



Urban Design Assessment

Development Capacity

AONB & Green Belt Sites

September 2017



Notes regarding the assessments:

The initial assessments were carried out in May - October 2016 by Chris Kennet and Jonathan Crowhurst of Wycombe District Council.

Their purpose was to provide high-level development capacity advice for the various sites identified in the Council's AONB and Green Belt Assessments.

The assessments include a detailed summary for each site setting out:

- site constraints;
- potential place-making features that the development could take advantage of;
- details of development capacity in terms of a range of dwelling numbers and density; and
- a sketch plan showing an indicative layout.

It should be noted that this assessment is for high-level development capacity setting purposes only and further assessment work will be required to confirm the conclusions reached and finalise the urban design principles for each site. This study has been undertaken in parallel with and informed by the landscape assessment work also undertaken for these sites.

The site area quoted includes all the land within the site boundaries.

Methodology for assessing capacity of sites using net development density*:

Below is a summary of the methodology used for assessing the capacity of the development sites:

I. Calculating developable area

Identify areas of structural landscape/ or other constraints and take out of developable area (landscape assessment/ site visit/ planning constraints/ adjacent existing development).

Identify any proposed major roads, schools and any other proposed non-residential land uses and also remove these from developable area.

2. Deciding density range

Decide on range of density for site, based on the surrounding area and any particular site constraints (levels/ trees/ shape/ access/ adjacent existing residential areas/ recently developed sites close by);

3. Calculating dwelling numbers

If developable area yields less than 40 dwellings or more than 40 dwellings but the site is not identified as a strategic site:

Use the above density range and developable area to calculate the range of dwelling numbers (any strategic open space will be delivered off site and any local open space is accommodated within the developable area)

If developable area yields more than 40 dwellings using the above density range and the site is identified as strategic site:

Discount the developable area by the area required for strategic open space (as calculated from population figures). Use this discounted area to calculate the range of dwelling numbers for the site.

*In these assessments the more usual interpretation of Net development density was used which includes access roads within the site, private garden spaces, car parking areas, local open space and landscape and children's play areas but excludes major distributor roads, schools, strategic open space; significant structural landscape and buffers for planning constraints such as Ancient woodland and Conservation Areas.

Summary of development capacities for the sites assessed

Site	Overall area (Ha)	Residential area (Ha)	Dph**	Approx dwelling numbers
Tralee Farm SHZ0035	15.79	10.0	35	350
Hollands Farm SBE0027+SBE0028	23.6	14.60	27	394
Booker SHW0462	2.03	1.82	30	55
Greens Farm SHW0633	1.6	1.42	30	43
Seymour Court Road SMA0105	0.3	0.25	30	8
Clappins Lane SNH0019	2.24	1.84	30	55
Land at Wood Farm, Stokenchurch – SSC0034	0.89	0.60	25-35	15-21
Land South of Mill Road, Stokenchurch (SSC0035 & 0037)	4.93	3.32	25-35	83-116
Land south of Finings Road, Lane End (SLE0017)	0.83	0.34	25-35	9-12
Land between Chalky Field and Marlow Road, Lane End (SLE0027)	1.38	0.74	25-35	19-26

** Density figure quoted here is net density (dwellings per hectare of residential development land excluding areas of open space and significant access routes on larger sites) but this figure does not take account of any site-specific requirements regarding dwelling type or mix. On larger sites the density quoted is an average figure over the whole site. Densities in different areas of the site may vary to meet good urban design principles.

Land off Amersham Road incl Tralee Farm, Hazlemere (SHZ0035)

Site constraints/ issues

- Site access from Wycombe Road is poor. The existing farm access suffers from a poor relationship with existing properties which would need to be resolved if these routes were used to ensure the site was accessed in a positive way. The alternative access is via Dean Way a residential cul-de-sac which as well as impacting existing residential properties would cut through the existing tree belt
- Some existing residential dwellings with shallow rear gardens along the south west and north eastern boundaries
- Existing spacious and well treed residential plots bounding Amersham Road
- Existing mature hedgerows and woodland areas
- Shallow valley in central part of site running south into wooded area between existing properties off Badger Way
- No existing footpath links across the site means the site is currently not well integrated with the surrounding residential area

Place making/ Character

- Existing wooded areas and hedgerows within the site and along Amersham Road create a great setting and resource for the new residential area
- Shallow valley within the site could be used as a focus for open space and SuDS

Development capacity

Site area: 15.79Ha

Assuming a density of **35dph** this site could accommodate **350 dwellings (range 30-40dph: 300 -400)** with about 63% of the site area developed (10 Ha).

