5.5 Rural Areas

5.5.1 A key objective of this plan is to cherish the Chilterns. The Chilterns lie at the heart of our rural areas, and is an area designated nationally for its scenic beauty. Whilst not all our rural areas and communities lie within the Area of Outstanding Natural Beauty, they have their own distinctive character and qualities.

5.5.2 Our rural areas are living, working communities facing their own particular issues. These include access to affordable housing, to transport (especially public transport) and other infrastructure, and retaining local community facilities. The changing rural economy is also a challenge that needs to be addressed. Ultimately the challenge is to see development that supports the economic and social wellbeing of these local communities whilst respecting their distinct character, and safeguarding the Chilterns and the Green Belt which also extends across much of the rural area. This plan makes some specific proposals for rural areas – neighbourhood plans can also bring forward proposals for their local areas.

5.5.3 The Council’s Sustainable Community Strategy\(^{128}\) aim for our rural areas to stay rural, and for towns and villages to keep their unique identities while benefiting from improved access to services and better public transport and facilities.

5.5.4 Local enterprise will continue to be encouraged and the special character and quality of the countryside will be maintained and enhanced. The Chilterns will retain its outstanding natural beauty and will have a thriving rural life.

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PRINCIPLES FOR RURAL AREAS

To meet the district-wide Strategic Objectives, the Council will shape development in rural areas to:

1. Cherish the Chilterns
   a) Protect and enhance the Chilterns Area of Outstanding Natural Beauty and other environmental assets including their historic, landscape and biodiversity value;
   b) Respects the particular character and sense of place of villages and hamlets;
   c) Facilitate the ongoing provision of Little Marlow Lakes Country Park in and around Little Marlow.

2. Improve strategic connectivity
   a) Avoid damaging works within the Area of Outstanding Natural Beauty to address the need for significant improvements to county-wide north-south connectivity.

3. Foster economic growth
   a) Support rural enterprise and diversification by allowing farms and business centres within the Area of Outstanding Natural Beauty and/or Green Belt to have similar opportunities to be flexible in the use of buildings as other parts of the rural areas.

4. Facilitate local infrastructure
   a) Support the retention of local community facilities and encourage the provision of new facilities;
   b) Support rural transport initiatives that:
      i. Improve access to public transport;
      ii. Manage local traffic to protect local character and prevent rat runs;
iii. Enable safer walking, cycling and horse riding on country lanes.

5. Deliver housing

a) Provide new homes, including affordable housing:

i. Through opportunities identified in this plan or in neighbourhood plans;

ii. Through rural exceptions schemes for affordable housing for local people.

6. Champion town centres

7. Mitigate climate change

a) Support local village shops including through the provision of additional housing to support this and other local facilities, to both reinforce a sense of identity and vibrancy, and to reduce the need to travel, in particular by private car.

The Council will support communities to bring forward their own proposals for their area through neighbourhood plans.
Housing or Mixed Use Sites including Housing

5.5.5 The following sites are identified for housing or housing led mixed use development. Site specific policies are included for the sites below, set out on a “village by village” basis.

Table 20 Sites identified for housing or housing-led mixed use development in rural areas

<table>
<thead>
<tr>
<th>Policy reference</th>
<th>Site</th>
<th>Area (hectares)</th>
<th>Indicative dwelling numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>RUR1</td>
<td>Land south of Finings Road, Lane End</td>
<td>0.86</td>
<td>19</td>
</tr>
<tr>
<td>RUR2</td>
<td>Land between Chalky Field and Marlow Road, Lane End</td>
<td>1.27</td>
<td>27</td>
</tr>
<tr>
<td>RUR3</td>
<td>Land at Sidney House, Lane End</td>
<td>1.14</td>
<td>Further work required</td>
</tr>
<tr>
<td>RUR7</td>
<td>Land at Clappins Lane, Naphill</td>
<td>2.24</td>
<td>64</td>
</tr>
<tr>
<td>RUR8</td>
<td>Land south of Mill Road, Stokenchurch</td>
<td>7</td>
<td>100</td>
</tr>
<tr>
<td>RUR9</td>
<td>Land at Wood Farm, Stokenchurch</td>
<td>0.9</td>
<td>28</td>
</tr>
<tr>
<td>RUR11</td>
<td>Land at Heavens above, Marlow Bottom</td>
<td>1.14</td>
<td>20</td>
</tr>
<tr>
<td>RUR12</td>
<td>Uplands Conference Centre</td>
<td>7.6</td>
<td>59</td>
</tr>
</tbody>
</table>
5.5.6 The following sites are identified for housing or housing-led mixed use development.

