

WHITCHURCH NEIGHBOURHOOD PLAN

SITE ASSESSMENT REPORT

March 2023

Published by
Whitchurch Parish Council

WHITCHURCH NEIGHBOURHOOD PLAN

SITE ASSESSMENT REPORT

MARCH 2023

EXECUTIVE SUMMARY

1. This report summarises the site assessment process and its conclusions that informed the selection of housing site allocations in the Whitchurch Neighbourhood Plan (WNP). Whitchurch Parish Council has been advised throughout this process by officers of Buckinghamshire Council (Bucks Council) and by the professional planning consultancies, O'Neill Homer and AECOM.

2. The Parish Council is aware that the adopted Vale of Aylesbury Local Plan (VALP) confirms that Whitchurch has already met its housing requirement for the plan period 2013 – 2033 through completions and commitments. This includes 22 homes it allocates at Newman Close. As a result, the Neighbourhood Plan is under no obligation to find more housing land for the next decade. However, the Parish Council is also mindful of the provisions of §14 of the National Planning Policy Framework (NPPF) in respect of securing protection for its Plan and of the preparation of a new Bucks Council Local Plan to cover the whole county and a longer plan period through to 2040. It has therefore made housing site allocations of a total quantum that will be consistent with its status as a 'Larger Village' in the settlement hierarchy (per PPG §41-003) and takes into consideration its environmental constraints.

3. A total of 8 sites out of the total number of 11 sites qualified for Stage 2 assessment. Three sites chose not to proceed. Together these sites could deliver between 145 – 167 new homes, which is likely to be considered as disproportionately high in relation to the existing size of the village, its environmental constraints, and its position (as a 'larger village) in the settlement hierarchy (as per Planning Practice Guidance §41-103) and of a scale that is unlikely to receive community support. The next stage of the assessment is therefore needed to inform the choice of sites for allocation in the Plan.

4. The outcome of the interim SEA report is that all sites have the potential for adverse effects in varying degrees. Once mitigation measures are taken into consideration the only minor distinguishing effects relate to the physical location of sites on Oving Road, the distance of sites to village amenities, the loss of valued green space and avoiding the loss of the best and most versatile agricultural land. As a result, there is a modest difference between Sites A, B, C and L when compared to Sites F, G, H and J which are located away from Oving Road in terms of the potential to increase traffic and congestion on Oving Road. Site J is close to many of the village amenities, including the village hall, pub, shop, petrol station, hairdressers, etc. However, it is furthest from the doctors surgery and school. There remains a high likelihood that Site F is underlain by best and most versatile agricultural land and there remains likely adverse effects from the loss of valued green space at Site G.

5. The outcome of community consultation in respect of judging community preferences is that there are two sites, Sites F and H, that have attracted substantially less concern from

the community than others. There also remain concern at Sites A and J, but less so than the remaining sites of Sites B, C, G and L which have attracted substantially more objection, mainly due to their location on Oving Road and impact on the environment and site J with its impact on the amenity and views of residents in the Little London area and challenging access. The community's opinions, thoughts and observations on all sites has sufficiently indicated that inclusion of Sites B, C, G, J and L may undermine the ability of the WNP to pass the referendum in due course.

6. When balancing the outcome of the two tests, it is recommended that Sites H is selected to deliver a total of approximately 23 homes over the plan period with Site F allocated as a reserve site delivering up to 35 homes if required.

1. INTRODUCTION

1.1 This report summarises the site assessment process and its conclusions that informed the selection of housing site allocations in the Whitchurch Neighbourhood Plan (WNP). Whitchurch Parish Council has been advised throughout this process by officers of Buckinghamshire Council (Bucks Council) and by the professional planning consultancies, O’Neill Homer and AECOM.

1.2 The Parish Council is aware that the adopted Vale of Aylesbury Local Plan (VALP) confirms that Whitchurch has already met its housing requirement for the plan period 2013 – 2033 through completions and commitments. This includes 22 homes it allocates at Newman Close. As a result, the WNP is under no obligation to find more housing land for the next decade. However, the Parish Council is also mindful of the provisions of §14 of the National Planning Policy Framework (NPPF) in respect of securing protection for its Plan and of the preparation of a new Bucks Council Local Plan to cover the whole county and a longer plan period. It has therefore considered making one or more housing site allocations of a total quantum that will be consistent with its status as a ‘Larger Village’ in the settlement hierarchy (per PPG §41-003) and takes into consideration its environmental constraints.

1.3 The assessment process comprised three stages. The first stage generated a schedule of potential development sites through a ‘land availability’ exercise. The second stage disqualified sites that do not adjoin the observed settlement edge of Whitchurch or are deemed unavailable in the plan period. The third stage carried out two distinct tests: a technical assessment via the Strategic Environmental Assessment (SEA) and a community assessment via a community survey of site preferences. From the combination of the tests are drawn conclusions for site allocations and their necessary policy requirements.

1.4 A draft version of this report was published alongside the Pre-Submission version of the WNP and draft SEA report for consultation. This final version takes into account the representations made on both documents and will form part of the submission documentation.

2. STAGE ONE

2.1 The process began with the Parish Council forming a Steering Group (SG) to oversee the project on its behalf. The SG engaged with the local community to publicise the WNP and to seek opinions and preferences on its vision and objectives through 2021. At the end of March 2021, it commenced a 'land availability' exercise, which led to 10 sites in the Parish being put forward for their potential housing development. They included a number of sites identified and appraised in AVDC's 'Housing & Employment Land Availability Assessment' (HELAA) of January 2017.

Site Name	Area/Capacity
A. North of Oving Road	0.39 Ha (10)
B. Barrettstown West*	1.9 Ha (48)
C. Barrettstown East*	3 Ha (75)
D. North West of Village*	9.11 Ha (228)
E. North of Mount Pleasant*	0.69 Ha (17)
F. Manor Farm North*	1.78 Ha (45)
G. Kempson House North*	1.09 Ha (5)
H. Kempson House West*	1.05 Ha (26)
J. Little London North	0.25 Ha (6)
K. Little London South	1 Ha (25)

Table A: Original submissions

2.2 The sites (including the HELAA sites indicated*) were numbered and are shown in Table A above and on Plan A overleaf. The table includes a stated or estimated gross site area and an indicative housing capacity (at 25 dwelling per Ha, except where there are already specific proposals).

2.3 The SG requested additional information from all landowners following original submissions. A late submission (Site L) had also been received at this stage and was included in the list of sites. Sites D, E and K were withdrawn and therefore no longer available for the WNP to consider. The sites that were finally submitted are shown in Table B below and Plan B on page 6, and final submissions are included at Appendix A. The table includes a stated gross site area and an indicative housing capacity.

