

Chiltern and South Bucks District Councils Emerging Local Plan (2014 – 2036)

Green Belt Development Options Appraisal (EXTRACT)

October 2016



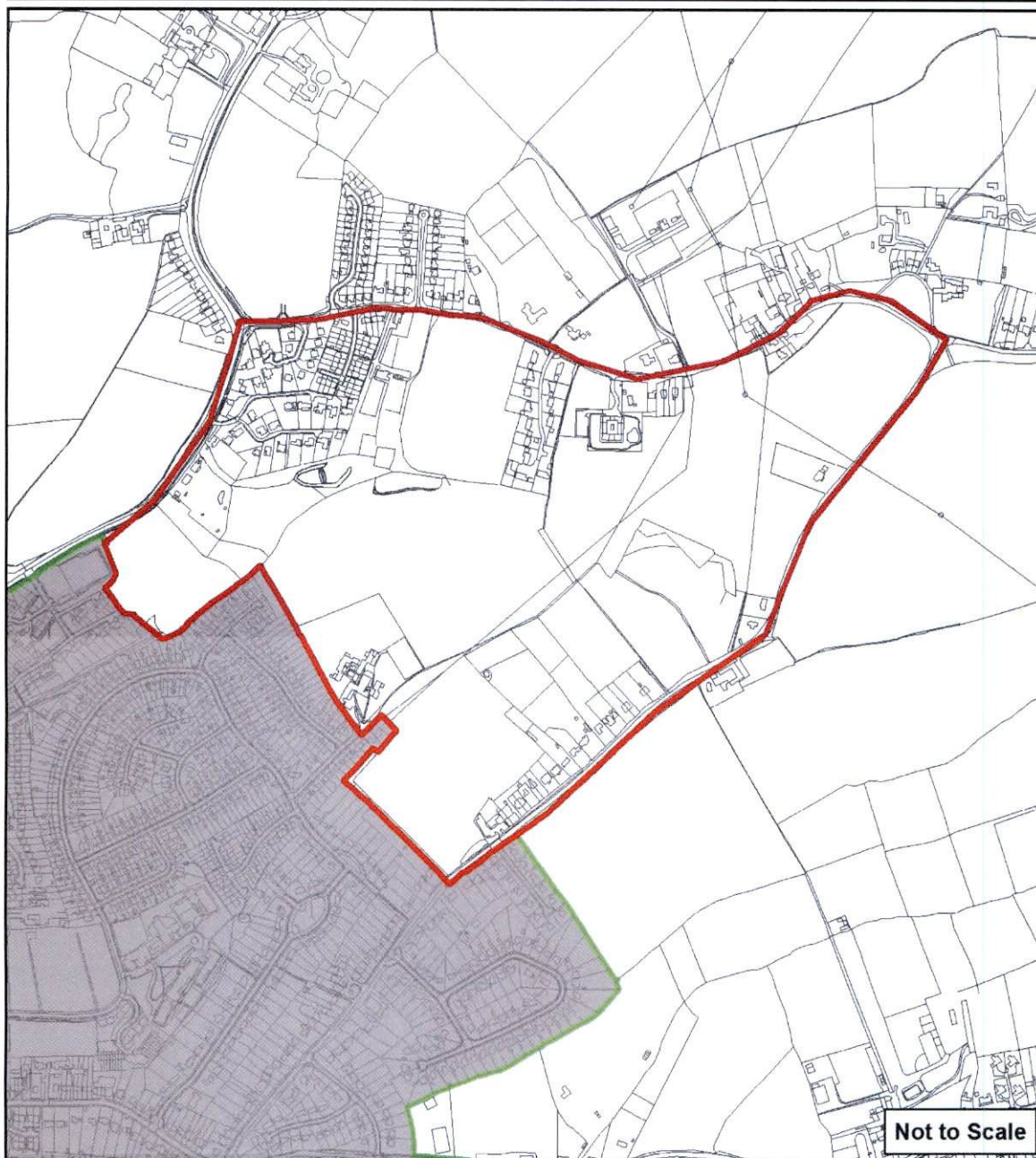
Chiltern
District Council



South Bucks
District Council

Ref: 1.01

Option: Area North East of Chesham (Lye Green Road Area)



Legend

-  Recommended Area from Bucks Green Belt Assessment Part 1
-  Local Plan Boundary
-  Built-Up Area Outside of the Green Belt

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Ref	Option	Area (ha)	Main Use Option
1.01	Area North East of Chesham (Lye Green Road Area)	57.26	Residential development, associated infrastructure, open space, possibly a local centre and potentially Gypsy and Traveller accommodation. Consideration should also be given to scope to include specialist accommodation for elderly people close to local amenities and open space and self-build housing.

