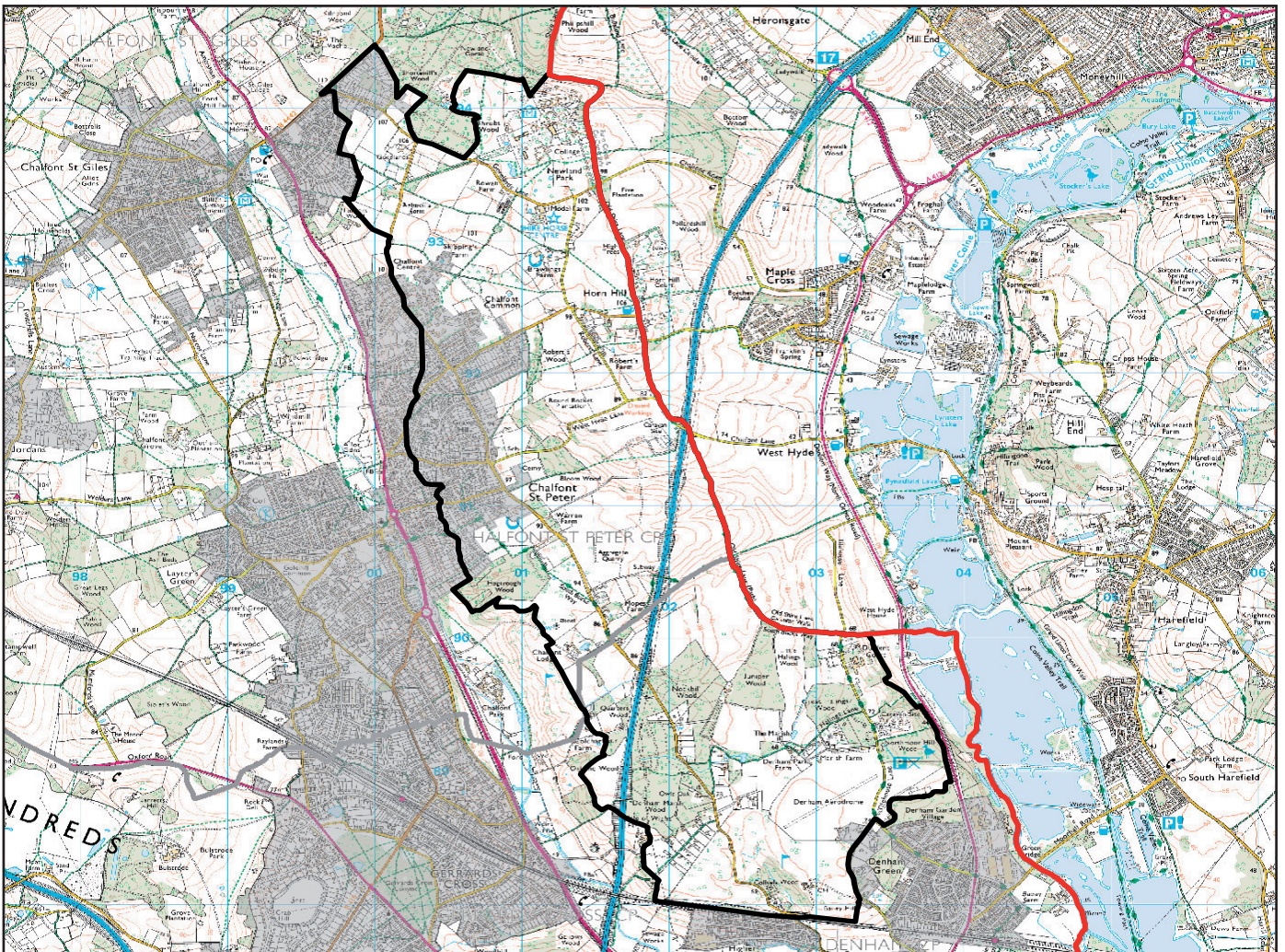
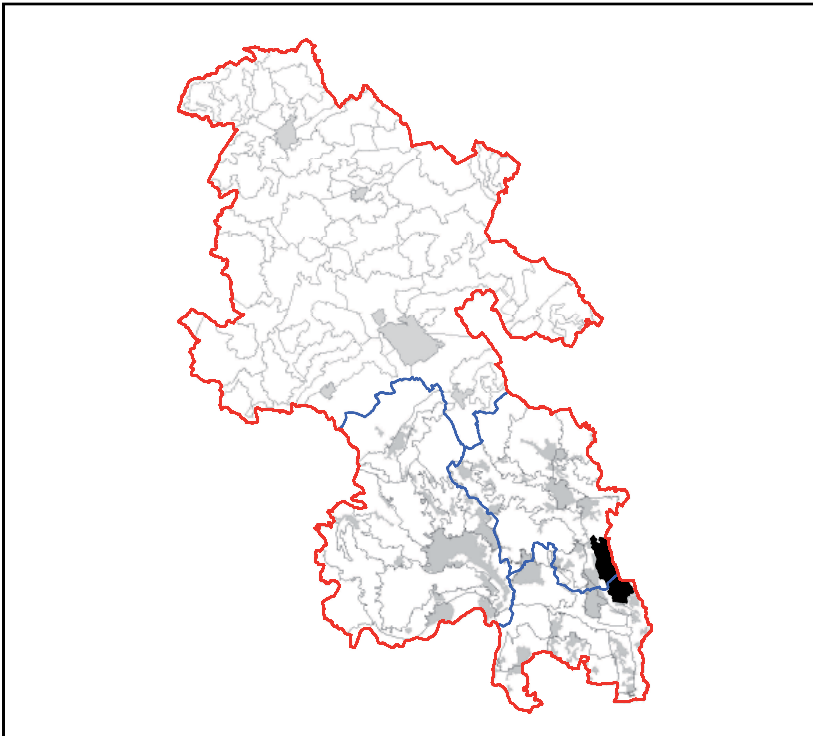


