

Third Party Review of Green Belt at Lye Green - inc impact on valued landscape



An expert review of the Green Belt at Lye Green and a review of the valued landscape nearby.

BACKGROUND:

BNG consulted with SLR Consulting to seek third party professional opinion on the site at Lye Green in terms of the site's performance against the purposes of Green Belt designation including the site's relationship with surrounding countryside and its contribution to the valued landscape around Chesham.

SLR Consulting is a global multi-disciplinary firm providing expert advice on planning and environmental issues.

Their Report dated August 2019, is attached together with the Plans referred to in Appendix 1 (L1 to L7 inclusive).

PLEASE NOTE: in the interests of brevity the other Appendices to the SLR Green Belt report numbered 2 to 11 inclusive are NOT included herein as they are either available elsewhere within the broader submission by BNG or are available via the Council's online Evidence Base at; <https://chiltern.gov.uk/planning/localplanevidence> .

LYE GREEN, CHESHAM

Landscape and Visual and Green Belt Review
Prepared for: Brown Not Green Chesham Ltd

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Appendix 4: Chiltern and South Bucks Green Belt Assessment Part 2 Draft Report, October 2016

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Appendix 7: Landscape Capacity Assessment for Green Belt Options in the emerging Chiltern and South Bucks Local Plan

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1.0 Introduction and Executive Summary

Background

- 1.1 This Green Belt Review is prepared by SLR Consulting, on behalf of Brown Not Green Chesham Ltd. Brown Not Green Chesham Ltd are seeking to retain land at Lye Green within the Green Belt.
- 1.2 The report forms part of the feasibility studies carried out by SLR Consulting Ltd to support representations to the Emerging Chiltern and South Bucks Local Plan (May 2019).
- 1.3 Chiltern District Council and South Bucks District Council are together preparing a new joint Local Plan covering the period 2014 to 2036. The emerging Local Plan includes proposals affecting the Green Belt involving different sites within both the Chiltern & South Bucks Districts, which are being reviewed, by the LPA, for release from the Green Belt. One of these sites, involving predominantly agricultural land to the North East of Chesham at Lye Green, is the focus of this report.

This Review

- 1.4 This Review provides a desktop study to complement site survey work undertaken by SLR Consulting in March 2019. It considers the following:
 - the purposes of the Green Belt (National Planning Policy Framework (NPPF), February 2019);
 - a visual appraisal of the site, carried out during the site visit;
 - the findings of the Landscape Capacity Assessment for Green Belt Options in the emerging Chiltern and South Bucks Local Plan;
 - the findings of Buckinghamshire Green Belt Assessment, Part 1, March 2016;
 - the findings of Chiltern and South Bucks Green Belt Assessment, Part 2 Draft Report, October 2016;
 - an appraisal of the land to identify the contribution of individual parcels towards Green Belt purposes, as set out in the NPPF and assessment based on relevant purposes;
 - an appraisal of the land with respect to key landscape parameters such as landscape quality, scenic quality, rarity and representativeness, conservation interests, recreation value, perceptual aspects and associations, as outlined in Box 5.1 of the Landscape and Visual Impact Assessment (LUI/IEMA, 2013); and
 - consideration as to the suitability of the site to be designated as an Asset of Community Value.
- 1.5 It will refer to the following studies and publications from the Council's Evidence Base and other sources:
 - Chiltern District Landscape Character Assessment, Buckinghamshire County Council and Chiltern District Council, October 2011;
 - Buckinghamshire Green Belt Assessment, Part 1, Arup, March 2016;

- Chiltern and South Bucks Green Belt Assessment, Part 2 Draft Report, October 2016;
- Chiltern & South Bucks Stage 2 Green Belt Assessment, Arup, March 2018;
- Chiltern and South Bucks Sustainability Appraisal Green Belt Preferred Options, September 2017;
- Landscape Capacity Assessment for Green Belt Options in the emerging Chiltern and South Bucks Local Plan, November 2017;
- Application for an Asset of Community Value; and
- Green Belt Exceptional Circumstances Report May 2019 - Chiltern and South Bucks Local Plan 2016-2036 Emerging Local Plan Evidence Base.

Executive Summary

- 1.6 This report provides a high-level review of this Green Belt land to assess the site for its suitability to be retained within the Green Belt and in landscape and visual terms.
- 1.7 It is concluded that the earlier assessments have failed to take into account numerous relevant factors with respect to the site's value in Green Belt and Landscape Value terms.
- 1.8 The site has a unique and critical role as part of the green gap, and as a valued open space resource, well used within the community.
- 1.9 The earlier assessments have not taken into account these critical considerations when exploring the options of release from the Green Belt, and therefore are flawed.
- 1.10 The site should not be considered for removal from the Green Belt, and instead retained in open uses. This is to:
- avoid unrestricted sprawl;
 - avoid coalescence of Chesham with neighbouring settlements;
 - ensure the countryside is safeguarded, available as a key resource of community and open space value, in the immediate or wider context as part of a historic settlement - keeping in mind setting for the adjacent Listed Buildings, and other buildings of historical interest, such as local pub with Lye Green (part of a long distance footpath route).

2.0 The Site and Plans

- 2.1 SLR Consulting has produced Plans L1 - L7 to illustrate their findings.
- 2.2 The land within the site has a mix of agricultural land, dwellings, listed buildings, school buildings and associated playing fields, and blocks of woodland, as shown on Plan L5. It consists of an area of approximately 57.26 hectares located between Chesham and the neighbouring settlement of Lye Green.
- 2.3 The site is shown on Plan **L1: Topography**. This shows the topography of the area within and around the site, including Chesham, and beyond to the rising land within the AONB, which lies to the west.
- 2.4 Plans **L2: Landscape Planning Context** and **L3: Landscape Character** provide the relevant landscape planning designations and landscape character context for a similar coverage, including both Chiltern District Council, and extending into adjacent Dacorum Borough Council, and the Chilterns AONB Conservation Board.
- 2.5 Plan **L4: Historic Growth** reviews historic maps to assess the development growth pattern of the old market town of Chesham from the 1880s to its present-day form.
- 2.6 Plan **L5: Site Features - Parcel Plan** sets out the boundaries of Parcels A-G, which the site has been divided into for the purpose of this study. It also shows the predominant site features and of the adjacent area, including the woodland areas, adjoining urban edge and neighbouring settlements, the listed buildings and main roads.
- 2.7 Plan **L6: Green Belt and Landscape Value Analysis Plan** shows the contextual relationship of the site within the Green Belt and the Chilterns Area of Outstanding Natural Beauty (AONB), which wraps around Chesham and lies along the site boundary, north of Nashleigh Hill (A416). It highlights the key views into and from the site, country lane character of Lye Green and Lycrome Road, and the predominant perception of openness. There is a clear connection between the site and the countryside.
- 2.8 Plan **L7: ZTV** highlights the extent of theoretical visibility of potential development within each of the parcels of the site, from adjoining area, including land within AONB. A set of illustrative viewpoints, as indicated on the plan, were identified from the adjoining countryside and within the site. Annotated photograph panoramas have been included within Appendix 2.

3.0 Landscape Character and Context

Published Sources of Landscape Character

- 3.1 Published sources describing landscape character at the National and Regional level are:
- Natural England's National Character Area Profile NCA 110: Chilterns;
 - Chilterns District Council Landscape Character Assessment, October 2011; and
 - Chilterns AONB Management Plan 2014-2019.
- 3.2 Plan L3 illustrates the landscape character areas applicable to the site and surrounding area. The following links are to the full published guidance for national and regional are:
- <http://publications.naturalengland.org.uk/publication/4977697>
 - https://www.chiltern.gov.uk/media/9192/Chiltern-District-Landscape-Character-Assessment-Land-Use-Consultants-October-2011-Part-3/pdf/Chilterns_Landscape_Character_Assessment

National Landscape Character

- 3.3 At a national level, the site lies within the Character Area NCA 110: Chilterns. Statements of Environmental Opportunity for NCA 110 include reference to the management of the woodlands, hedgerows, commons and parklands with the aims of conserving and enhancing biodiversity and the historic landscape and its significant features; maximising the potential for recreation.
- 3.4 The Profile also states the following:

'The Chilterns are a distinctive outcrop of the Chalk, with a dramatic scarp forming the north-western boundary... The dip slope, with the character of a plateau, falls gently to the south-east, cut by a series of branching valleys. The enclosed character of the valleys contrasts with the open plateau and long views from the scarp...

While many of the dip slope valleys are dry, there are several chalk rivers flowing through others, such as the Chess... [After which Chesham is named.]

The countryside of the Chilterns combines mixed agriculture with numerous woodlands and hedgerow boundaries that are often ancient. Steeper ground is often characterised by small fields, and there is a notable concentration of pre-18th-century fields, including assarts and co-axial fields...

...Landscape character ranges from enclosed and intimate folded valley landforms to the exposed plateau tops and scarp that afford extensive views...

Managing small woods associated with farmland as part of the wider ecological network... Secure buffers in farmland adjacent to woodlands, veteran trees and hedgerow boundaries...'

County/District Landscape Character

- 3.5 The Chilterns District Council Landscape Character Assessment characterises the area encompassing the site as LCA 16.5: Ashley Green Settled Plateau. These provide further information on the landscape

character of the site and the surrounding area.

LCA 16.5: Ashley Green Settled Plateau

3.6 Key characteristics of this area of relevance to the site include:

- *'Elevated, undulating plateau, of chalk overlain by clay with flints...*
- *Relatively large fields of arable cultivation, interspersed with smaller fields of rough grazing, pasture and paddock on village edges. Defined by hedgerows with trees and occasional fenced or open boundaries.*
- *Small pockets of woodland scattered across the plateau...*
- *Villages are spread linearly along roads, often joining one another e.g. Botley and Ley Hill and Lye Green and Orchard Leigh. A mix of modern and historically vernacular buildings.*
- *Extended fields with extensive boundary loss and 20th century enclosure dominate the area. Pre 18th century enclosures occur in proximity to settlements.*
- *Local footpaths occur frequently, crossing farmland and woodland and linking villages.*
- *The A416 and B405 cut through the landscape, and form the structure of linear settlements.*
- *Views often across fields to a wooded or open skyline, with some views to Chesham and across to the adjacent ridge and valley landscape.*
- *A uniform land cover and land use creates a simple landscape, with a rural and peaceful character.'*

Site Attributes - Landscape Context

3.7 The visual perception of separation and the size and function of a gap between Chesham and Lye Green is not only dependent on distance, but includes factors such as topography, visual and physical barriers, woodland and landscape character, as shown on Plans L1 - L3. It is also dependent on the nature of the viewer, and the speed by which views can be obtained.

3.8 The site is extensively used by local residents for informal recreation. This reinforces the physical perception of the site as a clearly defined green gap between Chesham and Lye Green. Following a Section 88 application under the Localism Act 2011 in May 2019, the site has recently been listed as an Asset of Community Value that reflects the many habitual informal recreation uses of the land by the community over decades.