**Table 21 Additional sites identified for housing in rural areas**

<table>
<thead>
<tr>
<th>Site</th>
<th>Area (hectares)</th>
<th>Indicative dwelling numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land off Simmons Way, Lane End</td>
<td>0.26</td>
<td>17</td>
</tr>
<tr>
<td>Land adjacent to Longburrow Hall, Stokenchurch</td>
<td>0.6</td>
<td>14</td>
</tr>
<tr>
<td>Westhorpe House, Westhorpe Park, Little Marlow</td>
<td>1.86</td>
<td>12</td>
</tr>
<tr>
<td>Coal Yard, Smalldean Lane, Saunderton</td>
<td>0.67</td>
<td>6</td>
</tr>
</tbody>
</table>

5.5.7 In addition to the above identified sites, the Parishes of Longwick-cum-Ilmer and Great and Little Kimble-cum-Marsh are in the process of preparing Neighbourhood Plans. This plan therefore sets a target for these two plans, rather than identifying the specific sites. The targets are set out in table 22 below:

**Table 22 Parish areas which will be producing Neighbourhood Plans to deliver housing growth**

<table>
<thead>
<tr>
<th>Policy reference</th>
<th>Identified settlement</th>
<th>Area (hectares)</th>
<th>Required dwellings to be delivered</th>
</tr>
</thead>
<tbody>
<tr>
<td>RUR5</td>
<td>Longwick-cum-Ilmer Parish</td>
<td>19.36</td>
<td>300</td>
</tr>
<tr>
<td>RUR6</td>
<td>Great and Little Kimble-cum-Marsh Parish</td>
<td>557.29</td>
<td>160</td>
</tr>
</tbody>
</table>
Lane End

Figure 40 Main proposals in Lane End

Lane End is a village in the Area of Outstanding Natural Beauty, which also has Green Belt on its northern and eastern side. In assessing the scope for development the Council has reviewed potential sites as part of the Green Belt Part 2 report\(^\text{129}\) and also considered the potential opportunities on the south side of the village where the land is not in the Green Belt but is still in the Area of Outstanding Natural Beauty\(^\text{130}\). The sensitivity of sites in relation to their impact on the Area of Outstanding Natural Beauty has been a key factor in determining the sites proposed for allocation in this Plan.

\(^\text{129}\) Buckinghamshire Green Belt Assessment – Report: Methodology and Assessment of General Areas (March 2016, ARUP); and Green Belt Part Two Assessment (September 2017, Wycombe District Council)

\(^\text{130}\) AONB Site Assessment Report (September 2017, Wycombe District Council)
RUR1 – Land South of Finings Road, Lane End

5.5.9 This site of 0.86 hectares is situated in the AONB, to the western fringe of Lane End village. It is bounded by Fining Wood Ancient Woodland to the west, Finings Road and Kew cottage to the north, White Gable Cottage to the east. The area to the south is open countryside.

<table>
<thead>
<tr>
<th>POLICY RUR1 – LAND SOUTH OF FININGS ROAD, LANE END</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site as shown on the Policies Map is allocated for residential development. Development of the site is required to:</td>
</tr>
<tr>
<td>1. Preserve the setting of the Lane End conservation area and the setting of the listed building (White Gable Cottage);</td>
</tr>
<tr>
<td>2. Provide satisfactory access from Finings Road at the north of the site;</td>
</tr>
<tr>
<td>3. Maintain access to water tower;</td>
</tr>
<tr>
<td>4. Provide 15m buffer for the Ancient Woodland;</td>
</tr>
<tr>
<td>5. Create a robust landscape edge on the southern edge of the site providing connectivity to the ancient woodland and existing hedgerows.</td>
</tr>
</tbody>
</table>
5.5.10 The indicative capacity for the site is 19 dwellings

5.5.11 This site is situated close to sensitive environmental areas in terms of both the historic and natural environment. As such the overall dwelling potential of
the site is constrained and development of the site will need to be sensitive to those environmentally sensitive areas, as well as enhance the green infrastructure potential of the area by providing appropriate links. In order to preserve the setting of the nearby area, a buffer will be required to ensure that these assets are not harmed by the proposed development.

RUR2 – Land between Chalky Field and Marlow Road, Lane End

5.5.12 This site of 1.27 hectares is situated to the southeast edge of the village in the AONB. The site is bounded to the north by Chalky Field and some allotments, and to the east by Marlow Road. The land to the west and south is open countryside.

<table>
<thead>
<tr>
<th>POLICY RUR2 – LAND BETWEEN CHALKY FIELD AND MARLOW ROAD, LANE END</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site as shown on the Policies Map is allocated for residential uses.</td>
</tr>
<tr>
<td>Development of the site is required to:</td>
</tr>
<tr>
<td>1. Provide access from Chalky Field;</td>
</tr>
<tr>
<td>2. Built extent not to extend beyond the boundary of Cutlers House, Marlow Road opposite create a new landscape structure for the southern boundary;</td>
</tr>
<tr>
<td>3. Maintain and enhance screening from Marlow Road into Lane End;</td>
</tr>
<tr>
<td>4. Retain and enhance the existing pond.</td>
</tr>
</tbody>
</table>
Figure 42 Land between Chalky Field and Marlow Road – illustrative layout

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

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

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5.5.13 The indicative capacity of the site is 27 dwellings.

