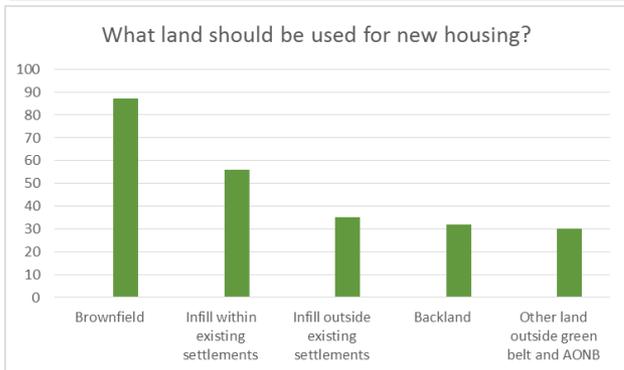




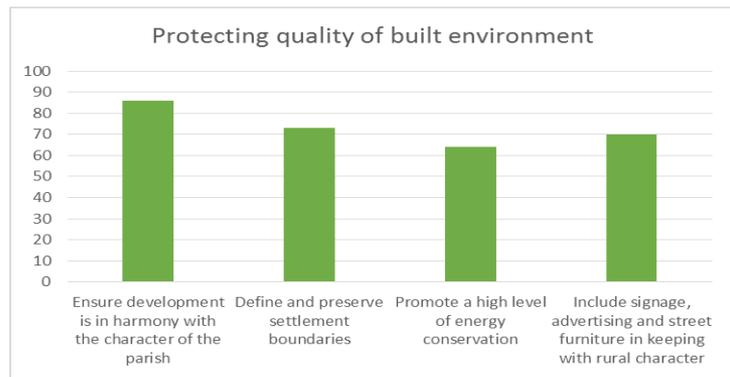
Housing Development Survey Results

NEIGHBOURHOOD PLAN

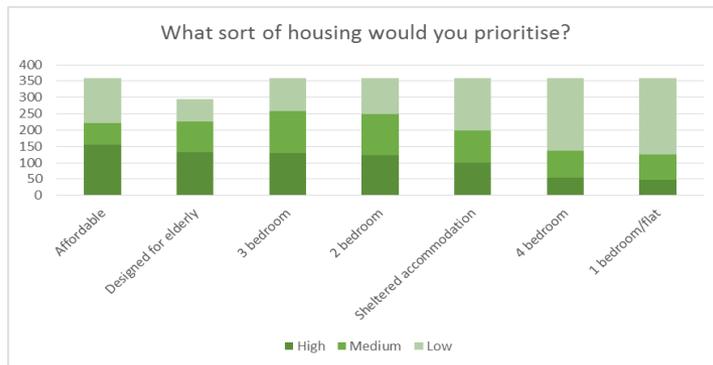
What does the evidence tell us?



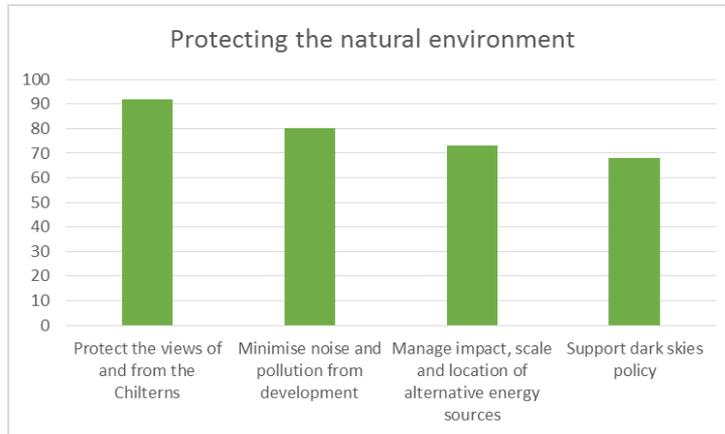
- 87% of residents favour development of brownfield sites.
- 56% of residents would like to see development within existing settlements.



- 86% of residents only want development that is sympathetic with the rural character of the Parish.
- 73% of residents support defining and preserving settlement boundaries.



- The majority of residents believe that we should prioritise affordable housing, 2 / 3 bedroom houses and housing designed for the elderly.