Landform/Physical Features

3.9 The site comprises of seven small to medium sized parcels, bounded by Lycrome Road to the north, converging with Lye Green Road in the east, which runs along the southern boundary. Nashleigh Hill (A416) runs along the north-west edge of the site, and by development within Chesham to the west, as shown on Plan L5.

3.10 The landform of the site is gently undulating. It sits on a plateau between 160-180m AOD, as shown on

Plan L2. Land to the west falls steeply within the town of Chesham and follows a complex and distinct topography pattern of alternating steeply rising fingers of ridges and valley floor, converging to the south-west to the River Chess valley floor. The site lies on the highest most visible point when seen from the town.

- 3.11 Land rises steeply to the west, beyond Chesham, to about 180m and higher to form the AONB.
- 3.12 Hedgerows, fencelines, and isolated blocks of trees and woodland divide the land parcels, and are consistent elements across the wider landscape. Together, these all add to the diversity within the landscape in terms of scale, composition and intervisibility. The field patterns and green infrastructure across the area contribute to the sense of openness, physical visual connections to the wider countryside, and variations in terms of landscape character.

Field Pattern

- 3.13 The site is irregular in its shape and is bounded as follows:
- to the north-west by Nashleigh Hill (A416), dense vegetation, and residential development, within the site and beyond, around the intersection with Lycrome Road. To the north, Lycrome Road runs along the site edge with settlement of Lye Green lying to the north-east, and some listed buildings within the site, and within Lye Green;
 - to the east, Lycrome Road intersects with Lye Green Road, and the site edge is bounded by a tall hedgerow, and mature trees along Lye Green Road;
 - to the south, the vegetated corridor along Lye Green Road continues, with intermittent changes in vegetation character associated with residential development along the road; and
 - to the west, the site is defined by the development edge of Chesham. Brushwood School grounds lie within the site and form part of the site boundary to the west, and are delineated by a tall evergreen hedge, separating them from the fields to the east.

Parcels

- 3.14 For convenience, the site has been sub-divided into Parcels A-G, defined by site features. Plan L5 identifies these parcels and provides an illustrative commentary of their character. These parcels are assessed in detail in terms of Green Belt in Section 7.0 and Landscape Value in Section 8.0.

Buildings/Settlement Type

- 3.15 The western edge of the site abuts Chesham, with hedgerows with mature trees forming part of the visual boundary. Lycrome Road and Lye Green Road follow the site boundary and are country lanes bounded by tall hedgerows, hedgebanks and dense vegetation. This results in a low intervisibility with the site. Residential development within the site is restricted to the periphery, along the roads. To the south, the development is rural in character with small buildings set in large gardens and mature boundary vegetation. To the north-west, along the intersection of Nashleigh Hill with Lycrome Road, there is a housing development, part of which extends north of Lycrome Road. Dense boundary vegetation reduces intervisibility of the development with the site. There is sporadic development further east with farmhouses and the Black Cat public house forming part of the settlement within Lye Green.

Public Rights of Way (PROW)/Recreation

- 3.16 There is a strong network of public rights of way (PROW) within the site. These provide key links connecting the site to Lye Green and beyond to the AONB, and to the wider countryside in the south and east. The footpaths also provide pedestrian access to the listed buildings within and adjacent to site. Some of the footpaths within the site form a part of the 'The Chesham Outer Ring', a key recreational walking route, promoted by the Chiltern AONB Conservation Board as a '*Circular walk around the edge of Chesham with lovely views*' (see Plan L5). Some footpaths within the site provide views of the higher ground within AONB to the west of Chesham (Photographs 2, 8 and 9), and of the open countryside to the east and the south (Photographs 1, 3, 4 and 9).
- 3.17 In addition to the definitive PROWs, there are informal well-used tracks within the site area. These are not designated PROWs, but have become established over decades of habitual use by the local community for informal outdoor recreation. We understand that a PROW Modification is being sought for some of these informal footpaths to be added to the Definitive Map. Individual rights may also have been acquired by prescription following over 20 years continued use, and the number of private access gates from the rear of residential properties into the field may similarly have acquired rights.
- 3.18 An application under Section 88 of the Localism Act 2011, seeking to have the land designated as an Asset of Community Value, has been submitted by Brown Not Green Chesham Ltd to Chiltern District Council in May 2019, and this nomination has since been confirmed. As a result, the site has recently been listed as an Asset of Community Value that reflects the many habitual informal recreation uses of the land by the community over decades.

Cultural Heritage

- 3.19 There are Grade II Listed Buildings within the site (The White House), along the site boundary to the north (Lye Green Farm), and to the south (Brockhurst Farm). There are historic and cultural association with the Black Cat public house, which was first licensed in 1838, and church meetings were held in the sitting room of the pub. It features as a point of key interest within the Chesham Outer Ring walk, along with Brockhurst Farm.

Aesthetic Factors

- 3.20 The fields within the site are generally in pasture. As a whole, the site has the characteristics of the adjacent countryside (see Plan L6). The blocks of mature trees and woodland, including woodland along Nashleigh Hill (Biological Notification Site (BNS)) and the network of hedgerows and trees, are key landscape features. While the line of electricity pylons within the eastern section of the site are visual detractors, there is an overall dominant feeling of the area being open countryside.

Historic Growth

- 3.21 Plan L4 provides a visual description and analysis of the growth of Chesham, commencing with the First Edition OS map dating to the late 1880s, followed by 1945 and 2018.
- 3.22 This plan shows the development pattern of the historic market town. In the 1880s, it was restricted to the Chess valley floor. In 1945, it takes on a growth pattern which respects the distinct topography within the area, and development kept away from the ridges, and extending as fingers within the valley floor. Modern day Chesham has since expanded around the historic core, extending to the west as linear extensions along the valleys and the transport corridors.

Visibility

- 3.23 Plan L7: Zone of Theoretical Visibility shows that the site is highly visible from the adjoining countryside to the north, east and south. The development within Chesham restricts views in its immediate vicinity. There are some views available of the site from rising land lying within the AONB west of Chesham (Viewpoint 13).
- 3.24 There are open views across the site and beyond to the surrounding countryside from publicly accessible viewpoints within the site and the surrounding landscape, allowing local and medium distance views for vehicle travellers and users of public footpaths.
- 3.25 There are number of public footpaths crossing the site. These have open views across the site towards each of the identified parcels (A-G), as follows:
- Viewpoints 1 - 4 and 9 (Chesham Outer Ring) from public footpaths crossing Parcel C, allow open views of the countryside to the east and the south, and adjacent parcels within, and framed views of higher ground within the AONB further west of Chesham;
 - Viewpoints 5 and 6 are from public footpath running along the edge of Parcels D and E, which also form part of the long distance recreational route promoted by the Chilterns AONB Conservation Board, Chesham Outer Ring;
 - Viewpoints 7 and 8, from the public footpath located centrally within the site, provide a 270° open views from the edge of Parcel G, across to Parcels F, A, B, C and E; and
 - Viewpoint 10 provides an open view from a field gate along the site boundary at Lycrome Road, looking across Parcel B, with views extending beyond Parcel C, to Parcels D, E and F.
- 3.26 From within the countryside looking towards the site, it is seen in the context of the countryside, illustrated in:
- Viewpoints 11 and 12 from public footpaths south-east of the site, the wooded skyline comprising of hedgerows and mature vegetation within the countryside continues in views of the site, thus merging the site into the wider countryside; and
 - Viewpoint 13 from higher ground within Country Park (part of AONB) west of Chesham, the wooded ridgeline at the edge of the site, is seen above the development within Chesham, and continues across open land on the ridge to the south, forming an important feature in views from the west.
- 3.27 In visual terms, it is important to emphasise how well the site is associated with:
- pastoral and rural character, existing in good condition;
 - vegetated character, with blocks of significant vegetation and woodland;
 - its topography, on higher ground east of Chesham;
 - its location with respect to the edge of development;
 - its importance as a critical gap retained as such;

- historical associations and relevance to the prevalent growth patterns over the last century; and
- the high degree of physical and visual connectivity with the surrounding open countryside, and land within the AONB.

3.28 Any future growth must respect the special character of the site, as highlighted above, and its critical position and function as a gap between Chesham and Lye Green. The perception of Chesham and Lye Green as separate settlements is of key importance, as urban coalescence should be avoided.

4.0 Green Belt

4.1 National planning policy is set out in the NPPF (February 2019).

4.2 The NPPF states at paragraphs 133 and 134 that:

'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'*

4.3 While the historic core of Chesham lies a considerable distance away, Purpose d) is relevant, as historically the town has grown along the valley floor to the west, and development has kept away from the higher ground on the plateau to the east, upon which the site is perched. Plan L4 illustrates the historic growth pattern of the market town of Chesham over the last 150 years. The relevant extract from the Buckinghamshire Historic Towns Assessment Report, 2011, is as follows:

'The market town of Chesham is located within a narrow valley in the Chilterns hills at the source of the river Chess. The restricted width of the hillsides forced the town to develop along the valley bottom, with a total built up length of 3 kilometres it was believed to be one of the longest towns in Buckinghamshire.'

4.4 Purpose e), urban regeneration, though common to all sites, is of relevance when reviewing Green Belt land on the edge of the towns and urban development. All options to release brownfield land to housing should be considered prior to consideration of development on greenfield sites within the Green Belt, which is the case for this site.

5.0 Published Green Belt Studies

Buckinghamshire Green Belt Assessment – Stage 1, March 2016

- 5.1 A Buckinghamshire Green Belt Assessment was jointly commissioned by The Buckinghamshire Authorities (Aylesbury Vale District Council, Chiltern District Council, South Bucks District Council, Wycombe District Council, and Buckinghamshire County Council) to undertake a Green Belt Assessment (qualitative and quantitative), with a Stage 1 Report in March 2016. Different 'General Areas' were identified and assessed with a scoring system of 1-5 allocated to each area based on their 'performance' against the NPPF purposes for Green Belt. Paragraphs 4.4.34 and 4.4.35 state:

'At this stage, the criterion scores for Purposes 1-4 were collated and tabulated across all of the General Areas, to highlight those areas meeting the purposes to a lesser or greater extent.'

Recommendations were set out following the 'rule of thumb' (set out in paragraphs 4.4.4 – 4.4.5), whereby weaker performing General Areas and smaller sub-areas were identified and listed with a view to possible further detailed assessment in Part 2.'

- 5.2 The site was included as one of the General Areas assessed, and was qualified with a score of 'Pass', '3', '1', '2', and '0' against the five Green Belt purposes. The assessment of Purpose 2 and 3 - the site was scored '*weakly*', as it failed to recognise the importance of the site as a **critical green gap, and valued open space resource**, between Chesham and Lye Green, and exceeded the literal interpretation of 'built area' by a fraction, thus wrongly failing in its scores to 'meet the purpose'.