Site Name	Area/Capacity
A. North of Oving Road	0.39 Ha (4)
B. Barrettstown West*	0.6 Ha (7)
C. Barrettstown East*	2.4 Ha (26)
F. Manor Farm North*	1.78 Ha (25-35)
G. Kempson House North*	1.09 Ha (20-30)
H. Kempson House West*	1.05 Ha (23)
J. Little London North	0.36 Ha (8-10)
L. Greenacres Stables	2.8 Ha (32)

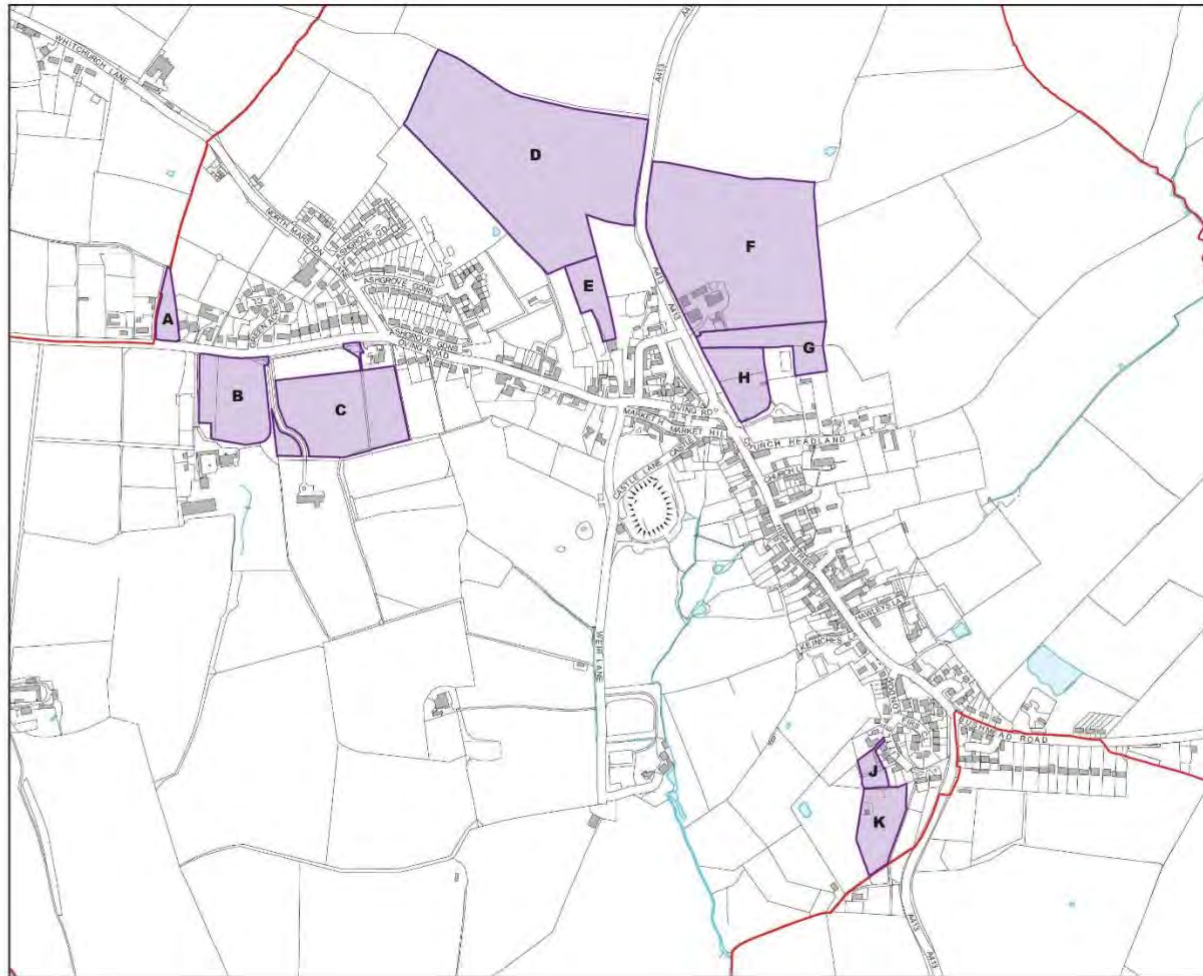
Table B: Stage 1 Sites

**Whitchurch Neighbourhood Plan
Sites
May 2021**

Key

 Parish Boundary

 Original submissions



3. STAGE TWO

3.1 All sites qualify for Stage 3 assessment as all sites adjoin the observed settlement edge of Whitchurch. This is an exclusionary criterion as both the NPPF and VALP require housing site allocations to be sustainable in their location. In practice, this requires a sequential approach to be taken, whereby priority is given to promoting new development inside the existing built-up area and then on its immediate outside, if there are no or insufficient available sites within the boundary. Only if there are no such candidate sites should those that do not adjoin the boundary be considered and this is clearly not the case here.

3.2 In making allocation decisions, the NPPF requires that sites are available, as well as suitable and achievable. Sites D, E and K are no longer available to the WNP and have therefore been excluded from further consideration. As a result, a total of 8 sites qualify for Stage 3 assessment (see plan C below). Together these sites could deliver between 145 – 167 new homes, which is likely to be considered as disproportionately high in relation to the existing size of the village, its environmental constraints, and its position (as a 'larger village) in the settlement hierarchy (as per Planning Practice Guidance §41-103) and of a scale that is unlikely to receive community support. The next stage of the assessment is therefore needed to inform the choice of sites for allocation in the Plan.