Assessment Source	Assessment Summary	Conclusion
Green Belt Assessment	The area is in a <u>sustainable</u> location, outside of the AONB. It would meet some development needs with limited harm to the remaining Green Belt and defensible permanent boundaries can be determined.	Exceptional circumstances <u>may</u> apply.
Sustainability Appraisal consideration at this stage if not included above	Development could have a <u>moderate</u> adverse impact on: • <u>Cultural Heritage</u> (Objective 1) – one listed building within the area 'Whitehouse' and Brockhurst Farm complex immediately to the south of the proposed area. • <u>Landscape</u> (Objective 2). - Development on this land could affect the setting of the AONB which lies immediately to the west of this proposed area. Development could have a <u>minor</u> adverse impact on: • <u>Biodiversity</u> (Objective 3). Development at this site is likely to result in a loss of habitats of principal importance, including a loss of hedgerows and habitat connectivity at the site. Development could have a <u>neutral</u> impact on: • Natural Resources (Objective 6) • Health (Objective 11) • Waste (Objective 8). Development could have a <u>moderate</u> <u>positive</u> impact on: • Housing (Objective 10) • <u>Transport</u> (Objective 9).	Moderate and minor adverse impacts would need to be taken into account through design, layout, scale of development and mitigation measures if the development were to proceed.

! -	Development could have an uncertain impact on: • Pollution (Objective 7) • Economy (Objective 12) • Climate Change Mitigation (Objective 4) • Climate Change Adaptation (Objective 5).	
Key summary considerations from the Issues and Option Consultation responses and conclusion	This specific options was not included in the Issues and Options Consultation but a large part of it was part of an option identified to the north of east of Chesham, the outcome of which is summarised below with the assumption that a similar consultation response for this option would have been likely (most responses relate to the principle of development). 20 supporting responses and 181 objections.	Detailed/specific points raised in the consultation to be taken account if the option is taken forward.
Other Land Use Considerations – Agricultural Quality, Protect Uses (e.g. sports pitches, public open space, community facilities), Planned Development (e.g. HS2, Cross Rail, Heathrow Express)	No specific issues identified. – why?	
Landscape Impact – AONB, AONB 'Buffer', Colne Valley Regional Park	Outside of the AONB and no other landscape designation.	Landscape features and views to be taken into account in any detailed design.
Traffic Modelling NB	Draft local modelling shows significant increases in travel time within Chesham town centre and on roads in the eastern part of the town. Impacts are particularly on A416/Broad St/ White Hill roundabout, A416 Broad St to Park Road, White Hill, B4505/ White Hill/ Botley Road roundabout and A416/Vale Road roundabout.	The site has the potential to help fund mitigation schemes, including the affected roads and other measures to enhance other transport modes.
		Chesham station and encouraging use of

		and access to it will be a important.
Infrastructure Issues	Flood Risk Mitigation In Chesham surface water flooding already occurs on routes downhill from the east towards Berkhamsted Road and the town centre. The dimensions of the culvert and highway drainage pipes are small and insufficient for existing flows. <u>NB</u> It is difficult to improve drainage in this area and the Environment Agency's Chesham Flood Alleviation Project's scope is to deal with existing drainage problems, it does not provide significant additional capacity. The preferred option should not allow surface water to drain downhill and westwards into the catchment of the Vale Brook culvert and could provide an opportunity to improve the drainage situation in Chesham, specifically it must fully address its own surface water drainage impacts, including the production of sediment in highway drainage assets.	Flood water management and mitigation measures would need to be incorporated in any development proposal.
Overall conclusion / recommendation	Include as a Preferred Option for consultation.	

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