

# HAZLEMERE NEIGHBOURHOOD PLAN

**2022 - 2033**



## **PRE-SUBMISSION PLAN**

**Published by Hazlemere Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended).**

**May 2022**

## **A Guide to Reading this Plan**

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

### **1. Introduction & Background**

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the 'Pre-Submission' consultation.

### **2. The Neighbourhood Area**

This section details many of the features of the designated area.

### **3. Planning Policy Context**

This section relates this Plan to the National Planning Policy Framework and the planning policies of former Wycombe District Council, notably its District Local Plan adopted in 2019 and its Wycombe District Delivery & Site Allocations Plan adopted in 2013. References to policies such as 'DM12', 'DM34' or 'HW8' in this Neighbourhood Plan are references to sections of the District Local Plan.

### **4. Community Views on Planning Issues**

This section explains the community involvement that has taken place.

### **5. Vision, Objectives & Land Use Policies**

This section forms the most important part of the document, which is the focus of the examination. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 5. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

### **6. Implementation**

This section explains how the Plan will be implemented and future development guided and managed. It suggests local projects which should be prioritised for investment from the Parish Council's proportion of the Community Infrastructure Levy collected from developers in the Parish. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

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## PRE-SUBMISSION PLAN

MAY 2022

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## FOREWORD

*I wish to thank the many people from inside and outside the Parish who have contributed towards the production of this plan: local residents who have, sometimes passionately, shared their views on the plan as it has developed, the volunteers of the Planning Strategy Working Party and the members of the Planning Strategy Committee, my fellow Parish Councillors and the Parish Clerk and Officers.*

*Work on this plan started in October 2020. Eighteen months later the 'Pre-submission Plan' will be submitted to Buckinghamshire Council. This rapid progress has helped the community to maintain its focus on the challenges facing the area. It also reflects the dedication of those working directly on the plan.*

**Paul Fleming**

**Chair of Planning Strategy Committee, Hazlemere Parish Council**

*Why produce a Neighbourhood Plan? Commenting on planning applications is an important part of our responsibilities at Hazlemere Parish Council, and one we take very seriously. A Neighbourhood Plan allows us to set out some principles which our local Planning Authority, Buckinghamshire, must take into account when it makes planning decisions; and the process itself has allowed us to take a more strategic approach to planning, and to really think about the future of our community. This is particularly timely as Buckinghamshire Council is itself in the process of developing its own Local Plan.*

*Inevitably, the process of developing our plan has highlighted some issues that are not within the scope of Neighbourhood Planning, but this also helps set the Parish Council agenda for future years, and you can find some of these related issues in Section 6 of the Plan.*

*So, I would like to join Paul Fleming in thanking all of those who were involved in the creation of this plan, and particularly members of the Planning Strategy Committee, and Paul himself. I hope that the Plan will be a useful addition to the local planning process for the years ahead.*

**Catherine Oliver**

**Chair, Hazlemere Parish Council**

## LIST OF POLICIES

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## 1. INTRODUCTION & BACKGROUND

1.1 Hazlemere Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council, on 28 September 2021. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the Parish boundary (see Plan A below), which comprises the urban area of Hazlemere up to its boundaries with neighbouring High Wycombe, Tylers Green and Holmer Green. It also includes part of the extensive woodland ('Common Wood') towards Penn Street to the south and a series of open fields to its north towards Widmer End. The urban area lies astride the busy A404 main road between High Wycombe and the M40 to its west with Amersham and the M25 to its east.

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2033. The Plan will form part of the development plan for the Parish, alongside the adopted Wycombe District Local Plan of 2019 (which also covers the period to 2033) and the Wycombe District Delivery & Site Allocations Plan of 2013. It is anticipated that some or all of those Wycombe District plans will be replaced by the emerging Buckinghamshire Local Plan in 2025, to cover the period to 2040.



*Plan A: Designated Hazlemere Neighbourhood Area (Source: Buckinghamshire Council)*

1.4 Neighbourhood plans provide local communities, like Hazlemere, with the chance to manage the quality of development of their areas. Once approved at a referendum, a Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry full weight in how planning applications are decided, provided they are kept up to date. Neighbourhood plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a plan if they are not directly related to the use and development of land.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the Parish.

#### Hazlemere Parish Council

1.7 The Parish Council is defined as a 'Qualifying Body' by the Regulations that enables it to lead the preparation of the Plan. It forms the second tier of local government in Parish, with Buckinghamshire Council, formed in 2020, as the Unitary Authority.

The Parish Council has its own aims and objectives:

- To provide effective and accountable local government for the Parish, achieving best value for our community
  - To increase public involvement in the community by ensuring the Parish Council and its activities are open, transparent, and accountable to residents
  - To ensure that Councillors and Staff have access to high quality training and development opportunities and that they meet all required standards
- To be a strong voice for residents and local businesses ensuring that development of our built and natural environment is driven by the needs and ambitions of the community it represents
  - To understand and communicate the views, needs and aspirations of residents and businesses by engaging the community to create a Neighbourhood Plan
  - To respond to planning applications and other statutory consultations on time, ensuring that recommendations made to Buckinghamshire Council adhere to the Neighbourhood Plan, any statutory regulations, and the interests of the community
- To be a cleaner, greener (net zero), more attractive Parish that is a safe and healthy place to learn, live and work
  - To promote, within our community, activities which support the net zero 2030 target
  - To work with Buckinghamshire Council to provide safe, healthy and timely opportunities for recreation, leisure and education
  - To provide, improve and maintain play equipment, allotments and public recreation spaces
  - To support the work of village voluntary organisations through grants and practical support (council working parties / Community boards)

## The Pre-Submission Plan

1.8 The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. The Council's team and consultants have reviewed the relevant national and local planning policies and assessed how they affect this area. They have also gathered evidence to support these policy proposals, which seek to meet the expectations arising from the Council's extensive community engagement activities in 2021.

## Strategic Environmental Assessment & the Habitats Regulations Assessment

1.9 Buckinghamshire Council has confirmed in its screening opinion of the Plan that a Strategic Environmental Assessment is not required, as per the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). It has consulted the statutory bodies, which have confirmed they are in agreement with its opinion. Instead, the Basic Conditions Statement will show how the plan proposals 'contribute to the achievement of sustainable development' at the submission stage. The Parish Council has been mindful of this obligation in drafting the policies and is confident that this condition is met.

1.10 Buckinghamshire Council has also confirmed that the plan contains no proposals that have the potential for harmful effects on any international nature conservation site or habitat, as per the Conservation of Habitats and Species Regulations 2017 (as amended). It has consulted Natural England on this opinion and it has agreed. As a result of this screening there is no requirement for an Appropriate Assessment of the plan policies.

## The Next Steps

1.11 Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan. This will be submitted to Buckinghamshire Council to arrange for its independent examination and then the referendum.

## Consultation

1.12 If you have comments to make on this plan, **please do so by 8 July 2022 at the latest** in the following ways:

EMAIL: [neighbourhoodplan@hazlemereparishcouncil.org.uk](mailto:neighbourhoodplan@hazlemereparishcouncil.org.uk)

POST:

**Neighbourhood Plan Comments  
Hazlemere Parish Council  
Cedar Barn  
Barn Lane  
Hazlemere HP15 7BQ**

1.13 Further information on the Plan, its evidence base and an online (SurveyMonkey) consultation form can be found on the project website at [www.hazlemereparishcouncil.org.uk](http://www.hazlemereparishcouncil.org.uk) and there is more general information on neighbourhood plans on YouTube at: <https://youtu.be/SvAHhrKNVt0>.

## 2. THE NEIGHBOURHOOD AREA

Hazlemere is a large village and civil parish in Buckinghamshire, England, 2.5 miles northeast of High Wycombe on the A404 leading to Amersham. The village lies at the crossroads of several other routes connecting to Loudwater, Penn and Beaconsfield to its south and with villages in the rural Parishes of Hughenden and Little Missenden to its north.

In the 2011 Census (the most recently available), the Parish had a population of 9,623. The average age of residents was 42 years. The ethnicity was 93% white, 2% mixed race, 4% Asian, 1% black and 1% other. The economic activity of residents aged 16–74 was 41% in full-time employment, 16% in part-time employment, 13% self-employed, 2% unemployed, 3% students with jobs, 4% students without jobs, 17% retired, 4% looking after home or family, 1% permanently sick or disabled and 1% economically inactive for other reasons. The industry of employment of residents was 18% retail, 12% education, 11% health and social work, 9% professional, scientific and technical activities, 9% manufacturing, 8% construction, with 44% of residents in employment working in other fields.

Although over ten years old, it is not thought likely that this profile will have changed considerably when the Census 2021 data is published. As with other relatively affluent areas surrounded by Green Belt, the population will likely have aged and remained broadly similar in scale, though this will change significantly over the next ten years as the two major housing schemes on its edge are built and occupied.