- 5.3 The Part One Assessment concluded by identifying 36 areas that had been assessed against the NPPF Purposes of Green Belt which the Buckinghamshire Authorities may wish to take forward into a Part Two Assessment, including consideration whether "*exceptional circumstances*" existed to justify any alteration to the Green Belt boundary. Also, it states, in paragraph 4.4.4 that:

'It is important to note that each of the NPPF purposes is considered equally significant, thus no weighting or aggregation of scores across the purposes was undertaken.' Furthermore that '*a General Area fulfilling the criteria to a lesser extent (scores of 2 or below) across all purposes was deemed to be **weaker** Green Belt and was recommended for **further consideration** in the forthcoming Part 2 Green Belt Assessment.'*

- 5.4 It is crucial to note that the study implied that if a score of 3 is given to any one of the NPPF Green Belt Purposes, the overall summary of the site's performance is identified to be a "medium" score. The assessment was therefore clearly flawed, and the site clearly meets the Green Belt purposes (as further illustrated in Section 7.0), and should not have been put forward, at this stage, to be released from the Green Belt.

- 5.5 Of these 36 areas, 8 areas were designated as Recommended General Areas (or RGAs for whole General Areas being recommended for further consideration), while 28 further areas were designated as Recommended Sub Areas (RSA's) "*where there is clear scope for sub-division to identify weakly performing 'sub-areas'.*" Lye Green was identified as an RGA (specifically RGA3).

Chiltern & South Bucks Stage 2 Green Belt Assessment, Draft Report, October 2016

- 5.6 The Stage 1 Report was followed by a Chiltern & South Bucks Stage 2 Green Belt Assessment, Draft

Report, October 2016. The Stage 2 report only considered those areas which had been recommended in the Stage 1 Report, which included the site. *'They are the areas of Green Belt that Part One assessment concluded were the more weakly performing in terms of the NPPF purposes.'* The site was considered for revision of Green belt boundaries, within this study (this may be an inconsistent approach in that other Green Belt assessments in the area have continued with Part 2 assessments).

- 5.7 Recommended General Areas (RGAs), such as the site, although rated 'medium' in the Part One Green Belt assessment or which scored *'strongly scoring against the NPPF purposes, have particular characteristics or synergies with neighbouring weaker General Areas, which might lend themselves to further consideration in Part 2.'*
- 5.8 This study concluded that exceptional circumstances could exist to remove the site from within the Green Belt, subject to further evidence base work.

Chiltern & South Bucks Sustainability Appraisal (SA) - Green Belt Preferred Options, September 2017

- 5.9 A Sustainability Appraisal (SA) of potential Green Belt removal locations was undertaken by Lepus Consulting on behalf of Chiltern District Council (CDC) and South Bucks District Council (SBDC) to assess the impact of development on potential Green Belt removal locations within the districts, which would, in turn, inform the emerging Local Plan. The site was one of the locations considered, as part of the appraisal.
- 5.10 The aim of the appraisal was to identify where the development is likely to result in significant harmful effects, by assessing the impact magnitude (adverse, neutral, or positive) on parameters comprising of cultural heritage, landscape, biodiversity, climate change, pollution, waste, transport, housing, health and economy.
- 5.11 It states the following with regards to the site:
- Cultural Heritage:
'It is anticipated that the setting of one or more of these cultural and historic assets may be adversely affected.'
 - Landscape:
'This option is located close to the Chilterns AONB potentially adversely affecting the setting of the AONB due to change in landscape character and associated visual impact. Landscape character is distinctly rural, and generally without distinctive relief, gently undulating with fields of rough pasture, arable crops, hedgerows and trees forming the dominant character features. Several public footpaths traverse this option, the views from which may be adversely affected by development... Views into, through and across the option from the edge of the option as well as the public rights of way that cross it will change significantly with the introduction of new housing at this location. The LCA description for 16.5 Ashley Green Settled Plateau states that the strength of character and intactness of the character area is moderate.'
 - Biodiversity:
'Habitats present at this option include mature priority woodland, arable fields, hedgerows and ponds. There are several areas of woodland which are likely to have the greatest biodiversity'

value, although the connectivity of these habitats is relatively poor. This includes a broadleaved woodland in the west of the option, designated as a Biological Notification Option (BNS), which is vulnerable to disturbance from development... If not carefully protected, development at this location is likely to reduce the current quality of principal habitats which is not in line with the biodiversity action plan for the area. Any species of principal importance associated with the habitat present will also be adversely affected.'

- 5.12 Contrary to the description above, the landscape and cultural heritage have been assessed as Minor adverse impact magnitude, and biodiversity as Moderate adverse. In our opinion, the reference to the impact to the setting of the AONB, the rural character of the site and the openness of the site allowing views out the countryside have been ignored, and therefore the assessment is lacking and flawed.

Chiltern & South Bucks Stage 2 Green Belt Assessment, March 2018

- 5.13 Subsequently, in March 2018, the Chiltern & South Bucks Stage 2 Green Belt Assessment: Strategic Role of the Metropolitan Green Belt in Chiltern & South Bucks was published, wherein four strategic sub-areas were assessed towards the five Green Belt purposes. Our site falls within the Strategic Zone C: Chilterns Wedge. The assessment identifies the character of this area as:

*'In spite of the considerable extent of the modern 'Metroland' development around their historic cores, **the settlement pattern remains consistent with the historic urban and agricultural development that followed the course of the valley floor**; the current A413 follows a historic transport corridor. This corridor resulted in a linear distribution of settlements set within open countryside.'*

*'Overall, the Zone is influenced somewhat by the presence of a relatively dense pattern of settlement in the south and east. However, a north-easterly wedge of open countryside and intermittent semi-natural woodland, combined with a relatively low density of settlements, **contributes to a greater sense of rurality** than the London Fringe (Strategic Zone A) or Thames Valley (Strategic Zone B).'*

- 5.14 For Purpose 1, the above report highlights the following:

*'The Strategic Zone also plays **an essential role in protecting the settlements of the Metroland settlements of Chesham, Amersham and further south Chalfont St Giles, and Gerrards Cross/Chalfont St Peters from sprawl**. These settlements have developed in a linear pattern following the rail infrastructure (and valley topography of the land).'*

*'...large parts of Zone C act **as a vital buffer surrounding the large built-up areas** of High Wycombe, Beaconsfield, Amersham, Gerrards Cross / Chalfont St Peter and Chalfont St Giles, and protecting the integrity of their settlement boundaries.'*

- 5.15 For Purpose 2, it states that:

'However, overall, the Green Belt in this Strategic Zone also plays a vital role in preventing linear development between a number of settlements which are currently protected from merging by, in many cases already fragmented and narrow sections of Green Belt.'

- 5.16 For Purpose 3, it recognises the 'significant element of built form' within this Zone, and the importance of its role to 'preserve the comparatively open and rural wedge', and therefore 'plays a strong role in meeting the purpose.'

5.17 The Part 1 Green Belt Assessment, March 2016, provides a tabulated explanation for the scoring of the Purpose #3 assessment, which sets out the criteria. It states that any area that contains less than 10% of built form and/or possesses a strong unspoilt rural character will score “4” and that any site containing between 10% and 20% of built form and/or which possesses a largely rural open character would score “3”. The site was scored as “2”, containing between 20% and 30% built form and/or that it possesses a semi urban character. Visually and physically, the site relates to score of “3”, largely rural open character, rather than the quoted ‘semi-urban character’. Therefore, the resultant judgment is inaccurate in its qualification of value. In its contradiction to the other studies, the Council clearly notes and recognises the openness and the rural character of the site (see Landscape Capacity Assessment and Application for Asset of Community Value, Appendix 10).

5.18 For Purpose 4, it recognises that:

‘The Green Belt provides the setting for a number of historic towns (Amersham, Beaconsfield, Chesham, Chalfont St Peter, Chalfont St Giles and Great Missenden), which are dispersed across the Zone. Corridors of open countryside directly abut the historic cores of these settlements in many cases, therefore acting to define the rural character of these country towns... By maintaining the historically rural character of this wedge-shaped corridor, the Zone also preserves the integrity of the rural hinterland of the historic Buckinghamshire towns... Overall, therefore, in enclosing a number of historic towns, dispersed across the Zone, the Green Belt in this Zone plays an important role in preserving their setting and character, and in protecting views into and out of these towns.’

5.19 In conclusion, with respect to sensitivity to change, it states the following:

‘Strategic Zone C is particularly sensitive to change in relation to Purpose 2 (preventing coalescence between towns). There are a number of narrow and essential gaps between the settlements enclosed by this Zone. Without these gaps, a number of the urban settlements surrounded by the Green Belt could be at risk of merging into one another, in line with the historic linear development pattern. The protection of these gaps of strategic importance is thus essential to retaining the integrity of the settlement boundaries. The sensitivity of the more rural and open parts of this Zone should also be acknowledged.

The large swathe of semi-natural and managed open space running from the north-west to south-east of the Zone is particularly sensitive to change with regard to Purpose 3 (protecting the countryside from encroachment) – any significant change could result in a compromise to the openness of the Green Belt in this part of the Zone.

The sensitivity of the comparatively large number of historic towns in relation to Purpose 4 (protecting the setting of Historic Towns), the settings and views of which are protected by the Green Belt in this Zone, should also be acknowledged. The Green Belt provides corridors of open countryside, which abut a number of historic settlements in the Zone. Any significant encroachment into these corridors could consequently impact on the historic rural character of these historic cores, as well as possibly affecting currently maintained views into and from the settlements.

Green Belt abutting High Wycombe and the non-Green Belt settlements, especially Chesham, Amersham, Chalfont St Peter, and Beaconsfield, is also sensitive to change with regard to Purpose 5 (assisting in urban regeneration, by encouraging the recycling of derelict and other urban land), as change within these areas of the Strategic Zone would increase the number of available greenfield development opportunities and potentially undermine the attractiveness and viability of development on previously developed land within existing urban areas.’

