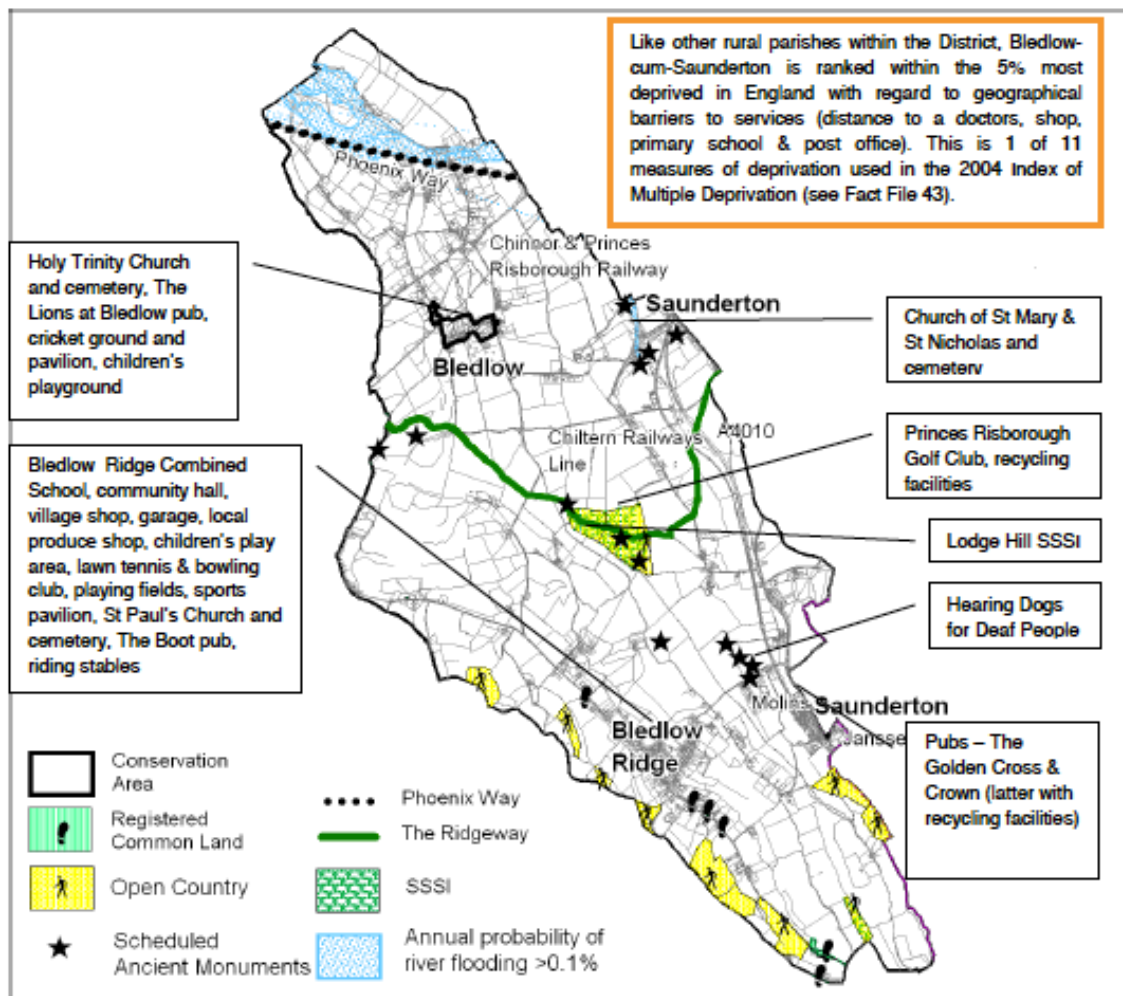


APPENDIX B – BcS Scoping Report

Bledlow cum Saunderton Neighbourhood Plan: Baseline Data



Plan B. Settlement Profile Map (WDC 2015)