As of August 2020, Hazlemere has two electoral wards. However, the new Buckinghamshire Council does not use the existing ward boundaries, and instead has a single unitary ward for Hazlemere; this ward elects three councillors in total. Hazlemere North and Hazlemere South are part of the Wycombe Parliamentary constituency. This is currently under review by the Boundary Commission. Hazlemere has had its own Parish Council since 1987, with 12 Parish councillors.

### A Brief History of the Parish

*'A scattered parish surrounded by a dense woodland of great beauty'. Kelly's Directory, 1868*

'Heselmere' first appears in the written record in 1223 as one of the hamlets on the boundary of what was then 'Wycombe Heath', but it was probably inhabited many centuries before. King Offa of Mercia acquired land in the Chilterns in 767, and it remained in Saxon royal ownership, probably as a hunting chase, until the Norman Conquest. The commoners of Wycombe Heath grazed their pigs on the heath and in the dense woodland roundabout and commoners' rights to graze remained vital to the local community, and a source of local disputes, right up till the enclosures of the 19th century.

Early Hazlemere was a humble place, but many local names that are still with us today made their appearance in late mediaeval times, for example the de Pirenore family who owned land in what is now Grange Farm. More substantial buildings - Grange Farm, Cedar Barn and the (now demolished) Hill Farm – started to appear in the 16<sup>th</sup> century and 17<sup>th</sup> centuries. One early building was the Old Post Office on Barnes Lane, which still exists, and a kiln at Hazlemere is shown in a 1774 map. A turnpike road from Hatfield to Reading (now the A404) was established in 1768, with tollhouses in Terriers and Hazlemere, and it was probably as a result of this road that the Three Horseshoes pub came into being, with a blacksmith conveniently at hand.

Hazlemere started to grow in the early 19<sup>th</sup> century, and Four Ashes, Grange Farm, Copes Grove (now Copes Shrove), Hazel Moor (later Hill) Farm, the Old Kiln and Green Street were all clearly marked on Bryant's map of 1824. The first official census (1841) showed 75 adults and 113 children

living in Hazlemere. In 1845 Holy Trinity church was established, in 1847 the first school, and in 1867 a Methodist chapel. By the end of the century there were four pubs, and the Crown and the Three Horseshoes are still pulling pints today!

As well as farm work, there was work in the cherry orchards for which Hazlemere became famous, in the furniture industry (both in the chair factories of High Wycombe, and as ‘bodgers’ turning chair legs in the local woods), in local brick kilns, and in the service of the Leadbetter family at Hazlemere Park (a grand Georgian mansion which boasted a private menagerie).

Despite the growing population, by the time of the establishment of civil parish councils in 1894, Hazlemere was still too small to have its own council, even though it had its own ecclesiastical parish. The result was that part of the village fell into Hughenden Parish Council, part within Penn, and the remainder in Chepping Wycombe. Even at the time, effectively splitting the village into three was regarded as unsatisfactory – although it was only in 1987 that Hazlemere Parish Council was first established, following sustained local pressure.

After the First World War, in which 40 local men died, the twenties and thirties were a period of fast and uncontrolled housing growth. They also saw the introduction of a bus service, electricity and gas, and the opening of shops at the Crossroads (still looking very much the same today).

After the Second World War, pressure on accommodation was such that Hazlemere Park (which had been used by the Royal Engineers during the war) was demolished ; Polish Resettlement Camp was later set up in the grounds. Hazlemere was earmarked for housing growth by the local Council, and the Cedar Park estate was developed in the early 1960s, followed in 1966 by the Park School and Park Parade shopping Centre. Development in the Manor Farm area began in the late 1960s, and Manor Farm School opened in 1968.

However, the infrastructure for such a level of development was insufficient, and it was not until the 1980s that Hazlemere had adequate schools (including the Cedars and Sir William Ramsay), a community centre, a library and retirement flats. Plans in 1969 to build in the Terriers area (including Grange Farm and Four Ashes) and to drive a new road through the centre of the village caused a storm of protest and were not dropped until 1983.

*With thanks to David Gantzel, local historian, for his book on Hazlemere from which this information is drawn.*

## Recent Local Planning Issues

The allocation of two major sites for development at HW7 (Terriers Farm and Terriers House, 500-541 dwellings) and HW8 (Land off Amersham Road including Tralee Farm, 350 dwellings), plus HW14 (Highbury Works) (14 dwellings) by the adopted Local Plan was very controversial with many local objections raised. Local concerns included the piecemeal approach to development; the case for releasing Green Belt land; concerns about the lack of accompanying infrastructure, e.g. roads, schools, healthcare; and the loss of biodiversity. These concerns remain relevant three years on.

There has also been a trend in planning applications towards building larger homes locally – extending rather than moving, and many garage conversions, with an impact on parking etc. There is growing local community interest in the Parish helping to mitigate and adapt to climate change through local action, reflected in Hazlemere’s ambition to reach net zero by 2030 in our planning policy. For example, we wish to ensure that planning applications do not reduce biodiversity/carbon emissions or increase water run-off.

### 3. PLANNING POLICY CONTEXT

3.1 The Parish lies within but on the edge of the former Wycombe District area in the county of Buckinghamshire. Local government reorganisation in April 2020 created a new Buckinghamshire Council which is now the Local Planning Authority.

#### National Planning Policy

3.2 The latest iteration of the National Planning Policy Framework (NPPF) was published by the Government in 2021 and remains an important guide in the preparation of Neighbourhood Plans. The following paragraphs of the NPPF are considered by the Parish Council as being especially relevant to the contents of this Neighbourhood Plan:

- Achieve sustainable development including environmental objectives to mitigate and adapt to climate change (§8)
- Size, type and tenure of housing (§62)
- Networks of high-quality open space and Local Green Spaces (§98 - §103)
- Promoting active travel networks (§104 and §106)
- Achieving well designed places (§126 - §132)
- Protecting Green Belt land (§137 - §151)
- Planning for climate change (§153 and §154)
- Protecting and enhancing biodiversity (§179)

3.3 It is important to note that the strategic policy that sets housing targets for Neighbourhood Plans in the NPPF (in §66 and §67) cannot apply to settlements inset within the Green Belt. The NPPF provisions on the Green Belt prevent Neighbourhood Plans allocating conventional housing or other development land (i.e., ‘inappropriate’ development not exempted by §149 or §150).

3.4 The Government published its first National Design Guide in autumn 2019 to encourage an improvement in design standards in development proposals. The Guide encourages local communities to engage in understanding the character of their areas and, where preparing Neighbourhood Plans, to prepare design policies specific to their local areas.

3.5 The Government has also published statements on its broad goals for tackling climate change and brought in the Environment Act 2021, which includes new provisions for delivery biodiversity net gain and local nature recovery. The Government is also expected to incorporate some proposals for changing how the planning system operates in its ‘Levelling Up’ policy programme.

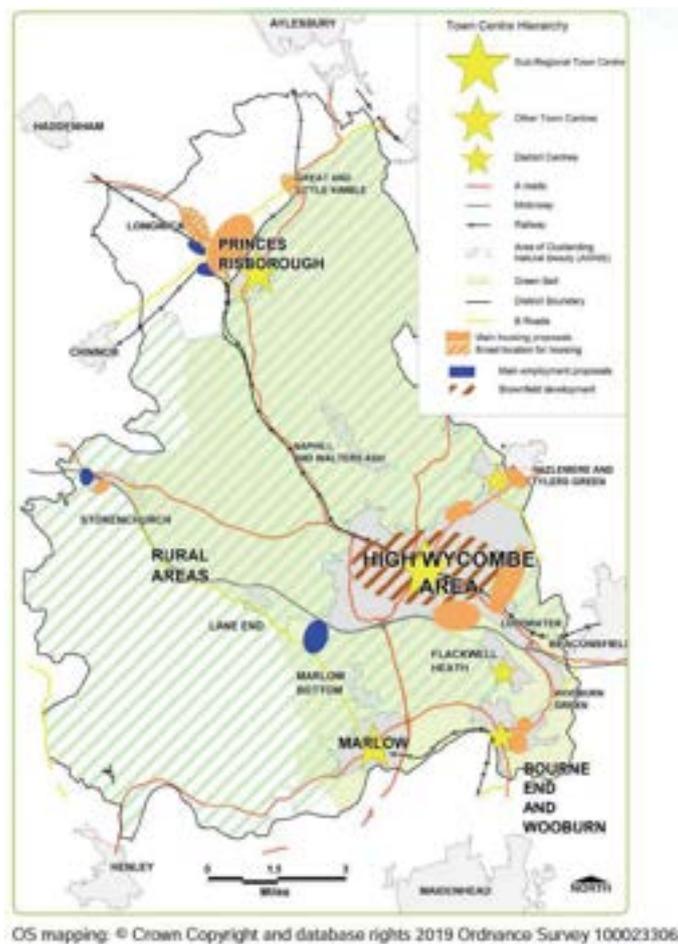
#### Strategic Planning Policy

3.6 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan. These are contained in policies CP1 – CP12 of the adopted Wycombe District Local Plan of 2019, which also contains site specific proposals for High Wycombe that lie within the Parish and a series of non-strategic development management policies. Those policies supplement other development management policies adopted in 2013 in the Wycombe District Delivery & Site Allocations Plan.