5.5.14 This site has scope for a limited amount of development and it is important that a strong new landscape structure is created on the southern end of the site to create a clear landscaped edge consistent with the clear edge to the village defined by the prominent Cutlers House on the north side of Marlow Road.

RUR3 – Land at Sidney House, Lane End

5.5.15 This site of 1.14 hectares is situated to the north of the village near the motorway. The western part of the site is occupied by a block of flats; the eastern part is currently undeveloped, in the Green Belt and AONB.

<table>
<thead>
<tr>
<th>POLICY RUR3 – LAND AT SIDNEY HOUSE, LANE END</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site as shown on the Policies Map is allocated for residential uses.</td>
</tr>
<tr>
<td>Development of the site is required to:</td>
</tr>
<tr>
<td>1. Provide satisfactory access from either Park Close, Ivy Place or Denham Road;</td>
</tr>
<tr>
<td>2. Protect new development from noise and light pollution from the motorway.</td>
</tr>
</tbody>
</table>
5.5.16 This site comprises the existing Sidney House, historically used for affordable housing, to the west, and an undeveloped area of land next to the M40 motorway to the east. It is difficult to access and development is also likely to be constrained by noise and light pollution from the motorway. The undeveloped part of the site is proposed to be taken out of the Green Belt and allocated for residential purposes. The Green Belt Part 2 report\(^{131}\) has reviewed this site and indicates that exceptional circumstances exist in this case for removing the site from the Green Belt.

5.5.17 This will enable the redevelopment of Sidney House. However the constraints to developing the site mean that there may not be a net gain of dwellings. Should these constraints be overcome then the site could be suitable for a limited amount of development.

\(^{131}\) Green Belt Part Two Assessment (September 2017, Wycombe District Council)
Little Marlow

RUR4 – Little Marlow Lakes Country Park

5.5.18 The Little Marlow Lakes country park occupies an area of 329 ha west of Bourne End, bounded by the A404, A4155, and the River Thames. It includes several former gravel pits which have been restored as lakes and meadows, and presents an opportunity to deliver an alternative destination to Burnham Beeches in the south-east of the district. Burnham Beeches is a Special Area of Conservation, presenting a tension between its role for biodiversity, and its role in providing for outdoor recreation.

5.5.19 The whole of the area of the Little Marlow Lakes Country Park lies within the green belt. Development opportunities are therefore limited. By designating the area a country park it further limits development opportunities to those associated with outdoor sport and recreation, as long as it preserves the openness of the green belt, that further the purposes of the country park.
POLICY RUR4 – LITTLE MARLOW LAKES COUNTRY PARK

1. The Little Marlow Lakes country park, as defined on the Policies Map, is allocated for outdoor recreation.

2. As part of the ongoing improvements to the country park any development within the park should provide for environmental improvements, including the provision of publicly accessible open space, ecological and biodiversity enhancements, and contribute to the continued development and long term management of the country park.

3. As part of the ongoing improvements to the country park and to positively promote it as a destination for visitors, car parking facilities should be provided in the east side of the country park.

4. Planning permission will not be granted for development within the country park that has an adverse effect upon the amenities or setting the River Thames, watercourses, lakes, wet woodlands, adjoining conservation areas, or Listed Buildings, or which prejudices the function of the area for the purposes of a country park.

5. Any development will be required to provide safe, convenient and direct access to Marlow and Bourne End for pedestrians, cyclists, and disabled users.

6. Any development close to an existing waterbody or other wetland feature should protect and enhance that feature’s ecological value, biodiversity, and its natural setting within the Country Park.
5.5.20 The Little Marlow Lakes country park lies between the A4155 Bourne End and Wooburn to Marlow Road and the River Thames and between the A404 and Coldmoorholme Lane. It includes Little Marlow village, several former gravel pits (restored as lakes, meadows or arable land) and a number of areas of woodland, including ecologically valuable wet-woodland habitat. The park is in the green belt adjacent to the Area of Outstanding Natural Beauty and the River Thames and has the main purpose of providing and improving opportunities for the enjoyment of the countryside by the public.

5.5.21 By providing an alternative local country park destination, improvements to the park provide an opportunity to offset the impacts of proposed housing growth at Bourne End and beyond on Burnham Beeches – a Special Area of Conservation. On the two strategic sites within this area (see BE1 and 2), where sufficient space to meet Natural England’s requirements cannot be provided on site, a S106 contribution will be sought to invest in the park, and access to it. Further improvements will also be eligible for CIL funding. This will assist in the wider delivery of green infrastructure in this part of the district. The Council will monitor how many developments are permitted within the District, which fall within a 5 km radius around Burnham Beeches,
and if necessary, and in consultation with Natural England, the plan review can modify the policy approach to the country park.