A site of this size would need to provide some strategic as well as local open space. Assuming development levels given above approximately 4.13 Ha of open space (strategic and local) would need to be provided on site. The bulk of this could be

Land off Amersham Road incl Tralee Farm, Hazlemere (SHZ0035)

located in the central part of the site linking the wooded area to the north east with that of the south west along the line of the shallow valley




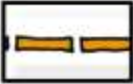
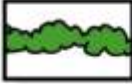





Key issues to resolve

- Access from Wycombe Road – either option will require significant intervention to the residential properties along Wycombe Road or the site will feel isolated and “backland” in character
- Provision of a link from Amersham Road to Wycombe Road to aid permeability and legibility – should this be vehicular and pedestrian or just pedestrian?
- Exploring opportunities to provide footpath links to existing residential areas in east/ west direction across the site
- Dealing successfully with existing tight residential relationships along some boundaries
- Integrating the shallow valley feature into the development
- Retention of existing wooded areas and hedgerows and integrating them into the new development
- Type and nature of strategic open space provided on site

Indicative development areas:



Please note this plan is indicative only drawn for the purposes of assessing development capacity

	Proposed residential		Potential vehicular access
	Proposed open space		Existing footpaths
	Proposed tree belts		Potential new footpaths
	Existing trees/ woodland		Site boundary
	Sensitive existing residential boundary		Existing exposed gable ends

Hollands Farm, Bourne End (SBE0027 SBE0028)

Site constraints/ issues

- Site access
- Existing footpaths across the site
- Residential boundaries to north and south which have shallow rear gardens in places and in some places limited screening
- Conservation area along the southern boundary with some tight residential relationships
- Industrial area to the west which as well as being visually unattractive could create noise impacts for the new residential areas
- Maintaining visual separation and the setting of Hedsor and Harvest Hill
- Existing trees/ hedgerows within the site

Place making/ Character

- Conservation area to the south may provide some character and context to draw on in the design of the new development
- Rural and Sylvian character to the west

Development capacity

Site area: 23.6Ha

Assuming a density of **27*dph** this site could accommodate **394 dwellings (range 22-32dph: 321 -467)** with about 62% of the site area developed (14.60 Ha).

* This density has been discounted to allow for a reduced density of 25dph at the Hedsor end of the site.

A site of this size would need to provide some strategic as well as local open space. Assuming development levels given above approximately 4.65 Ha of open space (Strategic and Local) would need to be provided on site.

Hollands Farm, Bourne End (SBE0027 SBE0028)

This has been located along the boundary with the industrial area and residential areas to the west and north to both help ease these relationships and provide strategic north/ south/ east west footpath links

There is also need to provide a 1 form entry primary school which will require 1Ha and a link road between the junction of Brookbank and Cores End Road and Hedsor Road which will need approximately 0.8Ha.

Key issues to resolve

- Extent of buffer required to maintain separation with Hedsor/ Harvest Hill and appropriate treatment of the buffer – the plan shows creation of new tree belts to reinforce the separation and a reduced density.
- Treatment of boundary with Conservation area – the plan shows a footpath link and planting along this boundary to ease the relationship
- Incorporation or diversion of existing footpaths along the newly created open space
- Treatment of access points into the site and whether these should link together to provide new vehicular routes through the development
- Type and nature of strategic open space provided on site
- Integration of existing hedgerows into the new layout
- Form and layout of new school




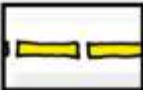


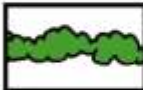




AONB & Green Belt Site Assessments Development Capacity

Hollands Farm, Bourne End (SBE0027 SBE0028)

Indicative development areas:



Please note this plan is indicative only drawn for the purposes of assessing development capacity

	Proposed residential		Potential vehicular access
	Proposed Primary School		Potential link road
	Proposed open space		Existing footpaths
	Proposed tree belts		Potential new footpaths
	Existing trees/ woodland		Site boundary
	Conservation area		

Land at Horns Lane, Booker (SHW0462)

Site constraints/ issues

- M40 Motorway to the south west
- Existing residential properties backing onto the site along eastern boundary – some with quite shallow rear gardens
- Existing footpath running along northern boundary and allotment site beyond
- Retention of existing tree belt along Horns Lane
- Connecting the site to existing footpaths

Place making/ Character

- Landscape setting
- Simple suburban forms of existing post war housing

Development capacity

Site area: 2.03Ha

Assuming a density of **30dph** this site could accommodate **55 dwellings (range 25-35dph: 46-64)** with about 90% of the site area developed (1.82 Ha).