**Whitchurch Neighbourhood Plan
Stage 2 Sites
January 2022**

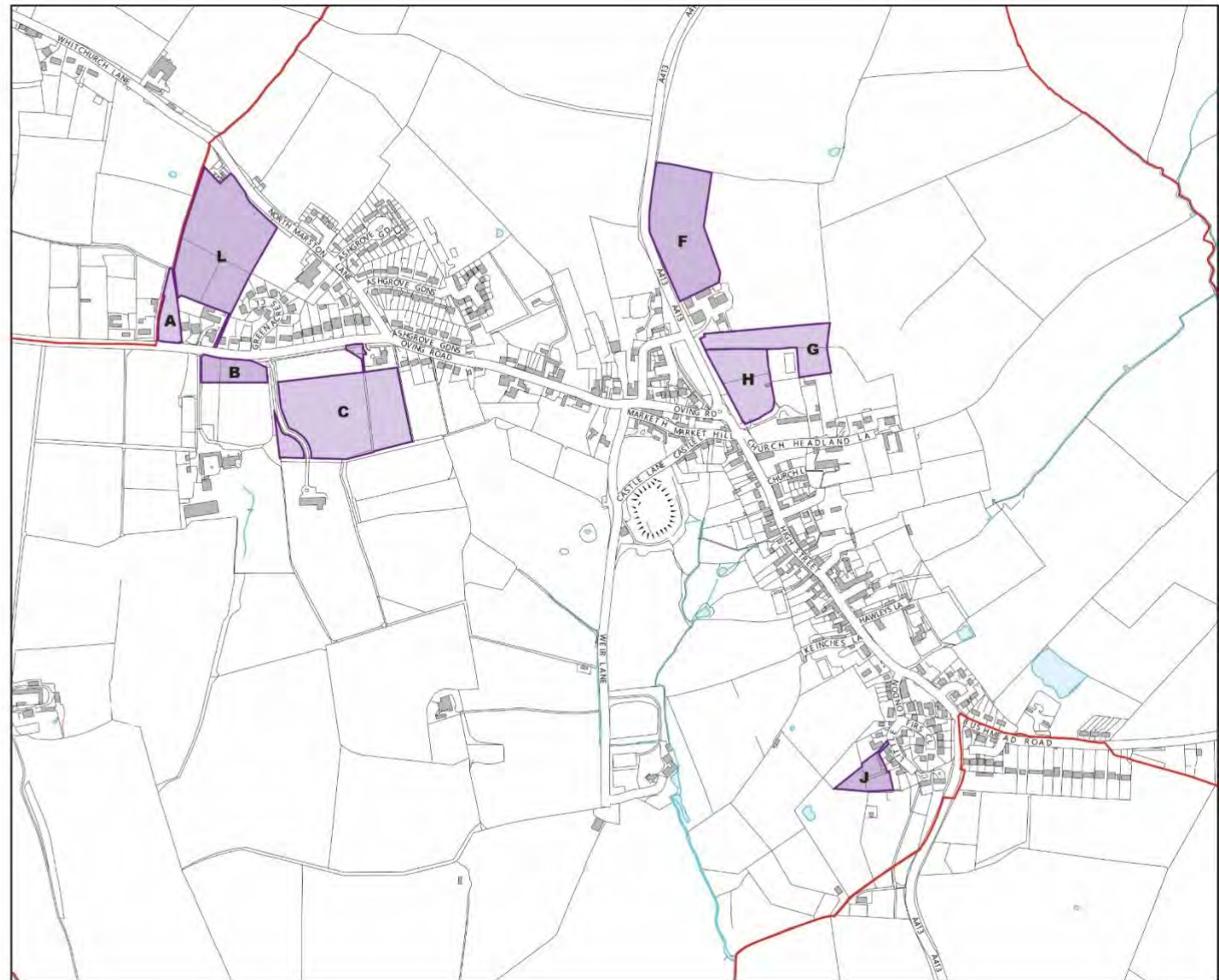
Key



Parish Boundary



Stage 2 Site Boundaries



4. STAGE THREE

4.1 This third stage of the process combines two assessment exercises: a strategic environmental assessment (SEA) and a community survey. The first provides an assessment of the technical attributes of the sites using a set of agreed environmental criteria as required by the Regulations.

4.2 The second indicates the preferences of the local community of each site for development. This bears in mind that the Plan can only be made following a successful referendum in due course. In which case, the first may be tempered by the second, but only if there is a compelling case to do so.

4.3 To inform both exercises, the SG has sought additional information from the owners/promoters of each of the Stage 2 sites to confirm that the land is available, confirmation of access to the site, basic layout features and an indication of housing type and proposed numbers. All landowners provided indicative proposals and scheme layouts which are attached at Appendix A.

Technical Assessment: SEA

4.4 The SEA is being carried out in iterations by AECOM for the SG, based on the site information provided by the landowners and using the environmental objectives and baseline data agreed in the SEA scoping exercise.

4.5 An interim report has assessed the 8 sites as shown in Table C below. It has used the 11 environmental objectives and has determined the potential for the likely significant and minor, positive or adverse effects (not taking into account mitigation measures) and neutral effects of development resulting from an allocation in the Plan. The report does not itself give weight to the objectives and does not seek to rank the sites.

Summary of the likely effects of each site

SEA theme	Site A	Site B	Site C	Site F	Site G	Site H	Site J	Site L
Air quality	Red	Red	Red	Red	Red	Red	Red	Red
Biodiversity and geodiversity	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Climate change and flood risk	Yellow	Yellow	Red	Yellow	Yellow	Blue	Yellow	Yellow
Health and wellbeing	Green	Green	Green	Yellow	Red	Yellow	Red	Green
Historic environment	Yellow	Yellow	Blue	Blue	Blue	Blue	Red	Yellow
Land, soil, and water resources	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Landscape	Blue	Red	Red	Red	Red	Red	Blue	Red

SEA theme	Site A	Site B	Site C	Site F	Site G	Site H	Site J	Site L
Population and communities	Light Blue	Yellow	Green	Green	Green	Yellow	Yellow	Green
Transportation and movement	Red	Red	Red	Light Blue	Red	Light Blue	Red	Red

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral / no effect	Uncertain effect

Table C: Summary of the likely effects of each site, AECOM

4.6 The outcome of the exercise is that all sites have the potential for adverse effects on air quality given that occupants of new homes will need to travel further afield to access a wider range of services and facilities. All sites also provide an opportunity to secure a biodiversity net gain. There remains some concern on surface water flooding at Sites C and B. The physical location of Site J means that access through the narrow lanes of Little London and onto the site via a very narrow new road is a significant issue for transportation and movement and the proposed location on landscape. The impact of development on the enjoyment of the footpath along the northern boundary of the Site G, as a result of the loss of valued green space, has resulted in likely adverse effects on health and wellbeing being identified. Without mitigation measures Sites F, G, H and J, all have the potential to harm the character and significance of the Conservation Area. Only J is however within the Conservation area. There is a high likelihood (>60%) that Sites F, G and L are underlain by best and most versatile agricultural land although none are actively farmed today. Sites B, C, F, G, J and L performs the least well on landscape impact with the enclosed character of Site H being a particular advantage in terms of wider landscape impact. All sites could contribute to the provision of affordable homes, although there is potential for the developable area of Site A and J to fall below the threshold for the provision of affordable housing of 0.3 Ha. Finally, the physical location of Sites A, B, C, J and L has resulted in the identification of likely adverse effects on transportation and movement given their position on Oving Road for Sites A, B, C and L and the narrow site of Site J at Little London and the great difficulty of turning south onto the A413 from that area.

4.7 There may be scope to successfully mitigate some or all of the likely adverse effects. If only one or two of the sites are selected, then this will minimise the adverse air quality effects by confining the total number of new homes in the village that will generate car trips. The Environment Act 2021 now enforces a biodiversity net gain of 10%. The allocation policy of a site(s) could include appropriate safeguarding measures to deal with flood risk and mitigation measures relating to scheme layout, access, and effective landscaping on the most sensitive boundaries in relation to the connection and enjoyment of footpaths and landscape impact. High quality design schemes will conserve and enhance the character and significance of the Conservation Area. The only minor distinguishing effects relate to the physical location of sites on Oving Road, the distance of sites to village amenities, and the loss of valued green space.

