

HAZLEMERE NEIGHBOURHOOD PLAN

2022 - 2033



HAZNP2 REVISION AS PART OF REGULATION 16 EXAMINATION

**Submitted by Hazlemere Parish Council for Examination under the Neighbourhood
Planning (General) Regulations 2012 (as amended).**

February 2023

POLICY HAZNP2: Protecting and Improving Green Infrastructure

A. The Neighbourhood Plan identifies a Hazlemere Green Infrastructure Network, as shown on the Policies Map, comprising sites of biodiversity value, woodlands, significant trees and hedgerows, water courses and bodies, green spaces and amenity land. The nature and location of development proposals in relation to the Network will inform how the green infrastructure provisions of this policy and of other development plan policies will be applied.

B. Proposals will be required to deliver a 10% biodiversity net gain. Any proposal that can demonstrate that off-site compensation to mitigate for biodiversity loss is necessary must follow a sequential approach to its delivery. The gain should be delivered within or adjoining the Network, where the land is suited in principle for delivering the necessary gain. If this is not practical, then the gain should be delivered on land within an adjoining Parish that is suited in principle for delivering the necessary gain. Only if it can be shown that this is not practical, may the gain be delivered on other land.

C. The Neighbourhood Plan designates as Local Green Spaces the following sites that are part of the defined Network, as shown on the Policies Map:

- 1. Queensway pond area***
- 2. Highfield way space***
- 3. Maple close space***
- 4. Lowfield way space***
- 5. Beechfield way space***

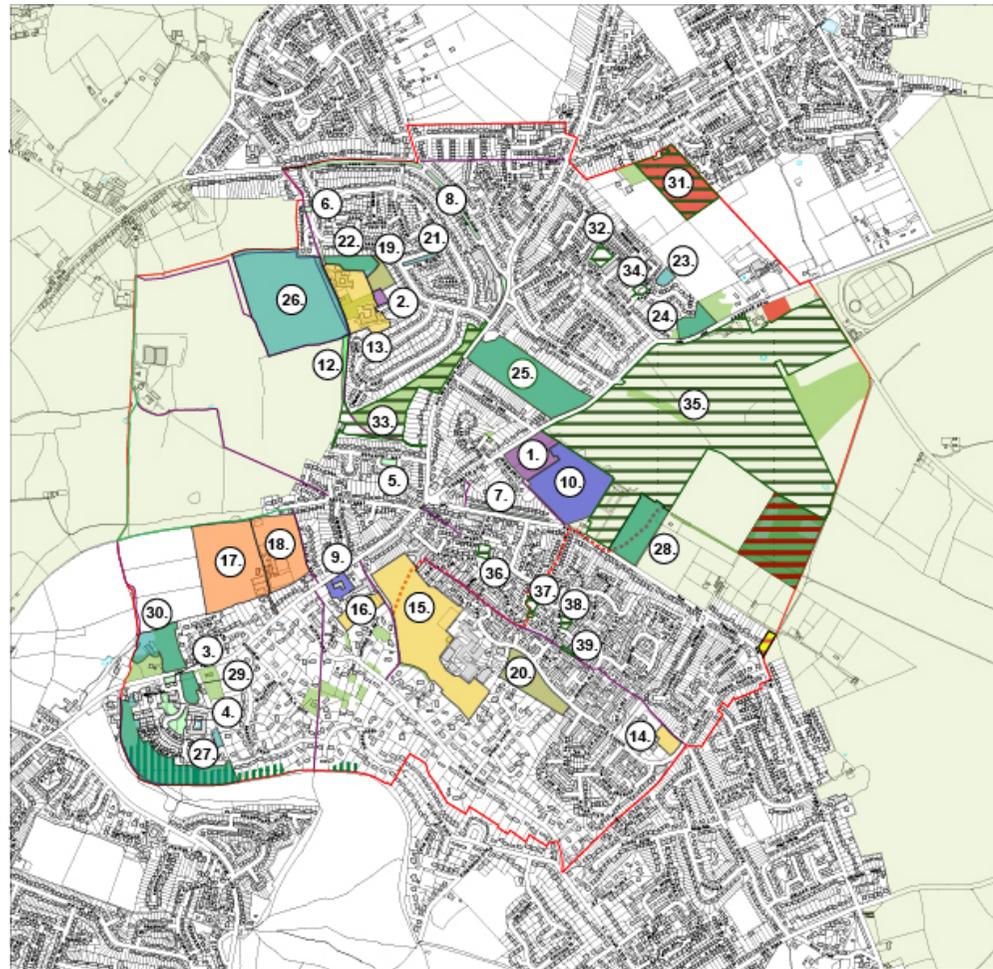
Proposals for inappropriate development on a Local Green Space will only be allowed in the very special circumstances as set out in NPPF. Proposals that would result in the loss, fragmentation or reduction in size of Local Green Space will be refused, except in exceptional circumstances. Where, in very special circumstances, it can be demonstrated that development within a Local Green Space is necessary, a substantial element of green space must be retained, and the overall character and quality of the space maintained, or, if this is not possible, alternative provision of equivalent quality should be made within a reasonable distance.