A site of this size would only need to provide local open space on site with a contribution to strategic open space off site. Assuming development levels given above approximately 0.17 Ha of open space would need to be provided on site within the residential area.

Key issues to resolve

- Mitigating noise from M40 potentially with a noise barrier
- Appropriate strengthening of vegetation to protect existing rear residential boundaries. New residential development backing onto these boundaries
- Creating a setting for the existing footpath
- Location of access off Horns Lane to minimise tree loss
- Creating footpath links to the south either via the Paddocks or along Horns lane

Land at Horns Lane, Booker (SHW0462)





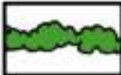





- Linking the two sites together with a footpath across the existing footpath

Land at Horns Lane, Booker (SHW0462)

Indicative development areas:



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	Proposed residential		Potential vehicular access
	Proposed open space		Existing footpaths
	Proposed tree belts		Potential new footpaths
	Existing trees/ woodland		Site boundary
	Sensitive existing residential boundary		Acoustic Barrier

AONB & Green Belt Site Assessments Development Capacity

Part of Greens Farm, Glynswood, Green Hill, High Wycombe (SHW0633)

Site constraints/ issues

- Topography with more pronounced slope to the east of the existing footpath
- Existing footpath running along the potential access point at the edge of the site
- Existing residential dwellings backing onto western and southern boundaries
- Longer distance views from higher ground to the west and north west especially to eastern side of site

Place making/ Character

- Existing Victorian/ Edwardian character of properties along Hughenden Road
- Rural setting to north and east
- Hughenden Manor and Park to the west

Development capacity

Site area: 1.6Ha

Assuming a density of **30dph** this site could accommodate **43 dwellings (range 25-35dph: 36-50)** with about 85% of the site area developed (1.42 Ha).

A site of this size would only need to provide local open space on site with a contribution to strategic open space off site. Assuming development levels given above approximately 0.13 Ha of open space would need to be provided on site within the residential area.

Key issues to resolve

- Incorporating the existing footpath
- Mitigating impact upon existing residential boundaries
- Locating development only to the west of the footpath to ensure wider views are not adversely impacted.
- Providing a footpath link to Hughenden Park
- Securing/ bolstering existing newly planted woodland screen along northern boundary

AONB & Green Belt Site Assessments Development Capacity

Part of Greens Farm, Glynswood, Green Hill, High Wycombe (SHW0633)

- Long term management/ open space function of eastern side of site



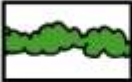





AONB & Green Belt Site Assessments Development Capacity

Part of Greens Farm, Glynswood, Green Hill, High Wycombe (SHW0633)

Indicative development areas:



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	Proposed residential		Potential vehicular access
	Proposed tree belts		Existing footpaths
	Existing trees/ woodland		Potential new footpaths
	Existing recently planted tree belt		Site boundary

Land adjacent to 89 Seymour Court Road, Marlow (SMA0105)

Site constraints/ issues

- Existing footpath running along eastern boundary
- Access across existing residential drive
- Wooded boundaries
- Overlooking from side elevation of 89 Seymour Court Road
- Views from higher ground from the west

Place making/ Character

- Mature tree/ hedgerow boundaries
- Wider setting of open countryside
- Linear nature of existing residential development

Development capacity

Site area: 0.3Ha

Assuming a density of **30dph** this site could accommodate **8 dwellings (range 25-35dph: 6-9)** with about 83% of the site area developed (0.25 Ha).

A site of this size would only need to provide local open space on site with a contribution to strategic open space off site. Assuming development levels given above approximately 0.02 Ha of open space would need to be provided on site within the residential area.

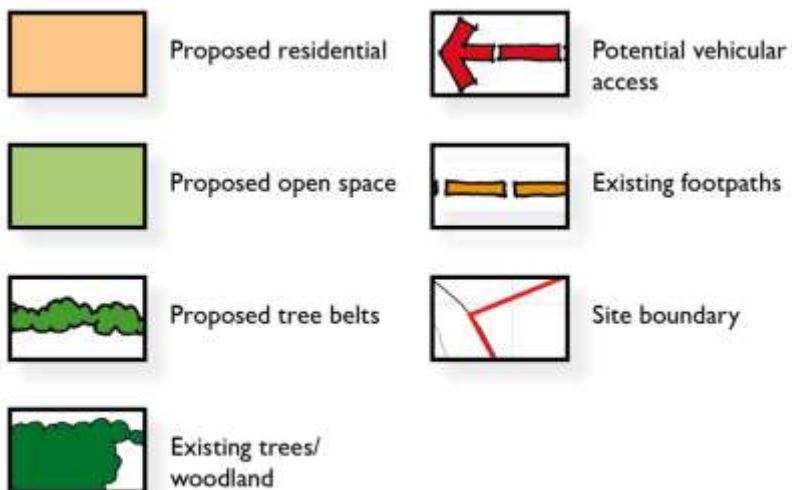
Key issues to resolve

- Supplementing existing boundary vegetation to screen new development
- Integrating and protecting setting of existing footpath
- Site access
- Relationship with 89 Seymour Court Road