5.5.22 The park is used for a variety of formal and informal recreational and sporting uses and is crossed by a number of public footpaths including an extensive network of circular routes of varying length with increasing use by the public, including disabled users. These uses mean that it is already meeting the principal purpose of a country park, as defined by the Countryside Act 1968, to provide or improve opportunities for the enjoyment of the countryside by the public.

5.5.23 There are also important nature conservation interests in the area and it contains the only extensive area of open water in the District. The former gravel pits are exceptionally important in biodiversity terms, particularly for wintering and breeding birds. It is therefore strongly desired that all development proposals should deliver a net gain toward ecology and biodiversity.

5.5.24 The potential may exist for additional comprehensively planned outdoor recreation and tourism uses as the country park develops. There may be scope for such development on the western side of the site, to the west of the Crowne Plaza hotel, as envisaged in the 2002 Supplementary Planning Guidance.

5.5.25 Any development must take into account the Supplementary Planning Guidance which was produced in March 2002 or any updated guidance that replaces it. Generally development should reflect the open nature of the site and the long distance views of and over the site from the Area of Outstanding Natural Beauty, from Winter Hill, and vantage points from footpaths across the river. Development must also respect and enhance the setting and amenities of both the Little Marlow Conservation Area, which is washed over by the site, and the Abbotsbrook Conservation Area, which lies to the east, and have regard to the Listed Buildings and their settings. The setting and amenities of the River Thames must also be preserved and policies for the landscape and river protection will apply. Areas of existing or potential wildlife habitat should be maintained and enhanced.
5.5.26 Development proposals must also have particular regard of the ground conditions and its stability due to mineral extraction and landfill activities in the area. Proposals for development may need to be accompanied by reports to show the suitability of the land for the purpose intended and to assess and/or manage the presence of migrating landfill gas or other sources of pollution.

5.5.27 Development should not propose the raising of land within the Flood Zone. Where this is unavoidable and necessary, appropriate compensatory measures will be required.

5.5.28 Development should also provide the opportunity to create new means of access to the site for walkers, cyclists, and disabled users, and links to the wider highway network. Development must particularly emphasise the creation of pedestrian and cycle access on the east side of the country park to secure easy access to residents of Bourne End. Car parking facilities should also be delivered on the eastern side of the site, in order to encourage visitors to the site from Wooburn, Bourne End, and the wider area. There is some limited parking at the running track in the centre of the site. Parking to the west is likely to be ‘dual use’ parking shared with the Globe Business Park. Development may also provide the opportunity for the addition of a new rail halt which could improve overall accessibility both for the formal and informal recreational potential of the area.
Longwick

RUR5 – Longwick-cum-Ilmer Parish

5.5.29 The Parish of Longwick-cum-Ilmer is located in the north-western part of the District and contains the villages of Longwick, Owlswick, Meadle, and Ilmer.

5.5.30 The village of Longwick is identified as being a Tier 4 settlement in the Settlement Hierarchy. The village has all but one of the key services but has limited public transport.

<table>
<thead>
<tr>
<th>POLICY RUR5- LONGWICK-CUM-ILMER PARISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The Council requires 300 homes to be developed in the Parish of Longwick-cum-Ilmer over the Plan period.</td>
</tr>
<tr>
<td>2. A Neighbourhood Plan will determine the distribution of development across the Parish, and allocate specific sites. In the absence of a Neighbourhood Plan, development will be required to:</td>
</tr>
<tr>
<td>a) Be delivered over the lifetime of the Local Plan;</td>
</tr>
<tr>
<td>b) Provide up to a maximum of 300 homes on a range of small sites within or adjacent to the village of Longwick, including a small allowance for windfall sites;</td>
</tr>
<tr>
<td>c) Select sites based on an appraisal of local issues, including an assessment of the capacity of the landscape to accommodate development without having a major impact on the setting of the Chilterns Area of Outstanding Natural Beauty;</td>
</tr>
<tr>
<td>d) Contribute to the provision of sustainable transport schemes within Longwick and connecting the village to Princes Risborough.</td>
</tr>
<tr>
<td>3. Proposals for large scale developments will not be permitted.</td>
</tr>
<tr>
<td>4. Development proposals or allocations will not be permitted which would:</td>
</tr>
<tr>
<td>a) Prejudice the delivery of infrastructure improvements required for the expansion of Princes Risborough;</td>
</tr>
</tbody>
</table>
b) Inhibit or prejudice the delivery of open space requirements and green buffer in the main expansion area;
c) Encroach on the strategic buffer defined by policy PR5 and as shown on the Policies Map.