Chiltern and South Bucks District Councils Emerging Local plan (2014-2036): Green Belt Development Options Appraisal, November 2017

- 5.20 The document identifies Chesham as an *'important sustainable focus for development need'*, and the site for further consideration for development, and hence removal from the Green Belt.
- 5.21 As part of consultation process, key consultees providing input included organisations such as Natural England, Environment Agency, Historic England, Buckinghamshire County Council, Chilterns AONB Conservation Board and Chesham Town Council. The relevant comments are as follows:
- Natural England:
'Only minor visual impacts may result from the development and that potential biodiversity impacts if not appropriately managed.'
 - Historic England:
'The grade II listed 'White House' (lying within the site) and the grade II listed Brockhurst Farm and granary are located just to the south-east of the option. Their settings should be respected and buildings retained.'
 - Buckinghamshire County Council:
'Concern over whether exceptional circumstances to release the land from the Green Belt exist for this option. Mitigation against traffic would need to be properly considered. Parking may be an issue. Moderate ecological sensitivity due to presence of Biological Notification Site and Biological Opportunity Areas on the site.'
 - Chilterns AONB Conservation Board:
'Although outside the AONB it is within the setting of the Chilterns AONB. An assessment should be carried out to examine the impacts on the Chilterns AONB. In this case the Chilterns Conservation Board considers that there will be: impacts on traffic; increased recreation pressure; abstracting water from chalk streams could impact the River Chess; and lead to increased pressure on water infrastructure.'
 - Chesham Town Council:
'Do not believe that exceptional circumstances exist for the release of the site from the Green Belt. Development would have adverse impacts on traffic; increase potential for flooding; impact sewage treatment works; increase abstraction of water from the River Chess; result in the absorption of Lye Green into Chesham; not deliver sufficient affordable homes or specialist accommodation for older people; not deliver sufficient employment opportunities; result in urban sprawl, impact the AONB; and negatively impact wildlife.'
 - The Berks, Bucks and Oxon Wildlife Trust:
'Identified a number of Biological Notification sites and potential habitats which should be protected; each should have at least 50m buffer from development. If the site is found to be developable it is likely that on-site compensation would be needed to compensate for impacts on wildlife.'

- Landscape Assessment:

'Development is constrained by the need to protect the separate identities of the settlement of Lye Green and Chesham, protect the setting of the AONB and retain characteristic views across the site. Need to conserve the woodland blocks, trees and hedgerows for their ecological and landscape value, protect the setting of nearby listed buildings and protect the rural character of Lye Green Road.'

- Wildlife Survey:

'Woodland block north of Hill Top estate is a Biological Notification Site. Recent review of BNS sites has not been able to access site to see if worthy as Local Wildlife Site but considered unlikely to be of sufficient quality.'

Landscape Capacity Assessment for Green Belt Development Options in the Emerging Chiltern and South Bucks Local Plan, November 2017

5.22 A Landscape Capacity Assessment was carried out by Terra Firma to appraise 15 strategic options in landscape and visual terms to form part of the LPA's evidence base for the emerging Joint Local Plan. It states that:

'the object of the study is to identify those sites which have the potential to be more suitable for housing from which the councils can select those sites it wishes to include to meet demand within the Local Plan period based on various elements of technical evidence.'

5.23 The methodology to assess the overall landscape sensitivity of the site is quoted below:

*'Landscape attributes, and visual attributes, are considered separately in accordance with the guidance in GLVIA. These attributes are used to identify the **intrinsic landscape and visual sensitivity** of the site on a scale of 5 levels from low to high. The landscape and visual sensitivity of the site are merged to identify the **landscape character sensitivity**. The study goes on to classify the **sensitivity of the site in its wider context** into five categories. Then the landscape character sensitivity is combined with the wider sensitivity to identify the **overall landscape sensitivity**. The **landscape value** of each site is assessed separately on a scale of 5 levels. Finally, the overall landscape character sensitivity is merged with the landscape value on a scale of 5 levels to give an assessment of **landscape capacity**.'*

5.24 The site has been scored as following, in each of the above identified parameters:

- Landscape Sensitivity: Medium/High
- Visual Sensitivity: Medium

5.25 Combining the values of the above parameters, the site has a Medium/High Landscape Character Sensitivity:

- Wider Landscape Sensitivity: Medium, implying *'The site is partly influenced by urban fringe uses but shares many of the characteristics of the wider landscape, with good physical and visual links to the wider landscape.'*

5.26 Combining the values of the Medium/High Landscape Character Sensitivity with the Wider Landscape

Sensitivity, the site has been assessed having a Medium High Overall Landscape Sensitivity:

- Landscape Value: Medium - Medium importance (or quality) and rarity. Limited potential for substitution. It is important to note that it recognises that *'sites may sometimes have special scenic value, associations or meanings to the local community and therefore make a contribution to the value of the local landscape. This has been assessed through a review of readily available evidence of community value.'*

5.27 Combining the scoring for Overall Landscape Sensitivity and Landscape Value, the site has been assessed with a **Landscape Capacity- Medium/Low**, which has been identified to signify *'a low amount of development can be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.'*

5.28 With respect to the scoring for Landscape Value, the relevance of informal tracks, in habitual use by the local community for informal outdoor recreation, reinforces the local associations of the site as a valued green gap between Chesham and Lye Green.

5.29 Considering that the Council has accepted the application under Section 88 of the Localism Act 2011, and has subsequently listed the site as an Asset of Community Value, it follows that there is strong evidence for Landscape Value to be scored as Medium/High, instead of Medium, thereby resulting in an overall Landscape Capacity of Low. This is defined as:

'the landscape could not accommodate areas of new development without a significant and adverse impact on the landscape character and visual amenity. Occasional, very small-scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.'

Chiltern and South Bucks Local Plan 2016-2036 - Emerging Local Plan Evidence Base- Green Belt Exceptional Circumstances Report May 2019

5.30 The emerging Local Plan, and specifically the Local Authority's Green Belt Options Consultation, December 2016, proposes a release of this whole site from the Green Belt, with a revision to Green Belt boundaries, even though the LPA acknowledges that only 26.1ha of the total site area is developable (see Appendix 6, Section 4.2).

5.31 In the Exceptional Circumstances Report, May 2019, the Council further contradicts its previous findings and proposes a revised *'indicative capacity of 500 dwellings, including 200 affordable Housing units and Gypsy pitches'*. However, it recognises that the site *'performs moderately against NPPF Purposes., and it contributes to a degree to the wider Green Belt objectives by providing visual amenity and enhancing biodiversity as a result of the open arable fields, pastures and woodland to the north-west'* (see Appendix 11).

Application and Decision notice for Listing of Land at Lye Green as an Asset of Community Value, July 2019

5.32 An application under Section 88 of the Localism Act 2011, seeking to have the land designated as an Asset of Community Value, was submitted by Brown Not Green Chesham Ltd to Chiltern District Council in May 2019. In response to this, the nomination has since been confirmed, and the site has recently been listed as an Asset of Community Value. The Land at Lye Green Farm will be included in the list of

Assets of Community Value maintained by the Council under Section 87 of the Act (see Appendix 10). In the Decision Notice dated 5 July 2019, the Council states that:

'(f) The Council notes that the open fields are in use as agricultural land (part arable/part grazing) but from the supporting information provided with the nomination, ie Statements of Truth, Statutory Declaration & letters together with observations at the time of Officer inspection, it is evident that the land over a long period of time has been, and is, well used by the local and wider community of Chesham for a number of purposes including walking, jogging, observing the wildlife and enjoying the openness of the countryside.

(h) Being on the edge of the residential settlement, the large area of open fields and woodlands provides a welcoming environment and place of escape and relaxation which benefits the health and well-being of the local community.

(i) In the Councils opinion, this use furthers the social wellbeing and social interests of the local community for the purposes of section 88 (1) (a) of the Act and that the land is of community value.

5.33 The Council recognises that:

'(l) Their (BNG Chesham Ltd) aim is to maintain the status quo; namely to preserve the openness of the land primarily whilst maintaining the separate identities of Lye Green from Chesham but also to preserve the use of the land for both agriculture and for the many informal recreational uses enjoyed for decades by the residents of NE Chesham & Lye Green.

(n) In the Councils opinion, it is realistic to think that the land can continue to further the social wellbeing and social interests of the local community for the purposes of section 88 (l)(b) of the Act.'

Additional Information on Chalk Streams Water Abstraction and Pollution

5.34 Although not specifically a Green Belt and Landscape Value matter, it is worth referring to water abstraction and pollution obtained from additional sources.

5.35 The River Chess flows through the town along the valley floor barely 4km (circa 2.5 miles) from the subject site. The River Chess is a chalk stream river and as such is a rare global resource with less than 300 such chalk stream rivers identified anywhere in the world, yet with 85% of them being found in England. Many are in the Chiltern Hills and its AONB where the chalk escarpments filter rainwater which dissipates into the aquifer and eventually emerges from isolated springs of flowing water that is rich in minerals to support a variety of wildlife and biodiversity.

5.36 Around Chesham, the River Chess has historically fed cress beds and has supported an abundance of brown river trout and numerous other aquatic species.

5.37 Many chalk stream rivers are under threat and the WWF-UK 2014 Report entitled 'The State of England's Chalk Streams' recording that 77% of England's chalk streams are failing to meet the required 'Good' status. While global warming and climate change may account for this in part, another significant cause is increased abstraction to accommodate growing demand for water, primarily from increased housing provision. Affinity Water currently can only accommodate consumer demand in the Chilterns by abstraction of water from the aquifer that feeds such chalk streams including the River Chess.

5.38 The River Chess has consequently experienced problems with the river being dry for prolonged periods in the last 7 years, and notably even during winter months over the last 3 years when the water table

should be at its highest. The River Chess has also suffered from inadequate local drainage infrastructure where pollution and surface water run-off occasionally contaminate the chalk stream. Accordingly, any future growth or development near such valued landscape features must consider the potential for injurious effects both from increased abstraction and pollution in order to preserve the chalk stream in Chesham.

- 5.39 It is noted in the Council's Evidence Base that the Sustainability Appraisal recognises in paragraph N49 therein that '*all sites* [including the Lye Green site north-east of Chesham] *have uncertain effects upon pollution... including being located within a groundwater Source Protection Zone.*' A review of the Defra website confirms that the subject site at Lye Green is located within the Zone III Total Catchment of the immediate SPZ.
- 5.40 However, it is notable that not all of the District, including certain other areas of Chesham, are within the SPZ and therefore it would be possible to develop elsewhere within the District without risk of compromising the groundwater source.

Summary

- 5.41 The various studies considered in this section are inconsistent. There are different opinions on the Green Belt, and different interpretations on how this site contributes to that designation. There are contradictions within the findings, as highlighted within the various sections. The findings are flawed and inaccurate, as they are not consistent in their assessment criteria and resultant findings. Importantly, the earlier studies highlight relevance of the site within the Green Belt, and of being a unique community resource of open space and landscape value, as we substantiate in Sections 7.0, 8.0 and 9.0. Accordingly, this confusion results in erroneous findings.

6.0 Green Belt Methodology

- 6.1 To provide a more logical assessment, the area within the site has been broken down into Parcels A-G, and each of these has been appraised in terms of the Green Belt purposes; these parcels are shown on Plan L5.
- 6.2 The assessment of each parcel considers:
- published sources of landscape character, including the Landscape Character Assessments and landscape-related planning designations;
 - the underlying topography, as shown on Plan L1;
 - landscape planning policy designation and landscape character areas, as shown on Plan L2 and L3;
 - historic growth of settlements in the area, as shown on Plan L4;
 - key landscape features such as woodland, prominent hedgerows with trees, roads and existing built development including listed buildings, as shown on Plan L5;
 - key views into and from the site;
 - the country lane character of Lye Green and Lycrome Road;
 - the predominant perception of openness;
 - the physical and visual connection as part of the countryside, as shown on Plan L6; and
 - extent of views of potential development within the site when seen from adjoining areas, including land within AONB (shown on Plan L7).