AONB & Green Belt Site Assessments Development Capacity

Land adjacent to 89 Seymour Court Road, Marlow (SMA0105)

Indicative development areas:



Clappins Lane, Naphill (SNH0019)

Site constraints/ issues

- Rural nature of Clappins Lane limiting access for both vehicles and pedestrians
- Levels falling towards eastern corner
- Existing residential properties backing onto the site along western and northern boundaries with quite shallow rear gardens and varied existing screening vegetation
- Long distance views from the east
- GI wildlife links east-west

Place making/ Character

- Rural character of Clappins Lane
- Simple forms of existing post war housing and linear grid of existing residential streets

Development capacity

Site area: 2.24Ha

Assuming a density of **30dph** this site could accommodate **55 dwellings (range 25-35dph: 46-64)** with about 82% of the site area developed (1.84 Ha).

A site of this size would only need to provide local open space on site with a contribution to strategic open space off site. Assuming development levels given above approximately 0.17 Ha of open space would need to be provided on site within the residential area. This could be located in the western corner of the site and be associated with SuDS.

Key issues to resolve




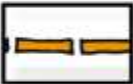
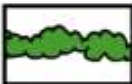





- Site access
- Location of open space
- Pedestrian links to existing footpaths
- Treatment of sensitive residential boundaries
- GI wildlife links east-west

Clappins Lane, Naphill (SNH0019)

Indicative development areas:



Please note this plan is indicative only drawn for the purposes of assessing development capacity

- | | | | |
|---|---|---|----------------------------|
|  | Proposed residential |  | Potential vehicular access |
|  | Proposed open space |  | Existing footpaths |
|  | Proposed tree belts |  | Potential new footpaths |
|  | Existing trees/ woodland |  | Site boundary |
|  | Sensitive existing residential boundary |  | Green Infrastructure Link |

Land at Wood Farm, Stokenchurch (SSC0034)

Site constraints/ issues

- Visibility from wider rural valley landscape from the north and from Oxford Road from the west.
- Position on western edge of Stokenchurch – care needed to ensure the development feels part of the village and is of an appropriate intensity being on the edge.
- Adjacent employment area on the eastern boundary.
- Existing wooded hedgerows to the north and hedgerows to the south need to be retained and enhanced.

Place making/ Character

- Scenic views and rural position.
- Will be seen as an important scene setting gateway to Stokenchurch from the west.
- Opportunity to plant new woodland along the western boundary and northern boundary to integrate the development in the wider development.
- Use Lowes Close on southern side of Oxford Road to help define the extent of the development and the edge of Stokenchurch.
- Potential to use the existing farm rural character to inform and give inspiration to the new development and to reinforce the rural edge of the village.
- Opportunity to create a better boundary to the existing employment area to the east.
- Within 500metres of village centre.

Development capacity

Site area: 0.89Ha

Developable area: 0.69 Ha (excludes structural landscape to screen development from the Chilterns AONB).

Housing area (87% developable area): 0.60Ha. Assuming a density of **30dph** this site could accommodate **18 dwellings (range 25-35dph: 15 -21)**.



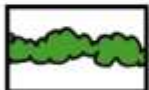


Key issues to resolve

- The character and development form of the new development.
- Potential for any new links to rural footpaths to the north.
- Details of the access to retain and reinforce existing hedgerow.
- Treatment of sensitive boundaries to the west, north and east.

Indicative development area:



Please note this plan is indicative only drawn for the purposes of assessing development capacity

- | | | | |
|---|-------------------------|---|----------------------------|
|  | Proposed residential |  | Potential vehicular access |
|  | Proposed tree belts |  | Site boundary |
|  | Existing trees/woodland | | |

Land South of Mill Road Stokenchurch (SSC0035 & 37)