D. Throughout the Neighbourhood Area, proposals that will lead to the felling of one or more trees including any that are subject to a Tree Preservation Order will be refused unless it can be demonstrated it is unavoidable and satisfactory mitigation measures are put in place. The landscape schemes of all proposals must achieve an increase of canopy cover from the existing level of the site. In addition, on sites of 0.5 ha or more, future canopy cover of at least 25% of the site area within ten years should be achieved.

- 5.8 In Hazlemere we are all aware of the value of green space – both seeing it and being able to access it for recreation. The biodiversity crisis means there is an imperative to help wildlife thrive across the Parish, not only in the designated green spaces, but in many other places such as hedgerows, gardens and verges. Many of these green spaces have been identified in Policy DM12 of the Wycombe District Delivery and Site Allocations Plan as noted in Appendix A. Other parts of the network have been identified through site and plan observations of features most likely to contain biodiversity value, e.g. copses, mature trees, hedgerows and water bodies, as well as from published sources (e.g. Magic Map and the BBO Wildlife Trust). All these features are identified on the Green Infrastructure Map below.
- 5.9 This policy serves four green infrastructure-related purposes, all aimed at protecting and investing in the green infrastructure of the Parish. In each case it updates or refines policies DM11, DM12 and DM34 of the Wycombe District Local Plan and Delivery and Site Allocations Plan, by mapping the green infrastructure assets into a more coherent, precise and updated network in the Parish (as per Clause A), but with the same intent in managing development proposals.
- 5.10 Clause B sets out how the loss of biodiversity value that is likely in developments on greenfield sites in the Parish will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out in DM34 and updated by the Environment Act of 2021) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible. In every case, attention should be paid to schemes avoiding undermining the openness of the Green Belt. However, it is accepted that the Network in the Parish may not be suited to delivering every type of required off-site gain. In such cases Clause B allows for the gain to be delivered in adjoining Parishes to Hazlemere or, as a final resort, on land elsewhere.

- 5.11 In Clause C, the 'Green Space' designations of Policy DM12 and 'Green Spaces' of the Wycombe District Delivery and Site Allocations Plan – all of which lie within the defined Network – have been reviewed to ensure they are up to date and to capture the full multi-functional value of green infrastructure, including its biodiversity, carbon storage, micro-climate, recreational and amenity value (see Appendix A). A small number of additional spaces are considered to qualify for designation as Local Green Spaces in line with the criteria of NPPF §102 and are proposed as such (and shown on the Policies Map). Each is cherished by the local community for the reasons explained in the separate report. The effect of the designation is to require the same 'very special circumstances' test as for inappropriate development proposals in the Green Belt and this clause refines Policy DM12.
- 5.12 DM12 sites from the Wycombe District Delivery and Site Allocations Plan which fall within the Parish are shown on the policies map for completeness, to have an overarching view of the green infrastructure network in the Neighbourhood Plan area. The wording of Clause C repeats the relevant provisions of DM12 (including its use of the term 'exceptional circumstances', which here does not relate to the Green Belt test) as it has the same intent. The additional land identified during the review process – five sites – has been tested against the same criteria set out in §6.75 of the Wycombe District Delivery and Site Allocations Plan.

5.15 Finally, Clause D operates across the Neighbourhood Plan Area, not just within the Network. It specifies how tree canopy cover will be assessed and how it expects mitigation for biodiversity loss to be provided. Trees give Hazlemere its distinctively wooded character. Even though the overall tree canopy for Hazlemere and Tyler's Green is shown as 25% in research for the Wycombe District Local Plan, it was only just over 20% in Hazlemere South – an area largely covered by Kings Wood in Bryant's map of 1824. Maintaining, and increasing canopy cover is also important in achieving Hazlemere's aim of achieving net zero by 2030. Currently, however, the SPD for assessing canopy cover only requires an 25% canopy cover in new developments within 25 years – that is, by 2047 if trees are planted in 2022. The policy therefore requires that minor developments will only be supported if they show an increase in canopy cover and for major housing developments, if they can achieve the canopy cover within 10 years. Both provisions will encourage preserving or moving existing trees and/or planting larger trees.



