 5.3 and 5.8. The Commission and the District Council are Members of the Chilterns Conference, whose prime aim is to sustain the beauty of the Chilterns. The Conference has approved a Land Management Plan for the Chilterns AONB with an emphasis on coordinating, improving and directing management activity towards the conservation and enhancement of the special landscape features and the promotion of acceptable social and economic development. The District Council actively supports the implementation of management projects. The Plan aims to involve a variety of individuals and organisations and has regard to the assessment of the landscape features of the Chilterns AONB undertaken for the Countryside Commission.

The Chilterns AONB. A Statement of Intent. June 1991. Chilterns Standing Conference.

The Chilterns Landscape Assessment. CCP 392. 1992. Countryside Commission.

Management Plan for The Chilterns AONB. The Framework for Action. October 1994. Chilterns Conference.

5.13 The Chilterns have been, and continue to be, particularly noted for extensive tracts of woodland which, together with the chalk topography, impart the distinctive character to the landscape. This woodland element therefore needs to be perpetuated and requires sound management if it is to continue to be a significant landscape feature in the future. There is a range of policies which aim to secure the long term future of the Chilterns woodlands, its landscape and wildlife. Further details, together with the Council's policy, are set out in Paragraphs 14.16 - 14.32 of the chapter on Trees and Woodlands .

A Plan for the Chilterns. Woodlands Policy. 1992. Chilterns Standing Conference.

Draft Buckinghamshire Tree and Woodland Strategy. 1996. Buckinghamshire Woodland Forum.

~~Area Of Attractive Landscape - Bulstrode Park As Defined On The Proposals Map~~

~~POLICY LSQ2~~

~~**Within the Area of Attractive Landscape at Bulstrode Park, as defined on the Proposals Map, development should conserve, and where considered appropriate and practicable by the Council, enhance the scenic beauty of the landscape.**~~

~~**Development which is not consistent with these objectives will be refused, unless the applicant demonstrates, to the satisfaction of the Council, that very exceptional circumstances outweigh the landscape objectives.**~~

~~**The following criteria will be used to assess whether proposed development will conserve and/or enhance the special character or appearance of the landscape;**~~

~~**(i) The scale, size, siting and design of the development .**~~

~~**(ii) The type, colour and texture of the external construction materials.**~~

~~**(iii) The degree of harmony with the local vernacular style of architecture.**~~

~~**(iv) The siting and visual impact of the development in relation to existing screening vegetation and landscape features with particular reference to screening effect. New planting may be required to assist integration into the landscape. Native species should be used where appropriate. The requirement for new planting may be imposed by condition in any planning permission which may be granted.**~~

~~**As all of the Area of Attractive Landscape in Chiltern District is wholly within Bulstrode Park, which is of Special Historic Interest, Policy LSQ4 should also be complied with.**~~

~~**Development proposals should also comply with other Policies In this Local Plan.**~~

~~**The Council will also take account of the needs of agriculture, forestry and other rural industries.**~~

~~5.14 The identification of other areas of important countryside is supported by the Structure Plan. In Buckinghamshire, areas of county wide landscape value called Areas of Attractive Landscape (AALs) were first defined in the original Structure Plan as "A locally defined area under the Town and Country Planning Act, 1971, which, whilst not extensive enough or of such outstanding natural beauty as to merit national recognition under the 1949 National Parks and Access to the Countryside Act, is of sufficient countywide value as to justify the application of the same planning restrictions on development as applied to the Chilterns Area of Outstanding Natural Beauty in the Structure Plan." This status continues in the current Structure Plan. The precise boundaries of the AALs have to be defined in Local Plans in order for the areas to have statutory status.~~

~~Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy LS3.~~

~~5.15 Chiltern District's only area of land included in an AAL is the four hectares (10 acres) of Bulstrode Park adjoining the A40 to the south west of Chalfont St Peter. Most of Bulstrode Park is in South Bucks District and is part of the "Southern Plateau" AAL which extends from the River Thames north of Maidenhead eastwards to Hedgerley and terminates to the west of Gerrards Cross. Geologically the area is a gravel covered plateau which supports oak, birch and pine on light soils.~~

~~5.16 Given the scenic beauty of the AAL and its county wide importance, it is reasonable that development should conserve and enhance the landscape. In addition, this part of the AAL is also of importance because it is included in the Register of Parks and Gardens of Special Historic Interest. Bulstrode Park has a distinctive landscape unspoilt by development. The importance~~

of protecting Parks and Gardens of Special Historic Interest is acknowledged in Policy LSQ4 and is explained in paragraphs 5.20 - 5.25. Other Policies in the Local Plan will also be relevant in considering development proposals. Their accompanying reasoned justifications will apply. The needs of agriculture, forestry and other rural industries will be taken into account because these can help to sustain the character of the area.

Locally Important Landscape Areas As Defined On The Proposals Map

POLICY LSQ3

Within the Locally Important Landscape Areas as defined on the Proposals Map, development should be kept to a minimum and should conserve and, where considered appropriate and practicable by the Council, enhance the high scenic quality of the landscape.

Development which is not consistent with these objectives will be refused, unless the applicant demonstrates, to the satisfaction of the Council, that very exceptional circumstances outweigh the landscape objectives.

The following criteria will be used to assess whether proposed development will conserve and /or enhance the special character or appearance of the landscape;

(i) **The scale, size, siting and design of the development.**

(ii) **The type, colour and texture of the external construction materials.**

(iii) **The degree of harmony with the local vernacular style of architecture.**

(iv) **The siting and visual impact of the development in relation to existing screening vegetation and landscape features with particular reference to screening effect. New planting may be required to assist integration into the landscape. Native species should be used where appropriate. The requirement for new planting may be imposed by condition in any planning permission which may be granted.**

(v) **Other policies in this Local Plan.**

The Council will also take account of the needs of agriculture, forestry and other rural industries.

5.17 The Structure Plan acknowledges the importance of identifying areas of landscape which are of significance at a local level. In Chiltern District such areas have been defined as Locally Important Landscape Areas (LILAs).

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Paragraph 310.

5.18 The Council has identified nine LILAs, all of which comprise landscape with characteristics similar to the Chilterns Area of Outstanding Natural

Beauty (AONB). The LILAs, together with the reason(s) for identification, are as follows:

(a) An area east of Ashley Green exhibiting typical Chiltern dry valley and plateau scenery.

(b) An area west of Chalfont St Peter and south and east of Jordans relating to part of the Long Bottom Valley system and incorporating both valley and plateau scenery. Broadleaved woodland including areas of beech is particularly characteristic of the Long Bottom Valley and imparts a distinctive quality.

(c) Part of Pednor Valley - to the south west of housing fronting Chartridge Lane, Chesham. This land has the appearance of a predominantly wooded area of mainly deciduous species and occupies a prominent valley side location. It contributes to the continuity of the Pednor Valley landscape, most of which is in the AONB.

(d) Part of Lowndes Park, Chesham, between Chesham Park Community College and The Bury grounds, which, in visual terms, relates to the Pednor Valley landscape rather than the main park. It comprises open grassland with groups of trees on a prominent upper valley-side site. This also contributes to the continuity of the Pednor Valley landscape, most of which is in the AONB.

(e) Woods and open countryside on either side of Bois Lane between Chesham and Chesham Bois and fields to the east of Cresswell Road. This area comprises open fields and hanging woods on the southern slopes of part of the Chess Valley and is important in views from the north. It is an important contributor to the Chess Valley landscape, most of which is in the AONB.

(f) An area including Blackwell Stubbs, the adjoining field and land to the south east of properties in St Leonards Road, Chesham Bois. This land which contains broadleaved woodland, is mostly part of the open countryside to the east of Chesham Bois and is considered to be an integral part of the Chess Valley landscape, which is in the AONB.

(g) Windmill Plantation, Second Charsleys Wood, part of Hervines Park and part of Chiltern Rugby Football Club grounds, Amersham, which comprise part of the upper slopes of the north side of the Misbourne Valley, (in the AONB), with significant areas of typical Chiltern hanging beechwood. It is an important contributor to the Misbourne Valley landscape.

(h) Raans Farm and adjoining fields, Amersham, comprise upper valley side and plateau top fields enclosed to the north by the woodlands of the upper Chess Valley slopes (which are in the AONB). Typical plateau top scenery.

(i) Land between London Road East, Finch Lane, Amersham International, Amersham and Wycombe College and Stanley Hill, Amersham, which is mostly high quality open land forming part of the valleyside slopes of the Misbourne Valley which is

otherwise in the AONB. There are also four areas of mature woodland, mostly deciduous, which contribute to the characteristic landscape.

5.19 Developments in the LILAs should conserve or enhance their landscape quality because they are small areas of special scenic value. The need to keep further development to a minimum is consistent with the conservation of their character or appearance. The visual impact of such development upon the landscape will be a particularly important consideration. Therefore

Fields east of Cresswell Road, Chesham. Part of a LILA. The hillside in the distance is part of the AONB

it is necessary to determine whether the development is compatible with the character and appearance of the landscape in terms of scale, size, siting, design, materials, harmony with local vernacular styles and screening. New planting may be required to achieve integration of buildings and other structures in the landscape. Use of native species where appropriate will also aid integration. Consideration of the other effects of development, for example, noise, traffic and other forms of pollution is also needed because these can affect the rural character of an area. Policies in the General Criteria, Green Belt and Recreation chapters, for example, may be relevant to particular applications. The needs of agriculture, forestry and other rural industries will be taken into account because these activities can contribute to the character of the landscape.

Parks And Gardens Of Special Historic Interest As Defined On The Proposals Map

POLICY LSQ4

Parks and Gardens of Special Historic Interest in Chiltern District as at 1st September 1997 are defined on the Proposals Map.

Development should conserve, and where considered appropriate and practicable by the Council, enhance the special historic interest of the identified Parks and Gardens and their settings.

Development which is not consistent with this objective will be refused.

Development proposals should also comply with other Policies in this Local Plan.

This Policy will also apply to any further Parks and Gardens of Special Historic Interest anywhere in Chiltern District which are notified to the Council by English Heritage, after 1st September 1997.

5.20 Parks and Gardens of Special Historic Interest in England are included in a Register compiled by English Heritage. It is important to conserve or enhance Parks and Gardens of Special Historic Interest because these are deliberately created ornamental environments which now have significant historic interest and are an essential part of the local and national heritage and the environment. The need to of protect these parks and gardens and their settings is emphasised in central Government guidance and in the Structure Plan. The Register has been produced to provide information, identifying historic parks and gardens which are of national significance in order to encourage their protection and conservation. The Register itself carries no statutory force.

National Heritage Act 1983.

Register of Parks & Gardens of Special Historic Interest in England. Part 4. Buckinghamshire (as amended) 1987. English Heritage.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development. February 1997. Paragraph 4.13

PPG15. Planning and the Historic Environment, September 1994. Paragraph 2.24

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy HE1.

5.21 As research reveals further information, English Heritage may make further additions to the Register and it is possible that other sites in Chiltern District will be identified. Policy LSQ4 will apply to any Parks and Gardens of Special Historic Interest subsequently included in the Register.

5.22 In addition to English Heritage, The Garden History Society, a national society which is concerned with the protection of historic parks and gardens, encourages Local Planning Authorities to take opportunities for enhancing historic parks and gardens. Planning obligations or legal agreements, for example, could be used in order to secure their retention, restoration, conservation and management.

Advice on the Protection of Historic Parks and Gardens in Development Plans. September 1995. Garden History Society. Paragraph 2.6.

5.23 The special historic interest of parks and gardens may be derived from a range of features, for example, designed open space, views, planting, water features, buildings and archaeological remains. In addition, they may also be of interest due to their landscape, architectural, nature conservation, amenity, horticultural and educational value. Shardeloes parkland, for example, forms the setting for a Grade I Listed Building, it has been designated as a Conservation Area and it contributes to the character of the

Advice on the Protection of Historic Parks and Gardens in Development Plans. September 1995. The Garden History Society. Paragraphs 2.2 and 2.3.

Misbourne Valley which is within the Chilterns Area of Outstanding Natural Beauty. Policies LSQ1-3 in this chapter, the Historic Heritage chapter and Policies NC1-2 concerned with Nature Conservation, provide further guidance. Other Policies in the Local Plan will also be relevant in considering development proposals. Their accompanying reasoned justifications will apply.

Latimer Park. A Park of Special Historic Interest

5.24 The Parks and Gardens of Special Historic Interest which are located within Chiltern District as at 1st September 1997 are:

	Park or Garden	**Parish**	**Grade**
a)	Shardeloes	Amersham	II*
b)	Milton's Cottage Garden	Chalfont St Giles	II
c)	Bulstrode Park	Chalfont St Peter (Part)	II*
d)	Chenies Place (Woodside)	Chenies	II*
e)	Missenden Abbey	Great Missenden	II
f)	Latimer Park	Latimer	II

Register of Parks and Gardens of Special Historic Interest in England. Part 4 Buckinghamshire (as amended) 1987. English Heritage.

5.25 The Parks and Gardens of Special Historic Interest are classified by English Heritage into Grades I, II* and II which denote "exceptional interest", "great quality" and "special interest", respectively. Further information on the particular features of special historic interest exhibited by each park or garden can be obtained from the Register, which is available at the Council's Planning Office for inspection. When a planning application affects a Park or Garden or its setting, the Council will consult English Heritage and the Garden

Register of Parks and Gardens of Special Historic Interest in England. Part 4 Buckinghamshire (as amended) 1987. English Heritage.

Advice on the Protection of Historic Parks and Gardens in

~~History Society for expert advice and will take this advice into account when reaching a decision. The Council may require an Environmental Impact Assessment to be submitted indicating the impact of the development upon the historic interest of the site.~~

~~Development Plans. September 1995. The Garden History Society.~~
~~Paragraph 2.8~~

LIST OF POLICIES - HOUSING

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6. HOUSING

District Context

6.1Chiltern District has an attractive environment both in its established residential areas and in its countryside. Many of the established residential areas contain large elements of open space and mature trees. About two-thirds of the District is in the Chilterns Area of Outstanding Natural Beauty and some 85% of the District is countryside forming part of the Metropolitan Green Belt. The numerous attractive housing areas in the towns and villages are close to this protected countryside, much of it of high scenic value. Yet the District is also well-placed in relation to job opportunities in the local economy, in Greater London and in other large employment centres. Chiltern District is therefore popular as a place to live and work in, or from which to commute to jobs elsewhere. Demand for all types of housing, both new and existing, is high because of these factors and is likely to remain so. While policies to protect the Green Belt and Chilterns Area of Outstanding Natural Beauty contribute to maintaining the attractiveness of the area, they also constrain the amount of land on which housebuilding is permitted. The need to protect the character of existing built-up areas limits the scope for redevelopment or infilling at higher densities. Since housing land is therefore scarce, and yet eagerly sought after, it is able to command a high price. Prices remain among the highest in the country and out of reach of many households working or living in the locality.

6.2The requirements of local people for new housing are, however, still considerable. Although it is anticipated that the population of the District will slowly decline, the number of households being formed from within that population is expected to continue increasing (see graph overleaf). In line with the national trend, this has come about for several reasons. More young people are setting up home for the first time earlier in life, either as couples or on their own. The increase in the number of divorces also means that there are more single people, with and without children, requiring housing. Added to this, people are generally living longer and usually wish to continue living in their own home or smaller purpose-built accommodation. Lastly, people who were born and have always lived in the District, many of whom work locally, will continue to wish to remain in the area to be close to their family and place of work.

6.3In this context the policies in the chapter seek to strike a balance between the provision of a supply of land for new housing in the District in accordance with Government policy and the Structure Plan allocation, and the maintenance of the Green Belt, the conservation of the Chilterns Area of Outstanding Natural Beauty and the protection of the attractive environmental qualities of existing residential areas. Insofar as is consistent with the above objective, policies also aim to achieve the provision of a range of types and sizes of new dwellings suitable for the needs of local people and to allow for extensions and alterations to the existing dwelling stock to enhance the quality of life.

PPG3 (Revised) Housing. March 1992. Paragraphs 1 and 2.

NB. Population and Dwellings Chart is only available to view in the published version of the Plan

Source: Censuses of Population & Buckinghamshire County Council 1994-based Population Projections.

The scale for dwellings on this graph is five times the scale for population. This shows how the growth in dwellings has been faster than the growth in population. In 1921 there were nearly five times as many people as dwellings (32053 people and 7295 dwellings) so that on this graph the two columns are nearly even. By 1991 there were 2½ times as many people as dwellings (87263 people and 34684 dwellings) and the dwellings column is much bigger than the people column.

Policies for New Dwellings - Introduction and Overview

6.4The Council proposes to treat the matter of providing land for housing in a comprehensive manner. A range of policies is therefore set out in this part of the Plan. ~~Policy H1 "Structure Plan New Dwelling Provision" endorses the strategic policies as these apply to Chiltern District and specifies locations for new housing in general terms~~. Policy H2 "Identified Housing Sites", as its name implies, is a site-specific policy which positively identifies land for housing to contribute to the Structure Plan requirement. Policies H3 and H4, "Provision of New Dwellings in Built-Up Areas" (H3) and "Established Residential Areas of Special Character" (H4), together provide guidance for other housing development which may be proposed in the built-up areas of the District, both in principle and in detail. Policy H5 "Provision of Small Dwellings" is designed to assist the implementation of Structure Plan Policy H8 in meeting the requirements of local people. ~~Similarly, Policy H6 "Affordable Housing in the Built Up Areas" aims to provide some dwellings to meet particular needs in accordance with Structure Plan Policy H9~~. Conversions may also contribute to the supply of new dwellings and Policy H7 therefore sets out the criteria which the Council will use in considering such developments.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies H8 & H9.

~~Structure Plan New Dwelling Provision For Chiltern District~~

~~POLICY H1~~

~~Provision will be made within Chiltern District for a net addition of about 1800 dwellings in the period 1991-2006, of which about 1500 will be provided between 1991 and 2001 and about 300 between 2001 and 2006.~~

~~The new dwellings will come from the following sources:~~

~~i) Identified Housing Sites as shown on the Proposals Map (Policy H2).~~

~~ii) Dwellings permitted in accordance with Policies H3, H4 and H7 on land in the built-up areas excluded from the Green Belt.~~

~~iii) Dwellings permitted in the Green Belt in accordance with Policies GB2, GB3, GB4, GB5, GB10, GB11, GB17 and GB21.~~

~~The term "net addition" refers to all additions to the dwelling stock (ie., completed dwellings), as at 31 March 1991, from all sources, including those resulting from new construction, conversions and changes of use, less demolitions and any other permanent losses to the dwelling stock. Any dwellings provided within the affordable category, as defined in Policy H6, will also contribute to the total and individual dwelling requirements.~~

Identified Housing Sites As Defined On The Proposals Map

POLICY H2

Identified Housing Sites are shown on the Proposals Map and are listed in the schedule attached to this Policy.

Each Identified Housing Site should be developed with dwellings at the density shown for that Site on the Proposals Map. The density figure will apply either to the Site as a whole, or if it is developed in part or parts, to each of those parts. A density greater than the figure on the Proposals Map may be permitted provided that other policies of this Local Plan (referred to in the fourth clause of this Policy) are complied with. A density lower than the figure on the Proposals Map will not be permitted.

Identified Housing Sites should only be used for housing and no other land use will be permitted.

In respect of the details of proposed housing development, other policies in this Local Plan should be complied with including H11 and H12 and policies in the Transport and General Criteria Chapters.

SCHEDULE OF SITES

Map No	Location	Ha	Density Dw/ha	No. of Dwellings to be provided*
8	Bevan Hill, Chesham	0.29	28	8
8	Beechcroft Road, Chesham	4.56	39	176
8	Lindo Close, Chesham	0.64.	30	19
8	Pond Park, Chesham	0.13	62	8
12	Forelands Way, Chesham	0.11	54	6
8	Great Hivings, Chesham	0.59	41	24
10	Church Street, Great Missenden	0.27	41	11
10	r/o 69-83 Wycombe Road, Prestwood	0.42	21	9
10	r/o 6 - 22 The Glebe, Prestwood	0.53	15	8
10	r/o 91 - 131 High Street, Prestwood	1.04	36	37
12	Off Macdonald Close, Chesham Bois	0.40	14	6
12	Off Milton Lawns, Chesham Bois	0.42	24	10

* Note to Schedule

The site may comprise entirely new dwellings or a mix of new and retained dwellings. This is a matter for the developer, subject to the other Policies in this Local Plan which may affect the mixture of dwellings, such as the Policies on Listed Buildings and Conservation Areas.

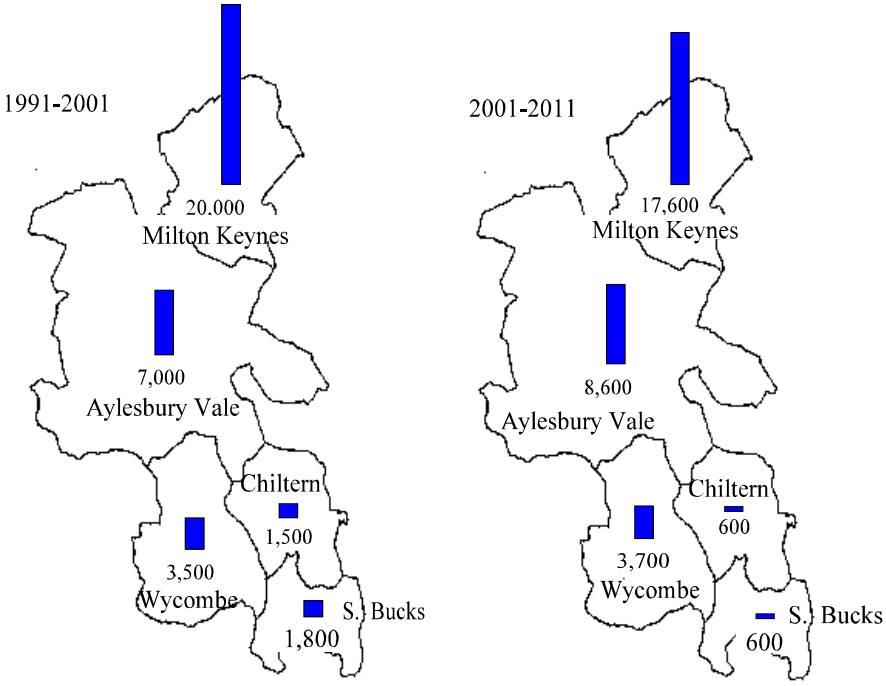
* See Note to Schedule on page 111.

Map No	Location	Ha	Density Dw/ha	No. of Dwellings to be provided*
14	Browns Road, Holmer Green	0.75	20	15
16	Stanley Hill, Amersham	1.20	33	39
16	Quill Hall Lane, Amersham	0.87	15	13
16	Lexham Gardens, Amersham	0.54	29	16
16	Orchard End Avenue, Amersham	0.17	76	13
16	Oakfield Corner, Amersham	0.75	45	34
16	Amersham General Hospital	2.49	48	120
16	10 - 12 Chesham Road, Amersham	0.41	29	12
17	r/o 18-32 Bell Lane, Little Chalfont	0.35	43	15
17	Nightingales Cottage, Little Chalfont	1.07	14	15
24	Denham Walk. Chalfont St. Peter	0.24	21	5

6.5The planning system is expected to ensure that there is an "adequate and continuous supply of land for housing". The scale of this supply in Chiltern District is set by the Buckinghamshire County Structure Plan, adopted in 1996, which allocates a net addition of 1800 dwellings to the District in the period 1991 to 2006. It is for this Local Plan to determine where this provision shall be made. Policy H1 specifies the *general locations* where the Structure Plan new dwelling provision up to the year 2006 can be built within the District. In addition to the Identified Housing Sites (Policy H2), residential development will occur on other

PPG3 (Revised). Housing. March 1992. Paragraph 1.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H1.



Housing Provision: Buckinghamshire County Structure Plan 1991-2011

sites in the built-up areas in schemes which comply with the criteria in Policies H3, H4 and H7. There will be a small additional contribution to the housing stock from residential development on some sites in the Green Belt, as set out in clause (iii) of the Policy.

6.6Table 6.1 opposite shows the *categories of sites* on which the Structure Plan provision will be made. It indicates that, during the period 1991-2006, nearly 1900 dwellings will be provided, either from dwellings completed before 1997, or on sites identified by Policy H2 (all in the built-up areas) or on small sites (mostly in the built-up areas) or on other large sites with existing planning permissions. As there is therefore an adequate land supply mostly located within the built-up areas, the District Council has not needed to release land from the Green Belt to meet the Structure Plan allocation. Nor does the Council propose to permit any new residential development outside the built-up areas excluded from the Green Belt, other than in accordance with Green Belt Policies GB4, GB5, GB10, GB11, GB17 and GB21, any of which may provide additional dwellings.

6.7The definitions of the term "net addition" (to the dwelling stock) and of the status of affordable dwellings in Policy H1 above come from Structure Plan Policy H1.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H1.

Achievement of the Structure Plan Dwelling Allocation

6.8Table 6.1 opposite gives a detailed breakdown of how the Council envisages the Structure Plan requirement of 1800 dwellings from 1991 to 2006 will be provided. It shows how most dwellings come from new building, but that conversions and subdivisions of buildings provide an important element. Well over half (1120) of the total for the period has already been constructed. In the period 1997 - 2006, 680 dwellings remain to be built. These dwellings will come from three categories of site:

(a) Sites identified in this Local Plan (Policy H2)

(b) Small sites

(c) Other large sites with permission

Most of the remaining housing will come from categories (a) and (b).

(a) Identified Sites

6.9The Government advises that "local plans should translate the broad policies of the structure plan into more detailed development control policies and map-based land allocations. Plans will convey greater certainty the more sites they identify as suitable for development or redevelopment for housing...". In Policy H2 the Council has set out those sites it considers suitable for development within the plan period.

PPG3 (Revised) Housing. March 1992. Paragraph 12.

6.10The identification of housing sites within the built-up areas has to be approached with great caution. There is a need to preserve green

spaces within towns, to provide for enough employment land and to avoid "town

Table 6.1: Sources of Dwelling Provision in Chiltern District: Completions 1991-7 and Anticipated Provision 1997-2006.

Type of Site	New Build	Con-version	Total
COMPLETIONS 1991-7			
a) Sites Identified in the Local Plan adopted 1993	172	0	172
b) Small Sites	232	75	307
c) Other large sites:			
With permission in April 1990	426	2	428
Receiving permission since April 1990	213	0	213
Total Completions	**1043**	**77**	**1120**
PROVISION 1997-2006			
a) Sites Identified in the Local Plan adopted 1997	255	0	255
b) Small Sites	308	120	428
c) Other large sites:			
With permission in April 1996	54	6	60
Receiving permission in 1996 - 1997	29	0	29
Total Provision	**646**	**126**	**772**
TOTAL	**1689**	**203**	**1892**

cramming". The sites constituting Policy H2 have been chosen because additional housing development can be accommodated without infringing these objectives. Many of the sites adjoin areas of higher density housing so the proposals for additional housing would not result in significant changes in character. Although nearly all housing development within the District will need to take place on sites with an existing residential use, care has been taken to confine the Local Plan proposals to sites on which land assembly is feasible within the plan period and sites where there has previously been an interest in housebuilding. The allocated sites can be developed in such a way as to respect the other policies in this Chapter, such as the provision of garden space, provided that the density figure indicated in the schedule is followed. Higher densities than those quoted may produce satisfactory development in accordance with the policies in the Local Plan. Lower densities would jeopardise achievement of the dwelling provision figures in Policy H1 and might lead to pressure for development on unsatisfactory sites.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies E5 & SR1

PPG3 (Revised). Housing. March 1992. Paragraphs 20 & 26-28.

PPG3 (Revised). Housing. March 1992. Annex B. Paragraph 8.

6.11The need for a housing land supply also requires the restriction of the allocated sites to housing purposes. If sites are lost from the available land bank, it would make it difficult to achieve the overall housing requirement for the District. The term “housing” in clause three of Policy H2 refers to Class C3 of the Use Classes Order.

Town & Country Planning (Use Classes) Order 1987, SI 1987 No. 764.

6.12The level of contributions from the Identified Sites is expected to be around 250 dwellings, at a conservative estimate. This is less than the total of all the sites listed in the Schedule to Policy H2 because some of these sites *may* not be completed during the Plan period owing to delays in land assembly or difficulties in funding. Furthermore, some of the dwellings covered by the Schedule had already been completed by April 1997 so they do not contribute to future provision.

(b) Small Sites

6.13A large proportion of the remaining dwelling requirement is accounted for by unidentified sites. The Government advises that sites below 0.4 hectare (1 acre) should not normally be identified separately, on account of the volume of work this would involve, but that an aggregate allowance should be made for them. This allowance should be clearly justified by the contribution such sites have made in previous years. The total volume of house building in the District has been strictly limited for a number of years, and under these circumstances the lower limit for site identification has been fixed at 5 dwellings rather than 0.4 ha. Sites of 1-4 dwellings are regarded as “small” and their contribution is aggregated. In a District with no "greenfield" housing land and little underused land in urban areas, such sites make an important contribution. Over the period 1986-1997, 656 dwellings were completed on small sites - an average of 60 per year. The Council considers

PPG3 (Revised). Housing. March 1992. Annex B. Paragraph 10.

Housing Completed on a site identified in the Local Plan for Chiltern District (version adopted in 1993): Washington Row, Amersham

that it will not be possible to maintain the previous rate of completions because the first part of 1986-1997 coincided with rapid implementation of planning permissions in the property boom. The average for 1991 to 1997 is 51 per year. Table 6.1 allows for a contribution from small sites of 430 in total, or 48 dwellings per year. These completions will include some sites currently with permission and some on which permission has not yet been granted.

(c) Other Large Sites with Permission

6.14From time to time large sites (i.e. over 4 dwellings) which have not formally been identified in Policy H2 will receive planning permission and be developed. Some sites of this kind already had permission by April 1996. 29 further units received permission in the year 1996-7, as shown in Table 6.1. Once such sites receive permission it is possible to assess their chances of completion within the Plan period. The total of 89 dwellings from these sources represents such an assessment. The Plan does not make any assumptions about the emergence of further large sites, sometimes known as "windfalls", although evidence in 1996-7, for example, demonstrates that such sites will materialise. Government advice concerning sites of this kind up to 1 hectare in size is that an allowance may be made for them to emerge during the Plan period where there is evidence that they have done so in the past. The Council acknowledges that a contribution from sites of more than 5 dwellings but under 1 hectare is likely and that therefore its estimates of housing completions may be on the cautious side.

PPG3 (Revised). Housing. March 1992. Annex B, Paragraph 10.

Requirements of Planning Policy Guidance PPG3 (Revised) "Housing", March 1992

6.15In addition to achieving the new dwelling increase in the Structure Plan, the Council has to have regard to the requirements of Planning Policy Guidance, PPG3 (Revised). It should aim to ensure the availability of five years' supply of housing land, judged against the general scale and location of development provided for in approved structure and adopted local plans. Subject to an appropriate allowance for unidentified sites, the five-year supply should include specific sites realistically capable of development in accordance with structure and local plan policies.

PPG3 (Revised). Housing. March 1992. Paragraph 46.

6.16The prediction of housing completions is subject to manifest uncertainties (see paragraphs 6.12 - 6.14) especially in Districts such as Chiltern where existing developed land is used to provide nearly all housing completions. Therefore the Council monitors the housing land availability situation annually, checking the emergence of windfall sites and the number of housing completions, and reassessing the prospects for the development of identified sites. It publishes the results in a Housing Land Availability Statement.

Housing Land Availability Statement, Chiltern District Council Local Plan Section (published in May each year)

Provision Of New Dwellings In The Built-Up Areas Excluded From The Green Belt (other than in accordance with Policies H2, H4 and H7)

POLICY H3

In the built-up areas excluded from the Green Belt, proposals for new dwellings (other than those provided in accordance with Policies H2, H4 and H7) will be acceptable in principle subject to there being no conflict with any other policy in this Local Plan.

Proposals should be compatible with the character of those areas by respecting the general density, scale, siting, height and character of buildings in the locality of the application site, and the presence of trees, shrubs, lawns and verges.

Other policies in this Local Plan should be complied with including H11 and H12 and policies in the General Criteria and Transport chapters.

"New dwellings" are as defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987.

Provision Of New Dwellings In Established Residential Areas Of Special Character As Defined On The Proposals Map

POLICY H4

Established Residential Areas of Special Character are defined on the Proposals Map.

Development within any of these areas must maintain the special character of that area. Proposals for new dwellings which would significantly affect the density of buildings or damage the special character will not be permitted. Therefore in considering applications for the provision of new dwellings the Council will require each of the following criteria to be complied with:

(i) The plot size of any proposed dwelling in terms of shape and magnitude should not be significantly at variance with other existing plots in the vicinity of the application site in the Established Residential Area of Special Character;

(ii) **Each proposed dwelling plot should have an existing frontage to an existing road which is in accordance with (iii) below. An existing road is defined as a metalled carriageway used by vehicular traffic. In addition, it should be fronted by existing dwellings with front elevations facing the carriageway, both the metalled carriageway and the existing dwellings fronting it being in existence as at 1st July 1993;**

(iii) **The width across each plot frontage to the existing road referred to in clause (ii) should be closely similar to other plot widths to the same road in the vicinity of the application site in the Established Residential Area of Special Character;**

(iv) **The position of each proposed dwelling within its plot and the spacing between dwellings should be in accordance with the prevailing character in the vicinity of the application site in the Established Residential Area of Special Character;**

(v) **The frontage building line to the existing road referred to in clause (ii) should be generally maintained and the general height of buildings in the vicinity of the application site in the Established Residential Area of Special Character should not be exceeded;**

(vi) **The form of existing residential development should be maintained in terms of dwellings being detached, semi--detached or terraced;**

(vii) **The size, design and external appearance of each new dwelling should be compatible with the character of existing dwellings in the vicinity of the application site;**

(viii) **Important features which are characteristic of the street scene in the vicinity of the application site should be retained when these occur on the development site. Such features include trees; shrubs; hedges; walls; open grassed areas; verges; lack of kerbs and footways.**

Other policies in this Local Plan should be complied with including H11 and H12 and policies in the General Criteria and Transport chapters.

"New dwellings" are as defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987.

Protection of the Character of Residential Areas

6.17 Green Belt policies have been operative in the District for over 35 years, with the consequence that the land supply is constrained. During this time the residential land allocations made in previous Development Plans have been steadily taken up, so that there is now very little vacant land, or previously undeveloped land, remaining for new housing provision.

6.18 Chiltern continues to be a popular place to live, and development pressures have been intense. All evidence suggests that housing demand will continue. Table 6.1 on page 114 shows that most new dwellings will be provided on sites which have not been identified formally in Policy H2. Therefore it is necessary for the Plan to include policies to guide further housing development in the built-up areas outside the scope of Policy H2.

6.19 Most new dwelling provision in recent years has taken place at higher densities, and has been achieved by development on back garden land or redevelopment of existing residential property, together with the occasional change of use of a site in community use, eg. the redevelopment of a redundant school site. Such intensification of development is resulting in a gradual and progressive change in character in many parts of the towns and villages, which is not finding favour with the local communities.

6.20 The Council is firmly committed to retaining existing established housing environments for their attractive character and to maintaining choice in housing. Housing areas with good-size gardens with mature trees and shrubs and street scenes with trees and hedges are highly valued, and many local people wish to have this type of environment conserved. There is also significant concern about the consequences of further housing as evidenced by increasing traffic congestion on road systems not designed for current traffic volumes, difficulties in parking, particularly in some residential areas, and increasing pressure on community services and infrastructure facilities.

6.21 Most future development will continue to be accommodated on sites within the built-up areas, as the District Council has not altered the long-established Green Belt boundaries in order to provide land for housing (see paragraphs 6.5 and 6.6). Whilst recognising that provision must be made for further development in accordance with Structure Plan policy, the Council is firmly of the view that the scale and location of new housing development must be more strongly controlled than in the past if the attractive semi-rural character of many of its established residential areas is to be retained.

This Common Inheritance : Britain's Environmental Strategy

This Common Inheritance - Britain's Environmental Strategy.
Paragraphs 6.4, 6.6, 6.46 and 6.47.

6.22 The White Paper, This Common Inheritance, Britain's Environmental Strategy, presented to Parliament in September 1990 looks at all levels of environmental concern and describes what the Government proposes to do in the future and the approach it will take. The Chapters relating to "Town and Country" issues set the parameters for the more detailed advice that has followed and been expressed in the Planning Policy Guidance Notes including the revised PPG3.

6.23 Various parts of the text refer to safeguarding and improving the amenity of residential districts, the importance of the values of local communities in deciding where new housing should be built and the conservation of the character of attractive residential suburbs.

6.24 In these statements the Government has set out its attitude towards the balance to be achieved between the needs for further new housing and the conservation of residential environments with the emphasis on local values in decision making. The Council believes that this demonstrates clearly that the housing policies accord with current Government thinking.

Planning Policy Guidance - PPG3 (revised) - Housing

6.25 Planning Policy Guidance - PPG3 (Revised) - Housing, stresses the importance of local choice, through the Local Plan process, in deciding how to meet the needs for new housing development (introductory statement). Paragraph 1 sets out the basic tenet that the planning system must provide an adequate and continuous supply of land for housing whilst also ensuring that established environmental policies are maintained and enhanced. "These policies, to which the Government is firmly committed, include the continuing protection of Green Belts ... Areas of Outstanding Natural Beauty ... and the conservation and enhancement of the urban environment". Essentially it is a matter of balance.

PPG3 (Revised) Housing, March 1992. Introductory Statement. Paragraph 1.

6.26 This theme is repeated in the section headed "Development Plan Policies for Housing". The paragraphs concerned with "Development in existing residential areas"; "Older established residential areas"; "Homes with large back gardens"; and "Open Space" are all of relevance to the characteristics and circumstances of the established residential areas in Chiltern District and firmly support the approach taken by the Council in determining the range of housing policies now included in this Local Plan.

PPG3 (Revised) Housing, March 1992. Paragraphs 20. 23. 26 and 27.

Policies H3 and H4

6.27 The Council is encouraged by these expressions of Government policy towards the conservation of the character of established residential areas of towns and villages. It has therefore adopted a policy approach which seeks to give a general protection to residential area character, and in addition, a higher degree of protection to certain areas which have a special character.

6.28 A large proportion of the District's housing stock is family housing constructed at moderate to high densities. These areas are generally not of particular interest to developers because the scope for redevelopment and increases in density is limited. The maintenance of family housing of an average (3-bed) size tends to be within household budgets at present and the period of construction of much of this housing means that it is not likely to suffer from redevelopment invited by either neglect or old age. Nevertheless the Council is aware that the character of its many residential areas is highly valued by local people and considers that protection from development which would unduly detract from that character is necessary and justified. The policies in Chapter 3, "General Criteria for Development" cover design and other environmental matters but it is considered that the particular importance of home environments requires the specific policy wording in Policy H3 setting out the criteria for the provision of new dwellings.

PPG3 (Revised) Housing. March 1992. Annex B. Paragraphs 4, 5, 6, 20 & 24.

6.29 Residential development may be acceptable on land which is not in residential use. All the built-up areas excluded from the Green Belt which are not identified on the Proposals Map as the subject of a Policy relating to a different land-use, or Policy H2, are regarded as areas in which either Policy H3 or Policy H4 will apply. These areas are not entirely residential in character and contain other land-uses which could be the subject of development proposals for housing. In the case of land in a non-residential use, housing development will be acceptable as a matter of principle, providing that there is no conflict with any other Policy in the Local Plan which seeks to safeguard another land-use eg., Policies E2, E3, ~~E4~~, R2, R7 and R10. When new dwellings are acceptable in principle, the development will be considered in the terms set out in the Policy.

6.30 "New dwellings" are as defined in Class C3 of the Town and Country Planning (Use Classes) Order 1987, and paragraphs 27 and 29 of DoE Circular 13/87, "Changes of Use of Buildings and Other Land", which

Town & Country Planning (Use Classes) Order 1987. Circular 13/87. Paragraphs 27 and 29.

accompanies the Order. For the avoidance of doubt this includes sheltered accommodation for elderly persons.

Established Residential Areas of Special Character

Area Characteristics in General

6.31 Among the residential areas of the District certain places stand out as having "special character". In essence "special character" embraces **elements of long established maturity both in the built form and in its setting.** Together these produce readily recognisable area character and special environmental qualities which are not present in new development in Chiltern District today. Although there are broad characteristics in common which enable broad types of area to be distinguished, each area is comprised of individual components combining to form its particular character which is unique.

6.32 Thus the exact nature of this "special character" will vary from place to place, but all these areas are "established" areas developed mainly prior to 1948 and possessing distinctive character. No single component distinguishes special character which is dependent on various combinations of features which together produce definable residential environments of high quality meriting retention and considered worthy of especially firm protection. These features can include the character of the dwellings themselves - particular architectural styles which may include some "period" architecture and listed buildings; the presence of visually attractive materials and decorative features, often in combination; the density and form of development, whether detached, semi-detached or terraced; the spatial relationships between buildings and between buildings and their settings; concentrations of built form may be dominant or a landscaped setting for houses may be a significant component of established character; the wider setting itself may make a positive contribution to special character with the relationship between the form of building and open areas being of importance; the estate layout may be distinctive, for example, having deep building lines; hedged frontages, wide grass verges with street trees, a lack of footways combined with private roads. In many areas the presence of mature trees is an important component of established character as are well developed hedgerows, shrubs and other garden plants and features. These places have in common a special vulnerability to insensitive development. For this reason and to conserve their intrinsic values the Council considers them to require a special protection in the terms of Policy H4.

Broad Types of Area - Characteristics and Reasons for Conservation

6.33 These broad types are arranged in chronological order by period of development. This has no significance with regard to relative values. All types are "special" with intrinsic qualities held in high esteem by local communities and rate as of equal merit with regard to the objective of the retention and maintenance of "special" area character. It is pointed out that an area may possess a combination of features such that it merits inclusion in more than one category. For example, the Edwardian housing in North

Road on the north side of Chesham Bois Common is within a Designated Conservation Area, yet it is also an area of low density housing in a mature landscaped setting. Similarly, the housing in North Park, Chalfont St Peter merits inclusion in three of the categories.

Original Settlement Centres and Conservation Areas

6.34 One type of established residential area with special character is composed of the original settlement centres. Many of these have been designated as Conservation Areas on account of their special architectural or historic interest, for example, the High Street and Whielden Street, Amersham Old Town, Church Street and Germain Street, Chesham, the High Street, Great Missenden and Deanway, Chalfont St Giles. Other settlement cores, such as the village centre, Seer Green, or Kiln Lane / Hotley Bottom Lane / Moat Lane, Prestwood, retain original cottages but interspersed with more recent development such that the overall character is insufficiently consistently maintained throughout the area as a whole to justify Conservation Area status. Nevertheless, these old settlement cores exhibit a definable sense of place, evidently historical, and of local interest. This character requires firm protection from intrusive development.

6.35 By definition "areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance", the Designated Conservation Areas which are residential in character also exhibit a variety of physical form generally reflective of the period of development and the reasons for designation. Conservation Areas are clearly areas of "special character" and it is consistent to include them within the ambit of Policy H4. In these areas, in general the special character results from the architectural characteristics of the buildings themselves and the relationships between buildings, often in close proximity, often as terraces of houses. Special control over new development is required as single properties form part of an interconnected whole. Rebuilding of one property or additional building on open land including sizeable back gardens can destroy the special character unless very carefully controlled.

6.36 Conservation Area legislation is a separate matter referred to in Chapter 13. Conservation Areas are identified on the Proposals Map. The policies in Chapter 13 will be applied by the Council in considering planning applications and other matters in addition to the requirements of Policy H4. The Policy provisions are complementary.

Early Suburban Development from 1890 to 1925

6.37 The arrival of the railways in Chiltern District between 1887 and 1906 gave rise to the first construction of houses of a middle-class suburban type in the area. The most striking characteristic of these earliest suburban developments is the presence of well-proportioned buildings with decoration. Also evident is the harmonious relationship between building and plot size, in contrast to the later and current tendency to maximise the size of building regardless of plot size.

6.38 There is a wealth of detailing to be found throughout the early suburban areas of special character. In many cases similar forms were widely constructed by builders being found from Chesham and Chesham Bois to Chalfont St Peter. In the earliest houses mid-Victorian restraint is still evident. For example in parts of Stanley Avenue (Chesham) and Bois Lane (Chesham Bois) there are houses with double-hung sash windows and stone mullions and lintels. Decoration is limited to the ridge tiles and, occasionally, small moulded bricks in roseate form. Roofs are in slate with decorative clay ridge tiles.

6.39 In the late Victorian and Edwardian periods detailing became more accentuated. This resulted in houses with the following features as found in Stanley Avenue and White Hill, Chesham, the centre of Chesham Bois and Austenway, Chalfont St Peter: decorative bargeboards with pendants; half timbering and rendering; balconies with wooden or cast-iron balustrades; leaded and stained glass windows; wooden casement windows some with small panes at the top and large at the bottom and some with ornamental cornices, especially over flat roofed bays; projecting upper floors with wooden corbels supporting them; eaves braces; mansard roofs with gables to the street in Dutch style (Chesham Bois).

Stanley Avenue, Chesham

6.40 The early suburban areas also contain some pure Domestic Revival homes, although they are smallish and probably not the work of any famous architect. These may be found, for example, at the top of Eskdale Avenue in Chesham or Long Park, Chesham Bois. They have gables prominent in the front elevation, wooden framed squarish windows in the cottage style with many small panes bonded in lead. White painted rough cast render extends through the elevation or features in one storey only. Windows have small, restrained cornices. There are some tile sills. Some windows are angled bays, others are V-shaped bays and include some oriels.

6.41 Thus designs of the period feature prominently in these early suburban developments and houses are often sufficiently closely arranged to the road frontage so as to exhibit a character of street scene in which the built form predominates. A special architectural character is evident. In places this is sufficient to justify Conservation Area designation, for example, North Park, Kingsway and The Firs Estate, Chalfont St Peter, and areas in Chesham Bois Village. In some locations a semi-rural appearance is evident with grass verges and mature hedges and trees in street scenes, but generally the prominence of the front elevations in the street scene is retained. These areas can be vulnerable to redevelopment or "infilling" on back garden land.

Some areas are low density and others "lower" density. The scope is there for loss of integrity and damage to existing area character.

Low-Density Housing in Mature Landscaped Settings

Oriel Windows in Long Park, Chesham Bois, and North Park, Chalfont St. Peter

6.42 This is the largest identifiable group of established residential areas of special character. Although the group has many characteristics in common emanating from the low density of the development, each area has its own identity produced by topography, period of development/architectural style, layout and the nature of the tree cover and other landscaping. Some areas date from the coming of the railways and in addition to being low density, have special architectural or historic character, meriting designation as Conservation Area, for example, North Park, Chalfont St Peter and North Road, Chesham Bois. The majority of the areas have their origins in the period of suburban development from 1925, through to 1930 and into the 1940s, although a few are exclusively post 1948, for example, Drews Park, Knotty Green permitted in 1966/68 and the Doggetts Wood Estate, Little Chalfont, permitted in 1957/9. Many areas exhibit housing with distinctive architectural styles in notable variety. Such areas are the product of a time when land values were relatively low and development pressures nowhere near as great as at present. Especially where the period of development is earlier, such areas are of importance in the regional context because of losses of that type of development in locations nearer Central London due to redevelopment.

6.43 Low density is the unifying feature of this group. Whilst there is a variation in the actual figure, the greater part of these areas have a density which is between 3 and 7 houses to the hectare (1 to 3 houses per acre). Whatever the actual density all have characteristics in common stemming from generous plot sizes producing spaciousness about buildings, on the

frontages, at the sides and in back gardens, together with the presence of mature landscaping enhancing the settings of the houses and being a major contributor to area character.

6.44 A variety of mature trees, shrubs and other plants, including many fine individual specimens, dominate the views in these areas. The built form is very much subordinate. In many street scene views housing either cannot be seen at all, or is only partially visible unless the observer is directly opposite a house. Generous spacing between houses allows views of further trees on back garden land. The view is onto mature landscaped areas rather than other houses and is a distinctive characteristic of these low density areas. It is the type of view and character which is lost when backland is developed. Many street scenes are characterised by the existence of mature trees set in grass verges with either no footways at all or informal footways discreetly positioned between verges and boundary hedges. Many frontages are bounded by mature hedges, often overhung by trees. In some areas development has incorporated the original country lanes with the mature hedgerows sometimes on banks. Many roads have no kerbs. All these elements combine to produce a strongly defined semi-rural character.

6.45 By reason of the low density character, such areas clearly offer scope for higher density development proposals. With the exception of frontage "infilling" on plots of comparable size to those adjoining, further development in such areas inevitably leads to the erosion of the established character. The integrity of the area is disrupted by the incursion of new development either by redevelopment or "infilling" on rear garden land with the introduction of further built form - houses, roads, drives, parking areas and curtilage boundary fences or walls. Areas of mature landscaping are lost or, are "thinned out" to leave selected trees, but the continuity of the landscape setting is lost. Similarly, on the road frontage, the established street scene is damaged by punctuation with new access roads which again involve the loss of hedgerows and trees, the introduction of boundary fences and walls, the hard surfaces of the road and sometimes footways, all of which contrast with the adjoining environment and look cramped and intrusive.

6.46 The mature environments in the low-density areas cannot be readily recreated and the characteristic spacious layouts are not being proposed in the District in the 1990s because of the high land values and limited land supply. Areas like this are part of the history of development of the "commuter ring" around London - the deliberate creation of low-density suburbia with a character well worth conserving.

Parkfield Avenue, Amersham

Manor Way, Chesham

Harewood Road, Little Chalfont

Individual Areas

6.47 Some of the

residential areas of the District have a special character which does not fit readily into any of the broad types categorised in the preceding paragraphs. This special character may arise from a particular history of development or it could be the product of a blend of influences of the kind categorised above. Examples are Manor Way and Waterside in Chesham, and The Woodlands, Chesham Bois. Manor Way was developed between 1920 and 1940 with a distinctive design of houses and estate layout. The estate form is vulnerable to destruction from more intensive redevelopment, or tandem development, or alterations to the building line. In Waterside, the compact terraced cottages of mainly 19th century origin exhibit distinctive design, layout and relationship to the setting, which could be readily disrupted by insensitive new development. The Woodlands was constructed around 1920 in "garden city" style, with terraced cottages enclosing an open space. The architecture is distinctive and a unifying feature. The Woodlands may be vulnerable to redevelopment at higher density, either wholly or partially.

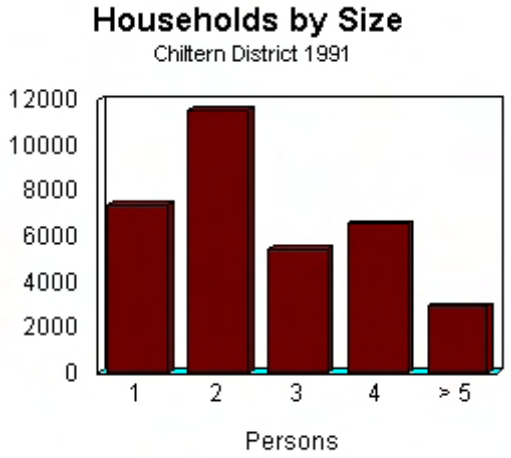
6.48 The elements which contribute to the special character of established residential areas are numerous. It is not possible to isolate one element, such as density, or house size, as the overriding measure. In assessing applications for residential development within these areas, the Council will have regard to all the aspects listed in the Policy so as to firmly conserve area character.

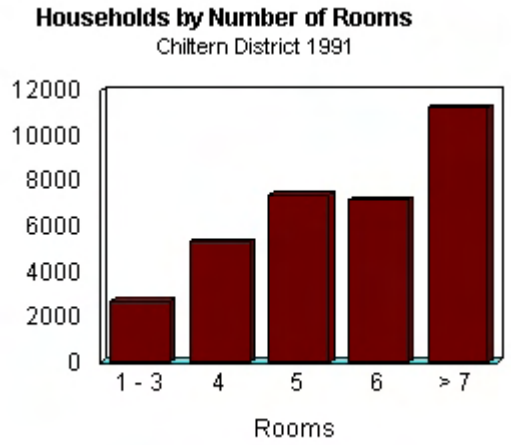
~~Provision Of Small Dwellings In The Built-Up Areas Excluded From The Green Belt~~

~~POLICY H5~~

~~Wherever compatible with the characteristics of the surrounding area, on sites which come forward under the provisions of Policies H2 or H3, the Council will require a significant proportion of the dwellings on each site to be a maximum of 75 sq.metres gross floor area.~~

~~This Policy applies in the built-up areas excluded from the Green Belt and in conjunction with Policies H2 and H3 in this Local Plan.~~





Censuses of Population 1951 and 1991.

6.49 While the average size of households in Chiltern District has fallen from 3.26 in 1951 to 2.61 in 1991, there has not been a corresponding shift in the proportion of the dwelling stock which is suitable for smaller households. This is because the housing stock is mostly more than 20 years old and likely to have many decades life ahead and additions to it represent less than 1% of the total each year. In 1991, although 56% of households were one and two-person households, only 8% of the households were in dwellings with 3 habitable rooms or fewer.

6.50 Government policy advocates taking account of demographic developments and providing for the housing needs of small households, including one-person households. Because of the slow adjustments of the housing stock to current housing conditions, it is appropriate that wherever possible, a large proportion of all new housing is one or two-person housing. Even if half of all new dwellings built during the Plan period were "small", the proportion of small dwellings would only have risen to 10% by 2006. This has, in fact, been the trend over recent years as developers have responded to rising land prices and the formation of smaller households. Policy H5 contributes to a gradual reduction in the mismatch between dwelling size and household size.

PPG3 (Revised) Housing. March 1992. Paragraph 8.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H8.

6.51 Within the built up part of the District, development sites are few and tend to be small. Under these circumstances, new housing is likely to have a significant impact on its surroundings. Some of the built-up area is housing at medium or low densities. The introduction of small dwellings could have a disruptive effect on the character and amenities of such residential areas. For this reason, the Council will only apply its smal dwellings policy on sites where small dwellings can be integrated satisfactorily with their surroundings.

6.52 What constitues a "significant proportion" of small dwellings will be a matter of judgement depending on the characteristics of each site and the surrounding area. Some sites may be wholly developed with small dwellings if the developer agrees. In order to achieve the purpose of the Policy, it is necessary to define "small". The floorspace maximum of 75 sq. metres has

been chosen because most one and two bedroom dwellings are smaller than this. It is one and two bedroom dwellings which are under provided in the

been chosen because most one and two-bedroom dwellings are smaller than this. It is one and two bedroom dwellings which are under-provided in the District at present and for which there is a known need. For the avoidance of doubt, the 75 sq. metres relates to the gross floor area of the dwelling, i.e. the living accommodation, and not to garages or any other ancillary building.

Provision Of Affordable Housing In The Built-Up Areas Excluded From The Green Belt

POLICY H6

Please see separate addendum for this policy, which is headed:

"Adopted Alteration to the Chiltern District Local Plan 1997" and is dated 23rd July 2004

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

POLICY H7

In the built-up areas excluded from the Green Belt and in Green Belt settlements the subject of Policies GB4 and GB5, the conversion of an existing dwelling into more than one self-contained unit of accommodation will be acceptable where it can be achieved without significantly damaging the character and appearance of its immediate locality or impairing the amenities of the occupiers of adjoining properties.

Other policies in this Local Plan should be complied with including Policy H12 and the policies in the General Criteria and Transport chapters.

6.58 The conversion of houses into flats is sometimes a more acceptable means of providing for more smaller dwelling units than redevelopment because existing buildings are largely retained unchanged in their external appearance. The Council is concerned to keep alterations to a minimum. This type of development should not detract from the character and appearance of a locality, or impair the amenities of residents in neighbouring properties for the reasons given with Policies GC1, GC3, H3 and H4. The Council will also ensure that a satisfactory standard of accommodation is provided in relation to the provision of private amenity areas, off-street parking spaces and refuse disposal areas. The way in which the external features of a scheme are provided will be a major consideration when assessing the impact of a proposal upon the locality. Conversions of small dwellings on small plots can lead to excessive reductions in green space and trees and the proliferation of hard standing areas. Manoeuvring space and access can sometimes be proposed close to quiet areas of adjoining property. In such situations, conversions are unlikely to be acceptable.

PPG3 (Revised). Housing. March 1992. Paragraph 20.

6.58a The use of a dwelling as self-catering holiday accommodation does not require planning permission unless it involves the sub-division of a dwelling into two or more units, in which case Policy H7 will apply.

~~Provision Of Accommodation For People In Need Of Care In The Built-Up Areas Excluded From The Green Belt~~

~~POLICY H8~~

~~The provision of accommodation for people in need of care will be acceptable in the built-up areas excluded from the Green Belt provided that the proposed development would not be detrimental to the amenities of the area in which it would be located and other policies in this Local Plan, including the policies in the General Criteria and Transport chapters, would be complied with.~~

~~This policy relates to residential accommodation as defined in Class C2 of the Town & Country Planning (Use Classes) Order 1987 and to new buildings, changes of use of existing buildings and extensions to existing homes for people in need of care.~~

~~6.59 It is important that there are sites for the provision of accommodation for people in need of care, for example, elderly peoples homes and nursing homes, as the proportion of people in need of long term care is increasing. In view of the residential nature of these uses, further provision for them is likely to take place in the mainly residential parts of the built up areas. Such development should integrate well in the locality where it would be located and be compatible with the amenities of the area. In these respects, the policies in the General Criteria and Transport Chapters will be relevant together with the accompanying reasoned justification. The reference to Class C2 and the application of the policy are included for clarity.~~

~~PPG3 (Revised) Housing. March 1992. Annex B. Paragraphs 4, 5, 6 & 8.~~

~~Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H8.~~

Loss Of Existing Dwellings And Land In Residential Use Throughout The District

POLICY H9

Dwellings and residential land should remain in that use, except as provided for in this Policy.

Planning permission will not be granted for any development which would result in:

(i) the net loss of an existing dwelling or dwellings;

and/or

(ii) the change of use of land to a non-residential use;

unless the proposed development would:

(a) provide a community facility or service, and the criteria in clause (i) of Policy CSF1 are complied with,

or

(b) involve the loss of a dwelling or part of a dwelling, located in a District or Local Shopping Centre as defined on the Proposals Map, with the exception of Amersham Old Town and Chalfont St Giles, in any of the following circumstances:

(i) the proposed development is to provide a use in Classes A1, A2 or A3 in the Town and Country Planning (Use Classes) Order 1987, or a hotel, guest house or similar use in Class C1 of the same Order, or a use in Classes D1 or D2 of the same Order, or a community use as defined in Policies CSF1 and CSF2 of this Local Plan, or a sui-generis use which demonstrably contributes to the vitality and viability of the Centre

or

(ii) planning permission was granted on or after 12 May 1995 for a change of use from a purpose in Use Class A1, A2 or A3 of the Town & Country Planning (Use Classes) Order 1987 to use as a dwelling and the proposed use is in Use Classes A1, A2 or A3

or

(iii) the Council is satisfied that the environment of the dwelling is being seriously impaired by the activities of adjoining non-residential uses;

or

(c) be development in accordance with Policy S10A;

or

(d) meet the circumstances in Policy S13 and local need is overriding, except in the case of Broad Street, Chesham, where Policy H10 will prevail,

or

(e) enable the preservation of a listed building where it can be demonstrated by the applicant to the satisfaction of the Council that continued residential use would no longer ensure the preservation of the building, in accordance with the criteria in Policy LB4,

"Dwellings" are as defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987 and "residential land" means the curtilages of dwellings.

Where development is acceptable in accordance with this Policy, the development must also comply with other Policies in this Local Plan if planning permission is to be granted.

This Policy applies throughout the District.

6.60 Due to the constraints placed on the availability of land for new housing in the District by policies relating to the Green Belt and the Chilterns Area of Outstanding Natural Beauty, the existing stock of dwellings has a very significant role to play in meeting local housing needs. A policy which prevents a reduction in the number of existing dwellings and amount of land in residential use suitable for that purpose can therefore help to reduce the pressure for new housing in the District.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies GB1, GB2, GB3 & LS2.

6.61 However, there are a number of situations where such loss has to be balanced against other considerations. The Council has come to the view that some exceptions to the main aim of the Policy to retain dwellings and land in residential use can be justified.

6.61a In a development it may be possible to provide for a land-use other than residential, but also to retain part(s) of an existing dwelling or dwellings. In such circumstances the Council will accept the partial loss of housing provided that a replacement dwelling or dwellings is to be provided as part of the development. The replacement dwelling(s) must be self-contained and of a reasonable size so as to form a viable unit or units. For example, a self contained flat could replace a dwelling house.

6.61b The loss of an existing dwelling, or dwellings, or land in residential use, will be considered favourably where the loss would bring about a significant benefit to the community at large, by the provision of facilities justified in accordance with Policy CSF1.

Reference should be made to pages 264-265 of the Adopted District Local Plan 1997.

6.62 Clause (b) does not apply to Amersham Old Town or Chalfont St Giles in order to protect their historic mixed -use character in accordance with Policy S10 and paragraph 8.54 in the Adopted District Local Plan 1997.

6.62a In District or Local Shopping Centres, benefits to the community at large may stem from a variety of new land uses. Shopping, tourist accommodation, entertainment uses or community facilities, for example, may add life and colour to the shopping centre with spin-off benefits to existing enterprises as well as the direct provision of services to customers. Additional investment in a Centre will contribute to maintaining its buildings and possibly more widely through contributions to local trade organisations or sponsorship in the community.

See paragraphs 8.1 and 8.2 of the Shopping And Other Uses In The Town And Village Centres Chapter

6.62b The Town and Country Planning (Use Classes) Order 1987 provides the basis for deciding which changes of use will require planning permission. In the Order, uses are grouped together into a number of Use Classes. Some Classes in the Policy refer to some of these. Class A1 refers to “Shops” which includes a wide variety of uses, for example, green grocers; chemists;

clothes; jewellers; post offices; travel agents; hairdressers. Class A2 relates to “Financial and Professional Services” including banks; building societies; estate agents; betting offices; insurance brokers, (but not health or medical services). Class A3 covers use for the sale of food or drink for consumption on the premises, or hot food for consumption off the premises and includes restaurants; cafes, tea rooms and takeaways. Class C1 relates to hotels and boarding or guest houses and Classes D1 and D2 to various uses visited by the general public, for example, health centres, libraries, churches, halls, and most indoor sports premises. Some uses are not in a Use Class. These are known as “Sui-generis” uses. Examples are Launderettes; car showrooms; theatres; amusement centres.

6.62c The loss of a dwelling may also be permitted in District or Local Shopping Centres if it is a flat which was created on or after the date on which this Local Plan was first placed "on deposit" as part of an initiative to bring redundant floor space over shops into beneficial use. Policy S9 and related paragraphs in the Shopping Chapter of the Local Plan are also applicable to this form of development and should be referred to.

6.62d The Council will also be prepared to accept the loss of a dwelling in a District or Local Shopping Centre where there is clear evidence that the suitability of the unit for residential use is being seriously impaired by the activities of adjoining non-residential uses.

6.62e Special considerations apply in Great Missenden, where a more flexible policy towards changes of use in the High Street has been adopted. See Policy S10A in Chapter 8 and the accompanying reasoned justification.

6.63 Policy S13 allows for small scale shopping developments in the built-up areas outside the shopping centres where a local need can be demonstrated. If the requirement for services for everyday needs (see paragraphs 8.117 and 8.118 of the Shopping chapter) can be shown to be particularly strong, the loss of residential land will be accepted as an exception to the general policy to resist such loss.

6.64 The Council recognises that, in certain instances, in order to ensure the preservation of a statutorily listed building used for residential purposes, it may be necessary to permit an alternative use or uses. Policy LB4 in the Historic Heritage Chapter of this Plan sets out in detail the criteria against which such a proposal will be assessed by the Council.

6.65 In the Green Belt, the Council will normally resist the loss of dwellings for the reasons given in paragraph 6.60. Also in the Green Belt areas many dwellings are sited in sizeable curtilages which comprise garden land of generally open appearance and undeveloped with buildings and other structures. In such locations there is a general presumption against inappropriate development (see Chapter 4, Policy GB2 and paragraph 4.17). In addition to the objection in principle, many alternative uses are likely to be more visually intrusive in themselves and/or may result in additional traffic generation on country roads which are unsuitable by reason of width and alignment. The alteration of rural character and appearance will result, with the erosion of the quality of the rural environment.