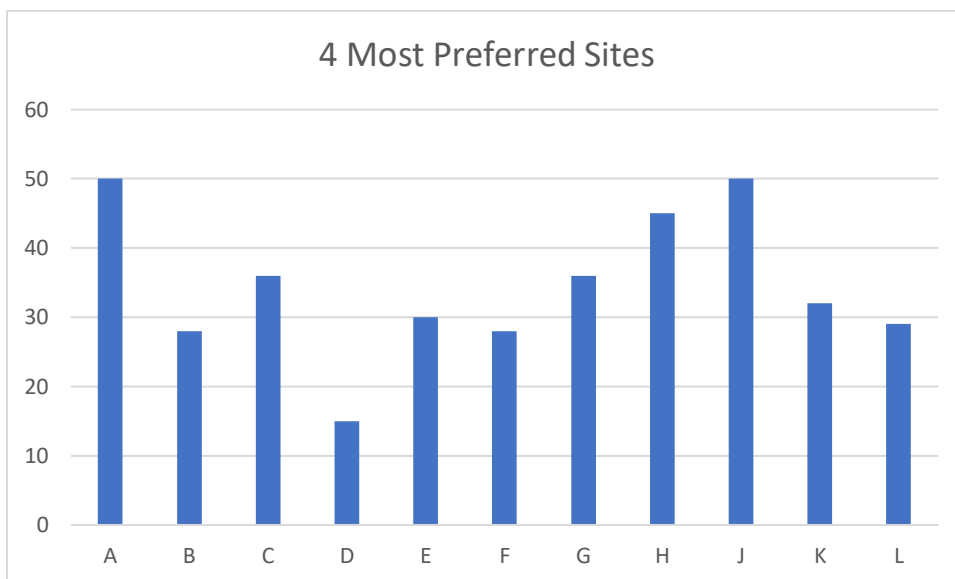
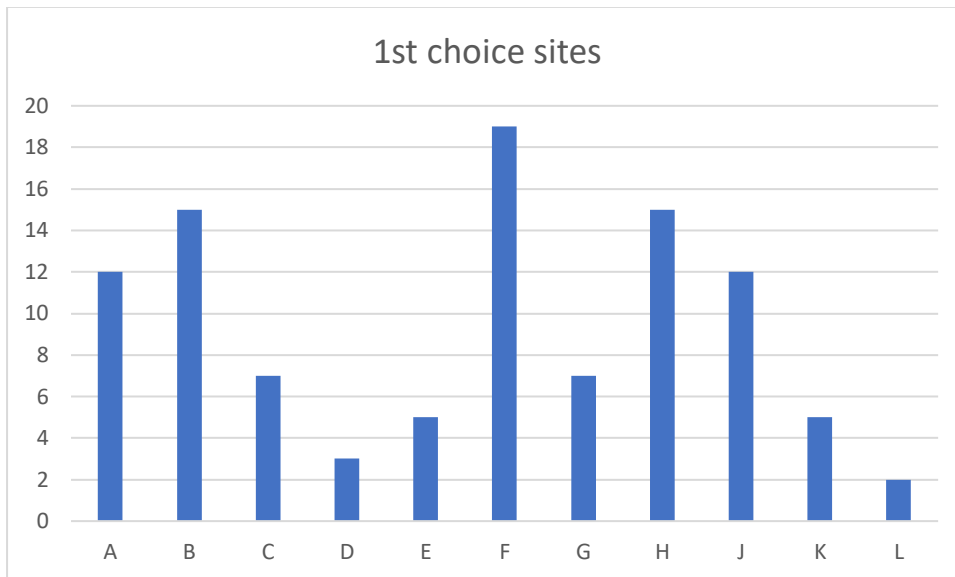
4.8 As a result, there is a modest difference between Sites A, B, C and L when compared to Sites F, G, H and J which are located away from Oving Road in terms of the potential to increase traffic and congestion on Oving Road. There remains likely adverse effects from the loss of valued green space at Site G and the loss of the best and most versatile agricultural land at Site F.

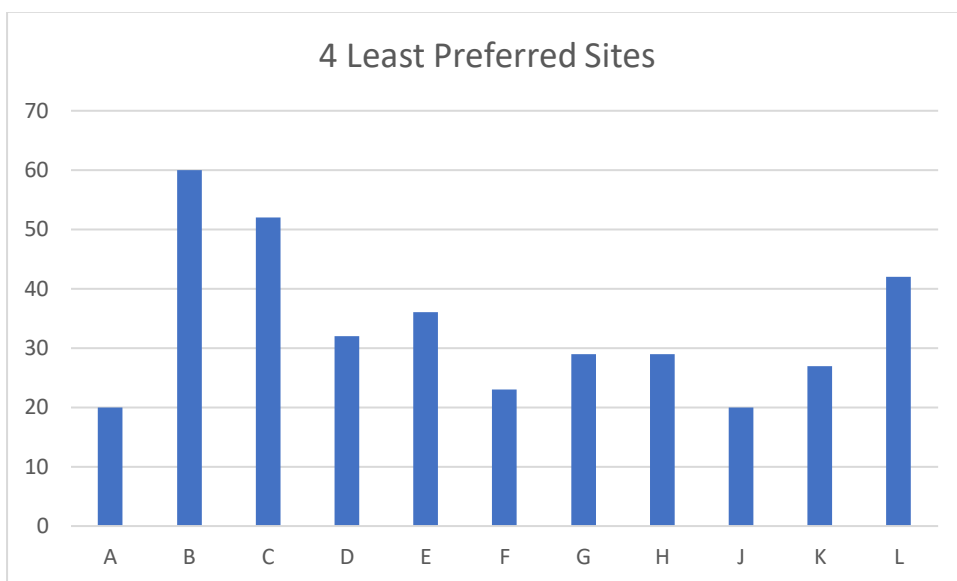
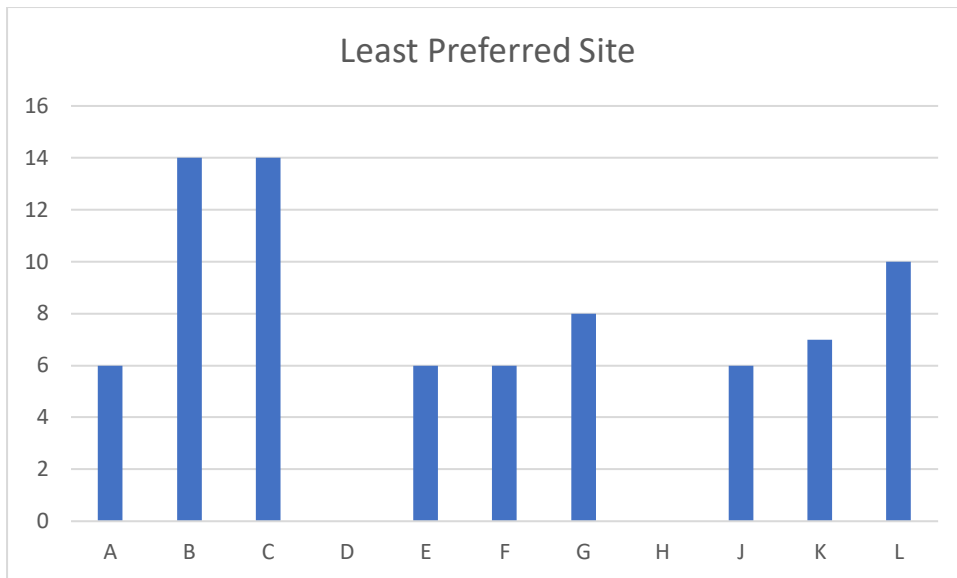
Community Assessment

4.9 As outlined above, it is also necessary to consider the ranking of those sites in a Community Survey. A Survey was undertaken on the sites in July 2021 and November 2021 and the results are summarised below. The Surveys were an effective and statistically relevant exercise to inform decision making.

July 2021

4.10 Prior to the submission of any sketch schemes and the withdrawal of Sites D, E and K from the process, the community were asked to list their 4 'Most favoured sites' and their 4 'Least favoured sites'. A questionnaire analysis recorded the following outcome:





November 2021

4.11 In November 2021, the community was invited to agree/disagree with important considerations for selecting sites which included:

- Safe pedestrian and vehicle access
- Site access that avoids adding excess traffic to known pinch points in the village
- That development proposed is proportionate to the size of the site and in keeping with the rural nature of the village
- That valued green spaces are protected as far as possible

4.12 93% of respondents agreed with the important considerations set out above.