- 92% of residents wish to protect views of and from the Chilterns AONB.
- 80% support minimising noise and pollution during development.



Housing Development

Historical growth

NEIGHBOURHOOD PLAN

What does the evidence tell us?

- During the period 2006-2015 extensions were by far the most common form of housing development which took place in the parish.
- During the same period the net increase of the parish housing stock amounted to some 40 houses, or an average of 4 new houses per year. West's Yard (which is under development) will add another 42 houses (for a total of 8 houses per year).
- The parish is likely to need to maintain this “historical growth rate” for the duration of the Neighbourhood Plan to ensure that all parts of such a large parish (total size 2,716.55 hectares or some 10.5 square miles) can accommodate local housing needs.

Possible Objectives of the Plan

- Ensure that development of the sort of housing required by the parish can take place by:
 - ❖ Identifying settlements in the parish and promoting development within their boundaries.
 - ❖ Encouraging the use of existing developed land.
- Protect the rural character of the parish by:
 - ❖ Discouraging development in the open countryside.
 - ❖ Making sure that the scale and concentration of new housing is sympathetic to the character.
 - ❖ Ensuring that the views of and from the AONB are protected from inappropriate development.



Housing Development Aims

NEIGHBOURHOOD PLAN

What issues should the Plan address?

- In identifying and agreeing on settlement boundaries, the aim is to draw a boundary around an area (the settlement) (i) within which it may be easier to obtain planning permission for new buildings and new uses of land and (ii) outside of which (the countryside) development is more strictly controlled.
 - ❖ What is the “best available practice” (methodology) for identifying settlements and drawing their boundaries in our parish? The parish only has a few built-up areas but has a large number of small scale and dispersed hamlets and farmsteads.
 - ❖ When the methodology is applied, what are the areas in our parish which could become settlements and what are their boundaries?
- Policies for residential development –
 - ❖ What type of development should take place within the settlement boundaries?
 - ❖ What type of development should take place in the countryside?
 - ❖ Are the current Wycombe District Council policies sufficient to deliver the type of development we want or does the Neighbourhood Plan need to add parish-specific policies?

Note

- At present, only Bledlow Ridge and the conservation area of Bledlow have defined boundaries.
- The boundaries of the Bledlow Ridge settlement are discussed in Display Area 6.



Housing Development

Initial proposals - Settlements

NEIGHBOURHOOD PLAN

The methodology set up below ...

1. Does the area have more than 35 buildings, include at least 2 key local facilities and give the sense of entering a settlement?
2. Can clear boundaries be identified?
3. Does the development included within the boundaries relate better to the built form of the settlement than to the countryside?
4. Does the settlement and its boundaries conform to the strategy set by Bucks County for the management of the “Landscape Character Areas” the area is part of?

Has yielded these results ...



Rout's Green
(Bledlow Ridge) ❌

Saunderton
Shootacre ❌

- The maps with the draft settlement boundaries are on the table.
- Please let us know your views on the proposed main boundaries (orange line) and a few expansion options (purple line).
- On the table you will also find the full details of the methodology used to identify the proposed settlements and their boundaries.



Housing development

Initial proposals- Policies

NEIGHBOURHOOD PLAN

General principles

All development –

- ❖ Must achieve high standards of energy efficiency and be designed for mobility access.
- ❖ Must limit the impact of light pollution from artificial externally visible light sources.
- ❖ Which includes 2-3 bedroom homes and/or homes designed for the elderly will be encouraged.

The Parish Council –

- ❖ Will monitor the development of the National Planning Policy Framework consultation on starter homes in the Green Belt to assess the applicability of its outcomes to the parish and take the necessary steps.
- ❖ Following the adoption of the Neighbourhood Plan, will undertake a specific housing need survey and, based on its outcomes, take the necessary steps in order to develop a parish-specific approach to affordable housing.

