

Chiltern & South Bucks District Councils  
Chiltern and South Bucks Townscape Character Study  
Part 3



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Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', written over a light grey circular stamp.

Dominic Watkins

Position

Director

Date

10th November 2017

Revision

FINAL

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## 1.0 INTRODUCTION

### 1.1 Background

1.1.1 Chiltern and South Bucks District Councils are preparing a joint local plan. The Chiltern and South Bucks Local Plan will review both Councils planning policies and seek to meet collective development needs through a new local plan to cover the period up to 2036.

1.1.2 In December 2016, the Councils commissioned Chris Blandford Associates (CBA) to undertake a Townscape Character Study (Part 3) for both Districts to inform the joint Local Plan. This Study is the third of a three-part Townscape Character Study undertaken for both Districts. The Chiltern Townscape Character Study comprises the following documents:

- **Chiltern Townscape Character Assessment (February 2011)**
- **Chiltern Townscape Character Assessment: Review of Established Residential Areas of Special Character (February 2011)**
- **Chiltern Townscape Character Assessment: Supplementary Report (October 2013)**

1.1.3 The above reports were prepared by Chris Blandford Associates on behalf of Chiltern District Council. Together, they provide a Part 1 desk-based assessment and a more detailed Part 2 townscape study.

1.1.4 The South Bucks Townscape Character Study comprises the following documents:

- **South Bucks Townscape Character Study: Part 1 Desk-based Assessment** (March 2010, prepared by Chris Blandford Associates for South Bucks District Council).
- **South Bucks Townscape Character Study: Part 2** (July 2015, Revision, prepared by Tibbalds for South Bucks District Council). This Study was adopted by South Bucks District Council for development management purposes in July 2014.

#### Local Context

1.1.5 Chiltern and South Bucks are predominantly rural districts within Buckinghamshire. Chiltern has a population of around 92,600 and South Bucks has a population of around 68,500, the majority of which live in the main settlements within the districts. Over 88% of Chiltern District and about 87% of South Bucks District is designated as Green Belt. The Green Belt boundaries are drawn tightly around the built up areas of settlements that are excluded from the Green Belt. 72% of Chiltern District is also within the Chilterns Area of Outstanding

Natural Beauty (AONB), which also extends into South Bucks, covering 2.9% of the District. Because of these extensive designations, both districts have traditionally been an area of development restraint, with current planning policy directing necessary development to the main built up areas, protecting the Green Belt from inappropriate development.

1.1.6 The settlements excluded from the Green Belt across Chiltern and South Bucks each have their own distinctive character, which varies from place to place. Many established residential areas within the towns and villages, particularly in Chiltern District, have a distinctive "Metro-land" character, comprising very high quality, low density housing with spacious detached and semi-detached dwellings set in large well-landscaped plots alongside leafy tree-lined streets. Metro-land housing was associated with the extension of the Metropolitan Railway from central London. Metro-land suburbs, predominantly dating to 1920s and 30s, were designed as an escape from the bustle of London to provide the leafy, idyllic 'countryside' lifestyles of the smaller towns that orbited London but were, crucially, connected to the capital by rail. Initially marketed to the upper middle classes who could afford to buy the 'cottages' and the cost of the daily commute into London, the appeal of the Metro-land suburbs gradually filtered down with more and more development aimed at other social groups. In contrast, the centres of some towns and villages within both districts have distinctive tightly knit patterns of more historic Victorian, Edwardian or even older buildings, many of which are listed and included within Conservation Areas.

#### Purpose

1.1.7 The purpose of the Study is to provide part of the evidence base for developing a consistent Development Management policy approach to the protection of townscape character in the Chiltern and South Bucks Local Plan. Having started along similar lines, the two districts diverged and have ended up with different policy approaches to the protection of townscape character in their respective adopted local plans.