Title	Source	Data	Trends and consequences
Settlement Profile and Historic Landscape			
Parish Profile	<p>Bledlow-cum-Saunderton Fact Pack; WDC Draft Aug '15</p> <p>BcS Parish Survey January 2016</p>	<p>The Parish covers an area of 2717 hectares and has a population of 2469 residents and 985 households. It is located in the north west of Wycombe District between Thame and Princes Risborough partly within the Chilterns AONB.</p> <p>It contains the main villages of Bledlow, Bledlow Ridge and Saunderton and the hamlets of Crownfield, Forty Green, Holly Green, Pitch Green, Skittle Green, Rout's Green and Saunderton Lee and Station. The Parish also includes a 'major developed site' in the greenbelt known locally as Molins near Saunderton station.</p> <p>Only the 'plateau settlement' of Bledlow Ridge (set within the Chilterns AONB and washed over by greenbelt has a built-up area boundary (BUAB).</p> <p>The remaining villages and hamlets have no BUAB due to their small or loose knit nature.</p> <p>Local residents place a high premium on the natural environment and wish to see the views of and from the Chilterns AONB protected. The January 2016 residents' survey also indicates that if development should take place it should be in harmony with the character of the parish. A high proportion of local people have a preference for the use of brownfield land and infilling within existing villages.</p>	<p>Bledlow Ridge is linear in form and over the years has experienced extensive infilling - not necessarily sympathetic - which has created an unbroken belt of development. Infilling has also taken place elsewhere.</p> <p>Due to the rural character of the parish and the settlements within it, any additional expansion or infilling must be well planned to meet local needs and sympathetically designed to maintain the essential rural character of the Parish as a whole.</p> <p>Between 2006 and 2015 there was a net increase in the Parish housing stock of about 40 dwellings. The Parish is likely to need to maintain this 'historical' growth rate.</p> <p>In addition to the consideration of the future use of the old Molins factory site, the BcSNP may define settlement boundaries where these can be justified and/or allocate small sites for development within or adjoining settlements to protect the countryside from encroachment.</p>
Landscape Character	<p>Chilterns AONB Management Plan 2014 - 2019</p> <p>Bledlow-cum-Saunderton</p>	<p>The topography of the parish is distinctive and plays a part in defining the character of the parish in the landscape, especially the plateau settlement of Bledlow Ridge.</p>	<p>The varying topography and the moderate to strong landscape sensitivity requires careful consideration by the</p>

