Site: 3 Land east of Hazelmere

Site map:

Figure 3.1 Landscape capacity and location of photographic viewpoints
Chiltern District Landscape Character Assessment

The site 3 lies within LCA 18.2 Penn Rolling Farmland for which the key requirements are set out below:

Strategy / Vision for the wider LCA: conserve the mosaic of woodland, and farmland, to protect the strong and rich wooded character, and to conserve the rural peaceful character:

Guidelines (of relevance to this site, from the wider LCA):

- Conserve the areas of woodland which provide enclosure and form an important character of the area, and provide invaluable biodiversity benefit and recreational resource
- Conserve open views across arable farmland to wooded horizons.
- Restrict development and avoid road improvements which would alter the character of rural roads.
- Conserve the intact, remote and peaceful character which is formed by the woodland cover, absence of modern development and roads.
- Conserve and manage the network of dense hedgerows, and hedgerow trees. Consider replanting hedgerows which have been lost.
- Seek to reduce road traffic pressures which could alter the tranquil, rural character of the landscape.
- Promote appropriate management of farmland, to help generate a wildlife rich habitat, and visually attractive landscape.
- Ensure that new buildings and development is sensitively integrated into the landscape through careful siting.
- Conserve historic elements, such as archaeological monuments and their setting; conserve early field enclosures, which provide evidence of past use of the land.

Site description:
Site 3 includes an area of grassland sub divided by a mix of post and rail, post and electric white tape fences into around 13 small fields/paddocks. These field boundaries are also characterised by the occasional individual native hawthorn tree and large patches of nettles. There are also three separate clusters of small barns, sheds with parking all accessed by a track leading off Penn Road from the north west. The site is enclosed along its north and southern eastern side by Common Wood, an ancient woodland. The western boundary is demarcated by mature hedgerows and trees along the boundary of the adjacent rear gardens. The north-western boundary is the boundary of the Chilterns District, with further small paddocks beyond.

Key landscape planning factors:

Site 3 lies within the Green Belt and the Chiltern Hills AONB. The neighbouring site to the north-west is within Wycombe District. This neighbouring site was under consideration for housing but is no longer being pursued as a preferred option for development.

Photographs:
Please refer to section 3 methodology of the assessment process
1. **Visual Sensitivity: Medium**
   - Open views from PRoW across whole of site
   - Views from open access Common Wood to north-east and south-east
   - Common Wood provides strong visual boundary to site on two sides
   - Some potential to mitigate without harm to local landscape character

2. **Landscape Sensitivity: Medium / Low**
   - Small paddocks sub divided by posts and rail and electric tape fences
   - PRoW provides access and open approach to Common Wood
   - Relatively quiet and separate from urban activity of Tylers Green
   - Part of the open setting to Common Wood
   - No cultural sensitivities

3. **Landscape Character Sensitivity: Medium / Low (combines 1 and 2)**

4. **Wider Landscape Sensitivity: Medium / High**
   - Strong character links with wider undeveloped mosaic landscape within the Chiltern Hills AONB
   - Site is part of the open undeveloped setting of Tylers Green
   - Contrast to Tylers Green, with very limited views of settlement edge
   - Contributes to typical character of occasional views to countryside within AONB from Hazelmere Road

5. **Medium Overall Landscape Sensitivity: (combines 3 and 4)**

6. **Landscape Value: Medium/High**
   - Within the Chiltern Hills AONB

7. **Landscape Capacity: Medium / Low (combines 5 and 6)**
### Relationship of site to Tyler Green
- Edge of settlement adjacent to south-western edge
- Existing boundary on edge of rear gardens contains mature trees and shrubs which screens built edge of Tylers Green
- Open landscape on eastern side of Tylers Green creates a rural setting for village
- Settlement of Tylers Green mainly concentrated on south-western side of Hazelmere Road
- PRoW provides a gateway to adjacent area of Chiltern Hills AONB and the open countryside

### Relationship with adjacent wider countryside
- The site has strong links with wider landscape to the north west, north, east and south
- The site acts as a strong contrast to adjacent woodland, contributing to the mosaic landscape of this character area

### Potential impact on key landscape characteristics
- Loss of grassland small fields/paddocks which is part of the typical woodland / farmland mosaic
- Erosion of general tranquillity
- Impact on adjacent ancient woodland

### Potential impact on key visual characteristics
- Loss of open views from PRoW across site towards Common Wood

### Potential impact on key settlement characteristics
- Hazelmere Road acts as an informal edge for Tylers Green, where occasional glimpses to the countryside are an important feature, including across the site
- Development north of this road will further erode the quiet mosaic landscape of the adjoining landscape of the Chiltern Hills AONB