LCA 22.2 CHALFONT ST PETER MIXED USE TERRACE



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KEY CHARACTERISTICS

- An elevated and large scale landscape, comprised largely of River Terrace Deposits, which gives rise to expansive areas of open, flat topography, contrasted with areas of undulating landform. Along with a mosaic of land cover and land uses this creates a highly varied landscape.
- Farmland predominates, with medium to large scale, geometric arable fields largely occupying open, flat landscape, interspersed with smaller scale rough grazing, often more evident on slightly undulating landform.
- Dense, mature woodland blocks dominate the area in the south, which contrasts with the open farmland, and provides varying degrees of openness and enclosure. Broadleaved woodland predominates, much of which is ancient semi natural woodland.
- Low density, linear settlement along roads, with dispersed isolated farmsteads. The village edges of Chalfont St Peter and Chalfont St Giles are exceptions, with denser, more modern encroachment into the landscape.
- Cut by a major transport corridor, the M25 which generates local visual and audible impacts. Smaller rural roads link settlement.
- Smooth open arable fields are often emphasised by gappy field boundaries. Panoramic vistas across these fields and to the Colne Valley, contrast with enclosed views along hedged lanes and within woodland.
- A highly varied and diverse landscape, which has been influenced strongly by development, and fragmented by electricity pylons and the M25, which transect the landscape. Away from these areas, pockets of rural tranquillity and naturalness have been maintained.
- Numerous recreational land uses, including two large golf courses, Denham Aerodrome, and Peccar Scout Camp. A good network of footpaths also exists throughout this area.

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DESCRIPTION

Location and Boundaries: *Chalfont St Peter Mixed Use Terrace* lies predominately in the Chiltern District, with the southern part situated within South Bucks District. It occupies the higher ground above the Misbourne river valley to the west, and also includes the transitional landscape above the Colne Valley floodplain. Topographical variation and settlement edge largely delineate these boundaries, with Denham Green along the southern edge, Chalfont St Peter running along the western boundary and Chalfont St Giles in the north. The eastern edge of the character area is dictated by the Buckinghamshire administrative boundary.