Hazlemere Neighbourhood Plan Green Infrastructure Network

- Parish Boundary
- Chilterns AONB
- Designated conservation sites**
 - Common Wood Local Wildlife Site
- Priority habitats and ancient woodland**
 - Kings Wood Ancient Semi-Natural Woodland
 - Pughs Wood Ancient Replanted Woodland
 - Deciduous Woodland
 - Traditional Orchard
- Open spaces**
 - Allotments
 - 1. Queensway Allotments
 - 2. Cedar Barn Allotments
 - Amenity Space
 - 3. Axa Amenity Space
 - 4. Axa Open Space
 - 5. Beaumont Way Amenity Space
 - 6. Cedar Avenue Amenity Space
 - 7. Penn Road Amenity Space
 - 8. Western Dene Landscape Corridor
 - Churchyard/Cemetries
 - 9. Holy Trinity Churchyard
 - 10. Queensway Cemetery
 - Common/Green
 - 11. Penn Road Woodland
 - Green Corridor
 - 12. Marys Mead Tree Belt
 - Institutional
 - 13. Cedar Park School Playing Field
 - 14. Manor Farm School Playing Field
 - 15. Sir Williams Ramsey School Space
 - 16. Hazlemere CE Combined School Space
- Open spaces**
 - Outdoor Sport
 - 17. Hazlemere Rec Ground (W)
 - 18. Hazlemere Rec Ground (E)
 - Park
 - 19. Cedar Park Rec Ground
 - 20. Rose Avenue Rec Ground
 - Semi Natural
 - 21. The Warren Copse
 - 22. Cedar Park Wood
 - 23. Badger Way Wood
 - 24. Amersham Road Wood
 - 25. Gordons Wood
 - 26. Widmer Fields
 - 27. Axa Woodland
 - 28. Hazlemere Golf Club Wood
 - 29. Axa Open Space
 - 30. Amersham Road Space
 - Other
 - 31. Orchard adj to land off Amersham Road
 - 32. Sanctuary Wood
 - 33. Hazlemere Road Corridor
 - 34. Badger Way Play Area
 - 35. Hazlemere Golf Club
 - 36. Highfield Way Space
 - 37. Maple Close Space
 - 38. Lowfield Way Space
 - 39. Beechfield Way Space
- Public Right of Ways**
 - Footpath
 - Bridleway
- Opportunities**
 - Corridor Opportunity Areas