Appraisal of Parcels

- 6.3 This study assesses each parcel against the following Green Belt purposes:
- to check the **unrestricted sprawl of large built-up areas**;
 - to **prevent neighbouring towns merging** into one another;
 - to assist in **safeguarding the countryside** from encroachment;
 - to **preserve the setting and special character** (historic growth pattern) of historic core of market town, Chesham; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.4 Each parcel's contribution to each of the four Green Belt purposes considered has been described using the terminology, with definitions set out in Table 1:
- No Contribution;

- Weak;
- Moderate; and
- Strong.

Table 1
Green Belt Assessment Definitions (per parcel)

Description	Definition
Strong	Parcel contains no development and has a strong sense of openness. It contains the characteristics of countryside and has limited or no urbanising development. The parcel contributes strongly to a gap between built-up areas or towns.
Moderate	The parcel contains limited development and has a relatively strong sense of openness. It contains the characteristics of countryside and has limited urbanising development. The parcel partly contributes to a gap between built-up areas or towns.
Weak	The parcel already contains development compromising the sense of openness. The land parcel does not contain the characteristics and/or is not connected to land with the characteristics of countryside or contains urbanising development.

6.5 The criteria used to appraise the Green Belt parcels are set out below in Table 2:

Table 2
Typical Criteria Used to Appraise the Green Belt

Check the Unrestricted Sprawl of Large Built-up Area
Does the parcel act as an effective barrier against sprawl from large built-up areas outside of the study area?
Does the parcel contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of these built-up areas?
Are there any defensible boundaries within the parcel (see definition for defensible boundary below) which act as an effective barrier against sprawl from large-built-up areas?
Is the parcel free from development? Does the parcel have a sense of openness?
Does the parcel play a role in preventing ribbon development and/or has the Green Belt within the parcel already been compromised by ribbon development?
Coalescence - Prevent Neighbouring Towns from Merging
It is important to note that within the study area no areas of land are designated as strategic gaps between settlements?
Does the parcel itself provide, or form part of, a gap or space between towns?
Are there any defensible boundaries within the parcel (see definition for defensible boundary below) which prevent neighbouring towns from merging?
Assist in Safeguarding the Countryside from Encroachment
Does the Green Belt designation protect countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure?
Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of the local countryside?
Has the parcel already been affected by encroachment of urbanised built development?

Are there existing natural or man-made features/defensible boundaries that would prevent encroachment of the countryside within or beyond the parcel in the long term? (These could be outside the parcel) and could they be created?

Boundaries

- 6.6 The NPPF indicates the need to retain strong Green Belt boundaries, these defining a permanent and appropriate boundary between the developed area and the countryside beyond. Should exceptional circumstances exist for land to be released from the Green Belt, further consideration has been given to using (or forming) clear strong boundaries, using physical features that are readily recognisable and likely to be permanent and robust.
- 6.7 The strength of local boundaries has formed part of the assessment using the following criteria:
- how penetrable the boundary is by development?
 - does the boundary feature type indicate whether it is strong or weak?
 - is the boundary physically and visually intact?
 - how long-term is the boundary?
 - is there potential for an existing boundary to be strengthened or created?
- 6.8 Defensible boundaries are those expected to remain over the long-term and are difficult to alter or destroy by physical means or by planning decision, for instance by planning consent or planning decision at Appeal. They are likely to be impenetrable, visually prominent, intact and easily perceived.
- 6.9 Weak boundaries are those that can be more easily altered or destroyed, are visually fragmented and have a temporary or short-term nature.
- 6.10 This matter is dealt with subsequently in Section 7.0.

Development Potential

- 6.11 While development potential is not a Green Belt purpose, it is helpful to know whether a site parcel can accommodate development without having a detrimental impact on the parameters outlined above, including the value of the landscape within the countryside. Even though the LPA acknowledges that, of the total site area of 57.26 ha, only 26.1ha is developable (see Appendix 6 Section 4.2), it is necessary to assess the effect of development on all of the parcels in order to provide a comprehensive assessment/examination of the total site area. Such a commentary is provided in the tables.

7.0 Assessment of Green Belt

7.1 A tabular assessment of the parcels for contribution to Green Belt purposes is set out below. Each parcel is tested for the parameters outlined in Table 1, and effects of development, as outlined in Table 2, including sprawl, coalescence, the safeguarding of the countryside and gap function, with the potential strength of Green Belt boundaries.

Table 3
The Effect of Development on Parcels A-F on the Green Belt Purposes

Parcel	1. Sprawl	2. Coalescence	3. Safeguarding Countryside	Strength of Boundaries	Gap function	Suitability
A	Existing development within parcel along Lycrome Road; block of woodland	Yes	Extensive woodland within parcel	Good – wooded boundary to Chesham along A416	Moderate: Strategic wooded gap/edge – evident along A416	Not suitable due to woodland
B	Existing development within parcel along Lycrome Road	Yes; Development would be seen to coalesce with adjacent development, creating a 'ribbon-like' development along Lycrome Road.	Visible countryside parcel would become enclosed.	Good.	Moderate: Part of countryside gap between development	Not suitable due to countryside harm.
C	Lye Green Farm and Grade II listed building; Within 500m of existing development edge of Lye Green	Yes	Mostly countryside parcel, mostly rural, local footpaths.	weak towards the west and south; medium towards north and east - narrow 'country' lane character boundaries	Strong: Part of strategic countryside gap	Not suitable due to countryside harm, and loss of gap
D	Isolated farmsteads within parcel	Yes	Extensive trees and vegetation within parcel; mostly rural, local footpaths.	Good – defined vegetated edges	Strong: Part of strategic countryside gap	Not suitable due to vegetation and loss of gap
E	Existing development within parcel along Lye Green Road	Yes	Extensive woodland within parcel; extend development into the countryside.	weak and open to the north; good to the south, east and west;	Strong: Loss of countryside parcel, and result in reduction of gap	Not suitable due to vegetation and reduction of gap
F	Development would be perceived as sprawl, within 500m of existing development edge of Chesham	Yes; Development would be seen to coalesce with adjacent development	Extend development into the countryside; mostly rural, local footpaths.	Good	Moderate: Part of countryside gap evident from Lycrome Road	Not suitable due to countryside harm
G	Development would be perceived as sprawl, within 500m of existing housing edge.	Yes; Development would be seen to coalesce with adjacent development	Extend development into the countryside; mostly rural	Good- tall evergreen hedge along school boundary; woodland edge to the north	Strong: Part of strategic countryside gap	Not suitable due to countryside harm, and loss of gap.

7.2 The following conclusions may be drawn from the Green Assessment of the parcels.

- 7.3 The NPPF (paragraph 139) requires new Green Belt boundaries to be robust, clearly defined and visible on the ground. In this regard, the existing Green Belt boundary along the urban edge of Chesham, as shown on Plan L6, is robust, and has performed effectively well for decades.

Parcel A

- 7.4 The boundary along north-west is Nashleigh Hill (A416) which also forms the AONB boundary. This parcel has strong boundaries, owing to the vegetated edges of the woodland belt, which is a Biological Notification Site (BNS). However, that minimises the potential for development within Parcel A. It qualifies as 'Moderate' in terms of contribution towards the Green Belt, as there are some rural houses within the site, and has limited sense of openness owing to the woodland belt. However, it is strongly perceived as part of a strategic green gap, continuing on from rising land within AONB to the north-west of Nashleigh Hill, and through Parcel A south across the site. Parcel A should be retained due its wooded character. Development of this parcel would result in the loss of extensive vegetation and would be harmful to the Green Belt.

Parcel B

- 7.5 Parcel B is bounded by woodland to the west, Lycrome Road to the north, and existing development to the east. To the south, it has open views extending across Parcel G to Parcels D, E and F, thus visually connecting to the open countryside, as illustrated in Viewpoint 10. It qualifies as 'Moderate' in terms of Green Belt, as it has existing development within the parcel. However, its visual and physical connections to countryside create a strong perception of this parcel being part of the strategic 'green' gap. Development of this parcel would result in the loss of the perception of this gap between developments, and in the coalescence with adjoining development, which lies within 500m. Therefore, it should be retained within the Green Belt.

Parcel C

- 7.6 Even though the development along the north along Lycrome Road is visible and forms the edge of the parcel, and lines of electricity pylons running across the parcel, acts a visual detractor, Parcel C qualifies as 'Strong' in terms of contribution towards Green Belt purposes. The lack of physical and visual boundaries to the west allow open views across the site to Parcels D, E, and G, and extending beyond framed views to higher ground within AONB, west of Chesham (Parcel C). The 'physical' boundary to the south of Lye Green Road is visually weak, as in views the hedgerow along Lye Green Road forms part of the character of wider countryside, further south (Viewpoint 2). Development of this parcel would be perceived as sprawl, extending out from Lye Green, and would be harmful to the Green Belt.

Parcel D

- 7.7 Parcel D possesses a wooded character, and its perception as part of the wider open countryside gap. It qualifies as 'Strong' in terms of its contribution towards the Green Belt purposes, even though is physically enclosed. It has areas of newly planted woodland, along with areas of scrub, that are conducive as biodiversity habitats. Development on this parcel would result in the loss of woodland and habitats and would be harmful to the Green Belt.

Parcel E

- 7.8 Parcel E has a wooded character owing to the block of woodland within the parcel (part of Priority

Habitat Inventory)), even though it has existing development within the parcel. The development is rural in character and lends itself to be part of the overall setting of the adjacent Grade II listed building (Brockhurst Farm). Development on this parcel would result in loss of woodland, and potentially a loss of biodiversity habitat. It would also have detrimental impact on the rural tranquil landscape character, and therefore should be retained within the Green Belt.

Parcel F

- 7.9 The parcel is bounded by existing development to the west, woodland within Parcel E, and Lye Green. However, despite this degree of physical enclosure, it has a strong visual perception of being part of the countryside gap between Chesham and Lye Green, owing to open views across the site to the north (Viewpoints 7, 8 and 10) and the presence of the woodland to the east. Development of this parcel would be perceived as sprawl, extending out from edge of Chesham, and would be harmful to the Green Belt from Viewpoints 2, 7 and 9 and in views as travelling along Lye Green Road to the south, and from across the site in views from Lycrome Road (Viewpoint 10).

Parcel G

- 7.10 Owing to its central location with respect to the 'green gap', Parcel G plays a pivotal role within the wider landscape. It is open and rural in character, allowing views across the site to countryside beyond, and framed views of higher ground within AONB, further west of Chesham. It qualifies as 'Strong' in terms of contributions towards the Green Belt purposes and has weak boundaries to the north-east, east and south-west. Development on this parcel would be harmful as it would extend Chesham further east into the countryside and would be harmful to the Green Belt.