4.13 The community were also invited to provide opinions, thoughts and observations on all sites remaining under consideration. Based on the responses collected the community least

favoured sites Sites A, B, C, G and L due to access being provided from Oving Road which is a significant pinch point in the village for Sites A, B, C and L. Site L is also considered by the community to be a valued green space as an active wildlife area with many trees and hedgerows and pleasant views as well as habitat loss at Site A and the closure of any remaining sense of a gap between Whitchurch and Oving if Site A was developed. Some concern was also recorded in relation to access to Site L. There is much local opposition to Sites B and C due to access being provided from Oving Road, water management issues and long running historical opposition to the development of site C which attracted hundreds of people to village meetings before site C experienced some limited building of ten homes.. Site G's concerns relate mainly to its value as a green space. Site G is valued green space considered to be a significant wildlife corridor in the village. There has also been some opposition to Site J due to access from the A413 into Little London, movement within the Little London area itself and impact on the landscape. Some concern was also raised at Sites F and H due to habitat loss but not to the same extent as other concerns.

4.14 Although the survey and engagement activities have been effective in terms of the number of local people engaging with the project, it is acknowledged that no survey can provide a definitive view of community opinion. However, experience elsewhere suggests that those people that do engage at this stage of a neighbourhood plan project are also more likely to comment at the Pre-Submission (Regulation 14) and Pre-Examination Publicity (Regulation 16) stages, as well as to turn out to vote at the referendum. It is therefore a helpful insight, and its conclusions must be given some weight in the final selection of sites.

4.15 The outcome of community consultation in respect of judging community preferences is that there are two sites, Sites F and H, that have attracted substantially less concern from the community than others. There also remain concern at Sites A and J, but less so than the remaining sites of Sites B, C, G and L which have attracted substantially more objection, mainly due to their location on Oving Road at Sites, B, C and L and impact on the environment at all of these sites. The community's opinions, thoughts and observations on all sites has sufficiently indicated that inclusion of Sites B, C, G and L may undermine the ability of the WNP to pass the referendum in due course.

4.16 Following Stage 3 testing planning permission for change of use of an existing storage barn on site to a residential dwelling has been approved (20/03073/APP) at Site A. Consequently, Site A officially withdrew from the Neighbourhood Plan process and the site is no longer available to be considered as part of the site allocation process for the Whitchurch Neighbourhood Plan.

5. RECOMMENDATIONS FOR SITE ALLOCATIONS

5.1 There is a reasonable correlation between the two tests, perhaps unsurprisingly as local communities will often have an instinct for distinguishing the relative environmental effects between sites.

5.2 As a result, Site H was one of the better performing sites in the interim SEA report and less concerns were raised by the community, it is at the top of the preferred list as the best candidate for site allocation in the WNP. The owner has proposed a scheme of 23 new homes and is committed to delivering a safe and convenient access route for pedestrians including a new road crossing to village amenities across the A413 which will be made a requirement in the policy. The scheme will also contribute to the need for additional affordable homes as set out in the Housing Needs Assessment of March 2022.

5.2 In coming to a final view on site selection, additional completions and commitments and the potential for additional infill development have also been taken into consideration. The Steering Group considers that there is the potential for approximately 3-10 new homes to come forward through infill schemes. The supply of an additional 23 new homes in the village to 2033 (the VALP plan period) will also represent an increase in the existing housing stock of the village over the next twelve years.

5.3 However, the new Bucks Local Plan is likely to cover a longer plan period to 2040. It is therefore prudent for the WNP to extend its provision to cover the same period. Identifying another medium sized scheme will provide for a similar scale of housing growth for the additional years beyond the VALP plan period. This means a total supply of up to 68 (10+23+35) new homes over the plan period of 2021 – 2040 which is an approximate 13% increase in the existing housing stock. This seems a reasonable approach to assess the future housing supply of a large village with environmental constraints like Whitchurch.

5.4 In which case, the second site on the preferred list should be reserved for later in the plan period. The interim SEA report identifies that both Sites F and G will continue to result in adverse effects once suitable mitigation measures has been taken into account. Development at Site G will harmfully distract from and interfere with the rural experience of users of the public right of way located here valued by the local community and therefore impact on the amenity value associated with use of the public right of way. Development at both Site F and Site G is likely to lead to the loss of the best and most versatile agricultural land but neither are currently actively farmed and the landowners have confirmed that the land is currently vacant. As such, there is no potential to meaningfully differentiate between the site options using the interim SEA alone.

5.5 The ability of the WNP to pass the referendum is an important consideration in selecting sites. Both sites will continue to lead to the loss of valued green space, however the community survey indicated that there were only two sites, Site F and H, which attracted substantially less concern from the local community.

5.6 When balancing the outcome of the interim SEA and community opinion, it is therefore recommended that Site F is selected to be reserved. This will deliver a total of

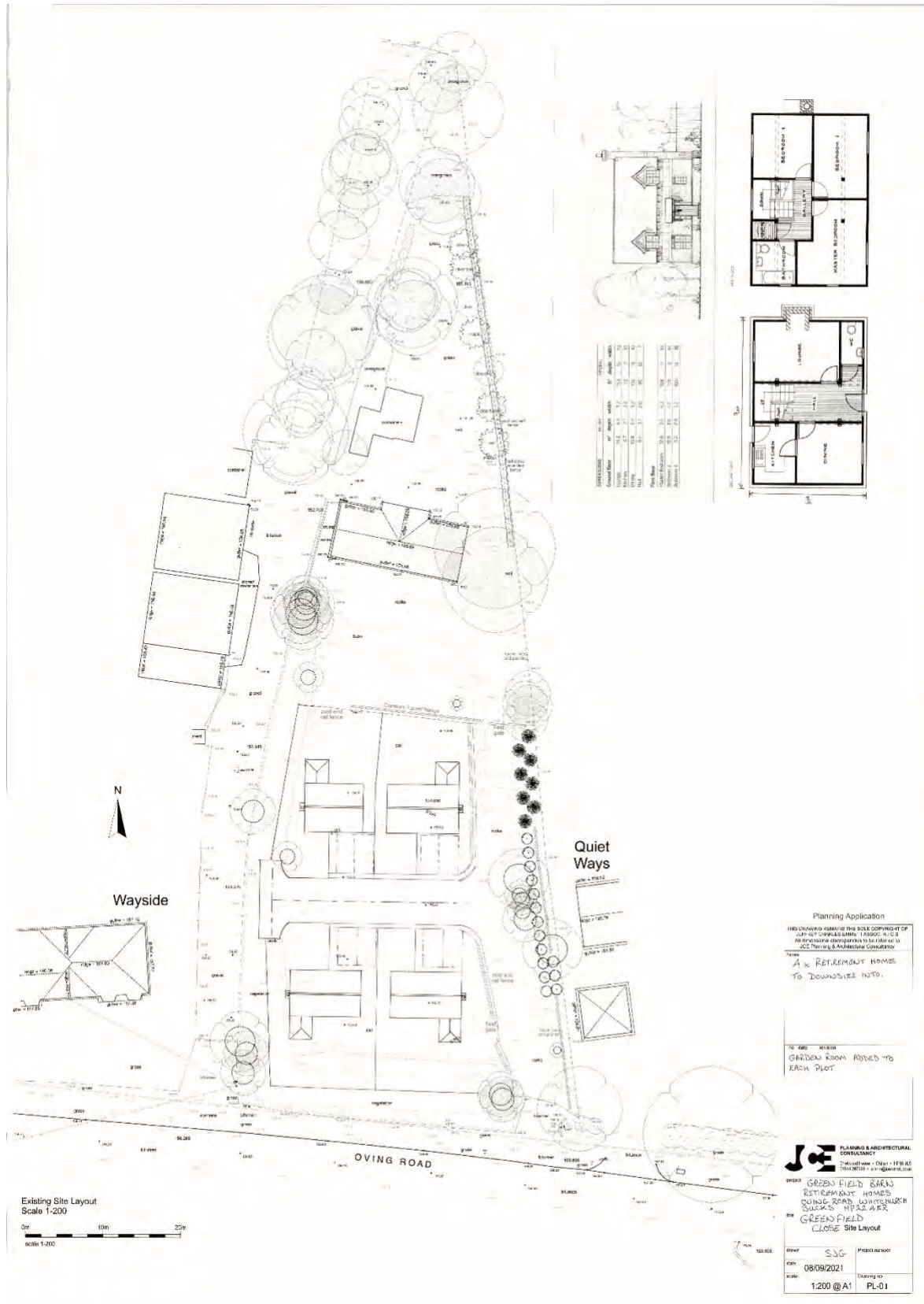
approximately 58 homes over the plan period. Reserving, rather than allocating land for development is encouraged by the NPPF to enable land to be developed later in the plan period without having to modify or replace the neighbourhood plan.