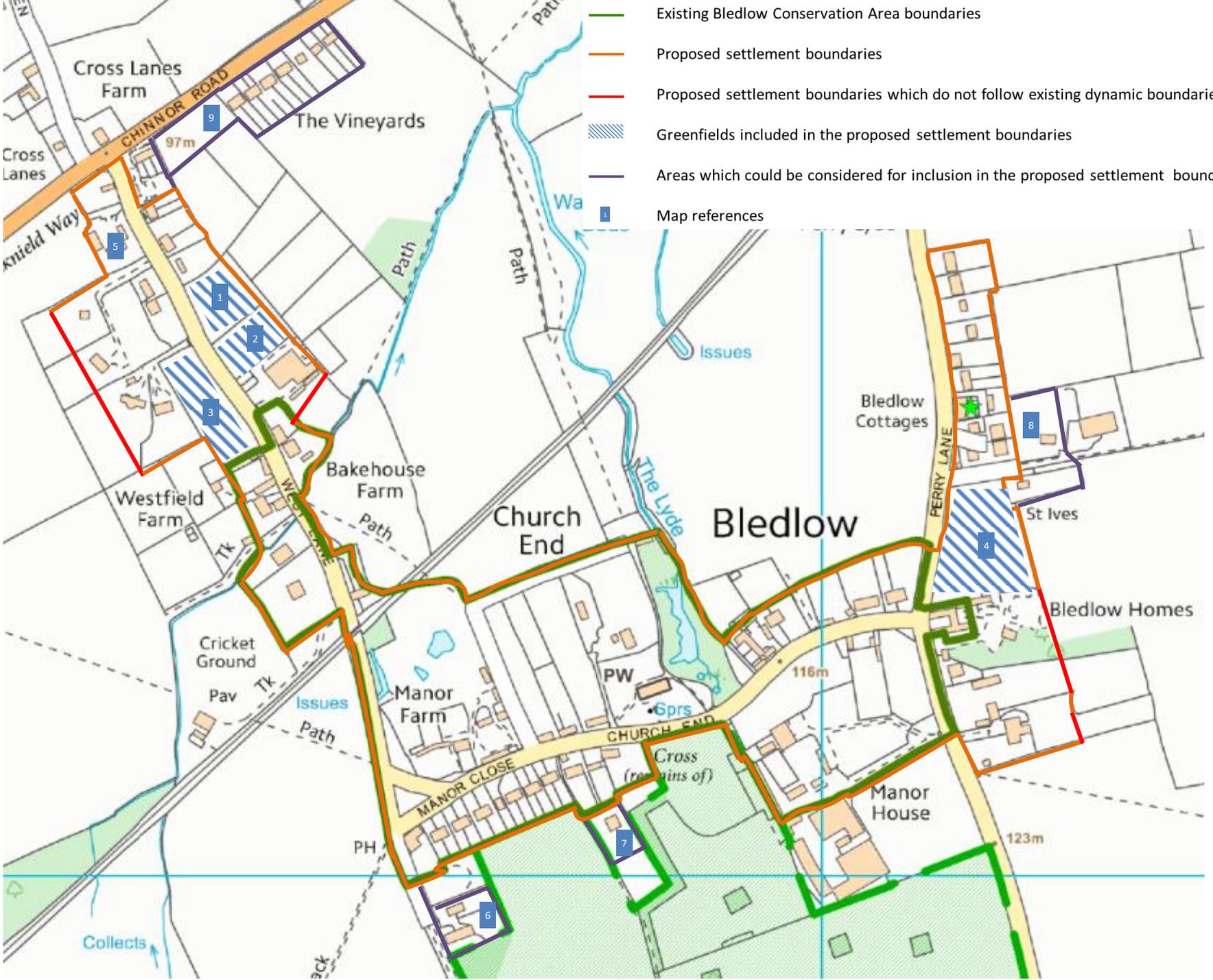
Principles for development within settlements

- ❖ The settlement boundary represents the limit for development and new housing should follow the existing building line.
- ❖ The layout, scale and form of any development must be compatible with the prevailing existing density of the settlement.
- ❖ Extensions/Replacements of existing houses are allowed within the parameters defined by Wycombe District Council.
- ❖ Infill is permissible when it is sited in a gap in an otherwise continuous built up frontage (typically suitable for no more than 4/5 houses).