Analysis

- 7.11 As discussed further in Section 9.0, we conclude that each of these parcels act as an effective barrier against sprawl. Together, they form part of a strategic green gap between Chesham and Lye Green, owing to its rural character and sense of openness, and the physical and visual perception of being part of the wider countryside. Therefore, any development within the site would be harmful to the Green Belt.

8.0 Assessment of Landscape Value

8.1 Landscape value is based on the factors identified below and taken from guidance in GLVIA3 Box 5.1. It has been reviewed for each site parcel as a whole, and their overall contribution to the character of the landscape within the site and the wider context.

8.2 Box 5.1 from GLVIA3 states:

'Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual area, the intactness of the landscape and the condition of individual elements.
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly to the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type (including in this content the Chalk Stream Rivers).
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape may be valued for its perceptual qualities, notability wildness and/ or tranquillity
- **Association:** Some landscaped are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)'

8.3 Each of the parcels are assessed below:

Table 4
Assessment of Parcels A-F for Landscape Value Parameters

Parcel	Landscape Quality	Scenic Quality	Rarity and Representativeness	Conservation Interests	Recreation Value	Perception	Association
A	Existing development within parcel along Lycrome Road; large pocket of woodland designated as Biological Notification Site (BNS) and part of NE Priority Habitat Inventory	Woodland dominant feature within parcel; sense of green gap between Chesham and development along Lycrome Road	Woodland – key feature within parcel; valley landform along A416 road corridor; land sloping steeply to the north	-	Listed as an Asset of Community Value (Appendix 10)	Visual green gap	See clause 8.5

Parcel	Landscape Quality	Scenic Quality	Rarity and Representativeness	Conservation Interests	Recreation Value	Perception	Association
B	Intact; medium sized arable field defined by hedgerow with trees and woodlands	Rural countryside, allowing open long-distance views across fields	Undulating plateau; hedgerows with trees; pockets of woodland visible across the plateau	Field boundaries dating back to late 19 th century field divisions	Footpath along the edge of the parcel allowing connections to the countryside from Lye Green to the north	Countryside gap	Long distance recreational route - Chesham Outer Ring; (see clause 8.5)
C	Intact; large sized arable field defined by boundary hedgerow with trees, and scattered woodland around farmsteads	Rural countryside, allowing open long-distance views across fields to wooded skyline, and beyond to higher ground within AONB	Undulating plateau; hedgerows with trees; pockets of woodland visible across the plateau	Grade II listed building; fields bordering the village of Lye Green, and footpath connections dating to late 19 th century.	Tranquil in nature with visual disturbance limited to presence of pylons; crossed by two public footpaths allowing connections to the AONB land to the north and countryside to the south; Listed as an Asset of Community Value (Appendix 10)	Open countryside; rural; gap between developments	Long distance recreational route - Chesham Outer Ring; Historic pub – Black Cat (see clause 8.5)
D	Intact; Pocket of woodland; isolated farmsteads within parcel	Wooded parcel; Dense vegetation along Lye Green Road obscuring views	Extensive trees and vegetation within parcel; mostly rural, local footpaths	Grade II listed building – Brockhurst Farm, adjacent to site along Lye Green Road	Enclosed and tranquil; footpath along the edge of the parcel allowing connections through the countryside to Lye Green to the north	Extensive vegetation part of woodland; seen as part of the wider open countryside gap	Long distance recreational route - Chesham Outer Ring; adjacency with Grade II Listed Brockhurst Farm
E	Intact; Pocket of woodland with linear development pattern along Lye Green Road;	Wooded parcel; Dense vegetation obscuring development	Extensive woodland within parcel; extend development into the countryside.	-	Tranquil; footpath along the edge of the parcel allowing connections through the countryside to Chesham to the west, and Lye green to the north east.	Extensive vegetation part of woodland; seen as part of the wider open landscape gap; views of higher ground within AONB	Long distance recreational route - Chesham Outer Ring; adjacency with Grade II listed Brockhurst Farm
F	Intact; medium sized arable field; enclosed by woodland edge and planting along edge of development within Chesham; school with playing fields along edge of Chesham	Open field with strong sense of physical and visual enclosure	Level plateau; with trees within woodland and hedgerows along boundary; rural countryside	-	Footpath along the edge of the parcel allowing connections through the countryside to Chesham to the west, and Lye green to the north east.	Part of the wider open landscape gap; views of higher ground within AONB, along footpath	-

Parcel	Landscape Quality	Scenic Quality	Rarity and Representativeness	Conservation Interests	Recreation Value	Perception	Association
G	Intact; large sized arable field; enclosed by woodland edge and hedgerow with trees	Rural countryside, allowing open long-distance views across fields	Level plateau; with trees within woodland and hedgerows along boundary; rural countryside	-	Footpaths along the edge of the parcel allowing connections through the countryside to Chesham to the west, and Lye green to the north east.	Part of the wider open landscape gap between Chesham and Lye green	(see clause 8.5)

8.4 The following conclusions may be drawn from this assessment:

- Parcel A** has a key landscape feature, with woodland which is part of Natural England's Priority Habitat Inventory and Biological Notification Site (BNS). It should be retained, being representative of the landscape character within the area. It is adjacent to the AONB boundary, and a visual and physical perception of being part of the green connection of the AONB to the countryside, extending through the site to the south. This parcel should be retained in open uses.
- Parcel B** has a rural open character, allowing views across the open fields. There is a strong visual perception of the connection with the open Parcels G and F, as illustrated in views from Viewpoint 10. Its intactness and representativeness of the landscape character, and visual and physical perception of being part of the wider countryside, lends itself to be retained in open arable use. This parcel should be retained in open uses.
- Parcel C** has a rural tranquil character, with a strong sense of openness. The Grade II Listed White House lies within the northern edge of the parcel. There are many public footpaths (including Chesham Outer Ring) crossing the parcel, allowing physical connections and accessibility to the countryside beyond, and development within Lye Green to the north (see Photographs 1, 2, 3 and 4). Also, there are views of a wooded skyline in the distance across the fields, and to higher ground within the AONB beyond Chesham from the public footpaths. Visually, and physically, it forms part of the strategic countryside gap extending south to open countryside beyond Lye Green Road. This parcel should be retained in green uses.
- Parcel D** has a strong vegetated woodland character conforming to the wider landscape character. It forms part of the visual and landscape setting to the Grade II Listed Brockhurst Farm across Lye Green Road to the south. There is a public footpath running north-south (part of the Chesham Outer Ring) providing a key pedestrian and long-distance recreational links connecting through the site to Brockhurst Farm. Development on this parcel would have a detrimental effect to the visual and physical contribution to the landscape character of this gap, extending across from Parcel A, running through Parcels G and C, to the open countryside beyond. Therefore, this parcel should be retained in open uses.
- Parcel E** has a wooded character. It enjoys views of the public footpath running through it, connecting to Lye Green Road and Brockhurst Farm. Even though the existing development along Lye Green Road is visible from within the parcel, the perception of the large back gardens with vegetated boundaries is of a rural character, relating to the tranquil and countryside setting of the site. Development on this parcel would extend the existing linear development along Lye Green Road north into the countryside, adversely impact the setting of Grade II Listed Brockhurst Farm, resulting in loss of vegetation and potential biodiversity habitat, and tranquil countryside

character lending itself to be part of the wider 'green' gap. Therefore, the landscape character of this parcel should be respected, and retained in green uses.

- **Parcel F** has a strong sense of physical and visual enclosure, owing to existing development on the southern edge along Lye Green Road, and the western edge the vegetated edge of woodland to the east. It has open views to the north across Parcel G, and extending to the northern site boundary within Parcel B. It has rural countryside character within the parcel and should be retained in green uses. From public footpath, along the northern edge of the parcel, there are open views across Parcel C and of a wooded skyline in the distance, and to higher ground within the AONB beyond Chesham to the west.
- **Parcel G**, lying centrally within the site. It is open and rural in character, and enjoys open views to the east (across Parcel C and beyond), south (Parcels E and F), and north (Parcel B), reinforcing the rural open character of the site as a whole, and is part of the strategic countryside gap between Chesham and Lye Green. Public footpaths from Parcels B, C and E all converge along the south-eastern corner of the parcel and allow the open views (see Photographs 7 and 8). It has a pivotal role within the wider landscape, reinforcing the physical and visual countryside connections beyond, and should be retained in green uses.

8.5 There are informal well-used tracks that are not designated PROWs, but over decades of habitual use by the local community for informal outdoor recreation. This has a positive impact on the landscape value in terms of recreation and association of the site as a rural green gap within the landscape context.

8.6 As mentioned previously, an application under Section 88 of the Localism Act 2011, seeking to have the land designated as an Asset of Community Value, was submitted by Brown Not Green Chesham Ltd to Chiltern District Council in May 2019. In response to this, the nomination has since been confirmed, and the site has recently been listed as an Asset of Community Value. The Council notes that the site is:

'well used by the local and wider community of Chesham for a number of purposes including walking, jogging, observing the wildlife and enjoying the openness of the countryside... Being on the edge of the residential settlement, the large area of open fields and woodlands provides a welcoming environment and place of escape and relaxation which benefits the health and well-being of the local community.'

8.7 It is concluded that the core of the site is rural, tranquil and open in character, and thus of strong landscape value in terms of landscape condition, scenic quality, recreation value and association. The public footpaths crossing the site and the views of the countryside and the AONB available from these footpaths reinforce the pivotal role of the site, as part of the wider countryside, between the settlements of Chesham and Lye Green.