Change Of Use Of Ground Floors And Curtilages Of Houses On Broad Street, Chesham

POLICY H10

Within the frontage development of Broad Street, Chesham, as defined on the Proposals Map, planning permission will not be given for changes of use of the ground floors and curtilages of dwellings to other uses.

PPG12. Development Plans, February 1992. Paragraph 6.18.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy P2

6.66 Broad Street, Chesham, has an even balance of residential and non-residential uses. It is an attractive location for fast food outlets, financial offices and shops selling bulky goods on account of its location near the town centre, accessibility and the amount of passing trade. However, such uses especially take-away food can cause disruption to the amenities of the adjoining residents. The noise of customers arriving late in the evening, the traffic generated and the parking problems are all undesirable features. The service provided by the current shops is of value to the wider community, but it is considered that further changes of use away from residential should be resisted. The Council receives support for taking account of noise and for the protection of the amenities of neighbours from Government policy and the Structure Plan.

Broad Street

Environmental and Transport Aspects of Development

6.67 The Council wishes to ensure that new residential development is in keeping with the local character and appearance of an area and that the amenities of existing residents and occupiers of other properties are protected. These aspects of proposed development will therefore be considered in accordance with Policies H11 and H12 and policies in the General Criteria and Trees and Woodlands chapters, although other policies in the Local Plan are also likely to be relevant to some planning applications.

6.68 Similarly, the Transport chapter should be referred to for guidance on the highway aspects of development including residential estate roads, private drives and car parking. The Council will use the policies to achieve a satisfactory standard of development which is safe, convenient to use and which integrates well with its surroundings.

Distance Between Flank Elevation(s) Of A Proposed Multi-Storey Dwelling And Boundary Of The Dwelling's Curtilage Throughout The District

POLICY H11

There should be a minimum distance of one metre between the flank elevation(s) at or above first-floor level of a proposed dwelling and the boundary of the dwelling's curtilage.

Exceptions to this may be made where the boundary abuts a public highway, an open field, open countryside, a park or any other open situation that would prevent the dwelling from coalescing with another dwelling or any other building.

In an area characterised by spacious layouts where relatively large distances between dwellings and any other buildings are important elements in the street scene, the distance between the flank elevation(s) of the dwelling at or above first-floor level and the boundary of the dwelling's curtilage should be significantly more than one metre. The distance should be commensurate with the character, relationship, siting, layout and average distance at first-floor level between existing dwellings and any other buildings in the vicinity of the application site.

This Policy applies throughout the District and in conjunction with Policies H2, H3 and H4 in this Local Plan.

6.69 Most of the District's residential areas are characterised by detached and semi-detached dwellings. If a new house were to be built up to the boundary of a plot, it would give the impression that it is attached to the neighbouring dwelling in cases where the neighbouring dwelling is close by. Such a terraced appearance would be detrimental to the character of areas of detached or semi-detached houses and can be avoided by the provision of a minimum one-metre gap at first floor level. Exceptions will be made as

set out in the second clause of the policy where the relationship with open areas effectively prevents the appearance of coalescence. In areas where dwellings are set in spacious layouts with relatively large gaps between them, a gap of more than one metre will be required in order to maintain this character.

Private Residential Garden Areas Throughout The District

POLICY H12

Throughout the District, in considering applications for the provision of new dwellings including those resulting from conversions, the Council will expect private garden areas to be included which conform to the following criteria as appropriate for the type of dwelling proposed.

If the criteria are not met, planning permission will be refused.

(i) **Each new house or bungalow should have a private garden area adequate for and appropriate to the size, design and amount of living accommodation proposed. The general standard expected will be a minimum rear garden depth of about 15 metres, except in the following situations :-**

- **(a)** **Where average garden lengths in the vicinity of the development site are significantly more than 15 metres, the garden lengths of the proposed houses or bungalows should be similar to those in the surrounding area.**
- **(b)** **Where average garden lengths in the vicinity of the development site are significantly less than 15 metres, the garden lengths of the proposed houses or bungalows should be similar to those in the surrounding area.**
- **(c)** **In cases where adequate private amenity space exists within the application site or where the rear site boundary abuts a public bridleway or footpath, an open field, open countryside, a recreation ground or a playing field, a reduced garden depth may be acceptable.**

(ii) **Subject to satisfactory layout, orientation and disposition of buildings, higher-density developments with private gardens less than 15 metres in depth may be acceptable providing the whole development is contained within an attractive landscaped setting.**

(iii) **A proportion of each garden required by (i) and (ii) above should be a private zone abutting or close to the dwelling that is not visible from outdoor sitting areas and the ground floor habitable room windows of adjoining properties. This should extend for a minimum distance of 3 metres away from the dwelling and be permanently screened by side fences, walls or structures of an appropriate height.**

(iv) **In the case of flats and/or maisonettes, including those created by conversions, a communal amenity area or areas should be provided within the curtilage of the development which is adequate for the number of dwellings proposed. This should include areas for refuse disposal and drying clothes, as well as a screened area in which residents can sit outdoors in reasonable privacy. The remaining area which is not required for car parking or access purposes should be laid out as landscaped gardens.**

(v) **Where new development is proposed on a site which forms part of the garden area of an existing dwelling or dwellings, the Council will require that the private garden area remaining for the existing dwelling(s) is acceptable under (i), (ii) and (iii) above.**

This Policy applies in conjunction with Policies H2, H3, H4 and H7 in this Local Plan.

PPG3 (Revised). Housing. March 1992
Paragraph 6 and Annex B. Paragraphs 20, 23, 26 & 27.

6.70 Whilst paragraph 6 of the Planning Policy Guidance on Housing, states that "functional requirements within a development (including the size of private gardens) are, for the most part, a matter for the marketing judgement of developers in the light of their assessment of their customers' requirements", it can be argued that in many parts of Chiltern District this is demonstrably in conflict with the later statements in paragraphs 20, 23, 26 and 27 of the PPG and the Government's statements in the White Paper - This Common Inheritance. Details are given in paragraphs 6.22 to 6.26. These seek to protect established residential environments, to achieve good standards of amenity and to promote policies which reflect local values. The Council's policy has regard to these objectives. Garden size is a matter of judgement which needs to be made on a local basis having regard to the characteristics and prevailing environmental qualities of the Local Authority area under consideration. Chiltern District Council has used a minimum 15 metres rear garden policy to provide reasonable amenity space and safeguard environmental quality since 1986 and in the face of continuous development pressures and increasingly limited land supply, which increases pressure to reduce standards, has decided to maintain standards for the reasons stated. It must also be said that in an area of high development pressure and high property prices, many purchasers of new dwellings reluctantly accept a garden area which is smaller than desired, because that is what is available on the market. In this situation it is vital that reasonable minimum standards are maintained.

6.71 For the enjoyment and general well-being of the occupants, it is highly desirable that residential developments include private amenity spaces. Such spaces provide physical separation between buildings and also privacy. They give an opportunity for the planting of trees and shrubs which can establish an attractive setting for buildings. Children can play in safety and a gardening hobby can be carried on. With regard to the provision of private gardens, the Council wishes to ensure that each new or existing house or bungalow has an appropriate area of open garden, an adequate proportion of which provides privacy for the occupants. The private area within each garden should be of a reasonable size and screened from view from adjoining properties by fences, walls or other structures.

6.72 The Council will usually seek a minimum rear garden depth of 15 metres. However, in areas of low-density development a depth greater than

this is likely to be required to ensure that a development does not significantly detract from the character of the surrounding area, and to meet the requirements of the likely number of occupants of the dwelling(s). On the other hand, where average garden lengths are significantly less than 15 metres it may be acceptable for new development to reflect the shorter garden lengths of the neighbourhood. This is because it would be inequitable to seek a higher standard from new development than from the existing development, and also because part of the purpose of the policy is to maintain area character. Shorter garden lengths may also be permitted where open land abuts the curtilage (in effect providing amenity space and separation in its own right) or where adequate private amenity space exists within the development site (also providing play opportunities and space for relaxation outdoors) and the relationship of the proposal to adjoining development is such that area character and amenity would be maintained.

6.73 In certain circumstances, and subject to a satisfactory overall layout and orientation, higher-density schemes with private gardens of less than 15 metres in depth may be acceptable. Such developments could comprise courtyard patio units or dwellings with one or two bedrooms in appropriate locations, developments in Conservation Areas or dwellings designed specifically for the elderly or disabled. They should be contained in an attractive landscaped setting.

6.74 In the case of flats and maisonettes, the Council will require that an adequate communal amenity area is provided within the development. This should include areas for refuse disposal and drying clothes as well as a screened area, or areas, for the reasons set out in paragraph 6.71, in which occupants can sit outside in reasonable privacy. In order to give guidance as to the amount of private amenity space which will be sought, the following areas are regarded as the minimum acceptable: One-bedroomed units - 25 sq.metres per unit; two-bedroomed units - 30 sq.m per unit and three-bedroomed units - 40 sq.m per unit. Areas may be provided individually or communally and should be conveniently located for the units to which each relates. The areas should be readily usable for their intended purpose and not, for example, totally shaded by trees or on steeply sloping ground.

6.75 It follows that if garden standards are being applied to new dwellings, they should also be applied to the existing plots in the vicinity. Otherwise new development could be constructed on part of an existing garden in such a way as to reduce below standard the amenities available to the existing dwelling. Clause (v) of the Policy safeguards existing amenity. However, the phrase "new development" in clause (v) does not apply to extensions (including lean-to conservatories) or to ancillary buildings (including free-standing conservatories).

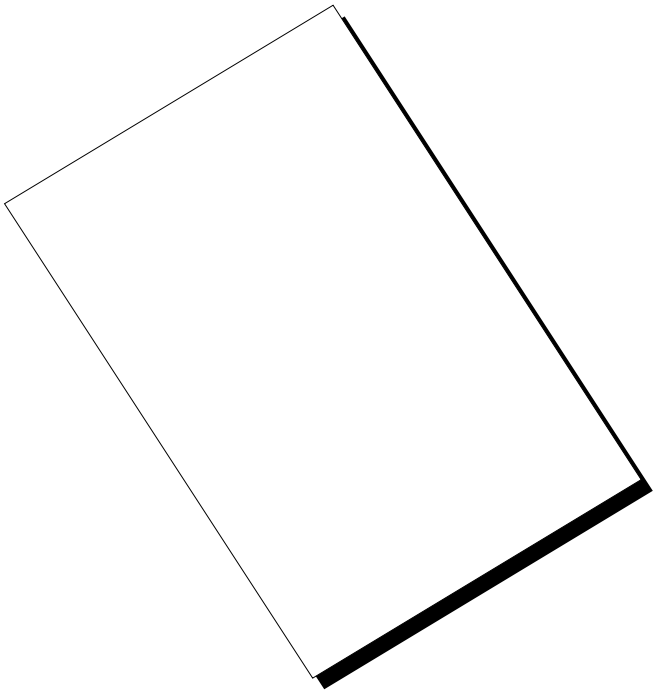
Residential Extensions - General

6.76 Most planning applications submitted to the Council are to extend residential properties within residential curtilages. Not all extensions, alterations and improvements to dwellinghouses, however, require planning permission from the Council. Such work is known as "permitted development" where planning permission is granted by virtue of the Town and Country Planning (General Development) Order 1988. The legislation controlling the amount of "permitted development" is, however, complex and subject to change. The Planning Department of the District Council should therefore always be contacted before any work is started.

6.77 Most extensions and internal alterations to dwellings also require approval under the Building Regulations. Information on the Building Regulations can be obtained from the Building Control Division of the Planning Department.

6.78 Policies H13 to H17 set out the criteria which should be taken into account when designing an extension to a dwelling and against which planning applications will be assessed by the Council. To assist householders in these matters, the Council has produced a brief guide on designing extensions.

Homeowner's Guide to Planning an Extension, Chiltern District Council, Planning Advice Note No. 1



Extensions To Dwellings In The Built-Up Areas Excluded From The Green Belt And In Policy GB4 And Policy GB5 Areas In The Green Belt - General Policy

POLICY H13

Planning permission for extensions to dwellings in the built-up areas excluded from the Green Belt will be granted provided that:

(i) **there would be no significant detriment to the amenities of neighbours,**

and

(ii) **the character and appearance of the street scene or locality in the vicinity of the extension would not be adversely affected,**

and

(iii) **Policies H14, H15, H16 and H17, which elaborate on this "General Policy", and other Policies in this Local Plan, would be complied with.**

"Dwellings" are as defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987.

This Policy also applies in the GB4 and GB5 Policy Areas in the Green Belt in connection with Policy GB12.

PPG1 (Revised). General Policy and Principles. February 1997. Paragraphs 13 , 14 & 64 Annex A, paragraph A1.

6.79 This general policy sets out the two specific subject areas which need to be considered in relation to an extension to a dwelling. These are the effect on the amenities of neighbours and the effect on the character and appearance of the street scene or locality in the vicinity of the extension. More detailed criteria relating to each of these aspects are set out in the subsequent policies to which reference should be made.

6.80 Other Policies in the Local Plan may also be relevant and need to be referred to, for example, TR11 and TR16 (car parking standards) and LB1 (Protection of the Special Architectural or Historic Interest of Listed Buildings). In the Established Residential Areas of Special Character, Conservation Areas, the Chilterns Area of Outstanding Natural Beauty and other areas of Special Landscape Quality, the character and appearance of the area are especially sensitive to further development, including extensions. The Council will pay particular attention to Policies H4, CA1 and LSQ1~~ to LSQ4~~ relating to such areas.

6.81 A definition of "dwellings" is included for clarity in applying the policies.

Safeguarding The Amenities Of Neighbours In Relation To Extensions Throughout The District

POLICY H14

Extensions should be designed so that their size and siting in relation to adjoining properties does not result in:

(i) **an overbearing appearance for neighbours;**

(ii) **a significant loss of daylight to the garden or to the principal windows of habitable rooms or kitchens of neighbouring properties;**

(iii) **a significant reduction in privacy for neighbours.**

This Policy applies in conjunction with Policy H13 in the built-up areas excluded from the Green Belt and in conjunction with Policies GB12, GB13 and GB15 in the Green Belt.

6.82 It is important for the quality of life that the existing standards of amenity enjoyed by the occupants of adjoining properties are substantially maintained when an extension is proposed. The policy therefore makes provision with regard to visual impact, which should not be dominating and for the maintenance of reasonable daylight and privacy. Reference should also be made to Policies GC2 and GC3 in the General Criteria chapter and their accompanying reasoned justification.

Right-hand extension overbearing

Left-hand extension satisfactory

MAINTENANCE OF THE CHARACTER AND APPEARANCE OF THE STREET SCENE OR LOCALITY - POLICIES H15, H16 AND H17

Design And Siting Of Extensions Throughout The District

POLICY H15

An extension should be designed and sited so as to be in keeping with the existing dwelling and any other buildings in the adjoining area. In order to achieve this:

(i) **An extension should be designed to respect the scale and proportions of the existing dwelling and should not exceed its height. It should also reflect the form and design details of the existing dwelling.**

(ii) **External materials, windows and doors should match or harmonise with those of the existing dwelling.**

(iii) **The roof of a two-storey or first-floor extension should normally be hipped or pitched, and integrated into the existing roof. A flat-roofed two-storey or first-floor extension will not be permitted unless the extension:**
(a) is surrounded by existing pitched roofs on the existing dwelling,
and
(b) is subordinate to the main roof of the existing dwelling, and
(c) is not prominent in the street scene or locality.

(iv) **A flat-roofed single-storey extension will be acceptable unless it is prominent in the street scene or other public place, in which case a hipped or pitched roof should be used.**

(v) **The siting of the extension should relate well to both the existing dwelling and the adjoining street scene and should not be obtrusive. In this connection either Policy H16 or Policy H17 should also be referred to.**

This Policy applies in conjunction with Policy H13 in the built-up areas excluded from the Green Belt and in conjunction with Policies GB12, GB13 and GB15 in the Green Belt.

6.83 The Council will aim to ensure that an extension is designed to integrate with the character and appearance of both the building being extended and the area in which it is situated. To achieve this aim, a number of aspects of design and siting are itemised in the policy. All aspects need to be satisfactory if planning permission is to be granted. An extension will appear incongruous if it does not respect the scale and proportions of the

PPG1 (Revised) General Policy and Principles. February 1997. Paragraphs 13 & 14. Annex A, Paragraph A1.

existing dwelling and incorporate features which are characteristic of the elevations and roof. For the same reason, external materials need to match or harmonise with the existing.

6.84 The use of a hipped or pitched roof over an extension will help to integrate its appearance with that of the existing dwelling. This is particularly important with first floor and two-storey extensions, which, because of their greater height, are generally more prominent. Only where the extension is surrounded by existing pitched roofs on the dwelling, is sub-ordinate to the main roof of the building and is not prominent, will the Council be prepared to allow this type of extension without a pitched roof. Although single-storey extensions will generally be acceptable with flat roofs, if they would be prominent in the street scene a pitched roof should be used. The siting of the extension is also important to the maintenance of the character and appearance of both the dwelling and the street scene and should accord with the established pattern.

Unobtrusive first-floor left-hand side extension, Ashley Green

Policy H15

1. "Extensions should respect the scale and proportions of the existing dwelling." The right-hand extension does not.

2. "External materials, windows and doors should match or harmonise with those of the existing dwelling." The right-hand extension fails in this regard.

3. "The roof of a two-storey ..... extension should normally be hipped or pitched, and integrated into the existing roof." The left-hand extension does this well.

Distance Between Multi-Storey Or Upper Floor Side And/Or Rear Extensions And Boundary Of Dwelling Curtilage Throughout The District

POLICY H16

In a development consisting of a side and/or rear extension of two storeys or more, or a side and/or rear extension at or above first floor level, the distance between the flank elevation of the extension at or above first-floor level and the boundary of the dwelling curtilage should be in accordance with Policy H11.

This Policy applies in conjunction with Policy H13 in the built-up areas excluded from the Green Belt and in conjunction with Policies GB12, GB13 and GB15 in the Green Belt.

Distance Between Single Storey Side Extensions And Boundary Of Dwelling Curtilage Throughout The District

POLICY H17

Subject to compliance with Policy H14, the Council will allow a single storey side extension to a dwelling to be built up to the side boundary of the property, except in the areas referred to in the following part of this Policy.

In areas characterised by spacious layouts where relatively large distances are important elements in the street scene, a gap between the flank elevation of the extension and the boundary of the dwelling curtilage should be maintained. The distance should be commensurate with the character, relationship, siting, layout and average distance at ground floor level between existing dwellings in the vicinity of the application site.

This Policy applies in conjunction with Policy H13 in the built-up areas excluded from the Green Belt and in conjunction with Policies GB12, GB13 and GB15 in the Green Belt.

6.85 Similar considerations relating to spacing apply to multi-storey or upper floor side and/or rear extensions as to the construction of new dwellings. If a house is extended up to the plot boundary, and a neighbouring dwelling is close by, a terracing effect may result just as much from an extension as from a new dwelling and cause detriment to the character of the area (see paragraph 6.69).

PPG1 (Revised). General Policy and Principles. February 1997. Paragraphs 13, 14, 64 & Annex A, paragraph A1.

6.86 In the case of a single storey extension it will generally be acceptable to build up to the boundary of the property because extensions of this height generally make little impact in the street scene and are often partially screened by trees, shrubs and hedgerows, walls or fences. However, in areas of spacious layouts, a gap which is characteristic of the area will be required in order to conserve the character and appearance of the street

scene.

Dormer Windows On Dwellings Throughout The District

POLICY H18

The Council will grant planning permission for dormer windows on dwellings throughout the District provided that such windows are designed:

(a) to respect the scale, proportions, existing windows and other features of the external appearance of the roof and elevation in which the dormer window(s) would be constructed,

and

(b) with external materials to match those of the existing roof and existing windows in the same elevation as the dormer window(s).

Any dormer window which is flat-roofed and excessively large in terms of its width and/or height in relation to the roof in which it is located, will be refused.

6.87 Dormer windows, especially those on front and rear elevations, can be very prominent. The criteria in Policy H18 therefore seek to achieve dormers which are well integrated with the design of the existing dwelling for reasons set out in paragraphs 6.83 and 6.84. The lighting of roof space may be achieved less obtrusively by the use of repeated dormers divided by roof slope rather than large dormers with horizontal emphasis. The use of dormers subordinate in scale to the roof is of special importance in older houses because large horizontal dormers were not common in earlier periods. In extreme cases, excessively large dormers can present an appearance tantamount to a further storey on the building with a flat roof. Since a new dwelling would not normally be permitted with this design, it is equitable that the same consideration should apply to dormers.

Self-Contained Residential Annexes (for relatives or domestic staff) in the Built-

Well-designed dormer at Watchet Lane, Holmer Green

Up Areas Excluded From The Green Belt And In The Policy GB4 and GB5 Areas In The Green Belt

POLICY H19

Extensions

Where a proposed extension to an existing dwelling is also a self-contained annex, planning permission will be granted for such an annex provided that all of the following criteria are satisfied:

(i) The annex should be intended for a relative of the family in the existing dwelling, or a member of the domestic staff of that dwelling. The Council will impose a condition on the planning permission to limit occupation of the annex to a relative or member of domestic staff.

(ii) The annex should be constructed with an internal link to the existing dwelling.

(iii) The annex should be modest in size and subordinate in scale to the existing dwelling.

(iv) Policies H13 - H17 in this Local Plan should be complied with.

Detached Buildings

In exceptional circumstances, where the Council considers that an extension is not appropriate, planning permission may be granted for a small annex which is detached from the existing dwelling. In such circumstances, the Council must be satisfied that there would be a reasonable means of preventing the annex from being occupied as a separate dwelling unit - ie., other than by a relative of the family in the existing dwelling, or a member of the domestic staff of that dwelling, and that this has been secured;

Policy H20 in this Local Plan should also be complied with.

Applications to Delete or Vary Occupancy Restrictions

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 dwellinghouse on the application site as domestic staff, and the dependents of such persons.

This Policy applies in the built-up areas excluded from the Green Belt and in the Policy GB4 and GB5 areas in the Green Belt.

6.88 A self-contained residential annex is effectively a new dwelling which is being considered outside the scope of the range of policies for new dwellings presented earlier in this chapter. Such an exception is possible

because of the special circumstances in the case of an annex, namely, that although self-contained, such an annex is ancillary to the existing dwelling. Therefore it is important that occupancy is carefully controlled. Because an annex is self-contained, the Council is concerned to ensure that when it is no longer required for this purpose, it will be occupied as part of the existing dwelling rather than as a separate and independent unit of accommodation. For the same reason, the size and scale of the annex needs to be limited. In the case of an annex which is attached to the existing dwelling, a condition will be imposed on any planning permission granted to control occupancy. Linking the annex internally to the existing dwelling is a means of reinforcing in built form the use of such a condition.

6.89 In exceptional circumstances permission may be granted for a small annex which is detached from the existing dwelling. Such circumstances would be where an extension would not be appropriate because of site considerations and an existing outbuilding could be converted. Then the Council must be satisfied that there would be an effective means of preventing the annex from being occupied other than by relatives or domestic staff. It is suggested that this could best be achieved by entering into a planning obligation to that effect.

6.90 The criteria in Policies H13 to H17 are also applicable to this type of development where an annex is an extension. Policy H20 will apply in the exceptional circumstances where a free-standing annex is being considered. The reasoned justifications with those Policies will be relevant.

6.91 Exceptions to the policy set out in the clause relating to deletion or variation of occupancy restrictions, will be considered if the applicant can demonstrate that the original reasons for imposing the occupancy restriction can be overcome.

Ancillary Residential Buildings (domestic garages, workshops, etc.) In The Built-Up Areas Excluded From The Green Belt

POLICY H20

In the built-up areas excluded from the Green Belt, the Council will grant planning permission for ancillary residential buildings within the curtilage of an existing dwellinghouse, provided that:

(i) the building would be modest in size and subordinate in scale to the existing dwellinghouse,

and

(ii) the principles in Policies H13 to H17 would be complied with,

and

(iii) other Policies in this Local Plan would be complied with.

6.92 Various other small buildings associated with residential uses, for example, domestic garages, workshops and garden sheds, which are to be located within the curtilage of a residential property, may require planning permission from the Council. An ancillary residential building may have as great, or even greater impact on neighbours' amenities and the character and appearance of the street scene or locality as a residential extension and it is equitable and logical to apply similar considerations to such buildings as to extensions (see paragraphs 6.79-6.86). Other Policies may also be relevant, for example, those relating to vehicular access, listed buildings and trees, and will be applied for reasons as stated in their accompanying text.

Stationing And Occupation Of A Caravan Within The Curtilage Of A Dwellinghouse Throughout The District

POLICY H21

Throughout the District, the stationing and occupation of a caravan within the curtilage of an existing dwellinghouse will not be permitted except in the circumstances set out in this Policy.

Exceptions may be made to allow temporary accommodation to be provided which is required by an applicant and/or members of his or her family during approved building works to the dwelling on that site. In such cases, planning permission will be granted on a limited period basis.

The definition of a caravan is that contained in Section 29 (1) of the Caravan Sites and Control of Development Act 1960 (Part 1), as amended by Section 13 (1) and (2) of the Caravan Sites Act 1968.

A dwellinghouse is as defined in the Town and Country Planning General Development Order 1988.

6.93 The stationing of a caravan within the curtilage of a dwellinghouse does not need planning permission if it is used for purposes in connection with, and incidental to, the residential use of the dwelling on the site. If it is occupied independently of the dwelling, however, planning permission is required. In the latter case the Council considers that such a use is likely to have a detrimental effect on the character of an area as well as the amenities of residential properties in the immediate vicinity. It will produce pressure on parking, amenity space and a general loss of privacy and is tantamount to the construction of a dwelling without the safeguards provided for in the other policies in this Chapter. Such proposals will, therefore, generally be refused.

6.94 An exception may be made to allow temporary living accommodation to be provided while approved building works are carried out to the dwelling on the site. This is because such use is temporary and only one family would be living on the site.

6.95 The definitions of a caravan and a dwellinghouse are included for clarity.

Provision of Gypsy Sites in the Built-Up Areas Excluded from the Green Belt

POLICY H22

A proposal to provide a gypsy caravan site will not be permitted unless all of the criteria set out in this Policy are met. These criteria are as follows:-

a) Clear and unequivocal evidence that the proposed occupants have a nomadic pattern of life and regularly reside in or resort to Chiltern District and that the requirement is for a pitch for a caravan, must be provided by the applicant when the planning application is submitted.

b) The proposal should be compatible with and not adversely affect the character and appearance or the amenities of any neighbouring properties or the locality in general. In these respects the Council will take into account other Policies in this Local Plan, including GC1, GC2, GC3, GC4, GC6, GC7 and GC9.

c) The site should be served by a highway network capable of reasonably accommodating the vehicle movements associated with the development; should have a satisfactory access to the public highway and should include areas for parking, turning and servicing to a satisfactory standard. In these respects, the Council will take into account other Policies in this Local Plan, including TR2, TR3, TR11 and TR16.

d) There should be no conflict with any other Policies in this Local Plan.

This Policy applies only in the built-up areas excluded from the Green Belt. Proposals relating to sites in the Gren Belt are covered by Policy GB9 in this Local Plan.

6.96 The Criminal Justice and Public Order Act 1994 has removed the duty of the County Council to provide accommodation on caravan sites for gypsies residing in, or resorting to, Chiltern District. Circular 1/94 "Gypsy Sites and Planning" stresses the importance of the inclusion of appropriate guidance in Development Plans for gypsies wishing to make their own planning applications for sites. The County Structure Plan has a policy setting out broad guidance for the assessment of any proposal including suitability for gypsies, impact on the local environment and neighbouring land uses and consistency with Government advice.

Circular 1/94. Gypsy Sites and Planning. January 1994.. Paragraphs 9 & 10.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy H10.

6.97 There are two existing gypsy sites in the District at Copperkins Lane, Amersham and West Hyde Lane, Chalfont St Peter. Both these sites are in the Green Belt and reference should be made to Policy GB9 and related paragraphs 4.50, 4.51, 4.53 and 4.54 in the Green Belt Chapter. The use made of existing accommodation is regularly monitored by the Council which does its own count at monthly intervals as well as participating in regular 6th monthly counts for which statistics are published by the Department of the

Environment. It is considered that current requirements for pitches are being met. As explained in paragraph 4.54 of the Green Belt Chapter, Circular 1/94 "Gypsy Sites and Planning" makes it clear that gypsy sites are not a use that would normally be appropriate in the Green Belt and therefore this Policy only relates to the provision of sites in the built-up areas excluded from the Green Belt.

6.98 As advocated by Government, the Policy relates specifically to the provision of sites for gypsies and it is therefore reasonable for the Council to require evidence when the planning application is submitted that demonstrates that the proposed occupier meets the definition of a gypsy as contained in Section 24 of the Caravan Sites and Control of Development Act 1960 (as inserted by the Criminal Justice and Public Order Act 1994) and accordingly has a nomadic habit of life whatever their race or origin, that a pattern of residing in, or resorting to, Chiltern District has been established, and that requirement is for a pitch for a caravan only. Any planning permission granted will be a personal permission and include a condition to limit occupancy accordingly. The definition of "gypsy" does not include members of an organised group of travelling showmen, or persons engaged in travelling circuses, travelling together as such.

Section 24 of the Caravan Sites and Control of Development Act 1960 (as inserted by Section 80 (2) of the Criminal Justice and Public Order Act 1994)

6.99 An application for a gypsy site, as with any other type of planning application, should be determined solely in relation to land use factors. If an application is to be acceptable, the Council will need to be satisfied that the proposed development will be well integrated into the locality around the proposed site having regard to a number of environmental factors and that highway safety would not be adversely affected. The impact of the proposed development will be carefully assessed in relation to the character and appearance of the surrounding area and to the effect on the amenities of the occupiers of properties in the locality and highway safety. These aspects must all be satisfactory in order to maintain the quality of the environment and public health and well being. These aspects are addressed in more detail in the Policies referred to in Policy H22 and reference should be made to the respective accompanying reasoned justifications.

PPG1 (Revised) General Policy and Principles. February 1997. Paragraphs 13 & 14; 50 & 51; 64.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Appendix.

6.100 Other Policies in the Local Plan will be also need to be complied with for the reasons accompanying those Policies.

LIST OF POLICIES - BUSINESS, GENERAL INDUSTRY AND STORAGE OR DISTRIBUTION

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7. BUSINESS, GENERAL INDUSTRY AND STORAGE OR DISTRIBUTION

Introduction

7.1 The Local Plan has an important part to play in making the best use of the limited amount of land available for business and industrial development in Chiltern District. Its aim is to balance provision for future employment needs against Structure Plan policies of restraint.

7.2 Although workplaces take up only a small proportion (around 2%) of the land surface of Chiltern District, they have an importance quite out of proportion to their size. Paid work forms a large part of the life of many people in the District. In 1991, 88% of men and 67% of women of working age resident in the District participated in the labour market.

1991 Census: County Report: Buckinghamshire (Part 1) Table 8.

7.3 Due to the availability of jobs in the area surrounding Chiltern District and the good road and rail communications, some 50% of the District's residents work outside the District. To a much lesser extent people travel into the District to work. For those people working within Chiltern District (whether resident there or not) most jobs are in manufacturing, distribution, catering, financial and legal services, local government and health services. Just over half of the jobs are located in the towns of Amersham and Chesham, with the remainder being mostly found in the villages of the District.

1991 Census: County Report: Buckinghamshire (Part 2) Table 78.

Annual Employment Survey 1995, Office for National Statistics

Government Policy

7.4 In preparing this Local Plan the Council has had regard to Government and County planning policies towards business and industry. The Government is concerned to encourage economic development and growth in a way which is compatible with environmental objectives. It is important that development plans provide industrial and commercial developers with reasonable certainty about what will be permitted, and that the town planning system does not place unjustifiable obstacles in the way of development which is necessary to provide investment and jobs. In this connection the Government has introduced greater flexibility in the use of premises by businesses.

PPG4. Industrial & Commercial Development & Small Firms. November 1992. Paragraphs 1, 3, 13.

Town & Country Planning (Use Classes) Order 1987, Class B1.

Regional Planning Guidance

7.5 In relation to the South East, the Government strongly advocates planning policies to provide for economic growth in the Region which provides over one third of the UK Gross Domestic Product. Nevertheless, the Government recognises the high quality of the Region's environment both for its own sake and as an economic asset. Planning policies need also to protect the Region's valuable environmental features. It is a matter of balance to be addressed in Development Plans.

RPG9. Regional Planning Guidance for the South East. March 1994. Section 1.

Structure Plan Policies

7.6 An examination of the overall balance between potential new jobs in the County of Buckinghamshire and the projected local labour supply shows that if all existing, permitted or identified sites for industry were to be used to their full capacity, the potential jobs could outnumber local workers by a very considerable margin during the 20 years of the Structure Plan. There would appear therefore to be no case for releases of land for employment purposes. However, this analysis overlooks the fact that the density of workers per unit of floorspace may change in the next 15 years: it ignores the possibility that some new sites will be needed as replacements for outworn or poorly-located sites: it includes no understanding of the matching of the potential jobs to the skills of the local labour force. In recognition of this, the Structure Plan makes allowance for further economic development while taking account of wider environmental concerns, notably reducing the need for long journeys to work. New land for business, industry and warehousing is to be concentrated at Milton Keynes, Aylesbury and High Wycombe. Within southern Buckinghamshire (outside High Wycombe) on the other hand, no new sites should be permitted for business, industry or related uses (except in specified circumstances which do not apply in Chiltern District) to reflect the location of this area within the western sector (see paragraph 7.9) and to limit the demand for related housing which would accompany economic growth and which would place undue pressure on the Green Belt and the Chilterns Area of Outstanding Natural Beauty. However, within these constraints it is still possible for firms on existing sites to take on additional staff and to expand their premises within existing sites in order to respond to changing commercial conditions. The broad strategy of restraint does not, therefore, conflict with the Government's policy of creating a climate in which the local economy can flourish.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Paragraph 131 & Figure 6.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies E1 & E5

Policy Objectives

7.7 By means of the policies in the Local Plan, the Council intends to pursue a number of objectives concerning business and industry. Firstly, it aims to reduce the further pressures for new housing, related services and traffic which arise from substantial additional job creation. It also aims to sustain the local economy so that jobs are available locally as an alternative to commuting and to minimise unemployment. To this end it is concerned that the amount of land available for businesses and industrial and related uses in the District is conserved and that a range of premises is available to meet the needs of local firms.

Relationship of this Chapter with the Green Belt Chapter

7.8 The broad context for business, industrial and storage or distribution development throughout the District is as described in paragraphs 7.1 to 7.7. Specific Local Plan Policies applicable to the built-up areas excluded from the Green Belt where the majority of such development will occur, are set out in this Chapter. Policies specifically applying to such development in the Green Belt, are contained in the Green Belt Chapter (see Policies GB2, GB22A, GB23 and GB29).

~~Restraint Of Business, General Industrial And Storage Or Distribution Development In The Built-Up Areas Excluded From The Green Belt~~

POLICY E1

In the built-up areas excluded from the Green Belt, planning permission for development for business, general industrial, or storage or distribution purposes will only be granted on land identified in Policies E2, E3 and E4.

Business, general industrial, and storage or distribution development should also comply with other policies in this Local Plan.

In all the policies in this Chapter, the terms "business" "general industrial" and "storage or distribution" are as defined in Part B of the Town & Country Planning (Use Classes) Order 1987.

For the purpose of all the policies in this chapter, the Council will carefully consider the precise nature of a sui-generis use and if its main purpose and function is closely similar to uses in Classes B1, B2 or B8, the Council will treat the development proposals as falling within the scope of Part B.

7.9 In the Regional Guidance for the South East, the Government has suggested that development rates should fall in the western sector of the Region, including southern Buckinghamshire. Many decades of rapid growth in this part of the Region have outstripped the capacity of infrastructure such as roads to service it.

RPG9. Regional Planning Guidance for the South East. March 1994. Paragraph 7.25.

7.10 The County Structure Plan provides for restraint on housing growth in southern Buckinghamshire in order to maintain the Metropolitan Green Belt and to conserve the Chilterns Area of Outstanding Natural Beauty. If housing is to be limited, it is necessary to restrain the growth in employment, which, due to the location of southern Buckinghamshire on the motorway network with easy access to other parts of the country, is potentially great. Otherwise the expansion of employment would lead to even greater pressure for new housing than will arise from within the existing population, or from increases in long distance commuting. The County Council in the Structure Plan therefore includes a firm policy of restraint on employment growth in south Buckinghamshire through the positive restriction of land supply. In Chiltern District this means not granting permission for any new site for "employment-generating" activity, which includes business, industry and storage or distribution.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy E5.

Sui-generis Uses

7.11 Policy E1, together with the other Policies in this chapter, covers uses within Part B of the Use Classes Order 1987. Some activities found within the District are not placed within any Use Class. Any use in this category is known as *sui generis* (of its own kind). For the purpose of applying Policies E1 to E5 the Council will carefully consider the precise nature of a *sui generis* use and if its main purpose and function is closely similar to uses in Classes B1, B2 or B8, then the Council will treat the development proposal in the same way as uses within Part B for consistency of approach.

Town & Country Planning (Use Classes) Order 1987.

Mixed Uses

~~7.12 In the case of mixed uses, such as a garage with petrol pump sales, a car wash, vehicle repairs and car sales, the Council considers that the content of any development proposal should relate to and reflect the relative proportions of the component activities, providing that these are authorised or lawful. Environmental considerations will be taken into account, and schemes which achieve significant improvement may be accepted although some change in the mix of uses will result.~~

~~Business Uses on Upper Floors In District or Local Shopping Centres~~

~~7.13 In the district or local shopping centres there are many curtilages with shops on the ground floor and business uses above. If proposals for further development, (including redevelopment), of these properties are received, policies in the Shopping Chapter of this Local Plan, should be referred to, together with Policy E4 and paragraphs 7.31 and 7.32 in this Chapter. Further business development may be permitted on upper floors within the combined curtilage, provided that other aspects of the development, particularly car parking and rear servicing provision, are all complied with to the satisfaction of the Council.~~

Areas For Business, General Industrial And Storage Or Distribution Development In The Built-Up Areas Excluded From The Green Belt As Defined On The Proposals Map

POLICY E2

Areas for business, general industrial and storage or distribution development are defined on the Proposals Map.

Within these areas development for business, general industrial, or storage or distribution purposes will be acceptable, provided that other policies in this Local Plan are complied with.

Development for uses other than business, general industry or storage or distribution, will not be permitted within the defined areas.

This Policy also includes sui-generis uses as referred to in Policy E1.

7.14 In accordance with the objectives stated in paragraph 7.7, the Council considers it is necessary to maintain an adequate supply of land for employment purposes, in order to support local economic activity and to ensure that employment opportunities can continue to be provided locally. In keeping with the aims of Government Guidance, the Council aims to ensure that a range of employment sites of different sizes and with different facilities is available. This will allow firms to choose sites on the basis of their individual needs.

PPG4. Industrial & Commercial Developments & Small Firms. November 1992. Paragraph 6.

7.15 Business, general industrial and storage or distribution uses, are the mainstay of the local economy and currently operate in a variety of locations. The areas containing the majority of these uses are therefore positively identified on the Proposals Map in support of the Council's commitment to the objectives referred to in paragraph 7.7. The land identified corresponds broadly with the distribution of the largest concentrations of land in business, general industrial, storage or distribution uses. Each area defined is larger than 2500 square metres (0.25 ha). In total these come to approximately 58 hectares, or about 2% of the built-up areas of the District excluded from the Green Belt. Many of these areas are purpose-built industrial estates or office complexes which are a particularly valuable resource for the District. Others are subdivided buildings which provide small premises for firms stating up.

7.16 Large sites are important because a range of sites of different sizes is needed (paragraph 7.14). Large sites provide opportunities for larger scale redevelopment to provide an attractive modern business environment with satisfactory parking and manoeuvring, such as has been constructed at Asheridge Road, Chesham. Large sites also provide opportunities for firms with large space requirements. However, Chiltern District is not well provided with large industrial estates when compared to surrounding districts, so the importance of such as do exist is enhanced.

7.17 Large sites are not necessarily in use by large users. Some have either purpose-built smaller units or are sub-divided buildings which provide premises for fledgling firms. The preservation of these kinds of opportunities is vital, as the smallest firms may not be able to afford or be suited to stand alone premises. Paradoxically, although small, such firms may need to be on relatively large sites.

7.18 In defining areas for employment land uses within Part B, the Council has made a distinction between areas which are suitable for general industrial development (defined in Policy E2) and those which are not, having regard to the likely incompatibility of these uses with residential uses. (Defined in Policy E3 below). The areas identified for Policy E2 have been selected on the basis of their size, their relationship to adjoining land-uses and to the main road network. They are the large industrial areas at Asheridge Road and Moor Road, Chesham; Raans Road, Amersham; Bell Lane, Little Chalfont and the premises of Amersham International in White Lion Road, Little Chalfont. Business and storage or distribution are also appropriate here, as their general impact on neighbouring properties is less than that of general industry.

7.19 For the most part, the areas defined on the Proposals Map for Policies E2 and E3 for providing employment opportunities of an office, general industrial and storage or distribution type are now in uses within Part B of the Use Classes Order, but not exclusively so and Policy E1 and paragraph 7.11 should be referred to. ~~They are also not the only areas of land in use for Part B uses and Policy E4 and related paragraphs should be consulted.~~ Within the areas defined on the Proposals Map for Policies E2 and E3, a development may comprise a number of separate planning units where each unit is a single use within Use Classes B1, B2 or B8, or is an acceptable *sui-generis* use as described above.

7.20 ~~It is clear from Policy E1 that no new sites for business, general industrial and storage or distribution uses should be permitted. Therefore,~~ Having identified sites, the Council seeks to ensure that they will remain available for business, general industry and storage or distribution in the face of pressures for the change of use of the land to other purposes. Existing land in such uses is limited in supply (see paragraph 7.15) and cannot be replaced elsewhere in the District. There is scarcely any vacant land available within existing curtilages and most scope is in redevelopment proposals, changes of use and modest extensions to existing buildings.

7.21 The replacement of any land in business, general industrial, or storage or distribution use which is lost, is not possible, unless other important planning objectives and policies are infringed. ~~Policy E1 requires that no new sites should be permitted, which is in accordance with Policy E5 of the~~

New buildings on a site covered by Policy E2: Asheridge Road, Chesham

~~Structure Plan (see paragraph 7.10).~~ The Green Belt, which is the underlying source of the restraint ~~expressed in Policy E1,~~ is intended to be maintained in the long term without any alteration of the boundaries where it abuts the built-up areas. Therefore, there cannot even be any medium-term expectation of making up any shortfall.

7.22 The extent of vacant land or floorspace, including permitted floorspace not yet built, within the areas identified in Policies E2 and E3, amounted to only 9% of the total in December 1996. This degree of spare capacity is a reasonable amount when the effects of the arrival and departure of firms are taken into account. A minimum level of vacancy is necessary to permit flexibility.

Chiltern District Land-Use Survey, December 1996

7.23 Should any of the existing sites be redeveloped for uses other than business, general industry or storage or distribution, the possibility of premises, and therefore jobs, being available locally will be reduced, and a large proportion of the District's residents would have to travel outside the District for work. (Currently half of the residents commute out.) The Government and the County Council are aiming to reduce the number of miles people travel to work, especially if by car, as a contribution to the reduction of CO_2 emissions. Therefore it is all the more important to safeguard land in Part B uses. A further consideration is that if sites are redeveloped for *housing* in particular, not only will there be less land for business or industry, but there would be extra people who would be commuting. The purchasers of new dwellings in the District tend not to work here. From April 1983 to September 1996, only 42 purchasers of new dwellings had Chiltern District as their "present place of work" out of a total of 1105 purchasers in work. That is less than 4%.

1991 Census of Population

PPG13. Transport. March 1994. Paragraph 6.5

RPG9. Regional Guidance for the South East. March 1994. Paragraph 6.5

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies BS1, BS2 & TR1A.

Survey of Occupants of New Dwellings Built for Sale in Chiltern District, November 1996.

7.24 A further concern of the Council and some local communities is that the towns and villages in the District should remain balanced communities rather than becoming dormitory suburbs. Chesham, in particular, has a long manufacturing tradition and for it to lose its varied employment base would mean the loss of the character that that has produced. The Council receives support for this approach from the Government, which encourages a mix of urban uses within the towns of the Region, and from the Structure Plan. For the particular local reasons outlined above the Council considers that it is justified in seeking to retain the areas identified for employment purposes in those uses.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies BS1 & BS2

7.25 For the particular local reasons outlined above the Council considers that it is justifiifed in seeking to retain the areas identified for employment purposes in those uses.

Areas For Business And Storage Or Distribution Development In The Built-Up Areas Excluded From The Green Belt As Defined On the Proposals Map

POLICY E3

Areas for business and storage or distribution development are defined on the Proposals Map.

Within these areas development for business, or storage or distribution purposes will be acceptable, provided that other policies in this Local Plan are complied with.

Development for uses other than business, or storage or distribution will not be permitted within the defined areas, except as set out below.

Exceptions may be made in the case of existing general industrial uses where it can be demonstrated that the general industrial development proposed would not cause significant deterioration in the amenities of the occupiers of properties in the vicinity of the site and Policies TR2, TR3 and TR11 in this Local Plan can be complied with.

This Policy also includes sui-generis uses as referred to in Policy E1.

7.26 The reasoned justification for Policy E2 as set out in paragraphs 7.14 to 7.25 also applies to Policy E3.

Policy E3 - Existing General Industrial Uses

7.27 The areas identified in Policy E3 are not suitable for general industrial development, but exceptions for existing users may be made where there would be no significant increase in adverse effects on the amenities of adjoining occupiers. It would be unreasonable to refuse planning permission for the expansion of a general industrial use when that use already existed on site and was not causing an unacceptable level of disturbance.

Policy E3 - Storage or Distribution Uses

7.28 It is necessary to add a qualification in the case of storage or distribution development in Policy E3 areas, because these areas tend to be smaller and less accessible than Policy E2 areas and in greater proximity to residential areas. Storage and distribution can cause disturbance by the movement of heavy goods vehicles and may not be appropriate on sites with poor access on which business, which can be served by smaller vehicles, would be satisfactory.

Churchfield Road
Chalfont St Peter
An area covered by Policy E3.

7.29 Developments in either Policy E2 or Policy E3 areas should comply with the General Criteria for Development set out in Chapter 3, with the policies on vehicle parking, servicing, access and traffic generation in the Transport chapter and with other policies in this Local Plan, for the reasons set out accompanying those policies.

~~Other Sites In Business, General Industrial And Storage Or Distribution Uses And Sui-Generis Uses In The Built-up Areas Excluded From The Green Belt~~

~~POLICY E4~~

~~1. On other sites in existing use, or last used, for business, general industrial, or storage or distribution purposes and where the use is authorised or otherwise lawful, the Council will permit business development provided that other policies in this Local Plan are complied with.~~

~~2. Clause 1 also applies to Sui-generis Uses as referred to in Policy E1.~~

3. Where general industrial, or storage or distribution uses already exist on sites as described in clause (1) above, development for such uses may be permitted provided that the development proposed would not result in significant deterioration of the amenities of the occupiers of properties in the vicinity of the site and Policies TR2, TR3 and TR11 in this Local Plan can be complied with.

4. Development for any uses other than business, general industrial, or storage or distribution will not be permitted on sites as described in clauses (1) and (2) above.

"Other" sites are defined as those sites either wholly, or partly, in business, general industrial, or storage or distribution use in the built-up areas excluded from the Green Belt which are not identified on the Proposals Map for Policies E2 and E3.

7.30 As noted in paragraph 7.19, in addition to the areas identified for Policies E2 and E3, there are a variety of other sites in business, general industrial, storage or distribution or similar *sui generis* uses, in various places in the built-up areas excluded from the Green Belt. In total, these other sites comprise a significant element of the District's business and general industrial floorspace. Such sites make a noteworthy contribution to the local economy and in many cases provide valuable local services such as accountancy, law or vehicle repairs. Sites may consist of business floorspace on upper floors above other uses in shopping centres, or may be above ground floor Part B uses, and many are located in predominantly residential areas.

Chiltern District Council Land Use Survey, December 1996

A site covered by Policy E4: Alma Road, Chesham

7.31 Small scale premises are often valuable for the establishment of new businesses. The Council is encouraged by the Government to make provision for small businesses. Given the constraints of Structure Plan policy, one of the ways open to the Council to encourage small firms is to safeguard small sites in business use from loss to other uses which might be able to offer higher prices for the land. The reasons given in paragraphs 7.20-7.25 for the retention of workplaces are applicable to Policy E4 and, in addition, in the case of small sites, the Council draws attention to the need to keep a range of the smallest sites available in various parts of the District because of their particular suitability for fledgling businesses.

PPG4. Industrial and Commercial Development and Small Firms. November 1992. Paragraph 5.

7.32 Sites are often found in predominantly residential areas, but this does not necessarily mean that they are badly sited. In view of the general value of these sites, the Council will not seek to remove businesses or industries in residential areas unless they are unauthorised or otherwise unlawful and are causing significant detriment to their surrounding environment.

7.33 In determining applications for business, general industrial, or storage or distribution development on the sites covered by Policy E4, the Council will pay particular regard to the effects of the proposals on the amenities of surrounding properties, which are often residential. The nature of the proposed activity will be carefully examined having regard to such external effects as noise, smell, vibration, car parking and the traffic generation aspects. The frequency and type of any heavy vehicle movement in residential streets will be an important factor in the assessment, particularly in localities where there is already congestion and limited road space due to intensive on-street car parking. Policies governing the impact of development generally are found in the chapter on General Criteria for Development. Reference should also be made to the Transport chapter for policies relating to vehicle parking standards, traffic generation and access.

Change Of Use Of Part Of A Dwelling To Business Use In The Built-Up Areas Excluded From The Green Belt

POLICY E5

In the built-up areas excluded from the Green Belt, the Council will grant permission for the change of use of part of a dwelling to business use provided that:-

i) the occupiers of the proposed business floorspace are residents of the dwelling;

and

ii) the business use would occupy substantially less floorspace than the residential use, and a viable residential unit would remain. This unit should normally comprise at least 4 separate rooms, namely, a living room, a bedroom, a kitchen and a bathroom/WC, which are used for residential purposes;

and

(iii) the business use would not adversely affect the amenities of adjacent residents, or the character of the residential area generally, including disturbance from an increase in traffic movements;

and

(iv) other policies in this Local Plan would be complied with.

Business is defined as Class B1 in the Town & Country (Use Classes) Order 1987.

The Council will not permit the change of use of any part of a dwelling to general industrial use, or to storage or distribution use.

This policy will also be applied to sui-generis uses as described in paragraph 7.11 of this chapter.

7.34 Many small business are started by people working in their own homes. The amount of home working is likely to increase as information technology and telecommunications become more widespread. It is important for the minimum of restrictions to be imposed on people wishing to start businesses so as to facilitate economic recovery. Self-employment is important in Chiltern District, with around 10% of the economically active population being self-employed without employees, the kind of people most likely to work from home. This is a higher proportion than in Buckinghamshire as a whole. According to Government advice, "permission is not normally required where the use of part of a dwellinghouse for business purposes does not change the overall character of the property's use as a single dwelling". The use of a single room as an office by the occupier of the dwelling, for example, is unlikely to need planning permission. However, it is advisable to check with the Council's Planning Department whether planning permission will be needed.

1991 Census: County Report: Buckinghamshire (Part 1). Table 8.

PPG4. Industrial & Commercial Developments & Small Firms. November 1992. Paragraph 32.

7.35 A material change of use requiring planning permission will occur if the overall residential character of the dwelling is changed. Policy E5 applies in these cases and is consistent with government advice that development plans should include positive policies to provide for the needs of small businesses. It contains safeguards to ensure that the scale of business remains suitable to a residential area ~~and can be regarded by the Council as an exception from Policy E1 which restrains employment growth in southern Buckinghamshire~~. Working from home does not add to the demand for housing or place extra burdens on the transport network. In particular the limitation on employment within the business to residents of the dwelling is required because the purpose of the Policy is to permit people to work from their own homes and not convert their houses into general offices. Moreover, workers travelling from elsewhere generate traffic and parking requirements and may cause unacceptable disturbance in a residential area. Similarly, the business activity should not have a requirement for deliveries of goods, or for people to call at the house, for the same reasons.

PPG4. Industrial & Commercial Developments & Small Firms. November 1992. Paragraph 5.

7.36 It is necessary to limit the space occupied by the business because it cannot be regarded as "working from home " if there is little "home" left. ~~For example, where it is proposed that a large part of a dwelling would be used for business and, the dwelling use confined to one floor, the proposal should be considered under Policy E1~~. The principal use of the accommodation needs to remain residential both for the reasons set out in paragraph 7.35 and to retain the existing stock of dwellings for reasons set out in paragraph 6.59 of the Housing chapter. It should be noted that any business use permitted by Policy E5 is not regarded by the Council as occupying "land" in business use ~~for the purposes of Policy E1.~~

7.37 Policy E5 applies mainly to business use as defined in Class B1 of the Town & Country Planning (Use Classes) Order 1987 although the policy recognises that "sui generis" uses may need to be considered. Working from home can also involve other uses. For example, running a child-minding business, or a medical practice from home involves uses in Class D1 and Chapter 12 on "Community Services and Facilities" should be referred to.

7.38 For clarity, the Policy specifies that changes of use to general industrial use, or to storage or distribution uses will not be permitted. This is because such uses are by nature incompatible with residential uses and detrimental to residential amenity.

Small Businesses

7.39 The Council is aware of the need to facilitate development for and by small businesses and will have regard to the advice in Planning Policy Guidance on small firms. Although no sites are identified in the Local Plan for development specifically designed for occupation by small businesses, premises can be successfully provided in the areas for business, general industry and storage or distribution identified in Policies E2 and E3. Indeed some of the premises already on the sites are suitable for small businesses. ~~The same can be said for the other sites in business and other uses referred to in Policy E4.~~ Other types of small businesses can be accommodated in the shopping centres of the District, subject to the policies set out in Chapter 8 (Shopping) for such areas. Many small businesses are started at home. When they reach such a size that they affect the overall character of a dwelling, an application to change the use of a part of a dwelling to business use will be considered under Policy E5, or non-residential premises should be sought.

PPG4. Industrial and Commercial Development and Small Firms. November 1994. Paragraph 13.

Opportunities in The Green Belt

7.40 Although most opportunities for small business development are in the built-up areas, there may be opportunities on sites now in business, general industrial, storage or distribution use in the Green Belt, or in redundant agricultural buildings in the Green Belt. The Council is aware of the Government's concern to encourage farm diversification and employment in rural areas. Planning applications for small business activity in the Green Belt will be considered under Policies GB2, GB22A, GB23 and GB29.

Environmental and Transport Aspects of Development

7.41 Environmental and transport considerations are of considerable importance in achieving development which relates well both to its immediate surroundings and the wider locality in which it is situated. The Council acknowledges that in many locations, business, general industry and storage or distribution activities are functioning in close proximity to housing and will continue to do so. Therefore, the Council will place emphasis on ensuring compatibility between adjoining land-uses and improving the existing situation wherever possible. Policies in the General Criteria and Transport chapters as appropriate to the type and location of development proposed, will be applied when an application is submitted.

Imposition of Conditions on Permissions

7.42 In accordance with Government advice, the Council will not normally impose conditions confining use of premises to a particular person or governing the size of unit within a building.

Circular 11/95 "The Use of Conditions in Planning Permissions" Paragraphs 93 & 106.

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8. SHOPPING AND OTHER USES IN TOWN AND VILLAGE CENTRES

Shopping and Other Uses in Town and Village Centres

8.1 The District's Town and Village Centres are locations where the Council will aim to support and encourage the maintenance and development of a broad range of uses which can contribute the vitality and viability of each Centre. In the words of Government Planning Policy Guidance, PPG6 Revised, (June 1996), "The diversity of uses in town centres, and their accessibility to people living and working in the area, make an important contribution to their vitality and viability". The Council "should therefore encourage diversification of uses in "each" town centre as a whole. Whilst recognising and supporting the shopping function... policies should reflect the differences between the type and size of centre. Different but complementary uses, during the day and in the evening, can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. Leisure and entertainment facilities, museums and libraries, hotels, street markets, restaurants, pubs, bars and cafes, all add variety." The PPG also draws attention to the benefits of mixed use developments and housing. "A mixture of small businesses, houses or offices in or near town centres and the occupation of flats above shops, can increase activity and therefore personal safety, whilst ensuring that buildings are kept in good repair. Residents and workers stimulate shopping, restaurants and cafes and other businesses to serve them, and so in turn add to vitality." A positive approach is advocated towards all development including changes of use. In essence, "town centres contain and should retain a wide range of uses that need to be accessible to a large number of people, including employment, shopping, offices of Local Government, leisure and entertainment.....". "Although retailing should continue to underpin such centres, it is only part of what ensures the health of town centres."

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Paragraphs 2.11 and 2.12.

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Paragraphs 2.13, 2.14 and 2.18.

8.2 With this Guidance in mind, this Local Plan includes a range of Policies which reflect the particular characteristics of the District and relate the Guidance to the varying functions of its Town and Village Centres. Whilst Shopping (Class A1) will continue to be a major use in all Centres, a range of other uses as appropriate to the function of each Centre will be encouraged as provided for in the policies in the Plan. These uses will include financial and professional services, restaurants and other catering outlets; indoor sports and other leisure and community uses; hotels and other accommodation for visitors and commercial activities; offices; car-parking and housing. These uses will be complementary to, but should help support, the retail function and allow people to use the Centres for a combination of purposes and thus be sustainable foci of community activities.

Local Plan Policies Relevant to Town and Village Centres

8.3 The Local Plan in conformity with the Structure Plan aims to maintain the vitality and viability and hence the attraction of Centres through appropriate planning policies. The Local Plan provides a positive context in which to support shopping and a variety of other development in the District's Town and Village Centres. It does this by identifying areas where shopping and other town centre activities will be permitted (Policies S1, ~~E4~~, R3 and CSF1.). Policies S1, ~~E4,~~ R2 and CSF2 also safeguard land for these purposes. Policies S2 and S3 aim to strengthen the respective roles of the Centres. Policy S4 seeks to firmly promote retail uses on ground floors by accepting changes of use to this purpose. Policies S5-CH; S5-AH; S5-CSP, S7~~ and S7A~~

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies S1,S2, TC1.

seek to safeguard shopping facilities and achieve an appropriate balance with other uses usually found in town centres. Policy S9 relates to uses on upper floors and aims to keep property in active use to secure various objectives, including housing in Town and Village Centres. Policy S10 seeks to maintain the characteristic land-use mix of the historic centres of Amersham Old Town and Chalfont St Giles, which is part of their attraction. Policy S10A specifically concerns High Street, Great Missenden and changes of use aimed at supporting revitalisation of this mixed shopping and residential Conservation Area. Policy S11 relating to shop fronts, seeks high standards of design, which are important if the appearance of a shopping centre is to be attractive to customers. Policy S12 on rear-servicing, aims to improve the shopping environment in Chesham and Amersham on the Hill by enabling goods to be delivered to the rear of premises.

8.4 Other Policies in this Local Plan which can contribute to the range of land uses and enable attraction through diversity, include Policy H9 concerning Retention of Housing with certain exceptions; ~~Policy E4 in relation to Class B1 Business Development;~~ Policy R3, provision of Indoor Sports Facilities; Policy T1, Hotels, Guest Houses and similar uses: Policy T3 Bed and Breakfast Accommodation and Policy CSF1, Community Services and Facilities. The Policies relating to amenity issues and vehicle parking standards have been made more flexible to support changes of use and encourage diversity. Particular reference should be made to Policies S5-CH; S5-AH; S5-CSP and S7 in this Chapter and to Policy TR12, Relaxation of Parking Standards, which links with Policies TR11 and TR16.

Revitalisation of Town and Village Centres - Promoting Vitality and Viability

8.5 Substantial competition from the larger shopping and commercial centres within reasonable travelling distance, the effects of downturns in the economy generally and the uniform business rate, have all had an effect on the attraction and commercial vitality of the District's town and village centres. It is recognised that their continuing survival and success will be dependent on their ability to accept and adapt to change. The Council is aware of the need to initiate and implement an ongoing range of measures to support revitalisation.

8.6 Development Plans (Structure and Local Plans) by law can only be concerned with the use and development of land. Therefore Policies in the Local Plan can only relate to those aspects of an overall strategy for revitalisation which are town and country planning matters. The Council recognises that revitalisation is a complex issue requiring a comprehensive approach and a variety of measures are necessary to successfully achieve it. Development and Marketing Groups have been set up to initiate and implement various courses of action. The Groups include County, District and Town/Parish Councillors, retailers, business representatives, residents associations, etc, depending on the type of revitalisation work being undertaken.They are supported by Officers who give advice, co-ordinate activities and provide liaison with the Council.

8.7 Development and Marketing Groups now exist for Chesham (The Chesham Partnership); Amersham on the Hill; Chalfont St Peter; Amersham Old Town; Chalfont St Giles; Great Missenden and Little Chalfont. Various programmes of action are being carried out or are currently planned. Examples are the publicity and promotion of the range of goods and services available in Local Centres; evaluation of the quality of services to customers and training of staff to improve this as necessary; provision of specialist consultancy advice on all aspects of operating a business; identification and implementation of a variety of environmental improvements. The groups work

in close association with the partner organisations represented on them and are achieving worthwhile results.

Traffic Management and Environmental Enhancement

8.8 The presence of traffic in shopping centres has detrimental effects on the environment in terms of noise, fumes, danger, congestion and loss of visual amenity. It is one of the aims of the County Council as expressed in the Transport Policies in the Structure Plan to make improvements in urban areas with particular emphasis on the use of traffic management measures, having regard to the available financial resources. The District Council supports this general aim and will seek the co-operation of the County Council in examining the environmental improvements that might be achieved at various Centres by restricting usage by vehicles and other traffic management measures.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy TR1A.

See also the Transport Chapter of this Local Plan

8.9 The Local Plan can also be used to promote and secure environmental enhancement schemes. The objective of such schemes is to improve the physical fabric of a Centre and combine this with measures for the management of traffic to achieve pleasantness of place and hence increase attraction for customers. This was done with the pedestrianisation scheme in Chesham Town Centre where the Local Plan was used as the medium for exploring public opinion and providing a comprehensive approach by relating the scheme to other aspects of land-use planning in the town centre. Further schemes for the improvement of the physical fabric and the management of traffic could be the subject of Local Plan policies. Additions to the Plan can be proposed and made the subject of relevant procedures if the Council so decides, or schemes can be undertaken independently, but still involving public consultation, as was the case with the traffic calming and street scaping measures in High Street Great Missenden.

Characteristics of Shopping in Chiltern District

8.10 Chiltern District has no major shopping centre, the population relying on other major established towns in surrounding areas, for example, Hemel Hempstead, Watford, Uxbridge, Slough, High Wycombe and Aylesbury. Some shopping is carried out even further afield in the regional centres of Central London, Oxford, Reading and Milton Keynes, by a population which is generally highly mobile and affluent. Shopping in the District is concentrated in the three "District" Shopping Centres of Chesham, Amersham-on-the-Hill and Chalfont St Peter and the "Local" Centres of Great Missenden, Amersham Old Town, Little Chalfont, Chalfont St Giles, Prestwood and Holmer Green. These Centres have the following characteristics and relationship in terms of relative size as measured by gross retail floorspace.

District Centres	Chesham	31,607 sq.m
	Amersham-on-the-Hill	24,002
	Chalfont St Peter	11,808
Local Centres	Amersham Old Town	7,239 sq.m
	Superstore (AOT)	7,676
	Great Missenden	6,490
	Little Chalfont	4,753
	Chalfont St Giles	3,627
	Prestwood	1,872
	Holmer Green	962

These floorspace figures relate to the areas identified as "District" or "Local" shopping centres on the Proposals Map and comprise uses in Classes A1, A2 and A3 of the Town and Country Planning (Use Classes) Order 1987. They are based on the Council's Land Use Survey, as at June 1997 (Planning Department Records) and include floorspace which was vacant at the time of

the survey. In addition to the "District" and "Local" Centres, small shopping parades and single shops are found in various residential areas of the District.