5.5.31 The Sustainability Appraisal for the emerging Longwick-cum-Ilmer Neighbourhood Development Plan identifies a linear growth strategy for the village of Longwick consistent with its current form. Suitable development areas\textsuperscript{132} consistent with this strategy could yield around 300 homes. An appeal for 160 homes on one of the development areas (off Boxer Road / Barn Road) has already been allowed. Other planning applications have also been granted, following this appeal.

5.5.32 In allocating specific sites, a Neighbourhood Plan will take this policy as the starting point, but review the exact proportion of homes to be provided by windfall and to be allocated specific sites, and the phasing of development.

5.5.33 The Council accepts that a proportion of the new homes could be provided on windfall sites to offer a degree of flexibility in terms of where new homes are built.

5.5.34 A key concern for the Council about development at Longwick village is the poor public transport provision. This was a key concern also for the draft Longwick Neighbourhood Plan which was withdrawn in February 2017.

5.5.35 There is scope to improve public transport provision to Longwick, linked to the public transport improvements being proposed at Princes Risborough and in particular the major expansion area to the west of the town.

5.5.36 There is also scope to improve local walking and cycling routes within the parish and to and from the Princes Risborough main expansion area.

\textsuperscript{132} The Longwick Village Capacity Study (February 2015, Tibbalds) identified and appraised a range of sites at Longwick, informing the growth strategy.
5.5.37 Parts of Longwick village are visible from key view points in the Chiltern AONB, such as Whiteleaf Cross. The scale and form of development will need to avoid or minimise the impact on views from the AONB and its landscape setting.

5.5.38 Land south of the B4009 which falls within the Parish boundary is likely to be affected by the main expansion proposals for open spaces and green buffers as well as by the road improvements required to support the expansion of Princes Risborough proposed in this plan. As such any development proposals or policies in the Neighbourhood Plan should not prevent the delivery of these requirements.

5.5.39 Development within the Parish should also not encroach on the wider strategic buffer as defined by PR5 and as shown on the Policies Map.

**Great and Little Kimble**

**RUR6 – Great and Little Kimble-cum-Marsh Parish**

5.5.40 The Parish of Great and Little Kimble-cum-Marsh is located in the northern part of the District and contains the villages of Smokey Row, Great Kimble, Little Kimble, Marsh and Kimblewick. Great and Little Kimble is identified as being a Tier 4 settlement in the settlement hierarchy. This part of the Parish is served by public transport services on the A4010 and has a station on the Aylesbury to Princes Risborough railway line which passes through the Parish.

**POLICY RUR6 - GREAT AND LITTLE KIMBLE-CUM-MARSH PARISH**

1. The Council requires 160 homes to be developed in the Parish of Great and Little Kimble-cum-Marsh over the Plan period.

2. A Neighbourhood Plan will determine the distribution of development across the Parish, and allocate specific sites. In the absence of a Neighbourhood Plan, development will be required to:
   a) Be delivered over the lifetime of the Local Plan;
b) Provide up to a maximum of 160 homes on a range of small sites within or adjacent to the villages of Smokey Row, Little Kimble, including a small allowance for windfall sites in villages such as Marsh and Kimblewick;

c) Select sites based on an appraisal of local issues, including an assessment of the capacity of the landscape to:
   i. Accommodate development without having a major impact on the setting of the Chilterns Area of Outstanding Natural Beauty;
   ii. Contribute to the provision of sustainable transport schemes.

3. Proposals for large scale developments will not be permitted.

4. Development proposals or allocations will not be permitted which would:
   a) Prejudice the delivery of infrastructure improvements required for the expansion of Princes Risborough.

5.5.41 The figure of 160 homes is based upon an initial assessment of the capacity of the landscape to accommodate development. This assessment\textsuperscript{133} appraised parcels of land around the villages of Smokey Row and Little Kimble, where a small number of homes (14) have already been permitted. The Sustainability Appraisal further informs this figure: the area having limited local facilities other than good public transport links.

5.5.42 In allocating specific sites, a Neighbourhood Plan will take this policy as the starting point, but review the exact proportion of homes to be provided by windfall and to be allocated through specific sites, and the phasing of development. It is expected that the Neighbourhood Plan will wish to define the northern edge of the strategic buffer to Princes Risborough (PR5). In the Local Plan the northern edge is defined as the Parish Boundary.

\textsuperscript{133} Landscape Sensitivity & Capacity Study - Kimble area (September 2017, Wycombe District Council)
5.5.43 The Council accepts that a proportion of the new homes could be provided on windfall sites to offer a degree of flexibility in terms of where new homes are built.

5.5.44 In order to minimise the impact of the new homes on any one particular settlement, it is proposed that the new homes be provided on a number of small sites linked to the existing villages within the Parish. Whether sites are ‘small’ or not will be assessed against how much they expand the village to which they are adjacent, and the extent to which they are compatible with the existing structure of the landscape.