### 3.7 The key policy provisions relating to Hazlemere are:

#### Wycombe District Local Plan

- CP3 Settlement Strategy – with the village being part of the much larger High Wycombe area, focusing on change in the existing built up area, maintaining and respecting the physical and community identity of adjoining settlements and removing land at Terriers Farm and Amersham Road/Tralee Farm from the Green Belt
- CP6 Securing Vibrant & High Quality Town Centres – identifying Hazlemere (the Crossroads and Park Parade) as a District Centre in the Wycombe retail hierarchy
- CP7 Delivering Infrastructure to Support Growth – seeking to achieve a modal shift from private car use through more integrated and smart public transport provision and upgrades in social and green infrastructure provision
- CP8 Protecting the Green Belt – identifying all of the Parish outside its built up area as lying within the Green Belt for national policy protection (notwithstanding the decision to remove land at Amersham Road/ Tralee Farm from the Green Belt)
- CP9 Sense of Place – setting out the requirements for new development to deliver a distinctive and high quality sense of place
- CP10 Green Infrastructure & the Natural Environment – identifying a green infrastructure network for protection and improvement, including assets within the Parish
- CP12 Climate Change – promoting generic measures to mitigate and adapt to climate change

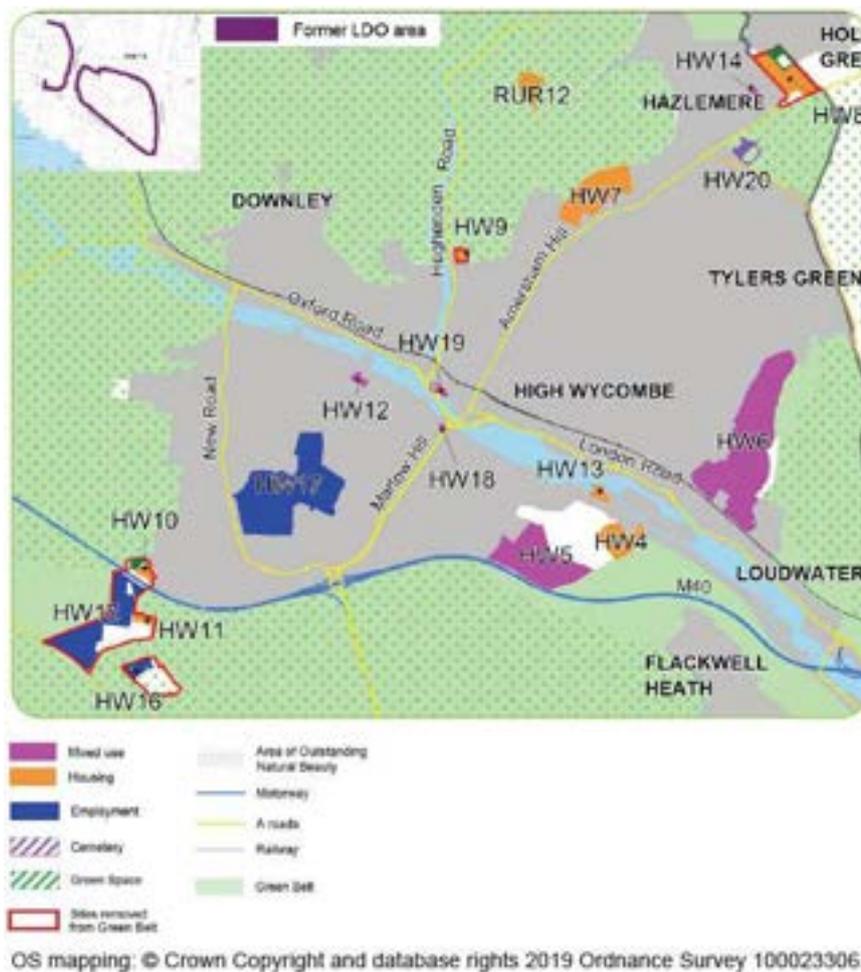


*Plan B: Wycombe District Local Plan Key Diagram (Source: Buckinghamshire Council)*

3.8 The Wycombe District Local Plan contains four specific site allocation proposals in the Parish:

- Policy HW7 at Terriers Farm for 500-541 homes (releasing the land from the Green Belt)
- Policy HW8 at Amersham Road/Tralee Farm for 350 homes (also releasing the land from the Green Belt)
- Policy HW14 at Highbury Works for 14 homes (a brownfield site in the built up area)
- Policy HW20 at Queensway for a Cemetery (releasing land from Green Belt and AONB)

3.9 Each allocation policy sets out the key development principles to guide master-planning activities and planning applications. The plan also contains several non-strategic, development management policies that apply across the Parish dependent on the nature and location of proposals. They cover a comprehensive range of environmental, housing, economic and placemaking policy matters.



*Plan C: Wycombe District Local Plan – High Wycombe Area (Source: Buckinghamshire Council)*

Wycombe District Delivery & Site Allocations Plan 2013

3.10 This plan includes a number of site-specific proposals – none in the Parish – and another set of development management policies, that have been supplemented by the Local Plan. Of special relevance to Hazlemere are those policies relating to District Centres (DM9), Green Networks and Infrastructure (DM11), Green Spaces (DM12) and Biodiversity in Development (DM14).

### Other Development Plan Matters

3.11 Buckinghamshire Council has begun work on its first countywide Local Plan, which should be adopted in 2025 to cover the period to 2040. Its scope is not yet known but this may become clearer before the end of 2022.

3.12 There are other waste and minerals development plans that apply in the Parish, but they are not considered relevant in the preparation of this neighbourhood plan. There are no made Neighbourhood Plans in the immediate vicinity of the Parish, but both Penn Parish Council and Beaconsfield Town Council to the south east of Hazlemere, and Little Missenden Parish Council to the north, are in the process of bringing forward draft plans for their respective designated areas and other nearby Parishes are considering the possibility of starting Neighbourhood Plan projects.

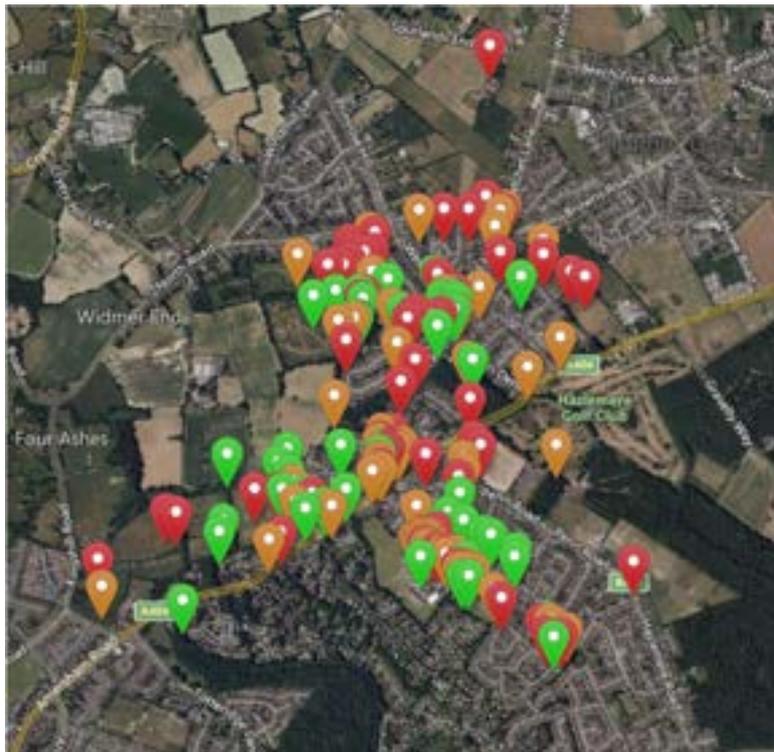
#### 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Parish Council set up a project steering group to oversee the project on its behalf. The group comprises members of the council and local residents. At the outset, the group decided that it needed to ensure different areas of the village community were properly represented and engaged in the project.

4.2 As a result, the project steering group undertook several initiatives in different parts of the village to capture the thoughts of those that lived, worked or learned in Hazlemere to raise awareness of the project and help to foster a sense of community.