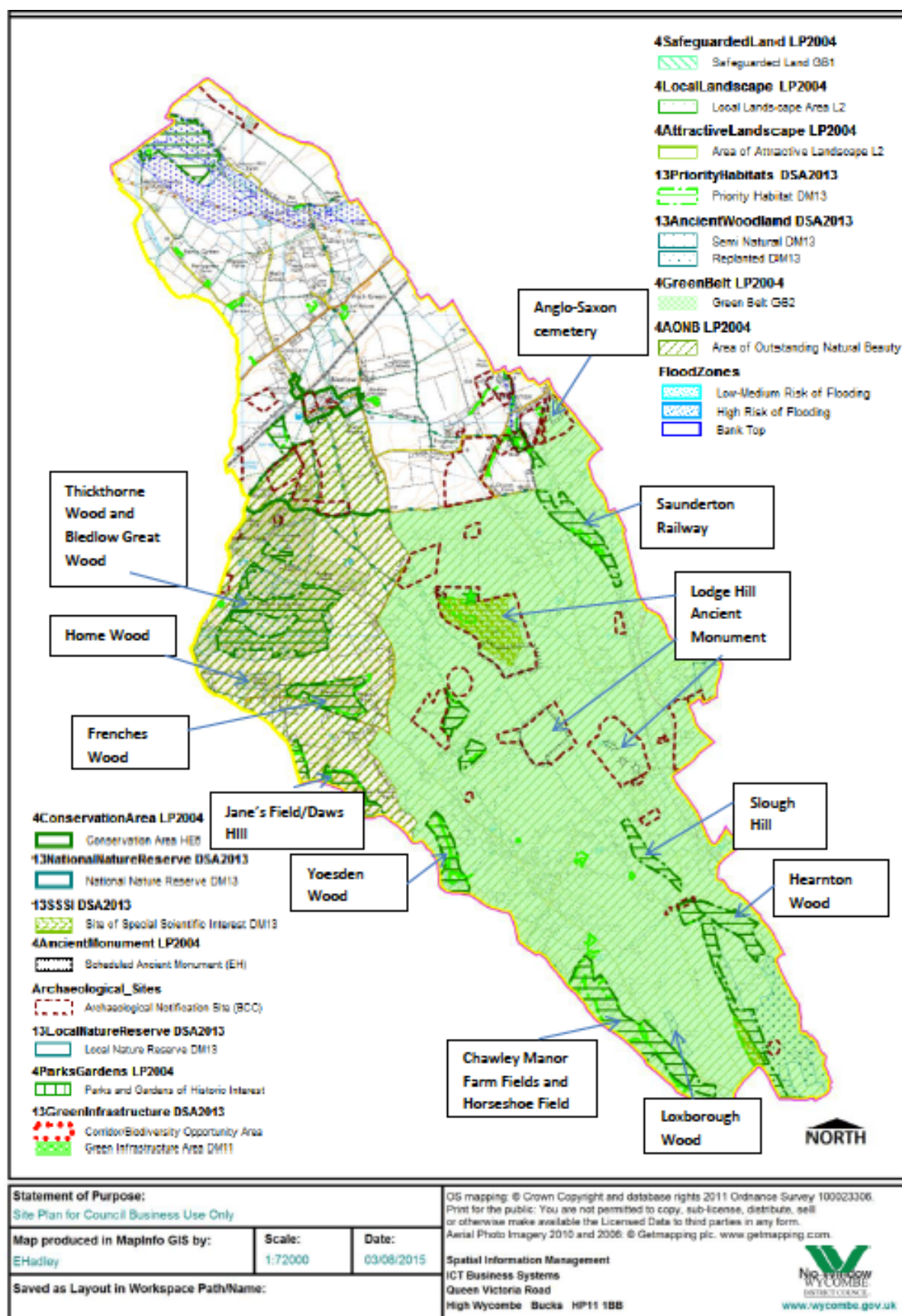
Title	Source	Data	Trends and consequences
	<p>Profile/Fact Pack; WDC Draft – Aug '15</p> <p>Landscape Character Appraisal (BCC)</p>	<p>Part of the parish lies within the Chilterns AONB, broadly to the south of Bledlow village and Icknield Way. (See Plan C). Bledlow Ridge is a 'green belt' village wholly within the Chilterns AONB.</p> <p>The landscape character of the Parish is multi-faceted: The Longwick Vale Character type to the north of the Parish is assessed as having moderate sensitivity to development (Landscape Character Area (LCA) 8.13). The Risborough Chalk Foothills transitional landscape (between scarp and vale) is also assessed as being moderately sensitive LCA10.6). The Bledlow Ridge Dip slope with dry valleys is assessed as strongly sensitive (LCA17.1). Both the Wain Hill Chalk escarpment between Wain Hill and Lodge Hill (LCA11.2) and the Wye Chalk River Valley (LCA13.4) running north/south along the east side of Bledlow Ridge also have strong sensitivity.</p>	<p>BcSNP in establishing proposals and selecting any potential development sites.</p> <p>Within the AONB full regard to NPPF Paragraph 115 and 116 and the Chilterns AONB Management Plan 2014 – 2019 will be necessary to ensure the continuing protection of the landscape setting.</p> <p>WDC expects development in sensitive areas to take due account of its surroundings and strong local design policies are one way of reinforcing this.</p>
Historic Constraints	<p>Bledlow-cum-Saunderton Profile/Fact Pack; WDC Draft – Aug '15</p> <p>Historic England National Heritage List</p> <p>WDC Conservation Area Character Appraisal</p>	<p>14 Scheduled Ancient Monuments are registered within the Parish and there are numerous sites of archaeological interest including an Anglo-Saxon cemetery on Hemley Hill and several 'Bowl Barrows' including one at the Molins works, part of the Saunderton Lee round barrow cemetery.</p> <p>The parish has 63 Listed Buildings including the Grade 1 Church of the Holy Trinity and the Grade II* Church of St Mary, Saunderton; Forty Green Farmhouse and the Manor House at Church End.</p> <p>Whilst not within the AONB, the Bledlow conservation area - first designated in 1971 - contains 19 listed buildings including Holy Trinity Church which dominates the heart of the conservation area. The village has an air of</p>	<p>The quality, variety and extent of designated heritage assets are highly significant. The BcS NP must therefore ensure that any new development has full regard to this significance in its choice of development sites and in forming other proposals.</p> <p>(See Plans B, C & D)</p>