5.7 Following comments received during the Regulation 14 consultation, there have been additional submissions from the landowners of Site F and Site H. These consist of 'Preliminary Landscape and Visual Findings' (attached as Appendix B) and a Heritage Appraisal (attached as Appendix C) for Site F and a 'Heritage Statement' (attached as Appendix D) and a 'Summary Landscape and Visual Appraisal' (attached as Appendix E) for Site H. These submissions continue to indicate that mitigation measures will be necessary in respect of landscape and heritage matters, and as such these have been made policy requirements.

5.8 It is therefore recommended that Site H is allocated, and Site F is reserved. The SEA assessment has indicated how the sites should seek to avoid or mitigate any adverse effects and these requirements have been made in the respective allocation policies.

APPENDIX A: SITE INFORMATION

SITE A

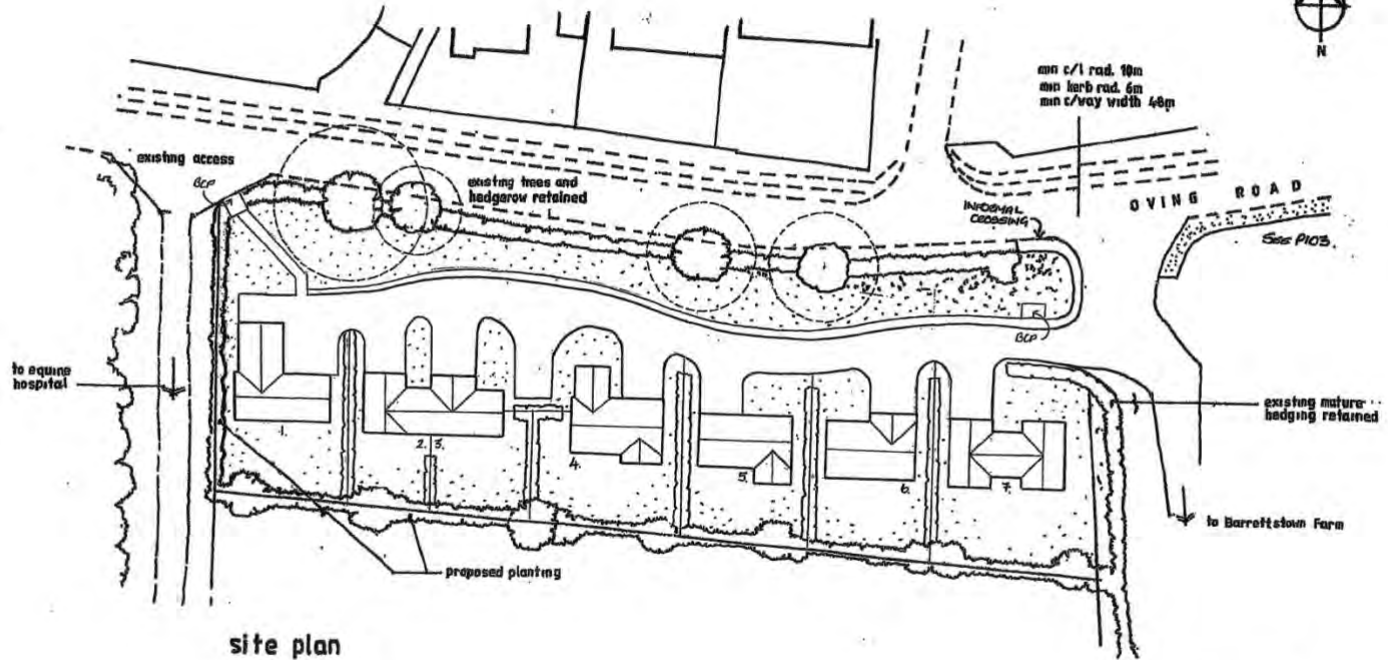


SITE B

①

PLOT B

1:500



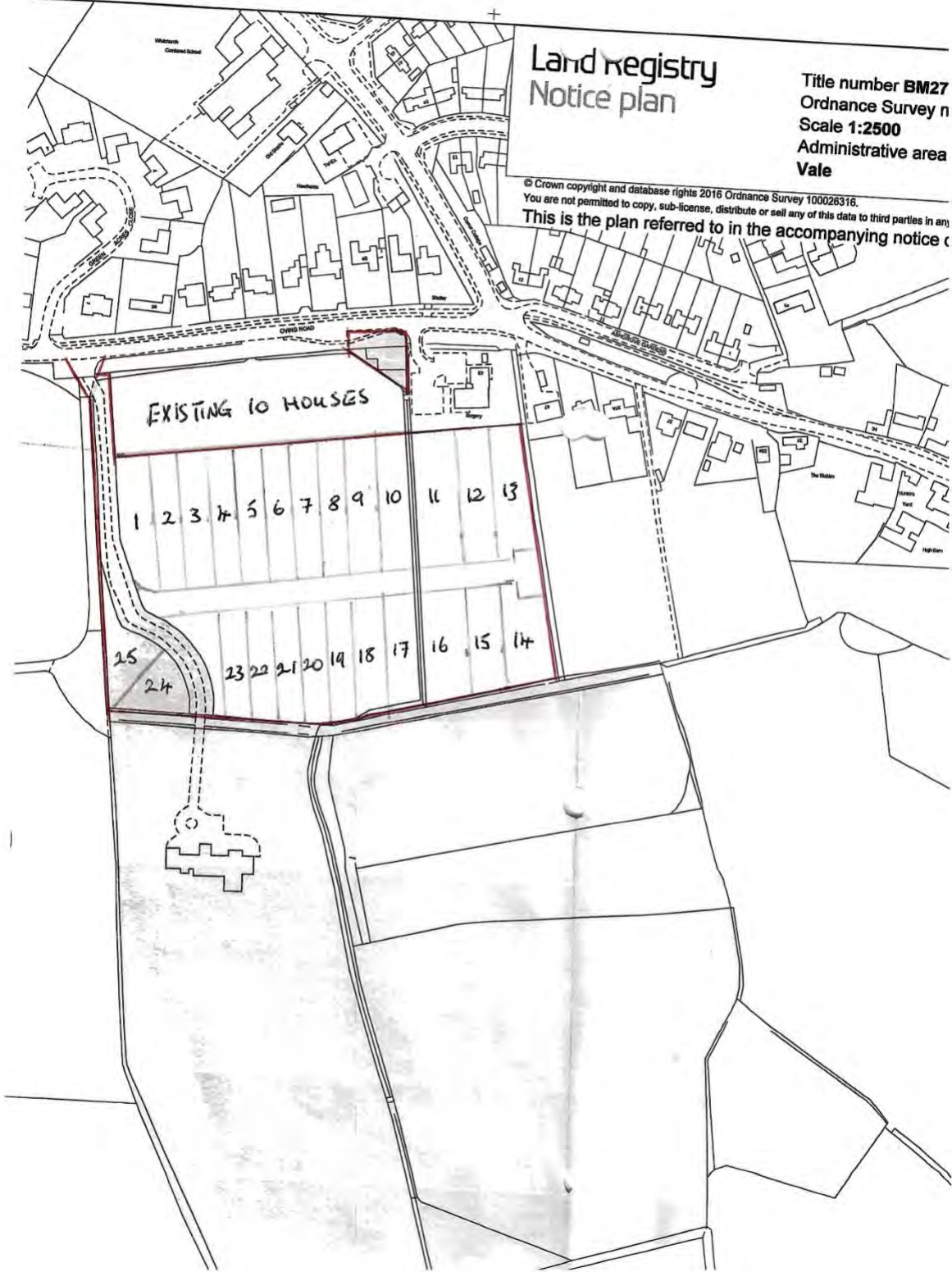
site plan
1:500

P102B
Illustrative Site Plan
Dashed Lines = Roof Protection Area
BCP = Bin Collection Point

SITE C

3

PLOT C



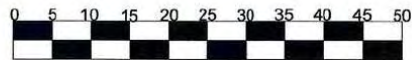
2


Bungalow off Oving Road Whitchurch - Block Plan

Bungalow
Road Frontage C



1:200@A3
Dwg.No.PH/NL/02
Drawn By Paul Hems



 Hexon Planning Consultants

SITE F



Private & Confidential
Mr Keith Armour
Whitchurch Neighbourhood Plan Group

Sent by email to: [REDACTED]

26th August 2021

Dear Keith,

Re: Whitchurch Neighbourhood Plan Land Availability Exercise - Bond Plot 35

Further to your letter of 19th July 2021, please find below additional details regarding the above site for your consideration. Also attached are illustrative proposals for the site. Please note that these proposals are by no means fixed and are just to show how the site could be developed.

1	Is the land available?	Yes. The site currently comprises vacant agricultural land, which is being actively promoted by Victoria Land on behalf of the landowners. There are no legal arrangements, complex land ownership or significant constraints which could limit development. The site is therefore immediately developable, subject to planning.
2	Proposed access points	Currently a new access coming in off the A413 is proposed on our draft plans. This would include some traffic calming and separate the proposed residential element from the extant commercial space.
3	Provide basic layout features	Please see attached draft scheme and concept village setting plans. One of the most important factors is the scheme's impact on the surrounding countryside and views across the special character area. We have carried out a high-level Land & Visual Impact Assessment (LVIA), which indicates that landscaping features can mitigate the long views from Creslow. A footway links the scheme to the village by joining up to existing footways to the south. The buildings are designed to be low-rise, barn-style single and 1.5 - 2 storey buildings, in-keeping with the agricultural setting.

4	Provide an indication of housing types and proposed numbers	<p>Anticipated number of Units Proposed: c.25-35</p> <ul style="list-style-type: none"> - 2/3 bedroom retirement bungalows - 2-4 bedroom open market cottages (Mix to be determined by policy needs assessment, either from NP or Local Plan). - 1-3 bedroom affordable houses (Mix & proportion to be determined by policy needs assessment, either from NP or Local Plan).