4.3 The Parish Council undertook a survey in September 2020 both on line and with hardcopy forms. The results of this survey highlighted many planning and non-planning issues including speeding, anti-social behaviour, improving recreation grounds and community facilities, and protecting the environment.

4.4 In the early autumn of 2021 **Placecheck** walkabouts and drop ins were held in the Parish. These were advertised on social media and with posters in the library, community centre, Council noticeboards and shop windows. Comments made ranged from observations about the state of the pavements, through to the value of the various green spaces. There were no obvious differences across different parts of the Parish. A screenshot of the locations of the comments is shown below.



*Figure A: Placecheck Map from Walkabouts & Drop Ins (Source: Placecheck)*

4.5 Three workshops were held in the Parish in November 2021, in 3 different locations at different times of the day and days of the week. The workshops took the views from the Placecheck data and used them to help to sift the issues and build an agenda of solutions. The workshops were advertised on social media and with posters in the library, community centre, Council noticeboards and shop windows.

4.6 Across the workshops 7 issues were identified. There were no obvious differences in the issues raised at the different workshops. The seven issues were:

- Overdevelopment
- Traffic and parking
- Truly affordable, older and young people's housing
- Environmental concerns – biodiversity, carbon
- Retaining the semi-rural character of the village
- A404 barrier, especially at the cross roads
- Community spirit

4.7 The workshops identified potential policy areas for the Neighbourhood Plan. There were no discernible differences between the different workshops. The solutions were:

- Understand the housing needs of the Parish better. This is both in terms of the size of houses needed – 2 not 4 bed, and affordability. It was felt that grown up children live at home because they cannot afford to buy, and older people cannot downsize in the Parish, although specialist housing is not always required.
- Tackle traffic – by promoting, and making better provision for, alternatives to the private car. Linked to this, to tackle parking, including by car clubs/sharing.
- The A404, especially at Hazlemere Crossroads, was identified as a barrier in the Parish. The need to tame it, with a particular opportunity at the Crossroads with the potential demise of the two petrol stations in the next 10 years or so.
- Protect existing green space and green fields and take steps to significantly improve biodiversity. A local Nature Recovery Strategy was suggested.
- Include renewable and low energy technologies and solutions in new dwellings. - Look for infill, brownfield, repurposing, in preference to greenfield development.
- For the Parish to take a proactive 'marketing' role in promoting active and public transport, re-wilding projects, and the history of the village to reinforce identity.
- Maintain and improve the good range of local shops and other businesses and look to the provision of co-working space for use by home workers particularly.
- Ensure any development provides the necessary social (often public) infrastructure

4.8 The solutions offered by the community of Hazlemere were developed into policies by the steering group and are presented in section 5 of this document.

4.9 The Parish Council undertook a further questionnaire advertised on social media and with hard copies in the library and Council offices in March/April of 2022 to share the main policy areas. This provided information on the main themes to be included in the plan and refined the final policies presented in section 5.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

5.1 The vision for the neighbourhood area in 2033 is:

*Our vision is to create an interconnected community with a strong village identity where people want to live and stay, where our green spaces and environment are protected, and which retains its distinctively wooded character.*

### Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To ensure that homes better meet the needs of local residents
- To require movement towards a net zero whole life carbon approach for all developments
- To protect existing green spaces and achieve biodiversity net gain across the village
- To create better liveability and sense of wellbeing across the village

### Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of Hazlemere. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to successfully integrate the new homes planned by the adopted Wycombe District Local Plan into the village.

5.4 Each policy is numbered and titled and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

#### **POLICY HAZNP1: Delivering Homes for First Time Buyers and Downsizers**

***Proposals for the development of new homes within the built-up area of Hazlemere that are suited by their size, type and affordability to first time buyers and to households wishing to downsize to smaller homes in the village are encouraged. Proposals should demonstrate they have had full regard to the Wycombe District Housing Intensification Supplementary Planning Document and the Wycombe District Residential Design Guide.***

5.5 This policy is intended to encourage and enable the provision of new homes on suitable sites within the village boundary (i.e. inset from the Green Belt). It will provide an alternative to local people considering extending their existing homes to accommodate family members that may otherwise wish to occupy their own homes. Young adults who have grown up in the Parish often need to move away because of unaffordable house prices and the size of available homes in the Parish. Similarly, older people who are ready to downsize find there is little housing choice to meet their needs in the Parish, such as bungalows. Families that want to accommodate multigenerational living extend their homes, which only leads to a stock of larger houses in the Parish.

5.6 In determining how well suited the design of homes is to meeting these specific needs, proposals should comprise homes that will fall within Bands A – C for Council Tax valuation purposes. The policy does not apply to proposals for the extension of existing homes but do apply to proposals for the subdivision of existing residential dwellings. It is acknowledged that such opportunities will be rare given the existing settlement pattern of much of Hazlemere, but developers are encouraged to bring forward proposals. It is not considered that any very special circumstances could be demonstrated to justify a scheme on a Local Green Space, in line with Policy DM42 of the Wycombe District Local Plan.

5.7 The policy is consistent with Policy DM21 of the Wycombe District Local Plan, which supports housing on ‘windfall’ sites within settlement boundaries. It also connects the provisions of Policy DM35 directly to the Housing Intensification Supplementary Planning Document (SPD) adopted by Wycombe District Council in 2011 and which is especially relevant to guiding proposals in urban areas like Hazlemere. The Parish Council may bring forward further guidance to the SPD for sites within Hazlemere depending on demand.

## **POLICY HAZNP2: Protecting and Improving Green Infrastructure**

***A. The Neighbourhood Plan identifies a Hazlemere Green Infrastructure Network, as shown on the Policies Map, comprising sites of biodiversity value, woodlands, significant trees and hedgerows, water courses and bodies, green spaces and amenity land.***

***The nature and location of development proposals in relation to the Network will inform how the green infrastructure provisions of this policy and of other development plan policies will be applied. In line with the Environment Act 2021, a 10% biodiversity net gain will be expected. Any proposal that can demonstrate that off-site compensation to mitigate for biodiversity loss can be justified, must deliver that compensation within or adjoining the Network, with particular consideration given to the land shown on the Policies Map as a Local Nature Recovery Zone that is suited in principle for that purpose.***

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

- 1. Penn Road Woodland***
- 2. Sanctuary Wood***
- 3. Cedar Park Wood***
- 4. Badger Way Wood***
- 5. Amersham Way Wood***
- 6. Gordons Wood***
- 7. Axa Woodland***
- 8. Amersham Road Space***
- 9. Orchard adjacent to wood off Amersham Road***

***Proposals for inappropriate development on a Local Green Space will only be supported in very special circumstances.***

***C. The Neighbourhood Plan identifies other land in the defined Network as Local Amenity Spaces, as shown on the Policies Map. Proposals that would result in the loss, fragmentation or reduction in size of Local Amenity Space will be refused, except in exceptional circumstances. Where, in exceptional circumstances, it can be demonstrated that development within a Local Amenity Space is necessary, a substantial element of green space must be retained, and the overall character and quality of the space maintained, or, if this is not possible, alternative provision of equivalent quality should be made within a reasonable distance.***

***D. Throughout the Neighbourhood Area, proposals that will lead to the felling of one or more trees including any that are subject to a Tree Preservation Order will be refused. The landscape schemes of all proposals must achieve an increase of canopy cover from the existing level of the site. In addition, on sites of 0.5 ha or more, future canopy cover of at least 30% of the site area within ten years should be achieved.***

5.8 In Hazlemere we are all aware of the value of green space – both seeing it and being able to access it for recreation. The biodiversity crisis means there is an imperative to help wildlife thrive across the Parish, not only in the designated green spaces, but in many other places such as hedgerows, gardens and verges. Many of these green spaces have been identified in Policy DM12 of the Wycombe District Delivery and Site Allocations Plan as noted in Appendix A.

5.9 This policy serves four, green infrastructure-related purposes, all aimed at protecting and investing in the green infrastructure of the Parish. In each case it updates or refines policies DM11, DM12 and DM34 of the Wycombe District Local Plan and Delivery and Site Allocations Plan, by mapping the green infrastructure assets into a more coherent, precise and updated network in the Parish (as per Clause A), but with the same intent in managing development proposals.

5.10 In Clause B, the 'Green Space' designations of Policy DM12 and 'Green Spaces' of the Wycombe District Delivery and Site Allocations Plan – all of which lie within the defined Network – have been reviewed to ensure they are up to date and to capture the full multi-functional value of green infrastructure, including its biodiversity, carbon storage, micro-climate, recreational and amenity value (see Appendix A). A small number of those spaces are considered to qualify for designation as Local Green Spaces in line with the criteria of NPPF §102. Each is cherished by the local community for the reasons explained in the separate report. The effect of the designation is to require the same 'very special circumstances' test as for inappropriate development proposals in the Green Belt.