THIS MAP WILL BE REDRAWN TO CLEARLY IDENTIFY EXISTING DM12 SITES AND NEWLY DESIGNATED Local Green Space SITES



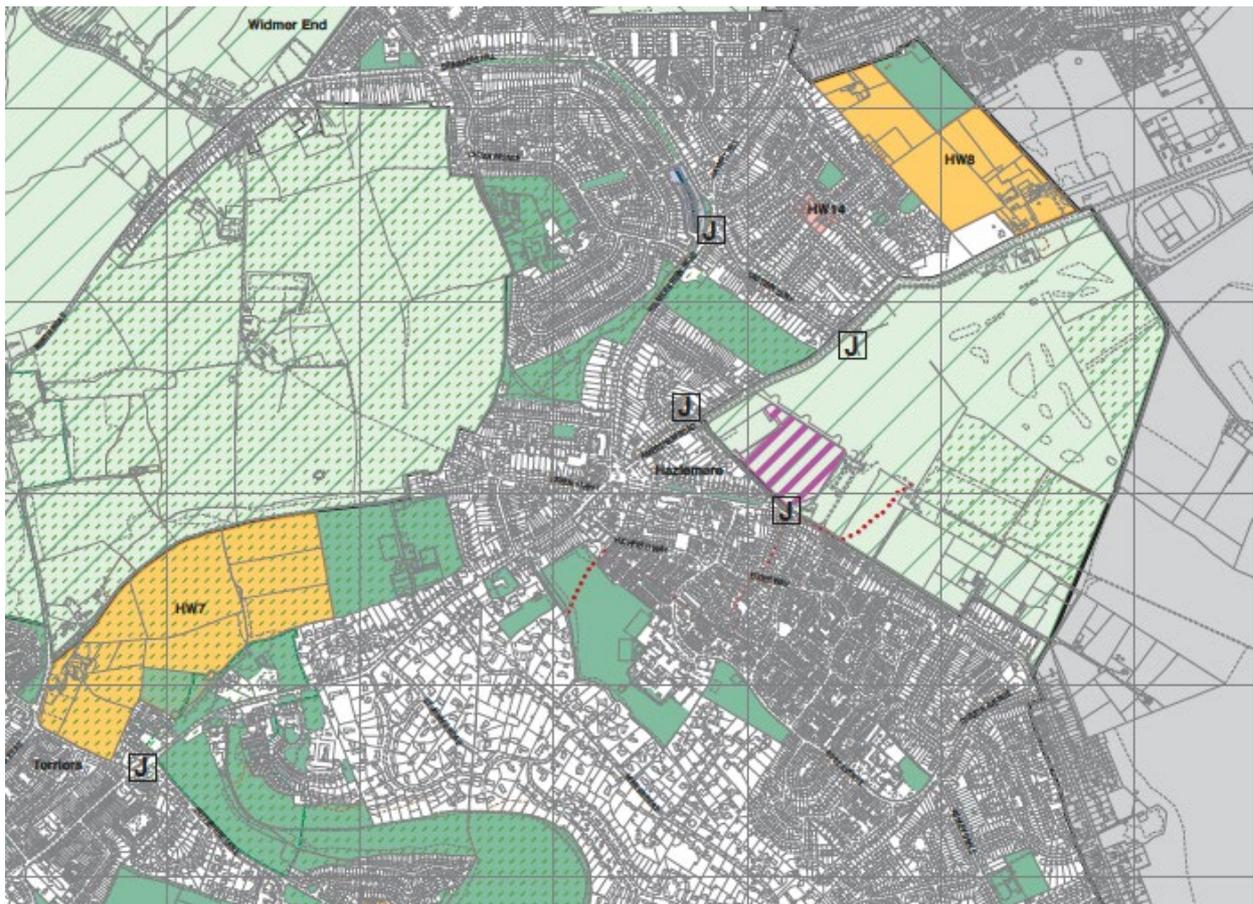
**Hazlemere Neighbourhood Plan
Policies Map: Submission Version
September 2022**

-  Parish Boundary
-  HAZNP2 - Protecting and Improving GI
-  2i Local Green Spaces
 - 1. Penn Road Woodland
 - 2. Sanctuary Wood
 - 3. Cedar Park Wood
 - 4. Badger Way Wood
 - 5. Amersham Road Wood
 - 6. Gordons Wood
 - 7. Axa Woodland
 - 8. Amersham Road Space
 - 9. Orchard adj to land off Amersham Road
-  2ii Local Amenity Spaces
-  HAZNP5 - Amersham Road/Tralee Farm

POLICIES MAP

APPENDIX A: HAZLEMERE GREEN INFRASTRUCTURE NETWORK (POLICY HAZNP2)

This study has informed the choice of designation – of Local Green Spaces – as part of the Hazlemere Green Infrastructure Network identified in Policy HAZNP2. It records the current policy status of each site in either the Wycombe District Local Plan (WDLP) or the Wycombe District Delivery & Site Allocations Plan (DASP), most notably as either designated Green Belt or in Policy DM12 ‘Green Spaces’ in the latter document (and as shown on its Policies Map – see land coloured dark green).



*Plan E: Wycombe Area Development Plan Policies Map 2019 - Sheet 3 extract
(Source: Buckinghamshire Council)*

The study recommends that all of the land shown as Policy DM12 land continues to serve the purpose that warranted its designation in the DASP. It also identifies some additional land that also meets the criteria of Policy DM12 and uses the criteria of §102 of the National Planning Policy Framework (proximity, beauty, historic nature, recreational value, tranquillity, biodiversity and the local character). A designation is proposed for each, in line with this analysis.