5	Potential abnormal costs that could hinder viability	<p>None. The site has no physical constraints that would prevent or delay development coming forward, all matters can be dealt with as part of a planning application and consultation. The site is suitably and sustainably located for residential development with good accessibility to local services, facilities and employment opportunities via foot and other sustainable modes of transport.</p>
6	Ideas for traffic calming / mitigation and safety	<p>The site at Manor Farm is located on the edge of the village with good access to all local facilities. There is an opportunity to create safe footpath links into the village away from the main carriageway, either by connecting to the existing footpath network or through a new provision. The site thus provides a sustainable location for new housing, whilst minimising further pressures on local roads both from new residents and construction traffic.</p> <p>It is anticipated that any scheme would be accompanied by proposals to provide new traffic calming measures along the A413, in order to reduce the speed of traffic entering the village from the north. Such measures could include moving the 30mph speed limit further north, introducing build outs / chicanes and additional signage and road markings, which would all be carefully considered through consultation with County Highways and the local Parish Council and secured by way of a Section 106/278 agreement to accompany any planning application.</p> <p>The speed of traffic entering the village from the north is often excessive and it will be important to reduce speeds effectively as far out as possible. Signage and physical measures will assist, as well as a potential new access with colour road markings and speed limit amendments.</p>

We hope you can see from the above and attached that a low-density, landscape-led development on this site would be in keeping with the scale of the village and help to meet identified needs for investment and sustainable growth in housing. The location of the site would allow for growth, whilst minimising any further impact on existing infrastructure.

We have taken care to design a scheme that sits well within the surrounding area, with low-rise barn-style development in-keeping with the adjacent farm setting. In recent years the landowners have provided commercial space for small local businesses, and this has worked well. The site is adjacent to the village without impacting greatly upon it. Traffic generated by the scheme would exit directly onto the A413 without adding to the central village congestion experienced around the Oving Road. In addition, traffic calming measures could make a considerable impact on speeding vehicles travelling from the north, where there is little to warn motorists of the need to reduce speed as they enter the village.

Our proposals are not definitive, and we remain flexible to new ideas and suggestions. Housing numbers are a guide and the site could also be phased in-line with the wishes of the local community. We are also keen to design homes for local needs; low cost open market housing for younger residents and down-sizer accommodation for those wanting to remain in the village without the on-going maintenance burden of older housing stock. The latter also releases existing housing for new families wishing to expand. Affordable housing would be designed to fit in with the private dwellings and offered in a policy-compliant number.

Should you have any queries or require any further details, please do not hesitate to contact us.