1.1.8 In order to accommodate the joint Objectively Assessed Housing Needs for the plan period up to 2036, the Councils are looking at how to accommodate new housing both in the Green Belt and within the existing urban areas. The Councils wish to safeguard as much of the Green Belt as possible and therefore need to accommodate housing within the urban areas at a higher density where appropriate, whilst

protecting existing townscape character.

1.1.9 In this context, the key objectives of the Part 3 Townscape Character Study are to:

- Review the different policy approaches to protection of townscape character in the Councils' existing local plans and assess the scope for alignment.
- Undertake a consistent townscape character assessment of settlements excluded from the Green Belt for both Districts.
- Identify any areas in the settlements with potential for change (including areas where density may be increased with least harm to the townscape character of the settlement).
- Identify any areas in the settlements that have a special townscape character and are particularly vulnerable to change, and therefore merit protection from intensification and other forms of insensitive development.
- Provide appropriate planning and design principles to guide appropriate change within the different townscape character typologies.

#### Scope

1.1.10 The Study includes settlements that are currently excluded from the Green Belt within Chiltern and South Bucks Districts, with the exception of Taplow Riverside and Denham where it is proposed to remove these settlements from the Green Belt through the new joint Local Plan. The settlements identified by the Councils for inclusion in the Part 3 Townscape Character Study are listed below (see **Figure 1.1**).

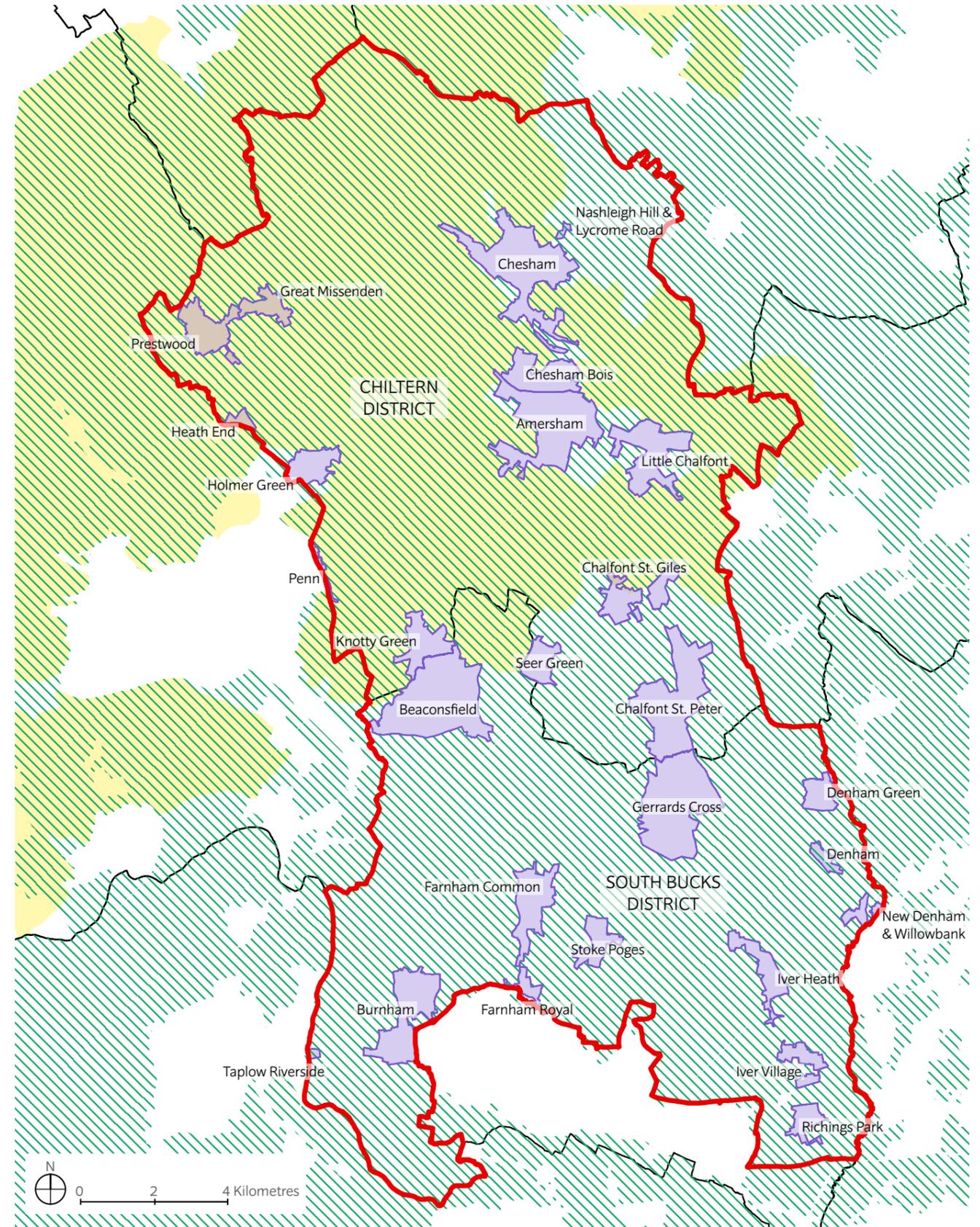
1.1.11 For each settlement, the Study is limited to assessment of the established built-up areas within the Settlement Boundaries as defined by the Councils.