5.11 Clause C is intended to replace Policy DM12 by redefining and supplementing its 'Green Spaces' as Local Amenity Spaces. This provides a comprehensive view so that all these spaces can be seen on the Neighbourhood Plan Policies Map, rather than leaving many to be identified only on the Wycombe Local Plan Policies Map. The wording of the clause repeats the relevant provisions of DM12 as it has the same intent and the additional land identified during the review process – five sites – has been tested against the same criteria set out in §6.75 of the Wycombe District Delivery and Site Allocations Plan. These spaces do not meet the qualifying tests for Local Green Spaces of Clause B, but are nonetheless important open spaces within the built up area. The term 'Local Amenity Spaces' has been used here instead of the DM12 'Green Spaces' to avoid confusion with the Local Green Spaces.

5.12 Finally, Clause D operates across the Neighbourhood Plan Area, not just within the Network. It specifies how tree canopy cover will be assessed and how it expects mitigation for biodiversity loss to be provided. Trees give Hazlemere its distinctively wooded character. Even though the overall tree canopy for Hazlemere and Tyler's Green is shown as 24.9% in research for the Wycombe District Local Plan, it was only just over 20% in Hazlemere South – an area largely covered by Kings Wood in Bryant's map of 1824. Maintaining, and increasing canopy cover is also important in achieving Hazlemere's aim of achieving net zero by 2030. Currently, however, the SPD for assessing canopy cover only requires an 25% canopy cover in new developments within 25 years – that is, by 2047 if trees are planted in 2022. The policy therefore requires that developments will only be supported if they show an increase in canopy cover and for developments of multiple dwellings, a 30% canopy cover should be achieved within 10 years, this will encourage preserving or moving existing trees and/or planting larger trees.

5.13 Biodiversity loss is more likely in developments on greenfield sites. Policy HAZNP1 supports a policy of development on existing sites within the village. Where this is not possible, developments on greenfield sites will only be supported where they result in a net biodiversity gain of at least 10% (as set out in DM34 and updated by the Environment Act of 2021), or where any off-site mitigation is within the village. In order to maintain and enhance biodiversity, the Policies Map identifies land on the western edge of the village (part of which –Ladies Mile – extends into adjoining Hughenden Parish), that has been identified as suitable in principle to accommodate future local nature recovery schemes, either through re-wilding, tree-planting or the planting of a Community Orchard.

5.14 Some land is identified as suitable for a Local Nature Recovery Zone, is in line with the Government's ambitions for local nature recovery strategies provided for by the Environment Act 2021. The Zone comprises a parcel of land between Grange Farm and Beaumont Way Open Space that is currently cultivated under short-term agricultural tenancy, allowing for the remaining agricultural land around Grange Farm to remain in agricultural use. It also includes Ladies Mile and a 25m strip of land to its north, running from Green Street to Kingshill Road. This proposal has been shared with Hughenden Parish Council, given the land extends into its Parish. The remaining agricultural land around Grange Farm should remain in agricultural use.

5.15 Ladies Mile is within the Green Belt and Area of Outstanding Natural Beauty. It is a historic drovers' route, and has a bridleway and footpath along it, connecting Hazlemere to High Wycombe. It is a long thin area, not best suited for agricultural uses. It has a rich biodiversity and, in addition to the public right of way, has a network of paths used for quiet recreation. It has not been in agricultural use for many years, and it is deemed that the use of the land is now akin to that of a Local Green Space (though it is not designated as such). There would be considerable benefit in managing this area for the benefit of wildlife and off-site biodiversity credits associated with biodiversity net loss would be a source of funding to achieve this. As well as helping to protect Ladies Mile, this would provide a further green buffer between Grange Farm and development at Terriers under DLP Policy HW7.

5.16 The parcel of land between Grange Farm and Beaumont Way, stretching from Widmer Fields in the north to the houses at the end of Green Street in the south, is currently cultivated. However, walkers traditionally walk along the edge of the field to access Ladies Mile and it also adjoins the tree belt at Beaumont Way. As with Ladies Mile, this area could be managed for benefit of wildlife and to mitigate biodiversity loss elsewhere in the Parish. It would also have the benefit of joining up with Widmer Fields to the north, which has village green status and is managed by Grange Area Trust, so the principle of community access and management in the area is well-established.

### POLICY HAZNP3: Delivering Zero Carbon Buildings

**A. All development must be ‘zero carbon ready by design’ to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.**

**B. All new development must be certified to a Passivhaus or an equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character of the local area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the local area.**

**C. All planning applications for development (except householder applications) are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and carbon emissions resulting from the use of the building over its entire life.**

**D. An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.**

5.17 This policy is in four parts, the combination of which is intended to deliver a step change in the energy performance of all new developments in the Parish and, in doing so, encourage and incentivise the use of the Passivhaus or an equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver. The Government confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and that as a result the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is permissible.

5.18 Clause A of the policy requires developers to ensure they address the Government’s climate change targets and energy performance at the very initial stages of design. ‘Zero Carbon Ready by Design’ means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits (‘free heat’) of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.19 Clause B requires all schemes, no matter what their intended use, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology .

5.20 In respect of scheme viability, any extra-over cost of building to the ‘zero carbon ready’ Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Governments Regulatory Impact Assessments and research by the Passivhaus Trust.

The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

5.21 The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against the character of the built form and grain of the local area in the Design & Access Statement. It will be for the applicant to define the local area and its characteristics that are relevant for the purpose of this exercise.

5.22 Applicants must be able to demonstrate that the Passivhaus standard or equivalent can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

5.23 In the absence of any current adopted policy in the development plan covering the energy performance of new buildings, Clause C requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. This requirement will be added to the Buckinghamshire Validation Checklist for outline and full planning applications applying to proposals in the Parish until such a time that there is a Buckinghamshire-wide requirement.

5.24 Clause D requires an Energy Statement to be submitted to cover the following:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.25 Every new build or redevelopment project in the Neighbourhood Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2030. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in Hazlemere are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.

#### POLICY HAZNP4: Promoting Sustainable Transport

- A. All development proposals should sustain, enhance the functionality of local footpaths and cycleways and public transport infrastructure by way of their layout and means of access, and by linking up existing routes. Proposals that will harm the existing means of active travel connectivity will not be supported.**
- B. All development schemes will be required to make a financial contribution to a package of local measures to reduce the reliance on car ownership and to achieve the aim of enabling someone to walk/cycle from one end of the parish to the other without going on a road.**
- C. All development schemes will be required to provide car club spaces and to establish/fund appropriate car clubs. Requirements for provision of private car parking will be adjusted to reflect the provision of car club spaces.**
- D. All development schemes will be required to provide access to EV charging for all parking spaces.**
- E. Improvements to transport infrastructure set out in the Wycombe District Local Plan must happen before any major development takes place.**
- F. All developments must ensure that transport routes and public spaces within the development meet best standards of accessibility, so that the whole development meets the needs of people with a wide range of disabilities, including age-related impacts and hidden disabilities.**

5.26 This policy restates and expands the ambitions of Policy CP7 of the Wycombe District Local Plan (and is mindful of the Buckinghamshire Council Active Travel initiative) to ensure that all reasonable measures are taken in new development proposals to invest in sustainable transport modes focused on the village's network of safe and convenient footpaths, and bus routes. There are currently no official cycle routes within Hazlemere, however the Plan supports the provision of a 'quietway' as proposed in the draft High Wycombe Transport Strategy.

5.27 Life in Hazlemere is currently highly dependent on the private car. There is a relatively good bus service, with daily services between High Wycombe and Amersham but few people use it – and walking to bus stops, and waiting at them, is often quite a hostile experience, because our streets and roads are dominated by traffic. Walking further, or travelling by bike, are both unpleasant and often unsafe. A priority is making it easier to cross the A404. The Wycombe District Local Plan already (policies HW7 and HW8) requires improvements to transport infrastructure, which must take place before any development at Terriers or Tralee Farm begins.