Landscape Character: An elevated large scale landscape, with expansive open, flat topography, interspersed with areas demonstrating a strong undulating form. A mosaic of land cover and land uses create a varied and diverse landscape, which is influenced by development. Farmland comprises medium to large scale, geometric, open arable fields, interspersed with smaller scale rough grazing. The arable fields are often emphasised by gappy field boundaries, with extensive panoramic vistas across the landscape, towards the Colne Valley. Dense, mature woodland blocks dominate the area in the south, which contrasts with the open farmland, and provides varying degrees of openness and enclosure. Woodland provides a valuable texture and strong vertical accent against the flat, uninterrupted fields. The landscape is also supports numerous recreational land uses, including golf courses, Denham Aerodrome, and Peccar Scout Camp, set with woodland areas and fields. A good network of footpaths exists throughout this area. The area acts as a major transport corridor, with the M25 cutting through the landscape, and creating local visual and audible impacts. In between however, smaller rural roads link a low density settlement, which is spread linearly along roads, and interspersed with isolated farmsteads. As a result, pockets of rural tranquillity and naturalness have been retained.

Geology: The character area is predominately underlain by Thames River Terrace Deposits, valleys feeding into the Colne, exposing areas of Upper Chalk. These support free draining, slightly acidic, loamy soils.

Topography/Landform: An elevated, undulating landform, with occasional expansive areas of open flat topography. This is contrasted with strong areas of undulating landform, particularly along the eastern edge, which forms a transitional zone into the adjacent Colne Valley. This undulating landform represents small tributary valleys which feed into the Colne Valley. The western boundary also shows a steep topographic change into the Misbourne Lower River Valley.

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Hydrology: As result of the elevated landform, together with the overlaying, free draining soils, no significant water bodies exist within this character area. With the exception of occasional small scattered ponds and streams which feed into the Colne.

Land Use and Settlement: This is a mixed landscape, with a combination of farmland, woodland, transportation, recreational and residential land uses. Farmland predominates, with medium to large scale, geometric arable fields, with expansive open views and skylines. This is interspersed with smaller scale, rough grazing, which is often more evident on slightly undulating landform. Field boundaries are largely delineated by hedgerows and scattered trees, often with a gappy and unkept appearance. Dense, mature woodland blocks dominate the area in the south, which contrasts the open farmland, and provides varying degrees of enclosure.

A network of footpaths exists throughout this area, often traversing the landscape and connecting the area to the Colne Valley in the east, including the long distance footpath, the South Bucks Way. The character area contains numerous recreational land uses, including two large golf courses, Denham Aerodrome, and Peccar Scout Camp, set with woodland areas and open fields.

The area is cut by the M25, which severs the landscape, and generates local visual and audible impacts. Elsewhere small rural roads and lanes wind through the landscape, often enclosed by tall dense hedgerows. A railway line cuts into the far south section of the character area.

Settlement pattern in this area is characterised by a low density of linear patterning residential properties, dispersed along roads, plus isolated farmsteads. The village edges of Chalfont St Peter and Chalfont St Giles extend into the character area, and have a denser settlement pattern, and a strong modern character.

Tree Cover: Woodland cover is more significant in the south of the character area, with several extensive woodland blocks. Broadleaved woodland predominates, with some areas of mixed woodland, and plantation. Common woodland species include oak, beech, silver birch, rowan, hazel and holly. Scattered trees are also common along field boundaries, noticeably oak trees. The majority of woodland in this character area is ancient, semi natural or ancient replanted woodland.