Site constraints/ issues

- Three potential access points but two of them suffer from a poor relationship with existing properties which would need to be resolved if these routes were used to ensure the site was accessed in a positive way. One way this could be overcome would be by remodelling the existing houses either side of the access so that they positively address it. The northern most access point if not used for vehicular access should still be used for pedestrian access to link with existing footpaths.
- The preferred access point because it has the opportunity to create active frontages on either side of the access is between The Haven and Wormsley Crescent. This may be in separate ownership creating a ransom situation and it has an extant permission for one detached dwelling. The layout of the recent development to the north makes even this wider access point somewhat problematical to integrate with it as the existing access runs along the northern boundary.
- Poor visibility at junction of Mill lane and Ibstone Road
- Little relationship with the existing residential area due to its “backland” position. This could be overcome by ensuring the access routes are actively overlooked by residential units.
- Low and relatively open existing residential boundaries which will need some visual mitigation through planting. Residential gardens of recent properties at The Haven are shallow so new dwellings will need careful design and longer gardens here.
- Noise and air quality issues from the M40, some areas of the site close to the motorway may not be suitable for housing. A noise barrier along the motorway boundary could reduce the impact of noise for existing and new residents.
- The southernmost part of the site is quite distant (750metres) from the village centre on the other side of the M40.
- The area is shown as one large parcel but is controlled by different landowners/ interests which could work against a comprehensive coordinated approach.

Place making/ Character

- A great scenic location with potential links into the wider rural footpath network.
- There is a footpath link to the existing village centre over the M40. The scale of this site combined with the existing development on this side of the motorway could be sufficient to support provision of some facilities.

Land South of Mill Road Stokenchurch (SSC0035 & 37)

- Some of the older existing dwellings may offer cues for design of new properties.

Development capacity

Site area: 4.93Ha

Developable area: 4.53 Ha (excludes structural landscape to screen development from the Chilterns AONB).

Housing area (73% developable area): 3.32 Ha. Assuming a density of **30dph** this site could accommodate **100 dwellings (range 25-35dph: 83 - 116)**.

A site of this size would need to provide some strategic as well as local open space. This would be best provided in the area closest to the M40 to reduce impact of the motorway on the residential development. Assuming development levels given above approximately 1.2 Ha of open space would need to be provided on site.

Key issues to resolve

- Overcoming the poor visibility at the Junction of Mill Lane and Ibstone Road.
- Achieving access to the site without compromising existing dwellings or creating the feel of a “backland” site. Utilising more than one access point would help to integrate the development into the structure of the existing residential area.
- Type and form of open space.
- Mitigation of impact along existing residential boundary.
- Relocation overhead electricity cables.
- Comprehensive development of the site rather than in a piecemeal fashion.
- Potential for noise mitigation scheme along the M40.

Indicative development area:



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Land South of Finings Road, Lane End (SLE0017)

Site constraints/ issues

- Preserving setting of Lane End Conservation area
- Preserving setting of Listed Building (White Gable Cottage)
- Ancient woodland along western boundary
- Existing residential boundaries to the north and east with some dwellings close to the site boundary (Kew Cottage)
- Maintaining access to water tower and low key nature of existing access

Place making/ Character

- A relatively secluded site
- Character of conservation area to use as inspiration/ setting for new development
- Site is close to village centre (300m)
- Attractive setting of woodlands and pasture to west and south

Development capacity

Site area: 0.83 Ha

Developable area (all available for housing): 0.34 HA

Assuming a low density of 25 to 35 DPH this site could accommodate between 9-12 dwellings

Key issues to resolve

- Buffer to preserve setting of conservation area and listed building
- Buffer and treatment of ancient woodland boundary
- Assessing level changes within the site
- Design/ layout of access
- Treatment of sensitive residential boundaries

Land South of Finings Road, Lane End (SLE0017)

Indicative development areas:



Please note that this plan is indicative only to assess development capacity.

Land between Chalky Field and Marlow Road, Lane End (SLE0027)

Site constraints/ issues

- Water Pumping Station and Gas station and potential for service lines crossing the site
- Levels – there is a dip through the central part of the site
- Little or no screening from adjacent fields
- Adjacent Pond
- Adjoining recent residential development
- The site is on the edge of Lane End and could be seen as beyond the edge of Lane End.

Place making/ Character

- Context of recent rural exception site development
- Use Culters on other side of road to help define the extent of the site area.
- Good screening from Marlow Road into Lane End
- Opportunity to plant new woodland to help integrate this development into the wider landscape
- Opportunity to improve setting of existing pond

Development capacity

Site area: 1.38 Ha

Developable area (all available for housing): 0.74 ha

Assuming a low density of **25 to 35 DPH** this site could accommodate **between 19 to 26 dwellings**









Key issues to resolve

- Service runs across the site from Water and Gas stations
- Capacity of existing access

Indicative development areas:



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	Proposed residential		Potential vehicular access
	Proposed tree belt		Existing pond
	Existing trees		Existing hedgerows
	Site boundary		Proposed native hedgerow with trees

Please note that this plan is indicative only to assess development capacity.