Factors Influencing Future Shopping Prospects

8.11 The statements made in this section and in the following section describing the characteristics of specific Centres, are based in part on the results of a study undertaken for the District Council by Bernard Thorpe and Partners in 1987. The generality of the factors and the characteristics described is not thought to have changed in the intervening period.

8.12 A number of factors are influencing and will continue to influence the shopping habits of Chiltern's residents during the Local Plan period. Population estimates made by the County Council's Research and Intelligence Group (RIG) using 1998 based projections, indicate an increase in the 1991 population of 89,840 (OPCS Census) to 93,627 (RIG mid year estimate) in the year 2001 and then a reduction to 83,180 by 2011. Retail expenditure per head in the District is above the national average and likely to remain so. Particularly high levels of average spending are recorded for DIY and decorating goods, furniture and carpets and electrical goods.

8.13 The District loses a significant proportion of its residents' retail expenditure to centres close by, particularly in the comparison goods sector. This is because its shoppers can be very selective about where they shop, as car ownership levels in Chiltern are well above the national average. Chiltern has one of the highest rates of 2-car households in the country. This additional mobility enables residents to shop at a wider range of larger Centres, of which there are a number within easy reach. It is, therefore, particularly difficult for the Council to plan for future shopping in the District when there are major competing Centres within a short distance of the District, offering a wide range of shops which attract Chiltern residents. This situation is unlikely to change.

8.14 Chiltern's Shopping Centres generally, with the exception of Amersham Old Town, rely heavily on their ability to provide food and convenience goods shopping for their local population. Chesham and Chalfont St Peter are particularly dependent on the presence of their food stores. The role of the District's Local Centres is even more localised in the regular food "top-up" shop and also the specialist comparison goods sector.

Characteristics and Policy Guidelines For Specific Centres

Chesham

8.15 Chesham Town Centre is the principal shopping centre in Chiltern District. The size and strength of Chesham Town Centre in relation to other centres in the District derives from the size of its catchment population which is the largest of any centre in the District.

8.16 The main shopping area includes the whole of the High Street and also Market Square. It is unusual in being based along one street and therefore of elongated shape. There is a wide range of goods and services on offer.

8.17 The main shopping streets of the town are pedestrianised with only limited access for delivery, refuse and other service vehicles to the shop frontages. The Centre is well provided with car parks to the rear of the main shopping areas and at either end of the Centre. There is also an area in the middle of the Centre, around The Broadway, where connecting buses and taxis can drop off and collect passengers. These public and private transport links together with the underground station provide easy access to the Centre for shoppers. The pedestrianisation of the Centre provides a pleasant

shopping experience for shoppers and should encourage further investment by retailers in the Centre. Most of the Centre is also within the Chesham Conservation Area which protects the historic character of the Centre and which itself adds to the attraction of the Centre to shoppers. Further investigation of the pedestrianisation scheme is ongoing with the aim of improving the environment of the Centre by changing delivery hours.

8.18 Although the north-south axis in the Town Centre is strong, at intervals along the High Street there are side passages or "Yards". These provide links to the activities behind the High Street frontages, such as offices and car parks. They also present a good opportunity for the creation of shopping environments of a type that has become an important element of the retailing scene; that is, an area of narrow passageways with total pedestrian priority and a number of very small shops selling goods which are relatively high in value and low in bulk and weight.

8.19 A new superstore, on the site of a small existing supermarket, and using part of the neighbouring and formally vacant site, opened in 1999. This included the provision of additional car parking for shoppers and the replacement on alternative sites within the Town Centre of the theatre; Town Council Offices and Civic Suite. This large-scale re-development and investment in the Town Centre has had beneficial effects on the vitality of the Town.

Amersham-on-the-Hill

8.20 Amersham-on-the-Hill is the second largest shopping Centre in the District and is centrally located within it. Amersham-on-the Hill is wholly 20th century development, which is reflected in the character of the main shopping streets.

8.21 A large proportion of Amersham-on-the-Hill shoppers travel to the Centre by car, but very few shoppers specifically come to the Centre for food and grocery goods. Amersham shoppers are mainly there for a variety of items, such as clothing, footwear, books, magazines, newspapers and a range of other items.

8.22 The creation of a pedestrian priority area in Amersham-on-the-Hill would provide a major stimulus to businesses in the town centre, but no such proposal is included in this edition of the Local Plan.

8.23 A priority evident in planning for Amersham-on-the-Hill is a need to increase the stock of short term car parking to keep car owning shoppers using the Centre preferably in areas with direct access into the main shopping streets. The creation of additional on-street parking near St Michael's Church in Sycamore Road has contributed to this aim. Other opportunities may arise. The relocation into Sycamore Road of the one-day market formerly on the Sycamore Road car park, has had two major benefits in releasing car parking space on market day and the provision of a more lively atmosphere and wider range of goods and prices.

8.24 These measures should provide a stimulus to business in the Centre with added attraction to shoppers. Provision of catering outlets such as cafés and restaurants, also adds to the attraction and vitality. No major expansion of shopping is considered to be required, but new retail development would help to consolidate the Centre.

Chalfont St Peter

8.25 Chalfont St Peter's shopping centre ranks third in size in the District. It is an attractive small District Centre serving its immediate catchment area, with a large proportion of shoppers for whom it is the main food shopping

centre coming from Chalfont St Peter and surrounding villages. This reliance on serving the food shopping requirements of its local population is more marked than in Amersham-on-the-Hill and Chesham. The Centre also contains a number of more specialist clothes shops which serve both a local and wider market. In these respects Chalfont St Peter is similar to the other small Local Centres in the District.

8.26 The Centre must, as with Amersham-on-the-Hill and Chesham, face retailing competition from both within and outside the District. Sites which could accommodate new shopping schemes are, however, extremely limited, no population growth is planned and it is close to other centres, particularly Beaconsfield and Uxbridge. Whilst the Structure Plan gives Chalfont St Peter "District Centre" status, it is significantly smaller than Amersham-on-the-Hill and Chesham in terms of its retail floorspace and the District shopping hierarchy. Chalfont St Peter's attraction lies in its convenience and ready accessibility for its local population and in the good levels of service and the friendly atmosphere in the shops.

Amersham Old Town, Great Missenden and Chalfont St Giles

8.27 These Centres are distinctive in that their shopping centres are wholly or partly designated Conservation Areas. This "historic centre" characteristic provides an environment which is important in attracting specialist shoppers. A significant element of tourist trade is evident in the case of Amersham Old Town. All three have significant concentration in the specialist non-food sector, such as antiques, books, gifts and clothes, which are aimed "up-market". Food and convenience goods are still importantly represented in Chalfont St Giles but only minimally in Great Missenden, apart from the supermarket, and Amersham Old Town apart from the superstore at the eastern end (London Road). This store, although included in the Old Amersham shopping area is of a completely different character to the main historic core of the Centre. The Superstore site consists of a large retail store, a large car park for store customers use only and a petrol filling station. The food store and the petrol filling station serve a large catchment area both within and outside this District.

8.28 The Council will require any small-scale developments in these Centres to be aimed at strengthening rather than expanding their existing trading position. However, the improvements and changes which could be made are considerably limited by the need to retain the architectural and historic qualities of each of these Centres, and the Council will apply the policies in the Historic Heritage Chapter particularly vigorously.

Amersham Old Town

8.29 This Centre is unique in Chiltern in that a large proportion of trade in the historic Old Town comes from tourists who visit by car. Although the superstore referred to above has brought more trade to the area, it is not considered to have a great impact on trade in the Old Town Centre which mainly serves a different market. The historic character of the Centre together with its concentration of specialist shops and large number of places to eat and drink make it a major attraction and continue its trade well into the evening, unlike the bigger centres. The opening of the Amersham By-pass in 1987 has improved the environment of the Centre. A Traffic Management Scheme including environmental improvements has been introduced. Further complimentary measures will be introduced in the future.

Great Missenden

8.30 The shops in Great Missenden serve a mixture of local need and a wider specialist market for tourists. Local people value the convenience, the

historic fabric and the good service in the shops. For the wider market, the specialist clothes shops, antique shops, book shops, other specialist shops, the restaurants and the public houses provide interest for both the tourist and the specialist shopper. Although served by public transport with several bus routes passing through the Centre and the Chiltern Railways Station, the majority of the shoppers travel by car to the Centre.

8.31 The impact of traffic has been and continues to be a serious problem particularly with parked vehicles interfering with the flow of vehicles and pedestrians in the High Street. This causes harm to the environment and is a danger to pedestrians. The Council, together with the Parish Council, have designed and implemented a traffic calming scheme for the High Street which, together with streetscaping, has improved the environment of the Conservation area. By discouraging through traffic the scheme should help to improve the attraction of the High Street for shoppers. The traffic calming scheme was constructed in late 1994 and has been monitored. Results have shown reductions in through traffic and reductions in traffic speeds. Nevertheless, there is a need to consider ways of limiting both goods vehicles and coaches using the High Street. The District Council has drawn this problem to the County Council's attention. Monitoring of the scheme will continue. The scheme is being reviewed in the light of experience and changes in traffic calming measures.

Chalfont St Giles

8.32 This Centre provides a mixture of service businesses, for example, estate agents, cafés, hairdressers and dry cleaners and comparison shops, such as clothing. There is also some on-street short term parking around The Green. Chalfont St Giles functions mainly as a specialised local shopping centre, but a significant tourist element is evident in the antique and other specialist shops. Close proximity to home is the main reason for shoppers using the Centre. The pleasant village setting, its quiet, relaxed atmosphere and the good service in the shops are valued attractions.

Little Chalfont, Prestwood and Holmer Green

8.33 These Centres trade predominantly in food and convenience goods, relying heavily on their local population making regular visits through the week. They depend mostly on providing adequate shops and convenient parking facilities to meet the frequent, top-up shopping trips of a highly mobile catchment population. They do not generally cater for major shopping purchases. Important to the attraction of all the Centres is the convenience of the location to shoppers' homes and the good level of service in the shops.

8.34 Like the other Local Centres, none of these Centres requires any major new developments in order to sustain its future health and vitality. The superstore development in Amersham Old Town implies, in fact, that the need for and viability of new retail floorspace in Little Chalfont will be questionable for some time to come. The same is true of Prestwood and Holmer Green due primarily to the proximity and quality of competing centres. Accordingly, the Council will resist major retail developments in these Centres, should any be proposed.

Little Chalfont

8.35 This Local Centre contains a large number of small shop and business units providing both convenience and comparison goods, and a small supermarket all of which serve a local need. There are a number of restaurants and take-aways which serve both the local and wider markets. The Centre is partly sustained by the large local workforce in addition to the local residents. Both main parades of shops have short term parking

adjacent and there is a Council car park opposite Nightingales Corner which provides longer term parking.

Chenies Parade, Little Chalfont

Prestwood

8.36 Widespread dispersal along Wycombe Road and High Street is a distinctive characteristic of shopping facilities in Prestwood. Most shops are to be found in Chequers Parade and its immediate vicinity at the western end of the High Street at the junction with Wycombe Road. The parade has a convenient off-street parking area. This group is of importance in providing a range of local shops for the less mobile residents and in terms of convenience for "top-up" shopping purposes. Other shops, seperated by residential properties, are spread along the length of High Street and generally provide local services.

8.37 The location of Prestwood's shopping facilities, away from the main road network, means that the potential for improvement is restrained. Nevertheless, if a small-scale infill proposal including off-street car parking and servicing were to be made, then in principle it would be welcomed by the Council.

Holmer Green

8.38 This small Local Centre has the advantage of being compact and centrally located in the village. It is very similar in function to Little Chalfont and Prestwood, providing predominantly convenience goods for less mobile residents and "top-up" shop facilities. Again, convenience to home is undoubtedly an important attraction factor. For those visiting the Centre by car, there is a small off-street car park in Turners Place and a lay-by at Lynford Parade on the road through the village centre.

Policy Guidelines for Shopping Development

Conclusions

8.39 The hierarchy and function of Chiltern's shopping centres is unlikely to change much during the Plan period. The effect of the food superstore in Amersham Old Town will be monitored. It does not appear that there is any need to plan for major retail developments in the District. Some growth is appropriate but on a limited scale. The emphasis will be on encouraging qualitative improvements in the key shopping centres of Chesham and Amersham on the Hill, aimed at stimulating the confidence and interest of retailers and investors. The Council will therefore not encourage significant expansion of new shopping floorspace in Chalfont St Peter, or in the Local Centres in order that the District's two main centres can consolidate their commercial viability. Any small-scale developments in these Centres will be aimed at strengthening rather than expanding the existing trading position of the Centres, without detriment to the vitality and viability of other Centres within the District.

PPG6 (Revised) - Town Centres and Retail Development, June 1996. Figure 1.

8.40 Planning Policy Guidance Note 6 (Revised) - Town Centres and Retail Developments lists ways in which the vitality and viability of centres can be measured. The Council will use these criteria to assess the impact of any retail proposal on the shopping functions of the District. This is supported by the County Structure Plan.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy TC2.

Structure Plan Shopping Policies

8.41 The Council supports the Structure Plan policies for shopping which aim to maintain the vitality and viability of existing centres. The Structure Plan also defines the hierarchy of existing shopping centres in the County with Chesham, Amersham on the Hill and Chalfont St Peter identified as "District Centres".

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies S1 and S2.

Local Plan Shopping Policies

8.42 This Chapter is concerned with shopping in the built-up areas of the District. Outside the built-up areas, Green Belt policy is against most shopping development, but the Green Belt Chapter contains two policies setting out the circumstances in which very small-scale development may be accepted, namely, GB23 and GB29.

Locations For Shopping Development Throughout The District

POLICY S1

Shopping development will be concentrated in the District Shopping Centres of Chesham, Amersham-on-the-Hill and Chalfont St Peter and the Local Shopping Centres of Great Missenden, Amersham Old Town, Little Chalfont, Chalfont St Giles, Prestwood and Holmer Green as defined on the Proposals Map. With the exception of development in accordance with Policies S10A, S13, S14, GB23 and GB29 shopping development anywhere else in the District, will not be permitted.

In this Policy and Policies S2 to S10, S13, and S14, the terms "shopping" and "retail" mean development in Class A1 of the Town and Country Planning (Use Classes) Order, 1987.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with.

8.43 Given the factors influencing shopping prospects in the District as set out in paragraphs 8.11 to 8.14, the characteristics of individual centres as described in paragraphs 8.15 to 8.38, the conclusions and policy guidelines referred to in paragraphs 8.39 and 8.40, the Structure Plan policies for shopping and other topics as outlined elsewhere in this Local Plan and other Local Plan policies which aim to reserve land for particular purposes, it is considered that most future shopping development should take place in the existing centres. Government guidance increasingly is that new development should not increase the need for additional car movements. This is repeated in PPG6 (Revised). The Structure Plan also states that traffic generation should be considered in any retail proposal. This Council supports this aim and an additional purpose of Policy S1 is to concentrate shopping development on existing centres, so reducing the need for additional transport trips.

PPG6 (Revised). Town Centres and Retail Developments. June 1996. Paragraph 2.26.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies TR1A and TC2.

Chesham, Amersham-on-the-Hill And Chalfont St Peter District Centres As Defined On The Proposals Map - Additional Shopping Floorspace

POLICY S2

In the District Shopping Centres of Chesham, Amersham-on-the-Hill and Chalfont St Peter as defined on the Proposals Map, the Council will accept shopping developments which contribute to the consolidation of the Centre and strengthen its existing role.

Other Policies in this Local Plan should also be complied with.

8.44 Government and Structure Plan objectives are to sustain or enhance the vitality and viability of town centres that serve the whole community. Therefore the Council will accept shopping developments which contribute to the Centres' existing role in accordance with the conclusions in paragraphs 8.39 and 8.40 and provided that other considerations as referred to in paragraph 8.114 are satisfactory.

PPG6 (Revised). Town Centres and Retail Developments. June 1996 Paragraph 1.1.

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policies S1 and S2.

The Local Centres As Defined On The Proposals Map - Additional Shopping Floorspace

POLICY S3

In the six Local Shopping Centres listed in paragraph 8.10 and as defined on the Proposals Map, the Council will resist the significant expansion of shopping floorspace. In any of these Centres, small-scale developments will be acceptable provided they strengthen rather than expand the existing shopping role of the Centre concerned.

Other Policies in this Local Plan should also be complied with.

8.45 Again, paragraphs 8.39 and 8.40 set out the conclusions which support Policy S3. It is considered that the six Local Shopping Centres serve a local market and overall supply local needs well. Therefore, developments which would improve the Centres' local role will be permitted subject to other

Policies in the Local Plan being met (see paragraph 8.114). This will also limit potential increases in traffic congestion and other pressures which may be caused by large retail developments that could be detrimental to the character of these smaller shopping centres.

Change Of Use To Class A1 Shop - Ground Floors - All Centres As Defined On The Proposals Map

POLICY S4

In the District and Local Shopping Centres as defined on the Proposals Map, the Council will support Class A1 Shop uses on ground floors, and change of use from a non-Class A1 shop use to a Class A1 Shop use will be permitted, except in the circumstances set out in Policy S10.

Other Policies in this Local Plan should also be complied with.

8.46 The concentration of shopping in specific areas makes each Centre attractive and convenient for shoppers. Therefore, in the District and Local Shopping Centres, shopping uses will be encouraged, and the Council will support Class A1 Shop uses to maintain or increase the vitality and viability of the Centres. The character of shopping in Chiltern District is mainly ground floor retailing which is accessible for customers and an attraction factor.

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

POLICY S5 - CH

All Frontages in the District Shopping Centre of Chesham

Changes of use to, or between, non - Class A1 Shop uses will be permitted where the Council considers that the use proposed will make a positive contribution to, or will not detract from, the vitality and viability of that part of the District Shopping Centre of Chesham in which the proposed development is located. Uses which will be permitted are those which complement Class A1 Shop uses and attract people to the Centre by providing services direct to a large number of people, and which will not significantly harm the amenities of nearby residents and / or other users of the Centre.

Principal Shopping Frontages in the District Shopping Centre of Chesham

Within the "Principal Shopping Frontages" in the District Shopping Centre of Chesham as defined on the Proposals Map, changes of use from Class A1 Shop will not be permitted except as follows. The change of use of ground floor premises to uses in Class A3 may be permitted provided that, that part of the shopping frontage in which the application site is located remains in predominately Class A1 Shop use and the application is acceptable with regard to the criteria in this Policy.

Other Shopping Frontages in the District Shopping Centre of Chesham

In those parts of the District Shopping Centre of Chesham, which are not identified as "Principal Shopping Frontage" on the Proposals Map, the Council will allow changes of use in order to support the provision of a range of services and facilities and enhance the character and attractiveness of the Centre. Any change of use in the non principal frontage of this Centre will be assessed against the criteria in this Policy.

In assessing applications, the Council will have regard to the following criteria:

Other Shopping Frontages in the District Shopping Centre of Chesham

(i) the number, type and distribution of non - Class A1 Shop uses already existing in that part of the frontage where the application premises are located. Within the frontage, the proportion of non-Class A1 Shop uses should not exceed about 40% and in any case should not dominate that part of the shopping frontage in which the application site is located. (Criteria (ii) to (vii) also apply) If the Proposal is to provide a Class A3 food and drink use, the 40% criterion will not apply.

All frontages in the District Shopping Centre of Chesham

(ii) the characteristics of the proposed service or facility,

a) particularly its attraction for shoppers and other users of the Centre;

and

b) its contribution to the character and appearance of the frontage in which the application site is located;

(iii) the size of premises to be occupied, especially the width of the frontages to the street;

(iv) the prominence of the premises for which change of use is sought;

(v) the effects on amenity, particularly with respect to the proximity of residential accommodation, opening hours, the potential for fumes, smell, noise and disturbance to residents and other users of the Centre. These aspects need to be satisfactory if planning permission is to be granted.

(vi) the availability of rear servicing where this is practicable;

(vii) the traffic generation, highway safety aspects and car parking facilities. These aspects need to be satisfactory if planning permission is to be granted.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with and the Council may impose conditions in accordance with Policy S7A.

8.47 As described in paragraphs 8.1 to 8.7 the Council has made a positive commitment to maintain and increase the attractiveness of all its town and village centres. Therefore uses which will clearly add to Chesham Town Centre's viability and vitality by attracting more people will be positively encouraged provided that they do not harm the amenities of residents and or users of the Centre to a significant degree.

8.48 The Town and Country Planning (Use Classes) Order 1987 provides the basis for deciding which changes of use will require planning permission. In the Order, uses are grouped together into a number of Use Classes. Some Clauses in the Policy and parts of this accompanying text, refer to some of these. Class A1 refers to "Shops" which includes a wide variety of uses, for example, green grocers; chemists; clothes; jewellers; post offices; travel agents; hairdressers. Class A2 relates to "Financial and Professional Services" including banks; building societies; estate agents; betting offices; insurance brokers, (but not health or medical services). Class A3 covers use for the sale of food or drink for consumption on the premises, or hot food for consumption off the premises and includes restaurants; cafes, tea rooms and takeaways. Some uses are not in a Use Class. These are known as "Sui-generis" uses. Examples are Launderettes; car showrooms; theatres; amusement centres.

Principal Shopping Frontages

8.49 In recognition of its role as a "District Shopping Centre" and to maintain and strengthen its shopping function and character, "Principal Shopping Frontages" have been defined in Chesham. The identification of principal frontages is in accordance with Government advice in PPG6 (Revised) which states that Plans may distinguish between primary and secondary frontages in town centres. In Chesham the Principal Shopping Frontage runs from Sainsbury's at the northern end of the High Street to the southern end of the High Street.

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Annex B. Paragraph 6.

8.50 The Principal Shopping Frontages are located in central positions in the Centre and have existing concentrations of Class A1 Shop uses. They contain the main stores, particularly branches of the national multiples, and convenience goods outlets are well represented. Studies show that these are the most popular frontages in the Centre where the numbers of people passing by are the greatest. The Council is therefore particularly concerned to maintain the predominately retail character and attraction of these frontages.

8.51 In Chesham Town Centre the Council wishes to encourage a wider range of Class A3 Food and Drink uses. These types of use complement the existing shopping function of the Centre and attract people to the town, both during normal shopping hours and into the evening. Such uses can therefore add to the variety in the Centre and so improve its vitality. For these reasons changes of use to A3 within the Principal Frontage will be permitted provided that the part of the shopping frontage where the application site is located

PPG6 (Revised) Town Centres and Retail

remains in a predominately Class A1 Shop use. The diversification of uses within town centres is encouraged by Government Guidance. Uses within Class A2 financial and professional services are already well represented in the Principal Frontages and the Council therefore wishes to restrict further changes of use to Class A3.

Developments. June 1996.
Paragraph 2.12 and paragraph 8.1 of this document.

8.52 In the Principal Shopping Frontages the Council considers that Class A1 Shop uses should predominate. To determine this the Council will analyse the distribution of uses in terms of the Use Classes, and will "average" the number of units, the length of shopping frontages and the gross floorspace occupied by each Use Class. This should ensure the maintenance of a good range of local shops and also enable the continuation of various existing uses in Classes A2 and A3 and other uses to be accommodated.

Other Shopping Frontages

8.53 Outside the principal frontage areas, the Council wishes to maintain an adequate range of premises to accommodate both shopping and other services which meet the needs of the local communities. The Council recognises that various non-shop uses contribute to a centre's attraction and viability by providing services which are now widely regarded as complementary to traditional shopping facilities. It is, nevertheless, important that a careful balance of uses is maintained, and the Council will assess applications for change of use by reference to the criteria set out in the Policy.

8.54 In the other frontages the Council considers that the proportion of non Class A1 shopping uses should not exceed about 40% in that part of the frontage where the application site is located. If an application is made which would result in the proportion of non-class A1 Shop Uses in the relevant part of the frontage exceeding 40% and the application is for development in Use Class A3, the Council will not apply the 40% criterion when considering the application. A more flexible approach for A3 uses is appropriate in the Other Shopping Frontages. The importance of A3 uses is explained in paragraph 8.51. When calculating percentage figures for a frontage, any residential properties falling within that frontage shall be considered as non-A1 uses. In deriving the percentage figure the Council will analyse the distribution of uses in terms of the Use Classes, and will "average" the number of units, the length of shopping frontages and the gross floorspace occupied by each Use Class. Use of this proportion should ensure the maintenance of a good range of local shops and also allow for various other uses to be accommodated. Other uses which will clearly contribute to the attraction of the Shopping Centre will also be acceptable subject to the provisions of the Policy. These uses include indoor sports and other leisure and community uses; and hotels and other accommodation for visitors.

8.55 The relevant frontage in any given case should relate to the characteristics of the proposed development and its relationship to other premises in the locality. For example, larger premises may require a longer length of frontage to be taken into account than smaller premises, given the potentially large impact such a development could have upon the vitality and viability of a wider area. Similarly, flexibility would be needed for applications relating to premises located on the end of a frontage, or where the premises has a frontage onto two different streets.

All Frontages

8.56 In all the frontages in order to achieve an attractive balance of uses the Council will resist the loss of retail units in prominent positions, for example, corner sites which often have display frontages larger than average and will also require non-shopping uses to be well dispersed because concentrations

could damage the attractiveness of the Centre. PPG6 (Revised) states that changes of use, can sometimes create new concentrations of single uses, which can cause local problems. "Larger" units with "longer" frontages than average will generally be expected to remain in, or revert to, Class A1 Shop use. Units with service access from the rear of premises are regarded as particularly suitable for shopping use.

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Paragraph 2.25.

8.57 Whilst the benefits of new non - Class A1 shop uses are acknowledged, proposals must be carefully considered in order to ensure that their various amenity, environmental and transport related implications are acceptable. Amenity and environmental problems such as smell, noise, traffic congestion and parking difficulties may arise. Therefore, in considering planning applications, amenity issues will be considered as described in the following two paragraphs and other Policies in this Local Plan will be referred to including Policy GC3 - Protection of Amenities and TR2, TR11, TR12 and TR16 in the Transport Chapter. The advice of the District Council's Environmental Health Manager may be obtained and conditions may be imposed in any planning permission granted. Policy S7A of this Chapter refers to the use of conditions.

8.58 Government advice supports the protection of amenity ie. the pleasantness of place. Amenity has a number of aspects all of which are important to the quality of life and public health. Planning applications will therefore be assessed for the potential impact of the development proposed on existing amenities.

8.59 In the District Shopping Centre of Chesham the Council will pay due regard to the protection of the amenities of residents and other users of the Centre and will expect proposed development to achieve a good standard of amenity which is commensurate with the Shopping Centre location with its existing degree of activity and the resultant environment. In assessing the impact of proposed development on amenity, the Council will take into account the characteristics of the proposed use, for example, potential for noise generation; creation of smells, fumes; likely number of customers; opening hours; proximity of car-parking; servicing arrangements, and compare these with the characteristics of existing land-uses in the vicinity of the application site. If there are likely to be significant increases in the levels of activity as a result of the characteristics associated with the use proposed which will detrimentally affect the amenities of residents and/or other users of the Centre, such increases will result in the refusal of Planning Permission.

8.60 Launderettes are not included in Class A1 Shop uses but are often found in shopping centres, attracting many customers. In considering applications for launderettes, the Council will pay particular regard to the amenity and environmental aspects, may take specialist advice from its Environmental Health Manager and may impose conditions in any planning permission granted to ensure good standards of amenity, particularly where residential property is situated above shop premises.

8.61 The Policy would also apply to the redevelopment of an existing shop unit where change of use to a non-retail use forms part of the development proposal.

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

POLICY S5 - AH

All Frontages

In the District Centre of Amersham on the Hill as defined on the Proposals Map, the Council will seek to achieve a wide range of uses appropriate to the Town Centre. It will aim to balance the proportion of Class A1 Shops to non - Class A1 Shop uses by allowing changes of use which will enable the provision of a range of services and facilities and enhance the character and attractiveness of the Centre, subject to the provisions of this Policy.

Changes of use to, or between, non - Class A1 Shop uses will be permitted where the Council considers that the use proposed will make a positive contribution to, or will not detract from, the vitality and viability of that part of the shopping centre in which the proposed development is located. Uses which will be permitted are those which complement Class A1 Shop uses and attract people to the Centre by providing services direct to a large number of people, and which will not significantly harm the amenities of nearby residents and/or users of the Centre.

In assessing applications, the Council will have regard to the following criteria:

(i) **the number, type and distribution of non - Class A1 Shop - uses already existing in that part of the frontage where the application premises are located. Within the frontage, the proportion of non - Class A1 Shop uses should not exceed about 50% and in any case should not dominate that part of the shopping frontage in which the application site is located. If the proposal is to provide a Class A3 food and drink use, the 50% criterion will not apply.**

(ii) **the characteristics of the proposed service or facility,**

- **a) particularly its attraction for shoppers and other users of the Centre;**

  and

- **b) its contribution to the character and appearance of the frontage in which the application site is located;**

(iii) **the size of premises to be occupied, especially the width of the frontages to the street;**

(iv) **the prominence of the premises for which change of use is sought;**

(v) **the effects on amenity, particularly with respect to the proximity of residential accommodation, opening hours, the potential for fumes, smell, noise and disturbance to residents and other users of the Centre. These aspects need to be satisfactory if planning permission is to be granted.**

(vi) the availability of rear servicing where this is practicable;

(vii) the traffic generation, highway safety aspects and car parking facilities. These aspects need to be satisfactory if planning permission is to be granted.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with and the Council may impose conditions in accordance with Policy S7A.

8.62 As described in paragraphs 8.1 to 8.7 the Council has made a positive committment to maintain and improve the attractiveness of all its town and village centres. Uses which are considered to add to the viability and or vitality of Amersham-on-the-Hill will therefore be positively encouraged provided that they do not harm the amenities of residents and or users of the Centre to a significant degree. Having regard to the trading characteristics of the Centre and the views of the local business and residents groups, the Council has decided not to identify any part of Amersham on the Hill as "Principal Shopping Frontage". The whole Policy therefore applies throughout the Shopping Centre.

8.63 The Council wishes to maintain an adequate range of premises to accommodate both shopping and other services which meet the needs of the local communities. The Council recognises that various non-shop uses contribute to a centre's attraction and viability by providing services which are now widely regarded as complementary to traditional shopping facilities. It is, nevertheless, important that a careful balance of uses is maintained, and the Council will assess applications for change of use by reference to the criteria set out in the Policy.

8.64 The Town and Country Planning (Use Classes) Order 1987 provides the basis for deciding which changes of use will require planning permission. In the Order, uses are grouped together into a number of Use Classes. Some Clauses in the Policy and parts of this accompanying text, refer to some of these. Class A1 refers to "Shops" which includes a wide variety of uses, for example, green grocers; chemists; clothes; jewellers; post offices; travel agents; hairdressers. Class A2 relates to "Financial and Professional Services" including banks; building societies; estate agents; betting offices; insurance brokers, (but not health or medical services). Class A3 covers use for the sale of food or drink for consumption on the premises, or hot food for consumption off the premises and includes restaurants; cafes, tea rooms and takeaways. Some uses are not in a Use Class. These are known as "Sui-generis" uses. Examples are Launderettes; car showrooms; car and taxi hire premises; and amusement centres.

8.65 In Amersham on the Hill Shopping Centre the Council considers that the proportion of Class A1 Shop uses should not fall below about 50% in that part of the frontage where the application site is located. If an application is made which would result in the proportion of non-class A1 Shop Uses in the relevant part of the frontage exceeding 50% and the application is for development in Use Class A3, the Council will not apply the 50% criterion when considering the application. In deriving the percentage figure the Council will analyse the distribution of uses in terms of the Use Classes, and will "average" the number of units, the length of shopping frontages and the gross floorspace occupied by each Use Class. When calculating percentage figures for a frontage, any residential properties falling within that frontage shall be considered as non-A1 uses. Use of this proportion should ensure the maintenance of a good range of local shops and also allow for various other uses to be accommodated.

8.65a The relevant frontage in any given case should relate to the characteristics of the proposed development and its relationship to other premises in the locality. For example, larger premises may require a longer length of frontage to be taken into account than smaller premises, given the potentially large impact such a development could have upon the vitality and viability of a wider area. Similarly, flexibility would be needed for applications relating to premises located on the end of a frontage, or where the premises has a frontage onto two different streets.

8.66 In Amersham on the Hill Shopping Centre there is a demonstrable need for more Class A3 Food and Drink uses. These types of use complement the existing shopping function of the Centre and attract people to the town, both during normal shopping hours and into the evening. Such uses can therefore add to the variety in the Centre and so improve its vitality. For these reasons changes of use to A3 within the Centre will be permitted provided that non shop uses would not dominate that part of the shopping frontage where the application site is located. In the case of A3 uses, because of the acknowledged need to encourage further outlets the 50% criterion will not apply. Other uses which will clearly contribute to the attraction of the Shopping Centre will also be acceptable subject to the provisions of the Policy. These uses include indoor sports and other leisure and community uses; and hotels and other accommodation for visitors. The diversification of uses within town centres is encouraged by Government Guidance.

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Paragraph 2.12 and paragraph 8.1 of this document.

8.67 In all the frontages in order to achieve an attractive balance of uses the Council will resist the loss of retail units in prominent positions, for example, corner sites which often have display frontages larger than average and will also require non-shopping uses to be well dispersed because concentrations could damage the attractiveness of the centre. PPG6 (Revised) states that changes of use, can sometimes create new concentrations of single uses, which can cause local problems. "Larger" units with "longer" frontages than average will generally be expected to remain in, or revert to, Class A1 Shop use. Units with service access from the rear of premises are regarded as particularly suitable for shopping use.

PPG6 (Revised) Town Centres and Retail Developments. June 1996.
Paragraph 2.25.

8.68 Whilst the benefits of new non - Class A1 shop uses are acknowledged, proposals must be carefully considered in order to ensure that their various amenity, environmental and transport related implications are acceptable. Amenity and environmental problems such as smell, noise, traffic congestion and parking difficulties may arise. Therefore, in considering planning applications, amenity issues will be considered as described in the following two paragraphs and other Policies in this Local Plan will be referred to including Policy GC3 - Protection of Amenities and Policies TR2, TR11, TR12 and TR16 in the Transport Chapter. The advice of the District Council's Environmental Health Manager may be obtained and conditions may be imposed in any planning permission granted. Policy S7A of this Chapter refers to the use of conditions.

8.69 Government advice supports the protection of amenity ie. the pleasantness of place. Amenity has a number of aspects all of which are important to the quality of life and public health. Planning applications will therefore be assessed for the potential impact of the development proposed on existing amenities.

8.70 In the District Shopping Centre of Amersham on the Hill the Council will pay due regard to the protection of the amenities of residents and other users of the Centre and will expect proposed development to achieve a good standard of amenity which is commensurate with the Shopping Centre location with its existing degree of activity and the resultant environment. In

assessing the impact of proposed development on amenity, the Council will take into account the characteristics of the proposed use, for example, potential for noise generation; creation of smells, fumes; likely number of customers; opening hours; proximity of car-parking; servicing arrangements, and compare these with the characteristics of existing land-uses in the vicinity of the application site. If there are likely to be significant increases in the levels of activity as a result of the characteristics associated with the use proposed which will detrimentally affect the amenities of residents and/or other users of the Centre, such increases will result in the refusal of Planning Permission.

8.71 Launderettes are not included in Class A1 Shop uses but are often found in shopping centres, attracting many customers. In considering applications for launderettes, the Council will pay particular regard to the amenity and environmental aspects, may take specialist advice from its Environmental Health Manager and may impose conditions in any planning permission granted to ensure good standards of amenity, particularly where residential property is situated above shop premises.

8.72 The Policy would also apply to the redevelopment of an existing shop unit where change of use to a non-retail use forms part of the development proposal.

Chalfont St Peter District 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

POLICY S5 - CSP

All Frontages

Changes of use to, or between, non - Class A1 Shop uses will be permitted where the Council considers that the use proposed will make a positive contribution to, or will not detract from, the vitality and viability of that part of the District Shopping Centre of Chalfont St Peter in which the proposed development is located. Uses which will be permitted are those which complement Class A1 Shop uses and attract people to the Centre by providing services direct to a large number of people, and which will not significantly harm the amenities of nearby residents and/or users of the centre.

Principal Shopping Frontages

Within the "Principal Shopping Frontages" in the District Shopping Centre of Chalfont St Peter as defined on the Proposals Map, changes of use from Class A1 Shop will not be permitted except as follows. The change of use of ground floor premises to uses in Class A3 may be permitted provided that, that part of the shopping frontage in which the application site is located remains in predominately Class A1 Shop use and the application is acceptable with regard to the criteria in this Policy.

Other Shopping Frontages

In those parts of the District Shopping Centre of Chalfont St Peter, which are not identified as "Principal Shopping Frontage" on the Proposals Map, the Council will allow changes of use in order to support the provision of a range of services and facilities and enhance the character and attractiveness of the Centre. Any change of use in the non principal frontage of this Centre will be assessed against the criteria in this Policy with the exception of Criterion (i) which does not apply.

In assessing applications, the Council will have regard to the following criteria:

Principal Shopping Frontages

(i) the number, type and distribution of non - Class A1 Shop uses already existing in that part of the Principal Shopping Frontage where the application premises are located. Within the frontage, the proportion of non Class A1 Shop uses should not exceed about 15% and in any case should not dominate that part of the shopping frontage in which the application site is located. (Criteria (iii) to (viii) also apply)

Other Frontages

(ii) the number, type and distribution of non-Class A1 Shop uses in that part of the Shopping frontage where the application site is located. Concentrations of uses within a particular Use Class should be avoided. (Criteria (iii) to (viii) also apply)

All frontages

(iii) the characteristics of the proposed service or facility,

- **a) particularly its attraction for shoppers and other users of the Centre;**

  and

- **b) its contribution to the character and appearance of the frontage in which the application site is located;**

(iv) the size of premises to be occupied, especially the width of the frontages to the street;

(v) the prominence of the premises for which change of use is sought;

(vi) the effects on amenity, particularly with respect to the proximity of residential accommodation, opening hours, the potential for fumes, smell, noise and disturbance to residents and other users of the Centre. These aspects need to be satisfactory if planning permission is to be granted.

(vii) the availability of rear servicing where this is practicable;

(viii) the traffic generation, highway safety aspects and car parking facilities. These aspects need to be satisfactory if planning permission is to be granted.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with and the Council may impose conditions in accordance with Policy S7A.

8.73 Chalfont St Peter is a District Shopping Centre, its characteristics are outlined in paragraphs 8.26 - 8.27. As described in paragraphs 8.1 to 8.7 the Council has made a positive committment to maintain and improve the attractiveness of all its town and village centres. Uses which are considered to add to the viability and vitality of Chalfont St Peter will therefore be positively encouraged provided that they do not harm the amenities of residents and or users of the Centre to a significant degree.

8.74 Policy S5-CSP aims to maintain and strengthen the vitality and viability of Chalfont St Peter town centre. The Centre has a Principal Shopping Frontage where the objective is to safeguard existing Class A1 Shop Uses and to permit limited change of use to Class A3 Food and Drink Uses. These uses are particularly important to the vitality and viability of this part of the Centre. In the remainder of the Centre, Policy S5-CSP is more flexible, allowing certain changes of use which will contribute to the character and attractiveness of the Centre. The identification of Principal Shopping Frontages is in accordance with Government advice in PPG6 (Revised) which states that Plans may distinguish between primary and secondary frontages in town centres.

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Annex B. Paragraph 6.

8.75 The Town and Country Planning (Use Classes) Order 1987 provides the basis for deciding which changes of use will require planning permission. In the Order, uses are grouped together into a number of Use Classes. Some Clauses in the Policy and parts of this accompanying text, refer to some of these. Class A1 refers to “Shops” which includes a wide variety of uses, for example, green grocers; chemists; clothes; newsagents; post offices; travel agents; hairdressers. Class A2 relates to “Financial and Professional Services” including banks; building societies; estate agents; betting offices; insurance brokers, (but not health or medical services). Class A3 covers use for the sale of food or drink for consumption on the premises, or hot food for consumption off the premises and includes restaurants; cafes, tea rooms and takeaways. Some uses are not in a Use Class. These are known as “Sui-generis” uses. Examples are Launderettes; and car and taxi hire premises.

Principal Shopping Frontages

8.76 The "Principal Shopping Frontage" for Chalfont St Peter is at the heart of its shopping centre, where there is a concentration of Class A1 Shop Uses. The Principal Shopping Frontage includes St Peters Court, 1-23 Market Place, 1-6 The Broadway, Burnham House, 1, 3 and 5 Buckingham Parade, the White House, Bishops House, the supermarket and 34-48 High Street. Convenience goods outlets are well represented in this area. Studies show that these are the most popular frontages in the Centre where the numbers of people passing by are the greatest. The Council therefore aims to maintain the predominantly retail character and attraction of these frontages. It will also allow change of use to Class A3 Food and Drink Uses to a limited degree as this will complement the shopping function of the main parts of the Centre. For example they can encourage people to spend more time in the Centre, provide important meeting places and they can add to town centre vitality in the evenings. The need for Class A3 Food and Drink Uses was highlighted in the Chalfont St Peter Marketing Study.

Chalfont St Peter Marketing Study .1997. Peter Heath Consultancy. Pages 5 & 28.

8.77 In the Principal Shopping Frontage the proportion of Class A3 Food and Drink Uses should not exceed about 15% in that part of the frontage where

the application site is located. This is in order to secure an appropriate balance of uses in the Principal Shopping Frontage; it should ensure the maintenance of a good range of local shops and allow for various Class A3 Food and Drink Uses to be accommodated. In deriving this percentage the Council will analyse the distribution of these uses in terms of the Use Classes Order, and will "average" the number of units, the length of shopping frontages and the gross floorspace occupied by each Class A3 Food and Drink Use.When calculating percentage figures for a frontage, any residential properties falling within that frontage shall be considered as non-A1 uses.

Other Shopping Frontages

8.78 Outside the Principal Shopping Frontage areas, the Council wishes to maintain an adequate range of premises to accommodate both shopping and other services which meet the needs of the Chalfont St Peter community. The Council recognises that various non-shop uses contribute to the Centre's attraction and viability by providing services which are now widely regarded as complementary to traditional shopping facilities. It is, nevertheless, important that a careful balance of uses is maintained. Uses in the "Financial and Professional Services Class - A2" and in the "Food and Drink Class - A3", as defined in the Town and Country Planning (Use Classes) Order 1987, will be acceptable in principle within these areas, since these uses primarily serve the visiting public and are part of the established shopping street scene. Other uses which will clearly contribute to the attraction of the Centre will also be acceptable subject to the provisions of the Policy. These uses include indoor sports and other leisure and community uses and hotels and other accommodation for visitors. The diversification of uses within town centres is encouraged by Government Guidance.

All Frontages

8.79 In all the frontages, in order to achieve an attractive balance of uses, Class A1 Shop Uses in prominent positions should be retained. For example, corner sites which often have display frontages larger than average. Non-shopping uses should be well dispersed, because concentrations could damage the attractiveness of the Centre. PPG6 (Revised) states that changes of use, can sometimes create new concentrations of single uses, which can cause local problems. "Larger" units with "longer" frontages than average will generally be expected to remain in, or revert to, Class A1 Shop Use. Units with service access from the rear of premises are regarded as particularly suitable for shopping use.

PPG6 (Revised) Town Centres and Retail Developments. June 1996. Paragraph 2.25.

8.79a The relevant frontage in any given case should relate to the characteristics of the proposed development and its relationship to other premises in the locality. For example, larger premises may require a longer length of frontage to be taken into account than smaller premises, given the potentially large impact such a development could have upon the vitality and viability of a wider area. Similarly, flexibility would be needed for applications relating to premises located on the end of a frontage, or where the premises has a frontage onto two different streets.When calculating percentage figures for a frontage, any residential properties falling within that frontage shall be considered as non-A1 uses.

8.80 Whilst the benefits of new non - Class A1 shop uses are acknowledged, proposals must be carefully considered in order to ensure that their various amenity, environmental and transport related implications are acceptable. Amenity and environmental problems such as smell, noise, traffic congestion and parking difficulties may arise. Therefore, in considering planning applications, amenity issues will be considered as described in the following

two paragraphs and other Policies in this Local Plan will be referred to including Policy GC3 - Protection of Amenities and Policies TR2, TR11, TR12 and TR16 in the Transport Chapter. The advice of the District Council's Environmental Health Manager may be obtained and conditions may be imposed in any planning permission granted. Policy S7A of this Chapter refers to the use of conditions.

8.81 Government advice supports the protection of amenity ie. the pleasantness of place. Amenity has a number of aspects all of which are important to the quality of life and public health. Planning applications will therefore be assessed for the potential impact of the development proposed on existing amenities.

8.82 In the District Shopping Centre of Chalfont St Peter the Council will pay due regard to the protection of the amenities of residents and other users of the Centre and will expect proposed development to achieve a good standard of amenity which is commensurate with the Shopping Centre location with its existing degree of activity and the resultant environment. In assessing the impact of proposed development on amenity, the Council will take into account the characteristics of the proposed use, for example, potential for noise generation; creation of smells, fumes; likely number of customers; opening hours; proximity of car-parking; servicing arrangements, and compare these with the characteristics of existing land-uses in the vicinity of the application site. If there are likely to be significant increases in the levels of activity as a result of the characteristics associated with the use proposed which will detrimentally affect the amenities of residents and/or other users of the Centre, such increases will result in the refusal of Planning Permission.

8.83 Launderettes are not included in Class A1 Shop uses but are often found in shopping centres, attracting many customers. In considering applications for launderettes, the Council will pay particular regard to the amenity and environmental aspects, may take specialist advice from its Environmental Health Manager and may impose conditions in any planning permission granted to ensure good standards of amenity, particularly where residential property is situated above shop premises.

8.84 For the avoidance of doubt, Policy S5-CSP would also apply to the redevelopment of an existing shop unit where change of use to a non-retail use forms part of the development proposal.

Policy S6 - DELETED

Area For Safeguarding Retail Uses In Chesham Town Centre As Defined On The Proposals Map

Shopping Frontages In The Local Shopping Centres As Defined On The Proposals Map - Changes Of Use To, Or Between, Non - Class A1 Shop Uses On Ground Floors

POLICY S7

In the Local Shopping Centres as defined on the Proposals Map, the Council will aim to balance the proportion of Class A1 Shops to Non - Class A1 Shop uses in order to protect the shopping function and

Changes of use to, or between, non - Class A1 Shop uses will be permitted where the Council considers that the use proposed will make a positive contribution to, or will not detract from, the vitality and viability of that part of the shopping centre in which the proposed development is located. Uses which will be permitted are those which complement Class A1 Shop uses and attract people to the Centre by providing services direct to a large number of people, and which will not significantly harm the amenities of nearby residents and / or other users of the Centre.

In assessing applications, the Council will have regard to the following criteria:

(i) the number, type and distribution of non - Class A1 Shop uses already existing in that part of the frontage where the application premises are located. Within the frontage, the proportion of non - Class A1 Shop uses should not exceed about 50% and in any case should not dominate that part of the shopping frontage in which the application site is located. In the case of frontages in the Amersham Old Town and Chalfont St Giles Local Shopping Centres, the proportion of non - Class A1 Shop uses should not exceed 40% and in any case should not dominate that part of the shopping frontage in which the application site is located.

(ii) the characteristics of the proposed service or facility,

a) particularly its attraction for shoppers and other users of the centre;

and

b) its contribution to the character and appearance of the frontage in which the application site is located;

(iii) the size of premises to be occupied, especially the width of the frontages to the street;

(iv) the prominence of the premises for which change of use is sought;

(v) the effects on amenity, particularly with respect to the proximity of residential accommodation, opening hours, the potential for fumes, smell, noise and disturbance to residents and other users of the centre. These aspects need to be satisfactory if planning permission is to be granted.

(vi) the availability of rear servicing where this is practicable;

(vii) the traffic generation, highway safety aspects and car parking facilities. These aspects need to be satisfactory if planning permission is to be granted.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with and the Council may impose conditions in accordance with Policy S7A.

8.85 As described in paragraphs 8.1 to 8.7 the Council has made a positive committment to maintain and improve the attractiveness of all its town and village centres. Uses which are considered to add to the viability and or vitality

of the Local Shopping Centres will therefore be positively encouraged provided that they do not harm the amenities of residents and or users of the centre to a significant degree. The Local Centres are Amersham Old Town; Great Missenden; Little Chalfont; Chalfont St Giles; Prestwood and Holmer Green.

8.86 Policy S7 aims to maintain an adequate range of premises to accommodate both shopping and other services which meet the needs of the local communities. Various non-shop uses contribute to a centre's attraction and viability by providing services which are complementary to traditional shopping facilities. It is, nevertheless, important that a careful balance of uses is maintained. Uses in the "Financial and Professional Services Class -A2" and in the "Food and Drink Class -A3", as defined in the Town and Country Planning (Use Classes) Order 1987, will be acceptable in principle within these areas, since these uses primarily serve the visiting public and are part of the established shopping street scene. Other uses which will clearly contribute to the attraction of the Local Centres will also be acceptable subject to the provisions of the Policy. These uses include indoor sports and other leisure and community uses; hotels and other accommodation for visitors.

8.87 In terms of broad composition, the proportion of Class A1 Shop uses should not fall below about 50% in that part of the frontage in the vicinity of the application site. In deriving this percentage the Council will analyse the distribution of uses in terms of the Use Classes, and will "average" the number of units, the length of shopping frontages and the gross floorspace occupied by each Use Class. This should ensure the maintenance of a reasonable range of local shops and also allow for various other uses to be accommodated. There is a different criterion for the Local Shopping Centres of Amersham Old Town and Chalfont St Giles because there is already a relatively high proportion of non-A1 uses in these shopping centres and further loss of Class A1 Shop Uses could damage vitality and viability. When calculating percentage figures for a frontage, any residential properties falling within that frontage shall be considered as non-A1 uses.

8.87a The relevant frontage in any given case should relate to the characteristics of the proposed development and its relationship to other premises in the locality. For example, larger premises may require a longer length of frontage to be taken into account than smaller premises, given the potentially large impact such a development could have upon the vitality and viability of a wider area. Similarly, flexibility would be needed for applications relating to premises located on the end of a frontage, or where the premises has a frontage onto two different streets. When calculating percentage figures for a frontage, any residential properties falling within that frontage shall be considered as non-A1 uses.

8.88 To achieve an attractive balance of uses, Class A1 Shop Uses in prominent positions should be retained. For example, corner sites which often have display frontages larger than average. Non-shopping uses should be well dispersed, because concentrations could damage the attractiveness of the Centre. PPG6 (Revised) states that changes of use, can sometimes create new concentrations of single uses, which can cause local problems. "Larger" units with "longer" frontages than average will generally be expected to remain in, or revert to, Class A1 Shop use. Units with service access from the rear of premises are regarded as particularly suitable for shopping use.

PPG6 (Revised) Town Centres and Retail Developments. June 1996 paragraph 2.25

8.89 Whilst the benefits of new non - Class A1 shop uses are acknowledged, proposals must be carefully considered in order to ensure that their various amenity, environmental and transport related implications are acceptable. Amenity and environmental problems such as smell, noise, traffic congestion and parking difficulties may arise. Therefore, in considering planning

applications, amenity issues will be considered as described in the following two paragraphs and other Policies in this Local Plan will be referred to including Policy GC3 - Protection of Amenities and Policies TR2, TR11, TR12 and TR16 in the Transport Chapter. The advice of the District Council's Environmental Health Manager may be obtained and conditions may be imposed in any planning permission granted. Policy S7A of this Chapter refers to the use of conditions.

8.90 Government advice supports the protection of amenity ie. the pleasantness of place. Amenity has a number of aspects all of which are important to the quality of life and public health. Planning applications will therefore be assessed for the potential impact of the development proposed on existing amenities.

8.91 In the Local Shopping Centres the Council will pay due regard to the protection of the amenities of residents and other users of the Centre and will expect proposed development to achieve a good standard of amenity which is commensurate with the Shopping Centre location with its existing degree of activity and the resultant environment. In assessing the impact of proposed development on amenity, the Council will take into account the characteristics of the proposed use, for example, potential for noise generation; creation of smells, fumes; likely number of customers; opening hours; proximity of car-parking; servicing arrangements, and compare these with the characteristics of existing land-uses in the vicinity of the application site. If there are likely to be significant increases in the levels of activity as a result of the characteristics associated with the use proposed which will detrimentally affect the amenities of residents and/or other users of the Centre, such increases will result in the refusal of Planning Permission.

8.92 Launderettes are not included in Class A1 Shop uses but are often found in shopping centres, attracting many customers. In considering applications for launderettes, the Council will pay particular regard to the amenity and environmental aspects, may take specialist advice from its Environmental Health Manager and may impose conditions in any planning permission granted to ensure good standards of amenity, particularly where residential property is situated above shop premises.

8.93 The Policy would also apply to the redevelopment of an existing shop unit where change of use to a non-retail use forms part of the development proposal.

~~Use of Conditions in the District and Local Shopping Centres~~

~~POLICY S7A~~

~~In granting planning permission for developments in the District and Local Shopping Centres as defined on the Proposals Map, the Council may impose conditions in order to ensure that the proposals do not harm the viability and vitality of the Centre and the amenity of residents or other uses of the Centre. Such conditions may :-~~

~~(i) limit the use to which the premises may be put;~~

~~(ii) require the provision and maintenance of a shop window display;~~

(iii) limit opening hours;

(iv) ensure that the proposed development does not significantly harm amenities, for example by controlling noise, fumes or vibrations.

8.94 The Council has powers in law to include conditions in planning permissions where there is a clear land-use planning justification for doing so. Conditions which may be particularly relevant to developments in town and village centres are referred to in this Policy. However, the Policy is not exclusive, and other conditions may be used as required depending on the circumstances related to each development proposal.

8.94a The Circular 11/95 'The Use of Conditions in Planning Permissions' advises that if used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission (paragraph 2). Further advice regarding the appropriate use of conditions is contained in the same Circular. It is important that all planning conditions meet the tests set out in this Circular, in terms of their relevance, necessity, reasonableness and precision (paragraph 14). A condition should not be imposed if it cannot be enforced (paragraph 26).

8.95 The viability and vitality of the District's town and village centres is dependent upon a balance of appropriate and attractive land uses and activities. In some cases, the precise nature of a use may be of particular importance and the Council may use conditions in order to control the activity more closely. In deciding whether to use such a condition, the Council will have regard to the various considerations associated with each individual development proposal. For example, whilst planning permission may be granted for an Class A3 restaurant or cafe, in appropriate cases, a condition may be used to prevent subsequent change of use to Class A2 (financial and professional services) as these types of uses may not make such an important contribution to vitality and viability. Conditions may be used to restrict use as a hot food takeaway where this would be harmful to the amenities of residents and/or other users of the centre, or in terms of traffic implications. It may also be appropriate to use conditions relating to the use of a premises where planning permission is to be granted for a leisure use under Class D2 of the Use Classes Order, such as an indoor sports use. The reason for this is that the scale and character of the activity associated with the use could change without necessarily requiring planning permission.

8.96 The continuity of shopping frontages with their varied and changing window displays contributes to the character and interest of a shopping centre. Therefore, where non - retail uses are permitted, depending on the nature of the proposed use, conditions which require the provision and maintenance of a "shop" window display may be used. This would ensure that the new use maintains visual interest for the passing shopper.

8.97 The impact of a proposed use, such as a restaurant, upon residential amenities can be closely related to its hours of opening. Late opening times can be a particular problem if there are residents living close by. Conditions restricting opening hours may also be used in order to limit a premises to evening opening only, e.g. where an all-day use would not be acceptable in terms of traffic generation. Therefore it may be appropriate to use conditions relating to hours of opening. A range of other potential effects on amenity can be also be controlled by condition. For example, potential problems of noise can be alleviated by various conditions, including soundproofing. Smells and

fumes can be reduced by conditions relating to the use of ventilation and extraction equipment.

~~Chalfont St Giles As Defined On The Proposals Map - Changes Of Use On Ground Floors~~

~~POLICY S8~~

~~In the Local Centre of Chalfont St Giles as defined on the Proposals Map, no changes of use from Class A1 retail shops to any other use will be permitted unless the criteria in Policy S7 are complied with.~~

~~8.97a In Chalfont St Giles, the proportion of Class A1 uses is already below 60%. The Council will therefore resist any further changes of use from Class A1 shops to any other purpose in order to sustain vitality and attraction and as explained in paragraph 8.86, unless circumstances change and the criteria in Policy S7 can be complied with. This is to safeguard the important core of retail shops in the village centre, but also recognises the need for flexibility for changes of use in the future should the existing balance of uses change.~~

Uses On Upper Floors In District And Local Shopping Centres As Defined On The Proposals Map

POLICY S9

Where residential uses exist on upper floors in District and Local Shopping Centres as defined on the Proposals Map, and the loss is acceptable for reasons in accordance with Policy H9, the Council will permit change of use to uses in Use Classes A1, A2, or A3, C1, D1, D2, community uses as defined in Policies CSF1 and CSF2 and sui-generis uses which accord with clause (b) (i) in Policy H9. This clause does not apply to the Local Shopping Centres of Amersham Old Town and Chalfont St Giles.

With the exception of uses covered by Policies E1, E4 and CSF2, changes of use to residential use and changes of use between non-residential uses will be permitted on the upper floors in District and Local Shopping Centres.

In addition, the Council will have regard to;

a) the effects on amenity, particularly with respect to, the proximity of residential accommodation, opening hours, the potential for fumes, smell noise and disturbance to residents and other users of the centre. These aspects need to be satisfactory if planning permission is to be granted.

and

b) the traffic generation, highway safety aspects and car parking facilities. These aspects need to be satisfactory if planning permission is to be granted.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with.

8.98 In many parts of the District and Local Shopping Centres the predominant use on upper floors is residential. As described in paragraphs 8.1 and 8.2, people living in the Centres contribute to their vitality and viability by their presence and use of facilities both during the day and evening. However, the same paragraphs also refer to the benefits of a diversity of uses some of which could occupy upper floors. Therefore to support its revitalisation objectives, the Council will take a flexible approach to applications for changes of use and will accept the loss of residential accommodation in the circumstances set out in Policy H9. Changes of use to uses such as shopping, financial or professional services, restaurants, tourist accommodation or entertainment have the potential to add to the attraction of any of the District and Local Shopping Centres. Clause (b) (i) of Policy H9 provides that certain uses of this kind may be permitted. The first clause of Policy S9 does not apply to either Amersham Old Town or Chalfont St Giles because existing residential uses are an important part of their character and attraction. (See Policy S10 and related Paragraph 8.103).

8.99 Some Clauses in the Policy refer to Use Classes. The Town and Country Planning (Use Classes) Order 1987 provides the basis for deciding which changes of use will require planning permission. In the Order, uses are grouped together into a number of Use Classes. Class A1 refers to "Shops" which includes a wide variety of uses, for example, china and glassware; clothes; books; travel agents; hairdressers. Class A2 relates to "Financial and Professional Services" including banks; building societies; solicitors offices; insurance brokers, (but not health or medical services). Class A3 covers use for the sale of food or drink for consumption on the premises, or hot food for consumption off the premises and includes restaurants; cafes, tea rooms and pubs. Class C1 relates to hotels and boarding or guest houses and Classes D1 and D2 to various uses visited by the general public, for example, doctors or dentists surgeries, libraries, churches and public halls. Some uses are not in a Use Class. These are known as "Sui-generis" uses. Examples are taxi or car hire premises and theatres.

8.100 In some areas former residential units above shops may have fallen into disuse or storage areas become surplus to requirements. In such cases the Council will encourage their re-use for residential purposes. Government advice is that the occupation of flats above shops can increase activity in town centres and provide income to keep the upper floors of buildings in good repair. A national organisation has been set up with the aim of encouraging, and providing advice on, such schemes. In the spirit of this initiative, Policy H9 contains an exception which would allow for the loss of residential accommodation created since this Plan was first placed "on deposit" in May 1995. This is so as not to discourage owners from allowing temporary residential accommodation. The proposed use should be in the same use class as the use that existed before the temporary residential use.

PPG6 (Revised). Town Centres and Retail Developments. June 1996. Paragraph 2.13.

Living Over the Shop. Contact: Ann Petherick, LOTS, The Kings Manor, York YO1 2EP.

8.101 The loss of residential use on upper floors is also permitted by clause (b) (iii) of Policy H9, which allows the change of use from residential use where evidence can be given that the environment of the residential unit is

being seriously adversely affected by the activities of adjoining non-residential uses.

8.102 Where changes of use are proposed, the Council will also need to be satisfied that other Policies in the Local Plan can be complied with. Of particular importance are Policy CSF2 which prevents the loss of community facilities ~~and Policy E4 which prevents the loss of floorspace in business use. Attention should also be paid to Policy E1: additional floorspace in business use is only permissable on sites where business use already exists.~~

8.102a In certain circumstances, new uses on the upper floors may be appropriate in District and Local Shopping Centres. However, this is subject to consideration of their proximity to other residential or sensitive land uses and their likely amenity, environmental and transport related impacts. For example, such problems as traffic congestion, parking difficulties, fumes, smell, noise, and disturbance may arise. Therefore other Policies in this Local Plan will be referred to including Policy GC3 - Protection of Amenities and Policies TR2, TR11, TR12 and TR16 of the Transport Chapter. The advice of the District Council's Environmental Health Manager may be obtained and conditions may be imposed in any planning permission granted. Policy S7A of this Chapter refers to the use of conditions.

Residential Uses On Ground Floors In The Local Shopping Centres of Amersham Old Town And Chalfont St Giles As Defined On The Proposals Map

POLICY S10

The loss of existing residential accommodation on ground floors in the Local Shopping Centres of Amersham Old Town and Chalfont St Giles as defined on the Proposals Map will not be permitted, except in the circumstances outlined in Policies LB4 and CA3.

8.103 In the historic centres of Amersham Old Town and Chalfont St Giles, residential uses are mixed in amongst the shopping and service facilities. This mixture of uses is typical of "older centres" and is a distinctive characteristic which adds interest and charm and is important in attracting tourists. In the two Centres, both of which are designated Conservation Areas, many residential uses are in "listed buildings" and this is often the most appropriate use, well suited to maintaining the character of the buildings concerned. The Council will aim to retain the existing character in terms of the land use mix in these Centres, and will therefore generally resist change of use. Reference should be made to Policies LB4 and CA3 and the accompanying reasoned justifications for guidance relating to exceptions.

Changes Of Use On Ground And Upper Floors In High Street, Great Missenden As Defined On The Proposals Map

POLICY S10A

Within the area of High Street, Great Missenden as defined on the Proposals Map, the Council will permit:-

1. **Changes of use from uses in Use Classes A1, A2 or A3 to residential use on upper floors.**
2. **Changes of use from uses in Use Classes A1, A2 or A3 to residential use on ground floors provided that where the proposed change of use is from an existing Class A1 Shop use, it can be demonstrated by the applicant that Class A1 Shop use is no longer commercially viable,**
3. **Changes of use from residential use to uses in Use Classes A1, A2, A3, C1, D1, D2, community uses as defined in Policies CSF1 and CSF2 and sui-generis uses which accord with clause (b) (i) in Policy H9 on ground and/or upper floors, subject to the following:-**

a) The Council will have special regard to;

(i) the effects on amenity, particularly with respect to, the proximity of residential accommodation, opening hours, the potential for fumes, smell, noise and disturbance to residents and other users of the centre.

and

(ii) the traffic generation and highway safety aspects and car parking facilities.

Both these aspects (i and ii) need to be satisfactory if planning permission is to be granted.

b) In the case of A2 and A3 uses, the Council may impose conditions, as appropriate, requiring the provision and maintenance of a shop window display; limiting opening hours, or controlling noise, fumes or vibrations or any other condition to ensure that the proposed development does not significantly harm the amenities of residents and or other users of the High Street.

4. With the exception of uses covered by Policy ~~E1, E4 and~~ CSF2, changes of use between non-residential uses, subject to clauses 3(a) and 3(b) above.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with and the Council may impose conditions ~~in accordance with Policy S7A.~~

8.104 In Great Missenden the village centre has been split into two areas for the purposes of planning policy. As a reflection on the existing physical character and nature and distribution of land-uses, the Local Shopping Centre of Great Missenden identified for Policy S1 is centred on Station Approach. This contains the village supermarket and has continuous frontages of shops and other commercial premises. It functions as the local service centre providing for day to day needs. The shops and commercial uses benefit from concentration in a specific area as this is convenient and attractive for customers.