9.0 Conclusions

- 9.1 The site plays a significant role within the landscape, both for its landscape value and for its contribution to the Green Belt purposes. Each parcel has been assessed in terms of Green Belt purposes, sprawl, coalescence and effect on the countryside, as well as on their landscape value.
- 9.2 The site:
- has a distinct rural open character that should be respected and retained;
 - forms an integral part of the strategic and critical open gap physically and visually, running from the higher ground within the adjacent AONB from the north-west, across the site to the open countryside to the south-east, and performs strongly in terms of the gap function;
 - being perched on the higher plateau landform, and part of key views across the Chesham bowl, it is important to ensure that the higher ground is retained as a wooded skyline, keeping the site free from development;
 - the vegetated boundary of Parcel A along Nashleigh Hill (A416), and open rural character of Parcel F along its boundary with Lye Green Road, help qualify the edge of urban character of Chesham along these corridors leading up to the site, thus marking a distinct change in character from urban to rural;
 - is bounded by Lye Green Road and Lycrome Road that have a country lane character, and any development within the site would adversely affect the 'country lane' character of these roads and in turn pave the way for development options further east;
 - has a number of frequently used public footpaths and informal paths (see Appendix 10), including the long-distance recreational route – Chesham Outer Ring, that provide connections through and opportunities within the site for leisure, and open views of the rural countryside and higher ground within AONB beyond; and
 - has a unique location along the urban edge of Chesham, playing an important role as a critical open space resource for the local community.
- 9.3 The parcels play a key role in sustaining the perception of and maintaining the physical and visual gap and connections to the countryside running through the site. Any reduction in these gaps will compromise the separation of settlements in physical, visual or openness terms. The interpretation and understanding of this existing landscape dialogue of the site with the open countryside is critical in affirming its suitability as part of the wider countryside, and its primary role in contributing to the purposes of the Green Belt.
- 9.4 The various studies considered in this section are inconsistent. There are different opinions on the Green Belt, and different interpretations on how this site contributes to that designation. There are contradictions within the findings, as highlighted within the various sections. The findings are flawed and inaccurate, as they are not consistent in their assessment criteria and resultant findings. Importantly, the earlier studies highlight relevance of the site within the Green Belt, and of being a unique community resource of open space and landscape value. Accordingly, this confusion results in erroneous findings.
- 9.5 We consider with the Buckinghamshire Green Belt Assessment – Stage 1, March 2016 to be clearly

flawed and incorrect, in particular in its scoring of the site weakly in terms of coalescence and in safeguarding the countryside. This assessment fails to recognise the importance of the location, and the landscape character of the countryside gap, at the urban edge of Chesham. This provides a critical green connection between the AONB to the north and connecting to the countryside to the south.

- 9.6 The site is recognised by the Council as a unique resource of local recreation value and community associations. The nomination for designating the land as an Asset of Community Value has been confirmed, and the site has recently been listed as an Asset of Community Value. The Council notes that the site is:

‘well used by the local and wider community of Chesham for a number of purposes including walking, jogging, observing the wildlife and enjoying the openness of the countryside.....Being on the edge of the residential settlement, the large area of open fields and woodlands provides a welcoming environment and place of escape and relaxation which benefits the health and well-being of the local community.’

- 9.7 In the Chilterns & South Bucks Sustainability Appraisal (SA) - Green Belt Preferred Options, September 2017, the presence of the listed buildings, the rural open character of the site, the available views out to the countryside and the higher ground within the AONB, and the significance of biodiversity within the site are all noted as key considerations.
- 9.8 In the Chilterns and South Bucks District Councils Emerging Local Plan (2014-2036): Green Belt Development Options Appraisal, November 2017, statutory and non-statutory consultees call attention to the need to consider the rural character and the role of the site as vital buffer for Chesham and Lye Green.
- 9.9 In the Landscape Capacity Assessment for Green Belt Development Options in the emerging Chiltern and South Bucks Local Plan, November 2017, the site is assessed as having a Medium High overall Landscape Sensitivity. However, the importance of the recreation value of the site and its associations with the local community are not considered, and therefore has been inaccurate in its assessment of the overall Landscape capacity as Medium/Low.
- 9.10 The Chiltern & South Bucks Stage 2 Green Belt Assessment, March 2018, was not consistent with other Stage 2 assessments conducted elsewhere in the County, and had it been so, the subject site would not have been progressed for further consideration despite the inaccurate scores it achieved in the Stage 1 process.
- 9.11 The Stage 2 Assessment highlights the existing growth pattern around the town being consistent with the historic growth pattern and following the valley floor, keeping the higher ground free from development. It also emphasises the need to protect historic towns from sprawl, and therefore careful positioning of new development. The site's location on the on higher ground (plateau landform), and the views from open land within Lowndes Park (Photograph 13) and AONB beyond, reinforces the need to keep the existing wooded ridgeline intact and preventing sprawl on higher ground. Restricting development pattern to the lower land within the valley floor follows the historic precedent. This should continue in the future.
- 9.12 In the Green Belt Options Consultation, December 2016, the Council proposes a release of this whole site from the Green Belt, with a revision to Green Belt boundaries, even though it subsequently, within the same report, acknowledges that only 26.1ha of the total site area is developable (see Appendix 6, Section 4.2). Further, the Green Belt Exceptional Circumstances Report, issued by Chiltern District Council, May 2019, the Council further contradicts its previous findings and proposes a revised

‘indicative capacity of 500 dwellings, including 200 affordable Housing units and Gypsy pitches’.

- 9.13 By way of conclusion, the release of this site from the Green Belt would be significantly detrimental to the open rural character of the site, and its locations as a vital buffer and green gap within the context of the urban edge of Chesham. Moreover, it is likely that development of this land would act as a precedent for future development on land to the east, resulting in sprawl along the existing built edge of Chesham spreading beyond, and in the eventual coalescence with the villages to the east such as Botley, Orchard Leigh, Ashley Green and Ley Hill.
- 9.14 The proposed development, within the site, would:
- have a significant and harmful effect on the existing sense of openness within the site, its rural character and its perceived visual and physical features;
 - harm the landscape which lies to the south and east;
 - have a detrimental impact on the setting of the AONB, and the sense of physical connection with it and the countryside beyond;
 - be at variance with all the Green Belt purposes as outlined in the NPPF;
 - be visible from the surrounding areas; and
 - effectively merge Lye Green with Chesham.
- 9.15 The likely future sprawl on the site would lead to loss of a critical resource of open space which would have a detrimental impact on the welfare and social wellbeing of the local community, as has been recognised by the Council.
- 9.16 Therefore, the development on this site will be harmful to the Green Belt and to the site’s undoubted landscape value, character and importance. The site should not be released from the Green Belt.

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VIEWPOINT 12: TAKEN FROM PUBLIC RIGHT OF WAY, WITHIN COUNTRYSIDE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE.



VIEWPOINT 13: TAKEN FROM LOWNDES PARK, ON THE HIGH GROUND ON THE WESTERN EDGE OF CHESHAM, LOOKING NORTH EAST TOWARDS THE SITE.



EXISTING DEVELOPMENT
WITHIN SITE ALONG LYCROME

PARCEL C

EXISTING PROPERTY ALONG
LYEGREEN ROAD WITHIN PARCEL C

TALL HEDGEROW ALONG SITE
BOUNDARY AND LYEGREEN ROAD



VIEWPOINT 9: TAKEN FROM PUBLIC RIGHT OF WAY WITHIN PARCEL C. (PART OF CHESHAM OUTER RING), LOOKING 180° ACROSS SITE LOOKING EAST.

MATURE VEGETATION WITHIN PARCEL D
EXISTING PROPERTY SCREENED BY IT
ALONG LYEGREEN ROAD WITHIN IT

MATURE VEGETATION
WITHIN PARCEL D

PARCEL D

WOODLAND WITHIN
PARCEL E

OPEN VIEWS ACROSS SITE
TO HIGHER GROUND WITHIN
ACROSS TO THE WEST

TALL EVERGREEN HEDGE ALONG SCHOOL
PLAYING FIELDS WITHIN PARCEL G

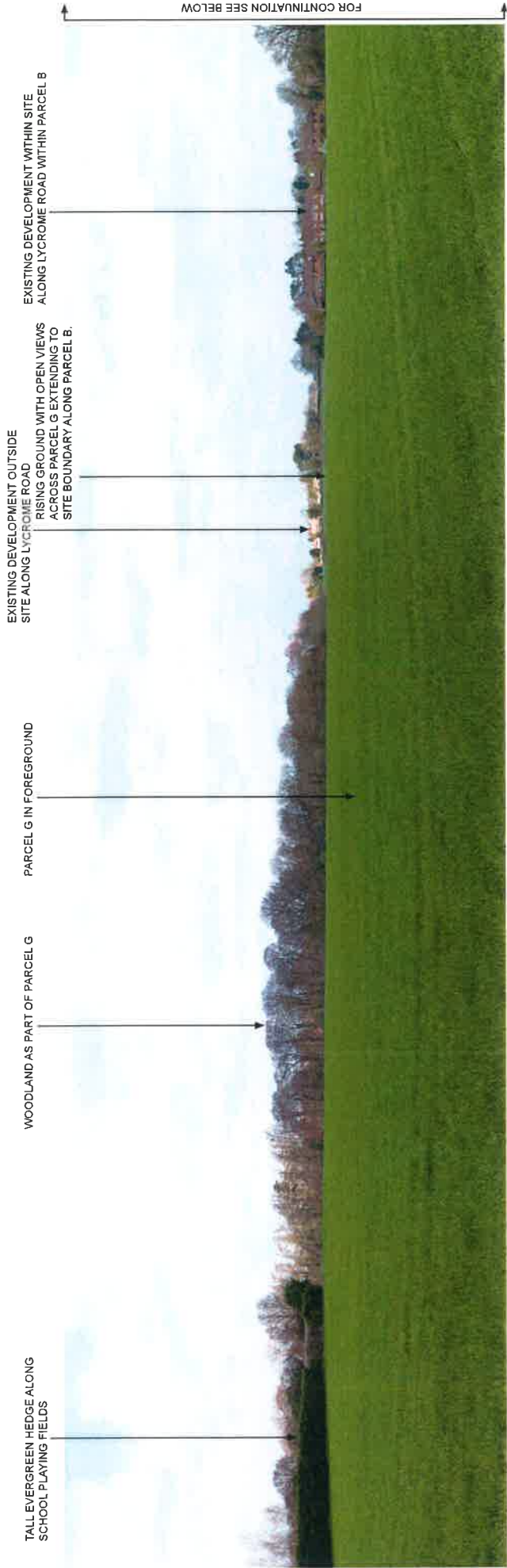
FOR CONTINUATION SEE ABOVE



VIEWPOINT 9: TAKEN FROM PUBLIC RIGHT OF WAY WITHIN PARCEL C. (PART OF CHESHAM OUTER RING), LOOKING 180° ACROSS SITE LOOKING EAST (CONTINUED).



TITLE LAND AT LYEGREEN, CHESHAM
JOB NO 416.09619.00001 SHEET NO 08 REVISION
DATE 09/04/19 DRAWN IG CHECKED JC APPROVED JC
As part of the design process, SLR has carried out a visual impact assessment for the proposed development. The assessment has been carried out in accordance with the requirements of the Planning and Compulsory Order Regulations 2015 and the Planning and Compulsory Order Regulations 2015.



VIEWPOINT 7: TAKEN FROM PUBLIC RIGHT OF WAY, ALONG EDGE OF PARCEL G, LOOKING NORTH ACROSS THE SITE.

OPEN VIEWS ACROSS SITE TO
PARCEL C



VIEWPOINT 7: TAKEN FROM PUBLIC RIGHT OF WAY, ALONG EDGE OF PARCEL G, LOOKING NORTH ACROSS THE SITE (CONTINUED).