#### **POLICY HAZNP5: Planning for Sustainable Development at Amersham Road/Tralee Farm**

*The main site as shown on the Policies Map is allocated in the Wycombe District Local Plan for residential use. Additional parcels of land adjacent to the site are identified in the Neighbourhood Plan.*

*Development of the site is required:*

- 1. For its place-making proposals -
  - a) to maintain a sense of separation between Hazlemere and Holmer Green, through the layout of the site;*
  - b) to be planned comprehensively with that site as a whole, integrate into surrounding neighbourhoods; and in any event to not prejudice future integration; and*
  - c) to redevelop the existing coach yard and riding stables.**
- 2. in respect of its transport proposals -
  - a) to provide vehicular access from the A404;*
  - b) to provide walk / cycle access through Tralee Farm onto Wycombe Road; from Lacey's Drive and from Badger Way;*
  - c) to improve walk/cycle access to existing bus routes;*
  - d) to improve walk/cycle access to existing community infrastructure; and*
  - e) to provide or contribute to off-site highway improvements as required by the Highway Authority.**
- 3. In respect of its green infrastructure and environmental proposals -
  - a) To provide access to, retain and enhance the existing orchards within the site to the rear of Wycombe Road;*
  - b) To provide protection and future management for the orchards;*
  - c) To retain the woodland in the south west corner of the site at Badger Way and integrate into the GI network;*
  - d) To provide physical green infrastructure connectivity:
    - a. through the valley of the site, connecting the orchard that lies adjacent to the site to the north to the woodland at Badger Way adjacent to the site to the south;*
    - b. along the south western boundary of the site connecting existing isolated pockets of green infrastructure;*
    - c. along the northern boundary, incorporating and enhancing the remnant orchard in the north west of the site as well as the orchard in the north east of the site;*
    - d. along the north eastern boundary of the site, connecting the orchard beyond the site to the wider countryside; and*
    - e. by contributing to off-site green infrastructure network improvements adjacent to the site as appropriate;**
  - e) to retain the field boundaries within the site; and*
  - f) to manage local sources of flood risk.**
- 4. In respect of local educational infrastructure to meet the needs arising from the development for additional primary school places either within Hazlemere or at locations that are safe and convenient for its school children to access without requiring trips by private car.*

5.28 The main site is allocated for 350 dwellings in the Wycombe District Local Plan adopted 2019. The Neighbourhood Plan identifies a small parcel of land to the south of the main site to be included in the development area in the interests of comprehensive development. In addition, three areas of land are identified to facilitate the effective integration of the site into the surrounding neighbourhood, one of which lies in the adjacent Parish of Little Missenden.

5.29 A comprehensive approach to the development of the whole site is essential for good planning on the area. Preparation of a development brief for the whole site will be essential to coordinate the detailed planning of the whole site and this should be used to inform any planning applications submitted for the future development of any part of the whole site.

5.30 A commensurate financial contribution (via a S106 planning obligation) will be required for the provision of additional school places to fund the expansion of existing schools.

5.31 Integrating the development into the existing neighbourhoods is essential as a basic precondition for developing a sense of community, as well as providing access to schools, shops and other community facilities. These links need to both be functional – providing short cuts for walking and cycling to encourage active travel; and also safe to use by all sections of the community both in the day and after dark.

5.32 Vehicular access on to the A404 should be provided although it should be located well away from the steep bend on the A404. If a development proposal requires two vehicular accesses to a group of dwellings, it will not be acceptable for one of those accesses to be for emergency access only because this is an inefficient use of land as it is rarely used. There are already a number of existing vehicular accesses onto the A404 which could be repurposed to service the site on a day to day basis. Further assessment of the impact on the highway network is required, including the impact on the Hazlemere Crossroads. There is also potential vehicular access to the north, to Wycombe Road – as a minimum pedestrian and cycle access will be needed here.

5.33 Land between the site and the Wycombe Road lies in the adjacent Parish of Little Missenden. Any development plan policies would therefore need to be included in their Neighbourhood Plan or in the Buckinghamshire Plan. The following paragraphs are included here for completeness – but as guidance only.

5.34 The site comes up to the rear boundaries of the gardens of the properties fronting Wycombe Road. There is an existing private access track from 20 Wycombe Road (known as Tralee Farm) into the site to the farm buildings to the rear.

5.35 There is advice in Wycombe District Housing Intensification Guidance on how to ensure that access to backland sites achieves good community safety standards by providing natural surveillance from dwellings addressing the access<sup>1</sup>. The plot of land at 20 Wycombe Road does not give sufficient width to allow these standards to be achieved, resulting in inadequate surveillance and four rear gardens being exposed.

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<sup>1</sup> The Housing Intensification Supplementary Planning Document was adopted by Wycombe District Council on 2011. The section of particular relevance here is 2.2 'Is there enough space for an attractive access to the site to be created? This section of the guidance gives references for the good design principles on which the guidance is based, at that time found in Building for Life – now Building for Healthy Life – Homes England's key measure of design quality.

5.36 To achieve the minimum of pedestrian and cycle access at least one adjacent plot will be required. This would provide sufficient width to accommodate single-sided development with shared parking and pedestrian/cycle access. Bringing a second dwelling would provide sufficient width to accommodate a vehicular access, however, vehicular access is not essential to achieve a quality development. Access to the north is particularly important because it is here that residents will get access to local facilities and local bus services, including those on Browns Road/Wycombe Road in Holmer Green. Access to the west and south will allow the development to integrate with existing neighbourhoods, as well as providing access to shops, schools and other facilities that lie in that direction.

5.37 There are no ‘ready-made’ ways to integrate across the south western boundary of the site, but there are two locations shown on Plan D below where connections could be made. These two areas are identified in the Neighbourhood Plan to allow for the effective integration of the development into the surrounding neighbourhood.



*Plan D: Map of Amersham Road/Tralee Farm showing possible access  
(Source: Hazlemere Parish Council)*

5.38 The site benefits from important natural features including an orchard and woodland area. Green infrastructure links can be enhanced by linking:

- The orchard that lies outside of the site to the north, to the woodland area off Badger Way, along the shallow valley through the site. This is likely to take the form of a ‘green street’ and incorporate Sustainable drainage systems (SUDs) ;
- The pockets of green infrastructure along the south western boundary. This is likely to take the form of longer back gardens. Existing properties backing onto the site could be offered garden extensions, which would contain structural planting. This would not only provide a Green Infrastructure link, but also provide a greater sense of privacy, and mitigate for the

loss of a sense of openness by creating stronger greenery. The planted area would therefore be in the control of the owners most affected by the development. If the owners did not want to take a garden extension, the land would be included in the garden of the new property backing onto that boundary. In that situation, any trees would have tree preservation orders placed upon them;

- The orchards in the site to the rear of Wycombe Road into the wider GI network; and
- The orchard (that lies outside of the site to the north) to the wider countryside to the south along the north western boundary of the site. This would form the sense of separation between Hazlemere and Holmer Green.

5.39 The green infrastructure links will have pedestrian and cycle routes crossing them and form part of the wider Network identified in Policy HAZNP2. The design of these crossing points needs to ensure that good levels of community safety are provided for pedestrians and cyclists, including after dark.

5.40 The exception to this is the sense of separation along the north eastern boundary. The very aim – a sense of separation – means it needs to be characterised as much as open space as wildlife corridors. At present there is no need for pedestrian and cycle connections across this boundary.

5.41 Off site, there are a number of other pockets of green infrastructure. Improving the connections between these pockets will be facilitated through a financial contribution. A badger assessment may also be necessary for this site.

5.42 The existing field boundaries within the allocation have the potential to provide a structure to development of the site. The field boundaries should only be removed where an effective layout cannot otherwise be achieved. Innovative approaches to housing layout can achieve more efficient use of land. For example, shared parking areas on the edges of a development, with homes being accessed for everyday purposes by foot and bicycle, reduces the width needed for external circulation, which also reduces costs and carbon emissions.

5.43 By making more efficient use of the land it would be possible to provide some areas of bungalows, particularly on the crest of the hill on the southern part of the site, which would reduce the visual impact of the height of dwellings in these locations from the existing urban area. The size of the site also provides potential to orientate the grain of the development so that most homes can maximise the benefits of natural heating and cooling, reducing the overall energy requirements, and so increasing the ability for the development to achieve zero carbon. This site contains critical drainage areas; as a result any flood risks presented by surface water flooding should be assessed and mitigated for in accordance with Policy DM39.

5.44 There is scope to redevelop some of the built development on the site. It would be inappropriate to retain the stables, and the coach park to the south as part of residential development.

## 6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by Buckinghamshire Council as the local planning authority.

### Development Management

6.2 Buckinghamshire Council will use a combination of the policies of the adopted Wycombe District Local Plan and Wycombe District Delivery & Site Allocations Plan and this Neighbourhood Plan to help inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by Buckinghamshire Council. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

### Local Infrastructure Improvements

6.3 Initial consultations with local residents and users of local facilities demonstrated the importance of infrastructure improvements including community facilities. This issue is addressed through the Wycombe District Local Plan policy DM29 and it was not felt that the Neighbourhood Plan could usefully add to this policy.