8.105 In contrast, the High Street has a pronounced historic character with mainly 18th and 19th Century buildings, several of which are "listed buildings", and is a designated Conservation Area. In terms of land uses, the High Street contains a traditional historic mix of shops and other businesses, restaurants, pubs and houses. Housing is more concentrated at the southern end. The historic environment is important in attracting shoppers many of whom are seeking distinctive high quality products. Many shops promote either a “niche” or individualistic product range. This results in consumers using this part of the village centre for a leisure experience rather than as an essential place to visit when wishing to purchase basic household goods. There is a notable tourist presence in the village. These are characteristics and assets, which, when combined with other measures, are capable of making a positive contribution to increasing activity.

Great Missenden Revitalisation Marketing Project. Final Report. October 1996. Pages 13-14 and 16-19.

8.106 In the recent past with the sustained competition from larger centres, the effects of downturns in the economy generally and the Uniform Business Rate, the profitability of small shops has often been eroded. This was

evidenced in Great Missenden by prolonged vacancies in premises especially in the southern part of the High Street. The Council responded by introducing a separate policy for the High Street area enabling changes of use which are not permitted in the Local Shopping Centre on Station Approach. However, the potential for changes of use to housing with fragmentation of the shopping frontages has led to concerns from the trading community and does not support the investment made by some traders in Great Missenden, the District Council and Thames Valley Enterprise Ltd in the Marketing Project aimed at generally increasing trading activity in the village. Various measures have been and continue to be put into effect as a result of the Project and it is considered that planning policy should not undermine the various initiatives to improve the trading position. The Policy therefore incorporates flexibility, but with a balancing control aimed at restraining the loss of existing Class A1 Shops.

8.107 The Policy seeks to enable new Class A1 shops to be set up, by allowing for the loss of housing accomodation in accordance with Policy H9, clause (c). This gives the opportunity for the development of specialist shops in the historic environment attractive to both local people and tourists and supported by venues to eat out in the various pubs and restaurants. These specialist attractions are the ones most likely to be commercially viable.

8.108 Conversely, the existing shops are part of the attraction of the High Street as a contributor to the mixed character and historic environment. They also provide local and tourist facilities and help to support other businesses by drawing potential customers into the area. Changes of use of Class A1 Shops to non-shop uses will therefore be resisted unless it can be shown by applicants that Class A1 Shop use is no longer commercially viable. This particularly applies to the ground floor locations which have the greatest drawing potential for customers from passers-by in the street. The Council will expect a full marketing exercise to be carried out over a reasonable period of time and will wish to see business accounts. If satisfied on the viability issue, planning permission for change of use will be given as the Council considers that empty properties are a wasted asset which will only deteriorate without maintenance and have adverse effects on adjoining properties by giving a run-down appearance to the area. Although a change of character may result from a flexible policy for change of use, with loss of the characteristic mix, this prospect needs to be balanced against the opportunity to secure full economic uses of properties and so contribute to conserving the physical fabric of the area.

8.109 In common with its Policies for the District and Local Shopping Centres; the Council wishes to give opportunities for a wide diversity of uses to help bring people into the High Street. Hence the range of Use Classes set out in clause 3 of Policy S10A. The Town and Country Planning (Use Classes) Order 1987 provides the basis for deciding which changes of use will require planning permission. In the Order, uses are grouped together into a number of Use Classes. Class A1 refers to “Shops” which includes a wide variety of uses, for example, chemists; bakeries; clothes; books; post offices; travel agents; hairdressers. Class A2 relates to “Financial and Professional Services” including banks; estate agents; insurance brokers, (but not health or medical services). Class A3 covers use for the sale of food or drink for consumption on the premises, or hot food for consumption off the premises and includes restaurants; cafes, tea rooms and pubs. Class C1 relates to hotels and boarding or guest houses and Classes D1 and D2 to various uses visited by the general public, for example, libraries, churches and public halls. Some uses are not in a Use Class. These are known as “Sui-generis” uses. Examples are laundrettes and taxi or car hire premises. The reasoned

justification accompanying Policy S9 is also relevant and paragraphs 8.98-8.102a should be referred to.

8.110 With regard to Clause 4 and the last clause of the Policy where changes of use are proposed, the Council will also need to be satisfied that other Policies in the Local Plan can be complied with. Of particular importance are Policy CSF2 which prevents the loss of community facilities ~~and Policy E4 which prevents the loss of floorspace in business use. Attention should also be paid to Policy E1: additional floorspace in business use is only permissable on sites where business use already exists.~~

8.111 Whilst the benefits of new non - Class A1 shop uses are acknowledged, proposals must be carefully considered in order to ensure that their various amenity, environmental and transport related implications are acceptable. For example, such problems as smell, noise, traffic congestion and parking difficulties may arise. Therefore, in considering planning applications, amenity issues will be considered as described in the following two paragraphs and other Policies in this Local Plan will be referred to including Policy GC3 - Protection of Amenities and Policies TR2, TR11, TR12 and TR16 in the Transport Chapter. The advice of the District Council's Environmental Health Manager may be obtained and conditions may be imposed in any planning permission granted.

8.111a Government advice supports the protection of amenity ie. the pleasantness of place. Amenity has a number of aspects all of which are important to the quality of life and public health. Planning applications will therefore be assessed for the potential impact of the development proposed on existing amenities.

8.111b In the Policy S10A area the Council will pay due regard to the protection of the amenities of residents and other users of the Centre and will expect proposed development to achieve a good standard of amenity which is commensurate with the High Street location with its existing degree of activity and the resultant environment. In assessing the impact of proposed development on amenity, the Council will take into account the characteristics of the proposed use, for example, potential for noise generation; creation of smells, fumes; likely number of customers; opening hours; proximity of car-parking; servicing arrangements, and compare these with the characteristics of existing land-uses in the vicinity of the application site. If there are likely to be significant increases in the levels of activity as a result of the characteristics associated with the use proposed which will detrimentally affect the amenities of residents and/or other users of the area, such increases will result in the refusal of Planning Permission.

8.112 The continuity of shopping frontages with their varied and changing window displays also contributes to the character and interest of a shopping centre. Therefore, depending on the nature of the use, the Council in granting planning permission for non-retail uses may impose conditions which require the provision and maintenance of a "shop" window display in order to maintain visual interest for the passing shopper. Policy S7A of this Chapter refers to the use of conditions.

Shop Fronts Throughout The District

POLICY S11

The Council will require a high standard of design in shop fronts. In assessing applications, the Council will have regard to the scale, proportions, design details and materials of the shop front in relation to the building into which it is proposed to be installed. The Council will grant planning permission provided that the shopfront proposal conforms with the principles set out in the District Council's design guide on shopfronts which is included in this Local Plan as an Annex.

In Conservation Areas, new shop fronts will be permitted provided that the special character or appearance of the area is preserved or enhanced. In any case where an existing shopfront does not contribute to a Conservation Area's special architectural or historic interest and a replacement shopfront is proposed, the replacement shopfront should be designed to accord with the special character or appearance of the Conservation Area in which the shopfront is located.

In Conservation Areas and on Listed Buildings, the Council will not permit the loss of shop fronts which have special architectural or historic interest.

This Policy applies to any premises containing a shop front throughout the District.

Other Policies in this Local Plan should also be complied with.

A Guide to Planning A New Shopfront and Its Signs. Chiltern District Council. January 1993. See Annex to this Plan.

8.113 Shop fronts make a significant visual impact in the street scene wherever they occur and in shopping centres in particular, can strongly influence the character and attraction of such centres. A good appearance, which is well related to the scale, design and materials of the building in which the shop front is to be installed, is therefore of considerable importance. Detailed design guidance is contained in the Council's design guide which is reproduced as an Annex to this Local Plan and which it is recommended should be referred to. Shop fronts are found not only on retail premises but also on other premises mainly located at ground floor level such as estate agents, building societies, banks, insurance offices, etc. The policy will therefore apply to any type of premises containing a shop front. The Council will be particularly vigilant with regard to proposals relating to "listed buildings" and buildings in Conservation Areas to ensure the historic interest is maintained. New shop fronts on buildings in Conservation Areas should preserve or enhance the character or appearance of the area. Policies LB1 and CA1 in the Historic Heritage Chapter and Policy GC14 in the General Criteria chapter should also be referred to.

Environmental and Transport Aspects of Development

8.114 As with industrial and business development, environmental, car parking and servicing considerations are important in achieving development which relates well both to its immediate surroundings and the wider locality in which it is situated. In the District and Local Shopping Centres, the provision of adequate car parking and proper servicing facilities for delivery and service vehicles are vital to the safe and efficient functioning of the Centres and a significant part of the attraction to shoppers. In all Centres, residential accommodation is in close proximity to shops, and the Council will therefore be concerned to achieve compatibility between adjoining land uses. Reference is made to these issues in Policies S5 - CH; S5 - AH; S5 - CSP; S7; S7A; S9 and S10A and accompanying reasoned justifications. Also, Policies in the General Criteria and Transport Chapters cover environmental

and transport aspects of retail development and will be applied as considered relevant by the Council when an application is submitted.

Rear Servicing In Chesham And Amersham-on-the-Hill District Shopping Centres As Defined On The Proposals Map

POLICY S12

It is the Council's aim to maximise the extent of rear servicing provision and operational car parking, in Chesham Town Centre for properties fronting or adjoining the streets in which pedestrians have priority and in Amersham-on-the-Hill along the two main shopping streets of Hill Avenue and Sycamore Road.

In this context, within each District Shopping Centre as defined on the Proposals Map, existing development will not be allowed to expand and no alternative uses will be permitted in situations where this aim would be prejudiced. In redevelopment proposals the Council will require rear servicing facilities to be provided and where appropriate, provision to be made for the improvement of servicing to existing premises.

Where development proposals are acceptable in accordance with this Policy, other Policies in this Local Plan should also be complied with.

8.115 In Chesham the Council wishes to see the continuance of the principle established in the Chesham Town Centre and Waterside Local Plan (May 1987) which seeks to protect open land behind the buildings in the High Street and Broadway so as to maximise the potential for rear servicing and for the provision of a minimum amount of car parking to permit vehicle movements essential to businesses at properties consistent with the pedestrian priority scheme in the street. In some cases the only way in which rear servicing of one property can be achieved is by a right of way over a second property being negotiated or purchased. Development at the rear of the second property would jeopardise this achievement. Although a number of properties now have rear-servicing potential as a result of the Council's policy, there are others which require safeguarding still.

8.116 There is no firm plan to achieve pedestrian priority in either Sycamore Road or Hill Avenue in Amersham on the Hill. However, this remains a long term option which it is considered would enhance the vitality and viability of the District Shopping Centre. However, as is the case in Chesham Town Centre, the effect of pedestrian priority and any landscaping and street furniture improvements that could be made to improve the street scene, is spoilt by the need to allow for access. Access to the shopping centre is still required for refuse lorries and vehicles making deliveries which need to approach the shop frontages. The Policy therefore aims to retain sufficient open land at the rear of properties fronting the two shopping streets to maintain potential for the provision of rear servicing and a minimum amount of car-parking for essential business purposes, ie. operational parking. It is considered that, as in Chesham, when any proposals for redevelopment are submitted to the Council, the opportunity should be taken to provide for rear servicing and also for parking for those vehicles which are used in the course of business, where it is possible to do so.

Small Scale Shopping Developments Outside District And Local Shopping Centres In Built-Up Areas Excluded From The Green Belt

POLICY S13

In other parts of the built-up areas excluded from the Green Belt and lying outside of the District and Local Shopping Centres identified in Policy S1, the Council will grant planning permission for new small scale retail shopping developments in locations where a local need can be demonstrated. Small - scale is defined as a gross floor - space not exceeding 200 square metres.

In the case of existing shops, existing Class A1 uses should be retained and changes of use or redevelopment for any other purpose will not be permitted, apart from changes of use to residential use, where it can be shown that a retail shop, particularly one selling convenience goods, is no longer commercially viable.

This Policy does not apply in the Policy S10A area at Great Missenden.

Other Policies in this Local Plan should also be complied with.

8.117 Small groups of shops or small individual shops in the built up areas outside the District and Local Shopping Centres will be acceptable, provided the criteria listed in Policy S13 can be met, since such shopping developments will mainly cater for everyday needs. By providing primarily convenience goods, for example, food, drink, newspapers, confectionery and tobacco, small local shops provide an important local service without damaging the viability and vitality of the main shopping areas.

8.118 Shops in small groups, or isolated shops, exist in various places in residential areas of the District. The maintenance of such shops for day to day needs within reasonable walking distance is of considerable importance to those households who do not have a car and to those unable to travel far from home. They are valued by others for emergency and "top-up" shopping. The retention of local shops is also seen as important to the Government to

A convenience shop within a residential area
Berkeley Stores, Berkeley Avenue, Chesham

reduce the need for travel. Unless evidence is produced that there is insufficient market demand for such shops to continue to be commercially viable, the Council will resist the loss of such shops and not permit changes of use. Class A2 uses will be firmly resisted, being more appropriately located in the main and local centres. Also, Class A3 uses such as take-aways will not be permitted in these areas as they are often associated with smells, noise and fumes which would be inappropriate in a residential area. In some situations, Class A1 uses may not remain a viable commercial proposition and in these cases, change of use to residential will be appropriate.

Other Shopping Developments Outside District And Local Shopping Centres In Built-Up Areas Excluded From The Green Belt

POLICY S14

In other parts of the built-up areas excluded from the Green Belt and lying outside of the District and Local Shopping Centres identified in Policy S1, other retail developments (with a gross floor-space in excess of 200m^2) will not be acceptable unless all of the following criteria are met:-

i) **the proposed development does not conflict with any of the shopping policies in the adopted Buckinghamshire County Structure Plan 1991 -2011.**

ii) **the proposed development will not harm the vitality or viability of any existing District or Local Shopping Centre;**

iii) **the proposed development cannot be physically accommodated on a suitable site within a District or Local Shopping Centre as identified on the Proposals Map. Where this is so, the Council will apply the sequential test to proposed development requiring edge of centre sites to be considered as the next preference, and only if no such sites are demonstrably available and suitable in planning terms, will out of centre sites be considered in the context of this Policy;**

iv) **the proposed development will be readily accessible by a variety of means, including public transport; and on foot and by cycle from adjacent residential areas;**

v) **the highway network will be capable of accommodating the additional traffic generated by the proposed development;**

vi) **the proposed development will not add significantly to the number or length of car trips made for shopping purposes;**

vii) **the proposed development will not be on land which is identified for some other purpose on the Proposals Map in this Local Plan;**

viii) **the proposed development will not result in a net loss of existing dwellings or residential land, contrary to Policy H9; or of land last used for business, industrial or storage or distribution purposes, contrary to Policy E4; or be contrary to Policy CSF2.**

Other Policies in this Local Plan should also be complied with.

PPG6 (Revised)Town Centres and Retail Developments. June 1996

8.119 Larger-scale shopping developments located outside of the existing shopping centres could result in the diversion of trade from those centres and be contrary to the objectives set out by the Government in PPG6 (Revised). Government Guidance requires that a sequential approach be taken in the search for sites for larger- scale retail developments. The sequential approach means that the first preference for retail development should be on sites within District and Local Shopping Centres, then sites which are on the edge of such centres and lastly, only if no such sites are available, or are not suitable in planning terms, out of centre sites can be considered against the criteria in the Policy. “Edge of Centre” means, “a location within easy walking distance (ie 200-300 metres) of the primary shopping area, often providing parking facilities that serve the centre as well as the store, thus enabling on trip to serve several purposes.” “Out of centre” means, “A location that is clearly separate from, a town centre, but not necessarily outside the urban area.” Development of edge of centre and out of centre sites is covered by Policy S14, while other policies in the Shopping Chapter relate to retail developments within the identified shopping centres. Criteria (i) to (iii) in the Policy reflect the guidance in PPG6 (Revised) and aim to ensure that any larger - scale retail development will not have a harmful effect on existing centres.

Paragraphs 1.1 to 1.3 and Section 4.
Paragraphs 1.8 to 1.17

PPG6 (Revised)Town Centres and Retail Developments. June 1996 Annex A.

8.120 The Government is seeking to reduce the amount of car travel; this is reflected in criteria (iv) and (vi). Criterion (v) is to achieve the safe and efficient operation of the highway network and control the impact of traffic on the environment. In view of the shortage of land for all forms of development within the built -up areas of this District, criteria (vii) and (viii) seek to prevent retail developments on land or in buildings which are used or allocated within the Local Plan for other purposes. This approach reflects a carefully considered balance between competing land-use demands in a District highly constrained by Green Belt and AONB designations. Reference should also be made to the reasoned justification accompanying the Policies referred to in clauses (vii) and (viii).

PPG6 (Revised)Town Centres and Retail Developments. June 1996 Paragraph 4.9 - 4.11

PPG6 (Revised)Town Centres and Retail Developments. June 1996 Paragraph 3.23.

Environmental and Transport Aspects of Development

8.121 The same considerations as those referred to in paragraph 8.114 apply to the developments covered by Policies S13 and S14. Reference should therefore be made to the General Criteria and Transport chapters for further policy guidance.

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9. TRANSPORT

Introduction

9.1 The planning of transport and the planning of land-use should be closely related. While the District Council plays a major part in land-use planning, most transport planning is undertaken by other agencies such as the County Council, bus and railway operators, Railtrack plc and the Department of Transport. Taxation policy set by the Treasury also has a powerful influence on transport policy. Due to the involvement of other agencies, this Transport chapter of the Local Plan contains policies and proposals which are the responsibility of other agencies, but which have a bearing on land-use planning.

9.2 As highway and strategic planning authority, the County Council's policies on land-use and transport are of special importance. The County Council seeks to match demand to capacity within the towns of Buckinghamshire rather than expanding the capacity of roads within towns to meet the demand. However, on inter-urban journeys the County Council is committed to maintaining and improving the network of Primary Routes and other A roads. The County Council supports public transport by subsidising certain bus routes and publishing timetables. The County Council also supports use of buses by using traffic management measures where appropriate to reduce the delays to buses caused by traffic congestion. The County Council, in consultation with the District Council, cyclists, cycling groups and Parish Councils, is working to establish a strategic cycle network in Buckinghamshire in order to encourage an increase in journeys to work by cycle. The general strategy has been established but the identification and selection of routes in Chiltern District is still in progress.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies TR1 and TR8.

9.3 The District Council has only limited responsibilities for transport planning. It provides public car parks, and controls car-parking provision and the highway aspects of most development proposals. It also funds concessionary bus fares, and comments on proposals by transport and highway authorities. Most road transport matters are the responsibility of Buckinghamshire County Council as Highway Authority.

Reduction Of The Environmental Impact Of Transport Throughout The District

POLICY TR1

All major development and, as far as is practicable, all other development should be located in areas which are served by public transport.

Where development proposals are acceptable in accordance with this Policy, other policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

9.4 Road transport is a major source of greenhouse gases and pollution. The main reason for this is that, at least in the passenger sphere, it tends to be an inefficient user of energy. Whilst small engine cars are relatively efficient when fully occupied, the single occupancy of cars consumes a lot of fuel per passenger (see table below). Private motorised transport causes other problems in that it takes up a lot of land, creates visual intrusion and is a hindrance to movement by less-polluting means.

Energy Consumption for Different Passenger Transport Modes at Different Occupancy Rates

MODE		OCCUPANCY			
MJ/passenger km		25%	50%	75%	100%
Petrol Car	< 1.4 litres	2.61	1.31	0.87	0.62
	1.4 - 2.0 litres	2.98	1.49	0.99	0.75
	> 2.0 litres	4.65	2.33	1.55	1.16
Suburban Electric Train		1.05	0.59	0.35	0.26
Bus		1.17	0.58	0.39	0.29
Mini-bus		1.42	0.71	0.47	0.35
Boeing 727 Aircraft		5.78	2.89	1.94	1.45

Source: Commission of the European Communities (1992) "The Impact of Transport on the Environment" (Commission (92) 46 quoted in "Reducing Transport Emissions Through Planning", DOE 1993

9.5 It is Government policy that development plans should aim to reduce the need to travel, especially by car, by influencing the location of different types of development relative to transport provision and fostering forms of development which encourage walking, cycling and public transport use. The Structure Plan, in Policy EN1, reflects the need to reduce the demand for travel and energy generally and seeks to enable public transport to serve an increasing share of the residual demand. Not all the aspects of Policy EN1 are relevant to a restraint area because large areas of development, such as new housing in neighbourhoods, are not proposed here. However, Local Plan

PPG13. Transport. March 1994. Paragraph 1.7.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy EN1.

~~Policy TR1 will apply particularly to new trip attracting development which it is most important to locate satisfactorily.~~

~~9.6 The role of land use planning in reducing the environmental impact of transport is limited, especially in a restraint area, by the fact that the number of new developments each year is small compared with the existing stock. However, the current pattern of activities in south Buckinghamshire arose during a period of rapid construction in the 1950s, 1960s and 1970s and this pattern has implications for the kind of transport that can serve it. It is important that such new development as does take place marginally contributes to the concentration of activities.~~

~~9.7 While land use planning alone will not bring about changes in vehicle usage, it should be recognised that other Government policies, such as fuel duty and maybe road pricing, are likely to bring the perceived cost of private travel more in line with its real cost. If this happens, it will be necessary for the form of towns and villages to be, as far as is now practicable, more suitable for those people who wish to use public transport and for those firms which seek to run it.~~

~~Ever increasing traffic is threatening country lanes in the Chilterns. Policies TR1 and TR2 are aimed at reducing the volume of traffic and diverting traffic to suitable routes.~~

~~BLACKWELL HALL LANE near Chesham~~

Highway Aspects Of Planning Applications Throughout The District

POLICY TR2

With regard to the highway aspects of planning applications, proposed development should accord with the following principles if planning permission is to be granted:

1. **Satisfactory access onto the existing highway network should be provided. Wherever possible, access should be taken from the lowest category of road appropriate to the development. In general, access will not be permitted onto the primary road network, or routes designated as "routes of more than local importance".**
2. **The highway network in the vicinity of the development site should have the capacity to accept the additional flow of traffic generated by that development without significantly exacerbating any existing overloading or other traffic related problems.**
3. **Traffic of excessive volume, size or weight will not be accepted on unsuitable roads, including rural lanes or in conservation areas or residential areas.**
4. **Standards of road safety for all users should, at minimum, be maintained and where appropriate, improved.**

Other policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

9.8 In considering planning applications, the Council will take into account the safe and efficient operation of the highway network and have regard to the impact of traffic on the environment. For these purposes the District Council consults the County Council (the Highway Authority) when it receives certain types of planning applications. For other applications, highway advice is given by the District Engineer. The County Council has set out in an Appendix to the Structure Plan the principles which it wishes to see included in Local Plans. Various policies in this chapter address these principles including this policy and Policies TR3, TR11, TR12, TR14, TR15 and TR16.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996 Appendix.

Access And Road Layout Throughout The District

POLICY TR3

The highway access and layout arrangements of proposed developments should be in accordance with the Residential Road Layout Standards adopted by Buckinghamshire County Council and current policy guidance from the Department of the Environment, Transport and the Regions, or such other documents as may replace them.

Off-site highway improvements may be required in some circumstances to permit development proposals to be implemented satisfactorily. In these circumstances developers will be expected to enter into an appropriate planning obligation with the local highway authority to contribute towards the cost of any necessary works.

Other policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

9.9 Junctions are the scene of a disproportionate share of road accidents. The construction of a highway access creates an additional junction on the highway and it is necessary that this is undertaken in the safest manner practicable. Accesses should be sited in places where they are visible to traffic on the main road. The proliferation of accesses on faster roads will not be supported. As far as traffic leaving the access is concerned, there must be sufficient visibility to the left and the right. The length of clear view required is a function of the main road speed. The County Council's Residential Road Layout Standards, along with current policy guidance from the Department of the Environment, Transport and the Regions, or such other documents as may replace them, will be applied, as appropriate, to development proposals.

Residential Road Layout Standards 1986. Buckinghamshire County Council.

PPG13. Transport. March 1994. Paragraphs 6.4 & 6.7 and Annex D.

9.10 It is in the general interest of the users of properties that the roads and paths within a development are safe to use and provide for the needs of all highway users. Again the County Council's standards are important as the County Council is responsible for adoption of estate roads.

9.11 In certain cases, off-site highway improvements will need to be carried out in order to accommodate in a satisfactory manner the additional traffic likely to be associated with the development proposals.

PPG13. Transport. March 1994. Paragraphs 6.12 to 6.14.

Crossrail - Great Missenden, Amersham, Little Chalfont, Chesham

PROPOSAL TR4

London Underground, British Rail and Railtrack propose an upgrading of the existing railway routes shown on the Proposals Map to provide a regional express railway linking Aylesbury, Amersham and Chesham with the West End, City of London and Essex.

9.12 The Central London Rail Study 1989 identified the Central Line on the London Underground as a point of serious congestion and made proposals for reducing over-crowding on the route between the West End and Liverpool Street. These proposals have been tied into a scheme for "overground" trains from Buckinghamshire and Berkshire to run in a tunnel under Central London and out into Essex along existing British Rail lines. It has the added advantage of reducing congestion at Liverpool Street where it is currently necessary to change from overground to Underground to continue westward journeys. Trains would emerge from the Crossrail tunnel west of Paddington and run largely over existing overground lines to Reading and Aylesbury. They would be powered by electric motors receiving current from overhead lines. It would be necessary for a number of bridges within the District to be raised to permit the wires to pass underneath.

Details of the Crossrail scheme can be obtained from the Crossrail Project Team, 1st floor, 30 The South Colonnade Canary Wharf London E14 5EU

9.13 The policy of the Conservative government in office until May 1997 was that this scheme would have to take its place behind the Channel Tunnel Rail Link and the Thameslink 2000 Project and that it would be likely to require a substantial contribution from the private sector. The project has been referred by the present government to Railtrack for an opinion on how it might be progressed. Among projects for improving public transport in London the Crossrail scheme is one of the ones whose design has reached an advanced stage.

Crossrail Development At Chesham Station

PROPOSAL TR5

Land at Chesham Station is identified on the Proposals Map for a regional express railway station and associated access and inter-change facilities including a car park.

9.14 Crossrail trains would be longer than the London Underground trains which use Chesham Station at present. Therefore it is proposed that the station platforms be extended northwards onto land now used for the coal yard and station car park. The car park is owned by London Underground and leased to and managed by Chiltern District Council. The District Council will continue to make firm representations with the object of ensuring that all parking spaces lost by the development will be replaced and that sufficient extra spaces are provided to cater for the growth in traffic generated by the improved train service. The Council will make it clear that replacement and

~~additional car parking spaces should be provided within the area of Proposal TR5 on the Proposals Map, or on an immediately adjoining site.~~

Extension Of Sycamore Road Car Park, Amersham

PROPOSAL TR6

Land is identified on the Proposals Map for an extension to the public car park at Sycamore Road, Amersham.

9.15 Land at the rear of 43-61 Rickmansworth Road, Amersham, is the only sizeable and convenient area of land remaining on which the existing car park could be extended. The land is ideally located for both additional car parking and improvements to rear servicing, being very close to the shopping centre and adjoining the pedestrian route linking the car park with the main shopping street. Opportunities to acquire surplus rear garden land are being taken where such land is offered for sale, with a view to extending the car park when required in the longer term.

Traffic-Calming Scheme, Amersham Old Town

PROPOSAL TR7

A traffic-calming and streetscaping scheme in Amersham Old Town is being carried out by the County and District Councils in the area shown on the Proposals Map.

9.16 A by-pass of Amersham Old Town was opened in 1987. However, until 1997 Amersham High Street remained attractive to through traffic because it is wide and straight and less prone to congestion than the by-pass. In May 1997 6421 vehicles a day used the High Street on average and 14460 used the Broadway. This compares with 29593 using the by-pass. Speed checks in 1994 indicated that many vehicles (76%) exceeded 30 miles per hour. The speed and volume of traffic not only reduces safety for road users, but also detracts from the special character and appearance of the Amersham Conservation Area. The speed of traffic is the major contributor to the 54 reported injury accidents in Amersham Old Town between 1987 and 1997. The traffic-calming and streetscaping scheme is intended to reduce the volume and speed of traffic and to retain on-street parking. Its design has been the subject of close consultation with local residents and traders and takes full account of the need to conserve the special qualities of the Conservation Area. Parts of it have already been completed, and a further element, the closure of the High Street at Sharedeloes roundabout, was implemented in June 1997 on an experiemental basis. The performance of this road closure is being closely monitored and the final form that the overall scheme will take has not yet been determined.

Buckinghamshire County Council surveys, October 1994 and May 1997

Buckinghamshire County Council Figures. September 1987 to June 1997.

Provision Of Public Car Parking, Former UBM Pratt Site, Chesham

POLICY TR8

In any redevelopment scheme for the former UBM Pratt site as identified on the Proposals Map, the Council will require a minimum of 70 car parking spaces to be provided and made available permanently for public use. These 70 spaces are in addition to the car parking spaces which will be required in connection with any redevelopment on the site.

Redevelopment proposals should also comply with other policies in this Local Plan.

9.17 The construction of the Chesham Inner Relief Road (St Mary's Way) was the main proposal in the Chesham Town Centre and Waterside Local Plan adopted in 1987. Widening the road involved the loss of 70 public car parking spaces. There is land at present used as a temporary car park on the former UBM site which is well related to the shopping centre in terms of safe and convenient access. This would make an optimum location on which to replace these lost spaces. The Council has allocated finance to contribute

~~to the cost of this car park. The 70 public parking spaces are expected to form part of any redevelopment of the site and other parking will be required in accordance with the Vehicle Parking Standards in Policy TR16 for the type of development which is proposed.~~

Proposal for a Footpath between the Public Parking Spaces and the High Street

9.18 If the redevelopment the subject of Policy TR8 is carried out, it would be advantageous in terms of easy access and convenience for a direct footpath link to be provided between the public car parking spaces and the High Street shopping area. This would contribute to the attraction and vitality of this part of Chesham's shopping centre. The Council expects that the provision of this link would be commercially attractive to a developer of the site as it would cause people to walk past the shops that would be provided. The Council will draw developers' attention to the possibilities when negotiating the details of schemes.

Land North-West Of Water Meadow Car Park, Chesham

POLICY TR9

Part of the land to the north-west of Water Meadow Car Park may be used for additional car parking spaces if a need is identified and proven.

If a need is proven and the development proceeds, a sufficient proportion of the existing amenity area should remain to ensure that:

(i) the amenity of adjoining residents is safeguarded;

(ii) the car park is visually integrated with the adjoining curtilages, both residential and open space;

and

(iii) the contribution of the existing amenity area to the setting of the car park within the Conservation Area is maintained.

The existing landscaping should be supplemented to enhance the character of the Conservation Area and to achieve a predominantly wooded character for the remaining amenity area.

In the meantime, and in any case if a need for car parking is not proven, the land will be available to the public for use as an open space and will be regularly maintained by the Council to a standard appropriate for open space in a Conservation Area.

If the development proceeds, other policies in this Local Plan should be complied with.

9.19 The Council is not able to assess accurately the need for car parking in Chesham Town Centre over the whole Plan Period. It is too early to gauge to what extent national policy on the reduction of private travel will reverse previous increases in vehicle ownership and use. However, it is part of the Council's strategy to reduce the impact of transport (Policy TR1) that retail and other trip-attracting development should be concentrated in locations accessible to public transport. This requires that town centres such as Chesham are kept attractive to customers who are currently largely car-borne. In view of the uncertainties surrounding parking demand, it is prudent to make provision for a possible increase in town centre parking, even if it is not ever taken up or it is eventually taken out of use as private car trips decline.

9.20 One possible location for providing extra car parking spaces, should these be needed, would be on land to the north-west of the existing car park at Water Meadow. The District Council owns this land. In the 1987 Plan this area was proposed for public open space. The public has had access to the land but it has not been landscaped. In 1990 the Council carried out a survey of open space needs within Chesham. This shows that as a whole the town is well provided with open space. The area around Water Meadow is particularly fortunate. There is a local public open space at Wright's Meadow (0.3 ha) and also none of the residential area west of the town centre is more than half a mile from the town park (Lowndes Park) and much of it is within a quarter of a mile.

Water Meadow Car Park

9.21 The land north-west of Water Meadow Car Park is a prominent site in the Chesham Conservation Area. It backs onto houses in Church Street which are in close proximity. Nearly all these properties are listed buildings whose settings require protection from adverse impacts. To the south the site is bordered by the open space of Wright's Meadow. For these reasons, should it be found necessary to construct a car park extension on this land, very careful consideration should be given to the design so that it blends in well with the existing area. In establishing the integration of any additional parking spaces in the Conservation Area, sufficient land should remain adjoining the Church Street properties to safeguard the amenity of the residents and to maintain the setting of the car park. Landscaping should be included in the design to enhance the character and appearance of the area.

9.22 Before making an assessment of car parking requirements, the Council considers that there should be a reasonable period for the pattern of demand for car parking to settle down following completion of pedestrianisation, the provision of car parking in association with the Waitrose supermarket and the possible addition of public car parking on the former UBM Pratt site. An accurate analysis can then be made to identify any shortfall in capacity. In the meantime the land should be put to a positive use. This cannot include built development of any kind, but continued use as public open space would be compatible with the reservation of the land for possible car parking use. The prominence of the site within the Conservation Area requires its appearance to be of high standard and therefore maintenance will be carried out. Should a need for extra car parking not be demonstrated, the land could remain in open space use. The Council will review the situation should this prove to be the case.

Riverside Walk, Duck Alley, Chesham

POLICY TR10 - POLICY DELETED

9.23 The original Chesham Town Centre and Waterside Local Plan adopted in 1987 included a reference to the desirability of a riverside walk along the River Chess in the area originally known as Duck Alley, off Germain Street. It would link a series of open spaces running from Wrights Meadow through the Meades Water Gardens to Chesham Moor. This path has now been completed and so there is no further need for this policy.

Provision Of Off-Street Parking For Developments Throughout The District

POLICY TR11

(a) **The Council will require vehicle parking and manoeuvring provision to be made as part of any development in accordance with the Standards in Policy TR16. The provision should be made within the application site.**

(b) **Planning permission will be refused for proposed developments which do not conform to the Standards in Policy TR16 except in the circumstances set out in Policy TR12.**

(c) **In the case of buildings to which the public has access, provision for car parking spaces for disabled drivers' vehicles and for motorcycles and cycles should be made in accordance with the Standards in Policy TR16.**

Development proposals should also comply with other policies in this Local Plan.

This Policy applies throughout the District.

9.24 Car ownership is high in Chiltern District by national standards. About 85% of households have at least one car and 48% of households have at least two. The population is relatively dispersed, with only 38% in the towns of Amersham and Chesham. Frequent public transport is limited to certain main routes. For these reasons many people make frequent journeys by car and almost all types of land-use generate parking requirements. Parking provision is important because in its absence people will park in the highway causing congestion, delay and danger to other drivers and pedestrians. Parking on highway verges can be unattractive and be dangerous. Lack of parking provision can place retail businesses within the District at a disadvantage compared to those elsewhere which they are in competition with.

1991 Census of Population. O.P.C.S.

9.25 The Parking and Manoeuvring Standards in Policy TR16 set out the normal minimum requirements for parking spaces and related access and manoeuvring. They will be applied to all types of development and are intended to ensure that new buildings and land uses are provided with vehicle parking spaces, access and manoeuvring areas sufficient for their own needs. Where a proposed development is not specifically covered by these Standards, the parking requirement will be assessed by taking into account the information submitted with the application, the site and locality characteristics, the Council's experience of other similar developments, the numbers of vehicles generated by the particular use and whether the vehicles belong to occupants or visitors.

9.26 Where a site has more than one existing or proposed use, the requirement for each individual use will be assessed separately. In cases where there is little likelihood of uses being carried out concurrently, shared use of parking areas may be permitted.

Parking for Disabled People

9.27 While it is clear that meeting the demand for private transport cannot continue indefinitely, disabled people benefit especially from the freedom that it confers and should receive priority in transport planning. This is recognised in Government policy and specific provision needs to be made. Spaces need to be wider than the standard width parking bays and conveniently located close to the building or other development involved. Approaches need to be on level ground or include ramps. Pages 210 and 218 within Policy TR16 at the end of the Chapter give further details.

Circular 10/82. Disabled Persons Act 1981. April 1982. Paragraph 3.2.

Parking of Cycles and Motorcycles

9.27a The use of two-wheeled vehicles can help reduce congestion, reduce pollution and improve people's health. However people may be deterred from using a cycle or motorcyle becuase there are no satisfactory parking arrangements at their destination. he Council considers that where development is taking place, provision for parking facilities for cycles and motorcycles should be given the same priority as provision for car parking. In providing for cycle parking, the Council receives support from Government guidance.

PPG13. Transport. March 1994. Paragraph 4.17

Relaxation Of Parking Standards Throughout The District

POLICY TR12

In circumstances where the standards in Policy TR16 cannot be met, they will be relaxed or waived provided that:

(i) there would not be a reasonably beneficial use of the premises or land if development did not take place;

or

(ii) the development is necessary to secure the conservation of a building which is listed as being of special architectural or historic interest, or is worthy of listing, or is important to the character of a Conservation Area, and the imposition of the standards would preclude this;

or

(iii) the site is in a District or Local Shopping Centre or in the Policy S10A area of High Street, Great Missenden as defined on the Proposals Map, and the development involves a change of use, and/or an extension of an existing building or a replacement building with a similar floorspace;

or

(iv) The site is outside the Town and Village Centres identified on the Proposals Map and the current or last use of the site is within Part A of the Town and Country (Use Classes) Order 1987 and the proposed development is for a use within Part A and consists of a change of use, and/or extension of an existing building or a replacement building with a similar floorspace;

and, in each case, there is adequate authorised public parking space available within a reasonable distance of the development site; and any existing on-street parking problems would not be exacerbated;

and, in each case, controls over on-street parking are in place which would prevent any additional parking generated by the development from reducing highway safety; and the nature of the development, including its times of operation, is not such as to call into question the observance of such restrictions.

Development proposals should also comply with other policies in this Local Plan.

This Policy applies throughout the District.

9.28 Many sites in the Town and Village Centres have a highly developed character and the generally prevailing situation is one of very limited remaining land supply. For many premises thewre is no rear access, which obviates any parking provision at all, or sites have little potential for additional parking within existing curtilages. Where there is space, it is often needed for servicing which further limits use for additional parking. In these cases it may be impossible to provide parking spaces to the standards specified in Policy TR16. Alternatively, it may be possible to meet the standards but only by designing the proposal in such a way as to damage the architectural integrity of the street scene or which would not result in an efficient use of the premises. It is particularly important to encourage the continued use of Listed Buildings in Conservation Areas as this is often the best way to achieve the conservation of the building and / or the special character or appearance of the Area.

Planning Dept Survey - Rear Access and Parking Provision in the District's Shopping Centres. Autumn 1997.

9.28a Strict adherence to the Standards can be shown to have inhibited potentially beneficial changes of use and other development and is therefore at variance with the Council's objectives for revitalisation. Since it is the Council's policy to positively encourage and support the shopping and other functions of the Shopping Centres, it is considered appropriate to relax the parking standards or waive them entirely where necessary depending on site circumstances. Otherwise there is a danger that premises will stand empty or will not perform a function most conducive to the vitality and viability of the Centres.

Planning Dept Records of Planning Decisions 1997 and 1998.

Paragraphs 8.1 - 8.7 in the Shopping and Other Uses in Town and Village Centres Chapter.

9.28b This approach is also consistent with Government Guidance and Structure Plan Policy to manage the demand for travel by car and encourage use of alternative means of travel to Town and Village Centres and the achievement of parking provision which serves each centre as a whole rather than devoting land to private parking for individual developments. In Centres such as Amersham Old Town and Chalfont St Giles where there are limited opportunities for travel by other modes, special care will be taken to ensure any relaxation of standards would not exacerbate existing on-street parking problems.

PPG6 (Revised) "Town Centres & Retail Developments" 1996. Paragraphs 2.30 & 2.31.

PPG13 "Transport" March 2001. Paragraphs 49 and 51.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy TR4 (part)

9.28c There may be sites outside the Shopping Centres where similar considerations apply. There are some Conservation Areas which are not Shopping Centres where, for architectural reasons, the Council would not wish to see extensive demolition and redevelopment in order to meet the parking standards. There are individual Listed Buildings where, again, meeting the parking standards would require unacceptable demolition. There are small groups of shops, or free-standing shops, where an extension of the shop is proposed, or change of use to another use within Part A of the Use Classes Order, but the constraints of the site make compliance with the standards impossible. Uses in Part A (shops, financial and professional services and sale of food and drink for consumption on the premises, or hot food off the premises) provide valued local services in various localities and save people having to travel elsewhere.

9.28d If the parking standards are to be relaxed or waived, the Council needs to be satisfied that any potential adverse impacts, for example, in terms of generating additional on-street parking, will not compromise pedestrian or highway safety or exacerbate other on-street parking problems. Therefore there must be adequate authorised public parking space available within walking distance of the development site. In centres such as Amersham Old Town which are also Conservation Areas, the Council needs to be satisfied that the character and appearance of the Historic Centre is not compromised and in all Centres that residential amenities would not be unduly affected. If it is considered by the Council or its advisers that parking on the highway would be a danger to other highway users, there must be controls of on-street parking already in place so as to prevent such a danger. Finally, the nature of the use must be such as to make it likely that any parking restrictions are actually observed. For instance, people visiting hot food takeaway shops by car spend only a short period waiting for food. They may run the risk of parking illegally or dangerously, such as parking on footways. Such a risk may be particularly high at times when legal parking is not available because it is all in use. Therefore, conditions may be attached to planning permissions to restrict uses within one Use Class and to restrict times of opening (see Policy S7A).

~~Commutation Of Parking Provision Throughout The District~~

~~**POLICY TR13**~~

~~**The Council will not accept commutation of a developer's liability to provide car parking in accordance with the Standards in Policy TR16.**~~

~~**This Policy applies throughout the District.**~~

~~9.29 A Commutation Agreement would enable a developer to pass liability for providing car parking in accordance with the approved standards to the Council, by making a financial contribution to the future provision of spaces by the Council in a public car park. This method is entirely optional, but is recognised by Central Government. In a Commutation Agreement the Council accepts a commitment to provide and maintain the car parking within a reasonable time and in a location which is convenient and easily accessible to the development site. The Council is not in a position to make any such commitments, and considers that each developer should meet the car parking liability on the development site. In situations where this is not possible, applications will generally be refused, although reference will be made to Policy TR12.~~

~~Circular 1/97 'Planning Obligations'. January 1997. Paragraph B10~~

Retention Of Existing Areas Of Off-Street Vehicle Parking Throughout The District

POLICY TR14

Ancillary Use of the Land

The development for any other purpose of existing areas of ancillary off-street vehicle parking will not be permitted unless:

(i) the vehicle parking space existing on the site is in excess of the Standards in Policy TR16 for the existing primary use to which the vehicle parking relates, and the existing primary use is to be retained, in which case the area comprising the excess provision may be developed;

or

(ii) the vehicle parking space existing on the site is in excess of the standards in policy TR16 for the type of development proposed on the site, in which case the area comprising the excess provision may be developed;

or

(iii) replacement off-street vehicle parking space in accordance with the Vehicle Parking Standards in Policy TR16 can be provided in a convenient location to serve the existing development to which the ancillary vehicle parking relates.

Primary Use of the Land

Where the primary use of the land is as a car park (which may include use also by other vehicles), planning permission for any other purpose will not be given unless it can be demonstrated to the satisfaction of the Council that there has been no requirement for parking use for a substantial period for that part of the land on which development is proposed.

Where development is acceptable in accordance with this Policy, other policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

9.30 The importance of the provision of off-street parking has been indicated in paragraph 9.24. It follows that where off-street parking exists it should be retained unless it exceeds the Standards, or it can be replaced nearby, or in the case of the primary use of the land, there is no requirement for it. For the avoidance of doubt, the Policy covers ancillary vehicle parking for any development, or use of land, whether or not that parking is within or outside its existing curtilage.

Design Of Parking Areas Throughout The District

POLICY TR15

Parking areas should be designed to accord with the following criteria:

(a) **Parking areas should be located conveniently for the uses they serve.**

(b) **Car parks should be properly drained and surfaced. Drainage should be adequate to guard against surface run-off and to prevent pollution by oil, petrol and other contaminants.**

(c) **There should not be large barren areas of uniform hard surfacing. Changes in surface materials should be used to differentiate parking bays from accessways in order to lessen the impact of large areas of hard surfacing.**

(d) **There should be satisfactory vehicle circulation and clear signing for users.**

(e) **Allowance should be made for pedestrian movement within vehicle parking areas. Where large areas of parking are involved, main pedestrian routes should be separated from vehicles wherever possible to minimise any conflict.**

(f) **The car parking spaces should be marked out on site in accordance with the Standards set out in Policy TR16 in order to achieve the proper and maximum use of the car parking area.**

(g) **The car parking areas should be adequately landscaped.**

(h) **In large car parks there should be signs indicating the location of specialised parking e.g. parking for disabled drivers, and motorcycles and cycles.**

(i) **There should be adequate sightlines within parking areas for vehicles and pedestrians. Sightlines should also be adequate for vehicles leaving the car park and joining the highway.**

(j) **The number of junctions from parking areas to access roads should be kept to the minimum practicable number and adequate radii should be provided at their junctions.**

(k) Parking areas should be designed such that vehicles cannotmanoeuvre on to roads where fast-moving traffic is present.

This Policy applies throughout the District.

9.31 Car parks form an integral part of most developments and often occupy prominent positions. Therefore the Council aims to ensure that they are well designed and integrated with their surroundings functionally, efficiently and safely. Some aspects of design are illustrated below and on pages 218 and 220.

1. Landscaping

2. Motorcycle Parking

3. Pedestrian route

4. Changes in surface and marking out of parking areas

5. Drainage

6. Clear signing for vehicle circulation

Parking and Manoeuvring Standards Throughout the District

POLICY TR16

The Parking and Manoeuvring Standards referred to in Policy TR11 are as set out in the following pages:

DEFINITIONS used in the Parking Standards Tables

Gross Floor Area	The total area resulting from the addition of the area of each floor measured from the external dimensions of each storey of the building.
Public Floorspace	That part of the floor area to which the general public using the buildings and facilities on site normally have access (including toilets).

GENERAL SPACE STANDARDS FOR PARKING SPACES

The **standard car parking space** shall be 4.88 m x 2.44 m with a distance of 6 m between rows for access where the parking spaces are at right angles to the accessway. The distance between rows can be reduced where the parking spaces are angled to the accessway. The diagrams on page 220 illustrate variations to explain these requirements.

The **standard lorry parking space** shall be 15 m x 3 m. The parking area should include space for turning and manoeuvring of such vehicles. Suggested layouts are set out on page 219.

DISABLED DRIVERS' PARKING

This should be provided for all developments where stipulated in the tables below. The number of spaces to be provided is indicated on page 218. A disabled drivers' car parking space shall either be 4.88 x 3.66 m, or two standard car parking spaces with 1.20 m shared space between the bays. These are illustrated on page 218.

RESIDENTIAL USES

1. *FLATS* with two habitable rooms or fewer AND 50 sq.m. internal floor area or less. (A flat is defined in Article 1 of the Town & Country Planning (General Permitted Development) Order 1995. A habitable room is any room other than a kitchen, toilet, bathroom or hall.)	1 car parking space per flat, plus 1 visitor space per four flats.
2. *DWELLINGS* where the gross floor area of the dwelling minus garage area is less than 120 m^2. (This category includes flats which are less than 120 m^2 but not covered by category 1 above.)	2 car parking spaces per dwelling. If garages are provided, a forecourt area will be required in addition.
3. *DWELLINGS* where the gross floor area of the dwelling minus garage area is 120 m^2 or more. (This category includes flats which are not covered by categories 1 or 2 above.)	3 car parking spaces per dwelling. If garages are provided a forecourt area will be required in addition.

4. *GROUPED DWELLINGS FOR ELDERLY PERSONS* Sheltered accommodation with: (a) the use of a common room, eg. lounge, dining room, TV room, workshop or hobbies room of a size appropriate to the number of units proposed and which is in close proximity to the dwellings, and (b) the services of either a resident warden or non-resident warden with a system for calling him or her, and (c) where occupancy can be restricted to persons over 60 years of age. (This is accommodation for elderly people which falls within Class C3 of the Use Classes Order 1987.)	1 space per 2 units of accommodation where each unit contains two or more bedrooms 1 space per 4 units of accommodation where each unit contains only one bedroom
5. *RESIDENTIAL INSTITUTIONS* The provision of residential accommodation and care to people in need of care or use as a nursing home. (This is accommodation in Class C2 of the Use Classes Order 1987.)	a) Up to and including 10 residents: 5 spaces b) 11 - 15 residents: 6 spaces c) 16 - 20 residents: 7 spaces d) 21 - 24 residents: 8 spaces PLUS 1 space for every 4 additional residents PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcycles. In the case of cycles these should be adjacent to the premises.
6. RESIDENTIAL CARAVANS Note: A reference for the definition of a "caravan" is given in paragraph 4.39 of Chapter 4.	The standards will be as for "Dwellings" in categories 2 or 3 as appropriate as set out on the preceding page.

GARAGES, FORECOURTS and EXTENSIONS to DWELLINGS (including flats)

(1) Where a garage is provided in a development the Council will normally require a forecourt space in front of the garage of not less than 5.5 m deep by 2.5 m wide in size. The forecourt area shall not form part of an access road, footpath or vehicle turning area. A forecourt space in front of a garage, and the garage together, count as two spaces only if they are assigned to one dwelling.

(2) Parking space includes space provided within a garage.

(3) With dwellings categories 2 and 3 opposite the Council will prefer garages to be provided with new housing and all parking facilities to be located within the curtilage of the dwelling.

(4) In some instances a proposed extension to an existing dwelling may take the total gross floor area of the enlarged dwelling (minus garage) to over 120m². In such cases the Council will assess whether sufficient provision for the parking of vehicles in accordance with accommodation category 3 (dwellings over 120 m^2) can be achieved within the curtilage of the dwelling. If space is not available, the Council will consider the case for relaxation of the standards.

(5) Where a garage is provided, whether integral, attached or detached in relation to the dwelling, the minimum internal dimensions of that garage shall be as follows:

Single Garage - 2.7 x 5.0 m
Double Garage - 5.0 x 5.0 m

RETAIL

(Use Classes Order 1987, Class A1)

Retail use with gross floor area less than 1000 m²	One car space per 30 m² gross floor area or part thereof plus one space per 100 m² of external display area, or part thereof.
Retail use with gross floor area 1001-2000 m²	One car space per 20 m² gross floor area, or part thereof, plus one space per 100 m² of external display area, or part thereof.
Retail use with gross floor area over 2000 m²	One car space per 15 m² gross floor area, or part thereof, plus one space per 100 m² of external display area or part thereof.
Garden Centres	1 car space per 20 m² gross floor area or part thereof (internal display) PLUS one car space per 100 m² of external display area or part thereof.
	PLUS facilities within the site for the loading, unloading and manoeuvring of delivery vehicles and for overnight parking of such vehicles if appropriate. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcycles. In the case of cycles these should be adjacent to the premises.

GENERAL INDUSTRIAL USES (Use Classes Order 1987, Class B2)	
First 240 m² gross floor area :	1 car space per 30 m² gross area or part thereof (minimum 3)
Additional floor space over 240 m² gross floor area :	1 car space per 50 m² gross floor area or part thereof, but excluding ancillary offices (which should be treated under the "business" parking standards on the next page) PLUS 1 lorry space per 500 m² gross floor area or part thereof. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcycyles. In the case of cycles these should be adjacent to an entrance to the premises. PLUS facilities for loading, unloading and manoeuvring of goods vehicles, which should not interfere with vehicle parking areas. In the case of groups of industrial buildings, landscaped communal car parking areas may be acceptable to the Local Planning Authority.
WAREHOUSE, STORAGE AND DISTRIBUTION PREMISES (Definition for parking purposes includes builders' yards, scrapyards and external storage.)	
First 240m² gross floor area :	1 car space per 30 m² gross floor area or part thereof (minimum 3)
Additional floor space over 240 m² floor area :	1 car space per 100 m² gross floor area or part thereof, but excluding ancillary offices (which should be treated under the "business" parking standard on the next page). PLUS the additional items for general industrial uses listed above

REPAIR GARAGES AND VEHICLE SHOWROOMS	***BUSINESS USE*** (Use Classes Order 1987, Class B1)
i. 1 outside car parking space per 12.5 m^2 of gross floor area of workshop, storage and ancillary areas shall be provided within the curtilage of the site for staff cars and the parking of cars awaiting and after servicing. PLUS ii. 1 outside car parking space per 100 m^2 of internal or external car display area within the curtilage of the site for visitors. PLUS iii. Where offices or retail uses form part of the premises, the standard of parking for offices (business standard) and retail respectively will apply to those parts of the development. PLUS iv. Where vehicle or vehicle parts storage forms part of the premises, the standard of parking for warehouses will apply to this part of the development. PLUS v. The areas of parking in (i) and (ii) above must be reserved for employees' cars, for cars awaiting service, repair or collection and for customers' and visitors' cars. The spaces must not be used for the display of vehicles for sale, and the planning permission will impose a condition to this effect. PLUS vi. Suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS vii. Adequate secure, covered facilities for parking cycles and motorcycles. In the case of cycles these should be adjacent to an entrance to the premises.	Subject to a minimum of 3 spaces, 1 car space per 25 m^2 gross floor area or part thereof up to 300 m^2 gross floor area. Thereafter, 1 car space per 30 m^2 or part thereof. PLUS facilities for loading, unloading and manoeuring of goods vehicles which should not interfere with vehicle parking areas. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcycles. In the case of cycles these should be adjacent to an entrance of the premises
	FINANCIAL AND PROFESSIONAL SERVICES (Use Classes Order 1987, Class A2)
	One car space per 30 m^2 gross floor area or part thereof. PLUS facilities for loading, unloading and manoeuvring of goods vehicles which should not interfere with vehicle parking areas. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcycles. In the case of cycles these should be adjacent to an entrance to the premises.

CAFES, WINE BARS AND SELF-CONTAINED RESTAURANTS, PUBLIC HOUSES AND BARS **except hot-food takaway shops** (Use Classes Order 1987, Class A3)	***DOCTORS', DENTISTS' AND VETERINARY SURGERIES AND HEALTH CENTRES***
1 car space per 4 m^2 public floorspace or part thereof. PLUS facilities within the site for loading, unloading and manoeuvring of goods vehicles PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcyles. In the case of cycles these should be adjacent to an entrance to the premises PLUS space at the appropriate standard for related residential accommodation at the site.	(i) 5 car parking spaces per consulting room within the curtilage of the site for the patients and staff. (ii) An additional two car spaces when the gross floorspace of the building, or part thereof used by the practice, is greater than the proposed number of consulting rooms multiplied by 150 square metres. (iii) Suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance to the premises. (iv) Facilities should be provided for parking ambulances within the curtilage of the site where appropriate. (v) Adequate secure, covered facilities for parking cycles and motorcyles. In the case of cycles these should be adjacent to an entrance to the premises
HOTELS, MOTELS, BOARDING HOUSES ETC. excluding bars and restaurants (see above)	***HOSPITALS***
1 space per bedroom or suite (including staff bedrooms) PLUS where a restaurant or bar caters for non-residential customers, the standard of parking for restaurants and bars will apply and shall be provided within the site. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcyles. In the case of cycles these should be adjacent to an entrance to the premises. PLUS facilities within the site for loading, unloading and manoeuvring of goods vehicles. PLUS facilities for conference and/or function rooms.	1. **NHS Hospitals -** to be in accordance with Oxford Regional Health Authority standards. 2. **Private Hospitals** - car parking to be provided to the satisfaction of the Local Planning Authority. PLUS where the hospital includes residential development, car parking shall be provided at a standard of one parking space per residential unit. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcyles. In the case of cycles these should be adjacent to an entrance to the premises. PLUS facilities within the site for the loading, unloading and manoeuvring of goods vehicles and ambulances.

SCHOOLS (NURSERY, FIRST AND MIDDLE)	***SECONDARY SCHOOLS***
(i) One car parking space per classroom. (ii) Facilities shall be provided for children getting on and off school buses, and for parents delivering and collecting children by car, within the curtilage of the site or adjacent to the entrance of the school. Care should be taken in the design of these facilities so that there will be no conflict between vehicles and children. (iii) There shall be adequate secure, covered facilities for parking cycles and motorcyles for members of staff, and, in the case of middle schools, for cycles for pupils. (iv) Vehicular access to hard playing areas shall be provided so that they are capable of being used for overflow parking when there is an exceptional demand for parking spaces, eg. parents' evenings. (v) Where schools have a 'dual use' capacity additional parking appropriate to the non-school use shall be provided within the curtilage of the site. This may be provided on the school playground (see (iv) above). (vi) Provision shall be made for satisfactory servicing by delivery vehicles. Care should be taken to ensure that there will be no conflict between vehicles and pedestrians.	(i) Four car parking spaces per classroom. (ii) Facilities shall be provided for children getting on and off school buses, and for parents delivering and collecting children by car, within the curtilage of the site or adjacent to the entrance of the school. Care should be taken in the design of these facilities so that there will be no conflict between vehicles and children. (iii) There shall be adequate secure, covered facilities for parking cycles and motorcycles (iv) Vehicular access to hard playing areas shall be provided so that they are capable of being used for overflow parking when there is an exceptional demand for parking spaces, eg., parents' evenings. (v) Where schools have a 'dual use' capacity additional parking appropriate to the non-school use shall be provided within the curtilage of the site. This may be provided on the school playground (see (iv) above).
COLLEGES OF FURTHER EDUCATION AND ADULT EDUCATION CENTRES	***LIBRARIES AND MUSEUMS***
(i) 8 car parking spaces per lecture room, laboratory or workshop. (ii) There shall be adequate secure, covered facilities for parking cycles and motorcyles. (iii) Provision shall be made for satisfactory servicing by delivery vehicles. Care should be taken to ensure that there will be no conflict between vehicles and pedestrians.	1 car space per 40 m² gross of public floorspace PLUS 1 space per full-time equivalent of staff PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcyles. In the case of cycles these should be adjacent to an entrance to the premises PLUS facilities for loading, unloading and manoeuvring of delivery vehicles and library vans where appropriate.

PUBLIC ASSEMBLY BUILDINGS (i.e. halls, cinemas, churches, church halls, buildings used for public worship or religious instruction, community centres, theatres, clubs recreation and sports centres)	***MISCELLANEOUS USES*** (e.g. Hot-food takaway shops, golf clubs, sports fields, horse-riding establishments and stables)
1 car space per 5 m² gross floor-space or part thereof (excluding bars and restaurants). PLUS (except for churches) 1 coach space for 100 seats or 100 m² of public floorspace. PLUS, for bars and restaurants, the appropriate standards. PLUS suitable arrangements for parking disabled drivers' cars convenient to the premises and preferably adjacent to an entrance of the premises. PLUS adequate secure, covered facilities for parking cycles and motorcyles. In the case of cycles these should be adjacent to an entrance to the premises. PLUS facilities within the site for loading, unloading and manoeuvring of goods vehicles and coaches where appropriate.	Vehicle parking standards for any use of a building or land uses not specified in these Standards will be assessed by the Council when the planning application is submitted in accordance with the likely demand for car parking capacity.

PARKING FOR DISABLED DRIVERS

Car parking bays should be wide enough for wheelchair transfer to and from the vehicle; they should also be designed for use by disabled people and be clearly signed at the entrance to the parking area. The requirement for wider bays for disabled drivers' vehicles has been related to the number of parking spaces provided rather than directly to the floorspace of the buildings. The wider bays are included in the total parking requirements and are not in addition to them. The Council, through its Environmental Services Committee, will assess the appropriate provision for the number of wider spaces for disabled drivers' vehicles to be provided in public car parks.