Title	Source	Data	Trends and consequences
		<p>quiet isolation as it is bypassed by roads. In addition to the built form, the conservation area has a number of important open spaces, groups of trees and views into the countryside.</p> <p>There are no Registered Parks and Gardens within the parish</p>	
Biodiversity & Environment			
Nature Conservation	<p>Bledlow-cum-Saunderton Profile/Fact Pack; WDC Draft – Aug '15</p> <p>Wycombe 'My Maps' - Planning Policy Information (Accessed 23/02/16)</p>	<p>In the centre of the Parish is Lodge Hill SSSI which covers 32 hectares of unmanaged chalk grassland and remnants of juniper. This supports chalkland butterflies and other invertebrate communities. The SSSI buffer zone extends almost to Rout's Green and Saunderton Lee.</p> <p>There are no European designated sites in the parish. However, the Chilterns Beachwoods Special Area of Conservation buffer zone extends into parts of the south of the Parish and includes Saunderton and the eastern side of Bledlow Ridge. (See Plan E).</p> <p>There are a number of Tree Preservation Orders in Bledlow Ridge and Bledlow.</p> <p>There are also numerous local wildlife and sites of biological interest, the largest being Bledlow Great Wood and Thickthorn Wood.</p> <p>Bledlow Lyde biological notification site and watercress beds run north of Bledlow village. The Slough Hill local wildlife site lies to the south west of Molins and extends towards Slough Lane.</p> <p>Similarly, local wildlife and biological notification sites lie to the north (Neighbour's Wood) and south (Chalk Bank) of Rout's Green,</p>	<p>The popularity of the Ridgeway walk is creating localised damage to the SSSI.</p> <p>The BcSNP policies will have to show that there will be no harmful effects to any Biological Notification Sites and other designated nature conservation sites. (See Plan C)</p> <p>The BcSNP also provides an opportunity to secure high quality green spaces and support for a local green infrastructure network to help manage recreational pressures and improve pedestrian/cycle access throughout the Parish.</p>

Title	Source	Data	Trends and consequences
Flooding			
Flood risk	<p>Bledlow-cum-Saunderton Profile/Fact Pack; WDC Draft – Aug '15</p> <p>'My Wycombe' Flood Map (accessed 23.02.16)</p>	<p>Flood zone areas 2 and 3 are found at the lower lying land to the north of the Parish generally north of Holly Green in countryside areas away from most residential areas</p> <p>There are also areas susceptible to surface water flooding associated with local water courses and 'spring lines' such as on Haw Lane near the Deanfield junction</p>	<p>The presence of flood risk does not require the BcSNP to avoid selecting development sites in these areas, but the sequential test should apply.</p> <p>Where land uses are compatible with flood risk, then provision in policies must be clear that proposals must demonstrate they can mitigate the risk of flooding without having adverse effects on surrounding areas.</p> <p>(See Plan F)</p>
Community Infrastructure			
Community Infrastructure	<p>Early Years and School Places Plans (BCC 2015)</p> <p>Bledlow-cum-Saunderton Profile/Fact Pack; WDC Draft – Aug '15</p> <p>BcS Parish Survey January 2016</p>	<p>The Parish is served by the following: (see Plan B)</p> <p>Schools – The north of the parish by Longwick CE Combined School and Princes Risborough School (outside the Parish). To the south by Bledlow Ridge Combined Primary School and Princes Risborough School</p> <p>Pubs - The Boot at Bledlow Ridge, the Golden Cross in Saunderton and the Lions of Bledlow.</p> <p>Shop – The Country Store.</p> <p>Two village halls, one in Bledlow Ridge and one in Bledlow.</p> <p>Sports facilities including two cricket clubs including Bledlow Village Cricket Club, tennis clubs and the Meadow Styles playground.</p> <p>Bledlow Ridge Household Waste Recycling Centre on Wigan's Lane</p> <p>Green spaces including those at Saunderton Station and The Crest/Haw Lane.</p>	<p>Bledlow Ridge Combined School was close to capacity (134 pupils, 140 pupil capacity – 2013/14) and any additional development in the south of the Parish is likely to place additional pressures on school places both in the parish and in Princes Risborough.</p> <p>Safeguarding and enhancing community and social infrastructure is essential to a sustainable community and seeking to ensure infrastructure is accessible by all modes of transport contributes to road safety and public health. This may include identifying any missing links in the 'rights of way' network and considering designation of Quiet Lanes.</p>