Perceptual/ Experiential Landscape: This is essentially a large scale landscape, with varying degrees of openness and enclosure. Open, expansive flat arable fields, contrast with undulating rough grazed fields, and densely enclosed woodland. Woodland provides a rich texture and strong vertical element against the flat, uninterrupted fields. Smooth open arable fields are often emphasised by gappy field boundaries. Views are frequently changing from panoramic vistas across these fields and to the Colne Valley, to enclosed views along hedged lanes and within woodland.

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This is a highly varied and diverse landscape, and the mix of land cover and land uses creates a landscape which is often lacking unity, a feature which is accentuated by the electricity pylons and the M25, which transect the landscape. Traffic along this motorway is of significant audible and visual influence, with high levels of movement. The area has been shaped strongly by human influence, however, limited settlement, large blocks of woodland small rural lanes, have helped to maintain areas of tranquillity and calm. This landscape often has a unmanaged character, with scruffy field boundaries, gappy hedges, unkept rural roads and rough grassland.

Biodiversity: Many of the woodlands are of ancient origin and support characteristic ancient woodland species. Understorey is often quite dense, with bracken, brambles and other species. Large areas of arable cultivation and rough grazing exist within the character area, with limited biodiversity and ecological significance. However, scrubby boundaries, hedgerows, and scattered trees, provide invaluable wildlife habitats.

Historic Environment: Chalfont Park and House, a former 18th Century formal park, design, has now been taken over by a golf course, but would have once occupied a large area in the west of the area, which also spreads into the *Lower Misbourne Settled River Valley*. Limited archaeological remnants exist in the character area, namely, post medieval house remains, Palaeolithic remnants, a medieval moated site and Neolithic/Bronze Age flint features.

Designations:

- Chilterns AONB
- English Heritage Scheduled Monuments: Moated site, north west of Chalfont Lodge;
- Archaeological Notification Sites: 7 No.
- Biological Notification Sites: 10 No.
- Local Nature Reserves: 1 No.
- Local Geological Site: 1 No.
- Priority BAP Habitats: 2 types.
- Local Wildlife Sites: 3 No.

EVALUATION

Landscape and Visual Sensitivities

Potential landscape and visual sensitivities are:

- Mosaic of woodland, and mixed farmland.
- Areas of ancient woodland, and associated flora and fauna.
- The hedgerow network, which provides visual unity and a wildlife corridor, connecting fragmented habitats.
- The peaceful and tranquil pockets away from modern development, and associated with low, dispersed settlement.
- Open, long views over arable fields, specifically towards the Colne Valley.
- The relatively small scale, low density of settlement, which would be vulnerable to further expansion and over development.

Strength of Character/Intactness: The strength of character of *Chalfont St Peter Mixed Use Terrace* is **weak**. Field boundaries are gappy, and field enclosures often have an unmanaged appearance. There is also a high presence of human features in the landscape.

Strategy/ Vision: Conserve and protect the mosaic of woodland, open farmland and recreational areas, and maintain areas of tranquillity away from human development.

Landscape Guidelines:

- Conserve and manage the woodland (including ancient woodland) which provide enclosure in the landscape and form an important landscape pattern and feature, and invaluable biodiversity benefit.
- Promote appropriate management of arable farmland and rough grazing, to help generate a wildlife rich habitat, and visually attractive landscape.
- Conserve and manage hedgerow boundaries, which provide visual unity and intactness and increase biodiversity, linking areas of woodland and agricultural farmland. Consider planting and refilling of hedgerows, and encourage new tree planting to maintain tree population.
- Maintain open views across fields, and monitor the introduction of vertical infrastructure, which would adversely affect views within the landscape.
- Conserve the relatively low density of dispersed settlement, avoid infilling.
- Monitor the widening of busy transport corridors.
- Ensure that recreational facilities and associated infrastructure are sympathetic to landscape character.

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Open, expansive, flat arable farmland, with wooded backdrop.



Undulating fields, scattered trees, and wooded enclosure.



Rough grazing, gappy hedges and scrubby boundaries.



Woodland enclosure along winding rural roads.



Tall, dense hedgerows, along roads, providing varying enclosure and openness.