5.5.45 Parts of the Parish are visible from key view points in the Chilterns AONB. The scale and form of development will also need to avoid or minimise the impact on views from the AONB and its landscape setting.

5.5.46 Part of the Parish, including part of Great Kimble, is also within the Chilterns Area of Outstanding Natural Beauty and the Metropolitan Green Belt. The evidence\textsuperscript{134} supporting the plan has not identified any exceptional circumstances to support the removal of any land from the Green Belt in this area.

5.5.47 Land adjacent to the junction of the A4010 and B4009 in the vicinity of the railway line at Little Kimble is likely to be affected by the road and rail bridge improvements required to support expansion of Princes Risborough proposed in this plan. As such any development proposals or policies in the Neighbourhood Plan should not prevent the delivery of these improvements.

5.5.48 While the Parish benefits from public transport routes along the A4010, gaining safe access for pedestrians and cyclists to this route from the villages in the Parish can be difficult, as the rural lanes do not have segregated provision, and traffic often speeds. S106 contributions will be sought to implement measures to improve this situation.

\textsuperscript{134} Buckinghamshire Green Belt Assessment – Report: Methodology and Assessment of General Areas (March 2016, ARUP); and Green Belt Part Two Assessment (September 2017, Wycombe District Council)
Naphill

Figure 45 Main proposals in Naphill

RUR7 – Land off Clappins Lane, Naphill

5.5.49 The site is located on the north-east fringe of Naphill. It forms a 2.26ha greenfield site which adjoins residential development on three sides from Clappins Lane and the rear of properties at Allen Drive and Woodstock Avenue. Part of the site also contributes to a green infrastructure connection between Naphill Common (and the adjoining Ancient Woodland / Chilterns Beechwood SAC) west of the village and the Ancient Woodland (Courns Wood) east of the village (and other woodlands beyond this).

POLICY RUR7 – LAND OFF CLAPPINS LANE, NAPHILL

The site as shown on the Policies Map is allocated for residential uses.

Development of the site will be required to:

1. Adopt a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty;

2. Provide road access off Clappins Lane and provide additional suitable footways;
3. Retain and supplement the existing planting on all boundaries of the site;
4. Provide a footpath link to the existing public right of way to the east of the site;
5. Provide on site and facilitate off site a green infrastructure link from Naphill Common and the Allotments to the west of the village and Courns and other woods to the east;
6. Not have an adverse impact on the Chilterns Beechwoods Special Area of Conservation (SAC).
Figure 46 Land off Clappins Lane, Naphill - illustrative layout

OS mapping: © Crown Copyright and database rights 2017 Ordnance Survey 100023306.
5.5.50 The indicative capacity of the site is 64 dwellings

5.5.51 The site is proposed to be taken out of the Green Belt and allocated for residential purposes. The Green Belt Part 2 report\textsuperscript{135} has reviewed this site and indicates that exceptional circumstances exist in this case for removing the site from the Green Belt.

5.5.52 The site has built development on three sides and a strong outer landscaped boundary consistent with the built development line on the north side of the village. It is important that the outer boundary is retained and enhanced to ensure a strong edge to the development and a firm boundary to the Green Belt. Existing planting on the edges against existing development also need to be retained and enhanced to soften the impact of the new development on existing residents.

5.5.53 The boundary to the lane provides an on-site opportunity to provide a green infrastructure link across the village, from Naphill Common, and the allotments, to the west, and Courns, and other woods, to the east. To complete this link off-site works would be required, and a proportionate S106 contribution to facilitate this will be required.

5.5.54 Any changes to the highways should not have an adverse impact on the rural character of the highway. Development should have regard to the Chilterns Conservation Board Guidance Note - Environmental Guidelines for the Management of Highways in the Chilterns.

5.5.55 Development of this site should extend the existing public right of way off of Clappins Lane to connect through the site.

5.5.56 The site is located within the 500m buffer of the Chilterns Beechwoods Special Area of Conservation. Development should not have an adverse impact on the Chilterns Beechwoods (SAC).

\textsuperscript{135} Green Belt Part Two Assessment (September 2017, Wycombe District Council)
Stokenchurch

Figure 47 Main proposals in Stokenchurch

5.5.57 Stokenchurch is a village in the Area of Outstanding Natural Beauty which also has Green Belt on its northern and eastern side. In assessing the scope for development the Council has reviewed potential sites in accordance with the Green Belt assessment\textsuperscript{136} but also considered the potential opportunities on the south and western side of the village where the land is not in the Green Belt but is still in the Area of Outstanding Natural Beauty\textsuperscript{137}. The sensitivity of sites in relation to their impact on the Area of Outstanding Natural Beauty has been a key factor in determining the sites proposed for allocation in this Plan.