6.4 Opportunities will arise through Section 106 agreements and/or through the Wycombe Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the Parish is spent. It therefore proposes that the priorities for this investment are:

- Provision of additional school places to fund the expansion of existing schools (HAZNP5)
- The land identified as a Local Nature Recovery Zones (HAZNP2):
  - a parcel of land between Grange Farm and Beaumont Way Open Space
  - Ladies Mile and a 25m strip of land to its north, running from Green Street to Kingshill Road
- An additional or expansion of existing Healthcare Facilities
- Sport and leisure facilities
  - Hazlemere Recreation Ground
  - Hazlemere Community Centre
  - Hazlemere Memorial Hall

## Other Non-Planning Matters

6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- General Traffic Calming in the Parish
  - Making it easier to cross the A404
  - Reduction of 'rat runs'
- Reinstatement of verges and discouragement of use for parking
- Improvements to key walking and cycling routes
- Funding for promotion of active travel
- Joint funding for highways improvements and traffic management (with Community Board) including priority crossing points on the A404
- Accessibility improvements eg dropped kerbs and improved signage
- Consideration of opportunities to take on devolved responsibility for land currently owned by Buckinghamshire Council

# POLICIES MAP

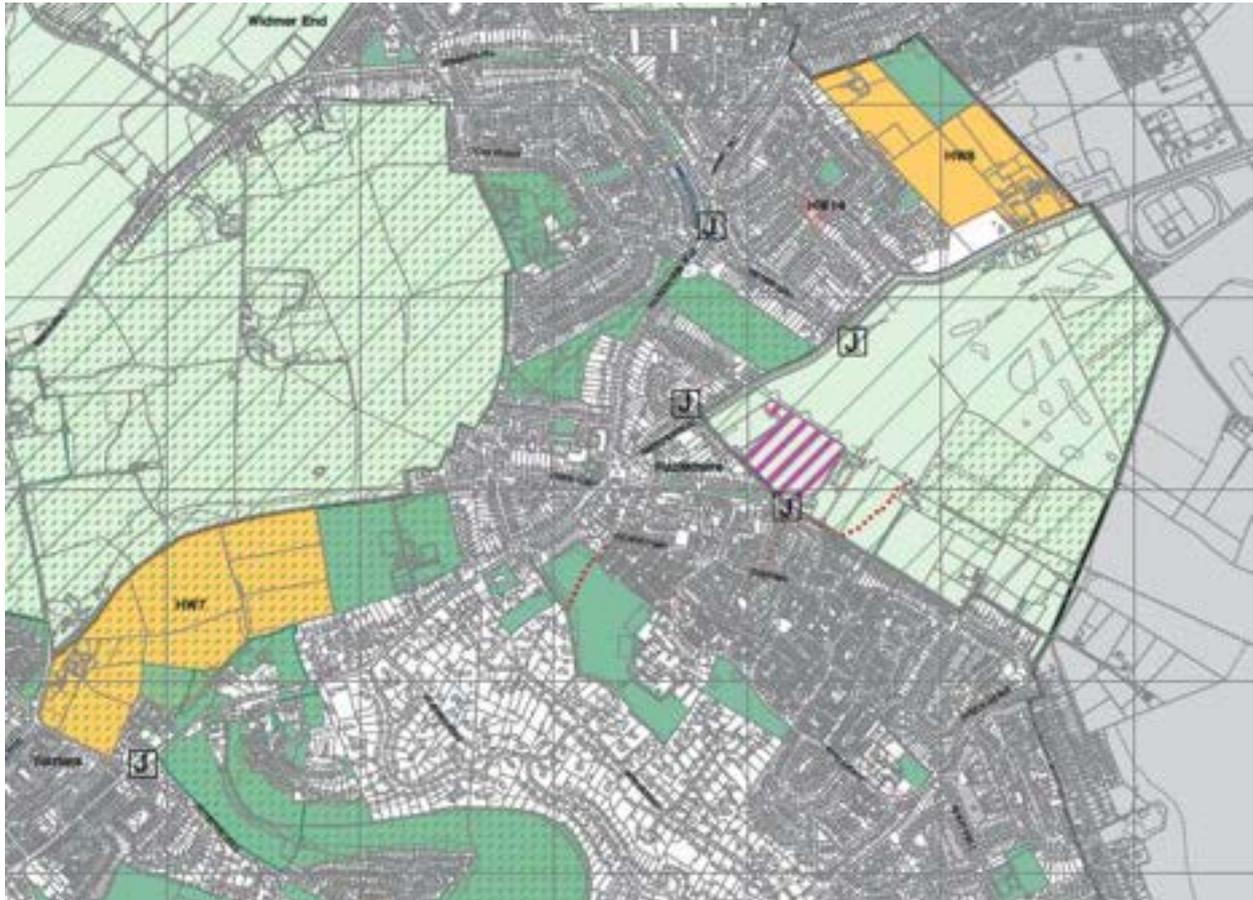


## Hazlemere Neighbourhood Plan Policies Map: Pre-Submission Version May 2022

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

## APPENDIX A: HAZLEMERE GREEN INFRASTRUCTURE NETWORK (POLICY HAZNP2)

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



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

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

Site Name	WDLP DASP Policy	Local Green Space Criteria							Type of land	Proposed HAZNP Designation	Analysis
		Proximity	Beauty	Historic	Recreation	Tranquillity	Biodiversity	Local			
Queensway Allotments	DM12	Y			Y	Y	Y	Y	Allotments	Local Amenity Space	
Cedar Barn Allotments	DM12	Y			Y	Y	Y	Y	Allotments	Local Amenity Space	
Axa Amenity Space	DM12	Y	Y		Y			Y	Amenity space	Local Amenity Space	
Axa Open Space	DM12	Y	Y		Y			Y	Amenity space	Local Amenity Space	
Beaumont Way Amenity space	DM12	Y			Y			Y	Amenity space	Local Amenity Space	
Cedar Avenue Amenity space	DM12	Y	Y					Y	Amenity space	Local Amenity Space	Designated Green Space in Policy DM12, this piece of land provides a wildlife corridor into Widmer Fields, and is also contains areas of wild planting. As such its value lies in providing habitat and also providing attractive verges.
Penn Road Amenity space	DM12	Y	Y			Y		Y	Amenity space	Local Amenity Space	Designated Green Space in Policy DM12, this piece of land provides important screening from the road for houses adjoining. It also adds to the 'green' character of the village, visually joining up with the woodland alongside Penn Cemetery.
Western Dene Landscape corridor	DM12	Y	Y		Y	Y	Y	Y	Amenity space	Local Amenity Space	Designated Green Space in Policy DM12, this piece of land provides important screening from the road for houses adjoining. It also adds to the 'green' character of the village, containing a number of mature trees.

Site Name	WDLP DASP Policy	Local Green Space Criteria							Type of land	Proposed HAZNP Designation	Analysis
		Proximity	Beauty	Historic	Recreation	Tranquillity	Biodiversity	Local			
Holy Trinity Churchyard (closed)	DM12	Y						Y	Church cemetery	Local Amenity Space	
Penn Road Cemetery	DM12	Y						Y	Church cemetery	Local Amenity Space	
Penn Road Woodland	DM12	Y	Y		Y			Y	Common/green	Local Green Space	Designated Green Space in Policy DM12, this piece of land runs alongside the footpath which marks the boundary of the Parish and which is heavily used as an access route into Common Wood. It is important in preserving the village identity, as it forms part of the separation with the adjoining village of Tyler's Green.
Mary's Mead Tree Belt	DM12	Y			Y	Y	Y	Y	Green corridor	Local Amenity Space	Designated Green Space in Policy DM12, this piece of land runs alongside the footpath adjacent to Grange Farm, which is heavily used as an access route between Widmer Fields and Cedar Park/Widmer End schools, and Hazlemere Cross Roads. It contains a number of mature beech and chestnut trees, and forms an important wildlife corridor between the Beaumont Way Open Space and Widmer Fields.
Cedar Park School Playing Field	DM12	Y			Y			Y	Institutional	Local Amenity Space	

Site Name	WDLP DASP Policy	Local Green Space Criteria							Type of land	Proposed HAZNP Designation	Analysis
		Proximity	Beauty	Historic	Recreation	Tranquillity	Biodiversity	Local			
Manor Farm School Playing Field	DM12	Y			Y		Y	Y	Institutional	Local Amenity Space	
Sir William Ramsay School Space	DM12	Y	Y		Y	Y	Y	Y	Institutional	Local Amenity Space	Use by local community
Hazlemere CE Combined school space	DM12	Y			Y		Y	Y	Institutional	Local Amenity Space	
Hazlemere Rec Ground (W)	DM12	Y			Y	Y	Y	Y	Outdoor sport	Local Amenity Space	Designated Green Space in Policy DM12, these two recreation grounds are a vital part of the community infrastructure, providing formal recreation facilities (there are thriving football, tennis, bowls and croquet clubs, and a playground) and informal recreation. They also effectively connect the north, south and east of Hazlemere, being easily accessible on foot by all main housing areas, and provide the main separation between Hazlemere and the HW7 housing allocation. As a 'green lung' for this busy village, they are valuable in terms of protecting biodiversity: they adjoin Green Belt, including the historic Ladies Mile Bridleway, and contain 3 hedgerows. Ladies Mile contains many mature trees.
Hazlemere Rec Ground (E)	DM12	Y			Y		Y	Y	Outdoor sport	Local Amenity Space	