TITLE LAND AT LYE GREEN, CHESHAM
JOB NO 416 09619 00001 SHEET NO 06 REVISION
DATE 09/04/19 DRAWN IG CHECKED CK APPROVED JC
All photographs have been taken with an SLR 35mm 'full length lens' of digital equivalent, and are presented
at the standard size of 8 by 4. Photographs have been taken in digital full size and have been altered to meet the

MATURE VEGETATION
WITHIN PARCEL E

OPEN VIEWS ACROSS PARCEL E
LOOKING BEYOND TOWARDS PARCEL G

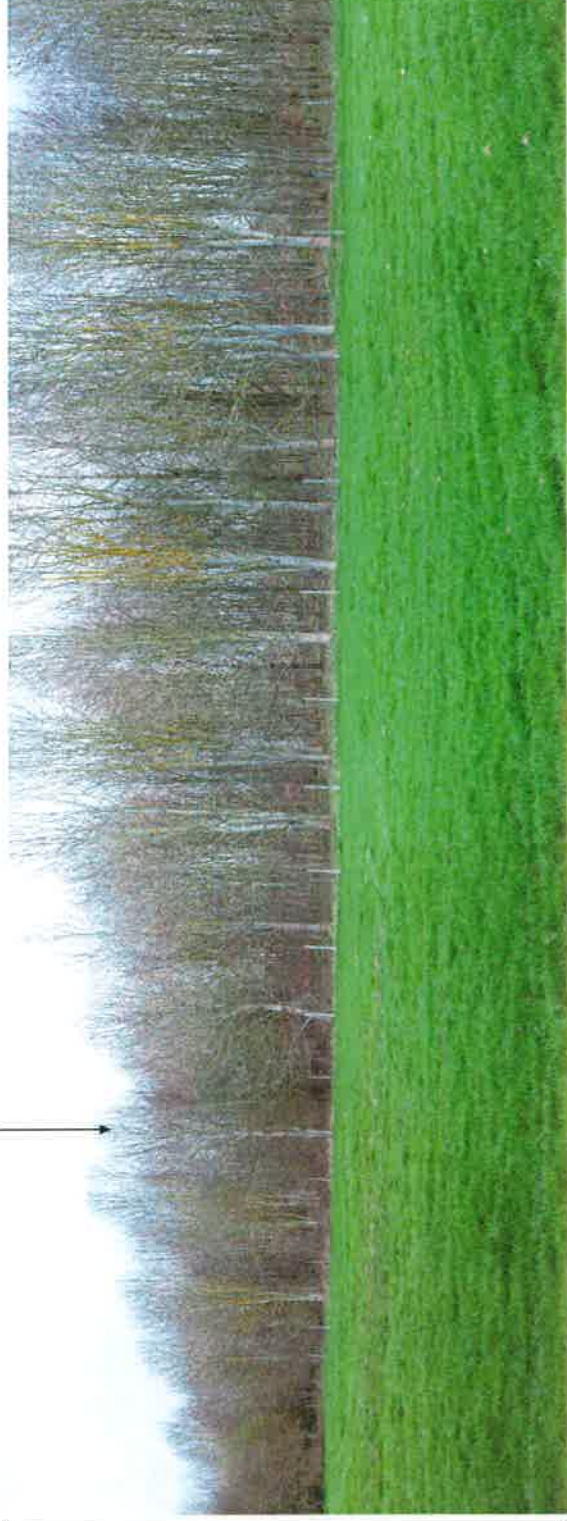
WOODLAND AS PART OF
PARCEL A



FOR CONTINUATION SEE BELOW

VIEWPOINT 5: TAKEN FROM PUBLIC RIGHT OF WAY (PART OF CHELTENHAM OUTER RING) ON THE EDGE OF PARCEL D & E, LOOKING NORTH ACROSS THE SITE.

NEW PLANTATION WOODLAND AS
PART OF PARCEL D



FOR CONTINUATION SEE ABOVE

VIEWPOINT 5: TAKEN FROM PUBLIC RIGHT OF WAY (PART OF CHELTENHAM OUTER RING) ON THE EDGE OF PARCEL D & E, LOOKING NORTH ACROSS THE SITE (CONTINUED).



TITLE LAND AT LYE GREEN, CHESHAM
JOB NO. 416.09619.00001 SHEET NO. 04 REVISION
DATE 09/04/19 DRAWN IG CHECKED CK APPROVED JC
All photographs have been taken with an SLR 35mm total length lens in digital aperture and processed
at the standard size of 4 x 6 inches and have been cropped and have not been altered in any way.



VIEWPOINT 2: TAKEN FROM PUBLIC RIGHT OF WAY WITHIN PARCEL C, LOOKING SOUTH ACROSS PARCEL C WITHIN SITE.

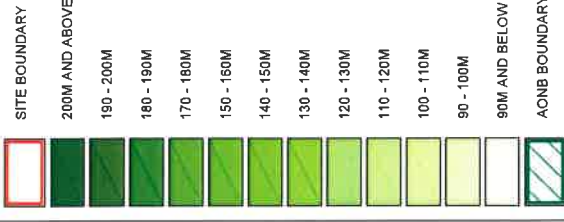


VIEWPOINT 3: TAKEN FROM PUBLIC RIGHT OF WAY WITHIN PARCEL C, LOOKING SOUTH ACROSS THE SITE.



TITLE LAND AT LYE GREEN, CHESHAM
JOB NO 416 09619 00001 SHEET NO 02 REVISION
DATE 09/04/19 DRAWN IG CHECKED CK APPROVED JC
All photographs have been taken with an SLR camera, not a digital equivalent, and the result
is the photograph as it is, not a computerized or manipulated image.

LEGEND



L1

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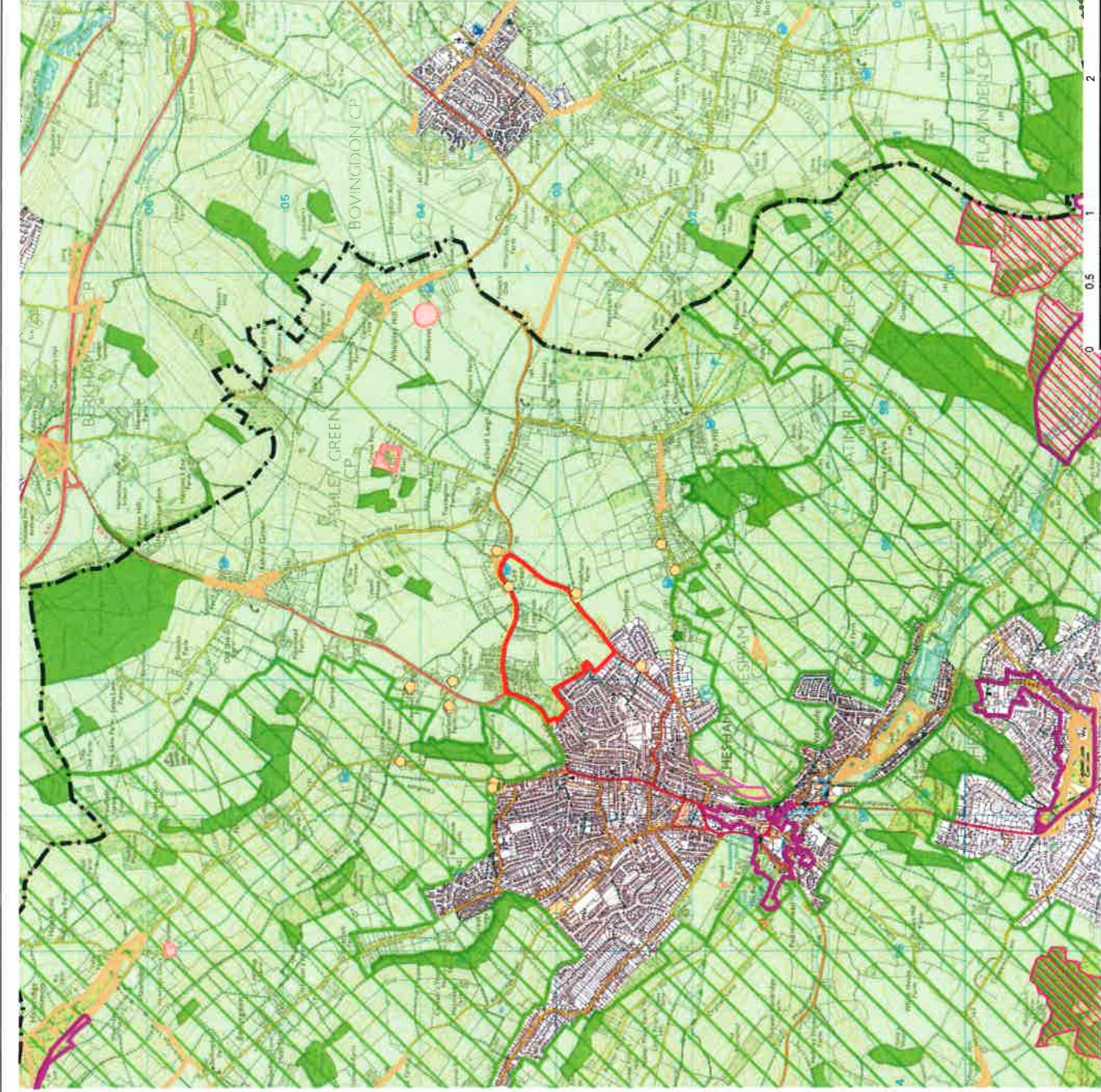
BROWN NOT GREEN,
CHESHAM LTD
LAND AT LYE GREEN,
CHESHAM

TOPOGRAPHY PLAN

424.09619.00001.29.001.0

Scale AS SHOWN Date MARCH 2019





NOTES

1. CONTAINS PUBLIC SECTOR INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE V3.0
2. CONTAINS PUBLIC SECTOR INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE V3.0
3. THE HISTORIC ENGLAND GIS DATA CONTAINED IN THIS MATERIAL WAS OBTAINED ON 2018. THE MOST PUBLICLY AVAILABLE UP TO DATE HISTORIC ENGLAND GIS DATA CAN BE OBTAINED FROM HISTORICENGLAND.ORG.UK
4. TAKEN FROM CHILTERN DISTRICT COUNCIL INTERACTIVE PROPOSALS MAP.

LEGEND

- SITE BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- AREA OF OUTSTANDING NATURAL BEAUTY (NOTE 1)
- GREEN BELT (NOTE 2)
- PARK AND GARDEN (NOTE 3)
- ANCIENT WOODLAND (NOTE 1)
- SCHEDULED MONUMENT (NOTE 3)

LISTED BUILDINGS (WITHIN 1KM OF SITE BOUNDARY) (NOTE 3)

- GRADE I
- GRADE II
- GRADE II*
- OPEN COUNTRY (NOTE 1)
- REGISTERED COMMON LAND (NOTE 1)
- CONSERVATION AREA (NOTE 4)

L2



BROWN NOT GREEN CHESHAM LTD
LAND AT LYE GREEN,
CHESHAM

LANDSCAPE PLANNING CONTEXT

424.09619.00001.29.002.0

Scale 1:30,000 @ A3

Date

MARCH 2019