RUR8 – Land south of Mill Road, Stokenchurch

5.5.58 The site is located on the western side of the village, south of the M40. It covers 4.93 hectares.

\textsuperscript{136} Buckinghamshire Green Belt Assessment – Report: Methodology and Assessment of General Areas (March 2016, ARUP); and Green Belt Part Two Assessment (September 2017, Wycombe District Council)

\textsuperscript{137} AONB Site Assessment Report (September 2017, Wycombe District Council)
POLICY RUR8 – LAND SOUTH OF MILL ROAD, STOKENCHURCH

The site as shown on the Policies Map is allocated for residential development.

Development of the site is required to:

1. Adopt a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty;
2. Provide comprehensive development of the site;
3. Mitigate visual impact along the existing residential boundary;
4. Be designed to be of a layout and form that is sensitive to the existing topography;
5. Transport
   a) Overcome the poor visibility at the junction of Mill Road and Ibstone Road;
   b) Provide access to the site without compromising existing dwellings or creating the feel of a “backland” site;
   c) Utilise more than one access point to integrate the development into the structure of the existing residential area;
   d) Provide a footpath to the existing footbridge over the motorway.
6. Other infrastructure
   a) Relocate overhead electricity cable;
   b) Provide access to gas mains;
   c) Provide noise assessment and mitigation scheme along the M40.
7. Green Infrastructure/Environment
   a) Provide landscaped edge along the eastern and southern boundary to provide a well-established site boundary;
   b) Provide green infrastructure with north south links;
c) Where landownership permits, provide footpath links to the wider Public Rights of Way network.

Figure 48 Land south of Mill Road - illustrative layout

5.5.59 The indicative capacity of the site is 100 dwellings

5.5.60 This a 4.93 ha site to south of the M40 and backing onto existing development off Mill Road in Stokenchurch. It is in the Area of Outstanding Natural Beauty and as such development of the site needs to reflect this as well considering the impact on neighbouring residential properties.
Development proposals will need to demonstrate that suitable and safe access to the site can be provided from Ibstone Road as well as providing more than one direct road and pedestrian access from Mill Road to the site to integrate with the existing pattern of development.

5.5.61 There is a footbridge over the motorway, and the new development needs to provide good, safe and attractive access to this, as this bridge provides an off-road route to the village centre.

5.5.62 There are currently no footpaths south and east from Mill Lane into the countryside, although there are Public Rights of Way further to the south and east. Where landownership permits, there is an opportunity to augment the existing network with permissive paths or new rights of way from the new development to the existing rights of way network.
RUR9 – Land at Wood Farm, Stokenchurch

5.5.63 This site is located in the AONB on the northern side of the village, north of Oxford road. It covers 0.9 hectares. Part of the site is previously developed land.

POLICY RUR9 – LAND AT WOOD FARM, STOKENCHURCH

The site as shown on the Policies Map is allocated for residential development.

Development of the site will be required to:

1. Adopt a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty;

2. Be at an appropriate density to provide a gateway to Stokenchurch from the West whilst reinforcing the rural edge of the village. Lowes Close on southern side of Oxford Road should be used to help define the extent of the development and the edge of Stokenchurch;

3. Ensure satisfactory relationship to the adjoining employment site on the eastern boundary;

4. Be designed to reflect existing rural farm character;

5. Retained and enhance existing wooded hedgerows located on the northern and southern boundary;

6. Provide access from Oxford Road and retain and enhance the existing hedgerow.
Figure 49 Land at Wood Farm, Stokenchurch – illustrative layout

5.5.64 The indicative capacity of the site is 28 dwellings
5.5.65 This 0.60ha site forms existing farm buildings that are located within the Chilterns Area of Outstanding Natural Beauty. It is in a scenic and rural position that forms an important setting to the gateway to Stokenchurch from the west. The site is visible from the wider rural valley landscape from the north and from Oxford Road from the west. Development of this site provides an opportunity to improve the western setting of the village from Oxford Road. Design of new development should take account of the existing rural farm character.

5.5.66 The adjacent employment area is located on the eastern boundary. The site creates an opportunity to improve the boundary to the existing employment area and should ensure the relationship to the employment site does not adversely impact on the residential amenity of new development.

RUR10 – Land to the rear of Stokenchurch Business Park

5.5.67 The site is located on the western side of the village, south of the M40 and west of the existing Stokenchurch business park. It covers 2.9 hectares.