The following wider spaces will be required:

(1) EMPLOYMENT-GENERATING DEVELOPMENTS NOT NORMALLY VISITED BY THE PUBLIC AND HOTELS OPEN TO RESIDENTS ONLY

Up to 25 parking spaces	1 wider car space
Up to 50 parking spaces	2 wider car spaces
Up to 75 parking spaces	3 wider car spaces
Up to 100 parking spaces	4 wider car spaces

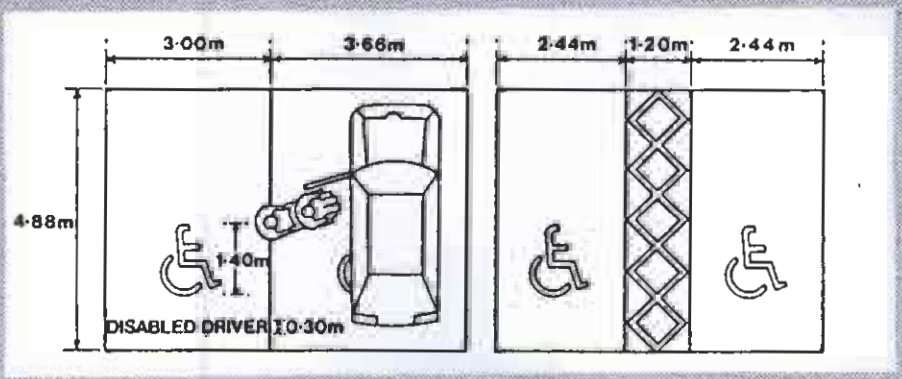
(2) SHOPS AND BUILDINGS TO WHICH THE PUBLIC HAVE ACCESS

Up to 25 parking spaces	1 wider car space
Up to 50 parking spaces	3 wider car spaces
Up to 100 parking spaces	5 wider car spaces

(3) RESIDENTIAL SCHEMES FOR THE ELDERLY AND DISABLED

Up to 10 spaces	3 wider spaces
Thereafter 1 wider space for every 4 spaces	

Disabled drivers' parking spaces should conform to the following design:



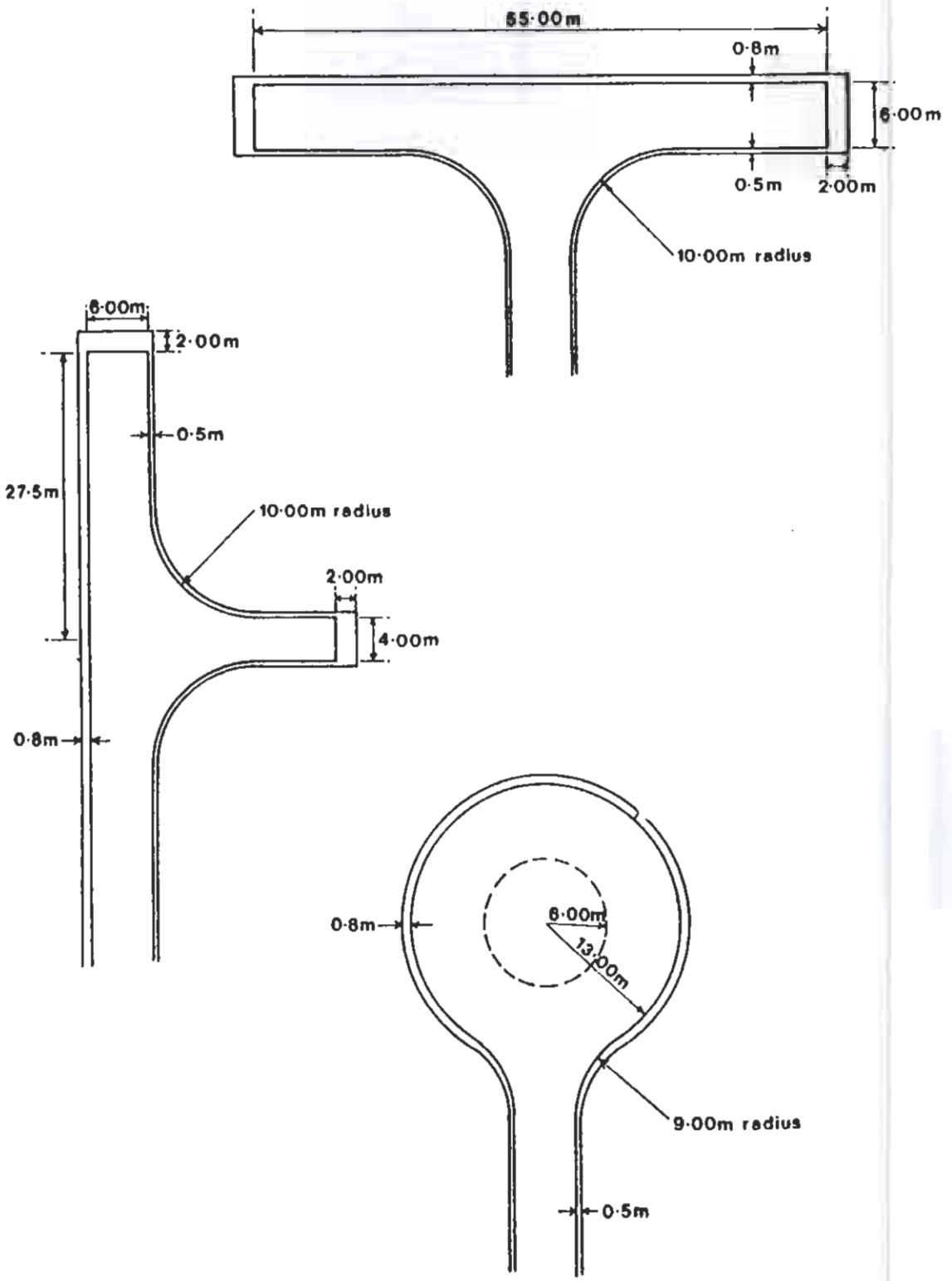
Walking Disabled User

3.00 metres where space is limited; full width for wheelchair user preferred, particularly in public car parks

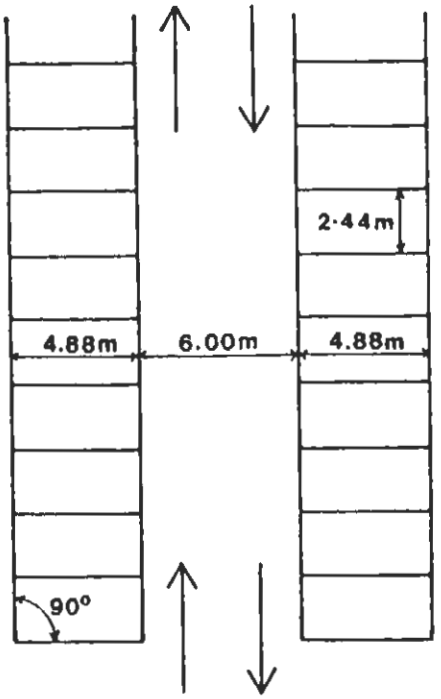
Wheelchair User

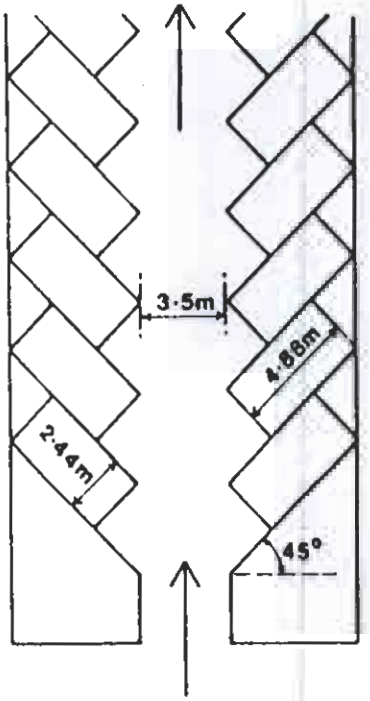
Marked-out shared space 1.20 metres wide between two standard bays

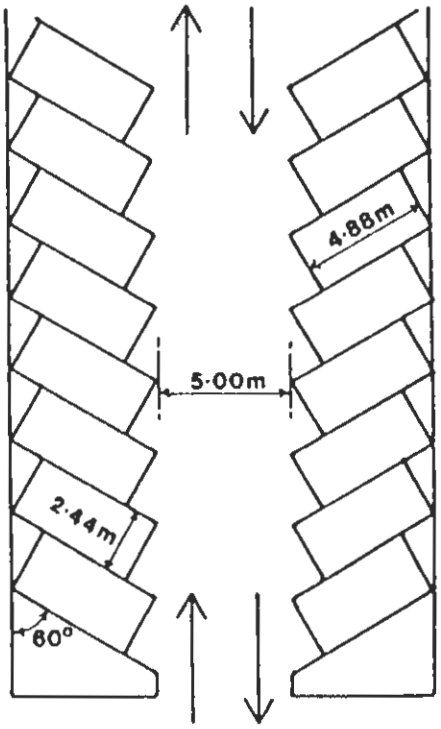
LORRY TURNING AND MANOEUVRING

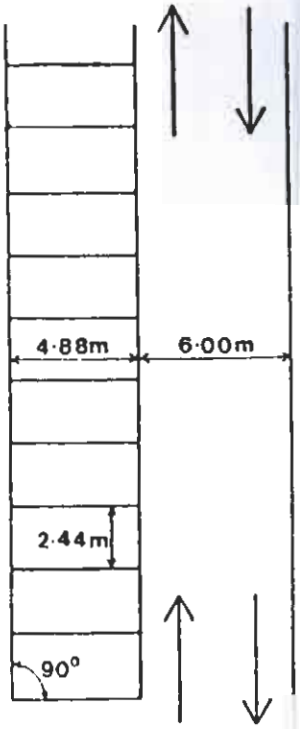


SUGGESTED LAYOUTS OF CAR PARKING AREAS









LIST OF POLICIES - RECREATION

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10. RECREATION

Introduction

10.1 Recreation is a very broad term which can encompass many activities. This part of the Local Plan is concerned with the recreational facilities and activities which are of particular relevance to Chiltern District, namely, sports, public open space, common land, allotments, equestrian facilities, public picnic sites and golf courses. Applications for other recreational facilities or activities will be dealt with on their merits. In these cases, the policies in the General Criteria, Green Belt and Landscapes with Special Qualities Chapters are likely to be relevant.

The Importance of Sport and Recreation

10.2 This Council will generally support the provision of sport and recreational facilities where this is consistent with planning policy. Central Government guidance emphasises the importance of sport and recreation both to society and the economy and as contributors to individual health and sense of well-being and to civic and national pride. It aims to promote sport and recreation, encourage participation and the provision of a wide range of facilities for all sectors of the population.

PPG17. Sport and Recreation. September 1991. Paragraph 2.

The Demand for Recreation

10.3 In general, the facilities in both public and private provision are well used and expanding. There is considerable demand for facilities to meet the recreational needs of both local people and people visiting Chiltern from adjoining large towns and Greater London, because of the District's many attractive qualities and location within convenient travelling distance. The demand for recreation facilities of all types is increasing as a result of higher disposable incomes, greater personal mobility and more leisure time. The District is characterised by an above-average proportion of professional and managerial workers with incomes above average. Research shows that those in the higher income brackets are the most active in terms of recreation. Participation rates in Chiltern are high as a consequence. Personal mobility is also generally high in the District. Four-fifths of the households have access to at least one car. Research shows that "those who own or have access to a car are almost twice as likely to make trips to the countryside as those who do not". This can be linked with the popularity of countryside recreation.

Sport in the Nineties - New Horizons. (No date quoted (received 1993). Sports Council. Part Two. Pages 12 & 30.

Buckinghamshire Countryside Recreation Strategy. November 1989. Buckinghamshire County Council. Page 4.

1991 Census County Report Buckinghamshire (Part 2). 1993. OPCS.

Organisations Involved in Recreation Planning

10.4 Recreation planning in the District includes the provision and management of a wide range of facilities by numerous organisations. These include local, regional and national organisations in both the public and private sector. The Sports Council is the national agency with the prime responsibility for promoting and developing sport . It has a regional office which covers Buckinghamshire and produces guidance for local authorities and others involved in recreation planning. The Southern Council for Sport and Recreation has been replaced by a new forum called “Sport South” the

Sporting Futures . Regional Strategy for Sport and Recreation 1994-9. Southern Council for Sport and Recreation .

composition of which has yet to be determined but its is anticipated that it will provide guidance on such matters. The District Council itself has a significant role in recreation provision. It has produced a Leisure Action Plan which aims to assess and meet the needs of the residents of the District and the wider public generally in respect of indoor facilities for leisure, sport and recreation by direct, dual provision or indirect means. The Council provides some facilities, assists voluntary groups through grant aid and gives specialist advice.

Chiltern in Action. 1996. Chiltern District Council. Page 7.

10.5 As explained in paragraph 10.3, in Chiltern District, as in other parts of the United Kingdom, demand for both recreational and sports facilities is growing. The Council either plans to build, or has built leisure centres in order to satisfy some of this demand in all the main centres of population. These centres have attracted a considerable number of voluntary clubs which offer most of the common indoor sports.

10.6 Most sports facilities are provided by voluntary sector clubs. These are encouraged to improve and expand through financial schemes run by the Parish, Town, District and Sports Councils. Each club has a constitution and management properly set up to enable anyone living in its catchment area to join. All systems of financial help insist on these conditions being satisfied. The District Council's support is subject to the condition that the normal requirements of planning control are met. There are roughly as many clubs located in the built-up areas as in the rural areas of the District. Information on clubs is available from libraries and the local Sports Council. There is significant promotion to increase participation in actively healthy sports and recreational activities.

The Aim of this Chapter

10.7 The aim of this chapter is to provide a land use planning framework to guide the implementation of proposals to meet recreational needs. Proposals and projects to accommodate recreational needs are contained in the Council's Leisure Plan, 1996 (p.7) which aims to "identify expressed needs across all areas of leisure provision". Proposals seeking to meet particular needs may also be suggested by other organisations or individuals. Any proposals must have regard to the Council's planning objectives and policies set out in this Local Plan. Although high levels of car ownership in the District mean that people are more mobile, many people do not have the time or the inclination to travel far for the pursuit of regular recreational activities (eg., squash and swimming). Subject to other planning policies the Council will therefore aim to enable local demand for these types of facilities to be met within the District. It also acknowledges the needs of people without access to a car and the needs of the elderly and the disabled and will aim to support suitable development which accords with the policies in the Local Plan, in order to enable adequate facilities to be provided. The Council's leisure centres provide special sessions for the elderly and the disabled. Generally, tourists use similar recreational facilities to the local population. The Tourism chapter gives further policy guidance about tourist facilities.

PPG17. Sport and Recreation. September 1991. Paragraphs 2 and 15.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR1.

Chiltern in Action. 1996. Chiltern District Council.

Structure Plan Policies

10.8 The Council generally supports the Structure Plan Sport and Recreation Policies SR1-SR4. In summary, the Structure Plan seeks to encourage the further development of sport and recreation, subject to various criteria, and

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.

to consider the needs of special groups, including the disabled. In the open countryside the Structure Plan generally allows for activities which require a countryside location provided that ancillary built development is small scale and directly related to the proposed use. In the built-up areas the Structure Plan allows for the provision of sports and recreational facilities subject to provisos.It also seeks to protect existing recreational facilities and encourages better use of existing facilities for general community recreation .

Policies SR1-SR4.

~~Interpretation Of Structure Plan Policies For Sport And Recreation~~

~~POLICY R1~~

~~For the purpose of Policies R2-R5 in this chapter the following terms and phrases from Structure Plan Policies SR1-SR3 will be interpreted as defined below:~~

~~Structure Plan Policy SR1~~

~~(i) "Suitability" will be interpreted as relating to the current uses to be relocated, or, if they are not required, for proposed alternative uses to be accommodated.~~

~~(ii) "Convenience" will be interpreted as relating to current users, in terms of walking distance and accessibility by public and private transport.~~

~~Structure Plan Policy SR2~~

~~(iii) The term "open countryside" will be interpreted as meaning the land within the Green Belt which is excluded from the built up areas and which is outside the Green Belt settlements as identified on the Proposals Map.~~

~~(iv) "Activities which, of their nature, require a countryside location" will include those sport and recreational activities whose existence depends upon an open air setting within the countryside.~~

~~Structure Plan Policy SR3~~

~~(v) The term " the existing or planned settlement limits" will be interpreted as meaning the built-up areas~~

~~excluded from, but enclosed by, the Green Belt, as shown on the Proposals Map, that is, Amersham and Chesham Bois; Chalfont St Giles; Chalfont St Peter; Chesham; Great Missenden and Prestwood; Hazlemere - Tylers Green - fringes; Heath End; Holmer Green; Knotty Green; Little Chalfont and Seer Green.~~

~~10.9 Policies SR1, SR2 and SR3 of the Structure Plan contain various terms which this Local Plan must define in order to interpret and apply the Structure Plan policies to Chiltern District.~~

Sports Facilities

10.10 The importance of sport is outlined in paragraph 10.2. The Council will generally support the provision of new sports facilities, given that the various criteria set out in the Policies ~~R1, and~~ R3-R6 and in other policies in the Local Plan as appropriate are met. A clear distinction is made between development in the urban areas and in the countryside which is all within the Green Belt. In the Green Belt the Council must have regard to the need to maintain the predominantly open character of the land.

10.11 Requirements for sports facilities vary considerably from one area to another. In general there are no nationally recognised standards and there are none in the Structure Plan. The English Sports Council recommends that District Councils should make their own assessment of local needs for and demands on facilities by examining existing provision, identifying deficiencies and those facilities where demand exceeds current capacity. Such

**It is important to retain sports facilities.
Chiltern Pools Leisure Centre, tennis courts,
childrens' play area and recreation ground
at Amersham-on-the-Hill**

information can then be used in considering planning applications. The Council will make such assessments from time to time and will undertake a facility-specific assessment if an application requires it. The English Sports

Council - Southern Region together with the local Sports Council may be consulted on individual applications where required. For outdoor facilities, that is playing fields, pitches, greens, courts etc., the Council will be guided by the National Playing Fields Association standards for outdoor playing space requirements which are minimum national standards, but will also take evidence of local demand, including accessibility to all user groups, into account. In considering the adequacy of provision, the Council will also have regard to the prospects for the use of "all-weather" surfaces which have much greater capacity than traditional grass pitches and courts, but which may nevertheless not cater for peak demand.

10.12 The National Playing Fields Association standards are set out below:

The National Playing Fields Association Six Acre Standard. 1989. National Playing Fields Association. Page 6.

The general target for outdoor playing space requirements for both sexes and all age groups is 2.4 hectares or 6 acres per 1,000 of population, sub-divided as follows:

i) Youth and Adult Use

Facilities for youth and adults in the public (local authority), private, commercial and industrial sectors covering pitches, courts, greens and miscellaneous items such as athletic tracks or training areas, ski-slopes, putting greens and pitch and putt golf courses etc	4-4½ acres (1.6 to 1.8 ha)

(ii) Children's Play Areas

1. Equipped playgrounds, adventure playgrounds and other play areas including provision for the under-fives	½ - ¾ acre (0.2 to 0.3 ha)
2. Casual or informal play space within housing areas	1-1¼ acres (0.4 to 0.5 ha)
Average	1½-2 acres (0.6 to 0.8 ha)
Total	6 acres (2.43 ha)

Two tables (Table 10.1 and 10.1 a) are included at the end of this chapter. Table 10.1 sets out an analysis of the NPFA standard in relation to the population and existing provision in each Parish or Statistical Area in the District . Table 10.1a gives an analysis of the adequacy of playing fields provision in the District according to NPFA standards of 1.21 hectares per thousand population.

Loss Of Existing Sports Facilities Throughout The District

POLICY R2

Development which would result in the loss of any existing sports facility to a non-sports use will be refused, unless either of the circumstances set out below applies.

An exception to this policy may be permitted in the following circumstances;

(i) the applicant demonstrates to the satisfaction of the Council that there is no continuing community need for the facility and it is not possible to use the facility for other sports.

or

(ii) alternative provision of at least an equivalent size, suitability and convenience, as defined in Policy R1 (i) and (ii) is made,

and

(iii) Other Policies in this Local Plan are complied with.

For the purposes of this policy outdoor sports facilities include existing school playing fields, land last used as school playing fields and equipped childrens' playgrounds.

This Policy applies throughout the District.

10.13 The importance of sport is explained in paragraph 10.2. There is a clear case for retaining both public and private indoor and outdoor sports facilities because the demand for sport is likely to increase. The Policy is reasonable in terms of protecting important sports resources and accords with the Structure Plan. It is acknowledged that there may be circumstances justifying an exception to the Policy. An investigation of the suitability of the site for alternative or more intensive indoor or outdoor use is valuable because the popularity of an individual sport can change, and a site may be more beneficially used for a different sport. The provision of sports facilities at another location may be accepted because this could nullify the harm caused by the loss of an existing facility. School playing fields are valuable outdoor sports facilities. They often exist in urban areas where no other facilities are available and have potential for wider community use. Central Government guidance highlights the importance of retaining playing fields.This is also reflected in the English Sports Council 's detailed policy resisting the loss of playing fields.

PPG17. Sport and Recreation. September 1991. Paragraphs 41-44.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR1.

Policy on planning applications for development on playing fields. English Sports Council.1997

Indoor Sports Facilities In The Built-up Areas Excluded From The Green Belt Including The District And Local Shopping Centres As Defined On The Proposals Map

POLICY R3

The Council will permit the provision of indoor sports facilities in the built-up areas excluded from the Green Belt as defined in Policy R1, Clause (v), and including the District and Local Shopping Centres as defined on the Proposals Map, provided that other policies in this Local Plan are complied with.

Development of such facilities on land currently in use as playing fields will be permitted, provided that the existing level of playing provision on that land can be retained.

This policy applies to applications for new buildings, replacement buildings, changes of use of existing buildings, and extensions to existing indoor sports buildings.

Extensions to existing indoor sports buildings should be sited within the existing curtilage of a sports facility and will be considered in accordance with the General Criteria and Transport policies in this Local Plan.

10.14 The importance of sport and Government support for sport is explained in paragraph 10.2. Indoor sports facilities are more likely to be consistent with the urban character and appearance of the built-up areas, rather than the countryside. Locations within built-up areas are likely to be more accessible. Indoor sports facilities can contribute to the vitality and viability of the Town and Village Centres, as referred to in Paragraph 8.1 of the Shopping and Other Uses in Town and Village Centres Chapter". Town and Village Centres are defined on the Proposals Map under Policies S1 and S10A. The importance of providing indoor sports facilities must be balanced against other planning policies so that such development does not prejudice other planning objectives or interests. Consideration of the impact upon local amenities and the car parking and traffic generation aspects are especially important because indoor sports facilities can have a significant effect on the visual and other amenities of the area and on highway safety. Where indoor sports facilities are proposed on existing playing fields it is essential to ensure that the level of provision is maintained, for example, by the provision of "all-weather" surfaces, because these fields are often very important local facilities. This is consistent with Policy R2 of this Local Plan and Policy SR1 of the Structure Plan, both of which resist the loss of such facilities. The need to site extensions within existing curtilages is consistent with other Policies in the Plan which resist the loss of other land uses, and reference should be made to such Policies together with their reasoned justifications.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR1.

Indoor Sports Facilities In The Green Belt

POLICY R4

Indoor sports facilities in the Green Belt will be refused unless all of the following criteria are met:

(i) **The proposed facility would constitute infilling within one of the following villages whose boundaries are as defined on the Proposals Map for the purposes of Policies GB4 or GB5:**

Ashley Green; Ballinger; Botley/Ley Hill; Hyde Heath; Jordans; Little Kingshill; South Heath and Winchmore Hill.

(ii) **The proposed facility would be of a size and type only suitable to serve the identified needs of the rural population, which is defined as the population of the village in which the recreational facility would be located and its immediate catchment area.**

(iii) **The proposed facility would be small-scale. Small scale is defined as a size of building which is sufficient only for the reasonable functioning of the indoor sports activity, or activities, and which is also in keeping with the scale of buildings in the surrounding area.**

(iv) **The applicant demonstrates to the satisfaction of the Council that there is sufficient potential demand to support the facility from the rural population as defined in clause (ii).**

(v) **The site for the proposed facility is not a village green, a common, or other public amenity open space as defined in Policy R7.**

(vi) **There would be no significant adverse effect on residents' amenities or on the open character and appearance of the Green Belt.**

(vii) **Other Policies in this Local Plan would be complied with.**

This policy applies to new buildings, replacement buildings and extensions to existing buildings providing indoor sports facilities. Changes of use of existing buildings to provide indoor sports facilities are covered by Policy GB29.

10.15 The aim of Policy R4 to restrict new buildings for indoor sports facilities to existing settlements in the Green Belt is consistent with Central Government policy guidance. In principle, the provision of new buildings for indoor sports facilities in the existing settlements in the Green Belt is considered to be acceptable because this is a form of infilling and it should not harm the open character of the Green Belt. Compliance with criteria (ii) - (iv) will ensure that any new facility meets specific rural needs and is small-scale. This is linked with the need to maintain the openness of the Green Belt. Residential amenities and highway safety are valid considerations. The reasoned justification for other Local Plan Policies, in particular those in the General Criteria and Transport chapters, is applicable. The need to protect

PPG 2 (Revised). Green Belts. January 1995. Paragraph 3.4.

village greens, commons or other public amenity open space is consistent with Policies R7 and R8 of this Local Plan.

10.16 The Council recognises that there is a need for further sports provision in the north-western part of the District, and is intending to make a contribution to a Leisure/Sports Complex to serve the Prestwood/Great Missenden area. In conjunction with the Council, the Prestwood Sports Association already provides a range of outdoor facilities on a site in Honor End Lane, Prestwood. An indoor sports facility needs to be provided. The Council has been aware for some time that there is a local demand and social need for a facility of this type. It has not proved possible to find a suitable site in the built-up area of Prestwood/Great Missenden. In this case there are very special circumstances and, as a result, the Council permitted an exception to Local Plan Policy R4, and has accepted the proposed development of an indoor sports facility on the land used by the Prestwood Sports Association. Planning permission for an indoor sports centre was granted in February 1992 but this expired. It is understood that the Sports Association will submit another application in the near future.

~~New Outdoor Sports Facilities In The Green Belt (Except Floodlighting)~~

~~POLICY R5~~

~~The development of outdoor sports facilities on sites in the Green Belt will be permitted provided these facilities are:~~

~~(i)~~ ~~characterised by predominantly open air use, as distinct from essential buildings and other structures,~~

~~and~~

~~(ii)~~ ~~the applicant demonstrates to the Council's satisfaction that there is a proven requirement for new provision,~~

~~and~~

~~(iii)~~ ~~in the case of golf courses, Policy R16 is complied with,~~

~~and~~

~~(iv)~~ ~~other Policies in this Local Plan are complied with.~~

~~In addition:~~

~~1.~~ ~~Any new buildings, replacement buildings, or extensions to existing buildings should provide essential facilities for the proposed outdoor sports use, should be small scale and comply with Policy GB28 clauses (ii) and (iii).~~

2. The facility should not be prominent in the rural scene.

3. In the areas of landscape with "special qualities" (see Chapter 5), the Council will have particular regard to Policies LSQ1 - LSQ4, and the requirements of these policies should be met.

This policy applies to new outdoor sports facilities, essential new and replacement buildings ancillary to existing outdoor sports facilities and essential extensions to such ancillary buildings but not to floodlighting, which is the subject of Policy R6.

10.17 In general, essential facilities for outdoor sport are not inappropriate developments in the Green Belt. This is acknowledged in Central Government guidance. Policy R5 aims to ensure that new outdoor sports facilities and any new buildings do not harm the openness of the Green Belt. This is the reason for the requirements in Policy R5 concerning the need for provision (criterion ii) and for the controls on the size and visual impact of the development. The Council does not necessarily regard floodlights as essential facilities (see Policy R6). Policy R5 accords with Central Government guidance and with Policy SR2 of the Structure Plan. The reasoned justifications for Policies GB28, R16 and LSQ1 to LSQ4 accompany the Policies in the Green Belt, Recreation and Landscapes With Special Qualities chapters respectively and are applicable.

PPG2 (Revised). Green Belts. January 1995. Paragraph 3.4

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR2.

Floodlighting Of Sports Facilities Throughout The District

POLICY R6

Proposals for floodlighting of outdoor sports facilities in the built-up areas will not be permitted unless the following criteria are met:

(i) the amenities of residents in the locality in which the floodlights are proposed would not be significantly impaired,

and

(ii) the character of that locality would not be significantly impaired,

and

(iii) other Policies in the Local Plan would be complied with.

In the Green Belt, proposals for floodlighting will be refused, except where it can be demonstrated, to the satisfaction of the Council, that they are essential to the use of land for outdoor sport and that clauses (i) - (iii) above are complied with.

This Policy applies to proposals for new floodlights, for additional floodlights at sites with existing floodlights and for the variation of conditions on the hours of use of existing floodlights.

10.18 The provision of floodlighting is increasingly being sought to extend the use of outdoor sports facilities, particularly in the winter months. However, the Council has to consider the effects of such development and weigh such demand against other considerations. The assessment of the impact of floodlights will normally include the following criteria, the height and colour of the support poles; the design of the lights; the degree of luminance to be emitted; the proposed hours of use, and the extent to which the floodlighting will be screened by existing tree cover, buildings or other structures.

10.18a Floodlighting can adversely affect residents' visual amenities and can reduce privacy, especially in long winter evenings. Furthermore, by aiding the continuation of sports activities later in the evenings, a potential indirect effect of floodlighting can be an increase in noise and disturbance to residents from sports activities. In towns, floodlighting can disturb appreciation of the townscape and can harm area character. With regard to criterion (iii) the reasoned justification to the relevant Policies should be referred to.

10.18b In the Green Belt , provided that an applicant can demonstrate to the satisfaction of the Council that proposed floodlights *are essential* for the functioning of an outdoor sport the floodlights will be regarded as not inappropriate development, although other aspects of the Policy must still be complied with if planning permission is to be granted. Although floodlighting may be desired in order to extend the hours of use of a facility, the Council is of the view that it is not necessarily essential. A facility can function without floodlights . Applicants should provide detailed information about the need for the floodlights. For example, this could include:-

PPG2 (Revised) Green Belts January 1995 . Paragraphs 3.1, 3.2 and 3.4 .

1 - the level of competition to be attained,
2 - trends in the number of members / teams using the facility,
3 - the size of waiting lists for membership,
4 - the anticipated level and pattern of increased use resulting from the installation of the floodlights and associated effects on membership and revenue,
5 - the requirements of bodies controlling individual sports .

10.18c The Council will look carefully at the impact of proposed floodlights on the rural character of the area in which they would be located. In the countryside, which is normally dark at night, floodlighting may be seen for long distances and can give the impression of alien urbanisation. In addition, large

support poles may not be in keeping with the rural character of the Green Belt and may detract from the rural scene particularly on prominent sites where screening by trees is lacking or poor. Proposals for floodlighting may also conflict with Policy GB30 and Policy LSQ1 ~~to LSQ4~~ of the Landscapes with Special Qualities Chapter. These Policies specifically seek to preserve the scenic qualities of the countryside.

Sports Council Guidance Note on Floodlighting November 1994

10.18d When granting planning permission for floodlights the Council is likely to include conditions in order to minimise their potential impact . For example conditions may control the days and / or hours of use of the lights, the intensity of illumination, the position / shielding of the lights and the need for landscaping. The Sports Council guidance note on floodlights is a useful source of technical information.

Dual Use of Facilities

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR4.

10.19 The Council fully supports Structure Plan Policy SR4 which promotes the use of County Council facilities for general community recreation. Proposals for dual use of existing facilities currently not available to the general public represent a sensible use of resources. Facilities in schools, other public buildings or commercial enterprises could all be involved, potentially improving access to a range of facilities. Dual use is applicable in both the urban areas and the Green Belt. The District Council will support the dual use of educational and other facilities for recreational purposes wherever possible. It should be noted that dual use does not necessarily involve development requiring planning permission.

Amenity Open Space

The Character of Public Amenity Open Space and Common Land

10.20 Chiltern District has a considerable amount of public amenity open space and common land which is generally well distributed throughout the District. There are notable contrasts in their character. Some are public parks, eg., Lowndes Park, Chesham and Hervines Park, Amersham; some areas are commons which are partly open and partly treed, eg., Cholesbury, Ley Hill and Gold Hill Commons; some are woodlands as at Angling Spring Wood, Great Missenden; Hodgemoor and Phillipshill Woods, near Chalfont St Giles; others have the appearance of formal recreation grounds and are jointly used for the provision of sports facilities, eg., the recreation grounds at Prestwood, Westwood Park, Little Chalfont, Crossleys Playing Fields, Chalfont St Giles. Some areas of public amenity open space contain children's play areas with equipment.

10.21 Many of these areas are in the public ownership of the District, County, Town and Parish Councils. Others are owned by such bodies as the Forestry Commission. Some are privately owned, but managed by Town or Parish Councils. The law relating to commons is more complex than that for other open spaces. For example, works which would impede or restrict access to a common may need the consent of the Secretary of State for the Environment under commons legislation in addition to any planning permission which may be needed.

Loss Of Public Amenity Open Space And Common Land As Defined On The Proposals Map

POLICY R7

The Council will not permit the change of use to any other purpose of the areas of public amenity open space and common land as defined on the Proposals Map, except in the following circumstances.

Lowndes Park, Chesham - a public amenity open space

In the case of the proposed use of the land as playing pitches, exceptions may be made provided that:

(i) there is no conflict with other Policies in this Local Plan, in particular Policy R8,

and

(ii) that the land remains available to the public for use as an amenity open space when games are not in progress.

Retention Of Existing Character And Appearance Of Public Amenity Open Space And Common Land As Defined On The Proposals Map

POLICY R8

Development will not be permitted if it will detract from the existing character and appearance of any of the areas of public open space and common land as defined on the Proposals Map.

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan, for example, Policies TW3, TW6 and NC1.

10.22 Those public amenity open spaces and areas of common land large enough to be identified are defined on the Proposals Map. Policies R7 and R8 will also apply to any new areas of public amenity open space which may be defined during the period of this Local Plan. It is important to retain existing public amenity open space and common land and to protect their character and appearance because they make a significant contribution to the environmental character of the built-up areas, the villages and parts of the countryside, and are of great importance to the District's residents and visitors for the opportunities they provide to enjoy open air recreation in a variety of settings. In the built-up areas, existing public amenity open space is especially valuable for recreation and for the visual contrast it provides to areas of buildings. Its loss will be firmly resisted, all the more because it cannot be replaced in equally convenient and accessible locations within the fully developed built-up areas.

10.23 The use of public open space and common land as playing pitches may be appropriate because this is an open air use. However, the character and appearance of these areas should be preserved in accordance with Policy R8. Public access should be maintained because this is an important element of the amenity value of these areas.

10.24 Similarly, the existing character of many areas of public amenity open space and common land is highly valued by many residents and visitors. Public amenity open space may also be of importance for wildlife; for example, Hodgemoor Woods, near Chalfont St. Giles, is a Site of Special Scientific Interest. The Council will therefore generally aim to conserve this character and the environmental qualities of the amenity open space or common land. In particular, the Council will seek to maintain the special character of commons which has resulted from many years of a unique pattern of open air uses of the land. The Policies in the General Criteria, Transport, Trees and Woodlands and Nature Conservation chapters will be relevant in the consideration of those limited types of minor development which may be acceptable on public amenity open space or common land.

10.25 Central Government guidance and the Structure Plan encourage the retention of public amenity open space and other land with recreational or amenity value. Where proposed developments have implications for public amenity open space the Council will take into account the adequacy of existing provision .

PPG17. Sport and Recreation September 1991. Paragraphs 13 and 15.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR1.

10.26 The Structure Plan does not include a standard for public amenity open space provision. The Council considers a minimum standard of 0.8 hectare (2 acres) per 1,000 population to be appropriate. A table (Table 10.2) setting out an analysis of how this standard relates to the population and existing provision in each Parish or Statistical Area is included at the end of this Chapter.

10.27 In considering the adequacy of provision, the Council will also have regard to the distribution in relation to population, and will aim to keep areas of public amenity open space within reasonable walking distance of home.

~~New Areas Of Public Amenity Open Space In The Green Belt~~

~~POLICY R9~~

~~The use of land in the Green Belt as public amenity open space will be permitted provided that all of the following criteria are met:~~

~~(i)~~ **~~adequate provision is made for car parking without detriment to the character of the open space or its locality.~~**

~~(ii)~~ **~~highway safety is not likely to be impaired as a result of the use.~~**

~~(iii)~~ **~~Policy GB28 in the Green Belt chapter and other Policies in the Local Plan are complied with.~~**

~~10.28 The Council will encourage the provision of new areas of public amenity open space because these are valuable recreational facilities and they can facilitate greater public access to land in the countryside. Only in the Green Belt is any new provision likely to be achieved. However, proposals for new public amenity open space should be carefully considered so that the open character of the Green Belt is conserved and that the highway safety~~

~~aspects are acceptable. New areas of public amenity open space may well be promoted by private enterprise as part of farm diversification schemes. The Council's Parking and Manoeuvring Standards as set out in Policy TR16 of the Transport Chapter do not include a standard for open space use. Provision for car parking will therefore be assessed in each case having regard to the characteristics of the area, the likely amount and frequency of demand (including times and days of the week) and the nature of the highway network in the locality of the development site. The reasoned justifications for Policy GB28 in the Green Belt Chapter and other Policies are applicable.~~

Loss Of Other Amenity Open Space (not open to the general public) As Defined On The Proposals Map

POLICY R10

Development will not be permitted if it would:

(i) **result in the loss, as a whole or in part, of any area of amenity open space (not open to the general public) as defined on the Proposals Map;**

or

(ii) **be seriously detrimental to the established character of the amenity open space referred to in clause (i).**

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.

10.29 In various parts of the built-up areas in the District, there are areas of open land which by reason of their particular characteristics are of high amenity value to the public at large, although the public has no right of access onto them. Such areas make important contributions to the local environmental character and are valued by residents as open spaces which provide visual contrast and relief in otherwise built-up areas. Although the public has no access onto the land other than in some cases by public right of way, these amenity spaces may be seen from the roads, footpaths and other areas used by the public.

10.30 As with public amenity open space and common land, significant contrasts in character are evident. High amenity value may stem from the presence of trees in continuous woodlands as on the land between "Little Cheyne" and "Tenterden Lodge", Bois Lane, Chesham Bois, or may result from the open character of a particular area of land such as that of the field adjoining "Loudhams", Burtons Lane, Little Chalfont. Overall, each amenity open space has a high environmental quality emanating from its particular features.

10.31 In recognition of the significant amenity value of these open spaces to the local communities in which they are located, the Council will aim to safeguard them against inappropriate development and to conserve their character. This Policy is in accordance with central Government guidance

PPG17. Sport and Recreation. September 1991. Paragraphs 13 and 15.

and the Structure Plan. Many areas are the subject of existing Tree Preservation Orders, and the Council will make further Orders where necessary in accordance with Policy TW1 in this Plan.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR1.

Land To The South-East Of Chesham Moor : Water Based Recreation

POLICY R11

The Council will permit water-based recreation on the site south-east of Chesham Moor as identified on the Proposals Map following the completion of gravel extraction and the approved restoration scheme, provided that:

(i) Policy GB28 is complied with,

and

(ii) The nature conservation interest of the site is conserved and Policy NC1 is complied with.

Motor-powered water sports will not be permitted.

10.32 The land to the south east of Chesham Moor has a valid planning permission for the extraction of gravel. The County Council, as the Local Planning Authority with responsibility for mineral working, has approved a detailed working programme and restoration scheme, and the planning permission has been implemented. Extraction occurred in two stages, the first was completed in 1994 and the second in 1996. The approved restoration scheme has resulted in the creation of two lakes separated by the existing public footpath from Cresswell Road to Latimer Road. The final restored profile of the lakes generally provides gentle shelving beaches with gradual slopes below water. On the land that remains around the lakes' edges, existing trees and hedgerows have been mostly retained and some additional tree planting has been carried out. The landscaping scheme, including the grassing of the lakes' margins, will be completed as part of the approved restoration scheme. The current owner has indicated that he is interested in selling day tickets for fishing on the two lakes and in small-scale and quiet watersports on the largest (eastern) lake.

10.33 It is appropriate to include a policy about this site because it represents an opportunity to secure a recreational facility. Water-based sports facilities are scarce in Chiltern District. The site is within the Green Belt and is also close to residential properties. Water based recreation is likely to maintain the open character of this part of the Green Belt. The type of recreation should be carefully controlled so that the amenities of nearby residents are protected. Motor-powered water sports are not likely to be consistent with this aim, due to their noise generation potential. The reasoned justification to Policy GB28 in the Green Belt Chapter is applicable. Part of the site which is the subject of Policy R11 is a biological notification site. These notification sites are of importance for nature conservation at the County scale, as explained in paragraphs 15.3 and 15.13 of the Nature Conservation Chapter. In addition, Great Crested Grebes have bred successfully in the eastern part of the site . This area should be safeguarded because it is only the second known regular breeding site for these birds in the District. Central Government emphasises the need to protect locally important nature conservation sites.

PPG9. Nature Conservation. October 1994. Paragraphs 14 & 15

Restored site of former gravel extraction - View of the Eastern Lake

Loss Of Allotments Throughout The District

POLICY R12

The Council will not permit the change of use of allotments to any other purpose unless all of the following criteria are met:

(i) **The applicant has demonstrated to the Council's satisfaction that:**

(a) **there has been a continuing lack of demand for the use of the majority of the land comprising the allotments the subject of the planning application over the last five-years;**

and

(b) **positive and realistic action to let land for allotments on the site referred to in clause (a) has proved unsuccessful.**

(ii) **The proposed use of the land would be predominantly open in character and provide amenity open space.**

(iii) **Other Policies in this Local Plan are complied with.**

This Policy applies throughout the District.

10.34 Allotments are well distributed throughout the District, being located in both built-up and rural areas. There are 25 sites owned and/or managed by the Town and Parish Councils. The extent of use appears to vary from area to area, but is generally significant. A survey of the use of these sites was completed in March 1994 and revealed that almost half of all the allotment sites had more than 75% of their total area in use. A further seven sites had over 50% of their total area in use. Six sites had less than 50% of their area in use.

Well-used Allotments off Rectory Hill, Amersham

10.35 In many areas allotments clearly continue as an outdoor recreational facility which is valued by those local residents who cultivate plots. Allotments can be valuable to residents in areas where garden sizes are limited. In the built-up areas, allotments also provide open space which, whilst not available for use by the public at large (other than the tenants), nevertheless contributes to variety in the urban scene and relief from the continuity of buildings. Allotment areas are also often important havens for wildlife. Given the significance of allotments it is reasonable for the Council to resist change of use unless there is clear evidence of a lack of demand and that significant efforts have been made to let the land. That the proposed development maintains the open character of the land is particularly important because many allotments have been defined under Policy R10 as other amenity open space due to their valuable contribution to the visual amenity of particular urban areas.

Countryside Recreation

10.36 Countryside recreation is very popular in Chiltern District due to its high scenic quality and accessibility to major population centres. Where consistent with planning policy, the Council encourages countryside recreation. The Leisure Action Plan for Chiltern District contains a commitment to the promotion of a countryside recreation strategy for the District and, with other agencies, to the development of facilities to benefit the communities within the District. Countryside recreation is supported by Central Government, the Countryside Commission and the County Council in the Structure Plan. In addition the Buckinghamshire Countryside Recreation Strategy, published by the County Council, aims to initiate and co-ordinate

Chiltern in Action. 1996. Chiltern District Council. Page 13.

PPG17. Sport and Recreation. September 1991. Paragraphs 35-40.

Countryside and Nature Conservation Issues in District-Wide Local Plans. CCP 317. 1991.Countryside Commission.

action to achieve the provision of recreation and sports facilities which depend upon an open countryside setting. The Strategy itself, and the Leisure Action Plan, are not statutory documents, but their content is seen as consistent with the policies which follow to complete this chapter.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy SR2.

Buckinghamshire Countryside Recreation Strategy. November 1989. Buckinghamshire County Council.

10.37 Where a countryside recreation facility or activity is proposed which is not covered by the following policies, the Council will have regard to other policies in the Local Plan as considered relevant to the application.

Horse Riding And Equestrian Activities Throughout The District

POLICY R13

Proposals for new equestrian facilities, including livery stables, throughout the District, will be permitted provided that all of the following criteria are met:

(i) **the proposal would be well screened and have no detrimental impact on the visual amenity of the locality in which it would be sited.**

(ii) **the amenities of local residents would not be significantly adversely affected.**

(iii) **highway safety would not be impaired by the proposal and the local highway network would have adequate capacity for any increase in traffic generation.**

(iv) **there would be no detrimental impact on the character or appearance of the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, the Locally Important Landscape Areas, Parks and Gardens of Special Historic Interest, or on any designated Conservation Area.**

(v) **other Policies in this Local Plan, including Policy GB28, would be complied with.**

10.38 Whilst in some circumstances the use of agricultural land and residential land for the grazing of horses does not require planning permission, permission is required for the erection and/or use of buildings for the keeping of horses, for the establishment of liveries and riding schools and for other fixed structures. Planning permission is normally also required for the material change of use of agricultural land to land used principally for the purposes of recreation, such as horse-related activities.

10.39 Horse riding and equestrian activities can have a detrimental impact on visual amenity due to ancillary buildings and hardstanding areas, the sub-division of fields into small parcels and the increased number of fences, and the proliferation of jumps and associated equipment. Such developments can

also have implications for residential amenities and highway safety. For these reasons developments for horse riding and equestrian activities should be carefully controlled.

10.40 The Chilterns Area of Outstanding Natural Beauty, The Area of Attractive Landscape, Locally Important Landscape Areas and Parks and Gardens of Special Historic Interest are all landscapes of high scenic quality. In addition, Conservation Areas, which are areas of special architectural or historic interest, must also be protected. As the Council considers that equestrian activities can have a detrimental impact, it will take particular care to ensure that the special character and appearance of these areas is conserved and enhanced in accordance with the Policies and their justification in the Landscapes with Special Qualities and Historic Heritage Chapters. In connection with criterion (v), the reasoned justification accompanying the policies should be referred to.

Picnic Sites Open to the Public

10.41 Chiltern District has three picnic sites, provided and managed by the County Council. These are at Ashgrove, near Little Missenden (A413); Whielden Gate near Amersham (A404), and Hodgemoor Woods near Chalfont St Giles (A355). Each is located close to one of the main roads traversing the District, thus reflecting one of the functions of picnic sites which is to act as "break" areas for motorists and their passengers. There are notable deficiencies in provision in the vicinity of the A416, Chesham to Berkhamsted road and the A404 between Amersham and Chenies.

10.42 Various organisations own and manage woodlands in the District open to the public for recreational use. The District Council owns woodlands at Angling Spring Wood, Great Missenden; and Throshers Wood, Knotty Green. The County Council woodlands are - Hodgemoor Wood near Chalfont St Giles and Captains Wood near Chesham. Hodgemoor Wood (119 ha) is managed by the Forestry Commission on a leasehold from the County Council. Facilities include car parking, picnic areas, way-marked rides and woodland walks. Captains Wood (11 ha) is managed directly by the County Council and is open only for walking. The Forestry Commission, The Woodland Trust and The Royal Forestry Society also own woods in the District to which the public has access along footpaths for the enjoyment of the woodland scene and associated wildlife. Both the Ashgrove Picnic Site near Little Missenden and Whielden Gate Picnic Site near Amersham are located in a woodland setting. Just to the north of the District, Wendover Woods are also open to the public.

~~Picnic Sites Open To The Public Throughout The District~~

POLICY R14

The provision of small scale picnic sites open to the public will be permitted provided that other policies in this Local Plan are complied with, particularly those relating to car parking, traffic generation and landscapes with special qualities.

This Policy applies throughout the District.

10.43 The Council recognises that picnic sites open to the public are an important recreational resource for local residents, motorists and their passengers. Therefore it will generally support their further provision. The Countryside Recreation Strategy for Buckinghamshire encourages the provision of public picnic sites. The need for picnic sites to be small in scale and to comply with other Policies is important because they can have detrimental visual impacts and implications for highway safety.

Countryside Recreation Strategy for Buckinghamshire. November 1989. Buckinghamshire County Council. Page 40.

The Colne Valley Park

POLICY R15

That part of the Colne Valley Park which is within Chiltern District is identified on the Proposals Map.

Any developments in this part of the Park will be considered in accordance with the policies in this Local Plan.

10.44 There is only a small part of this Regional Park in Chiltern District, in the Parish of Chalfont St Peter. The Park has been promoted by the Colne Valley Park Standing Conference as a regional focus for countryside recreation and tourism achieved through nature conservation, landscape protection and rehabilitation. The Council is a member of the Standing Conference which has adopted a Strategy for the future of the Park. This Strategy is endorsed by Structure Plan Policy and supported by this Council. Its key aims are to maintain and enhance the landscape of the Park including the water areas, resist urbanisation, safeguard the countryside from inappropriate development, protect nature conservation resources and provide for countryside recreation which is consistent with the other key aims.

Colne Valley Regional Park. A Vision for the Future and A Strategy for Action. April 1995. Colne Valley Park Standing Conference.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy UF2.

10.45 The land use planning issues raised by this Strategy are addressed by policies in this Local Plan. For example, the objective to safeguard the area from further urbanisation, will be covered by the Green Belt Policies GB1-GB4, and GB6-GB31. Other Policies, namely GC1, GC3, GC4, GC5, GC7, GC11, GC12, GC14, R2, R14, R16, T2-T5, TW1-TW6 and NC1 and NC2 may also be relevant. The selective promotion of the Park's recreational facilities, and the practical enhancement of the Park's environment will be guided by the Standing Conference.

10.46 Within Chiltern District, the main visitor attraction of the Park is the Chiltern Open Air Museum at Newland Park, in Chalfont St Peter Parish. The Museum collects and rebuilds historic buildings, mainly connected with the Chilterns countryside, which have been displaced by new development on

~~their original sites and which would otherwise have been lost. The Council supports the objectives of the Open Air Museum recognising its value as an educational resource. The Museum's excellent interpretation facilities make it a valuable tourist attraction both to the Park and to the District.~~

Golf

10.47 Chiltern District has seven operational private golf courses (as at 1.9.97). Their locations and number of holes are shown in Table 10.3.

Golf Courses. Chiltern District Council. Section 1. Regularly updated.

Table 10.3 Golf Courses in the District as at 1.9.97

Location	No. of Holes
Lodge Lane, Little Chalfont	9
Ley Hill	9
Gerrards Cross	18
Harewood Downs, Little Chalfont	18
Chartridge Park	18
Three Households, Chalfont St Giles	11
Seer Green (part of Beaconsfield Golf course)	18
Ancillary Private Courses	
Chiltern Hospital, Great Missenden	9
Chartridge Conference Centre	9

10.48 There is evidence that more people want to play golf than have the opportunity. There can be waiting lists at private clubs which present a problem for all players, but especially for those with limited experience. Beginners and casual players can benefit from courses which permit payment by round (pay as you play), rather than payment by year (annual membership). There is no such course in Chiltern District, but there are six in adjoining areas at Moor Park, (Rickmansworth), Weston Turville, Stoke Poges, Little Hey, (Bovingdon), and Wycombe Heights, (High Wycombe).

10.49 The Sports Council has published a recent study on the demand and supply of golf facilities and suggests several ways to accommodate the demand for golf. These include new "pay as you play" courses. It is desirable that any new facility is located close to an urban area, or be accessible by public transport, in order that it is easily accessible to users without private transport.

Guide to Golf Provision in the Southern Region, 1995, Sports Council (Southern Region) and Oxford Brookes University.

Golf Courses And Golf Driving Ranges Throughout The District

POLICY R16

Throughout the District, proposals for golf courses, including proposed buildings and car parking areas will be permitted provided that Policies GB26, R5 and the following criteria are complied with:

(i) The character and appearance of the locality should not be adversely affected. Golf courses should be appropriately laid out and landscaped to achieve good visual integration in the countryside setting, having regard to the prevailing landscape characteristics of the locality in which the proposed course is to be located. New planting should use native trees, shrubs, herbs or grasses where appropriate for the site.

(ii) **Where golf courses are proposed in the Chilterns Area of Outstanding Natural Beauty, Parks or Gardens of Special Historic Interest, or other areas of high quality landscape, their special character and appearance should be conserved or enhanced.**

(iii) **Archaeological remains should be conserved.**

(iv) **Nature conservation interests should be protected. Wherever possible landscaping should enhance existing features of wildlife interest. The Council may require habitat creation or enhancement as part of golf course proposals.**

Golf Driving Ranges

Proposals for golf driving ranges in the Green Belt will be refused.

10.50 As golf is generally an open air recreational activity golf courses may be acceptable in principle in the Green Belt if the open rural character of the land is maintained. A golf course usually requires the construction of buildings, for example club houses, and hard surfaces for parking. These developments require careful consideration so that they are consistent with Green Belt policy. Policies R5 and GB28 are most important in this respect. Their requirement for these developments to be limited in scale reflects the need to maintain the open character of the land in the Green Belt. Policy GB26 aims to protect against the loss of the best and most versatile agricultural land. The reasoned justifications for Policies R5, GB28 and GB26 are applicable.

10.51 Policy R16 is consistent with central Government advice about golf courses, the views of the Countryside Commission and the Chiltern Society. It is essential to consider the visual impact of a golf course and any associated buildings and parking areas carefully because they can have adverse impacts on landscape quality. As much of the countryside in the District comprises landscapes of high scenic value, as explained in Chapter 5, consideration of visual impact will be especially important. In the Chilterns Area of Outstanding Natural Beauty, the quality of the landscape is not uniform throughout and some areas may be more appropriate than others for golf course development. In some areas damage to special quality cannot be disguised, for example, prominent valley-side locations. In such locations a golf course will not be acceptable in principle. The same is true of Parks and Gardens of Special Historic Interest; golf courses are usually incompatible with their special historic character. The Council will therefore apply Policy LSQ1~~– LSQ4~~ rigorously when determining applications for golf developments in these areas of landscapes with special qualities. The need for native vegetation to be used in landscaping schemes is because the native species are generally in keeping with existing landscape character and are therefore more likely to aid the integration of golf development in the landscape. In addition, landscaping with native species is generally of more benefit to wildlife than exotic species. Policy GC4 gives further guidance.

PPG17. Sport and Recreation. September 1991. Paragraph 57.

Countryside and Nature Conservation Issues in District-wide Local Plans CCP 317. 1991. Countryside Commission Page 36.

Chiltern Society Policy Statement on Golf Courses, (no date quoted). Chiltern Society.

New Golf Courses. Countryside Commission Policy 1992. Countryside Commission.

10.52 Due to the need for earth moving during construction, golf courses can have implications for archaeological remains. These remains are vital to the District's heritage and the effect of development upon them is a material consideration. Policies AS1-AS3 and AS5 give further guidance. Earthworks during the construction of golf courses can adversely affect the quality of

PPG16. Archaeology and Planning. November 1990.

Environment Agency, Apollo Court, 2 Bishops Sq. Business

water resources, for example, they may have implications for river flows and their environments, there may be an increased risk of pollution or from flooding. These matters are addressed by Policies GC9, GC10 and GC12. Golf courses can also have implications for water quality through the use of pesticides and golf course irrigation can use significant amounts of water. The Environment Agency and Thames Water encourage developers to follow the relevant code of practice for the application / storage of pesticides and Thames Water can give advice on efficient irrigation of golf courses.

Park, St Albans Rd West, Hatfield, Herts AL10 9EX.

Thames Water Utilities Ltd, Environment and Quality, 2nd Floor, Reading Bridge House, C/O Nugent House, Vastern Road, Reading, Berks, RG1 7UR.

Ministry of Agriculture, Fisheries and Food and Health and Safety Commission (1990) Code of Practice for the Safe Use of Pesticides on Farms and Holdings. HMSO, London.

Ley Hill Golf Course

10.53 Nature conservation is of value in terms of protecting the District's heritage and the quality of its environment. Policies NC1 and NC2 give advice about the protection of important nature conservation resources. The need for habitat creation or enhancement is consistent with Government guidance. The Council may require an Environmental Assessment to be undertaken where nature conservation interests may be affected by a proposed development. Guidance about the design and management of golf courses for the protection and enhancement of their nature conservation value is included in an English Nature publication.

PPG9. Nature Conservation. October 1994.

On Course Conservation. 1991. English Nature.

10.54 The Council will assess the impact of proposed golf developments upon the amenities of local residents under Policy GC3. The English Golf Union gives advice about the design and layout of golf courses in order to protect users of public rights of way.

Guidance Notes for Public Footpaths & Bridleways on New Golf Courses. November 1991. English Golf Union.

10.55 This Council is of the view that golf driving ranges are inappropriate development in the Green Belt. These developments generally incorporate a fairly dense network of buildings, fencing, floodlighting and ground markings and an intense level of activity. They may require extensive areas for car parking and generate significant volumes of traffic. All of these elements are of an urban, rather than a rural character. Therefore as such developments generally constitute alien urban features they are likely to erode the open character of the Green Belt and conflict with Policies GB2 and GB30. For similar reasons golf driving ranges are also considered to be positively detrimental to the character and appearance of the Landscapes with Special Qualities in the District, most of which are located within the Green Belt. Policy LSQ1-4 ~~s~~hould be referred to for further guidance.

PPG2. (Revised). Green Belts. January 1995. Paragraphs 1.4, 3.1, 3.2 and 3.4.

Public Rights of Way

10.56 The District has an extensive network of public rights of way. The importance of this network in terms of informal recreational use of the countryside is fully recognised by the Council in a District where demand for such activities is above average.

10.57 The Countryside Commission supports the protection and improvement of existing public rights of way and intends that all should be properly maintained, well publicised and legally defined by the year 2000. In the majority of cases changes to the routes of public rights of way are not made under Town and Country Planning legislation, but under the Highways Act 1980. The Council's policy under this Act is that the stopping-up or extinguishment of public footpaths and bridleways will be opposed unless it can be clearly demonstrated that there is no reasonable requirement for the existence of the route in question. Diversion proposals will only be acceptable if the alternative route is substantially as convenient to the public as the length of route proposed to be diverted. The Council also takes active steps to remove obstructions. These policies are implemented through the Community and Leisure Services Committee.

Enjoying the Countryside Priorities for Action. CCP235 1987. Countryside Commission. Page 9.

10.58 Where planning permission is granted for development which would require the extinguishment or diversion of a public right of way, the appropriate Order may be made under Section 257 of the Town and Country Planning Act 1990, provided the Council is satisfied that it is necessary to do so to enable the development to be carried out.

Table 10.1 OUTDOOR PLAYING SPACE PROVISION IN RELATION TO N.P.F.A. STANDARDS

PARISH or STATISTICAL AREA (S.A.)	POPULATION (CENSUS 1991)	NPFA STANDARD FOR YOUTH AND ADULT PLAYSPACE (1.7ha/1000 pop)	PROVISION OF YOUTH AND ADULT PLAYSPACE (hectares)	N.P.F.A. STANDARD FOR CHILDRENS PLAY AREAS (0.7ha/1000 pop)	PROVISION OF EQUIPPED PLAY AREAS (hectares)	PROVISION OF CASUAL OR INFORMAL PLAY AREAS IN HOUSING AREAS (hectares)	TOTAL CHILDRENS PLAY AREA PROVISION (hectares)
AMERSHAM (inc Little Chalfont S.A.)	17629	29.97	26.7	12.34	0.7	25.86	26.56
AMERSHAM (ex Little Chalfont S.A.)	13512	22.97	20.6	9.46	0.36	19.3	19.66
LITTLE CHALFONT (S.A.)	5175	8.80	6.1	3.62	0.34	6.56	6.9
ASHLEY GREEN	982	1.67	2	0.69	0	1.79	1.79
CHALFONT ST GILES	6803	11.57	5.9	4.76	0.05	14.57	14.62
CHALFONT ST PETER	12664	21.53	16	8.86	0.72	12.21	12.93
CHARTRIDGE	1645	2.80	3.5	1.15	0.15	3.86	4.01
CHENIES	258	0.44	1.8	0.18	0	1.53	1.53
CHESHAM	20408	34.69	15.6	14.29	0.91	27.24	28.15
CHESHAM BOIS	2915	4.96	0.9	2.04	0	14.68	14.68
CHOLESBURY	961	1.63	3.7	0.67	0.01	36.94	36.95
COLESHILL	584	0.99	1.9	0.41	0 .07	5.99	6.06
GREAT MISSENDEN (inc Prestwood S.A.)	10222	17.38	14.4	7.16	0.3	7.86	8.16
GREAT MISSENDEN (ex Prestwood S.A.)	4682	7.96	6.7	3.28	0.2	3.79	3.95
PRESTWOOD (S.A.)	5539	9.42	7.7	3.88	0.1	4.07	4.17
LATIMER	967	1.64	0	0.68	0	33.79	33.79
LITTLE MISSENDEN (inc Holmer Green S.A.)	6782	11.53	12.2	4.75	0.47	8.61	9 .08
HOLMER GREEN (S.A.)	4214	7.16	6.7	2.95	0.19	1.47	1.66
PENN	4020	6.83	9	2.81	0.49	7.51	8
SEER GREEN	2320	3.94	2.6	1.62	0.09	3.68	3.77
THE LEE	678	1.15	1.2	0.47	0	0.34	0.34
DISTRICT (*1)	**89838**	**152.72**	**117.4**	**62.89**	**3.96**	**206.16**	**210.42**

Note : *1 - District total is for Parishes only, i.e., it does not include Statistical Areas which are part of the Parishes

Table 10.1a - ANALYSIS OF PLAYING PITCHES IN CHILTERN DISTRICT

Parish	**Requirement,** NPFA minimum standard of 1.21 hectares per thousand population * .	**Provision,** total, public and private (hectares)	**Provision,** available to the public (hectares)
Amersham	21.33	47.7	35
Ashley Green	1.19	2	2
Chalfont St Giles	8.22	5.8	5.8
Chalfont St Peter	15.32	46	35
Chartridge	1.99	4.2	3
Chenies	0.31	1.8	0
Chesham	24.69	34.9	27.4
Chesham Bois	3.53	4.2	3.3
Cholesbury	1.16	5.2	4.3
Coleshill	0.71	1.1	0
Great Missenden	12.37	27.5	14.1
Latimer	1.17	0.9	0
Little Missenden	8.21	22.4	12.4
Penn	4.86	11.8	4.2
Seer Green	2.81	4.8	4.8
The Lee	0.82	1.1	0
TOTAL (DISTRICT)	108.7	221.4	151.3

Notes

1. All information taken from Chiltern District Council's entry in National Register of recreational land 1994 supplied by the Sports Council.

2. * NPFA minimum standard is 2.43 ha per thousand of outdoor playing space, of which 1.21 hectares per thousand should be playing pitches.

Table 10.2 PUBLIC OPEN SPACE PROVISION IN RELATION TO STANDARDS

PARISH or STATISTICAL AREA (S.A.)	POPULATION (CENSUS 1991)	CDC STANDARD FOR PUBLIC OPEN SPACE (0.8ha/1000 pop)	PUBLIC OPEN SPACE PROVISION (hectares)
AMERSHAM (inc Little Chalfont S.A.)	17629	14.10	40.05
AMERSHAM (ex Little Chalfont S.A.)	13512	10.81	30.15
LITTLE CHALFONT (S.A.)	5175	4.14	9.9
ASHLEY GREEN	982	0.79	1.77
CHALFONT ST GILES	6803	5.44	14.62
CHALFONT ST PETER	12664	10.13	31.26
CHARTRIDGE	1645	1.32	11.32
CHENIES	258	0.21	43.19
CHESHAM	20408	16.33	43.4
CHESHAM BOIS	2915	2.33	33.73
CHOLESBURY	961	0.77	39.37
COLESHILL	584	0.47	63.53
GREAT MISSENDEN (inc Prestwood S.A.)	10222	8.18	32.89
GREAT MISSENDEN (ex Prestwood S.A.)	4682	3.75	28.72
PRESTWOOD (S.A.)	5539	4.43	4.17
LATIMER	967	0.77	41.9
LITTLE MISSENDEN (inc Holmer Green S.A.)	6782	5.43	9.8
HOLMER GREEN (S.A.)	4214	3.37	1.86
PENN	4020	3.22	10.03
SEER GREEN	2320	1.86	67.36
THE LEE	678	0.54	0.34
DISTRICT (*1)	**89838**	**71.87**	**484.56**

Note : *1 - District total is for Parishes only, i.e., it does not include Statistical Areas which are part of the Parishes

LIST OF POLICIES - TOURISM

POLICIES		Page No.
~~Policy T1~~	~~Hotels and Guest Houses in the Built-Up Areas Excluded from the Green Belt~~	~~253~~
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11. TOURISM

Definition of Tourism

11.1 The British Tourist Authority has defined a tourist as a "visitor spending at least 24 hours away from home for leave, business or family reasons", but it is now increasingly evident that in practice the term is being extended to include day-trippers. This is particularly significant in Chiltern District where 80% of all visitors are day visitors.

Economic Impact of Tourism in Chiltern District. 1997. Report by Southern Tourist Board for the Community and Leisure Services Department. Chiltern District Council .

The Growth of Tourism

11.2 Nationally, tourism was one of the fastest growing sectors of the British economy during the 1980s, and this growth has continued, despite the recession, supported by current social trends. Generally, people have more free time, greater disposable incomes, high personal mobility especially related to car usage, and an increasing awareness through advertising and other forms of promotion of places to visit and activities to participate in. Tourist facilities are becoming more numerous in response to increasing demands. Both domestic and overseas tourism is forecast to increase. The accessibility of Chiltern District from London in recent years has made it an important destination for day trippers. Just over one million day trips were made to the District in 1995. A visitor survey undertaken in summer 1995 showed that 25% of visitors were staying overnight and that most of these were from overseas and were staying with friends and relatives.

PPG21. Tourism. November 1992.
Paragraph 3.8 .

Economic Impact of Tourism in Chiltern District. 1997. Report by Southern Tourist Board for the Community and Leisure Services Department. Chiltern District Council .

Tourism Strategy 1997-8. Chiltern in Action. Chiltern District Council. Page 13.

National Policy Context

11.3 Central Government support for tourism development is strong; it has high job-creation potential, particularly for low-skill jobs, and it is characterised by the formation of small firms and business enterprises that do not require large amounts of capital. Tourist spending also stimulates the local economy and helps support local businesses. Social benefits also accrue with local residents benefiting from the provision of additional facilities which may not otherwise be provided. Tourism can act as a positive force for environmental protection because it depends upon a high quality environment. The Government's support for tourism is balanced against the need to conserve the environment. A task force on Tourism and the Environment recommended that tourism should be governed by certain principles These include the need to acknowledge that the intrinsic value of the environment outweighs its value for tourism and that the relationship between tourism and the environment should be sustainable in the long term. In addition, tourism activities and developments should respect the scale, nature and character of the place in which they are situated. The Countryside Commission emphasises that tourist development should *".... respect the character and quality of town and country, their landscape, wildlife, history and culture ..."* .

PPG21. Tourism. November 1992.
Paragraphs 1.1, 1.2, 3.13, 3.15, 5.13.

Tourism and the Environment "Maintaining the Balance". 1991.
English Tourist Board and Employment Department Group.
Page 15.

Countryside and Nature Conservation Issues in District-Wide Local Plans. CCP 317. 1991.
Countryside Commission.
Page 37.

Tourist Board Policies

11.4 Buckinghamshire is within the area of the Southern Tourist Board, a division of the British Tourist Authority set up under the 1969 Tourism Act. The Southern Tourist Board has produced a strategy for the "Thames and Chilterns Country" which includes Buckinghamshire, Oxfordshire and Berkshire. A strategy for Buckinghamshire is currently being prepared. The Thames and Chilterns Country work acknowledges the importance of tourism as an economic force and the weak image of the area as a domestic holiday destination. Visiting friends and relatives and business and conference tourism are important purposes for visiting the region. Of particular relevance to Chiltern District, the work recognises the importance of the Chilterns Area of Outstanding Natural Beauty as a tourist attraction, acknowledges the planning policies which reflect the overriding need to protect and enhance the environment and stresses the need for special attention to be given to ensuring that tourism in the AONB is appropriate to its environment.

Thames and Chilterns Country. Southern Tourist Board. No date.

Structure Plan Tourism Policies

11.5 The Structure Plan generally supports tourism provided that it is consistent with conserving the character, appearance and amenity value of the County. The needs of special groups should be taken into account. This Council will apply Policy GC14 which concerns access for disabled people, when it considers applications for tourist facilities. It generally supports measures which provide greater access to the countryside for disabled people.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies TM1, TM2.

11.6 The Structure Plan envisages that Milton Keynes, Aylesbury and High Wycombe will form the main centres for tourism in Buckinghamshire, although it recognises that provision for tourist facilities may be made in other appropriate locations. With regard to major tourist developments, the Structure Plan requires these to be well-related to the existing transport network. However, such major developments will not be permitted within, or to endanger the objectives of, the Metropolitan Green Belt, the Chilterns Area of Outstanding Natural Beauty or designated Areas of Attractive Landscape.