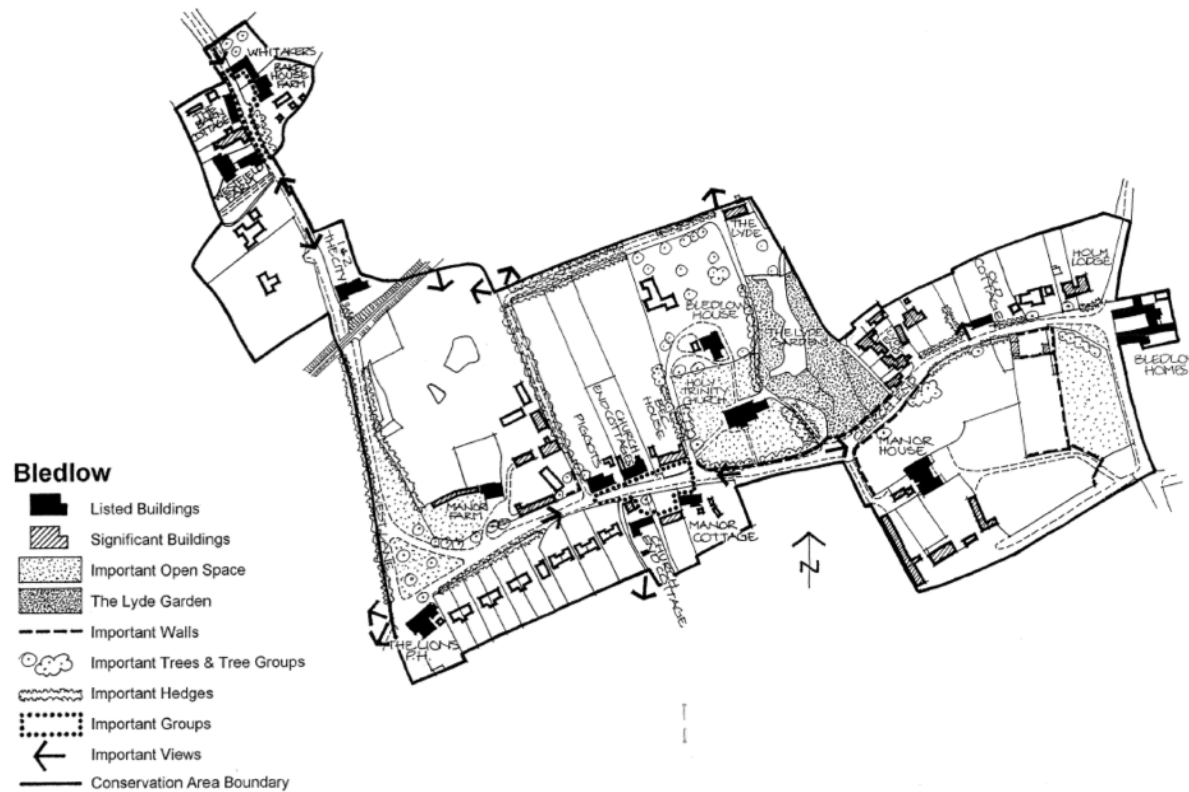
Title	Source	Data	Trends and consequences
		<p>Three Churches: Holy Trinity in Bledlow, St Paul's in Bledlow Ridge and St Nicholas in Saunderton.</p> <p>Bledlow is the only part of the Parish with a weekend bus service. Bledlow Ridge has only 3 buses each weekday (High Wycombe to Oxford via Chinnor). The Risborough Area Community Bus links Bledlow and Bledlow Ridge but only Wednesdays and Fridays.</p>	
Economy			
Local Economy and Employment	<p>Bledlow-cum-Saunderton Profile/Fact Pack; WDC Draft – Aug '15</p> <p>BcS NP Parish Survey Jan 2016</p>	<p>The parish has a large number of local businesses including home based, agricultural and office based</p> <p>Whilst land use in the parish is predominately for agriculture and forestry which fall largely outside land use planning (Plan G – Indicative Land Use by Sector) local employment covers a wide cross section of occupations (Fact Pack Graph 10)</p> <p>The parish survey indicates that 80% of people support the use of brownfield land for business use and 64% support policies relating to working from home.</p> <p>14% of the local population work from home but the Parish is not included in the 'connected counties' broadband roll out and there is no timetable for connection to high speed broadband.</p> <p>9% of people in the parish commute to work by train, and in 2014/15 nearly 59000 rail passengers used Saunderton Station (with direct links to Marylebone) which has seen a generally steady increase in passenger numbers over time.</p>	<p>There has been a number of successful applications to remove historic agricultural occupancy ties and to convert land from agricultural to residential use. This has led to urbanisation of the rural landscape and the loss of agricultural workers dwellings.</p> <p>The BcSNP will explore opportunities to provide additional dwellings to serve the agricultural community to offset this loss, in addition to the opportunities to support employment on larger sites, the BcSNP will explore policies to support home working and the future growth of micro-businesses.</p>