<table>
<thead>
<tr>
<th>POLICY RUR10 – LAND TO THE REAR OF STOKENCHURCH BUSINESS PARK, IBSTONE ROAD, STOKENCHURCH</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Land to the rear of the Stokenchurch Business Park, as shown on the Policies Map, is allocated for a mix of B1, B2 and B8.</td>
</tr>
<tr>
<td>2. Development proposals are required to:</td>
</tr>
<tr>
<td>a) Include an allowance for additional parking to meet the needs of the expanded business park;</td>
</tr>
<tr>
<td>b) Adopt a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty. This will include producing a landscape impact assessment; and</td>
</tr>
<tr>
<td>c) Contribute to enhanced public transport provision in the village and to serve the site.</td>
</tr>
</tbody>
</table>
5.5.68 The Stokenchurch Business Park is located immediately adjacent to junction 5 of the M40. A 2.9 hectare site to the rear of the existing Business Park, see the Policies Map and also figure 50, is allocated for B use class employment uses. The Wycombe Commercial Sites Assessment identified Stokenchurch as a good performing employment location and concluded that an allocation to the rear of the Stokenchurch Business Park has the potential to cater for both regional and more localised demand trends.

5.5.69 Development should ensure appropriate parking to meet the needs of the expanding business park.

5.5.70 The proposed allocation is in the Chilterns Area of Outstanding Natural Beauty and directly adjacent to the motorway it is important that any development proposals do not have a negative impact on the Area of

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138 Wycombe Commercial Assessment (February 2016, Boyer Planning)
Outstanding Natural Beauty and as such need to be supported by a landscape impact assessment.

Other sites in the Rural Areas

RUR11 – Land at Heavens Above, 16 High Heavens, Marlow Bottom

5.5.71 The site is located on the north-western side of the village, off High Heavens Wood. It covers 1.14 hectares and is surrounded by woodlands to the north, west and south.

POLICY RUR11 – Heavens Above, 16 High Heavens, Marlow Bottom

The site as shown on the Policies Map is allocated for residential uses.

Development of the site is required to:

1. Provide access off High Heavens Wood;
2. Provide a buffer to the ancient woodland to the north of the site;
3. Minimise the disturbance effect of adjacent development of the other surrounding woodland;
4. Provide measures to enhance the biodiversity value of the ancient woodland, and other woodland surrounding the site;
5. Avoid any adverse impact on surface water flood risk.
5.5.72 The indicative capacity of the site is 20 dwellings

5.5.73 The settlement of Marlow Bottom is excluded from the Green Belt and it is considered that this site would form a logical extension to the existing built up area.
5.5.74 The site is proposed to be taken out of the Green Belt and allocated for residential purposes. Having regard to the Green Belt assessment undertaken, due to the high need for housing and site specific assessment, it is considered that there are exceptional circumstances for taking this site out of the Green Belt and allocating it for residential purposes.

5.5.75 The dense woodland to the north, which is designated Ancient Woodland, and to the west and south of the site will form a strong defensible boundary in line with the NPPF requirements. A buffer of 15m is required to the ancient woodland, free from any development – gardens are to be excluded from the buffer areas.

5.5.76 Surface water flow path runs through the site, development must consider this to ensure there is no adverse impact on surface water flood risk.
RUR12 – Uplands Conference Centre, Four Ashes

5.5.77 The former Uplands conference centre is located in the Green Belt and AONB and includes a grade II listed building. It is located on a 7.6 ha site in Four Ashes, near to Cryers Hill. This policy secures the allocation of the site for housing while also ensuring development conserves and enhances the heritage asset and its grounds, and improve the accessibility of the site for pedestrians.

<table>
<thead>
<tr>
<th>POLICY RUR12 – UPLANDS CONFERENCE CENTRE, FOUR ASHES</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site as shown on the Policies Map is allocated for residential development.</td>
</tr>
<tr>
<td>Development of the site is required to:</td>
</tr>
<tr>
<td>1. Retain and re-use of the existing listed building and its setting in a way that is sympathetic to its character and historic interest;</td>
</tr>
<tr>
<td>2. Retain, manage and make provision for the maintenance of the landscaped grounds and woodland;</td>
</tr>
<tr>
<td>3. Improve non-car accessibility to the site by providing a footpath beside Four Ashes Road to Cryers Hill;</td>
</tr>
<tr>
<td>4. Not locate new buildings that are separate and beyond the existing building envelope on open parts of the site.</td>
</tr>
</tbody>
</table>

5.5.78 The indicative capacity of the site is 59 dwellings

5.5.79 Given the historic interest of this site, any development proposals are required to take a sensitive approach to the listed building and its landscaped grounds ensuring any new buildings do not intrude beyond the existing built footprint.

5.5.80 The requirement to retain the existing built form means that this site would lend itself well to housing types with an element of communal living, such as those that cater for our aging population.
5.5.81 Four Ashes Road is a winding country road with a 60mph speed limit, and no existing pedestrian footway, limiting access for non-car modes of transport. It is required that development ensures that the site is better integrated into the wider area for pedestrians to encourage the uptake of more sustainable modes of transport.