The Council's Tourism Strategy

11.7 The District Council's Community and Leisure Services Department has produced a Tourism Strategy which is linked with those referred to in paragraph 11.4 above. It includes background information about the trends in tourism in the District and sets objectives supported by short and long term action steps to be undertaken by the Council. Issues covered by the Strategy include the demand for and supply of tourist accommodation, countryside recreation, tourism - related transport, signposting and events.

Tourism Strategy 1997-8. Chiltern in Action. Chiltern District Council.

Tourism Potential and the Importance of Planning Policies

11.8 The area could attract more tourists en route from London to other regional attractions, such as Oxford. However, most demand is likely to arise from people living in Buckinghamshire, adjoining counties and Greater London on a day-trip basis. The M25 and M40 motorways will contribute substantially to this. In considering tourism potential, it is evident that there will be a significant overlap between provision for tourism and provision for the recreation and leisure needs of local communities. The greatest potential is associated with the countryside, attractive landscapes, historic features and the historic areas of towns and villages.

11.9 However, the development of tourism within Chiltern District must continue to accord with land-use planning policies. Within the countryside, protection is afforded by the provisions of Green Belt policy. In the Green Belt the open character of the land should be maintained. This is a key objective for Green Belts, as stated in Central Government guidance. The erection of new buildings in the open countryside within the Green Belt could erode its open character and is generally defined as inappropriate development. However, there are existing settlements and buildings in the Green Belt and Central Government guidance acknowledges that certain forms of development may take place. For example, within the existing settlements limited infilling may be acceptable and existing buildings in the Green Belt may have some potential for re-use. Accordingly, the Council has defined limited infilling to include new buildings, replacement buildings and extensions to existing buildings and will permit these forms of development for tourist accommodation within the existing settlements in the Green Belt defined in Policies GB4 and GB5 subject to the criteria in the relevant policies being met. In addition, the Council's policies provide for existing buildings in the Green Belt to be re-used for tourist accommodation, subject to certain criteria being complied with. These general principles concerning development in the Green Belt provide an important context for Policies T2 and T3 which follow in this chapter. The countryside within Chiltern District is also safeguarded because the majority is within the Chilterns Area of Outstanding Natural Beauty and contains other landscapes with special qualities. In these areas the conservation and enhancement of the scenic beauty of the landscape is of great importance. The Listed Building legislation, Conservation Area designations and Scheduled Monuments legislation is effective in protecting the best of the District's architectural and historic heritage.

PPG2 (Revised). Green Belts. January 1995. Paragraphs 1.4, 3.1, 3.2, 3.4 & 3.7.

11.10 The need to ensure that tourism does not harm the environment is linked with the long term sustainability of the District's tourism resources and its environment. The attraction of people and their vehicles in large numbers can cause serious problems, and conflicts with the conservation of the very features they have come to see. Local planning policies must therefore carefully balance the potential benefits of increased tourism against the potential disadvantages to the features themselves and to the local communities where they are located. The District already has a number of tourist attractions. It is essential that these, together with new attractions which may be created, are effectively managed.

Accommodation

The Supply of Accommodation

Tourism Strategy 1997-8. Chiltern in Action. Chiltern District Council. Pages 15 &17.

Economic Impact of Tourism in Chiltern District. 1997. Report by Southern Tourist Board for the Community and Leisure Services Department. Chiltern District Council .

11.11 Generally there is a shortage of accommodation . There is a demand for business accommodation in locations readily accessible to the major road network, and there does appear to be a shortfall in all classes of hotel accommodation. Of particular concern is the shortage of cheaper bed and breakfast , self catering and low-cost hotel accommodation. This is particularly suitable for “short - stay” tourists who make up a large element of the market. There are 347 bedrooms in these categories available in Chiltern District. 114

of these are in bed and breakfast establishments, with 81 in inns / public houses, 60 in hotels and 44 in guest houses / lodges. There were 24 rooms in self-catering accommodation and 24 in youth hostels. In addition to the 347 rooms previously referred to, there were 903 bedrooms in conference / group venues. Business trips represented 11% of overnight trips to the area.

The George in Great Missenden where planning permission was granted for a part change of use to a hotel

~~Hotels And Guest Houses In The Built-up Areas Excluded From The Green Belt Including the District and Local Shopping Centres As Defined On The Proposals Map~~

~~POLICY T1~~

~~Subject to compliance with other policies in this Local Plan, in the built-up areas excluded from the Green Belt, including the District and Local Shopping Centres as defined on the Proposals Map, the Council will permit:~~

~~(i) new buildings, or changes of use of existing buildings to provide hotels or guest houses,~~

~~and~~

~~(ii) extensions to existing hotels and guest houses.~~

~~**In addition to hotels and guest houses, this Policy also applies to other similar uses within Class C1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).**~~

Hotels And Guest Houses In The Green Belt

POLICY T2

New Buildings, Extensions to Existing Buildings and Replacement Buildings

In the Green Belt, permission for new buildings, extensions to existing buildings or replacement buildings to provide hotels or guest houses will be refused, unless the development proposed is located in the areas defined in Policies GB4 or GB5, in which case the proposed development will be regarded as limited Infilling and Policy GB23 will apply.

Re-Use of Existing Buildings

Subject also to compliance with other Policies in this Local Plan, the change of use of existing buildings in the Green Belt to provide hotels or guest houses will be permitted provided that Policy GB29 is complied with , and in the case of Buildings of Special Architectural or Historic Interest, Policy LB4 is complied with.

In addition to hotels and guest houses, this Policy also applies to other similar uses within Class C1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

11.12 Policies T1 and T2 accord with central Government advice. The Council acknowledges the importance of tourism and that there is an existing shortage of accommodation. However, the provision of additional accommodation has to be balanced against other planning policies. In principle the provision of new buildings for hotel and guest house accommodation and the conversion of existing buildings to provide such accommodation in the built-up areas may be acceptable. Hotels and guest houses can contribute to the vitality and viability of the Town and Village Centres, as referred to in paragraph 8.1 of the "Shopping and Other Uses in Town and Village Centres Chapter". Town and Village Centres are defined on the Proposals Map under Policies S1 and S10A. Where new hotels and guest houses are proposed other important interests should be protected, for example, the supply of residential land and buildings, highway safety, neighbours' amenities and the character of the area. A similar justification applies to the part of Policy T1 concerning extensions. In the Green Belt there is also a need to account for the requirements of other planning policies and, in particular, to retain the open character of the land and safeguard it from inappropriate development. Policy T2 reflects the principles for development in the Green Belt which are explained in paragraph 11.9. In brief, the construction of new buildings, replacement buildings and extensions within the existing settlements as defined in Policies GB4 and GB5 could be acceptable because they constitute a form of limited infilling (see Policy

PPG21. Tourism. November 1992.
Annex A

PPG2 (Revised). Green Belts. January 1995.
Paragraphs 1.4, 3.1, 3.2, 3.4, 3.7 & 3.8.

GB23). Policy T2 provides for the re-use of existing buildings because, subject to certain criteria being complied with, this should not harm the open character of the Green Belt. In connection with Policies GB4, GB5, GB23, GB29, and LB4, the reasoned justification in their accompanying paragraphs is applicable.

Self-Catering Holiday Accommodation

11.13 Policies T1 and T2 will not generally apply to applications for self-catering accommodation. Holiday caravans and tents are a form of self-catering accommodation and are the subject of Policies T4 and T5. The use of a dwelling for self-catering holiday accommodation does not normally require planning permission unless it involves sub-division of the dwelling into two or more units. Where this is the case the Council will generally take the view that a new residential unit is proposed and will consider the proposal against its policies for new residential units which include Policies GB10, GB11 and H7.

11.14 If planning permission is granted for the conversion of a non-residential building to self-catering holiday accommodation, the Council may impose conditions to prevent its occupancy on a permanent basis. The reason for this is that there may be instances where the use of a non-residential building for self-catering accommodation would be permitted, but a conversion to a permanent dwelling would not. Examples of this could include requirements for higher space standards or garaging in permanent dwellings, better standards of privacy or less communal facilities. Less demand is placed on many local facilities and statutory services by visitors renting a holiday dwelling than by permanent residents. This may be a consideration when determining a planning application for holiday accommodation.

Bed And Breakfast Accommodation In Existing Dwellings Throughout The District

11.15 Where "bed and breakfast " facilities are offered by a householder the house may still be used mainly as a dwelling or a change of use to a guest house/ hotel may take place. The number of bedrooms in the house and the number of bedrooms to be used for bed and breakfast accommodation will be important criteria when the nature of the use and the need for planning permission is considered. The Council's practice setting out the circumstances in which planning applications may or may not be required for the use of part of a dwelling for bed and breakfast accommodation is included in paragraph 11.15 (a) below.

11.15 (a) It is the Council's practice that planning permission will generally be required where two or more bedrooms are used for bed and breakfast accommodation. If more than 50% of the bedrooms are to be used for bed and breakfast accommodation the use will be considered to be a guest house. In these cases Policies T1 or T2 will apply. Advice will be given by Development Control Officers in individual cases, as to whether or not planning permission is required and which Policies are applicable.

~~Bed And Breakfast Accommodation In Existing Dwellings Throughout The District~~

~~POLICY T3~~

~~The Council will grant planning permission for bed and breakfast accommodation in existing dwellings if the following criteria are met:~~

~~(i)~~ **~~One off-street car parking space per "bed and breakfast" bedroom plus at least two spaces for the householder can be provided in accordance with the Council's Car Parking Standards for Dwellings in Policy TR16.~~**

~~(ii)~~ **~~There is no detrimental effect on the appearance or residential amenities of the adjoining area.~~**

~~(iii)~~ **~~Other Policies in this Local Plan are complied with.~~**

~~This Policy applies throughout the District.~~

~~11.16 This policy applies to the use of existing dwellings in the towns and villages excluded from the Green Belt and also in the Green Belt areas, where the change of use can be regarded as acceptable in principle because existing buildings would be utilised.~~

~~11.17 The Council does not wish to discourage bed and breakfast accommodation but is mindful of its responsibilities under Town and Country Planning legislation. Proposals for bed and breakfast accommodation need to be carefully controlled so that there is no adverse impact on highway safety or on the appearance or amenities of the surrounding area. The requirements in criteria (i) are consistent with the minimum car parking standards for dwellings under Policy TR16 and are reasonable in terms of the number of vehicle movements which are likely to be generated by bed and breakfast accommodation. When considering the effect of such development upon the character of an area, the following issues may be relevant: whether the proposal will require large areas of hardstanding for parking; whether the overall appearance of the building remains as that of a dwelling and whether undue disturbance to neighbours would result.~~

Signs for Bed and Breakfast Accommodation

11.18 Bed and breakfast accommodation may require signs. In certain cases these may have the benefit of deemed consent under the Advertisement Control regulations. Where consent is required the Council will be concerned to ensure that amenity and public safety are not adversely affected. Policies A1-A3 of the Advertisements Chapter give further advice.

Town & Country Planning (Control of Advertisements) Regulations 1992. Schedule 3, Part 1, Class 2.

Camping and Caravanning

11.19 Domestic camping and caravanning holidays in Britain have consistenty increased in number. There has been a substantial increase in demand in Chiltern District in recent years. With areas of attractive countryside, there may be some potential for the establishment of additional touring camping and caravanning sites.

11.20 In most circumstances, users of land for camping and caravanning require formal planning permission and also a site licence under the Caravan Sites and Control of Development Act, 1960. This licence is issued by the District Council and may include conditions relating to layout and provision of facilities and services. Certain organisations, such as the Caravan Club, may issue Certificates authorising the use of specified sites by Club members only for a maximum of five caravans without the need to obtain express planning permission or a site licence. Within Chiltern District there is one site licence issued by the Council in respect of a touring camping and caravanning holiday site and there are four locations with certificates granted by an exempted organisation as at 1st September 1997.

11.21 THE FOLLOWING POLICIES, T4 AND T5, ONLY APPLY TO TOURING HOLIDAY CARAVAN SITES. ~~STATIC RESIDENTIAL CARAVAN SITES ARE ADDRESSED BY POLICY GB9 IN THE GREEN BELT CHAPTER.~~

Sites For Touring Holiday Caravans And Touring Holiday Tents In The Green Belt

POLICY T4

Proposals for the establishment, or extension, of small scale sites for touring holiday caravans and/or touring holiday tents anywhere in the Green Belt will be acceptable provided that the following criteria are met:

(i) **The open rural character of the Green Belt should be protected and the proposal should not conflict with the purposes of including land in the Green Belt**

(ii) **The site would be unobtrusively located and effectively screened by natural features at all seasons of the year, so that caravans and/or tents are not visible in the landscape, except in the immediate vicinity of the site;**

(iii) **The local road network would be able to accommodate touring caravan traffic with safety and without regular congestion or damage to the highways, their verges, hedgerows or other bordering features;**

(iv) **Vehicular access to the site would be satisfactory in terms of visibility and gradient;**

(v) **There would be no significant detrimental effects on the amenity of any residents living in the vicinity of the site in terms of noise and general disturbance;**

(vi) **There would be no adverse impact on the interests of archaeology or nature conservation.**

(vii) **Other Policies in this Local Plan are complied with.**

11.22 Having regard to Government policy advice in PPG2 (Revised) , Green Belts, PPG7 (Revised), The Countryside - Environmental Quality and Economic and Social Development , PPG21, Tourism and County Structure Plan Policies, the Council considers that small-scale touring holiday sites for campers and caravanners can be acceptable uses in the countryside. A valuable contribution can be made to farm diversification and the support of the rural economy as well as making some provision for the needs of tourists. However, such development requires careful control if it is to integrate successfully into the countryside and other equally material considerations are not to be prejudiced. The need to protect the open character of the Green Belt is emphasised in Central Government Guidance (PPG2 (Revised) Green Belts paragraph 1.4). Proposals for touring holiday caravan/camping sites should be carefully controlled because they could have implications for this character and they could conflict with the purposes of including land in the Green Belt, for example, causing urban encroachment and loss of countryside. Paragraph 1.5 of PPG 2 (Revised) explains the purposes of including land in Green Belts and paragraph 3.4 lists the types of new buildings which are not inappropriate development in the Green Belt. The Council also seeks to conserve and enhance the scenic quality of the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, the Locally Important Landscape Areas, and Parks and Gardens of Special Historic Interest. Good natural screening by land form and/or tree cover will be of paramount importance in obscuring views of caravans and tents in the landscape. In the countryside outside these areas it is appropriate to minimise the visual impact of such developments so that they are in keeping with the rural character. This accords with Policy GB30 of the Local Plan. In addition, residents' amenities, highway safety, archaeology and nature conservation are established and important interests which should be protected. Policies GC3, LSQ1-4, TR2 and TR3, AS1-3 and AS5 and NC1-3 give further guidance. Where appropriate, the Council will use conditions to limit the period for which caravans are on a site, the number of pitches and their location within a site in order to implement Policy T4.

PPG2 (Revised). Green Belts. January 1995.
Paragraphs 1.4, 1.5, 3.4 and 3.12.

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development . February 1997.
Paragraph 3.12

PPG 21. Tourism. November 1992. Annex B.
Paragraphs 3, 5 and 7.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.
Policies TM1 and TM2.

~~Static Holiday Caravan Sites In The Green Belt~~

~~POLICY T5~~

~~Applications for the establishment of static holiday caravan sites anywhere in the Green Belt will be refused planning permission.~~

~~11.23 In accordance with the advice in Planning Policy Guidance PPG2 (Revised) and Structure Plan policy, the Council considers that static holiday caravan sites are inappropriate in the Green Belt. They are also likely to seriously damage the special landscape character of the Chilterns Area of Outstanding Natural Beauty and other areas of good quality landscape. Such developments would therefore conflict with Policies LSQ1-4 which aim to conserve and enhance the natural beauty of these areas.~~

~~PPG2 (Revised). Green Belts. January 1995.
Paragraph 3.12.~~

~~Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.
Policy GB3.~~

Tourist Attractions

11.24 Existing attractions are the scenic landscapes of the District, its historic towns and villages, specific sites and buildings, e.g., the Chiltern Open Air Museum at Newland Park, Chalfont St Peter; Miltons Cottage,

Chalfont St Giles; the Meeting House, Mayflower Barn, Old Jordans Guest House and Conference Centre, Jordans, the Amersham Museum and various recreation and leisure facilities. Farm diversification schemes offer potential for further attractions. Applications for further development of existing tourist facilities, or the provision of new facilities, will be assessed in accordance with other Policies in the Local Plan, particularly those in the Green Belt, Landscapes with Special Qualities, Historic Heritage and Recreation Chapters.

LIST OF POLICIES - COMMUNITY SERVICES AND FACILITIES

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12. COMMUNITY SERVICES AND FACILITIES

Relationship of this Chapter with the Green Belt Chapter

12.1 This chapter relates to the provision of community services and facilities in the built-up areas only. Corresponding planning policies applicable in the Green Belt are contained in Policies GB23 and GB24 in the Green Belt chapter.

Scope of this Chapter

12.2 Community services and facilities are available to the public at large and encompass a wide variety of land-uses. For the purposes of this Local Plan, community services and facilities include education, health, water, sewerage, electricity, gas and telephone services, and cultural, entertainment and indoor leisure activities other than sport. They do not include shopping, outdoor recreation and sports activities or tourist facilities, which are the subject of separate chapters. ~~The specific operational requirements of the Statutory Authorities in relation to development proposals by other parties, are covered by Policy GC6 in the General Criteria chapter as the requirements relate to many types of development~~. The Policies in this chapter will be applied to planning applications made by the Statutory Authorities for their own development.

12.3 Many of the services and facilities are provided by the County and District Councils and other organisations as a statutory responsibility, but voluntary organisations also have an important role. Operational requirements and proposals to meet the changing requirements of the District's population are contained in the plans and capital programmes of the service or voluntary body. The Local Plan can only be concerned with the land-use planning implications of the organisations' decisions and not the decisions themselves.

Planning Policy Background

12.4 Government advice is that social considerations including the provision of community facilities should be considered in Local Plans provided the policies relate only to land use. The Structure Plan acknowledges the importance of community provision and states that "new residential, employment-generating or other commercial development must be consistent with the availability of services, including road capacity, water and sewerage infrastructure, public transport and, for residential development, schools, libraries, local shopping and health facilities." In applying its land-use planning powers, the Council will seek to ensure that changing needs are recognised and responded to positively when development proposals for new or additional services or facilities are made. The Council will also seek to ensure that existing community services and facilities are retained where required.

PPG12. Development Plans and Regional Planning Guidance. February 1992. Paragraphs 5.48 - 49 and 51

Buckinghamshire County Structure Plan 1991-2011. Adopted. March 1996. Policy IN1

Social Services

12.5 The Social Services Department of Buckinghamshire County Council provides a range of services through its local area office in Amersham giving help, guidance and support to the elderly, children and their families, people with a physical or learning disability and people recovering from mental health problems. Facilities are also provided by voluntary bodies and other agencies. The policy is to help people to remain in their own homes as long as possible and to provide services within their home or in their community. This means that residential and day care facilities will need to be provided as locally as possible and any new sites and property will be sought mainly in residential areas.

12.6 In recent years there has been a growth in the demand for pre-school age care and education for children. Childminding will sometimes require planning permission. Where it does so, the criteria in Policy CSF1 will be applied. The provision of private day nurseries or crèches in existing or proposed buildings will also be considered under the requirements of CSF1. The provision of free playgroups or crèches in existing public buildings or halls will not normally require planning permission because no change of use of the building will be involved.

Cultural, Entertainment and Indoor Leisure Activities (other than sport)

Chalfont St Giles Library

12.7 These various facilities are becoming increasingly important in people's lives as leisure time increases. Their availability makes an important contribution to the quality of life and well-being of the community. Many agencies are involved in their provision; namely, County, District, Town and Parish Councils, private enterprise and voluntary organisations. Facilities include public halls, churches and church halls, social clubs, community and adult education centres, and libraries, spread throughout the District. Many

facilities are within or adjoining residential areas and whilst the Council wishes to support and encourage the provision of community facilities, equally, in considering development proposals, it will bear in mind the amenities of residents and will seek to avoid undue disturbance from such causes as noise, smell and car parking problems.

Education

12.8 In recent years changes in population and continually changing patterns of education including, parental choice, and grant maintained status/self governing state schools, mean that demands for school or college places are subject to change from time to time. Therefore any school or college may face a need for extra space. This space could be provided by a permanent extension where the need is long term, or a temporary building may meet requirements for shorter periods, in which case reference should be made to Policy GC15.

12.9 A review of school capacity in the District is due to be undertaken, following the alterations caused by the change in the age of transfer between first/middle schools and secondary schools. Should a school site become surplus, the District Council would wish to retain the site in a community use subject to Policy CSF2.

Health

12.10 The South Buckinghamshire NHS Trust, which covers Chiltern District, envisages a number of land acquisitions and disposals during the period of the Plan.

Hospitals

12.11 Amersham General Hospital is the main hospital in the District. The development of the hospital will continue. The Trust has received approval for the next phase of the development involving the building of new facilities by a private developer, with the resulting hospital leased back to the Trust. Provision of public housing on surplus parts of the site will help to offset the costs of the development.

12.12 In Chesham, the hospital in Hospital Hill and the Community Clinic premises in Germain Street are managed by South Buckinghamshire NHS Trust. The hospital provides 22 beds for elderly people, under the care of local general practitioners, together with a range of outpatients clinics. Three main problems are associated with the hospital - accessibility; the age and nature of the existing buildings which makes adaptation difficult and costly; and the limited room for new building. Ideally, South Buckinghamshire NHS Trust would wish to relocate the hospital on level ground near to the town centre where it would be more readily accessible to the Chesham community as a whole and facilities could be provided in modern, purpose-built accommodation. Such redevelopment might also include the amalgamation of services presently given from the Germain Street clinic, so that there would be a single site health care facility for the Chesham population.

12.13 The Chalfonts and Gerrards Cross Hospital located in Chalfont St Peter, is a small General Practitioner Hospital providing 32 beds together with various outpatient treatment facilities. No further development is in a firm capital programme at the present time.

Residential Homes

12.14 Over recent years there has been a trend towards community health care of the mentally handicapped, geriatric and disabled patients. This change in emphasis away from large-scale institutions means that there will be a requirement in Chiltern during the period of the Plan for small-scale residential homes and other supporting facilities. In the Amersham area, property has been acquired for a residential home for the disabled.

Surgeries

12.15 The services of doctors, dentists and similar practitioners for local communities are considered important by the Council. Due to changes in demands for such surgery based health care, proposals for new or additional surgeries are often received. Any proposal for a new building, or for additional capacity at an existing surgery or health centre, will be considered under the criteria in CSF1. Many new surgeries will involve change of use of an existing building or land to health use. In such cases, in addition to the criteria in CSF1, other Local Plan policies will also have to be complied with.

Dental Surgery in Chalfont St Peter

Other Services

12.16 As at 1st September 1997 the Council is not aware of any development proposals or specific requirements for land during the Plan period by the Statutory Authorities who provide a service within the District.

Provision Of Community Services And Facilities In The Built-up Areas Excluded From The Green Belt Including the District and Local Shopping Centres As Defined on the Proposals Map

POLICY CSF1

Within the built-up areas excluded from the Green Belt including the District and Local Shopping Centres as Defined on the Proposals Map, development for community services and facilities will be acceptable provided that:

(i) the proposal would not involve the loss of residential land or an existing dwelling, unless:

(a) it can be shown that the loss cannot be avoided because there is no other suitable land or buildings available in the area;

and

(b) it can be demonstrated to the satisfaction of the Council that the service or facility to be provided is either not currently available in the area, or demand is in excess of the existing level of supply.

or

(c) the application site is located as described in clause (b) of Policy H9.

and

(ii) the proposal would not be detrimental to the character and amenities of the area in which it would be located by reason of its appearance, layout, noise, traffic generation, vehicle parking, loss of landscaping or general disturbance.

and

(iii) other Policies in this Local Plan would be complied with.

Community services and facilities include the land uses listed in paragraphs 12.2 and 12.7.

12.17 Community buildings and land uses often provide a vital function in the built-up areas of the District (as described earlier in this chapter). However, land in the built-up areas is in short supply. The shortage of land means that most proposals for a new or extended community use are likely to be on residential land or in an existing dwelling which generally need to be retained for reasons explained in paragraph 6.60 of the Housing chapter. Therefore the Council would wish to see evidence that the proposed facility is essential to override the otherwise unacceptable loss of residential land. If the facility is to be located in a District or Local Shopping Centre different considerations apply and reference should be made to Policy H9 and paragraph 6.61 of the Housing Chapter and various Policies in the

Shopping and Other Uses in Town and Village Centres Chapter, namely S5 -CH; S5 - AH; S5 - CSP; S7 and S9. Some community uses can have characteristics such as noise or traffic generation, as listed in the Policy, which need careful consideration. Due to the fact that such facilities are often located in residential areas, the Council would wish to ensure that any proposal would not have a detrimental impact on neighbouring residents or area character.

12.18 The Council will be concerned that any proposal does not conflict with other Policies in the Local Plan which aim to protect existing land uses (for example, business, industry, storage or distribution premises, shopping, or public open space) for reasons explained in the text accompanying those Policies. Policies in the General Criteria chapter and in the Transport chapter covering highway aspects and parking standards should be referred to.

Loss Of Community Services And Facilities In The Built-up Areas Excluded From The Green Belt

POLICY CSF2

Within the built-up areas excluded from the Green Belt, the Council will not allow any development which results in the loss of the community service or facility on the site in question unless:

(i) **a replacement building and/or land can be provided in an equally convenient location that would comply with Policy CSF1,**

or

(ii) **it can be demonstrated to the satisfaction of the Council that the facility is no longer required for its existing use, or for any other community use in the built-up area in which it is located, or in the District, as appropriate to the type of use under consideration,**

and

(iii) **other Policies in this Local Plan would be complied with.**

Community services and facilities include the land uses listed in paragraphs 12.2 and 12.7.

12.19 As explained earlier in the chapter (paragraphs 12.2 - 12.7), there are many types of community facilities located in the built-up areas of the District. However, sites for further facilities are difficult to find as a result of the Green Belt which tightly surrounds the built-up areas and the limited land supply. Therefore the Council is concerned that the use of existing community buildings is maximised and that existing buildings are retained in a community use. Due to the limited amount of land available for development and its resulting high cost, it is possible that developers may seek to replace existing community facilities with other forms of development. This will be resisted unless the criteria in Policy CSF2 can be met.

12.20 However, where it can be proved that the existing community use is no longer required and that no alternative community purpose can be found, the Council may accept the loss of a site from community use. To help find alternative community uses for a facility no longer required by the present user, the Council has produced a contact list for existing community facilities in the area. This can be supplied on request. Where a change of use, or redevelopment of the site of a community facility is acceptable under this policy, other policies in this Local Plan relevant to the proposed new use will be used to assess the proposal.

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13. HISTORIC HERITAGE

Introduction

13.1 Chiltern District has a rich and diverse historic heritage which encompasses archaeological sites, Buildings of Special Architectural or Historic Interest, Conservation Areas and Parks and Gardens of Special Historic Interest. The Council supports the conservation and enhancement of all of these valuable features. This chapter concerns the first three subjects. Policy guidance relating to Parks and Gardens of Special Historic Interest is given in the Landscapes with Special Qualities chapter.

Archaeological Sites

Scheduled Monuments in Chiltern District

13.2 The Secretary of State for National Heritage compiles a schedule of monuments of national importance. Chiltern District's 17 Scheduled Monuments as at 1st September 1997 are as follows. These are shown on the Proposals Map.

Scheduled Monuments and Archaeological Areas Act 1979. Section 1. As amended by the National Heritage Act 1983.

County List of Scheduled Monuments. Buckinghamshire. March 1996. Department of National Heritage.

Parish		Monument	Proposals Map Sheet No.
Amersham	-	Market Hall	16
Ashley Green	-	Barn and moated site at Grove Farm	5
Ashley Green	-	Whelpley Hill Camp	5
Chalfont St Peter	-	Moated site south of Denham Lane	26
Chenies	-	Medieval undercroft in grounds of Manor House	18
Chenies	-	Church of St Mary Magdalen	13
Chesham	-	Bowl Barrow in Lowndes Park	8
Cholesbury-cum-St Leonards	-	Cholesbury Camp	1
Cholesbury-cum-St Leonards	-	Grims Ditch between Long Croft and Leylands Farm	1
Cholesbury-cum-St Leonards	-	Grims Ditch, Lanes End	1
Cholesbury-cum-St Leonards	-	Ringwork at Hawridge Court	4
Great Missenden	-	Grims Ditch, east of Woodlands Park	6
Great Missenden	-	Moated site at Redding Wick	7
Great Missenden	-	The Castle - Rook Wood	11
Great Missenden	-	Moated site in Chalkdell Wood	10
Little Missenden	-	Castle Tower (motte & bailey)	

	Chalk Lane	11
The Lee	- Earthwork enclosures, Brays Wood	3

Review of Sites and Application of the Policies to New Scheduled Monuments

13.3 All known archaeological sites in England are currently being reviewed under the Monuments Protection Programme and it is likely that more will be added to the Schedule as a result. The following policies AS1, AS3 and AS5 will apply to any monuments added to the Schedule after 1st September 1997. Paragraph 13.5a should also be referred to in this connection.

County List of Scheduled Monuments.Buckinghamshire. March 1996. Department of National Heritage. Page 7.

Scheduled Monument Consent

13.4 Scheduled Monuments have the benefit of statutory protection and works within the scheduled area require Scheduled Monument Consent. Application for such consent should be made to the Secretary of State for Culture, Media and Sport. An offence is committed if this consent is not first obtained. Further information can be obtained from the Department of Culture, Media and Sport and English Heritage.

PPG16. Archaeology and Planning. November 1990. Annex 3.

Department of Culture, Media and Sport, 2-4 Cockspur Street, London SW1Y 5DH.

English Heritage, Room 332 Fortress House, 23 Savile Row, London W1X 1AB.

Cholesbury Camp Scheduled Monument, An Iron Age Hill Fort

Unscheduled Archaeological Sites

13.5 Many nationally-important monuments merit preservation but are not scheduled. Other monuments are of local archaeological significance and are worthy of protection. The Buckinghamshire County Museum has identified a number of unscheduled archaeological sites as being of importance. The County Museum has a Sites and Monuments Record which includes details of all known archaeological sites and finds, historic parks and gardens and limited information about ridge and furrow field systems and historic landscapes in the County.

Application of Policies to New Notifications

13.5a The following Policies apply to Unscheduled Archaeological Sites in Chiltern District as at 1st September 1997 and will also apply to any other sites or remains which may be subsequently notified to the Council.

The Requirement for Planning Permission

13.6 Where development requiring planning permission affects a Scheduled Monument, it will be necessary to obtain such permission in addition to "Scheduled Monument Consent". The Council will consult English Heritage when it receives a planning application affecting a Scheduled Monument. When development is proposed on unscheduled sites planning controls are of importance in achieving the preservation of archaeological remains and their settings. The Council will consult the County Museum about applications affecting unscheduled sites which have been identified as being of importance.

PPG16. Archaeology and Planning. November 1990. Paragraph 23 and Annex 3.

Scheduled Monuments and Other Nationally Important Unscheduled Archaeological Remains Throughout The District

POLICY AS1

Where nationally important archaeological remains and their settings are affected by proposed development there is a presumption in favour of their physical preservation in situ.

Planning permission will not be granted for any proposed development which would damage:-

(a) a Scheduled Monument ,

or

(b) any other nationally important archaeological remains,

and / or

(c) the setting of either (a) or (b) above.

Development proposals should also comply with other Policies in this Local Plan .

This Policy applies throughout the District.

Scheduled Monuments existing as at 1st September 1997 are defined on the Proposals Map. This Policy will also apply to any other nationally important remains which may be subsequently notified to the Council.

Other Unscheduled Archaeological Remains Throughout The District

POLICY AS2

(1) Planning permission will not be granted for any proposed development which would damage:-

(a) Other unscheduled archaeological remains which the Buckinghamshire County Museum considers of more local importance and particularly worthy of preservation,

or

(b) other unscheduled archaeological remains which may be discovered, and are not identified under (a) above, which the Buckinghamshire County Museum considers of more local importance and particularly worthy of preservation,

and / or

(c) the settings of either (a) or (b) above.

(2) On some sites it may be possible to accommodate the proposed development and keep important remains (as identified in clause (1) above) in situ . Planning permission may be granted where the applicant can demonstrate , to the satisfaction of the Council, that the important remains will be physically preserved in situ without damage to them . Details to ensure this should be submitted to the Council as part of the planning application.

(3) In cases where the preservation of the remains in situ is not merited, taking into account their lesser importance, planning permission may be granted subject to provision being made for archaeological excavation and recording to the satisfaction of the Council.

(4) Development proposals should also comply with other Policies in this Local Plan .

(5) This Policy applies throughout the District.

13.7 Archaeological remains are a finite and non-renewable resource. In many cases they are highly fragile and vulnerable to damage and destruction. Archaeological remains and monuments should not be needlessly altered or destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are valuable both for their own sake and for their role in education, leisure and tourism.

13.8 The emphasis on the preservation of nationally important archaeological remains, whether they are scheduled or not, is essential in conserving these finite resources and accords with Central Government guidance. The importance of protecting Scheduled Monuments and unscheduled archaeological remains and their settings is emphasised in Government guidance and in the Structure Plan. In accordance with Government guidance, the desirability of preserving a Scheduled Monument or unscheduled archaeological remains and their settings is a material consideration in determining a planning application. The reasoning above and in paragraph 13. 7 highlights the need for the protection of the archaeological remains referred to in Policies AS1 and AS2 and for the emphasis on physical preservation in situ of important remains in Policy AS2 clause 2.

PPG16. Archaeology and Planning. November 1990. Paragraphs 6, 8, 16, 18 and 27 - 8.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy HE1.

13.8a It is possible that new important archaeological remains may be discovered in the District in the future, for example, through technological advances and /or land access improvements. Therefore it is important that they are also safeguarded under Policy AS2 clause 1 (b).

13.8b In the case of sites the subject of Policy AS2, physical preservation in situ is strongly preferred, especially as this will ensure the conservation of regionally or locally important archaeological remains . The importance of the remains will be associated with their rarity in local and regional terms and whether they are in good condition. In some cases a site may have areas with important remains and other areas of no interest. Clause 2 aims to safeguard such remains whilst accommodating development . For example, there may be occasions in which a refusal of permission can be avoided if the developer demonstrates that archaeological features can remain unharmed within a development site. Developers can, for instance, use foundations which minimise damage, raise ground levels under a structure or carefully site landscaped and open areas. There are proven techniques for sealing archaeological remains underneath buildings or landscaping. Preservation in situ is preferable to excavation because future techniques may be used to extract more information. However, in exceptional circumstances, where physical preservation in situ is not

merited in view of the importance of the remains, it may be appropriate to permit works involving excavation. In these cases it is important to take the opportunity to enable any archaeological features to be fully investigated, properly recorded and, if necessary, salvaged before they are damaged or destroyed. This is the reason for the requirement in clause 3 of Policy AS2 for satisfactory provision to be made for archaeological excavation and recording. There may be a need for full-scale archaeological excavation before development starts, or alternatively a "watching brief" where archaeologists observe and record any archaeological features before and during site excavation by the developer. The use of conditions or Section 106 agreements can be essential in securing the preservation of archaeological sites and satisfactory archaeological investigation . Policy AS5 and paragraphs 26, 29 and 30 of PPG16 provide further information.

13.8c The potential conflict between archaeology and development can be reduced if developers discuss their outline schemes with the District Council and Buckinghamshire County Museum at an early stage. Where important sites are potentially affected, English Heritage is also ready to join in early discussions.

PPG16. Archaeology and Planning. November 1990. Paragraph 19.

~~Evaluation Of Archaeological Sites Throughout The District~~

~~POLICY AS3~~

~~On sites of archaeological significance (referred to in Policies AS1 and AS2) and on those which are of potential archaeological significance, the archaeological aspects of development proposals should be examined and evaluated by qualified archaeologists before planning applications are determined.~~

~~Planning permission will be refused without prior assessment of the archaeological implications.~~

~~Development proposals should also comply with other Local Plan Policies.~~

~~This Policy applies throughout the District.~~

~~13.9 It is essential to have an evaluation of the archaeological implications of development proposals before they are permitted. As explained in paragraph 13.6, the Council normally consults English Heritage or the County Museum for advice about the archaeological implications of development. However, the Council may require applicants to arrange for an archaeological field evaluation to be carried out before any decisions on planning applications are taken. Evaluations help to define the character and extent of archaeological remains that exist in the area of a proposed development and can indicate the weight which ought to be attached to their preservation. They can also provide information for identifying alternative options for minimising or avoiding damage. Proper evaluation facilitates the preservation of archaeological remains identified in Policies AS1 and AS2. It is also an important safeguard of sites / remains which are of potential archaeological significance. As stated in Government~~

guidance, the Council can reasonably expect developers to provide evaluations as part of their application for sites where there is good reason to believe there are remains of archaeological importance. Applicants are advised that field evaluations involving any disturbance of the ground surface can only be carried out on Scheduled Monuments if Scheduled Monument Consent has first been obtained. The County Museum will provide briefs for evaluation work on behalf of the Council.

PPG16. Archaeology and Planning. November 1990. Paragraphs 21 and 22.

Preservation of Archaeological Sites Policy AS4 and paragraph 13.10 - deleted

Imposition Of Conditions To Secure Preservation Of Archaeological Remains Throughout The District

POLICY AS5

Where planning permission is granted for development affecting archaeological sites referred to in Policies AS1 or AS2, the Council will attach conditions either :

(i) To ensure the physical preservation of the remains in situ,

or

(ii) To ensure that no development takes place within the area of archaeological interest until the applicant has secured the implementation of an approved programme of archaeological work. This work should be carried out in accordance with a written scheme of investigation. The scheme should be submitted by the applicant and approved by the Council prior to the commencement of the development .

Development proposals should also comply with other Policies in this Local Plan .

This Policy applies throughout the District.

13.11 The use of conditions to secure the preservation of archaeological remains is vital in order to conserve the sites referred to in Policies AS1 and AS2 and their settings. The types of conditions which may be used will vary according to the importance of the remains and the nature of the development proposed. In accordance with Government advice, where important remains may be affected physical preservation in situ will be strongly preferred. Conditions can ensure that physical preservation in situ is secured so that valuable remains are not destroyed. Alternatively, conditions can ensure satisfactory archaeological investigation, excavation or recording as referred to in paragraph 13.8b. This is the reason for the requirements concerning an approved written programme of

PPG16. Archaeology and Planning. November 1990. Paragraphs 25, 29 and 30.

~~archaeological work referred to in clause (ii) . In stating this Policy to use conditions the Council is supported by Government guidance.~~

The Relationship Between Scheduled Monuments and Listed Buildings

13.12 Some structures may be both Scheduled Monuments and Listed as buildings of Special Architectural or Historic Interest because the criteria for statutory protection under these systems overlap. The Market Hall in Amersham Old Town, for example, is a Listed Building and is also a Scheduled Monument. Where a structure is both Scheduled and Listed, the statutory controls relating to Scheduled Monuments supersede those relating to Listed Buildings. As part of the Monuments Protection Programme, referred to in paragraph 13.3, cases where scheduling and listing overlap will be reviewed. Policy guidance for Listed Buildings is found in paragraphs 13.13 to 13.23.

County List of Scheduled Monuments-Buckinghamshire. March 1996. Department of National Heritage. Page 17.

Buildings of Special Architectural or Historic Interest

The Statutory List

13.13 Chiltern has a rich architectural and historic heritage with many buildings included in the Statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State for Culture, Media and Sport. These buildings are known as "Listed Buildings". The principles followed in selecting buildings for listing and classifying them to show their relative importance are set out in Government guidance. In Chiltern District, there are 12 Grade I buildings, 30 Grade II* and 937 Grade II (as at 1st September 1997). About half of these are located within Conservation Areas; two thirds of them are in residential use.

PPG15. Planning and the Historic Environment. September 1994. Paragraphs 6.1 - 6.16

List of Buildings of Special Architectural or Historic Interest. District of Chiltern Buckinghamshire Department of the Environment.

Application of Policies LB1 - LB4 to Additions to the Statutory List

13.13a Additions to, or deletions from, the Statutory List may be made at any time by the Secretary of State for Culture, Media and Sport. The following Policies LB1 - LB4 will apply to buildings included in the Statutory List at the time an application is made or determined.

Definition of a Listed Building

13.14 A Listed Building is defined in the legislation to include the building itself and any object or structure fixed to that building. In addition, any object or structure forming part of the land comprised within the curtilage of a Listed Building is treated as part of the building unless it is a free-standing building, object or structure that has been erected since 1st July 1948.

Planning (Listed Buildings and Conservation Areas) Act 1990. Section 1 (5).

The Requirement for Listed Building Consent

13.15 It is necessary to obtain Listed Building Consent (in addition to any planning permission which may be required) in order to demolish all or part of a Listed Building, or alter it inside or out, or extend it in any way that would affect its character as a Building of Special Architectural or Historic

Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 7 & 9.

Interest. Unless consent is obtained prior to such works being undertaken, a criminal offence is committed. Through enforcement proceedings, or prosecution, the Council is able to take action against people who initiate and/or carry out unauthorised works to, or demolition of, Listed Buildings. The Council will continue to use such powers where necessary.

Grade II Listed Buildings near The Green, Chenies

The Requirement for Planning Permission

13.16 The listing of a building also affects the need for planning permission. Certain developments which would normally be "permitted development" require planning permission when within the curtilage of a Listed Building. For example, permission is required for the erection of domestic outbuildings over 10 cubic metres in volume and for the erection of walls, fences and other means of enclosure.

Town and Country Planning (General Permitted Development) Order. 1995. Schedule 2, Part 1, Class E and Part 2, Class A.

13.17 THE FOLLOWING POLICIES - LB1, LB2 AND LB3 APPLY TO APPLICATIONS FOR PLANNING PERMISSION AND FOR LISTED BUILDING CONSENT.
POLICY LB4 APPLIES TO APPLICATIONS FOR PLANNING PERMISSION.

Protection Of Special Architectural Or Historic Interest Of Listed Buildings Throughout The District

POLICY LB1

Planning permission and /or Listed Building Consent will not be granted for any proposed development, alterations or extensions to a Listed Building, or advertisements placed on a Listed Building, which would not preserve its character and appearance as a Building of Special Architectural or Historic Interest.

In assessing the effect of proposals on the Special Architectural or Historic Interest of a Listed Building, regard will be had to the following matters:

(i) the historical and/or architectural importance of the building and its rarity in both national and local terms;

(ii) the effect on the special architectural or historic features of the building which warranted its inclusion in the Statutory List;

(iii) the building's setting and its contribution to the local scene;

(iv) whether the proposed works would bring substantial planning benefits for the community.

Development proposals should also comply with other Policies in this Local Plan.

This Policy applies throughout the District.

13.18 Central Government is generally committed to the preservation of Listed Buildings. These buildings are a vital part of the national, regional and local heritage. The protection of Listed Buildings contributes to the quality of the environment and can contribute to the health of the local economy. Listed Buildings are valuable both for their own sake and for their importance in education, leisure and tourism. A duty relating to Listed Buildings is imposed upon the Council by statute, namely "In considering whether to grant permission for development which affects a Listed Building or its setting, the Local Planning Authority ..... shall have special regard to the desirability of preserving the building or its setting or any features of Special Architectural or Historic Interest which it possesses." The Council has the same statutory duty when it considers applications for Listed Building Consent. The importance of preserving Listed Buildings is emphasised in the Structure Plan. Criteria (i) - (iv) accord with central Government guidance. When dealing with applications affecting Listed Buildings the Council will take into account the advice in paragraphs 3.5 to 3.6 and 3.12 - 3.15 and Annex C of PPG15 which elaborate on the matters referred to in the policy.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Section 66 (1) and 16 (2).

PPG15. Planning and the Historic Environment. September 1994. Paragraphs 3.5-3.6 and 3.12 and Annex C.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.
Policy HE1.

Protection Of Setting Of Listed Buildings Throughout The District

POLICY LB2

Planning permission and/or Listed Building Consent will not be granted for any development, advertisements or any works requiring Listed Building Consent within the curtilage, or in the vicinity of a Listed Building which would adversely affect the setting of that Listed Building.

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.

This Policy applies throughout the District.

13.19 The setting of a Listed Building should be protected because it is an essential part of its Special Architectural or Historic Interest. The importance of protecting the setting of a Listed Building is emphasised in planning legislation, as referred to previously in paragraph 13.18, and Government Policy Guidance and is also acknowledged in Structure Plan policy. Where new buildings are proposed alongside Listed Buildings, the Council will have regard to the advice in PPG15, paragraph 2.14 in addition to the criteria in Policy LB2.

PPG15. Planning and the Historic Environment. September 1994. Paragraphs 2.14 and 2.16.

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1) and 16(2).

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policy HE1.

Demolition of Listed Buildings Throughout The District

POLICY LB3

Consent to demolish a Listed Building completely or substantially and planning permission for its re - development will be granted only in the most exceptional circumstances . In considering proposals for the demolition of a Listed Building , the Council will have regard to all of the following criteria and will expect applicants to provide clear and convincing evidence to support their case for demolition in respect of criteria (i) - (iv);

i) The condition of the building and the costs of repairing and maintaining it relative to its importance and to the economic value derived from its continued use. The importance of the building will include its historical and / or architectural importance and its rarity in both national and local terms.

ii) Whether all reasonable efforts have been made to sustain existing uses or to find viable new uses, and that these efforts have failed,

iii) Whether preservation in some form of charitable or community ownership is not possible or suitable,

iv) Whether any benefits for the community which would be likely to arise from the re - development of the site would decisively outweigh the acknowledged public interest in retaining the Listed Building ,

v) In the case of partial demolition, the effect on the special architectural or historic features of the building which warranted its inclusion on the Statutory List,

vi) In the case of total or partial demolition, the effect on the building's setting and its contribution to the local scene.

This Policy applies throughout the District.

Works which involve the limited demolition of part of a Listed Building will be considered as alterations under Policy LB1.

13.20 Listed Buildings are a finite resource and an important part of the heritage and character of the District. Therefore it is essential that they are preserved. Demolition should only occur in wholly exceptional circumstances and would then require the strongest justification. This approach is consistent with the Council's statutory duties referred to in paragraph 13.18 and is supported by Government guidance. In assessing an application for demolition, the Council will have regard to all of the criteria as set out in the Policy and to the detailed advice in paragraphs 3.5, 3.17 and 3.19 of PPG 15 which elaborate on these matters.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Sections 16(2) and 66(1).

PPG15. Planning and the Historic Environment.
September 1994.
Paragraphs 3.5, 3.17 & 3.19.

Change Of Use Of Listed Buildings Throughout The District

POLICY LB4

New uses for Listed Buildings will be permitted if all of the following criteria are met:

(i) It has been demonstrated to the Council's satisfaction that the existing use cannot reasonably be continued.

(ii) The Special Architectural or Historic Interest of the Listed Building would not be adversely affected. When assessing the impact of the change of use of the Listed Building, particular attention will be paid to the implications of possible alterations and additions on the structure of the building, its

appearance, its setting and on any other features of Special Architectural or Historic Interest which it may possess.

(iii) The environmental impact of the change of use upon the special interest of the Listed Building would be acceptable. The amount and type of pedestrian and vehicular traffic likely to be generated and the off-street parking requirements should not harm the special interest of the building.

(iv) Other policies in this Local Plan should also be complied with.

This Policy applies throughout the District.

13.21 Generally the best use for a Listed Building is the use for which it was originally designed. However, in some cases new uses for Listed Buildings may be permitted in order to secure their continued preservation. This policy seeks to ensure that a change from the original use is clearly justified and that the new use does not harm the special interest of the Listed Building. In this way where changes of use are proposed Listed Buildings should be preserved. This is consistent with Government advice. The third clause in the policy broadens the assessment of the effects on the special interest of Listed Buildings by taking a range of other aspects of environment into account as appropriate to the type of use proposed. For example, where a change of use may cause additional parking spaces to be required, the effect of this upon the setting of the Listed Building can be considered under clause (iii). In connection with criterion (iv), other Policies in this Local Plan will often be relevant in considering development proposals. For example a change of use of a building in the Green Belt is covered by Policies GB11 and GB29 in the Green Belt chapter.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Section 66 (1).

PPG15. Planning and the Historic Environment.
September 1994.
Paragraphs 3.8-3.11.

The Council's Powers to Protect Listed Buildings in Danger of Deterioration

13.22 Several other specific powers are provided in the legislation, enabling the Council to enforce its duty to protect Listed Buildings. Notably, these include the power to undertake works which are urgently necessary for the preservation of an unoccupied Listed Building and to recover the costs of the works from the owner. The Council may also serve a "Repairs Notice" on the owner of a Listed Building, specifying the works which it considers reasonably necessary for the proper preservation of the building. Should such a notice be ignored, the Council can instigate compulsory purchase proceedings. The Council will use such powers vigorously where necessary.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Sections 48, 54 and 55.

Grant Aid

13.23 Grant aid may be given by Local Authorities towards the cost of repair of Listed Buildings. Buckinghamshire County Council has such a scheme and further information can be obtained from the Director of Environmental Services (Historic Buildings Section) at the County Council. Chiltern District Council may give renovation grants for Grade I, II* and II Listed Buildings which are not privately owned or used for business. Additional information can be provided by the Finance Manager at the Council's Community and Leisure Services Department.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Sections 57 and 58.

Protection of Unlisted Buildings of Special Architectural or Historic Interest

13.24 The process of adding to the Statutory List is time-consuming and demanding of scarce specialist staff. In Chesham, where the List was last reviewed in 1973, it is possible that some buildings which conform to current standards of special historic or architectural interest were not identified at the time. In the remainder of the District, which was re-surveyed in the early 1980's, it has similarly become evident that not all buildings which would qualify for listing were identified. The Council may become aware of a threat of demolition or detrimental alteration to a building of potential interest. In such circumstances, specialist advice will be taken from the County Historic Buildings Officer and if appropriate, the Department of Culture Media and Sport asked to take urgent action to "spot-list" the building. In a case of great urgency, the Council may serve a Building Preservation Notice, or affix such a Notice to the building concerned, which has the effect of listing it temporarily for 6 months. Within this period the Secretary of State has the opportunity to add the building to the Statutory List. The Council will use these powers positively where circumstances justify such action.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Sections 3 and 4.

Conservation Areas

Definition

13.25 The District Council, as Local Planning Authority, is required to consider from time to time which parts of its area are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", and to designate such areas as "Conservation Areas".

Planning (Listed Buildings and Conservation Areas) Act 1990.
Section 69.

Criteria for Identification

13.26 There is no standard specification for designating or reviewing Conservation Areas, which will be of many different kinds. The one common criterion is that the area must have special character which is of sufficient merit to be considered worthy of preservation or enhancement. "Special character" will probably be derived from a combination of some of the following features: the landform of the site; attractive groups of buildings exhibiting a unity of scale, materials and/or density; a particular combination of land uses; an historic street pattern; open spaces such as village greens; enclosed areas such as market squares; trees, either individual specimens or in groups; features of archaeological interest or historical association etc. In assessing suitability for designation the emphasis must be on the character of areas, rather than on individual buildings.

PPG15. Planning and the Historic Environment. September 1994.
Paragraphs 4.2 and 4.4.

Existing Conservation Areas

13.27 Chiltern District has 20 Conservation Areas (as at 1st September 1997). Their locations are listed below and their boundaries are shown on the Proposals Map.These Conservation Areas have been designated

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according to the criteria outlined in paragraph 13.26. Booklets which explain the reasons for designation and describe the history , special interest and characteristics of each Conservation Area are available from the Council. These documents will be a material consideration when dealing with planning applications . Proposed development can be related to their contents which will be used to demonstrate whether the special character or appearance would be preserved or enhanced. Copies of the booklets are available from the Council's Planning Department.

Parish	Area Covered	Year of Designation
Amersham	Old Town	(1969)
	Amended	(1992)
	Shardeloes Parkland	(1992)
	Elm Close	(1992)
	Weller Estate - (The Drive, Woodside Road, Green Lane, Grimsdells Lane and Highfield Close)	(1992)
Chalfont St Giles	Village Centre	(1969)
Chalfont St Peter	Gold Hill Common East Side	(1992)
	North Park and Kingsway	(1992)
	The Firs Estate	(1992)
Chenies	Chenies Village and Chenies Bottom	(1970)
	Amended to join with Latimer	(1992)
Chesham	Old Town and Town Centre	(1970)
	Areas extended and linked by the Chesham Town Centre and Waterside Local Plan 1987.	(1987)
Chesham Bois	The Common, Village Centre and area around St Leonard's Church	(1992)
Cholesbury & Hawridge	Main villages	(1971)
Coleshill	Village Centre	(1992)
Great Missenden	Village Centre	(1969)
	Amended & Missenden Abbey Parkland added	(1992)

Parish	Area Covered	Year of Designation
Jordans	Old Jordans and part of village surrounding The Green	(1987)
Latimer	Village Centre	(1970)
	Parkland added and amended to	

	join with Chenies	(1992)
Little Missenden	Village Centre	(1970)
Penn & Tylers Green	Village and Church Road area	
	(part in Wycombe District)	(1971)
	Formerly in two parts, amended to form one area	(1992)
Penn Street	Part of Village, the Common and the Church	(1992)
The Lee	Old Church and The Green	(1980)
	Minor amendment to boundary	(1992)

View of the Lee Conservation Area

Review of Designations and Application of the Policies to any New or Altered Conservation Areas

13.28 The Council is required to periodically review its administrative area and make new or varied designations where appropriate. However there is little scope for identifying further entirely new Conservation Areas in the District. Policies CA1 to CA5 will apply to any new or altered Conservation Areas designated during the period of this Local Plan.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Section 69.

Controls over Development

13.29 The controls over development in Conservation Areas are strict. When exercising its planning powers, the Council has to pay "special attention" to "... the desirability of preserving or enhancing the character or appearance" ... of Conservation Areas. There are additional controls on the demolition of certain buildings and work to trees. "Permitted development" rights are more restricted than generally in Conservation Areas. For example, the size of residential extensions and outbuildings which are "permitted development" are smaller than generally and roof alterations and exterior cladding are not "permitted development". There is no right to display certain types of illuminated advertisements. Policy CA4 gives guidance on the demolition of unlisted buildings in Conservation Areas, Policy CA5 concerns work to trees and Policies A2 and A3 provide guidance on illuminated advertisements.

Planning (Listed Buildings & Conservation Areas) Act 1990.
Sections 72 & 74.

Town & Country Planning Act 1990.
Sections 211-214.

Town and Country Planning General Development Order. 1988.
Schedule 2, Part 1.

Town & Country Planning (Control of Advertisements) Regulations 1992.
Schedule 3, Part 1, Class 4A and 4B.

Requirement for Fully Detailed Applications

13.30 To ensure that proposed development involving the erection or extension of buildings can be assessed in relation to the special architectural and visual qualities of a Conservation Area, the Council will, in most cases, require fully detailed plans to be submitted with applications. These plans should show the siting, design and external appearance of the proposals, specify materials and means of access to the development and landscaping of the site (where appropriate). Details of the siting, elevations, materials and roof heights of existing adjoining properties will be requested when needed to assess the proposal in its setting.

13.31 The above requirement applies to all the Conservation Areas in the District. Only in exceptional circumstances will it be waived, for example, when the application is likely to be refused on a matter of principle (policy conflict), rather than detail. The Council has the power to require an applicant to submit such details as necessary to the determination of an application under the Town & Country Planning (Applications) Regulations 1988.

Works To Buildings In Conservation Areas As Defined on the Proposals Map

POLICY CA1

Planning permission will not be granted for any proposed new buildings, extensions, or alterations to existing buildings in a Conservation Area which do not preserve or enhance the character or appearance of the Conservation Area with regard to siting, the established pattern of development, density, scale, bulk, height, design and external appearance.

Natural materials which match in type, colour and texture, or are very similar to, the materials used in existing buildings, should be used. The use of synthetic materials will not be permitted.

Development which does not preserve or enhance the character or appearance of the Conservation Area will be refused.

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.

Conservation Areas designated as at 1st September 1997 are shown on the Proposals Map. This Policy will also apply to any subsequent new or amended designated Conservation Areas .

13.32 Conservation Areas are a vital part of the District's historic and architectural heritage and also provide high quality environments. As recognised in the legislation and in the Structure Plan, the character or appearance of Conservation Areas should be preserved or enhanced. This does not imply that old styles must be copied, but the emphasis must be on compatibility with the existing character or appearance of an area. The use of detailed criteria, as in the policy, when assessing the effect of development upon a Conservation Area will be particularly important in securing preservation or enhancement. The use of natural materials is preferred, as these will match or replace materials in existing buildings and so conserve area character or appearance. The use of synthetic materials will not result in a satisfactory appearance or maintain the intrinsic qualities of the buildings on which these are used. This Policy is also relevant to the installation of new shopfronts and the retention of existing shopfronts. For further guidance refer to Policy S11 and paragraph 8.55.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Sections 72 & 74.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.
Policy HE1.

PPG15. Planning and the Historic Environment. September 1994.
Paragraphs 4.17 and 4.18.

Views Within, Out Of, Or Into Conservation Areas As Defined on the Proposals Map

POLICY CA2

Any proposed development which does not preserve or enhance the important views within, looking out of, or into a Conservation Area, will be refused.

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.

Conservation Areas designated as at 1st September 1997 are shown on the Proposals Map. This Policy will also apply to any subsequent new or amended designated Conservation Areas.

13.33 The protection of the important views within, looking into and out of Conservation Areas is fundamental in conserving their special character or appearance. For a variety of reasons, including the lie of the land, developments at some distance from a Conservation Area could intrude upon views of it and detract from its character or appearance unless special care is taken to avoid this. The need to safeguard important Conservation Area views is acknowledged in Central Government Guidance. The Conservation Area leaflets referred to in paragraph 13.27 include plans showing important Conservation Area views. These leaflets should not be interpreted as indicating that these views are the only ones which should be safeguarded. When individual proposals are considered it may become apparent that there are other important views which warrant protection.

PPG15. Planning and the Historic Environment. September 1994. Paragraph 4.14.

Changes Of Use In Conservation Areas As Defined on the Proposals Map

POLICY CA3

Changes of use in Conservation Areas will be permitted provided that all of the following criteria are complied with:

1. **In terms of the impact upon the character or appearance of the Conservation Area:**

   (a) **the Council considers that it is desirable to retain an existing building,**

   or

   (b) **the Council considers that it is not desirable to retain the existing use of land.**

2. **There would be no detrimental effect on the character or appearance of the Conservation Area. In assessing the effect of a proposed change of use of a building, particular attention will be paid to the implications of possible alterations and additions on the external appearance, physical fabric and setting of the building.**

3. **The environmental impact of the proposed use would conserve or enhance the character or appearance of the Conservation Area. Particular consideration will be given to the amount and type of pedestrian and vehicular traffic likely to be generated and associated car parking requirements, together with such other impacts as noise, smell, pollution, vibration and general disturbance.**

4. Other Policies in this Local Plan would be complied with.

Conservation Areas designated as at 1st September 1997 are shown on the Proposals Map. This Policy will also apply to any subsequent new or amended designated Conservation Areas .

13.34 The principle of a change of use in a Conservation Area will usually be determined by other Policies in the Plan, for example, Policies GB11, GB24, GB28, GB29, H9, E2, E3, E5, S1, S4-S10A and LB4, but in addition the Council has to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This can be achieved by carefully controlling changes of use. The existing buildings in a Conservation Area are a vital part of its special character or appearance. Therefore it is usually important to retain them. Generally, the most appropriate use, which is in keeping with the Conservation Area character is the original use, which is often the existing use, but social and economic changes need to be taken into account. Some changes of use may be desirable in order to achieve the continuation of economically viable areas or to secure enhancement. The character and appearance of Conservation Areas is often derived from their original and existing uses. For example, in Amersham Old Town the high proportion of residential uses mixed in amongst retail and service facilities contributes to the special character. In part of Great Missenden village centre there is a flexible approach to certain changes of use which is relevant to the consideration of desirable land uses under clause 1 (b) of Policy CA3. This approach is the subject of Policy S10A and it reflects the changing economic circumstances of this location. Therefore, as existing buildings and uses are important, a change from an existing use should be clearly justified and, in addition, the new use should preserve or enhance the character or appearance of the Conservation Area. Furthermore, the environmental impact of a new use has implications for Conservation Area character and appearance. For example, the amount of traffic generated by a proposed use could have an adverse visual impact and generate pollution. Other Policies in the Local Plan, for example, those in the General Criteria chapter, may also be relevant to particular environmental aspects of applications.

Planning (Listed Buildings and Conservation Areas) Act 1990.
Sections 72 & 74.

PPG15. Planning and the Historic Environment.
September 1994.
Paragraphs 2.18 & 4.11.

Demolition Of Unlisted Buildings In Conservation Areas As Defined on the Proposals Map

POLICY CA4

The Council will not grant consent for the demolition of an unlisted building which makes a positive contribution to the character or appearance of a Conservation Area.

In cases where the retention of a building will manifestly not preserve or enhance the special character or appearance of a Conservation Area, the Council will grant consent provided that:

(i) It is satisfied that any redevelopment would preserve or enhance the character or appearance of the Conservation Area, and it has previously approved detailed plans for the redevelopment of the site. Conditions will be used to ensure that demolition does not take place until a contract for the carrying out of works of redevelopment, including a specified time scale, has been made.

or

(ii) There is no intention of rebuilding and the Council accepts that the special character or appearance of the Conservation Area would be preserved or enhanced as a result,

and

(iii) Other Policies in this Local Plan would be complied with.

Conservation Areas designated as at 1st September 1997 are shown on the Proposals Map. This Policy will also apply to any subsequent new or amended designated Conservation Areas.

13.35 In Conservation Areas the Council is able to control the demolition of all buildings within the area, except those buildings where a Direction has been given by the Secretary of State for the Environment which excludes them from such control. Anyone wishing to demolish an unlisted building in a Conservation Area must first apply to the Council for a written grant of consent called "Conservation Area Consent". In certain cases, depending upon the extent of work involved, Conservation Area Consent will be required for the demolition of parts of buildings, other structures or erections. Policy CA4 will also apply in these cases. ("Listed Building Consent" is required for the demolition of a Building of Special Architectural or Historic Interest whether or not it is in a Conservation Area. Please refer to paragraph 13.15).

Planning (Listed Buildings and Conservation Areas) Act 1990.
Section 74 & 75(2).

Town & Country Planning Act 1990.
Section 336.

PPG15. Planning and the Historic Environment. September 1994.
Paragraph 4.28.

13.36 In assessing an application for "Conservation Area Consent" the Council will have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area and to the contribution of particular buildings to its character or appearance. Since few post 1900 buildings are listed, protecting the valuable contribution to Conservation Areas made by more recent buildings depends on the safeguard of "Conservation Area Consent". Most of the buildings in Conservation Areas contribute as a group to the special architectural or historic interest of those areas. As the character or appearance of a Conservation Area is often dependent upon the contribution of unlisted buildings, special justification is necessary in order to warrant their demolition. The Council will also have regard to the advice in paragraphs 4.26 and 4.27 of PPG15 in these circumstances. Furthermore, where demolition is clearly justified it is essential to have comprehensive information about proposals for the site after demolition and to ensure that these will preserve or enhance the character or

Planning (Listed Buildings and Conservation Areas) Act 1990.
Section 72.

PPG15. Planning and the Historic Environment. September 1994.
Paragraphs 2.12, 4.17, 4.26, 4.27 and 4.29.

appearance of the Conservation Area. Court decisions and central Government guidance support this requirement.

Trees In Conservation Areas As Defined on the Proposals Map

POLICY CA5

Any tree in sound condition which makes a significant contribution to the character or appearance of a Conservation Area by reason of its position, size, shape and/or foliage characteristics, should be retained and its amenity value protected. To achieve this objective, a Tree Preservation Order will be made in appropriate cases in accordance with Policy TW1.

Conservation Areas designated as at 1st September 1997 are shown on the Proposals Map. This Policy will also apply to any subsequent new or amended designated Conservation Areas .