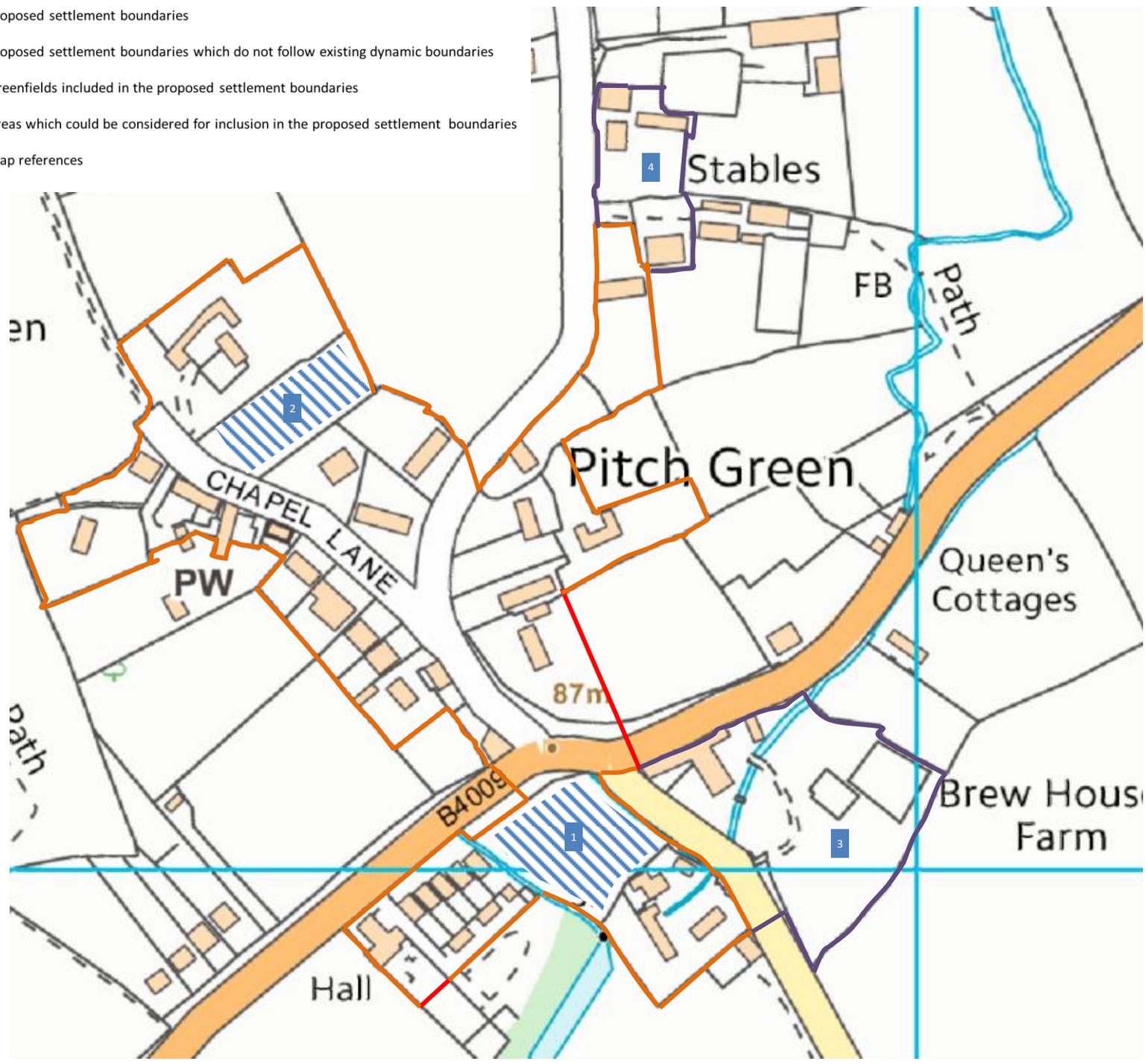
Principles for development outside settlements

