



NEIGHBOURHOOD PLAN

How are extensions, new dwellings and outbuildings in our Parish currently controlled by Green Belt policy?

Policy GB5 controls replacement dwellings:

- Floor area of the proposal must not be greater than:
- 150% of the original dwelling or
- the present floor area in cases where the original building has already been extended by 50% or more
- Proposals that exceed the limits may be permitted if:
- the dwelling is in a ribbon of development which creates a relatively built up frontage
- the resultant dwelling would be relatively small compared to other dwellings in the frontage
- additional floorspace is provided within the roofspace (see 9.23 below)

Policy GB7 controls new outbuildings:

- Development must not
- intrude into the open character of the rural amenity of the area in terms of scale or design
- be disproportionately large in relation to the original dwelling

Policy GB6 controls extensions to dwellings:

- Extensions to dwellings must not
- result in disproportionate additions over and above the size of the original dwelling.
- WDC has adopted a floorspace threshold of 50% to be used in determining whether or not a proposed extension is disproportionate in size.

WDC's method of defining a 50% increase is determined by policy 9.23:

*"The 'original dwelling' is defined as the **building which existed on the site on 1 July 1948, or first building to be built on the site after this date, even if that building has since been replaced, or was not in residential use at that time.** In assessing the amount by which the existing building has been extended, **any extension which has been added to the original building shall be taken as comprising increased floor space, irrespective of whether it was constructed with the benefit of planning permission, or did not require it.** **Garages and other 'outbuildings' which are attached to the dwelling will also be included in the floorspace calculations.** Where habitable floor space has been previously created in the roof space, either through the grant of planning permission or as permitted development, or if such accommodation is proposed to be created, the **floorspace will be included in the floor space calculations only where it is lit by dormer windows or where other alternations were or will be made to change the shape or volume of the roof.**"*

Recommendations for draft policies on the application of GB policies in our Parish

- All areas that are being proposed as 'new settlements' and those within any agreed extension to the GB4 boundary of Bledlow Ridge, may be considered as being appropriate for the types of development set out in GB4. Extensions and replacement dwellings in these areas should no longer be subject to WDCs 50% rule.
- WDCs adopted policy 9.23 concerning roof space should be amended to only include roof space where there is a minimum headroom of 1.8 metres (reasonable standing room). The current policy encourages more 'chalet style bungalows' with rooms squeezed in the roof rather allowing new buildings to emulate the traditional vernacular dwellings that existing in the village that had two full storeys of accommodation.
- WDC's policy 9.23 concerning detached outbuildings should be amended to exclude linked outbuildings from the floor area calculations, providing that they are detached in terms of building form/fabric, subservient to the main house and connected by a minimal link at ground floor only that is of lightweight construction (i.e glass). Linked outbuildings are a useful way of providing necessary additional accommodation where the 'original floor area' is small - without over extending the original dwelling.



NEIGHBOURHOOD PLAN

What is the existing GB4 settlement boundary of Bledlow Ridge and why are we considering extending it?

Green Belts (GB) were designated in order to prevent urban sprawl by keeping land permanently open, protecting the countryside, providing opportunities for outdoor sport and recreation and shaping the pattern of urban development in the interests of sustainability. About 70% of our Parish falls within the GB. The purpose of GB Policies is to:

- Prevent inappropriate development which could cause harm to the openness of the GB.
- Retain the open character and amenities of the GB.

Policy GB 2 sets out the types of development that are considered acceptable within the GB.

- The construction of new buildings for the purpose of agriculture and forestry
- Limited infilling within identified built up areas (GB4 – see below)
- Limited affordable housing for local community needs
- Outdoor sport and outdoor recreation, cemeteries
- Limited extension, alteration or replacement of existing buildings as set out in Policies GB5 & GB6
- Limited infill and redevelopment of existing major developed sites as set out in Policies GB9 & GB10

Policy GB 4 identifies settlements which are located within, but excluded from, the GB.

These are referred to as 'built-up areas' and comprise the substantially built up cores of certain rural settlements that are within and 'washed over' by the GB. **Bledlow Ridge is currently the only designated 'built up area' within our Parish.** Within GB4 areas, some types of development are considered appropriate:

- Limited infill by residential development, where infilling is defined as building on undeveloped land within the built up area and represents the closing of an existing small gap in an otherwise built-up frontage, is of a scale and form comparable to the adjoining development and must not adversely affect the character of the area
- New buildings for services for the local community
- Changes of use of existing buildings that would not have an adverse effect on the GB
- Proposals for extensions to dwellings and replacement dwellings are not as strictly controlled