Requirement to Notify

13.37 In a Conservation Area trees which are not already subject to a Tree Preservation Order are automatically protected to the extent that anyone wishing to cut down, top, lop or uproot such a tree, has to give the Council six weeks notice in writing of the intention. The purpose of notification is to give the Council the opportunity to consider the merits of the proposal and to make a Tree Preservation Order where appropriate. This protection does not apply to hedges, bushes or shrubs, nor to trees with a trunk diameter less than 75 mm (3 inches) at a point 1.5 m (5 ft) above ground level, nor to fruit trees cultivated for fruit production. In certain circumstances it does not apply to works by statutory authorities or certain Government Departments. The penalties for contravening these controls are similar to those for Tree Preservation Orders. Further information is given in paragraphs 14.8 and 14.9 of the Trees and Woodlands chapter.

Town & Country Planning Act 1990.
Sections 211-214.

Town & Country Planning (Tree Preservation Orders) (Amendment) and (Trees in Conservation Areas) (Exempted Cases) Regulations 1975.
Paragraph 3.

13.38 Trees are often an important part of the character or appearance of the District's Conservation Areas and in some places they dominate that character. Therefore the Council will generally aim to retain trees where they are in a healthy condition and positively contribute to area character or appearance. However, in some cases other considerations may take precedence and no Tree Preservation Order will be made. Many trees in Conservation Areas are already protected by Tree Preservation Orders. Policy TW1 relates to the making of Tree Preservation Orders; the loss of trees covered by such orders is resisted under Policy TW3. For further information about the Council's Trees and Woodlands Policies, refer to Chapter 14.

PPG15. Planning and the Historic Environment. September 1994. Paragraphs 4.38 to 4.40.

Advertisements, Telecommunications and Overhead Electricity Lines

13.39 Guidance is given in the chapters relating to these subjects. For advertisements in Conservation Areas refer to Policies A1 to A3, for telecommunications development refer to Policies TD1 and TD2 and for overhead electricity lines in Conservation Areas refer to Policy OEL1.

"Article 4 Directions" in Conservation Areas

Town and Country Planning (General Permitted Development) Order. 1995. Article 4.

PPG15. Planning and the Historic Environment. September 1994. Paragraphs 4.22 to 4.23.

13.40 The Council hopes that the character and appearance of Conservation Areas will be maintained through public support for the aims of designation. It may become evident, however, that a Conservation Area is not being preserved or enhanced due to unsympathetic development either which threatens, or is being carried out as "permitted development" (ie., minor development not requiring planning permission). In these cases the Council may take steps to remove "permitted development rights" by making an "Article 4 Direction" under the General Permitted Development Order bring such developments under control. The Direction may apply to the whole or part of a Conservation Area and to one or more classes of development as the circumstances require.

Environmental Improvements in Conservation Areas

Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71.

PPG15. Planning and the Historic Environment. September 1994. Paragraphs 4.9 and 4.10.

13.41 The Council has a duty to formulate and publish proposals for the preservation or enhancement of its Conservation Areas. Close co-operation between the Council and local interest groups, residents, Chambers of Commerce and other public bodies, is essential. The Council

Important Trees in the Conservation Area at Gold Hill East

will encourage voluntary schemes and consider implementing its own schemes where resources permit. In connection with voluntary schemes, for example, by Town or Parish Councils or amenity groups, the Council will offer help where needed with specialist advice and will give consideration to a supporting financial contribution.

13.42 The District Council will also make representations to the County Council to encourage the use of smaller signs and narrow yellow lines as permitted by the Department of Transport within Conservation Areas when these features are being renewed or provided for the first time. Narrower yellow lines have been provided in parts of Great Missenden and Chalfont St Giles. Where the District Council is able to control the development of street furniture and lighting, high standards of design will be sought and liaison arrangement with the Local Highway Authority will be pursued.

LIST OF POLICIES - TREES AND WOODLANDS

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14. TREES AND WOODLANDS

Introduction

14.1 Woodland, much of which is beech of national reputation, accounts for almost 14% (2,730 hectares or 6,825 acres) of the District's land area. Its contribution to the appearance and quality of the District's landscape is substantial. Individual trees and tree groups also make their own particular contribution to the quality of the environment in the towns, villages and countryside. A range of powers is available to the Council to protect existing trees and to secure new planting to contribute to the quality of the environment for the future. The majority of these powers are outlined in a longstanding Government Circular. Throughout the District, the Council seeks to achieve the preservation of healthy trees of good public amenity value and is opposed to indiscriminate felling. It also seeks to perpetuate the presence of trees, either singly, or in groups, or in woodland blocks, for enjoyment by the public as valued townscape or landscape features, for recreation and for nature conservation. This is addressed by encouraging and requiring new planting and replanting, especially with broadleaved species.

Circular 36/78. Trees and Forestry. May 1979 with memorandum on Trees and Forestry.

14.2 These objectives are achieved by a variety of measures, as described in this chapter. To support its commitment, the Council employs a specialist Forestry and Landscape Adviser who, in addition to regularly giving advice in connection with planning applications, gives advice and encouragement to individuals, official organisations, voluntary bodies and landowners on all tree matters relating to the Council's function as Local Planning Authority. The Council has also produced an advice note which gives general guidance.

A Householders Guide to Good Tree Maintenance. 1993.
Chiltern District Council.

Trees in Lowndes Park, Chesham

Buckinghamshire Countryside Strategy - Forestry

Buckinghamshire Countryside Strategy - Forestry, November 1989. Buckinghamshire County Council

14.3 This Strategy was prepared by the County Council in consultation with the District Councils and a number of national and regional organisations with a particular interest in forestry. "Forestry" in this context, refers to all matters relating to the growing and husbandry of trees in general in the countryside, including amenity and conservation matters together with timber production. The Strategy is essentially a practical guide to getting things done, with an emphasis on sound management practices and the promotion and co-ordination of new initiatives. It is complementary to land-use planning policies to protect and perpetuate trees and woodlands, and deals with many "forestry" matters outside the scope of the planning legislation.

Buckinghamshire Woodland Forum

Woodland Management and Marketing Strategy for Buckinghamshire. Buckinghamshire Woodland Forum 1995.

Draft Buckinghamshire Tree and Woodland Strategy. August 1997. Buckinghamshire County Council

14.4 One of the recommendations of the Strategy was to establish the Buckinghamshire Woodland Forum which was set up in 1990. This consists of representatives from the main organisations involved in forestry in the County. The purpose of the forum is to implement and develop the Forestry Strategy. As part of its function it has produced a Woodland Management and Marketing Strategy for Buckinghamshire which should encourage the better management of small woodlands in the County. A new Buckinghamshire Tree and Woodland Strategy is currently being produced and is reaching its final stages. It should be published and brought into use in 1998.

~~Tree Preservation Orders Throughout The District~~

~~POLICY TW1~~

~~Where appropriate, the Council will make a Tree Preservation Order on any individual tree, or group of trees, in sound condition which makes a significant contribution to the amenity and character of an area by reason of its position, size, shape and/or foliage characteristics.~~

~~In general, the Council will use the powers of the Town and Country Planning Act, to bring Tree Preservation Orders into immediate effect.~~

~~The Council will make Tree Preservation Orders on woodlands of high public amenity value where other forms of protection are unlikely to be adequate.~~

~~This Policy applies throughout the District.~~

~~Town & Country Planning Act 1990. Section 198.~~

~~14.5 The Council has powers to make Tree Preservation Orders to protect trees and woodlands from wilful damage and/or destruction and to prevent felling, topping, lopping or uprooting of such trees without the consent of the Council. Tree Preservation Orders are made on a regular basis in response to development and other pressures. To justify inclusion in an Order, trees should be visible by the public and may be specified for any of a number of reasons - their intrinsic beauty, their contribution to the landscape, their screening effect and their rarity value. Trees in a group may be of collective~~

~~amenity value only. There need be no immediate threat to justify the making of an Order. In practice, the Council will generally use its limited resources to make Orders in cases of evident threat. Orders are most appropriately used to secure the protection of individual trees or small groups. Orders can hinder essential management work in woodlands, and will not generally be used by the Council for woodland protection unless particular circumstances suggest that this is the best course of action.~~

~~14.6 Trees not protected by a Tree Preservation Order often come under threat, particularly on potential development sites. The Council can make a "provisional" Tree Preservation Order which protects the trees immediately for a period of up to 6 months. Within that period the Order may be confirmed or otherwise by the Council. Most Tree Preservation Orders now being made by the Council relate to trees on development sites, and the Council normally uses this provision. There are many fine trees in the towns and villages throughout the District. With development pressures in these built up areas intensifying, the Council is particularly concerned to ensure that the contribution made by these trees to local character and amenity is maintained. Where there is specific evidence of a threat, or where development proposals are in prospect, the Council will act to safeguard trees by making appropriate Orders.~~

~~Town & Country Planning Act 1990. Section 201.~~

~~14.7 The term "tree" is not defined in the legislation, but in practice a tree needs to be of reasonable size to have public amenity value. Hedges, bushes and shrubs cannot be included in Orders, but individual trees in hedgerows may be included if of reasonable size and not regularly trimmed.~~

Consent For Works To Trees Covered By A Tree Preservation Order Throughout The District

POLICY TW2

The Council will assess applications for consent to carry out works to trees covered by a Tree Preservation Order, having regard to:

(i) the condition of the tree(s)

(ii) the relationship with any adjoining buildings and/or highways,

and

(iii) the effect of the works proposed on the public amenity value of the tree(s).

In any case where the Council is not satisfied that the proposed works are justified, consent will be refused.

Replanting with a named species to be agreed in writing by the Council will generally be required in the case of any tree for which felling consent is granted.

This Policy applies throughout the District.

14.8 Once a Tree Preservation Order has been made, most works to the tree or trees included in the Order may not be undertaken without the prior written consent of the Council. It is an offence to undertake such works without this

prior written consent, and a more serious offence if such works kill the tree. Where consent is granted for the felling of a tree the Council will usually require a replacement tree to be planted to maintain the amenities of the area. To ensure the proposed tree is suitable the applicant is required to get approval in writing from the Council before planting the replacement. In some cases due to the nature of the site or presence of other trees it is not practical to plant another tree and therefore a replacement will not be required. Should any tree subject to a Tree Preservation Order be removed or destroyed without the Council's prior written consent, then, as well as being liable for any penalty which the Courts may impose, the owner of the land is obliged to plant a replacement tree. The Council will arrange for inspections to be made to ensure that a replacement tree survives and if not, that a further replacement is planted.

Town & Country Planning Act 1990. Section 210.

14.9 Works to trees which are protected by a Tree Preservation Order and which have become dead, dying or dangerous, do not require the Council's prior written consent. Urgent works to trees protected by an Order are often necessary in the interests of safety, and the Council acknowledges the importance of this. Nevertheless, where urgent works appear necessary, it is recommended that owners should seek competent advice concerning the condition of the tree and should then contact the Council so that an inspection may be made to verify that condition. Confirmation of advice given should then be obtained in writing from the District Council before urgent works are carried out if circumstances permit. It is emphasised that this procedure is only recommended in the case of trees which are dangerous and works which can be regarded as genuinely urgent as the owner may be required to prove the condition of the trees in Court. Otherwise the Council's consent relating to the proposed works to the tree(s) should always be obtained first by means of the normal application procedure. Should a dangerous tree be removed, be destroyed, or die as a result of the work, a similar obligation to plant a replacement tree will fall upon the landowner. The Council will continue to remind landowners of their obligations in this respect and will take action where necessary to ensure that replacement trees are planted.

Town & Country Planning Act 1990. Section 198. Paragraph 6 (a).

Resistance To Loss Of Trees Covered By A Tree Preservation Order Throughout The District

POLICY TW3

Any development that would result in the loss of a tree or trees subject to a Tree Preservation Order, or which would have a significant adverse effect on the appearance, or health, or stability of such a tree or trees, will not be permitted. Trees of good quality, or landscape significance, or amenity value, will be expected to be retained in good condition even where this will restrict, or prevent, development.

This Policy applies throughout the District.

14.10 The loss of trees protected by a Tree Preservation Order can have a detrimental effect on the character of an area. Therefore, the Council will resist any development proposal that involves unnecessary loss of trees. Some development, although it does not involve the direct loss of trees, could have an adverse effect on them. Development close to a tree can affect its roots, or involve cutting back of branches, either of which could damage the

health or stability of a tree. It is the intention to control the amount, form and layout of proposed development, particularly the siting of buildings and roads, so that trees of significant amenity value can be retained in good condition for the future with adequate growing space and avoiding excessive over-shadowing of buildings and amenity open spaces. On some sites, the extent and quality of the tree cover may be of outstanding public amenity value. In these cases retention of trees may take precedence and no development will be permitted.

14.11 Only such works as are specifically required in order to implement development for which full planning permission has been granted, may be carried out without a separate consent on trees included in an existing Tree Preservation Order. This exemption does not apply to "permitted development". The Council will carefully examine the implications for trees before granting planning permission for development proposals.

Town & Country Planning (Tree Preservation Order) Regulations 1969. (No. 17)
Schedule. 2nd Schedule Part 3c.

~~The Use Of Conditions Relating To Trees In Planning Permissions Throughout The District~~

~~POLICY TW4~~

~~As circumstances require, the Council may impose conditions in any planning permissions granted, requiring the retention of existing specified trees, their protection during site clearance and construction work, and the planting and retention of new trees.~~

~~In the case of new planting, a condition may be imposed requiring that planting be carried out in the first planting season after the development is completed.~~

~~This Policy applies throughout the District.~~

~~14.12 The Council has a general duty when considering planning applications, to make adequate provision for the retention and planting of trees. In situations where trees are of notable amenity value, their loss will be opposed and development normally refused if plans cannot be altered to allow for retention.~~

~~Town and Country Planning Act 1990. Section 197.~~

~~14.13 Paragraph transferred to General Criteria Chapter paragraph 3.14a.~~

~~14.14 Where appropriate, trees will be given long-term protection by inclusion in a Tree Preservation Order. Other trees which do not merit inclusion in such an Order may nevertheless be of value in softening the visual impact of new buildings and integrating them into their surroundings. Such trees need to be retained, in the shorter term, whilst new landscaping matures. The Council will therefore attach conditions to planning permissions where appropriate, to ensure that trees are retained for the immediate future, usually for a period of 5 years. Trees on development sites are vulnerable and need to be properly protected to prevent damage or loss. The Council may, therefore require trees to be fenced during construction (whether or not included in an Order), and may impose conditions to this effect in any planning permissions granted. The Council will also generally include landscaping conditions requiring the planting of new trees to enhance the environment, and their maintenance for a specified period. Inspections will be made to ensure compliance with such~~

~~Circular 11/95. The Use of Conditions in Planning Permissions.~~

~~conditions. The Council's permission is needed for works to trees protected by conditions.~~

~~Annex. Paragraphs 51 and 52.~~

Trees in Conservation Areas

14.15 There are powers to protect trees in Conservation Areas. Further details and the Council's policy are given in paragraph 13.37 and Policy CA5 of the Historic Heritage Chapter.

Town & Country Planning Act 1990.
Sections 211-214.

**Trees do much to make the character of a built-up area;
North Park, Chalfont St Peter**

~~Woodland Management Throughout The District~~

POLICY TW5

In managing its own woodlands and when consulted by the Forestry Authority on grant schemes and Felling Licence applications, the Council will be particularly concerned that proposals should maintain and where appropriate enhance, the amenity, nature conservation and landscape value of woodlands.

In the Chilterns Area of Outstanding Natural Beauty, the Council will promote compliance with the principles in "A Plan for the Chilterns - Woodlands Policy" which are set out below.

In the remainder of the District, the Council will have regard to the principles in "A Plan for the Chilterns - Woodlands Policy".

The following are the principles from the Woodlands Policy:

General Principles

a) All woodland should be actively managed with the objective of perpetuating a landscape which is broadleaved in character, with an emphasis on beech where appropriate.

b) Heritage Woodlands should be managed in such a way as to support a rich variety of wildlife.

c) The woods should be managed to increase timber production.

d) The total area of woodland should be retained and, if possible, increased.

Where these principles are mutually incompatible it will be necessary to strike a balance which takes account of the circumstances applying to the specific woodland, including its contribution to nature conservation.

Felling

a) Where clear felling is necessary, the following guidelines will apply:

   i) In the case of mature woods up to 3 hectares in area it should be possible to fell the wood in one operation.

   ii) In the case of woods over 3 hectares, but not exceeding 8 hectares, no felling should exceed 50% of the area or 3 hectares whichever is the greater in any one period of 10 years.

iii) In the case of woods over 8 hectares, no felling in any wood should exceed a total of 25% of the area or 4 hectares whichever is the greater in any one period of 10 years.

iv) In order to minimise the effect of substantial felling it is desirable that no individual clear fell should exceed 3 hectares in extent, and that it should be of a scale in proportion to the landscape, be irregular and take advantage of land form, and integrate visually with adjacent farmland patterns.

b) Within heritage woodland, estimated to be approximately one-quarter of the ancient woodland, and including existing SSSI's and most of the visually important woodlands, there should be no individual felling coupe any larger than 0.6 ha. More than one coupe can be felled at the same time, provided that adequate separation is maintained between coupes. The size, phasing and distribution of coupes being related to the size and interest of the woodland.

Restocking

a) Woodland type and traditional usage varies throughout the Chilterns. As detailed in the introduction this ranges from hornbeam coppice to pure beech high forest. The choice of species for restocking should not only reflect this traditional pattern but should also allow for choices, including mixtures, which reflect the forestry and conservation interests of diversity, and have regard to the importance of particular species, such as beech, in the landscape character of the Chilterns.

b) Where suitable, with the use of individual tree shelters for broadleaves, stocking densities can be reduced to 1100 trees per hectare, otherwise with transplants 2250 trees per hectare will be required.

c) Restocking with single or mixed broadleaf species is preferred. However, where desired by the owner for economic or silvicultural reasons, use of conifers in mixture with broadleaf species will be acceptable provided the management objective is to achieve a predominantly broadleaved woodland and the project does not damage an important area for conservation of wildlife. Where conifers are used in such mixtures they should be compatible with the broadleaved trees in rate of growth on any given site, and be restricted to not more than 50% by area at the time of restocking. In these circumstances with transplants a stocking density of 2250 trees per hectare will be required of which at least 50% will be broadleaves evenly distributed throughout the area.

d) Natural regeneration of broadleaves is acceptable where occurring but may require gapping up with planted trees in accordance with the Main Principles.

~~e) In the heritage woodlands there should be a strong presumption in favour of natural regeneration, with no planting for two seasons in order to give time for seedlings to appear. If the density of seedlings is low, or if deer browsing pressure is too high, it may be desirable to place tree shelters over selected seedlings. After two seasons, if the stocking of seedlings is inadequate, planting should be carried out in the gaps at a spacing of about 3 metres. Most planting should be of oak, except on scarp slopes, in order to greatly increase the proportion of this species which is normally the best prospect for timber production and the most valuable of all tree species from the wildlife point of view. Additional benefits to wildlife can be obtained by planting cherry and a small proportion of field maple and whitebeam.~~

~~This Policy applies throughout the District.~~

~~14.15a When considering proposals for works to woodland in the District, the Council would wish to ensure that any works maintain or enhance the amenity, nature conservation and landscape value of the woodlands. Many woodlands have declined in recent years, sometimes as a result of insensitive management and sometimes because of insufficient, or a total lack of management. Where woodland is in a state of decline the Council would wish to see proposals which would enhance the status of the woodland and thus reverse some of the damage caused. This is particularly important for wildlife which can be harmed by the more intensive forms of forestry production.~~

A Plan for the Chilterns - Woodlands Policy

14.16 As noted in the Landscapes with Special Qualities chapter, extensive woodlands are a distinctive feature of the Chilterns landscape. In 1971, the Chilterns Standing Conference published the document "A Plan for the Chilterns". One of the important objectives was to tackle the problems of the ageing Chiltern beechwoods, and the Plan therefore included seven general principles to guide felling and replanting. Although these were operated successfully in many areas, the Conference carried out a review and published a replacement "Woodlands Policy" which reviewed objectives and principles as guidelines for future management. As a Member of the Conference, the Council supports this Policy and will apply its principles in dealing with woodland matters. Within the Chilterns Area of Outstanding Natural Beauty (AONB) it is intended that the management guidelines will be used by the woodland owners/managers, the Forestry Commission (the Forestry Authority and Forest Enterprise), English Nature, County and District Councils, landowners and other interested bodies and individuals, in order to secure the long-term future of the Chiltern woodlands. Further details of the guidelines and the problems facing the existing woodlands are set out in "A Plan for the Chilterns - Woodland Policy".

A Plan for the Chilterns Woodlands Policy. 1992. The Chilterns Standing Conference.

14.17 Whilst the majority of the woodland in the District is within the Chilterns AONB, the principles set out in the Woodlands Policy are relevant on a District-wide basis. Therefore the Council will not only apply the principles within the AONB but will have regard to them in the rest of the District with the aim of conserving notable woodland features in the landscape.

14.18 The Chilterns Conference (name amended in 1994) has published a Management Plan for the Chilterns AONB, which incorporates principles for the management of woodlands. A high priority action is the management of existing woodlands and additional planting to strengthen the present wooded characteristics. This Plan recommends that the broad aims, management objectives and recommendations for action set out in the woodland section should be seen as an extension to the management guidance contained in the 1992 Woodlands Policy.

Management Plan for The Chilterns Area of Outstanding Natural Beauty.
October 1994.
The Chilterns Conference.

Chiltern Woodlands Project

14.19 The Chiltern Woodlands Project, a non-profit making company registered as a charity, encourages woodland owners to bring woodlands under active management. The Project is involved with giving advice, producing management plans and engaging and supervising contractors. The District Council supports the Project by the giving of grant aid. The Project is thus supporting the Conference in its aim to secure the active management of all woodlands.

Contact: John Morris
Chilterns Woodlands Project
Piggotts,
North Dean,
High Wycombe,
Bucks HP14 4NF

Woodlands Open to the Public

14.20 The District Council owns and actively manages woodlands at Angling Spring Wood, Great Missenden; Snells Wood, Little Chalfont; and Throshers Wood, Knotty Green. The purpose is to perpetuate the presence of woodland for its intrinsic and high scenic value, to make a positive contribution to the conservation of various forms of wildlife and to provide woodlands for public enjoyment. County Council-owned woodlands at Captains Wood, Chesham and Hodgemoor Woods, Chalfont St Giles, are maintained for similar purposes. The Royal Forestry Society manages Hockeridge and Pancake Woods at Ashley Green to demonstrate that productive forestry can be compatible with wildlife conservation and public access. The Society's woods are maintained as mixed uneven-aged woods with no clear felling or opening up of vistas, and with a wide range of species. Various Forest Enterprise woodlands are managed to show that good forestry practice can reasonably co-exist with landscape and nature conservation and public access. In its acquisitions, The Woodland Trust seeks to safeguard woodland for its own sake, to conserve species characteristic of particular areas, to retain woodlands as important landscape features and for their amenity value to the public at large. In Chiltern District, woodlands have been acquired by the Woodland Trust at Chalkdell Wood, Great Missenden; Chesham Bois Wood, Bois Wood, Blackwell Stubbs Wood and Tenterden Spinney, Chesham Bois; Big Round Green and Cowcroft Woods, Chesham, and Philipshill Wood, near Chalfont St Giles.

Circular 36/78. Trees and Forestry. May 1978. Memorandum Paragraph 47.

Council-owned woodland at Throshers Wood, Knotty Green

Woodland Grant Schemes

14.21 A Woodland Grant Scheme is a five year plan approved by the Forestry Authority for the management of a piece of woodland which may involve new planting, replanting and felling. A detailed management plan is normally also prepared as a separate document. The aims of a Woodland Grant Scheme are:

(a) to encourage the creation of new forests and woodlands which increase the production of wood, enhance the landscape, provide new habitats for wildlife and offer opportunities for sport and recreation.

(b) to encourage the appropriate management including timely regeneration of existing forests and woodlands with particular attention to the needs of ancient and semi-natural woodlands.

(c) to provide jobs and increase the economic potential of rural and other areas with few alternative sources of economic activity.

(d) to provide a use of land as an alternative to agriculture.

14.22 If a Tree Preservation Order is involved and the landowner applies for a Woodland Grant Scheme, the Forestry Authority is obliged to consult the District Council before approving the scheme. If the District objects to the scheme and the differences cannot be resolved with the Authority, the case will be referred to a Regional Advisory Committee. This Committee includes representatives of forestry, planning, agriculture and environmental interests.

14.23 Once a scheme is approved, the Forestry Authority and the land owner enter into a contract to carry out approved management works over a five year period. Any tree felling included within the scheme would then be exempt from the provisions of a Tree Preservation Order and Felling Licence Control (see paragraph 14.24 (ii)).

Town & Country Planning Act 1990. Section 200.

Felling Licence Control

14.24 The felling of trees is controlled by the Forestry Commission under the Forestry Act, 1967 (as amended). A Licence from the Commission is required for tree felling, (but not topping or lopping), except in the following circumstances:

Forestry Act, 1967, Section 9

(i) The felling is less than 5 cubic metres in volume in any calendar quarter provided that not more than 2 cubic metres are sold.

(ii) The felling is in accordance with an approved plan of operations under one of the Forestry Authority's Grant Schemes.

(iii) The trees are in a garden, orchard, churchyard or public open space.

(iv) The trees are all below 8 cm in diameter, measured 1.3 metres from the ground; or in the case of thinnings, below 10 cm in diameter, or in the case of coppice or underwood, below 15 cm in diameter.

(v) The trees are interfering with permitted development or statutory works by public bodies.

(vi) The trees are dead, dangerous, causing a nuisance or are badly affected by Dutch Elm Disease.

(vii) The felling is in compliance with an Act of Parliament.

In addition to the powers of the Forestry Commission, powers are exercised by the Council under the Town & Country Planning Act 1990, and English Nature under the Wildlife and Countryside Act 1981. Whether or not permission is required from the Forestry Commission, additional permission may be required under these Acts.

14.25 Applications for a Felling Licence must be made to the Forestry Authority Division of the Forestry Commission by the landowner, a tenant with a lease to fell trees, or an agent acting for either the owner or the tenant. Having received an application, the Forestry Authority will arrange consultations as appropriate, including with the District Council. Where necessary, in the interests of good forestry, or the amenities of the District, the Authority will generally require restocking by attaching conditions when issuing a Felling Licence. There is a right of appeal. Any felling undertaken without a Licence is an offence and carries financial penalties in the same way as contraventions of a Tree Preservation Order. The Forestry Authority may also take action to enforce compliance with conditions in a Felling Licence. The Authority may undertake the necessary works and recover the cost. Non-compliance with an enforcement notice is also an offence, carrying financial penalties.

14.26 By agreement, the Forestry Authority consults with the District Council in certain circumstances on felling and planting proposals so that the landscape and amenity aspects, which may include recreation and nature conservation interests, may be properly taken into account. This opportunity to contribute towards safeguarding visually important woodlands is welcomed by the Council. The range of consultations undertaken is set out in an agreement between the Forestry Authority and the County and District Councils. Although not required by law, Chiltern District Council has agreed to notify the Town and Parish Councils in the District on an informal basis because of the widespread interest in woodland matters. This gives these local Councils the opportunity to express views which are forwarded to the Forestry Authority with the District Council's comments. As appropriate to each application, the Forestry Authority also consults with the Ministry of Agriculture, Fisheries and Food, English Nature and other statutory bodies about their particular interests. The County Museum Archaeologist will also be consulted where an application involves new planting or where there is a known archaeological feature.

Forestry Licence Control in Relation to Tree Preservation Orders, Conservation Areas, Sites of Special Scientific Interest and Scheduled Monuments

Tree Preservation Orders

14.27 There are two possible courses of action if any proposed felling relates to trees included in a Tree Preservation Order:

(a) If the proposed felling is one of the exceptions listed in paragraph 14.24, an application for consent should be made to the Council.

(b) If the proposed felling requires a licence, an application must be made in the first place to the Forestry Authority. The Authority will determine applications to fell trees protected by Tree Preservation Orders where, either the stated purpose is to convert the land to agricultural use after felling, or in any other case where the applicant has not stated an intention to continue to use the land as woodland. In considering such applications the Authority will be guided by its general presumption against the granting of Felling Licences to convert woodland to agricultural use, and will also take amenity considerations into account. Where it is considered appropriate to refuse an application, the Authority may do so without reference to the Council. In the exceptional case where the Authority proposes to grant consent, the Authority will give notice in writing to the Council who will have a statutory right to object to the proposal. Where such an objection is not withdrawn the Authority will refer the application to the Secretary of State to be dealt with under Tree Preservation legislation.

(c) Where an application for a Felling Licence is accompanied by proposals for appropriate replacement planting, or, in the case of coppice woodland, for its continuing maintenance as woodland, the Forestry Authority will consult the Council, or in certain circumstances, refer the application to the Council for determination. The application will then be considered under Tree Preservation legislation.

Conservation Areas

14.28 A Felling Licence is required for the felling of any trees in a Conservation Area unless any of the exceptions in paragraph 14.24 apply. (It should be noted that even if any of the exceptions in paragraph 14.24 apply, separate notification to the Council of proposed felling may be necessary under the Town and Country Planning Act, - please see paragraph 13.37 and Policy CA5 of the Historic Heritage chapter).

Sites of Special Scientific Interest and Scheduled Monuments

14.29 In the case of Sites of Special Scientific Interest (see paragraph 15.5 of the Nature Conservation chapter), notification must be given by owners or occupiers to English Nature when any felling operations are proposed, whether or not a Felling Licence is required, so as to give the opportunity to assess the effect on the scientific interest. When a Licence is required, the Forestry Authority will consult English Nature as part of normal procedures.

Wildlife and Countryside Act. 1981. Section 28.

14.30 Landowners have a statutory obligation to protect Scheduled Monuments (see paragraphs 13.2 to 13.6 of the Historic Heritage chapter). If these exist within the area of a Forestry Licence application, the applicant should consult directly with English Heritage and obtain agreement.

Resistance To Loss Of Woodland Throughout The District

POLICY TW6

Planning permission for development which results in the loss of woodland will be refused. Woodland of good quality, or landscape significance, or amenity value will be expected to be retained even where this will restrict or prevent development.

This Policy applies throughout the District.

14.31 Woodland is a significant part of the Chiltern Landscape especially in the designated Area of Outstanding Natural Beauty, and often has a high public amenity value. The loss of such woodland would have a detrimental impact on the character of the area and detract from the diversity and attraction of the landscape. The most important of these woodlands are generally those that are ancient or semi-natural in origin. Ancient woodland is woodland that is known to have been present in 1600 and is usually significantly older. Such woodlands have a high nature conservation value due to the variety of species they support and sometimes have historic or cultural associations as well. Semi-natural woodland is woodland which did not obviously originate from planting. Again, this type of woodland has a high nature conservation value. Therefore the Council will resist the unnecessary loss of woodland and will, where appropriate, use powers at its disposal or request that other bodies such as the Forestry Authority use their powers to prevent unauthorised removal of woodland.

A Plan for the Chilterns. Woodlands Policy. 1992. The Chilterns Standing Conference.

Management Plan for the Chilterns Area of Outstanding Natural Beauty. October 1994. The Chilterns Conference.

Grant Aid for Tree Planting

14.32 District Council supports specific projects for the proper management of woodlands, and may assist the purchase of woodlands for public benefit by the giving of grant aid. Other sources of grant aid for tree planting in a wide

variety of situations include the Forestry Authority, the County Council, English Nature, Department of the Environment and the Ministry of Agriculture, Fisheries and Food. The Council will encourage landowners to utilise these sources of grant aid, and advice is available through its specialist Forestry and Landscape Adviser.

LIST OF POLICIES - NATURE CONSERVATION

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Policy NC1	Safeguarding of Nature Conservation Interests Throughout the District	310
~~Policy NC2~~	~~Conditions to Safeguard Nature Conservation Interests Throughout the District~~	~~312~~
Policy NC3	Local Nature Reserve; Weirhouse Mill, Chesham	312

15. NATURE CONSERVATION

The Importance of Nature Conservation

15.1 Public awareness of the value and need for nature conservation is steadily increasing as the contribution which animals, plants and landforms make to the quality of the environment is recognised, and as development pressures continue. Central Government supports the case for nature conservation. Features of nature conservation interest exist in towns, villages and the countryside. The Council is required, when dealing with planning matters, "to have regard to the desirability of conserving the natural beauty and the amenity of the countryside", which is defined so as to include the conservation of its flora, fauna, geological and physio-graphical features. Structure Plan policies NC1-NC3 recognise the importance of nature conservation and non-statutory strategies have been produced in order to emphasise the need for nature conservation and to provide a framework for future action.

PPG9. Nature Conservation. October 1994. Paragraphs 1-3.

Countryside Act 1968. Section 11.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies NC1-NC3.

A Countryside Strategy for Nature Conservation in Buckinghamshire. 1993. Buckinghamshire County Council.

Sources of Specialist Advice

15.2 There are many organisations involved in nature conservation. Specialist advice is available from English Nature, a Government-funded organisation with various consultative, research and management roles as explained in the Planning Policy Guidance.

PPG9. Nature Conservation. October 1994. Paragraphs 9 - 11.

15.3 A Nature Conservation Forum for Buckinghamshire was established in December 1993. Its membership comprises the County Council, the District Councils in Buckinghamshire, Milton Keynes Council, English Nature, the Countryside Commission, the Country Landowners Association, the Environment Agency, the Royal Society for the Protection of Birds, the Farming and Wildlife Advisory Group (FWAG), the Corporation for the City of London, the Milton Keynes Parks Trust and the Berkshire, Buckinghamshire and Oxfordshire Naturalists' Trust (BBONT). This forum discusses strategic nature conservation issues and encourages positive action. Information and advice is available from the Environmental Records Centre at the Buckinghamshire County Museum. Biological and Geological Notification Maps (Alert Sites) have been produced which identify numerous sites of nature conservation interest at County level. These include areas of ancient semi-natural woodland, species-rich chalk grassland and smaller-scale features such as hedgerows, green lanes, roadside verges and rivers. The Environmental Records Centre has also identified Regionally Important Geological and Geomorphological Sites (RIGs). English Nature defines RIGs as sites that are considered worthy of protection for their educational, research, scientific, historical or aesthetic importance. In the future RIGs are to be incorporated into the biological and geological notification system. The Council consults the Environmental Records Centre where development is likely to affect such sites and will take into account the advice given when making decisions on applications and other matters.

A Countryside Strategy for Nature Conservation in Buckinghamshire. Buckinghamshire County Council. 1993. Page IV.

**Part of a biological notification site next to the River Chess at Chesham.
This site is important for its resident and wintering bird populations.
54 bird species have been recorded here**

15.4 The Council acknowledges the importance of enthusiastic voluntary bodies in the field of nature conservation. BBONT is particularly active and well known in the region. It leases or owns two reserves in the District (as at 1st September 1997). The Council notifies the Trust where development proposals may affect its reserves. The possibility of upgrading existing reserves to the status of Local Nature Reserves will be examined during the period of this Local Plan. The Trust carries out surveys on which the Environmental Records Centre has relied heavily for the identification of valued biological resources in the County. At the local level the Chesham and District Natural History Society keeps a close watch on species in the Chesham area.

PPG9 Nature Conservation October 1994
Paragraphs 8, 18, 22, 24, Annex A paragraphs A15 and A17 and Annex C.

Sites of International Importance for Nature Conservation

15.4a There are three types of sites which are of international importance for nature conservation. These are known as ;

a) Ramsar Sites
b) Special Protection Areas (SPAs)
c) Special Areas of Conservation (SACs)

Ramsar Sites are Wetlands listed under the Ramsar Convention . Special Protection Areas (SPAs) are classified under the EC Directive on the conservation of wild birds. Special Areas of Conservation (SACs) are designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive). Central Government has placed a very strong emphasis on the conservation of internationally important sites, requiring that any proposed development in or in close

proximity to a designated or proposed SPA, SAC or Ramsar Site should be subject to the most rigorous examination. Annex C of PPG9 is particularly important in this respect because it includes very detailed guidance for the consideration of the impact of proposed developments on internationally important sites. As at 1st September 1997 no sites in Chiltern have been proposed or designated as internationally important.

Sites of Special Scientific Interest (SSSIs)

15.5 There are various nature conservation sites which can be classified according to the level of their importance. Sites of particular national nature conservation importance are designated "Sites of Special Scientific Interest" (SSSIs) by English Nature. Their special interest may be due to floral, faunal, geological or physiographical features. Nationally, SSSIs represent the absolute minimum nature conservation resource which is needed to conserve the British biodiversity of wildlife species, habitats, geological and physiographic sites. SSSIs are protected from damage by the Wildlife and Countryside Act 1981 and operations on them require consent from English Nature. There are three SSSIs in Chiltern District (as at 1st September 1997) one at Froghall Brickworks, Chalfont St Giles (designated in 1989); one at Frogmoor Meadows along the River Chess to the north east of Chenies (designated in 1986) and one at Hodgemoor Woods, Chalfont St Giles (designated in 1992). These are shown on the Proposals Map. The Council is required by the Town and Country Planning (General Development Procedure) Order, 1995 to consult with English Nature when development proposals are made which relate to land in an SSSI and must take any representations into account when reaching decisions on applications.

Wildlife and Countryside Act 1981.
Section 28.

A Countryside Strategy for Nature Conservation in Buckinghamshire. 1993.
Buckinghamshire County Council. November 1993
Page 26.

Town and Country Planning (General Development Procedure) Order. 1995.
Article 10.

Nature Reserves

15.6 Some sites of nature conservation importance are managed as nature reserves. " Statutory National Nature Reserves" are established by English Nature. Statutory Local Nature Reserves are set up by local authorities in consultation with English Nature. The local authority has to have some legal involvement in the land. There are no National Nature Reserves in this District. Buckinghamshire County Council designated Captains Wood near Chesham as a Local Nature Reserve in August 1995. Future proposals for nature reserves are likely to be welcomed by the Council. Policy NC3 aims to safeguard land at Weirhouse Mill, Chesham, for a Local Nature Reserve. Other nature reserves are established and managed by voluntary bodies, ie., BBONT or the Woodland Trust.

Wildlife and Countryside Act. 1981.
Section 35.

National Parks and Access to the Countryside Act. 1949 (as amended).
Section 21.

Other Controls

15.7 The wildlife habitats and features of much of the countryside in the Plan area are conserved in broad terms by the application of other planning policies, notably those relating to the Green Belt, Chilterns Area of Outstanding Natural Beauty, other landscape designations, trees and open spaces. These policies significantly limit the amount of development which takes place. The Council acknowledges the importance of linear habitats to the survival, migration and enhancement of wildlife. The need to protect linear habitats is emphasised in Government guidance. The character of Chiltern District, in particular the relatively small size of its

built-up areas, and the nature of the Local Plan Policies relating to these areas and the countryside, form a significant safeguard of linear habitats. In addition to the Policies mentioned above, Policies GC4, GC7, GC11 and GC12 concerning landscaping and rivers will also protect linear habitats. However, wildlife habitats may be at risk from land management practices over which the Council has no control, and conservation must be achieved through education and co-operation from landowners and occupiers. The Council does have power to enter into management agreements with landowners to protect land of nature conservation value and it will consider the possibility of such agreements during the currency of this Local Plan.

The Wildlife and Countryside Act. 1981. Section 39

PPG9. Nature Conservation. October 1994. Paragraph 15.

Rivers Chess and Misbourne

15.8 Rivers make an important contribution to nature conservation. When considering planning applications which may affect the Rivers Chess and Misbourne and their tributaries, the Council will seek to protect their nature conservation, landscape and amenity value. This protection will be provided by Policies GC12 and LSQ1 and other policies in this chapter. These rivers run through the Green Belt for much of their course through the Plan area and the strict limitations on development in the Green Belt will also facilitate conservation. The Council will investigate the possibility of identifying and protecting river corridors within the District during the period of this Local Plan including the use of management agreements to secure nature conservation benefits. It is a partner in the Misbourne and Chess Valleys Project . This project aims to restore and maintain river flows, conserve all aspects of the environment of both valleys and show how the rivers can be managed throughout the Chilterns.

Drainage Works

15.9 All types of works in, under, over and adjacent to watercourses can cause damage to the water environment and produce other adverse effects such as increased risk of flooding and erosion. The particular sensitivity of watercourses to drainage works is recognised by statutory regulations. These regulations require the evaluation of the likely environmental effects prior to carrying out of improvement works, by the Environment Agency on "main river" and the Council on "non-main river". The "non-main" part of the River Chess is from its sources down to the railway bridge over Moor Road, Chesham. The "non-main" River Misbourne is upstream of Suffolk Bridge, near Deep Mill, Little Missenden. The Council will, in consultation with the Environment Agency, English Nature and the Environmental Records Officer, carry out an assessment of the likely environmental effects of any land drainage works it proposes and will seek to ensure that a similar assessment is undertaken for land drainage works proposed by other parties in the District.

Land Drainage Improvement Works. (Assessment of Environmental Effects) Regulations 1988. (Statutory Instrument No 1217). July 1988.

Habitat Creation and Management

15.10 The Council recognises the community and educational benefits associated with nature conservation. It will therefore seek to realise opportunities for habitat creation, including sensitive landscaping and planting, and the retention and sympathetic management of public open space. During the period of this Local Plan the Council will seek to balance the management of its land between the needs of nature conservation and the provision of safe facilities for the public.

Protection of Species

15.11 There is a further method to protect nature conservation interests when planning applications are considered. If a development is likely to harm species protected under the Wildlife and Countryside Act, 1981, or their habitats, this will be a material consideration. Informatives, conditions or planning obligations could be used by the Council in order to secure the protection of such species and their habitats. The 1992 Protection of Badgers Act affords protection to badgers and their setts. If planning applications are submitted in areas where the Council is aware that there are badger setts, it will inform applicants that they should comply with the requirements of the Protection of Badgers Act. English Nature has produced information leaflets for developers about Badgers and Great Crested Newts.

PPG9. Nature Conservation. October 1994. Paragraphs 44-48.

English Nature. 1995. Badgers - Guidelines for Developers.

English Nature. 1996. Great Crested Newts - Guidelines for Developers.

15.12 It should be noted that Policies GC4, GC11, R11, R16, T4 and TW5 also refer to nature conservation.

Safeguarding Of Nature Conservation Interests Throughout The District

POLICY NC1

Planning permission for development will be refused where it will significantly harm an acknowledged nature conservation interest of established importance. These interests are:-

(i) Statutorily protected sites which are of international or national importance. These include Ramsar Sites, designated or proposed Special Protection Areas, Special Areas of Conservation, National Nature Reserves and Sites of Special Scientific Interest. These will be subject to special scrutiny.

and

(ii) Sites which are of local or regional importance, including,

(a) designated or proposed statutory Local Nature Reserves

(b) non-statutory sites identified by the Environmental Records Centre as Biological and Geological Notification Sites (Alert Sites) and Regionally Important Geological and Geomorphological Sites

(c) land subject to management agreements under Section 39 of the Wildlife and Countryside Act 1981.

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.

This Policy applies throughout the District and will also apply to any further sites of acknowledged nature conservation interest of established importance which may be identified .

15.13 Nature conservation contributes to the quality of the environment and is strongly supported by Central Government and the Structure Plan . Sites of international importance for nature conservation [SPAs, SACs and Ramsar Sites] are referred to in paragraph 15.5. Sites of Special Scientific Interest (SSSIs) are nationally important nature conservation resources as explained in paragraph 15.6 (previously 15.5). The three SSSIs in the District are shown on the Proposals Map. The requirement for special scrutiny in clause (I) is included because this highlights the importance of the sites referred to in this clause. At present Chiltern District has no internationally important sites and has relatively few nationally important sites compared to most other Districts in Buckinghamshire . For example SSSIs only comprise about 0.6% of the total area of Chiltern District compared to a figure of 1.5 % for Buckinghamshire and 7% as a national county average. When examining proposals which may adversely affect the nationally important sites, other material considerations would need to be particularly more significant to justify consideration of an exception to this Policy. The comparative rarity of nationally important sites in the District also highlights the need to protect sites of regional or local importance as valuable nature conservation resources. These sites act as refuges, reservoirs and corridors for wildlife, which link with and can help maintain the viability of other areas of nature conservation importance, provide food and breeding habitats and enable movement, all of which help to maintain a diverse wildlife population. Some Notification Sites support legally protected animal species. In addition, some of these sites are valuable for enjoyment and education. The importance of Regionally Important Geological and Geomorphological sites is explained in paragraph 15.3. For all of the above reasons it is vital that nature conservation interests are protected. Accordingly, if a proposed development will significantly harm acknowledged nature conservation interests, planning permission will be refused. In the case of major development, an "Environmental Assessment" may be required to establish the likely impact and perhaps provide suggestions for amelioration. Where possible, developers may be asked to modify their schemes in order to protect valued nature conservation features, as an alternative to refusal of planning permission.

PPG9. Nature Conservation. October 1994. Paragraphs 1-3.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies NC1-NC3.

A Countryside Strategy for Nature Conservation in Buckinghamshire. 1993. Buckinghamshire County Council. Page III.

European Community Directive 85/337.

Circular 15/88. Town & Country Planning (Assessment of Environmental Effects) Regulations 1988. July 1988.

Application of Policy NC1 to Additional Identified Sites

15.14 Policy NC1 applies to all sites of acknowledged nature conservation interest of established importance in the District as at 1st September 1997 and will also apply to any further such sites which may be identified after the adoption of the Local Plan . The Buckinghamshire Nature Conservation Forum are currently undertaking a research project which aims to bring information on Biological Notification Sites up to date, including the designation of key sites, which contain habitats and species of importance at the County and District level, as Sites of Importance for Nature Conservation (SINCs). The project also aims to liaise with landowners about appropriate management for nature conservation . It is intended that these sites will be formally designated by the District Councils in March 1998.

~~Conditions To Safeguard Nature Conservation Interests Throughout The District~~

~~POLICY NC2~~

~~In appropriate cases, conditions will be imposed in order to control potential damage to an acknowledged nature conservation interest of established importance, referred to in Policy NC1.~~

~~This Policy applies throughout the District.~~

~~Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.~~

~~15.15 Acknowledged nature conservation interests of established importance should be protected in accordance with Policy NC1. In some cases it may be possible to avoid a refusal of planning permission by using conditions which would safeguard acknowledged nature conservation interests. The use of conditions to safeguard nature conservation interests is supported by Central Government.~~

~~PPG9. Nature Conservation. October 1994. Paragraphs 27 & 28.~~

Local Nature Reserve; Weirhouse Mill, Chesham

POLICY NC3

Development proposals relating to the land at Weirhouse Mill will not be permitted if they would prejudice the reservation of the land identified on the Proposals Map for a Local Nature Reserve.

Where development proposals are acceptable in accordance with this Policy, the proposals should also comply with other Policies in this Local Plan.

15.16 County and District Councils have power to establish Local Nature Reserves in consultation with English Nature. The Reserves provide significant opportunities for public involvement in nature conservation at a local, small-scale level. There is an area suitable for a Local Nature Reserve in Chesham where some of the last marshland in the Chess Valley remains. The site identified on the Proposals Map contains marshland, river bed and river bank. About 70 species of plants have been recorded at the proposed nature reserve site. Southern Marsh Orchids, which are rare in Buckinghamshire, have been recorded at this site. The wetland habitat is attractive to resident and wintering bird populations, for example, Teal, Water Rail, Green Sandpiper and Kingfisher. Green Sandpipers and Kingfishers are strongly protected by statute. The site is identified on the Biological and Geological Notification Maps produced by the Environmental Records Centre and is therefore subject to Policies NC1 and NC2. Despite this the nature conservation value of the site is under threat from two sources. Due to the decline of the watercress industry this

National Parks and Access to the Countryside Act 1949 (as amended) . Section 21.

Wildlife and Countryside Act. 1981. Schedule 1, Part 1.

type of valley floor marshland has become attractive for fish farming. In addition, high rates of water abstraction may bring a lowering of the water level which threatens the special habitat. The Adopted Chesham Town Centre and Waterside Local Plan 1987 and the Adopted Replacement Chesham Town Centre and Waterside Local Plan 1993 incorporated Policies W16 and NC3 respectively, which aimed either to designate or to safeguard this site as a Local Nature Reserve. To date it has not been found possible to designate the land as a Local Nature Reserve.

15.17 As explained above, there are uncertainties over the future of the proposed nature reserve site. Therefore it is considered appropriate to include a safeguarding policy in the Plan so as positively to earmark the site, not only as one of interest in nature conservation terms, but also as one in which the Council is prepared to take a lead as soon as circumstances permit.

15.18 If established, the Reserve would be run by a management organisation with representatives from nature conservation and local land-owning interests. Consideration will be given to making bye-laws to protect and regulate the Reserve.

LIST OF POLICIES - ADVERTISEMENTS

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16. ADVERTISEMENTS

16.1 Advertisements and signs are obviously important to the proper functioning of shopping and commercial areas. However, the display of advertisements needs to be carefully controlled to ensure that they do not have a damaging visual impact on the environment and do not adversely affect public safety.

16.2 The Council has powers to restrict the display of advertisements in the interests of amenity and public safety. Most advertisements require a specific consent for which application is made to the Council, but some categories have "deemed consent" by virtue of the Advertisement Regulations. These include statutory advertisements, advertisements on business premises, flag advertisements and advertisements of a temporary nature. The Council has powers to issue a "Discontinuance Notice" requiring the display of an advertisement which has "deemed consent" to be discontinued when the Local Planning Authority is satisfied that this action is required because it is necessary "to remedy a substantial injury to the amenity of the locality, or public safety". The planning controls over outdoor advertisements are also explained in a booklet, "Outdoor Advertisements and Signs - A Guide for Advertisers", which can be obtained from the Planning Department.

The Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended).

PPG19. Outdoor Advertisement Control. March 1992. Paragraph 29.

Outdoor Advertisements and Signs - A Guide for Advertisers. (July 1995). Department of the Environment and the Welsh Office.

16.3 Most of Chiltern District, including the greater part of its section of the Chilterns Area of Outstanding Natural Beauty, and parts of its Conservation Areas, is designated as an Area of Special Control for the purposes of the display of advertisements. Within the Area of Special Control the types and sizes of advertisements that may lawfully be displayed without first obtaining consent are limited. The Area of Special Control as originally designated has been modified. The boundaries of the Area of Special Control now generally correspond to Green Belt boundaries, although a few minor residential areas in the countryside developed since 1960 have been excluded. The modification was confirmed by the Secretary of State for the Environment in February 1993.

Town & Country Planning Act 1990.
Section 221.

Buckinghamshire County Council Control of Advertisements (Area of Special Control) No.1 Order 1957, Modification Order 1992.

~~General Policy For Advertisement Control Throughout The District~~

~~POLICY A1~~

~~**In determining applications for consent to display advertisements, the District Council will consider the effect of the proposals on local amenities and public safety. The Council will grant consent for the display of an advertisement provided that it meets criteria (i) to (vii) below::**~~

~~**(i) is well positioned in relation to the building or site on which it is to be located;**~~

~~**(ii) is of suitable size, colour and design;**~~

~~(iii) is of materials that are acceptable in that locality;~~

~~(iv) is not unduly prominent;~~

~~(v) does not contribute to visual clutter in the street scene;~~

~~(vi) does not intrude upon the amenities of immediate neighbours, and~~

~~(vii) does not adversely affect public safety.~~

~~This Policy applies throughout the District.~~

~~16.4 POLICY A1 WILL APPLY TO ALL APPLICATIONS FOR ADVERTISEMENT CONSENT, INCLUDING APPLICATIONS FOR ILLUMINATED ADVERTISEMENTS TO WHICH THE CRITERIA IN POLICIES A2 AND A3 WILL ALSO APPLY.~~

~~16.5 The need to consider the effect of advertisements on local amenities and public safety is consistent with the Council's statutory duties explained in paragraph 16.2 and with Central Government guidance. Compliance with the detailed criteria (i) - (vii) is important because this will ensure that local amenities and public safety are protected. It is necessary for the position, size, siting, colour, design and materials of proposed advertisements to be carefully considered in order to ensure that they are not obtrusive in street scenes. For example, the height of signs should not normally exceed ground floor fascia level so that they are not prominent and to avoid clutter. The Council recognises that in some cases directional advertisements at a distance from the actual premises may be needed, for example, where the premises are remote from public roads, as is often the case with farm buildings. When considering the effect of any advertisement on public safety, the Council will have regard to the effect of the advertisement upon the safe use and operation of any form of traffic or transport, including the safety of pedestrians. This accords with Central Government guidance. Particular care will be taken when considering applications for the display of advertisements on Listed Buildings, or within their settings, or in Conservation Areas to ensure that the special interest or character and appearance of these buildings and areas is conserved or enhanced. (See Policies LB1, LB2, CA1, CA2, A2 and A3 and Paragraphs 16.10 - 16.11). Advertisements are often associated with shopfront developments. Please refer to Policy S11 in the Shopping chapter.~~

~~PPG19. Outdoor Advertisement Control. March 1992. Paragraphs 9-16.~~

~~Well proportioned traditional fascia signs in the Chesham Conservation Area~~

Illuminated Advertisements

Town & Country Planning (Control of Advertisements) Regulations 1992. Schedule 3. Part 1. Class 4. (as amended).

16.6 Outside the Chilterns Area of Outstanding Natural Beauty, Area of Special Control and Conservation Areas, certain illuminated advertisements on business premises have "deemed consent". Such advertisements must relate wholly to the business carried on, or the name and qualifications of the person carrying on the business from those premises, or the goods sold / services provided and meet other criteria.

16.7 Where express consent is required for externally and internally illuminated advertisements they will be considered according to the general criteria in Policy A1 and the criteria in Policies A2 and A3.

16.8 These policies apply to internally and externally illuminated advertisements which may be attached to a fascia, projecting at right angles from a fascia, free-standing within the curtilage of a building, or within the forecourt of business premises. They relate to single or double-sided signs.

Illuminated Non-Projecting Advertisements Throughout The District

POLICY A2

(1) Subject to clauses (2) and (3) of this Policy, the Council will grant consent for the display of a non-projecting advertisement which is either internally or externally illuminated provided that all of the following criteria are complied with:

(i) Policy A1 should be complied with;

(ii) the advertisement, where displayed on a building, is no higher than ground-floor fascia level;

(iii) the degree of luminance or intensity of lighting of the fascia, symbols and letters comprised in the advertisement does not detract from the amenity of the locality or adversely affect public safety.

(2) The Council will not grant consent to proposals which incorporate flashing, intermittent or other similar forms of lighting to display either internally or externally illuminated advertisements.

(3) Conservation Areas

In addition in Conservation Areas;

(i) the advertisement should conserve or enhance the character or appearance of the area;

(ii) traditional materials should be used. Materials should be appropriate to the existing building and the locality;

(iii) externally illuminated advertisements may be permitted;

(iv) advertisements incorporating individually internally illuminated letters may be permitted.

(v) totally internally illuminated advertisements will not be permitted.

This Policy applies throughout the District.

Illuminated Projecting Advertisements Throughout The District

POLICY A3

(1) The Council will grant consent for the display of an internally or externally illuminated projecting advertisement provided that all of the following criteria are complied with:

(i) **the criteria set out in Clauses (1) (i) and (iii) and Clause (2) of Policy A2 are complied with;**

(ii) **the advertisement should not project more than about 0.9 metre from the front elevation of the building;**

(iii) **the advertisement should be sited at least 2.3 metres above ground level and should not be sited above first floor sill level.**

(2) Conservation Areas

In addition, in Conservation Areas:

(i) **the advertisement should conserve or enhance the character or appearance of the area;**

(ii) **traditional materials should be used. Materials should be appropriate to the existing building and the locality;**

(iii) **externally illuminated projecting signs may be permitted;**

(iv) **projecting advertisements with internally illuminated letters will be permitted provided that the advertisement is acceptable in terms of Policy A1 and criteria 2(i) and (ii) of this Policy;**

(v) **projecting advertisements which are totally internally illuminated will not be permitted.**

This Policy applies throughout the District.

16.9 Illuminated advertisements should be carefully controlled so that they are appropriate to the locality and do not adversely affect public safety. It is important to examine the particular characteristics of a locality when illuminated advertisements are proposed. In shopping areas characterised by premises where various existing advertisements, either illuminated and/or non-illuminated, are displayed generally at fascia level and form part of the established street scene, carefully designed and displayed new illuminated signs on shop fronts or commercial premises are unlikely to be prominent or detract from amenity or public safety to an unacceptable degree, or create visually unacceptable advertisement clutter. Illuminated advertisements may also be appropriate on petrol-filling stations, as these usually display other types of advertisements and have illuminated forecourts. The illuminated forecourts may provide a context in which a

new illuminated sign may not be out of place. Illuminated advertisements may sometimes be appropriate in other contexts, for example, public houses. Control of illuminated advertisements will be particularly important in the rural part of the District because illumination can affect the rural character of an area. The criteria in Policies A2 and A3 concerning the height and projection of signs and the intensity and method of illumination are designed to safeguard local amenities and public safety, for example, hanging signs should be sited 2.3 metres above ground level because they will then be generally clear of the head height of passing pedestrians. The requirement for signs not to exceed first floor cill level is included because this should ensure that signs are not unduly prominent in the street scene or give it a cluttered appearance.

Department of the Environment, Transport & the Regions. Traffic Signs Manual. Chapter 1. paragraph 1.49.

16.10 The special character or appearance of Conservation Areas should be preserved or enhanced. This is in accordance with the Council's duties under planning legislation, Government policy guidance and the Structure Plan. Many of the District's Conservation Areas are within an Area of Special Control for the display of advertisements and, as explained in paragraph 16.3, this will facilitate the protection of these areas.

Planning (Listed Buildings & Conservation Areas) Act 1990.
Section 72.

PPG19. Outdoor Advertisement Control. March 1992. Paragraphs 22 and 23.

16.11 It is appropriate to consider the type of materials and method of illumination, for example, because these can affect the special character or appearance of such areas. Traditional materials , such as timber and iron, are in keeping with Conservation Areas because these materials are generally characteristic of the locality. In some cases externally illuminated advertisements can contribute to a Conservation Area provided that the advertisement is sympathetically designed and the intensity of illumination not obtrusive in the surrounding area.The Council is of the view that totally internally illuminated advertisements will damage Conservation Areas because these generally constitute prominent, alien and intrusive features. However internally illuminated lettering on some advertisements can , in a few cases, be unobtrusive and contribute to area character, for example, in shopping streets. Reference should be made to the Historic Heritage Chapter which gives further details of the Policies that apply in Conservation Areas.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996.
Policy HE1.

LIST OF POLICIES - TELECOMMUNICATIONS DEVELOPMENT

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17. TELECOMMUNICATIONS DEVELOPMENT

17.1 Use of telecommunications, both commercial and domestic, is rapidly expanding. Government policy seeks to encourage the growth of telecommunications, but this objective has to be balanced against a commitment to preserve the national heritage.

PPG8 (revised). Telecommunications. December 1992. Paragraph 5.

Commercial Apparatus

17.2 In order to facilitate the expansion of telecommunications the Government has granted licences to companies to operate various telecommunications systems with certain public service obligations. These companies are known as code system operators. The telecommunications systems run by code system operators will incorporate various types of equipment, including lines, cables, ducts, poles, masts, street cabinets, dish and other antenna. Developments by this part of the telecommunications industry are now within planning control. The installation by public telecommunications operators of large scale telecommunications equipment will need planning permission but much of the above equipment and a range of other works of installation, alteration and replacement, are "permitted development".

Telecommunications Act 1984.

Town and Country Planning (General Permitted Develop-ment) Order 1995. Schedule 2, Part 24.

17.3 The installation by code system operators of certain telecom-munications apparatus as "permitted development" is now subject to a prior approval procedure. A code system operator must apply to the Council for a determination as to whether its approval of the details of the siting and appearance of the development is required before such apparatus is installed. The Council will require approval of details where a proposed development may seriously harm the visual amenities of a locality.

17.4 Although code system operators have extensive "permitted develop-ment rights", it is a condition of the "permitted development" legislation that where an antenna is located on a building it should be sited, so far as practicable, to minimise its effect on the external appearance of the building. If the Council is not satisfied that this condition has been met and the visual amenities of the locality are significantly harmed, the Council may consider serving a Breach of Condition Notice to require the resiting of the antenna.

17.5 Code system operators are required to abide by conditions included in their licences. Such licences may include conditions to ensure that the physical environment is protected and the natural beauty and amenity of the countryside is conserved. The Department of Trade and Industry must consult the Council on applications for local system licences. The Council's concern in commenting on licence applications will be primarily to ensure that adequate environmental safeguards are included in any scheme.

Domestic Apparatus

17.6 The District Council operates a policy to make it clear when an application for planning permission would be required for domestic radio antenna systems and conventional TV aerials. The Council does not require a planning application to be made for small-scale telecommunications apparatus, since most conventional TV aerials and antenna systems are not sufficiently substantial in relation to the size of building on which they are installed to have any material effect on the appearance of the building.

Planning permission will only be required where TV aerials and other antennas would be of such a size, or in such a location as to make them unusually prominent with a significant effect on the appearance of the building on which they are installed.

17.7 The Council's policy setting out the circumstances in which planning applications may or may not be required for the installation of TV and other antennas on residential properties, is set out below. It does not apply to satellite "dish" antennas which are the subject of separate controls as referred to in paragraphs 17.8 and 17.9.

(I) Antennas mounted on or attached to dwellings

An application will not be required for any antenna or supporting structure whose overall height is not more than 3 metres above the ridge of the dwelling on which it is mounted, or two metres above the top of a chimney stack to which it is attached, whichever is the higher. One will be required for any antenna which projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

(ii) Free-Standing Tower / Mast Mounted Antennas

An application will be required for all free-standing tower / mast mounted antennas sited beyond the forwardmost part of any wall of the original dwellinghouse which fronts a highway. An application will also be required for any free-standing tower/mast mounted antennas exceeding 3 metres in height above ground level sited on any other part of a residential curtilage.

(iii) More than one antenna support structure

In cases where more than one radio antenna support structure is required in a single residential curtilage, a planning application will be required for the second or subsequent support structures whether or not an application was required for the first one. A planning application will always be required for a radio antenna support structure mounted on a residential building which has been built as, or converted to, residential flats.

Satellite "Dish" Antennas

17.8 Satellite television for the home is becoming increasingly popular. Subject to certain criteria, legislation allows householders to install a receiving "dish" antenna and support structure on the roof or outside wall of a dwelling or in the garden as "permitted development". However, planning permission will be required if the size of the antenna exceeds 70 cm, or 45 cm if it is to be installed on a chimney. There are other criteria relating to the height and

number of antennae. There are additional controls in Conservation Areas and in the Chilterns Area of Outstanding Natural Beauty. In these locations the installation of a satellite dish on a building more than 15 m high, on a chimney or on a wall / roofslope fronting a road or public footpath will require planning permission. Comprehensive information for householders is provided in a Department of the Environment guide which is available from the Planning Department.

Town and Country Planning (General Permitted Develop-ment) Order 1995. Schedule 2. Part 1. Class H.

A Householder's Planning Guide for the Installation of Satellite Television Dishes. 1992. Department of the Environment and Welsh Office.

17.9 While dish antennas may be located on front walls or roofslopes without express planning permission, it is a condition of the "permitted development" legislation that dish antennas are sited in such a way that minimises impact on the external appearance of the building and are removed when no longer needed. As explained previously in paragraph 17.4, the Council may consider serving a Breach of Condition Notice if an antenna is not sited so as to minimise its visual impact.

Consideration of Planning Applications

17.10 In considering planning applications for any telecommunications apparatus, the Council will, in most cases, only be concerned with the appearance of the proposed apparatus and its visual impact on the locality. Telecommunications equipment should not generally adversely affect the environment. Protection from visual damage and the effects of proliferation will be important considerations in decision-making. However, the special needs and technical requirements of telecommunications development will in many cases necessarily have to prevail over normal planning policies. In particular, consideration needs to be given to the significance of the development proposed in relation to the national network. Such considerations should be balanced against the policy considerations operative in specially defined areas of "acknowledged importance" by Government, such as Green Belts, Areas of Outstanding Natural Beauty and Conservation Areas.

17.11 With regard to the policies in this Local Plan, the Council considers that it is appropriate to differentiate between developments by the "Code Operators" who provide publicly available services with wide-ranging benefits to the national economy and community life and which therefore need to carry significant weight in decision making and developments by other operators. Therefore Policy TD1 will be applied to "Network Developments Throughout the District" and Policy TD2 to "Other Telecommunications Development Throughout The District".