PLAN C - Policies and Constraints Plan (WDC 2015)

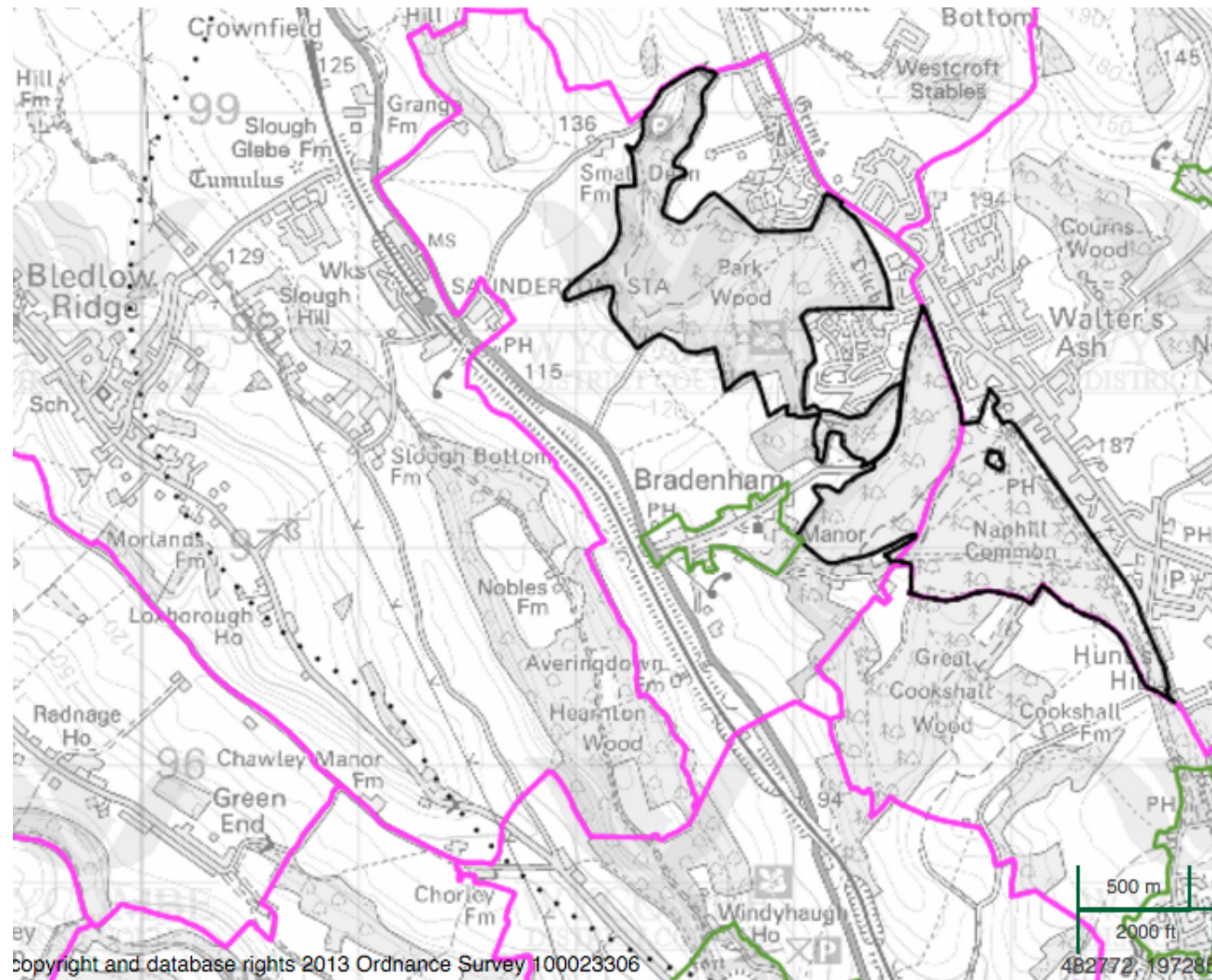


Plan D – Bledlow Conservation Area (Conservation Area Character Survey, (WDC 1996)