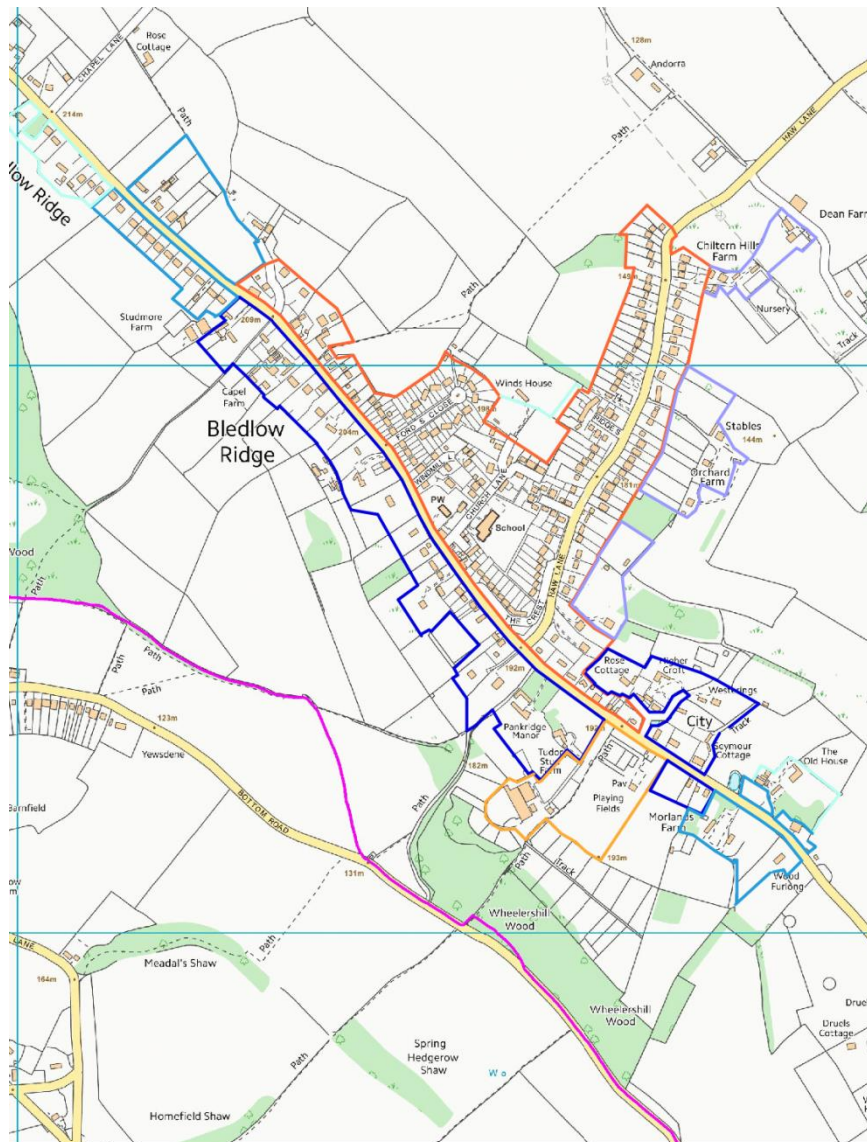
- The Design Task Group was asked to assess how the only existing built-up area within the Parish - **Bledlow Ridge** - could accommodate specific housing development, subject to design standards and GB policy.
- The current GB4 boundary encloses most of Haw Lane and the eastern side of Chinnor Road from the Boot Pub to the City (opposite the playground).
- The Neighbourhood Plan could suggest options for extending this boundary to allow for controlled development to take place.
- It is important that we hear your views on this so that any proposed – or opposed - options are supported by the parish.



NEIGHBOURHOOD PLAN

Preliminary options for extending the GB4 boundary to Bledlow Ridge

The map below shows some initial options for extending the GB4 Boundary based on feedback in the survey about where you would prefer to see any new infill housing. Please give your feedback by answering the brief questionnaire on the display table. **It is important that we hear your views in support or against these options so that anything proposed or opposed by the Neighbourhood Plan has the backing of the parish.**



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| | Existing GB4 Settlement Boundary | | C: Chinnor Road Periphery Settlement area |
| | A: Chinnor Road Inner Core Settlement area | | D: Haw Lane Backlands |
| | B: Chinnor Road Outer Core Settlement area | | E: Community Amenities /Employment |



NEIGHBOURHOOD PLAN

Preliminary options for extending the GB4 boundary to Bledlow Ridge



Existing Bledlow Ridge GB4 Settlement Boundary. Within this area, proposals for extensions to dwellings and replacement dwellings are not as strictly controlled as those in the remainder of the GB. By extending this boundary, land and dwellings that are currently restricted by GB6 in terms of infill, extension and replacement dwelling sizes would have more scope to increase in size and new opportunities for infill would be made available.

A: Chinnor Road Inner Core Settlement area. This zone is opposite the existing GB4 area but of lower density. It is accessible on foot via the existing pavement and within the 30mph limit.. A higher density of housing in this zone would help create more of a sense of a village 'heart' and could bring other benefits, such as reduced traffic speed through the village and more support for local amenities by people on foot rather than by car.



B: Chinnor Road Outer Core Settlement area. This is an extension to zone A and could be suitable for some small infill and relaxed extension policies. It is accessible by foot on verges, which could be upgraded to pavement, and is in the 40mph limit. WDC's application of GB policies implemented in this zone appears to be to the detriment of the character of the village by encouraging matching the prevalent sprawling low roofed 'chalet bungalow' style, rather than allowing new proper two storey buildings/extensions which would be more in keeping with the earlier building typology of two storey vernacular dwellings.

C: Chinnor Road Periphery Settlement area. This zone falls beyond the natural core of the village but contains clusters of buildings that could benefit from extension without harming the openness of the Green Belt. At the southern end, the pavement already extends this far and at the northern end the existing wide verge could accommodate an extended footpath. If these extremes were accessible on foot, this would help by providing greater connectivity to areas that at present feel rather alienated.



D: Haw Lane Backlands. This zone lies behind the existing GB4 boundary that extends to the bottom of Haw Lane. Most properties have very long gardens and several extend across the back of shorter gardens. A carefully considered Design Masterplan would be needed to safeguard the views from existing houses and the rural character of the village. This zone is already densely built on and when viewed from the footpaths on the hills opposite has the appearance of a terraced hill town.

E: For community amenities and potential employment opportunities only. This zone includes the existing cricket ground, tennis courts, play ground and adjacent Tudor Stud Farm. The former could sustain future development in the interest of community amenities. The latter could be developed to increase local employment opportunities.