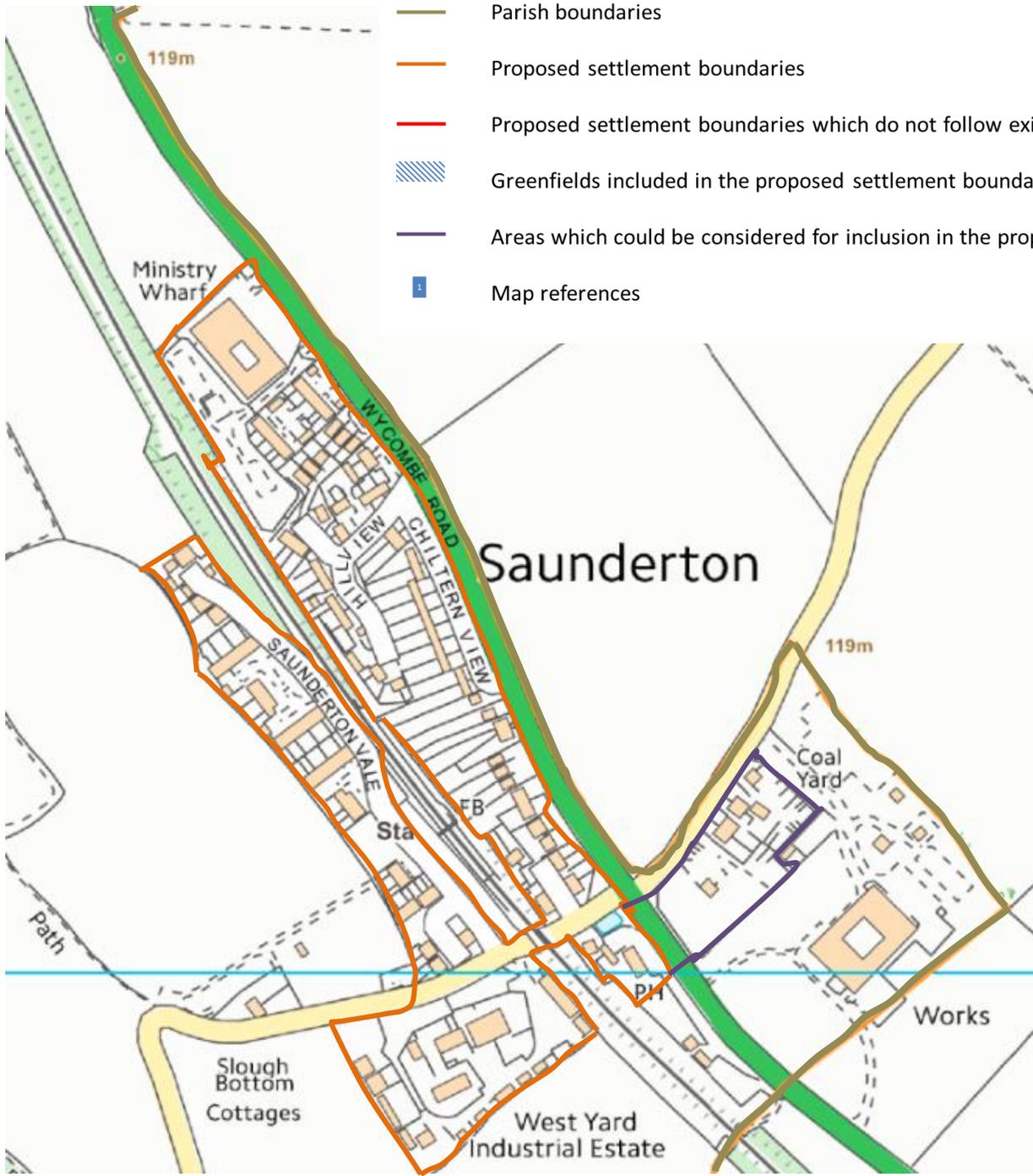
- ❖ Extensions/Replacements of existing houses are allowed within the parameters defined by Wycombe District Council.
- ❖ No backland development will be allowed. Redevelopment of semi-permanent and insubstantial buildings such as sheds will not be permitted unless ancillary to the main dwelling.
- ❖ Brownfield development could be permitted unless the remains of the existing structure have substantially disappeared into the landscape in the process of time or on land occupied by semi-permanent and insubstantial buildings.
- ❖ Infilling of small gaps which are capable of accommodating no more than 1 or 2 houses may be acceptable provided that the development will not result in a significant material change to the character of the area.
- ❖ No extension to existing ribbon development will be allowed.