Site Name	WDLP DASP Policy	Local Green Space Criteria							Type of land	Proposed HAZNP Designation	Analysis (additional notes in red)
		Proximity	Beauty	Historic	Recreation	Tranquillity	Biodiversity	Local			
Queensway Allotments	DM12	Y			Y	Y	Y	Y	Allotments	no change to DM12 designation	
Cedar Barn Allotments	DM12	Y			Y	Y	Y	Y	Allotments	no change to DM12 designation	
Axa Amenity Space	DM12	Y	Y		Y			Y	Amenity space	no change to DM12 designation	
Axa Open Space	DM12	Y	Y		Y			Y	Amenity space	no change to DM12 designation	
Beaumont Way Amenity space	DM12	Y			Y			Y	Amenity space	no change to DM12 designation	
Cedar Avenue Amenity space	DM12	Y	Y				Y	Y	Amenity space	no change to DM12 designation	Designated Green Space in Policy DM12, this piece of land provides a wildlife corridor into Widmer Fields, and also contains areas of wild planting. As such its value lies in providing habitat and also providing attractive verges.

Penn Road Amenity space	DM12	Y	Y			Y		Y	Amenity space	no change to DM12 designation	Designated Green Space in Policy DM12, this piece of land provides important screening from the road for houses adjoining. It also adds to the 'green' character of the village, visually joining up with the woodland alongside Penn Cemetery.
Western Dene Landscape corridor	DM12	Y	Y		Y	Y	Y	Y	Amenity space	no change to DM12 designation	Designated Green Space in Policy DM12, this piece of land provides important screening from the road for houses adjoining. It also adds to the 'green' character of the village, containing a number of mature trees.
Holy Trinity Churchyard (closed)	DM12	Y						Y	Church cemetery	no change to DM12 designation	
Penn Road Cemetery	DM12	Y						Y	Church cemetery	no change to DM12 designation	
Penn Road Woodland	DM12	Y	Y		Y		Y	Y	Common/green	no change to DM12 designation	Designated Green Space in Policy DM12, this piece of land runs alongside the footpath which marks the boundary of the Parish and which is heavily used as an access route into Common Wood. It is important in preserving the village identity, as it forms part of the separation with the adjoining village of Tyler's Green.

Mary's Mead Tree Belt	DM12	Y			Y	Y	Y	Y	Green corridor	no change to DM12 designation	Designated Green Space in Policy DM12, this piece of land runs alongside the footpath adjacent to Grange Farm, which is heavily used as an access route between Widmer Fields and Cedar Park/Widmer End schools, and Hazlemere Cross Roads. It contains a number of mature beech and chestnut trees and forms an important wildlife corridor between the Beaumont Way Open Space and Widmer Fields.
Cedar Park School Playing Field	DM12	Y			Y			Y	Institutional	no change to DM12 designation	
Manor Farm School Playing Field	DM12	Y			Y		Y	Y	Institutional	no change to DM12 designation	
Sir William Ramsay School Space	DM12	Y	Y		Y	Y	Y	Y	Institutional	no change to DM12 designation	Use by local community
Hazlemere CE Combined school space	DM12	Y			Y		Y	Y	Institutional	no change to DM12 designation	

Hazlemere Rec Ground (W)	DM12	Y			Y	Y	Y	Y	Outdoor sport	no change to DM12 designation	<p>Designated Green Space in Policy DM12, these two recreation grounds are a vital part of the community infrastructure, providing formal recreation facilities (there are thriving football, tennis, bowls and croquet clubs, and a playground) and informal recreation. They also effectively connect the north, south and east of Hazlemere, being easily accessible on foot by all main housing areas, and provide the main separation between Hazlemere and the HW7 housing allocation. As a 'green lung' for this busy village, they are valuable in terms of protecting biodiversity: they adjoin Green Belt, including the historic Lady's Mile Bridleway, and contain 3 hedgerows. Lady's Mile contains many mature trees.</p>
Hazlemere Rec Ground (E)	DM12	Y			Y		Y	Y	Outdoor sport	no change to DM12 designation	

Rose Avenue Rec Ground	DM12	Y	Y		Y		Y	Y	Park	no change to DM12 designation	Designated Green Space in DM12, Rose Avenue recreation ground provides the main formal recreation space for the heavily built up Rose Avenue estate, with junior football pitches, a basket ball court, adult gym and playground. It is a much-loved 'green lung' for the village, and the Parish Council has invested in tree-planting round the edges to supplement the long hedge alongside the road in supporting wildlife.
The Warren Copse	DM12	Y	Y		Y	Y	Y	Y	Semi-natural	no change to DM12 designation	Designated Green Space in DM12, the Warren is an attractive copse of mature trees in the middle of Cedar Park estate. As such, it is greatly valued by local residents for the tranquillity and sense of community it provides, and the contribution it makes to the visual character of the area and to wildlife habitat.