**Chiltern Settlements:**

- Amersham
- Little Chalfont
- Chesham
- Chalfont St. Peter
- Chalfont St. Giles
- Great Missenden
- Prestwood
- Heath End
- Holmer Green
- Knotty Green
- Chesham Bois
- Seer Green
- Penn
- Nashleigh Hill and Lycrome Road

**South Bucks Settlements:**

- Beaconsfield
- Gerrards Cross
- Denham Green
- Burnham
- Farnham Common
- Farnham Royal
- Stoke Poges
- Iver Heath
- Iver Village
- Richings Park
- New Denham & Willowbank
- Taplow Riverside
- Denham



**Figure 1.1 - Settlements within Study**

## 1.2 Approach

1.2.1 The key steps in preparing the Study are outlined below.

### 1. Review of Local Plan Policy Approaches

1.2.2 **Section 1.3** reviews the different approaches to protection of townscape character in the Councils' existing local plan policy, and considers the scope for alignment in the new Chiltern and South Bucks Local Plan taking into account NPPF requirements.

### 2. Assessing Townscape Character

1.2.3 **Sections 2.0** and **3.0** set out a consistent and up-to-date townscape character assessment of the settlements within both Districts. This draws on the earlier work, supplemented by additional research/review of latest available data, site visits and stakeholder consultation.

1.2.4 In the absence of any specific published methodology for undertaking townscape character assessment in the UK, the overall approach to assessing townscape character in this Study is based on established character assessment and urban design principles provided by the following good practice guidance:

- An Approach to Landscape Character Assessment (Natural England, 2014)
- Conservation Area Designation, Appraisal and Management : Historic England Advice Note 1 (Historic England, 2016)
- Planning Practice Guidance – Design (DCLG, 6 March 2014)

1.2.5 For each settlement, the assessments are structured as follows:

- **Location** – a brief description of the settlement's location and physical context.
- **History** – a summary of the settlement's historic development (further details can be found in the earlier studies).
- **Character** – a summary of the settlement's character (further details can be found in the earlier studies). This is supported by a character analysis map (highlighting the particular townscape nodes, topographical and landscape features, open spaces and views that are distinctive features of the settlement) and a map showing the character typology defined for the settlement (a character typology is a systematic classification of forms of development that have characteristics or traits in common).

- **Townscape Values** – a summary of the key townscape characteristics and special qualities valued by the local community (based on feedback from the stakeholder consultation workshops - see below for details).
- **Areas with Potential for Change** – identification of areas and issues with particular potential for change (including areas where density may be increased with least harm to the townscape character of the settlement).
- **Areas of Special Character** – where identified, assessment and mapping of areas with high quality/special townscape character that are particularly vulnerable to change, together with a summary justification for protection from intensification and other forms of insensitive development (see below for details).