-  Existing Bledlow Conservation Area boundaries
-  Proposed settlement boundaries
-  Proposed settlement boundaries which do not follow existing dynamic boundaries
-  Greenfields included in the proposed settlement boundaries
-  Areas which could be considered for inclusion in the proposed settlement boundaries
-  Map references



- Proposed settlement boundaries
- Proposed settlement boundaries which do not follow existing dynamic boundaries
- Greenfields included in the proposed settlement boundaries
- Areas which could be considered for inclusion in the proposed settlement boundaries
- 1 Map references





- Parish boundaries
- Proposed settlement boundaries
- Proposed settlement boundaries which do not follow existing dynamic boundaries
- ▨ Greenfields included in the proposed settlement boundaries
- Areas which could be considered for inclusion in the proposed settlement boundaries
- 1 Map references

Settlement boundaries

Methodology

- 1) The results of the parish survey show that there is a strong support to the definition and preservation of the boundaries of our villages and hamlets (73% of respondents). At present, only Bledlow Ridge and the conservation area of Bledlow have defined boundaries.

Why settlement boundaries?

- 2) Settlement boundaries are a policy tool which aims to contain a settlement and prevent it from unplanned expansion into the countryside. Within a settlement boundary it is often easier to obtain planning permission for new buildings and new uses of land, whereas development is more strictly controlled in the countryside.
- 3) While defining settlement boundaries has potential drawbacks (e.g. (i) it can lead to a general presumption that development within those boundaries is acceptable; (ii) it can result in cramming development into already well-developed settlements; (iii) it can be difficult to draw a logical boundary around a settlement) these can be managed by applying a robust methodology and appropriate policies. Furthermore, defining boundaries has many advantages (e.g. (i) it gives certainty over where development is likely to be acceptable and where it is not; (ii) it ensures a more controlled approach to future development; (iii) it is often easier to obtain planning permission for other buildings within a settlement boundary), particularly for a parish like Bledlow-cum-Saunderton where protecting the countryside from unnecessary development is a critical policy consideration.
- 4) The Task Group's recommendation is to identify further settlements and define their boundaries with the dual objective of:
 - Identifying specific planning policies which will make development more likely to be acceptable within the identified boundaries (subject to all other applicable policies)
 - More strictly controlling development outside the identified boundaries with the aim of protecting the open countryside from development which is inappropriate for a rural parish.

Methodology

- 5) Before starting to identify potential new settlements, the Task Group has defined a specific methodology aimed at a) making this exercise as objective as possible; and b) maximising the benefits and minimising the disadvantages of defining settlement boundaries. The methodology has then been applied in the search and assessment of the proposed new settlements and their boundaries. The methodology comprises the following elements:
 - A. Minimum Size
 - B. Typology of boundaries
 - C. Planning environment
 - D. Social and natural environment
 - E. Landscape Character Areas

A. Minimum Size

- 6) Given the fragmented fabric of the parish built-up areas outside Bledlow Ridge, Bledlow and South Saunderton areas, boundaries can only be defined for settlements which are smaller than villages but where, nonetheless, development has concentrated over the years. On the other hand the Task Group believes that these zones of concentrated development need to have a minimum size for them to be defined as "settlement". This is in order to a) avoid the creation of

clusters of development which are too small to be sustainable and b) preserve the small scale and dispersed settlement pattern of the hamlets and farmsteads which is typical of our area.

- 7) In order to define this "minimum size" the Task Group has undertaken an analysis of the existing development across the parish and has come to the conclusion that this threshold can be set at around 35 existing buildings, as above such threshold the sense of small scale and dispersed development starts to disappear.
- 8) Once the "minimum size" of an area has been established a second test determines if the area includes at least two of the following "key local facilities": (i) a school or pre-school; (ii) a shop or a pub; (iii) a church; (iv) a village hall and (v) good public transport links by our parish standards.
- 9) Finally a third rather more subjective test is applied to determine if the area provides the "sense of entering a settlement". This is a function of the combined size and density of the build area, its geographical configuration and possibly the presence of an existing settlement name (as this gives the area historical context and shows continuity).