Cedar Park Rec Ground	DM12	Y			Y	Y	Y	Y	Y	Park	no change to DM12 designation	<p>Designated green space in DM12, the Cedar Park recreation ground and wood provide an integrated piece of land that is much valued by local people for its playground and informal recreation. The wood is particularly valuable and hence has been designated as a Local Green Space. It consists of a copse of mature trees, providing a semi-wild play area but also an important home for wildlife. The area is fringed to the West by trees and allotment which provide tranquillity and also a wildlife corridor towards Widmer Fields. It also provides screening for Cedar Park School to the north. Cedar Park School is developing a forest school, so the neighbouring woodland is very much valued by local residents.</p>
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Cedar Park Wood	DM12	Y		Y	Y	Y	Y	Y	Semi-natural	no change to DM12 designation	
Badger Way Wood	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	no change to DM12 designation	Designated Green Space in DM12, Badger Way wood is aptly named as it contains badger setts. As it adjoins the housing allocation of HW8, it is extremely important in providing wildlife habitat.
Amersham Road Wood	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	no change to DM12 designation	Designated Green Space in DM12, this woodland contains many mature trees which provide the area with its distinctively wooded character, and its position at the top of Inkerman Hill also provides an attractive sightline entering and leaving the village. As it adjoins the housing allocation of HW8, it is extremely important in providing wildlife habitat. It will form part of the wildlife corridor between the woodland and greenbelt land to the north of the HW8 housing allocation and the Amersham Road wood to the south. It contains a large number of mature trees and is therefore vital in meeting climate change targets.

Gordons Wood	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	no change to DM12 designation	Gordon's Wood is designated Green Space in Policy DM12. It is a well-defined area of woodland in the middle of Hazlemere, bounded to the east by the A404 and to the West by Holmer Green Road. It helps to give Hazlemere its attractive, distinctively wooded character, and creates a verdant sightline for the village from the West, East and North. Breaking up two very busy roads, it creates a tranquil atmosphere for housing to the North and East. It is particularly important as a biodiversity corridor, creating a bridge between Grange Farm to the West (via the Beaumont Way Open Space) and the Green Belt land to the west. As there is currently no public access, it also provides a tranquil wildlife habitat. It contains a large number of mature trees, all of which have TPOs, and is therefore vital in meeting climate change targets.
Widmer Fields (GAT)		Y	Y		Y	Y	Y	Y	Semi-natural	None	Designated Village Green

Axa Woodland	DM12	Y	Y	Y	Y	Y	Y	Y	Semi-natural	no change to DM12 designation	Designated Green Space in DM12, this woodland which forms part of the historic Kings Wood. As such it is greatly valued by residents. As well as creating a tranquil and attractive barrier between the settlements of Terriers and Hazlemere, with many mature trees, it is an important wildlife corridor from Green Belt land to the North into the wider expanse of Kings Wood.
Hazlemere Golf Club Wood (Craigs Wood)	Green Belt	Y	Y			Y	Y	Y	Semi-natural	None	
Axa Open Space	DM12	Y	Y		Y	Y	Y	Y	Semi-natural	no change to DM12 designation	Designated Green Space in DM12, this provides a tranquil area for local inhabitants and helps to establish the distinctively wooded character of the village, thus adding to village identity.

Amersham Road Space	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	no change to DM12 designation	Designated Green Space in DM12 and not included in the DLP allocation for policy HW7, although the development brief for the Terriers development allocates an access point is proposed through the woodland. Local people regard it as vital to protect the remaining woodland (which contains many large, mature trees) as it is the sole remaining barrier between Hazlemere and Terriers north of the A404. The woodland also forms a valuable wildlife corridor between Green Belt land to the North (Grange Farm) and King's Wood to the South.
Terriers Field	HW7	Y			Y	Y	Y	Y	Semi-natural	None	WDLP site allocation