Site Name	WDLP DASP Policy	Local Green Space Criteria							Type of land	Proposed HAZNP Designation	Analysis
		Proximity	Beauty	Historic	Recreation	Tranquillity	Biodiversity	Local			
Rose Avenue Rec Ground	DM12	Y	Y		Y		Y	Y	Park	Local Amenity Space	Designated Green Space in DM12, Rose Avenue recreation ground provides the main formal recreation space for the heavily built up Rose Avenue estate, with junior football pitches, a basket ball court, adult gym and playground. It is a much-loved 'green lung' for the village, and the Parish Council has invested in tree-planting round the edges to supplement the long hedge alongside the road in supporting wildlife.
The Warren Copse	DM12	Y	Y		Y	Y	Y	Y	Semi-natural	Local Amenity Space	Designated Green Space in DM12, the Warren is an attractive copse of mature trees in the middle of Cedar Park estate. As such, it is greatly valued by local residents for the tranquillity and sense of community it provides, and the contribution it makes to the visual character of the area and to wildlife habitat.
Cedar Park Rec Ground	DM12	Y			Y	Y	Y	Y	Park	Local Amenity Space	Designated green space in DM12, the Cedar Park recreation ground and wood provide an integrated piece of land that is much valued by local people for its playground and informal recreation. The wood consists of a copse of mature trees, providing a semi-wild play area. The area is fringed to the West by trees and allotment which provide tranquillity and also a wildlife corridor towards Widmer Fields.
Cedar Park Wood	DM12	Y		Y	Y	Y	Y	Y	Semi-natural	Local Green Space	

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Badger Way Wood	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	Local Green Space	Designated Green Space in DM12, Badger Way wood is aptly named as it contains badger setts. As it adjoins the housing allocation of HW8, it is extremely important in providing wildlife habitat.
Amersham Road Wood	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	Local Green Space	Designated Green Space in DM12, this woodland contains many mature trees which provide the area with its distinctively wooded character, and its position at the top of Inkerman Hill also provides an attractive sightline entering and leaving the village. As it adjoins the housing allocation of HW8, it is extremely important in providing wildlife habitat.
Gordons Wood	DM12	Y	Y	Y		Y	Y	Y	Semi-natural	Local Green Space	Gordon's Wood is designated Green Space in Policy DM12. It is a well-defined area of woodland in the middle of Hazlemere, bounded to the east by the A404 and to the West by Holmer Green Road. It helps to give Hazlemere its attractive, distinctively wooded character, and creates a verdant sightline for the village from the West, East and North. Breaking up two very busy roads, it creates a tranquil atmosphere for housing to the North and East. It is particularly important as a biodiversity corridor, creating a bridge between Grange Farm to the West (via the Beaumont Way Open Space) and the Green Belt land to the west. As there is currently no public access, it also provides a tranquil wildlife habitat. It contains a large number of mature trees, all of which have TPOs, and is therefore vital in meeting climate change targets.

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		Proximity	Beauty	Historic	Recreation	Tranquillity	Biodiversity	Local			
Widmer Fields (GAT)		Y	Y		Y	Y	Y	Y	Semi-natural	None	Designated Village Green
Axa Woodland	DM12	Y	Y	Y	Y	Y	Y	Y	Semi-natural	Local Green Space	Designated Green Space in DM12, this woodland which forms part of the historic Kings Wood. As well as creating a tranquil and attractive barrier between the settlements of Terriers and Hazlemere, with many mature trees, it is an important wildlife corridor from Green Belt land to the North into the wider expanse of Kings Wood.
Hazlemere Golf Club Wood (Craigs Wood)	Green Belt	Y	Y			Y	Y	Y	Semi-natural	None	
Axa Open Space	DM12	Y	Y		Y	Y	Y	Y	Semi-natural	Local Amenity Space	Designated Green Space in DM12, this provides a tranquil area for local inhabitants and helps to establish the distinctively wooded character of the village, thus adding to village identity.

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Amersham Road Space	None	Y	Y	Y		Y	Y	Y	Semi-natural	Local Green Space	This land was not included in the DLP allocation for policy HW7, although the development brief for the Terriers development allocates an access point is proposed through the woodland. Local people regard it as vital to protect the remaining woodland (which contains many large, mature trees) as it is the sole remaining barrier between Hazlemere and Terriers north of the A404. The woodland also forms a valuable wildlife corridor between Green Belt land to the North (Grange Farm) and King's Wood to the South.
Terriers Field	HW7	Y			Y	Y	Y	Y	Semi-natural	None	WDLP site allocation
Orchard adjacent to land off Amersham road	DM12	Y	Y	Y		Y	Y	Y	Other	Local Green Space	This Orchard was added to DM12 Green Space designations in the WDLP, and Policy HW8 requires this land to be protected. It is a well-defined area of traditional Orchard, for which this area is historically known. It falls within an area classified by Natural England as Network Enhancement Zone 1 which means that action here has the potential to expand and join up existing habitat patches and improving the connections between them. It provides an important tranquil buffer between land allocated for development at Tralee Farm and Holmer Green.
Sanctuary Wood	DM12	Y	Y	Y	Y	Y	Y	Y	Other	Local Green Space	Designated Green Space in DM12, Sanctuary Wood contains a number of large mature trees. It provide valued informal recreation space for residents, as well as wildlife habitat, and adds to the character of the area.

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Beaumont Way Open Space (Holmer Green road corridor)	DM12	Y	Y		Y	Y	Y	Y	Other	Local Amenity Space	This area, designated as green space in DM12, is locally known as Holmer Road woodland. It is greatly valued by local residents who use it for informal recreation and as a permissive route between the crossroads and the shops at Park Parade. It contains many mature trees characteristic to the area, as well as rough grassland, and as it adjoining Grange Farm to the north, it provides an important wildlife corridor between Green Belt land to the north-west, and via Gordon's Wood (25 on the policies map) Green Belt to the East.
Badger way play area	DM12	Y			Y			Y	Other	Local Amenity Space	
Hazlemere Golf Club	Green Belt	Y							Other	None	
Highfield way space	None	Y		Y	Y	Y	Y	Y	Other	Local Amenity Space	These spaces are valued by local residents for informal recreation. They provide a 'green lung' in the middle of the heavily built up Manor Farm estate, and help to create its character of mixed housing with mature green areas and remaining hedgerows.
Maple close space	None	Y			Y	Y	Y	Y	Other	Local Amenity Space	
Lowfield way space	None	Y			Y	Y	Y	Y	Other	Local Amenity Space	
Beechfield way space	None	Y		Y	Y	Y	Y	Y	Other	Local Amenity Space	
Two Sisters Plantation	Green Belt	Y							Woodland	None	

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Common Wood (within Hazlemere)	Green Belt	Y						Y	Semi-natural ancient woodland	None	
Ridgeside Stables	Green Belt	Y			Y	Y	Y		Other	None	This land plays an important role locally in providing opportunities for recreation (particularly equestrian) and providing a buffer between the road and the much-loved Common Wood to the North, as well as separation between the villages of Hazlemere and Tylers Green. It provides a corridor for wildlife between the green spaces in the Manor Farm estate and Common Wood.
Kingsway pond area	None	Y		y			y	Y	Other	Local Amenity Space	Part of historic pond system
Inkerman farm	Green Belt	Y	Y	Y		Y	Y	Y	Trad. Orchard	None	Remains of historic orchard

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Grange Farm (Beaumont Way end)	Green Belt	Y						Y	Agricultural	Local Nature Recovery	This land falls within green belt and AONB. As it adjoins the Beaumont Way tree belt, it would be suitable for nature recovery, either for tree-planting, re-wilding or a Community Orchard. It is currently on a short term agricultural tenancy. It is identified as suitable land for local nature recovery in recognition of the vital role it plays locally both for informal recreation and as a wildlife corridor between green belt land to the west and to the east (via the Beaumont Way open space and Gordons Wood)
Ladies Mile	Green Belt	Y	Y	Y	Y	Y	Y	Y	Bridleway	Local Nature Recovery	As part of this land falls within Hughenden Parish, the following wording has been agreed with Hughenden Parish Council. This Neighbourhood Plan identifies this historic drovers way, plus 25m of land to the North of it, as suitable land for local nature recovery in recognition of the vital role it plays locally both for informal recreation and as a wildlife corridor between green belt land to the west and to the east (via the Beaumont Way open space and Gordons Wood). It will also provide a buffer between the Grange Farm area and the HW7 housing allocation.
Rest of Grange Farm	Green Belt	Y	Y	Y	Y	Y	Y	Y	Agricultural	None	