1.2.6 The townscape character assessments for the South Bucks settlements are broadly consistent with the 2015 South Bucks Townscape Character Study: Part 2, modified where necessary to ensure consistency with the Chiltern assessments.

## 3. Planning and Design Principles

1.2.7 Informed by the assessments of each settlement's townscape character, planning and design principles are provided in **Section 4.0**. These principles are intended to provide guidance for decision-making by the local planning authority and to assist applicants in formulating development proposals.

1.2.8 Planning and design principles are provided for the following townscape character typology identified by the Study:

- Tightly Formed Centres
- Clustered Centres
- Woodland Roads
- Green Suburban Roads
- Suburban Roads
- Open Plan Suburban
- Formal Suburban
- Inconsistent Suburban
- Park Edge
- Town Centre Fringes
- Out of Town Commercial
- Apartments

1.2.9 The planning and design principles are broadly consistent with those defined by the 2015 South Bucks Townscape Character Study: Part 2. Where necessary, these have been modified to ensure consistent application across both districts.

### **Stakeholder Consultation Workshops**

1.2.10 Stakeholder consultation and engagement was undertaken to inform the Study through three workshops held on the following dates across the Districts:

- 6th February 2017, 4.30-6.30pm - South Bucks Council offices in Denham.
- 8th February 2017, 4.30-6.30pm - Chiltern District Council offices in Amersham.
- 9th February 2017, 4.30-6.30pm - Beaconsfield Town Council offices in Beaconsfield.
- The workshops were facilitated by CBA with support from the Councils' planning officers. The informal drop-in sessions provided an opportunity for parish councils, other community groups and local residents to contribute their views on what they value most about the existing character of their towns or villages. Participants were invited to provide written comments on the townscape characteristics and special qualities of the settlements that they particularly valued, including identification of specific areas. A total of 44 written responses were received from this process in respect of some, but not all, settlements within the scope of the Study. Where applicable, this feedback informed the identification of community townscape values and understanding of perceived threats to the existing character of a settlement.

1.2.11 The Study's recommendations for the designation of Areas of Special Character will be subject to further consultation as part of the public consultation on the draft Chiltern and South Bucks Local Plan and its evidence base.

### **Defining Areas of Special Character**

1.2.12 'Areas of Special Character' have locally distinctive patterns of townscape characteristics and special qualities that make them different from the character of other parts of a settlement. Due to this distinctiveness, these Areas are particularly vulnerable to intensification and other forms of insensitive development and are therefore considered to justify protection by designation in the Chiltern and South Bucks Local Plan.

1.2.13 The Areas of Special Character are defined by a particular combination of townscape characteristics rather than by a single characteristic. Areas of Special Character may not necessarily be of the highest architectural value, and their distinctive character may be defined by a combination of townscape characteristics such as:

#### ***Landscape Character***

- Areas that are in or have open views to sensitive or distinctive landscapes.
- Areas that are visible from sensitive or distinctive landscapes.
- Areas that are well integrated into the natural environment.
- Areas where landscape is the most dominant feature.

#### ***Townscape***

- Areas where building set-backs, rhythms and gaps create distinctiveness.
- Areas with a particularly homogeneous townscape and layout.
- Areas where the plot pattern and rhythm are of particular distinctiveness/homogeneity.

#### ***Built Form***

- Areas with distinctive pattern of building forms (roofscapes, heights, shape) typically characterised by uniform building types distinctive to one area or by a variety that in itself creates character.
- Areas with characteristic use of materials.
- Areas with architecturally important buildings.

#### ***Vegetation and Hard Landscape***

- Areas with mature or special planting.
- Areas where trees and soft landscape play a key role in the character.

#### ***Boundary Treatments***

- Areas with distinctive and consistent boundary treatments such as tall mature hedgerows.