17.12 In most situations questions of potential interference are of no relevance to the determination of planning applications. In a few special circumstances interference may be a material consideration. The Council will consult with the Department of Trade and Industry with regard to obtaining specialist technical advice in such cases. Similarly, matters of health and safety relating to radio installations are covered by other legislation, and only in the most exceptional circumstances would the Council need to take such issues into account. Established procedures for consultations on planning applications ensure that tall developments such as radio masts, will not obstruct the routes of aircraft. Certain types of planning applications in selected parts of the District are notified to the authorities responsible for the following airfields; Denham, Northolt, Bovingdon and Heathrow.

PPG8 (revised). Telecommunications December 1992. Paragraphs 38-40 and Annex 4.

Network Developments Throughout The District

POLICY TD1

(1) Development proposals made by code operators and other authorised operators of publicly available telecommunications networks will be considered with regard to the visual impact and the prominence of the structure in the street scene / townscape / landscape, balanced against the acknowledged need and demand for maintaining and developing public telecommunications networks, the significance of the proposed development as part of a national network and the technical and operational constraints faced by network operators.

Criteria for assessing prominence and visual effect will include the following:

(i) the size, colour and appearance of the support structure and apparatus.
(ii) the topography of the area in which the application site is situated.
(iii) the impact upon visual amenities of any neighbouring property or properties.
(iv) the presence of trees, buildings or structures in the vicinity of the site with particular reference to the contribution made to screening effect.
(v) the size, form and prominence of other apparatus in the area around the application site.

(2) In addition to the above considerations, in cases where a new mast or tower is proposed, it must be demonstrated that satisfactory operation could not be achieved either:

(i) by sharing an existing mast or tower;
or
(ii) erecting apparatus on an existing building or other structure.

(3) In addition to the considerations set out in clause (1) above, in the case of proposals for new telecommunications equipment or supporting structures located in the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, the Locally Important Landscape Areas, Parks and Gardens of Special Historic Interest or Conservation Areas the Council:

(i) will need to be satisfied that a suitable site which meets the operational requirements of the network is not available outside these areas,

and

(ii) will have particular regard to the protection of outstanding landscape quality or to the desirability of preserving or enhancing the special architectural or historic character.

(4) Other Policies in this Local Plan should be complied with.

This Policy applies throughout the District.

PPG8 (revised). Telecommunications. December 1992. Paragraphs 1- 6 and 13.

17.13 The considerations in Policy TD1 Clause 1 accord with Central Government advice. The Council will have regard to the obligations governing operators of publicly available telecommunications networks, particularly the requirement to provide a comprehensive service and also to the constraints faced by such operators. The Council acknowledges the value, in social and economic terms, of the further development of public telecommunications networks. Whilst protection of visual amenity is of prime importance, this will be balanced against the need and demand for networks, the resultant social and economic benefits, locally and in a national context and the importance of the development as part of a national telecommunications network.

17.14 The criteria in Clause 1 (i) - (v) for assessing prominence and visual effect are relevant and should ensure that proposed apparatus is not visually obtrusive in relation to its surroundings. However, other factors may be applicable in some cases. Visual impact needs to be minimised particularly as the nature of telecommunications development may require a specific location. Generally apparatus which is dark in colour tends to be less obtrusive than apparatus in brighter and more reflective colours. Locations with existing screening will be favoured in order to safeguard visual amenity and reduce prominence.

17.15 As new masts or towers associated with network developments are often highly visually intrusive over a wide area, it is important that unnecessary proliferation of such supporting structures is avoided. Applicants should therefore demonstrate that they have explored the possibility of either sharing existing masts or towers, or erecting proposed antenna(s) on an existing building or other structure. This accords with Central Government guidance. The Council has produced a register of radio and telecommunications masts giving details of existing masts, those with planning permission, sites where permission has been refused and masts which have been subject to the prior approval procedure referred to in paragraph 17.3. This document is available from the Planning Department.

PPG8 (revised). Telecommunications. December 1992. Paragraph 27.

Radio and Telecommunications Masts in Chiltern District. Monitoring and Information Section. Planning Department. Chiltern District Council. Updated bi-annually

17.16 The Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, the Locally Important Landscape Areas, Parks and Gardens of Special Historic Interest and Conservation Areas are all areas of high environmental quality with special characteristics which require firm protection from inappropriate development which would damage their special character. These are interests of acknowledged importance recognised by Central Government, in Structure Plan Policy and in this Local Plan (see Chapters 5 - Landscapes with Special Qualities and 13 - Historic Heritage). Accordingly, their continued protection carries significant weight in decision-making. Therefore, the Council will, when determining applications within the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, Locally Important Landscape Areas, Parks and Gardens of Special Historic Interest and Conservation Areas, place considerable emphasis on its requirement that it should be satisfied that there is no suitable

PPG8 (revised). Telecommunications. December 1992. Paragraph 5.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies LS2, LS3, HE1 and Paragraph 310.

alternative site available outside these areas which would meet the operational requirements of the network.

17.17 Where the Council accepts the need for new development to be sited within the special areas described in paragraph 17.16 above, the visual impact of that proposed development will be scrutinised in relation to the special qualities evident in the locality of the development site. Visual impact will be assessed in terms of the degree to which the special landscape or conservation area qualities are retained. Such an assessment is vital in view of the quality and importance of these landscapes and townscapes. Where serious damage is perceived, an alternative siting will be sought which overcomes this objection, or, if no suitable alternative can be found, the Council will weigh the degree of visual damage in relation to other considerations as set out in the first clause of paragraph 1 of the policy.

17.18 In connection with criterion 4, other Local Plan Policies which may be relevant include Policies GC3, GB2, LSQ1-LSQ4 and CA1-CA2. Their accompanying reasoned justifications should be referred to for further guidance.

Network development by a Code System Operator;
a new telecommunications mast in Chalfont St Peter town centre

Other Telecommunications Development Throughout The District

POLICY TD2

(1) **Proposals for telecommunications development other than that covered by Policy TD1 will be considered with regard to the visual impact made on immediate neighbours and the prominence of the structure in the street scene / townscape/ landscape and the technical and operational aspects.**

Criteria for assessing prominence and visual effect will include the following:

(i) **the size, colour and appearance of the support structure and apparatus and its capability of retraction or tilting.**

(ii) **the topography of the area in which the application site is situated.**

(iii) **the impact upon the visual amenities of any neighbouring property or properties.**

(iv) **the presence of trees, buildings or structures in the vicinity of the site with particular reference to the contribution made to screening effect.**

(v) **the size, form and prominence of other apparatus in the area around the application site.**

(2) **In the case of application sites located in the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, the Locally Important Landscape Areas and Parks and Gardens of Special Historic Interest, the Council will have particular regard to the protection of outstanding landscape quality and in Conservation Areas to the desirability of preserving or enhancing the special architectural or historic character. In any of these areas,**

(i) **proposals which would have a seriously detrimental effect in terms of any of criteria (i) to (v) above will be refused,**

and

(ii) **where permission is required for dish antennas, permission will be refused unless the antennas are located away from prominent elevations and prominent roofslopes.**

(3) **In addition to the above, other Policies in this Local Plan should be complied with.**

This Policy applies throughout the District.

17.19 Other telecommunications development (not providing a public service) will be covered by a different policy as such development does not contribute to a national network. The visual impact of telecommunications development upon neighbours, street scenes, townscapes and landscapes is an important and established consideration. The relevance of the criteria set out in clause (1) of the policy is explained in paragraph 17.14. In addition, examination of the capability of retraction or tilting is significant because this can alleviate visual impact. The Council may, where appropriate, attach a condition to a planning permission to the effect that free standing tower or mast supported antennas should be retracted or tilted down to their minimum height when out of use. The need to have regard to the technical and operational problems of these types of telecommunications developments accords with Central Government guidance. Where developments are located in the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, the Locally Important Landscape Areas, Parks and Gardens of Special Historic Interest or Conservation Areas, (see Chapters 5 and 13), the special qualities of these areas should not be significantly harmed because they are interests of acknowledged importance as explained in paragraph 17.16. In connection with criterion (3) other Local Plan Policies which may be relevant include Policies GC3, GB2, LSQ1~~-LSQ4~~ and CA1-CA2. Their accompanying reasoned justifications should be referred to.

PPG8 (revised). Telecommunications. December 1992. Paragraphs 5, 13 and 34.

Directions Removing "Permitted Development"

17.20 Telecommunications equipment erected under "permitted development" rights may create a serious visual intrusion in either the built-up or rural areas. The Council is firmly committed to protecting visual amenity and, where such equipment is damaging, or is likely to damage that amenity, the making of an "Article 4 Direction " to exclude such "permitted development" will be considered in order that such future developments may be subject to planning control. The Secretary of State for the Environment would need to confirm such an order.

Town & Country Planning (General Permitted Development) Order 1995

Telecommunications Development, Listed Buildings and Scheduled Monuments

17.21 Telecommunications development is subject to the normal requirements of Listed Building Consent and Scheduled Monument Consent. Where telecommunications development affects Buildings of Special Architectural or Historic Interest, or their settings, the normal statutory procedures relating to "Listed Building Consent " apply. Any works to, or on the site of, a Scheduled Monument requires Scheduled Monument Consent from the Department of National Heritage. (Please refer to the Historic Heritage Chapter, paragraphs 13.4 and 13.15).

The Telecommunications Requirements of Other Developments

17.22 The Government advises developers and telecommunications operators to make provision for the telecommunications needs of the occupiers of proposed residential, industrial and office developments, for example, to provide adequate ducting for telecommunications cables to be installed at the outset, both underground and in the structure of the building. The Council will usually support such provision in order to reduce the future need for new telecommunications apparatus above ground.

PPG8 (revised). Telecommunications. December 1992. Paragraphs 41-43.

LIST OF POLICIES - OVERHEAD ELECTRICITY LINES

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18. OVERHEAD ELECTRICITY LINES

Introduction

18.1 From time to time it may be necessary for overhead electricity lines to be constructed. Electricity lines, both overhead and underground, can often be installed by statutory undertakers as "permitted development". However, the Council should be notified if these proposals are likely to have a significant impact on amenity and environment and will have the opportunity to comment. In most cases the installation of high and low voltage overhead electricity lines will require consent under the Electricity Act 1989 from the Secretary of State for Trade and Industry. When granting consent, the Secretary of State can also direct that planning permission is deemed to be granted. In these circumstances the Council will be notified and again will have the chance to comment. When consulted about low voltage overhead electricity lines the Council's response will be based upon Policy OEL1. The principles in this Policy will also be relevant to the consideration of proposals which may be notified to the Council as permitted development.

Town & Country Planning (General Permitted Development) Order 1995 Schedule 2. Part 17, Class G.

Circular 15/92. Publicity For Planning Applications. Paragraph 33.

Electricity Act 1989. Section 37.

Town & Country Planning Act. 1990. (as amended) Section 90.

Low Voltage Overhead Electricity Lines Throughout The District

POLICY OEL1

1. The Council's strong general preference is that all new low voltage electricity lines in the countryside or in Conservation Areas should be laid underground except in cases referred to in clause 6 below.

2. If it can be demonstrated that

a. there is no alternative to a new low voltage overhead electricity line, i.e. there is no practicable alternative route or transmission system,

or

b. that new low voltage lines will replace or reduce the number of existing overhead lines,

new low voltage overhead electricity lines may not be resisted by the Council subject to compliance with clause 3 below

3. Commensurate with safety, access and maintenance requirements, the visual impact of a new low voltage

overhead electricity line in the countryside or in Conservation Areas should be minimised, i.e. it should be sited, as far as practicable, so that it ;

a. does not intrude on skylines,

and

b. is sited close to field boundaries and/or other physical features.

4. When considering proposals for new low voltage overhead electricity lines in the Chilterns Area of Outstanding Natural Beauty, the Area of Attractive Landscape, Locally Important Landscape Areas or Parks and Gardens of Special Historic Interest, the Council will have particular regard to the protection of outstanding landscape quality.

5. When considering proposals for new low voltage overhead electricity lines in Conservation Areas, the Council will have special regard to the desirability of preserving or enhancing their special architectural and/or historic character.

6. Undergrounding of electricity lines will not be regarded as appropriate by the Council if this would harm archaeological or nature conservation interests and/or important landscape features. These matters are addressed by Policies LSQ1-4, AS1, AS2, CA2, TW3, TW6, NC1 and NC2 of this Local Plan.

7. New low voltage overhead electricity lines should not harm residential amenity.

8. In addition to the above considerations, other Policies in the Local Plan should be complied with.

9. A low voltage overhead electricity line is defined as a line with a nominal voltage of less than 132 kilovolts.

10. This Policy applies throughout the District.

18.2 The installation of low voltage overhead electricity lines in the open countryside and in areas of high quality landscape can have adverse implications for area character. Therefore there is a general preference for undergrounding, as set out in clause 1 of the Policy. Given the Council's aim of landscape protection, it is reasonable to consider alternatives and the number of existing lines. However , whilst the Council would prefer low voltage electricity lines to be laid underground in the countryside and in Conservation Areas, it accepts that this is often not possible. In many cases low voltage overhead electricity lines may, of necessity , have to be accepted. Therefore the Policy recognises the technical constraints of safety, access and maintenance requirements, but seeks to retain the character and high landscape quality of the countryside and the Conservation Areas by aiming to minimise the visual effects of these electricity lines . Accordingly there is a preference for new or replacement lines to be located close to field boundaries or other physical features where their visual impact is minimised. For the same reason, routes should not,

PPG7 (Revised). The Countryside - Environmental Quality and Economic and Social Development . February 1997. Paragraphs 4.7-4.10 and 4.13

PPG 15 Planning and the Historic Environment. September 1994. Paragraphs 4.18-4.19.

where practicable, cross open fields or intrude on skylines, as the rural views which can be affected by such sitings are often extensive. This is consistent with Policy GC5 of this Local Plan.

18.3 The need to conserve the Chilterns Area of Outstanding Natural Beauty , the Area of Attractive Landscape, the Locally Important Landscape Areas and Parks and Gardens of Special Historic Interest is consistent with Central Government Guidance and Structure Plan Policy. Similarly, the importance of preserving or enhancing the special character of Conservation Areas is emphasised in Town and Country Planning legislation, Central Government Guidance and in the Structure Plan. It is acknowledged in clause 6 that, in some cases, the undergrounding of electricity lines can have adverse implications, for example, disturbing archaeological remains and wildlife. This clause is a safeguard against such potential harm and it is consistent with Policies LSQ1-4, CA2, TW3, TW6, NC1-2 and AS1 - 2 of this Local Plan.

Buckinghamshire County Structure Plan 1991-2011. Adopted March 1996. Policies LS2, LS3, HE1 and Paragraph 310.

Planning (Listed Buildings and Conservation Areas) Act. 1990. Section 72.

18.4 New low voltage overhead electricity lines should be carefully controlled because they can significantly harm residential amenities. In some cases low voltage overhead electricity lines and their support structures can be visually intrusive in terms of their height, design and bulk. The aim to protect residential amenities accords with Policy GC3 of this Local Plan. In connection with clause 8, other Local Plan Policies and their accompanying reasoned justifications should be referred to for further guidance. Local Plan Policies which may be relevant to the consideration of overhead electricity lines include Policies GC1, GC12, GB26, LSQ1-4 and CA1-2. The definition of low voltage in clause 9 is taken from the Electricity Act 1989.

Electricity Act 1989 Section 37.

High voltage overhead electricity lines

18.5 There are five high voltage overhead electricity line routes in the District; four focus on the Mop End Transmission Station and the fifth lies to the east of Ashley Green. High voltage overhead electricity lines can cause significant harm to the character of the landscape. If new high voltage overhead electricity lines are proposed in the District, the Council will seek to ensure that their visual impact is minimised and will acknowledge the technical and financial problems of undergrounding high voltage lines . The Council's response will also be based on the principles expressed in clauses 3 - 5 and 7 - 8 of Policy OEL 1. Consideration will also be given to the possibility of using alternative routes and transmission systems and whether the number and/or extent of existing overhead lines will be reduced.

Overhead Electricity Lines, Reducing the Impact. Countryside Commission 1994. CCP 454.

GLOSSARY

Advertisement

Any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or designed or adapted for use, and anything else principally used, or designed or adapted principally for use, for the display of advertisements.
(S336(1) TCPA 1990 (as amended).

Affordable Housing

Housing which is provided with a subsidy to enable the asking price/rent of the property to be sufficiently lower than the prevailing market prices/rents in the locality, to make it affordable to local people in housing need who would otherwise be unable to afford housing in the area concerned, and which is subject to arrangements which will ensure its availability to meet local needs for affordable housing in perpetuity. ~~(Policy H6).~~

Agriculture:

Agriculture includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins, fur or for the purpose of its use in the farming of the land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.
Section 336 (1) of the Town and Country Planning Act, 1990.

Area of Attractive Landscape (AAL)

An area of high quality landscape which is important at a County level. (See paragraph 5.14).

Area of Outstanding Natural Beauty (AONB)

An area of nationally important scenic landscape, designated under the National Parks and Access to the Countryside Act, 1949 by the Countryside Commission.

Article 4 Direction

A planning control which takes away "permitted development rights" *(see definition in this glossary)* for certain types of development and meaning that planning permission is required for such developments.

Balustrade

A row of pillars or posts which support a handrail.

Bargeboard

A length of timber which runs along the top of a front gable of a building.

Biological or Geological Notification Site (Alert Site)

A site designated by the Environmental Records Centre of the Buckinghamshire County Museum which is of importance for nature conservation. (See paragraph 15.3).

Buckinghamshire County Structure Plan

A statutory town and country planning document produced by the County Council which contains strategic policies for land use

and development throughout Buckinghamshire. The Local Plan must be broadly consistent with this.

Built-up Areas

Towns and villages which are not included within the Green Belt e.g, Chesham. Please refer to paragraph 4.12 of this Local Plan .

Business Use

This is as defined in Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended) i.e., use as

(i) an office (other than within Class A2),
(ii) for research and development or
(iii) for any industrial process

which can be carried out in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Caravan

Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any other motor vehicle so designed or adapted; unless it is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices and which, when assembled,

(i) is physically capable of being moved by road from one place to another (whether by being towed or by being transported on a motor vehicle or trailer);

and

(ii) exceeds any of the following limits:

length (exclusive of drawbar): 18.288 metres

width: 6.096 metres

overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 3.048 metres;

but does not include:

(a) any railway rolling stock which is for the time being on rails forming part of the railway system;

or,

(b) any tent.

Caravan Sites and Control of Development Act 1960 (Part 1), as amended by Sections 13(1) and (2) of the Caravan Sites Act 1968.

Circular

A document from the Secretary of State for the Environment setting out Government advice on particular planning policy matters.

Code System Operators

Companies which have been granted licences by Central Government to operate various telecommunications systems with certain public service obligations. (PPG8 Telecommunications, December 1992, paragraph 7).

Community Services and Facilities

Education, health, water, sewerage, electricity, gas and telephone services, and cultural, entertainment and indoor leisure activities other than sport (paragraph 12.2 of this Local Plan).

Comparison Goods

Goods which are usually bought after the purchaser has compared them with similar goods in other shops. Clothing, footwear, furniture, carpets and electrical appliances are comparison goods. These are sometimes known as durable 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.

Conservation Area

An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69.

Convenience Goods

Goods which are often bought daily from nearby shops, for example, groceries, tobacco and newspapers. These are sometimes known as non-durable goods.

Corbel

A supporting, bracket-like feature.

Cornice

An ornamental horizontal projecting feature along the top of a building.

Deemed Consent

A consent for the display of certain types of advertisement which is granted by the Advertisement Regulations. If an advertisement has the benefit of deemed consent it does not require a specific advertisement consent from the Local Planning Authority.

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Town & Country Planning Act 1990 (as amended), Section 55.

Distribution (or Storage)

As defined in Class B8 of the Town & Country Planning (Use Classes) Order, 1987 (as amended), ie., use for storage or as a distribution centre.

District Shopping Centres

The shopping centres at Chesham, Amersham-on-the-Hill, and Chalfont St Peter. (See paragraph 8.1 of this Local Plan).

Double hung sash window

A window which is divided into two parts both of which slide vertically.

Dwelling

As defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987, i.e., use as a dwellinghouse;

(a) by a single person or by people living together as a family, or

(b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

Eaves brace — A projecting feature which buttresses the eaves from below. Different from a cornice in that it is free of the building except at the ends.

Environmental Assessment — A process by which information about the environmental effects of a project is collected, assessed and taken into account by a planning authority when considering whether a development should be permitted. (Department of the Environment, 1989, Environmental Assessment).

Environmental Records Centre — A Department of the Buckinghamshire County Museum which gives advice on Nature Conservation matters and identifies Biological and Geological Notification Sites and Regionally Important Geological and Geomorphological Sites.

Established Residential Area of Special Character — Areas within the built-up parts of the District which include mature buildings and their settings and which have a distinct area character and special environmental qualities. (See paragraph 6.30 of this Local Plan).

General Permitted Development Order — *See Town and Country Planning (General Permitted Development) Order, in Glossary.*

Green Belt — An area of land designated in a Development Plan which extends around the edge of a large urban area. The main purpose of a Green Belt is to prevent the outward expansion of the urban area. Therefore development is strictly controlled in the Green Belt.

Greenhouse Gas — A gas which insulates the earth by allowing short-wave radiation from the sun in, but not permitting long-wave radiation from the earth to escape.

Gross Floorspace — Total floor area of a building measured externally.

Half-timbering — Walls which have exposed timbers with bricks and/or plaster between them.

Highway Authority — The local Council with statutory responsibility for roads, pavements, footpaths and bridleways. In Chiltern District it is Buckinghamshire County Council.

Historic Park or Garden — A park or garden which has been identified by English Heritage as being of special historic interest in a national register. (See paragraph 5.20 of this Local Plan).

Identified Housing Site — A site which has been identified by the Council as a location where new houses to be built at a specified density will be permitted (subject to other policies being complied with). (See paragraph 6.11 of this Local Plan).

Industrial Use — Industrial uses as defined in Class B2 of the Town & Country Planning (Use Classes) Order, 1987 (as amended).

Infilling — Development of new housing within existing residential areas although in the Green Belt in the areas subject to Policies GB4 and GB5, there is a stricter definition which is included in these Policies.

Inter-Urban Journeys	Journeys between towns (as opposed to journeys within them).
Landscaping	Generally, the planting of trees and/or shrubs on a development site. May also include walls, areas of paving and other hard surfaces (see Policy GC4 and paragraphs 3.11 - 3.15).
Legal Agreement	See *Planning Obligation*
Lintel	A horizontal beam or stone which lies across the top of a door or window.
Listed Building	A building which has been identified to be of special architectural or historic interest and is included on the Statutory List of Buildings of Architectural or Historic Interest produced by the Secretary of State for National Heritage.
Locally Important Landscape Area (LILA)	An area of landscape which is of scenic value at a District level. (See paragraphs 5.17 and 5.18 of this Local Plan).
Local Planning Authority	In a non-Metropolitan County, the County Council and the District Council. Town & Country Planning Act 1990 (as amended), Section 1.
Local Shopping Centres	The shopping centres of Amersham Old Town, Great Missenden, Little Chalfont, Chalfont St Giles, Prestwood and Holmer Green. (See paragraph 8.1 of this Local Plan).
Mansard roof	A pitched roof with two angles of pitch - the steeper being at the base and the gentler above.
Material Consideration	A planning issue which is significant in making a decision on a planning application.
Metropolitan Green Belt	The Green Belt around Greater London - *see Green Belt.*
Mullion	A vertical piece of wood or stone which divides the main sections of a window.
Oriel	A projecting upper floor window.
Permitted Development	Development which does not require planning permission from the Council because it is granted a general permission under Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995.
Planning Obligation	A legally binding agreement, under the Town & Country Planning Act 1990 (as amended) Section 106, between a developer and a Planning Authority. Sometimes known as a *legal agreement*, it is only made in situations where planning permission would otherwise be refused.
Planning Policy Guidance (PPG)	A document produced by the Department of the Environment which gives advice to Councils on Government thinking about certain types of development and land use planning issues.

Primary Route	Trunk road or the most important A class road.
Rear Servicing	A means whereby vehicles can deliver to the backs of shops, so as to free shopping streets from traffic.
Regionally Important Geological and Geomorphological Sites (RIGs)	Sites identified as of value for their geological or geomorphological features in a regional context by the Environmental Records Centre. (See paragraph 15.3 of this Local Plan).
Regional Planning Guidance	Documents issued by the Secretary of State for the Environment which provide broad advice on regional planning and development issues to Local Planning Authorities.
Scheduled Monument	A building or earthwork which is, due to its historic, architectural, traditional or archaeological interest, included in the Schedule of Monuments produced by the Department of National Heritage. Examples are the camp at Cholesbury and the Barn and Moated Site at Grove Farm, Ashley Green .
SERPLAN The London and South East Regional Planning Conference	An organisation comprising representatives of all the local authorities in the London and South East Region which gives advice on regional planning and transportation issues.
Sewerage	A system for the movement, drainage and treatment of foul waste.
Sight Lines	Lines of sight at corners which enable drivers of vehicles to see what is coming and pedestrians to see vehicles emerging.
Site of Special Scientific Interest (SSSI)	A site designated by English Nature due to its important flora, fauna, geology or physiography. (See paragraph 15.5 of this Local Plan).
Small Dwelling	A house with a gross floor area less than 75 sq.m. This figure relates to living accommodation, not ancillary buildings. (See Paragraph 6.51 of this Local Plan).
Statutory Undertaker	Authorities who provide public services such as the Post Office, the Environment Agency and British Gas. (~~See Policy GC6 and paragraphs 3.20 - 3.28 of this Local Plan~~).
Storage or Distribution	As defined in Class B8 of the Town & Country Planning (Use Classes) Order, 1987, i.e., use for storage or as a distribution centre.
Structure Plan	*See Buckinghamshire County Structure Plan.*
Sui Generis	A type of activity which, due to its particular characteristics, is not included within any of the classes of the Town & Country Planning (Use Classes) Order 1987 (as amended).
Supermarket	A single-level self-service store selling mainly food, with a gross trading floorspace of between about 500 and 2,500 square metres, often with its own car park.

Superstore
A single-level, self-service store selling mainly food, or food and non-food goods, usually with at least 2,500 square metres gross trading floorspace and with a dedicated car park at surface level.

Tandem Development
Building one house immediately behind another, both with access to the same road.

Touring Holiday Caravan /Tent
(site for)
A site where:
(i) caravans/tents are not permanently placed throughout the year, and
(ii) individual caravans and tents are only pitched for short periods of time.

Town and Country Planning (General Permitted Development) Order, 1995
An Order made by Parliament setting out procedural arrangements for many parts of the town planning process. Among other things it defines certain types of development as "permitted development" which then do not require planning permission.

Town Cramming
Squeezing as much development into the built-up areas as possible.

Traffic Generation
The amount of vehicle movements on roads as a result of development.

Transport Policies and Programmes (TPP)
A document produced annually by Buckinghamshire County Council in support of its bid to the Government for Transport Supplementary Grant (TSG), relating to its proposed highway expenditure programme for the following financial year

Tree Preservation Order (TPO)
An Order made by the Council which protects trees and woodlands from wilful damage and/or destruction and aims to prevent felling, topping, lopping or uprooting of trees without the consent of the Council. (See paragraph 14.5 of this Local Plan).

Trip-Attracting Development
Buildings and other developments which many people visit, eg., supermarkets, offices, leisure centres.

Trip Generation
The extra number of people movements by all modes of transport caused by a development.

Unscheduled Archaeological Site
A site of archaeological importance identified by the County Museum as being worthy of protection. (See paragraph 13.5 and Policies AS1 and AS2 of this Local Plan).

Use Classes Order
A statutory document produced by the Secretary of State for the Environment in 1987 which classifies certain activities into particular use classes (groups or uses).

Vehicular Access
A point where a vehicle can leave the highway and enter a property.

Windfall Site
A housing site which does not have permission as at the date referred to in the Plan, or which has not been otherwise identified for development (e.g., in a Local Plan).

APPENDICIES

Appendix 1 General Criteria - Policies GC7 and GC8
References for Noise Assessment

Appendix 2 Shopping - Policy S11
A Guide to Planning a New Shopfront and its Signs

APPENDIX 1
GENERAL CRITERIA - POLICIES GC7 AND GC8
REFERENCES FOR NOISE ASSESSMENT

BRITISH STANDARDS

BS4142 - Method for Rating Industrial Noise
BS5228 - Noise Control on Construction and Open Sites
BS6472 - Evaluation of Human Exposure to Vibration in Buildings
BS7445 - Description and Measurement of Environmental Noise
BS8233 - Sound Insulation and Noise Reduction for Buildings

CODES OF PRACTICE

Examples of Codes which may be of relevance in Chiltern District.

DOE / Welsh Office

Noise from Model Aircraft, 1982

Noise Council

Noise from Organised Off-Road Motorcycle Sport - 1994

National Farmers Union

Code of Practice on Use of Bird Scarers - 1995

National Association of Waste Disposal Contractors

Landfill - Guidelines for the Control of Environmental Noise

Chartered Institute of Environmental Health/Noise Council

Environmental Noise Control at Concerts - 1994.

National Society for Clean Air

Noise from Short-circuit Oval Motor Racing - 1996.

Chartered Institute of Environmental Health/CPSA/British Shooting Sports Council

Clay Target Shooting: Evidence on the management and Control of Noise -1997.

Institute of Acoustics

Noise from Public Houses and Clubs.

A GUIDE TO PLANNING A NEW SHOPFRONT AND ITS SIGNS

Shopfronts and signs have an immediate impact on the quality of shopping areas. Their design and appearance therefore needs careful thought. Well designed shopfronts create attractive facades which contribute to the shopping environment and entice customers into the shops.

The District Council wishes to maintain and where necessary improve the attractiveness of the shopping areas within Chiltern. Therefore this leaflet has been produced to provide guidance for shopkeepers, architects and developers in designing shopfronts and shop signs in accordance with the Council's aims. This is particularly important in relation to Listed Buildings and in Conservation Areas which include the shopping centres of Amersham Old Town, Chalfont St. Giles, Chesham, Chesham Bois and Great Missenden as shown in the Local Plans and maps available in the Planning Department.

This guidance explains and illustrates the policies in the Local Plans for the District. **However, it is recommended that the District Council's planning officers are consulted to discuss the design of a shopfront or sign before an application is submitted.**

New or altered shopfronts, signs and other advertisements may require three separate applications:-

1) A full planning application is usually required for alterations to, or replacement of, a shopfront or its fascia.

2) An application for Listed Building Consent may also be required for the shopfront and any sign if the building is listed as being of Special Architectural or Historic Interest.

3) An application for Advertisement Consent may be required for any new or altered signs and other advertisements.

The Department of the Environment's publication "Outdoor Advertisements and Signs - A guide for advertisers" helps to indicate whether or not the Council's consent is likely to be required prior to displaying a particular advertisement (revised July 1995). A copy of this publication is also available from the Planning Department.

Under the Town and Country Planning (Control of Advertisement) Regulations 1992, as amended, certain advertisements have "deemed consent". This means that the submission of an advertisement application may not always be necessary. **It is advisable to consult the planning officers of this Council to establish whether your proposed facia sign and any other sign fall within the categories of "deemed consent".**

CHILTERN DISTRICT COUNCIL

Planning Advice Note No. 3

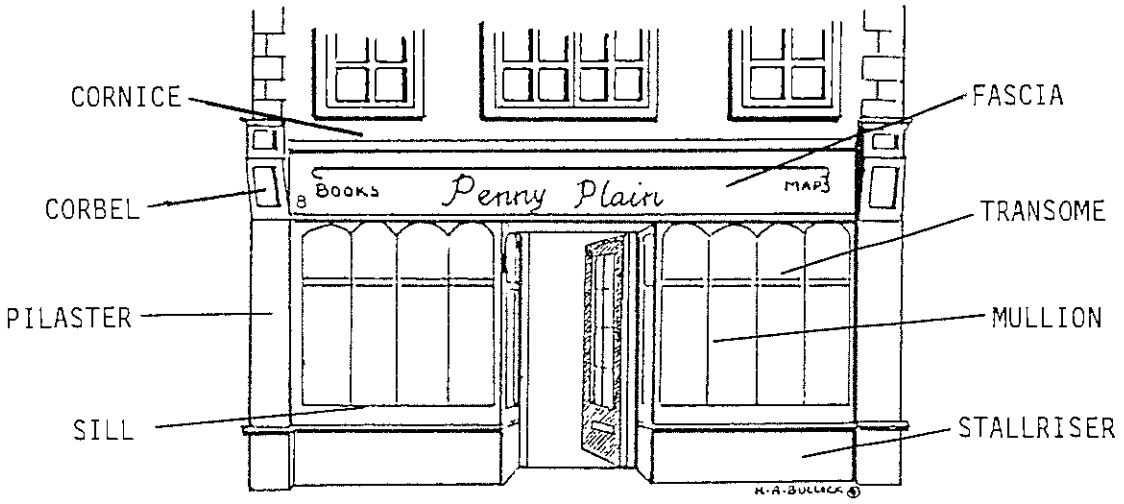
COMPONENTS OF A SHOPFRONT

There are a wide variety of shopfronts within the District. The components of typical shopfronts are identified in the following illustrations.

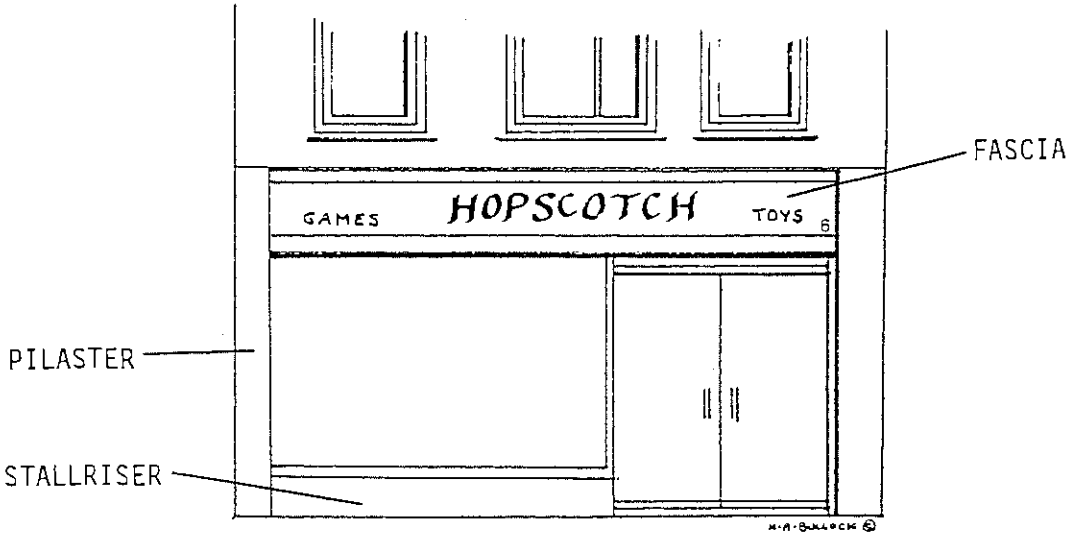
The more traditional shopfronts, often found on Listed Buildings or in Conservation Areas, require particularly sensitive treatment which respects the character of the rest of the building. Where traditional framework still survives, this should be retained and repaired to its original appearance. New shopfronts or alterations should also respect the proportions and materials of neighbouring shopfronts where these are of traditional design.

Corporate Image

In Conservation Areas and on Listed Buildings, the Council will expect national organisations to be flexible in their application of corporate identities to shopfronts and their signage.



TRADITIONAL SHOPFRONT

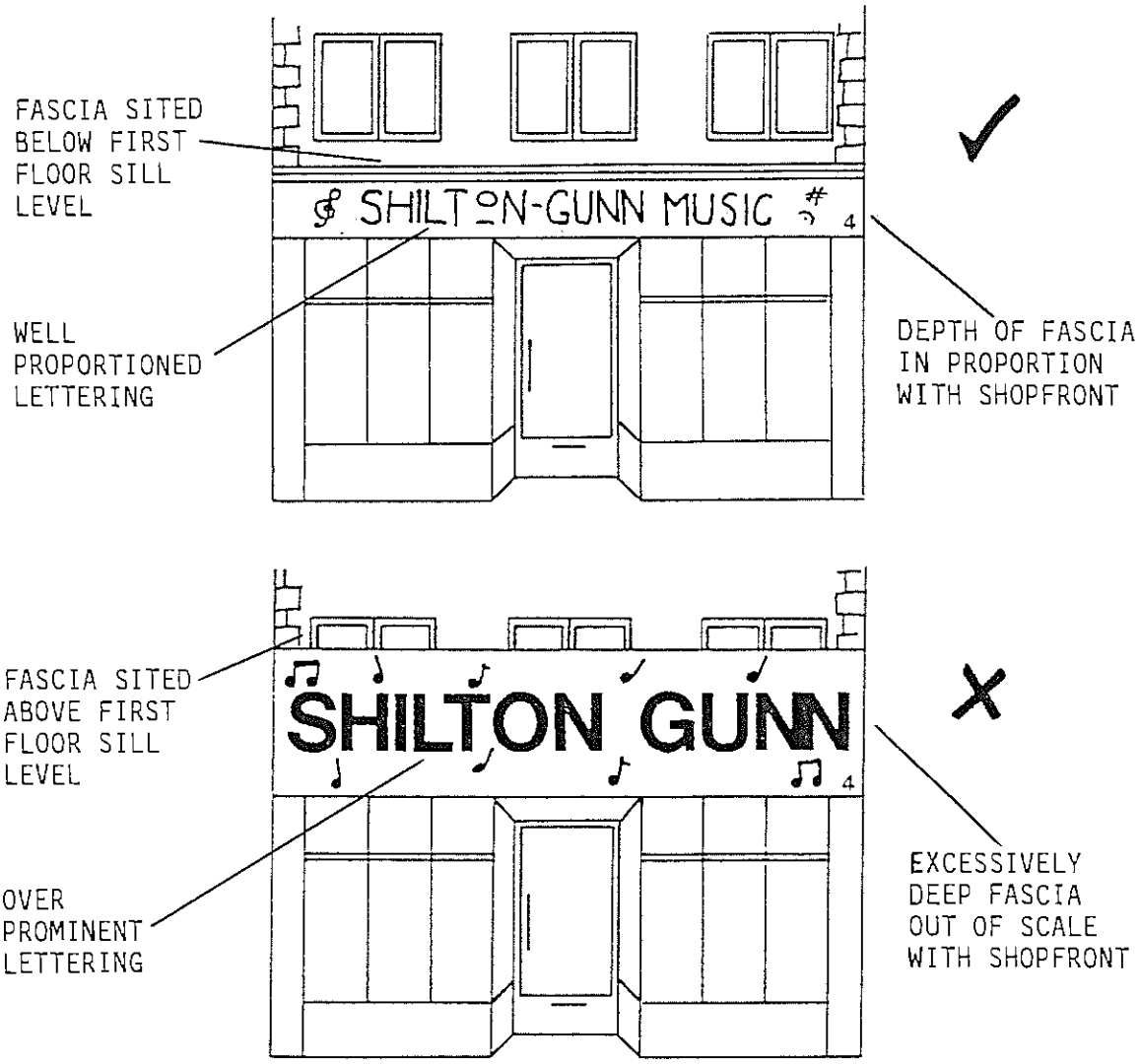


MODERN SHOPFRONT

This leaflet deals with the components of typical modern and traditional shopfronts, examining each feature in turn.

FASCIAS AND THEIR SIGNS.

The fascia and its sign are possibly the most noticeable elements of a shopfront and, if well designed, can give a shop individuality and an interesting character. If badly designed, they can seriously detract from the appearance of the street or area.



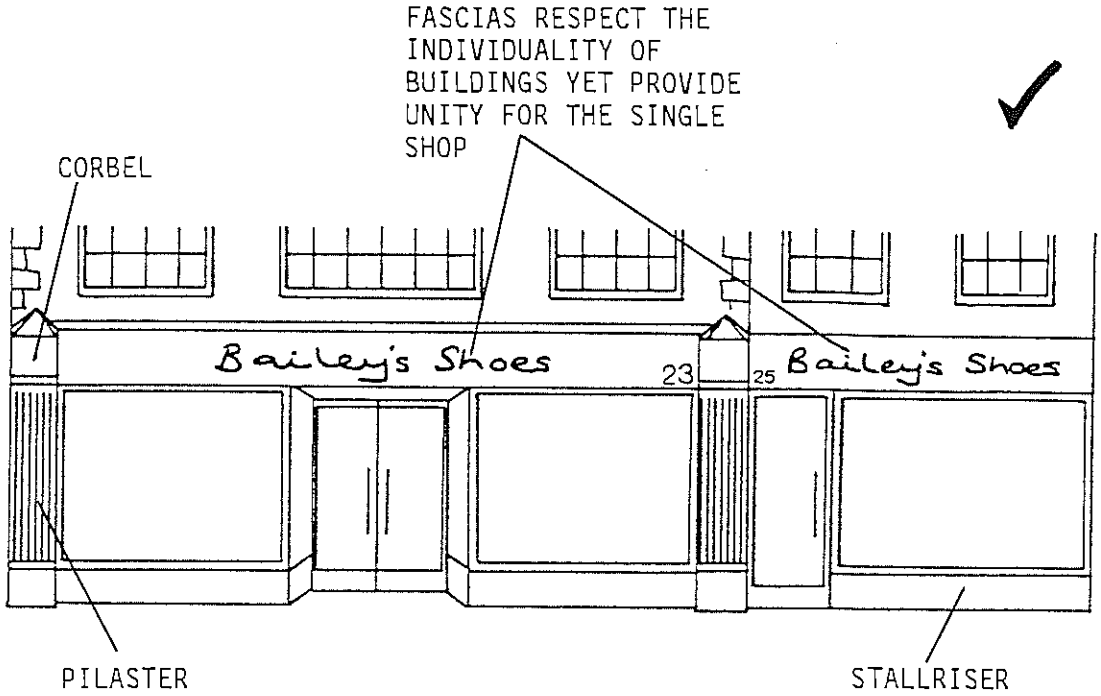
Fascias and signs should be designed to be in scale and character with the shopfront, the building and the surrounding buildings. The height of both the fascia and its sign should be kept to a minimum and should respect the proportions of the building. The fascia should be positioned below the first floor window sill level. Particular attention should be paid to the style and proportion of the fascia, as well as to the materials chosen.

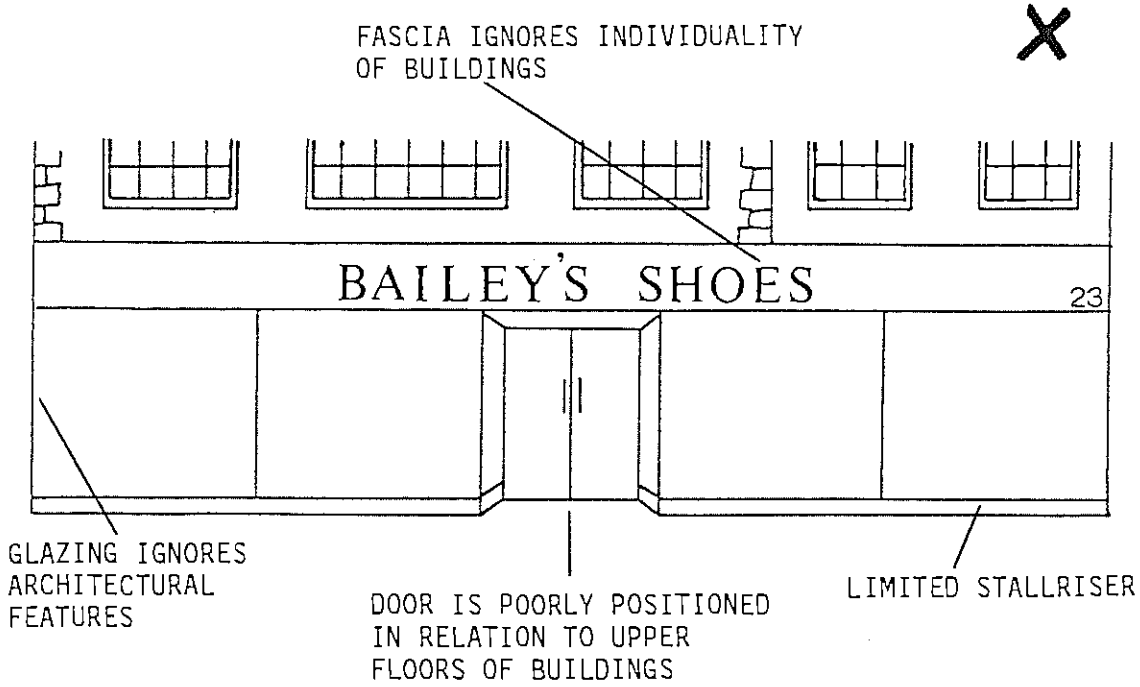
On traditional buildings and especially within the Conservation Areas, painted timber fascias with individually painted lettering are preferable. In the more modern shopping centres materials such as uPVC may be acceptable, providing that they have no adverse effects on the surrounding street scene. Glossy or reflective acrylic, day-glow or fluorescent materials are not encouraged.

The lettering of the advertisement should be in proportion to the fascia size and should preferably only show the name of the shop, the trade, the street and the telephone number, with no additional advertising.

Single shop unit extending into more than one building

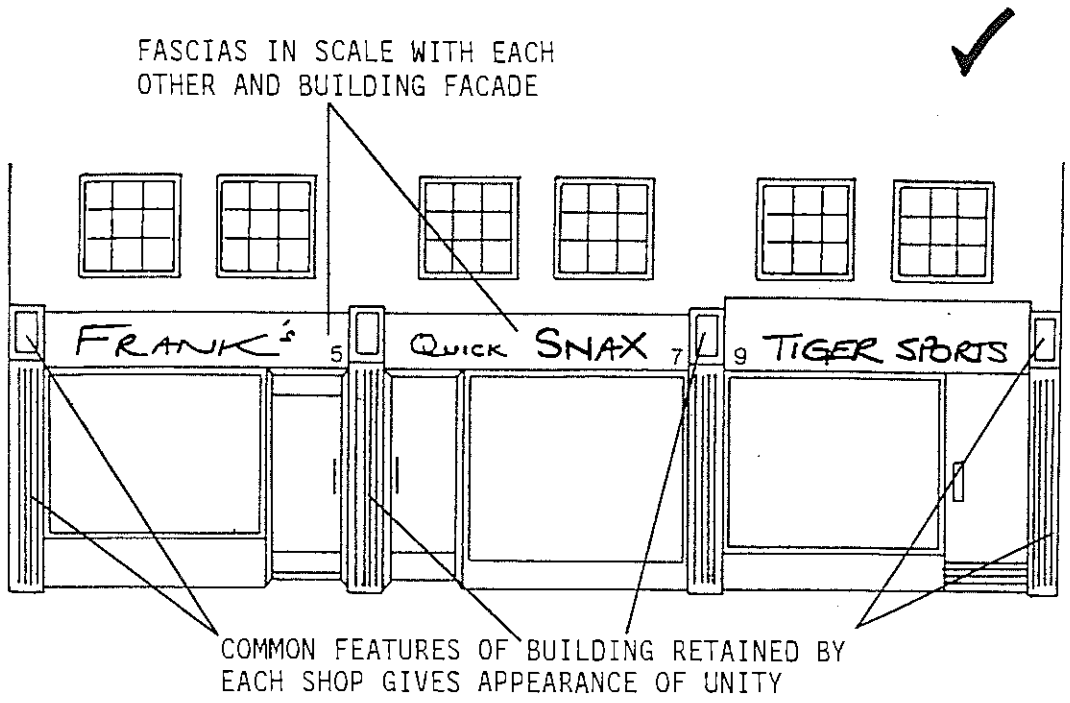
When a business extends into more than one building, it is usually important to avoid linking both buildings by a continuous fascia. Instead, there should be a vertical break at the fascia level. The unity of the buildings can be expressed by the use of similar colours and materials at ground floor and fascia level.

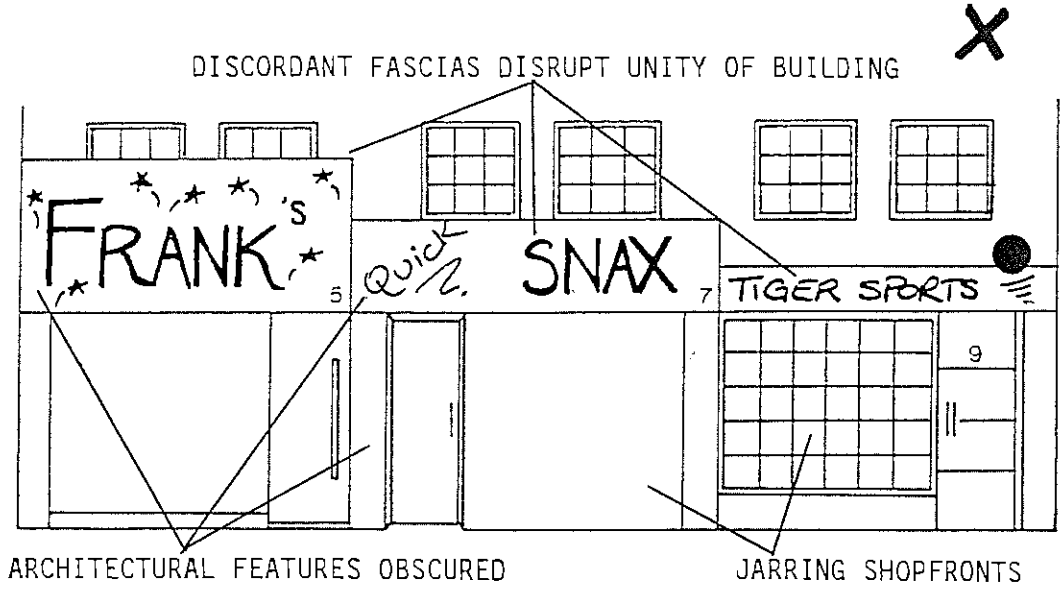




In cases where several buildings form one shop, care must be taken to respect their individual historic frontages and original architectural features in order to maintain shopfront variety, which adds visual interest to shopping centres.

Several shop units in a single building





Illumination

Although painted fascias and lettering are preferred, it is recognised that some illumination is often required.

Where the illumination of advertisement signs is acceptable, in accordance with the advertisement policies in the Local Plans for Chiltern District, careful consideration should be given to the level of illumination of fascias and other signs. This is in order to avoid harsh glare or the distraction of drivers.

There are two types of illumination - internal and external. Where illumination of advertisement signs is acceptable, external illumination is preferable. In particular, within Conservation Areas, wholly internally illuminated fascia signs will not be permitted being regarded as detrimental to the special character or appearance of such areas. In Conservation Areas, internally illuminated letters only may be acceptable

depending on the individual merits of the application. However, externally illuminated fascia signs may be acceptable.

Under certain circumstances, as set out in the Local Plans' Advertisement policies, internally illuminated fascia and projecting signs may be acceptable. In general, where such circumstances arise, the following maximum levels of luminance should not be exceeded.However in relatively brightly lit areas, higher levels of luminance may be acceptable.

Table to show recommended maximum luminance

Area of Sign (m2)	Candelas per square metre (cd/m2)
up to 0.5	1000
0.5 to 2.0	800
2.0 to 5.0	600
5.0 to 10.0	600
over 10.0	400

PROJECTING SIGNS

In locations where a projecting sign is acceptable in principle, it must be well designed so as to enhance the appearance of the shopfront and add vitality to the street scene. Such signs are best with only one per shop, to avoid visual clutter. They should not stand out as an inappropriate or over-prominent feature on the building. The signs should also be positioned so as not to obscure or damage architectural features or cause danger to passers-by.

The size of any projecting sign should be in proportion to the shopfront and to any other signs in the vicinity. It should be displayed at ground floor fascia level and should neither project more than 0.9m from the front elevation of the building or fascia, nor be sited above or below the fascia.

Illumination

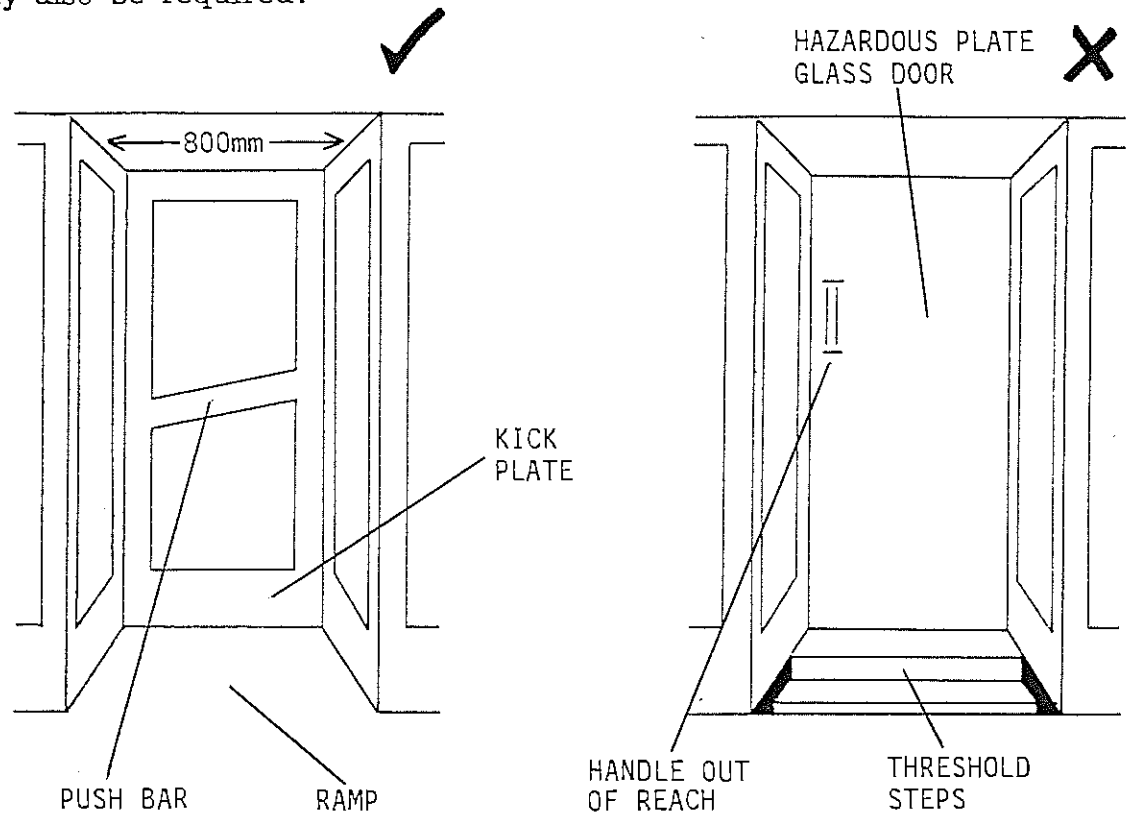
Internally or externally illuminated projecting signs are only acceptable in the shopping areas if they comply with the advertisement policies of the Local Plans for the District. The degree of luminance or intensity of lighting of the fascia, symbols and lettering forming the advertisement should not spoil the appearance of the locality or distract drivers. (See section on Fascias and Signs).

Conservation Areas

In Conservation Areas projecting internally illuminated advertisements will not be permitted as they are out of keeping with the special character of such areas. However, externally illuminated signs are often acceptable provided that the advertisement is sympathetically designed, in appropriate materials and the intensity of illumination is not obtrusive in the surrounding area.

DOORS AND DOORWAYS

Doors can provide a visual focal point to the shopfront. They should preferably be recessed or framed as this gives protection from the weather, as well as giving relief in the frontage line, breaking down the scale of the shop front. The position of the door should be in keeping with the overall symmetry of the elevation. The style, materials and colour used should harmonise with and reflect the rest of the shopfront. The door should be of a width to allow easy access and manoeuvrability for disabled people and comply with other technical details in accordance with the Council's Planning Advice Note No.2 (Design Guidance For Disabled People Outside and Inside Non-Residential Buildings).Handrails may also be required.



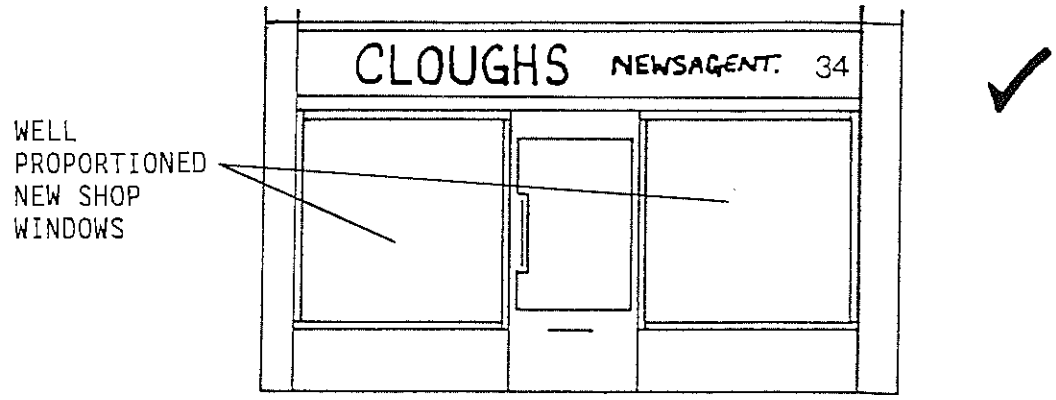
In particular, Planning Advice Note No.2 recommends :

* Fully glazed doors should have a push bar and a kicking plate.
* Entrance doors should have a minimum clear opening width of 800 mm;
* Entrances should have an unobstructed space of 300 mm beside the leading edge of the door;
* Thresholds should be flush with the floor; threshold steps should be avoided. Where threshold weather bars are installed, the maximum height should be 15 mm;
* Door closers should be set to require minimum pressure for opening;
* The entrance ramp to the shop should be surfaced in non-slip surface material.

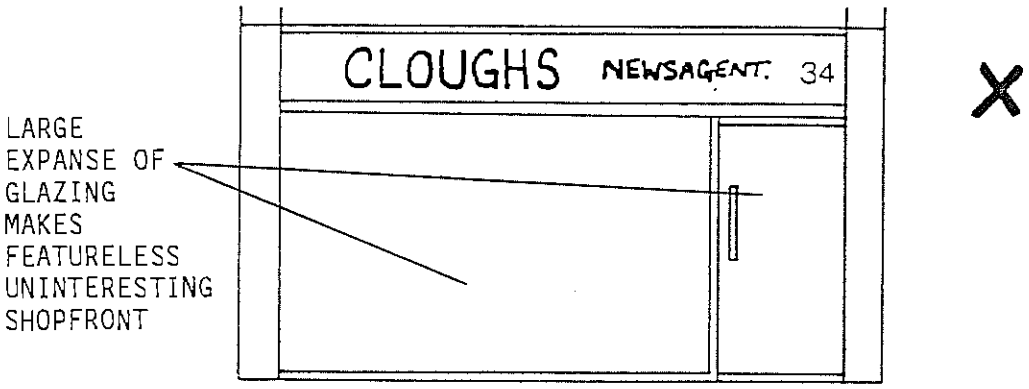
It is acknowledged that facilities for disabled people are sometimes difficult to provide in Listed Buildings, as such provision may conflict with the maintenance of the special architectural character. In such instances, these applications will be considered on their own merits.

WINDOWS

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.



New shop 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 plate glass should be avoided. Window frames should consist of painted timber or colour-coated aluminium. Bare metal and aluminium frames should be avoided.



Changing the size and shape of original window openings to suit modern standard window joinery can be detrimental to the overall appearance of the building and adjoining buildings, particularly in Conservation Areas and on Listed Buildings. Such alterations should be avoided.

SECURITY GRILLES

Security grilles and shutters are sometimes required for insurance purposes to protect merchandise during hours of closing. Solid shutters should be avoided as they are visually unattractive. Roller grilles and lattice shutters should be used for this reason. These will also reduce the opportunity for graffitti and maintain visible window displays. The use of laminated security glass should also be investigated.

STALLRISERS

Stallrisers provide a solid visual base to the shopfront and serve a practical purpose of protection from kicks and knocks. By allowing the floor to be raised inside the shop window, they also make the window display more visible. Stallrisers should ideally be between 450 mm and 700 mm high.

Stallrisers were traditionally made of natural materials such as brick or timber and continued use of these is encouraged. Rendering may also be acceptable, depending on the materials of the rest of the building. Flimsy laminates, mosaic, bright or glossy ceramic or composite tiles, plastic panelling and the use of textured paints should be avoided.

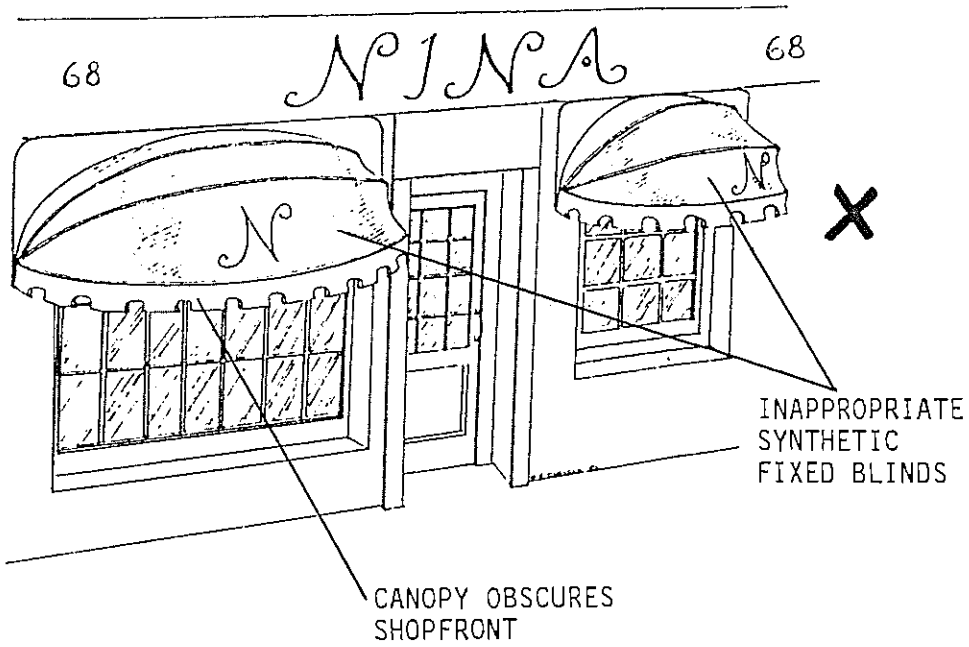
CANOPIES AND BLINDS

Blinds are used to protect goods from damage by sunlight and there is normally no need for them on north facing elevations.

Where blinds and canopies are appropriate to the character of the area, they can add interest and attractiveness to the street scene. They should be designed to be fully retractable and preferably be positioned below the fascia so that it is not obscured. Blinds positioned above first floor sill level are not acceptable.

All blinds should have their lower edges at least 2.3m above ground level so as not to cause obstruction to passers-by. The colour and materials of any type of blind should be carefully considered as gaudy colours and gloss materials are often unsuitable. Thought must also be given to the best position of the blind box which should be integrated within the overall design.

In Conservation Areas and on Listed Buildings, traditional canvas retractable, flat roller blinds are preferable. Fixed canopies can obscure the shopfront and are often of inappropriate design and materials. They are unlikely to receive planning permission.



HELP YOUR CUSTOMERS FIND YOU

Ensuring that your street number is clearly displayed on your shop helps potential customers to locate you. It may mean that they do not find one of your rivals first!

THE ILLUSTRATIONS INCLUDED WITHIN THIS GUIDE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INCLUDED ONLY TO HELP CLARIFY THE INFORMATION IN THE ACCOMPANYING TEXT. THEY ARE NOT INTENDED TO REPRESENT A STANDARD DESIGN WHICH THE COUNCIL WOULD FAVOUR THROUGHOUT ITS SHOPPING CENTRES. INSTEAD, THEY SHOW WHAT ARE CONSIDERED TO BE GOOD ELEMENTS OF DESIGN.

For further information and advice please contact the Planning Department
at

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King George V Road
Amersham
Bucks HP6 5AW

Telephone no. Amersham (01494) 729000

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This leaflet was produced by Peter Gibson and Helena Stokes in the Local Plans Section of the Planning Department.