### Potential impact on the AONB
- Loss of characteristic area of farmland and woodland mosaic
- Impact on PRoW and open access views within AONB
Landscape mitigation and contribution to green infrastructure

- N/A

Conclusion and recommendations

A site with a medium / low capacity can sometimes accommodate a small amount of development, but in this case the whole of site 3 is constrained in one or more ways and any development would affect key views and / or characteristics and cause harm to the AONB. Therefore, site 3 is not recommended for further consideration for housing due to the need to protect:

- Adjacent Common Wood which is a community ancient woodland with open access and views into site all the way round on northern and eastern boundaries of the site
- The existing gap within ribbon development (western corner of site) which allows good views of site, towards AONB countryside, from adjacent road and footpaths
- Well used PRoW, which provides a good link with and approach to Common Wood and the wider AONB
- An area with defining characteristics of the mosaic of woodlands and fields as described within LCA for this area of the AONB
### Site: Site 3: Land east of Hazelmere

**Site character areas:** None

**Date of site survey:** 9/06/2017

**Surveyors:** LA

**Weather/visibility:** Dry / sunny

**LCA:** 18.2 Penn Rolling Farmland

**Key characteristics:**
- Large scale landscape with a varied geology, giving rise to a rolling landform
- Mosaic of farmland and woodland, dominated by large arable fields, and substantial amounts of ancient woodland
- A landscape with contrasting degrees of enclosure, with open fields and dense intimate woodland area
- Settlement is low, comprising highly dispersed isolated farmsteads and small villages
- Small winding and enclosed roads connect areas of settlement

**LCA landscape and visual sensitivities:**
- The extensive woodland cover which includes large areas of ancient woodland and provides enclosure and a backdrop to views as well as biodiversity value.
- The open views across rolling arable farmland to wooded horizons and occasional glimpsed views out to adjacent landscapes, such as the Misbourne Valley to the north and High Wycombe Valley in the south west.
- The low density of dispersed settlement and their accompanying historic buildings.
- The remote and peaceful character which is due to the high proportion of woodland and lack of settlement and roads.
- Network of public rights of way that provide access to woodland, and the associated recreational opportunities.
- The visual unity of the landscape, and organised, well balanced nature.
- The variety of archaeological sites and monuments, which reveal the different phases of history within the character area.
- The large areas of early assart enclosures south and east of Coleshill, and close to Penn.

**Landscape designations:** Chiltern Hills AONB
**VISUAL SENSITIVITY**

<table>
<thead>
<tr>
<th>General visibility</th>
<th>Population</th>
<th>Mitigation potential</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Views into the site from:</strong></td>
<td><strong>Types of viewers:</strong></td>
<td><strong>Opportunities for mitigation and landscape compatibility of mitigation:</strong></td>
</tr>
<tr>
<td>Hazelmere Road (western corner)</td>
<td>Road users</td>
<td>Some woodland blocks would link to the adjacent woodland character of Common Wood, although loss of mosaic character of this area of the Chilterns AONB</td>
</tr>
<tr>
<td>PRoW along western boundary</td>
<td>Residents</td>
<td></td>
</tr>
<tr>
<td>Permissive routes for walkers, horse riders and cyclists within adjacent Common Wood (adjacent to site to south-east and north-east)</td>
<td>Walkers, horse riders and cyclists</td>
<td></td>
</tr>
<tr>
<td>Houses and gardens of adjacent properties</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Views out of the site to:</strong></td>
<td><strong>Magnitude of viewers (level of use and popularity):</strong></td>
<td><strong>Impacts of mitigation:</strong></td>
</tr>
<tr>
<td>Settlement edge of Tylers Green</td>
<td></td>
<td>Loss of uninterrupted views from PRoW across open fields to woodland edge</td>
</tr>
<tr>
<td>Common Wood</td>
<td>Local PRoW within site</td>
<td>Loss of framed view (on corner) to open countryside from Hazelmere Road</td>
</tr>
<tr>
<td></td>
<td>Small number of houses</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Glimpses from road</td>
<td></td>
</tr>
<tr>
<td><strong>Does the site form part of a skyline?</strong></td>
<td><strong>Visual perceptions (activity and expectations of local visual receptors):</strong></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td>Open approach to Common Wood away from the built character of the settlement of Tylers Green, within AONB</td>
<td></td>
</tr>
<tr>
<td><strong>Panoramic views:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landmark features:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sensitivity score:</strong></td>
<td><strong>Sensitivity score:</strong></td>
<td><strong>Sensitivity score:</strong></td>
</tr>
<tr>
<td>Medium</td>
<td>Medium / High</td>
<td>Medium / Low</td>
</tr>
</tbody>
</table>
### Visual sensitivity score:
Medium