1.2.14 The Areas of Special Character for the Chiltern and South Bucks Local Plan were defined by reviewing the existing adopted/proposed designations in each district on a consistent basis against the above considerations. This involved:

- Reviewing the boundaries of the adopted 'Established Residential Areas of Special Character' defined by Policy H4 of the Chiltern Local Plan and the proposed 'Areas of Little Change' recommended by the 2011 Chiltern Townscape Character Assessment.
- Reviewing the boundaries of the adopted 'Areas of Special Character' defined by the 2015 South Bucks Townscape Character Study: Part 2.

1.2.15 An initial sift was undertaken to exclude those parts of Established Residential Areas of Special Character/Areas of Little Change in Chiltern that are designated as Conservation Areas for consistency with the South Bucks approach.

1.2.16 The boundaries of the recommended Areas of Special Character for the South Bucks settlements are consistent with the 2015 South Bucks Townscape Character Study: Part 2. The assessments justifying the Areas of Special Character in this Study are broadly consistent with the South Bucks Townscape Character Study: Part 2, modified where necessary for consistency across both districts.

## 1.3 Review of Local Plan Policy Approaches

### The National Planning Policy Framework

1.3.1 The National Planning Policy Framework (NPPF) in Chapter 7 requires Good Design. The Government attaches great importance to the design of the built environment, which should contribute positively to making places better for people (para 56).

1.3.2 Para 57 states it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

1.3.3 Para 58 states that Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and
- are visually attractive as a result of good architecture and appropriate landscaping.

1.3.4 Para 59 states local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density,

massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

1.3.5 Para 60 states that planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

### Planning Practice Guidance – Design

1.3.6 The NPPF is supported by Planning Practice Guidance (PPG) on Design published by DCLG on 6 March 2014. Para 003 advises that local planning authorities will need to evaluate and understand the defining characteristics of the area as part of its evidence base, in order to identify appropriate design opportunities and policies.

1.3.7 Para 004 advises that local planning authorities are required to take design into consideration and should refuse permission for development of poor design, and they should give great weight to outstanding or innovative designs, construction materials and techniques which help to raise the standard of design more generally in the area. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

1.3.8 Amongst other issues, para 007 advises that planning should promote local character (including landscape setting) through the following design considerations:

- Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.
- The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.

- When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.
- Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged.
- The opportunity for high quality hard and soft landscape design that helps to successfully integrate development into the wider environment should be carefully considered from the outset, to ensure it complements the architecture of the proposals and improves the overall quality of townscape or landscape. Good landscape design can help the natural surveillance of an area, creatively help differentiate public and private space and, where appropriate, enhance security.

### Chiltern Local Plan

1.3.9 The Chiltern Local Plan (including alterations) was adopted in 2001. Policy H4 defined 'Established Residential Areas of Special Character' (ERASCs). ERASCs include Conservation Areas and are typified by mainly low density housing. While each of the larger settlements in the district has ERASCs, these are particularly extensive in Amersham, Great Missenden and Little Chalfont. Policy H4 requires:

*'Established Residential Areas of Special Character are defined on the Proposals Map.*

*Development within any of these areas must maintain the special character of that area. Proposals for new dwellings which would significantly affect the density of buildings or damage the special character will not be permitted. Therefore in considering applications for the provision of new dwellings the Council will require each of the following criteria to be complied with:*

*(i) The plot size of any proposed dwelling in terms of shape and magnitude should not be significantly at variance with other existing plots in the vicinity of the application site in the Established Residential Area of Special Character;*

*(ii) Each proposed dwelling plot should have an existing frontage to an existing road which is in accordance with (iii) below. An existing road is defined as a metalled carriageway used by vehicular traffic. In addition, it should be fronted by existing dwellings with front elevations facing the carriageway, both the metalled carriageway and the existing dwellings fronting it being in existence as at 1st July 1993;*

*(iii) The width across each plot frontage to the existing road referred to in clause (ii) should be closely similar to other plot widths to the same road in the vicinity of the application site in the Established Residential Area of Special Character;*