B. Typology of boundaries

10) There are two types of settlement boundaries:

- "Static boundaries" i.e. boundaries that are less likely to change over the lifetime of the Neighbourhood Plan, and are more easily identifiable on electronic and/or paper-based maps. Typically static boundaries include roads, railways, rivers and streams, well defined geographical features, etc. The Task Group recognises that "lines of communication" (e.g. roads, paths, railways) are excluded from the boundaries and therefore the boundaries will be placed on the inside edge of such lines of communication. Where possible static boundaries are to be used for the delimitation of settlements
- "Dynamic boundaries" (such as field boundaries, hedgerows or property boundaries) are also used in defining the area of a settlement. However, in order to conserve the character of the settlement and of the surrounding countryside, and with the aim to limit expansion of the settlement, sometimes boundaries may not relate fully to the physical features of the dynamic boundaries (e.g. large gardens of properties may be excluded from the settlement boundaries). In such instances the decision needs to be justified and alternative methods of making boundaries identifiable must be defined.

C. Planning environment

11) The last 10 years of planning history (planning permissions, refusals, planning appeal decisions) are to be considered when defining settlements and their boundaries, particularly when it comes to the impact of development on the open countryside and the significance of "gaps" to maintaining the character of the area. However, the Task Group recognises that there are times when policies relating to the open countryside have restricted growth within existing settlement areas unnecessarily and for that reason the planning history cannot be the determining factor when considering where settlements exist.

D. Social and natural environment

12) In defining boundaries consideration is to be given to the social or economic function of the existing and/or granted development, in order to ensure that the development included within the boundaries relate better to the built form of the settlement than to the countryside.

13) Small pockets of development clearly detached from the settlement and rural exception sites for affordable housing are not to be included within settlement boundaries.

- 14) Important amenity areas such as playing or sports fields, allotments and cemeteries are not to be included in the settlement boundaries or, if included, are to be identified and protected by policy.
- 15) When in the presence of a large gap, consideration is to be given to its nature in order to determine its relevance from a landscape or townscape perspective. If the gap is "important" it should be excluded from the settlement area.

E. Landscape Character Areas

- 16) Settlements and their boundaries need to conform to the strategy set for the management of the Landscape Character Areas they are part of, and in particular:
- Lodwick Vale –
 - Development of buildings needs to be limited.
 - Existing field boundaries need to be conserved (subject to "dynamic boundaries" needs).
 - Views across the landscape and towards the Chiltern escarpment need to be conserved.
 - The small scale and dispersed settlement pattern of the hamlets and farmsteads needs to be conserved.
 - Risborough Chalk Foothills –
 - Open, expansive views from higher ground need to be conserved
 - Wain Hill Chalk Escarpment –
 - Ensure views to and from the escarpment are considered in relation to new development in this landscape and adjacent landscapes.
 - Conserve historic elements and archaeological features, which provide evidence of past use of the land and are important landmarks within this landscape.
 - Conserve early field enclosures, which provide past evidence of the use of the landscape.
 - Conserve the uninterrupted, rural and wooded skyline as a backdrop to views from lower ground (such as Aylesbury Vale).
 - Bledlow Ridge Dip Slope with Dry Valleys –
 - Maintain open views across the landscape, and avoid introducing large scale elements (such as pylons and masts) which would disrupt views and the legible landscape character.
 - Ensure that new buildings and development is sensitively integrated into the landscape through careful siting.
 - Conserve the historic field patterns (pre 18th century irregular enclosure, and early co-axial and assart systems) and avoid further divisions or expansions (subject to "dynamic boundaries" needs).
 - Maintain small scale character of settlement and areas of common edge settlement, avoiding development which would alter the character of these areas.
 - Wye Chalk River Valley –
 - Conserve the character, fabric and appearance of historic buildings, in villages and hamlets and individual farmsteads.
 - Conserve historic elements, such as field patterns (coaxial fields, assarts and pre 18th century irregular enclosure).
 - Conserve archaeological sites/monuments and their setting, which provide evidence of past use of the land.
 - Maintain key views in the landscape to the mausoleum and church on West Wycombe Hill and to the chalk escarpment to the north.