### Additional comments:

#### LANDSCAPE SENSITIVITY

<table>
<thead>
<tr>
<th>Natural factors</th>
<th>Cultural factors</th>
<th>Perceptual features</th>
</tr>
</thead>
</table>
| **Topography and landform:**  
Slightly flat, sloping down gently to adjacent woodland to north | **Boundary features other than vegetation:**  
Post and wire fencing  
Post and rail fencing  
Tape dividing horse paddocks | **Tranquillity – Noise levels:**  
Background local traffic noise, overhead planes  
Generally quiet |
| **Geological features:**  
None | **Historic landscapes:**  
None known | **Tranquillity – Visual intrusion / detractors:**  
Electricity transmission wires (only 3)  
Fencing tape  
Horsiculture / stables  
But generally open and pleasant |
| **Soil quality:**  
Grade 3 | **Parkland features:**  
None | **Tranquillity – Light pollution/dark skies:**  
Very low light levels from adjacent residential properties |
| **Water features:**  
None |  |  |
| **Landcover and land use:**  
Horse grazing – pasture/rough grassland subdivided into paddocks by a mix of post and rail and temporary electric fences, barns sheds and access track from west | **Conservation Area:**  
N/A |  |
### Natural factors

<table>
<thead>
<tr>
<th>Tree belts, individual trees and riverside trees:</th>
<th>Hedgerows and hedgerow trees:</th>
<th>Woodland and copses:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mature trees along boundary with Common Wood; individual small trees/large shrubs along fence lines within site</td>
<td>Small hawthorn trees</td>
<td>None</td>
</tr>
</tbody>
</table>

### Cultural factors

<table>
<thead>
<tr>
<th>Landscape features of CA:</th>
<th>Built form:</th>
<th>Setting of listed buildings:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>Barns and sheds</td>
<td>None</td>
</tr>
</tbody>
</table>

### Perceptual features

<table>
<thead>
<tr>
<th>Accessibility by public footpath:</th>
<th>Open access areas:</th>
<th>Settlement pattern:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Along western edge</td>
<td>Not on site but in adjacent Common Wood</td>
<td>Scattered clusters</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scheduled Ancient Monuments:</th>
<th>Contribution of private gardens to landscape character:</th>
<th>Aesthetic sensitivity - Elements of openness/enclosure:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>Medium sized gardens with mature shrubs and trees on boundary (properties on Hazelmere Road, (B474)) softens the visual impact of the settlement edge on the site</td>
<td>Open site enclosed by Common Wood</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Features of cultural importance:</th>
<th>Cultural associations:</th>
<th>Aesthetic sensitivity – landscape pattern:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None known</td>
<td>None known</td>
<td>Simple large irregular quadrilateral shaped area, contrast to built character of Tylers Green; strong landscape framework</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BAP / BOA / Phase 1 records:</th>
<th>Other significant vegetation cover:</th>
<th>Heathland:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None known</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aesthetic sensitivity</th>
<th>Other significant vegetation cover:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None known</td>
<td>None</td>
</tr>
</tbody>
</table>

---

The terra firma Consultancy Ltd
### Natural factors

**Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:**
Adjacent to the site is Common Wood which is an ancient replanted woodland dating back well over a 1000 years.

### Cultural factors

**Sensitivity score:**
Medium / Low

### Perceptual features

**Sensitivity score:**
Low

**Sensitivity score:**
Medium

**Landscape sensitivity score:**
Medium / Low

### Other information

**Additional comments:**

### Relationship with the wider landscape/townscape

**Adjacent settlement:**
Tylers Green

**Character of the urban edge:**
Largely well vegetated – very limited views of settlement edge

**Presence in a floodplain:**
No

**Relationship with adjacent wider countryside:**
Continuous with open countryside to the north around to the east, all within the Chilterns AONB. The site provides an open landscape as part of the mosaic landscape of fields and woodlands. Typical of mosaic of farmland and woodland character.
<table>
<thead>
<tr>
<th>Character of adjacent village(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tylers Green: Historic core of village developed around three roads and an open green to the south of the site. Originally Hazelmere Road provided an open approach with open views across the site. Ribbon development developed later, mostly on the south-western side of Hazelmere Road, with views remaining of open countryside to the north. Later 20th century development extended the settlement to the north linking to Hazelmere. Ribbon development along Hazelmere Road of detached properties within medium sized mature gardens creates a soft built edge with occasional gaps, including western corner of site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Historic links with the wider area if known:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Footpath access to Common Wood</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ecological links with the wider area if known:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None known</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recreational links with the wider area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to Common Wood and the Chiltern Hills AONB</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighbourhood Development Plan / Village Design Statement / Parish Plan / Conservation Area Appraisal – relevant extracts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>