*(iv) The position of each proposed dwelling within its plot and the spacing between dwellings should be in accordance with the prevailing character in the vicinity of the application site in the Established Residential Area of Special Character;*

*(v) The frontage building line to the existing road referred to in clause (ii) should be generally maintained and the general height of buildings in the vicinity of the application site in the Established Residential Area of Special Character should not be exceeded;*

*(vi) The form of existing residential development should be maintained in terms of dwellings being detached, semi-detached or terraced;*

*(vii) The size, design and external appearance of each new dwelling should be compatible with the character of existing dwellings in the vicinity of the application site;*

*(viii) Important features which are characteristic of the street scene in the vicinity of the application site should be retained when these occur on the development site. Such features include trees; shrubs; hedges; walls; open grassed areas; verges; lack of kerbs and footways.*

*Other policies in this Local Plan should be complied with including H11 and H12 and policies in the General Criteria and Transport chapters.*

*"New dwellings" are as defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987.'*

1.3.10 The Chiltern Core Strategy was adopted in November 2011. Policy CS20 (Design and Environmental Quality) states the Council will require new development within the District to be of a high standard of design which reflects and respects the character of the surrounding area and those features which contribute to local distinctiveness. Para 13.3 states that the locally distinctive standards set out in the Chilterns Buildings Design Guide will be adopted throughout the District and not just the AONB. Para 13.4 states that new developments must be built to appropriate densities, and locations with good access to centres and public transport are more suited to higher density development subject to being compatible with the surrounding townscape.

1.3.11 Para 13.11 of the Core Strategy states that many residential areas have a special local distinctiveness which gives them a semi-rural feel; to retain this character, very little change is likely to be permitted in these areas; and that more detail about the character of these areas and the damage which could be caused by inappropriate proposals is set out in the Townscape Character Assessment. As noted in para 13.14, the Council has sought to protect the urban character of the district through its existing Local Plan policies. In particular it has aimed to protect the distinctive character of some of the existing lower density developments within the District through Local Plan Policy H4.

1.3.12 The 2011 Chiltern Townscape Character Assessment (and the 2013 Supplementary Report) form part of the evidence base for the Core Strategy, but these have not been adopted by the Council as Supplementary Planning Documents. The Study included a review of Established Residential Areas of Special Character (ERASCs) defined by Policy H4 of the Adopted Local Plan, and recommended changes to boundaries, additions and renaming of these areas as 'Areas of Little Change' (ALCs). Policy CS21 sought to replace Policy

H4 of the Local Plan and re-designate the ERASCs as ALCs in line with the recommendations of the Study. These were intended to be defined in a Delivery Development Plan Document, but this has not happened. The original boundaries of the Policy H4 ERASCs shown on the proposals maps are currently used by Chiltern District Council for development management purposes in conjunction with Policy H4.

## South Bucks Local Plan

- 1.3.13 The South Bucks Local Plan was adopted in 1999. Policy H10 defined 'Residential Areas of Exceptional Character' (RAECs) in Beaconsfield (one large area in central Beaconsfield and a very small one on the edge of the District on Penn Road) and in Gerrards Cross (one area to the south of the A40 centred on Camp Road and Windsor Road, and another smaller area north of the A40 and to the south of the railway line). Policy H10 restricts development proposals that do not reflect the prevailing density, the conversion of single dwellings to flats and the introduction of backland development. Criteria include plot size, plot frontage, siting of the proposed dwelling and landscaping, high standard of design and compliance with all other relevant policies.
- 1.3.14 The South Bucks Core Strategy was adopted in February 2011. Policy 8 on Built and Historic Environment requires all new development to be of a high standard of design and to make a positive contribution to the character of the surrounding area. To help achieve this, the policy requires that character areas be identified in settlements excluded from the Green Belt.
- 1.3.15 Policy 8 of the Core Strategy is supported by the South Bucks Townscape Character Study: Part 2, which provides planning and design guidelines for 11 character typologies identified within the settlements excluded from the Green Belt. The Study also reviewed the RAECs defined by Policy H10 of the Adopted Local Plan, and recommended changes to boundaries, additions and renaming of these areas as 'Areas of Special Character'. This new designation was accepted by the Council when the Study was adopted for development management purposes in July 2014. The guidance in the Townscape Character Study has proved to be robust at appeal. Planning Inspectors have strongly supported its approach as evidenced by the following extracts from decisions where the appeal was dismissed on townscape character grounds:

*'Large plots with trees and mature vegetation are highlighted in the South Bucks Townscape Character Study (2014) as a characteristic of 'Woodland Roads'. Dukes Kiln Ride is defined as such a road. I acknowledge that this is not a statutory document. Nevertheless, it provides a useful analysis of the character of the area.'*

*'Its scale, spaciousness and mature front garden planting make a positive contribution to local distinctiveness. These qualities are recognised in the designation of the locality as a Residential Area of Exceptional Character in policy H10 of the South Bucks District Local Plan 1999 (LP). Among other things, this policy seeks to maintain existing plot widths, building frontages and the spacing of dwellings. The locality is also designated as an Area of Special Character and*

*a Woodland Road in the non-statutory South Bucks Townscape Character Study 2014 (TCS). These designations identify the high sensitivity of the townscape based on characteristics including large plots, mature planting and the gaps between buildings.'*

*'The new buildings would roughly maintain the existing building line and allow the planting at the front of the site to be retained and supplemented. It would also allow planting along the side boundaries to be retained, albeit that the gap to the boundary with Kingswood would be significantly reduced. However, the planting at the front of the site filters, rather than completely screens, views of the existing building and would be likely to have the same effect on the new buildings. Moreover, glimpses of at least one of the new buildings would be available along the drive and the development would be visible from adjoining properties. Consequently, I consider that the intensification of development would be perceptible and would reduce the subservience of the resulting built form to its woodland setting. In this regard the proposal would not accord with the aims of the TCS.'*

*'As stated by the Appellant, the Local Plan is now some 16 years old and during this period a considerable amount of development has taken place and thus its character assessment is not up to date. However, in 2014 and in accordance with paragraph 58 of the National Planning Policy Framework (NPPF) the Council adopted its South Bucks Townscape Character Study – [for development management purposes]. This [Study] reaffirms the special character of much of the RAEC and includes Park Top and its environs. The [Study] highlights the importance of mature trees and soft planting to the wooded appearance of the area, which it identifies as an Area of Special Character. It also advises that the area is sensitive to new development and that some recent developments have failed to respect its spacious and verdant character and appearance.'*

## Scope for Alignment

- 1.3.16 Taking into account NPPF requirements and the PPG on Design, it is recommended that the different local plan policy approaches to protection of townscape character in each district are aligned in the Chiltern and South Bucks Local Plan by:
- 1) Formulating a 'Design and Environmental Quality' Development Management policy for inclusion in the Chiltern and South Bucks Local Plan requiring new development to be of a high standard of design that promotes or reinforces local distinctiveness. In line with the NPPF, the design policy should:
    - Encourage designs that respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (NPPF para 58, 4th bullet point)
    - Avoid unnecessary prescription or detail and concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally (NPPF para 59)
    - Not attempt to impose architectural styles or particular tastes, and not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles (NPPF para 60)
    - Seek to promote or reinforce local distinctiveness (NPPF para 60)
  - 2) Formulating an 'Areas of Special Character' Development Management policy for inclusion in the Chiltern and South Bucks Local Plan using similar wording to the existing Policy CS21 from the adopted Chiltern Core Strategy.
  - 3) Identifying the boundaries of the Areas of Special Character recommended by this Study on the policies map for the Chiltern and South Bucks Local Plan.
  - 4) Adopting this Chiltern and South Bucks Townscape Character Study Part 3 as a Supplementary Planning Document to support the approach to protection of townscape character in the Chiltern and South Bucks Local Plan.