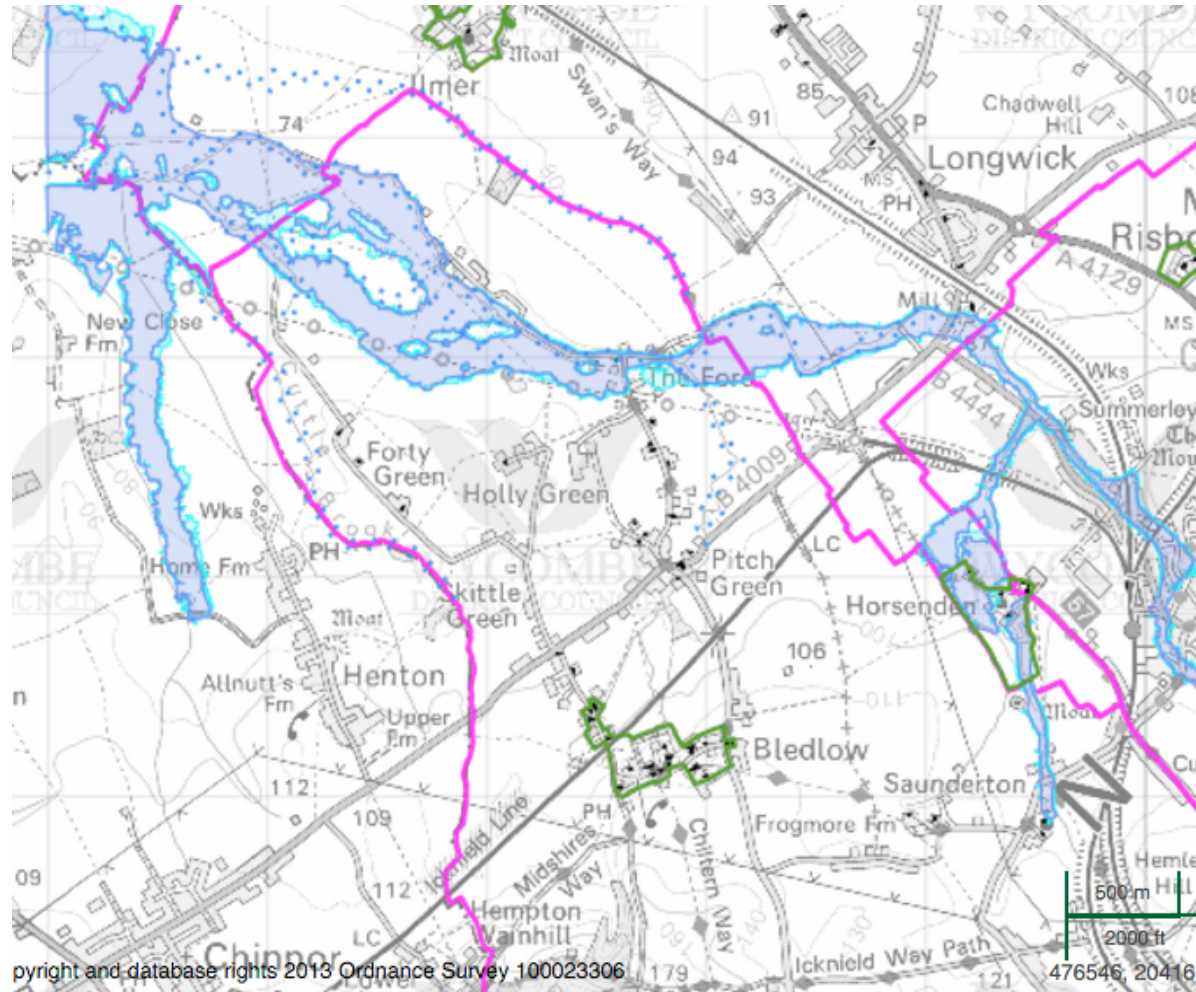
Bledlow Conservation Area Character Survey Map



Plan E – Special Area of Conservation Buffer Zone (black dots) (Source 'My Wycombe')



Plan F – Area at Risk of Flooding (Source: 'My Wycombe')







Plan G – Indicative Land Use by Sector Plan (BcSNP)



NEIGHBOURHOOD PLAN

Rural Economy
Indicative Land Use by sector in the Parish

-  Land based Rural Businesses
-  Other Businesses or former businesses
-  Residential areas
-  Land related Rural Businesses – including Lodge Hill SSSI