Orchard adjacent to land off Amersham road	DM12	Y	Y	Y		Y	Y	Y	Other	no change to DM12 designation	<p>This Orchard was added to DM12 Green Space designations in the WDLP, and Policy HW8 requires this land to be protected. It is a well-defined area of traditional Orchard, for which this area is historically known. It falls within an area classified by Natural England as Network Enhancement Zone 1 which means that action here has the potential to expand and join up existing habitat patches and improving the connections between them. It provides an important tranquil buffer between land allocated for development at Tralee Farm and Holmer Green.</p>
Sanctuary Wood	DM12	Y	Y	Y	Y	Y	Y	Y	Other	no change to DM12 designation	<p>Designated Green Space in DM12, Sanctuary Road Space contains a number of large mature trees. It provide valued informal recreation space for residents, and adds to the character of the area. Its role in supporting biodiversity was recognised in the Wycombe District Delivery and Site Allocations Plan and this role will become more important when the HW8 site is developed. It will form an invaluable oasis for wildlife between the orchards to the north at Tralee Farm (one of which has already been</p>

											destroyed) and larger pieces of woodland (e.g. Gordons Wood to the south)
Beaumont Way Open Space (Holmer Green road corridor)	DM12	Y	Y		Y	Y	Y	Y	Other	no change to DM12 designation	This area, designated as green space in DM12, is locally known as Holmer Road woodland. It is greatly valued by local residents who use it for informal recreation and as a permissive route between the crossroads and the shops at Park Parade. It contains many mature trees characteristic to the area, as well as rough grassland, and as it adjoining Grange Farm to the north, it provides an important wildlife corridor between Green Belt land to the north-west, and via Gordon's Wood (25 on the policies map) Green Belt to the East.
Badger way play area	DM12	Y			Y			Y	Other	no change to DM12 designation	
Hazlemere Golf Club	Green Belt	Y							Other	None	
Highfield way space	None	Y		Y	Y	Y	Y	Y	Other	Local Green Space	These spaces are valued by local residents for informal recreation. They provide a 'green lung' in the middle of the heavily built up Manor Farm estate,
Maple close space	None	Y			Y	Y	Y	Y	Other	Local Green Space	

Lowfield way space	None	Y			Y	Y	Y	Y	Other	Local Green Space	and help to create its character of mixed housing with mature green areas and remaining hedgerows.
Beechfield way space	None	Y		Y	Y	Y	Y	Y	Other	Local Green Space	Each space meets the criteria of Policy DM12 and uses the criteria of §102 of the National Planning Policy Framework (proximity, beauty, historic nature, recreational value, tranquillity, biodiversity and the local character)
Two Sisters Plantation	Green Belt	Y							Woodland	None	
Common Wood (within Hazlemere)	Green Belt	Y						Y	Semi-natural ancient woodland	None	
Ridgeside Stables	Green Belt	Y			Y	Y	Y		Other	None	This land plays an important role locally in providing opportunities for recreation (particularly equestrian) and providing a buffer between the road and the much-loved Common Wood to the North, as well as separation between the villages of Hazlemere and Tylers Green. It provides a corridor for wildlife between the green spaces in the Manor Farm estate and Common Wood.
Queensway pond area	None	Y		y			y	Y	Other	Local Green Space	Part of historic pond system

												This space meets the criteria of Policy DM12 and uses the criteria of §102 of the National Planning Policy Framework (proximity, beauty, historic nature, recreational value, tranquillity, biodiversity and the local character)
Inkerman farm	Green Belt	Y	Y	Y		Y	Y	Y	Trad. Orchard	None		Remains of historic orchard
Grange Farm (Beaumont Way end)	Green Belt	Y						Y	Agricultural	Local Nature Recovery		This land falls within green belt and AONB. As it adjoins the Beaumont Way tree belt, it would be suitable for nature recovery, either for tree-planting, re-wilding or a Community Orchard. It is currently on a short term agricultural tenancy. It is identified as suitable land for local nature recovery in recognition of the vital role it plays locally both for informal recreation and as a wildlife corridor between green belt land to the west and to the east (via the Beaumont Way open space and Gordons Wood)

Lady's Mile	Green Belt	Y	Y	Y	Y	Y	Y	Y	Bridleway	Local Nature Recovery	As part of this land falls within Hughenden Parish, the following wording has been agreed with Hughenden Parish Council. This Neighbourhood Plan identifies this historic drovers way, plus 25m of land to the North of it, as suitable land for local nature recovery in recognition of the vital role it plays locally both for informal recreation and as a wildlife corridor between green belt land to the west and to the east (via the Beaumont Way open space and Gordons Wood). It will also provide a buffer between the Grange Farm area and the HW7 housing allocation.
Rest of Grange Farm	Green Belt	Y	Y	Y	Y	Y	Y	Y	Agricultural	None	