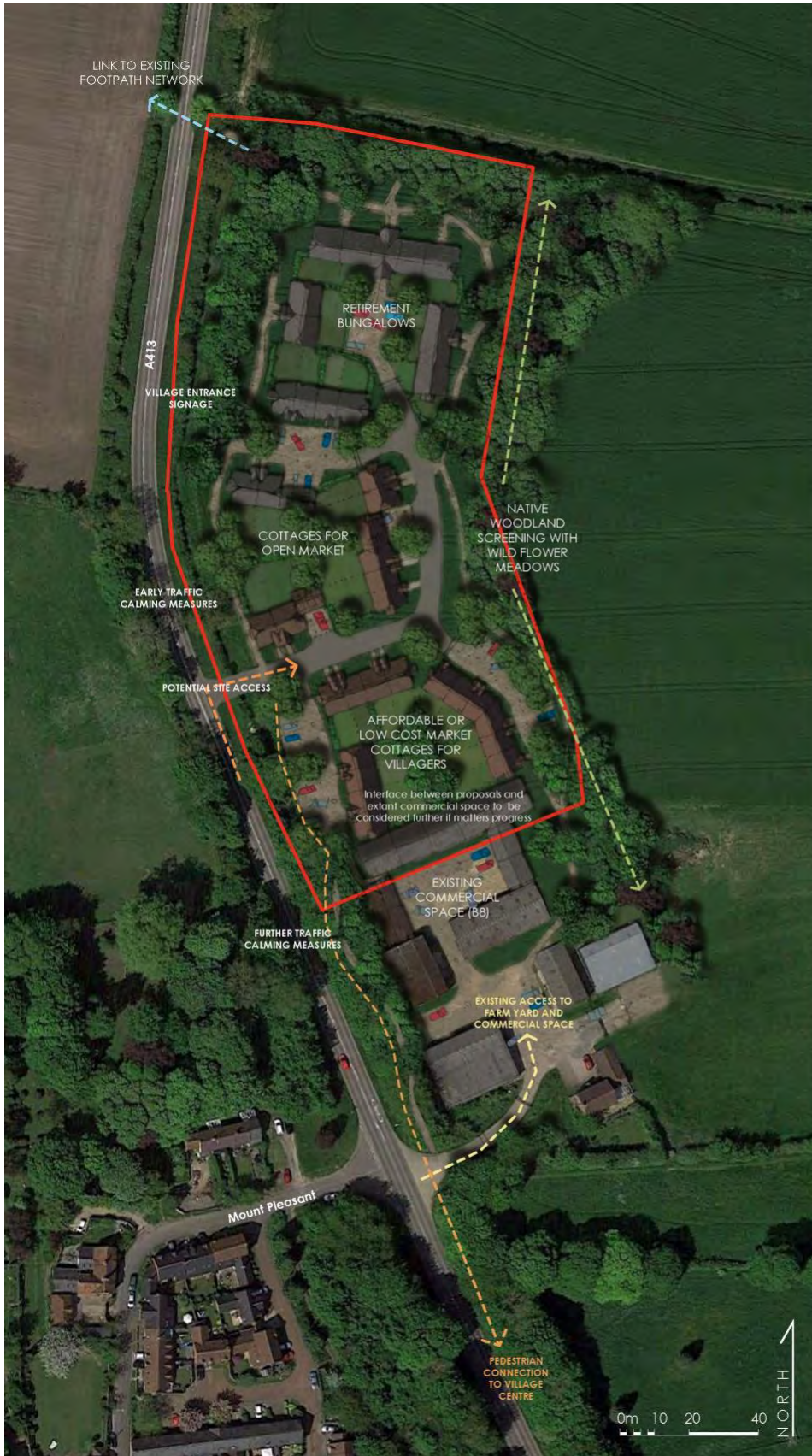
We look forward to hearing from you.

Yours sincerely



Jenny Hutchings
Director





COPYRIGHT RESERVED
 THE DESIGN OF THIS REPORT IS THE PROPERTY OF BHP HARWOOD ARCHITECTS AND NO PART IS TO BE COPIED, REPRODUCED OR IN ANY MANNER WHICH THESE RIGHTS REMAIN OVER ANYWAY.

REVISIONS

Rev.	Date	Description

Client:
Victoria LAND

Job:
 Manor Farm, Whitchurch

Drawing Title:
 Initial Concept Schematic for Residents & NP Group Comments

Scale:
 1:1000 @A3

Date: Aug 2021
 Drawn By: MM
 Checked: ***

Drawing No: 3465.SK03
 Revision: E

PRELIMINARY

The White Barn, Manor Farm, Manor Road
 Warrage, Cheshire, CH12 8NE
 T: 01256 765322

The Manor House, Hill Farm Park, Copham
 Wiltshire, SN13 0QP
 T: 01249 700407

h@bhp-harwood.co.uk - www.bhp-harwood.co.uk





COPYRIGHT RESERVED
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

HVS CONSULTANTS
Plot 1000, 1000, 1000

Client:
Victoria LAND

Job:
Manor Farm, Whitchurch

Drawing Title:
Concept Village Setting

Scales:
NTS @A3

Date:
Aug 2021

Drawn by: E. [Name]
Checked by: M.M. [Name]

Drawing No: 3465.SK04
Revision: B

PRELIMINARY

This drawing is for information only and should not be used for construction purposes without the prior written consent of the architect. It is not to be used for any other purpose without the prior written consent of the architect.

BHP HARWOOD ARCHITECTS

SITE G

MACLEEDS & CO.
A PROPERTY DEVELOPMENT COMPANY

MacLeeds & Co. Ltd
C/o Ben Machekanyanga

21 September 2021

FAO Keith Armour
Whitchurch Neighbourhood Plan Group

By Email

Dear Keith et al,

RE: INITIAL OUTLINE PROSPECTIVE DEVELOPMENT OF LAND ATWHITCHURCH, AYLESBURY, HP22 4RB

We are pleased to confirm that the land referred owned by Julian and Stephen Jakobi is available for development. Following our conversation September 10th 2021, we have collated a high level development options appraisal illustrating our intentions for the land. Please note these may change nominally as the design is developed and further feasibility studies are undertaken, in any case this will form the benchmark for direction of design and development.

Access

We plan on creating an access on the site from the A413. We note there is an existing public right of way along the northern boundary of the site which will be maintained as such. This existing public right of way leads into the fields lying to the east of the land.

A highways consultant will be appointed to review and design an appropriate highways scheme that will manage traffic flow from the new development in the most effective manner. The boundary trees currently creating a natural border of the site to the east will be mostly retained. The existing access to the land may be widened marginally.

Registred of v8 Edg leard d/Makin-
Company Number: 10491988



Access Area



The Scheme

The land can accommodate a pleasant development of between 20 – 30 houses. Please see attached extract from our appraisal pack that illustrates our benchmark option for 28 homes. The housing mix is deemed to provide suitable accommodation for a variety of people and circumstances.

In brief, the housing mix on this scheme will be as follows;

Large 2 / 3 bed homes, circa 100m² | 1,076sqft

- 9 affordable
- 2 Private

Large 3 / 4 bed homes, circa 135m² | 1,453sqft

- 1 affordable
- 7 private

Large 4 / 5 bed homes, circa 145m² | 1,561sqft

- 9 private



We trust this provides enough insight into the development planned on this land at this stage of consultations.

If you have any queries or would like any clarification, please do let me know.

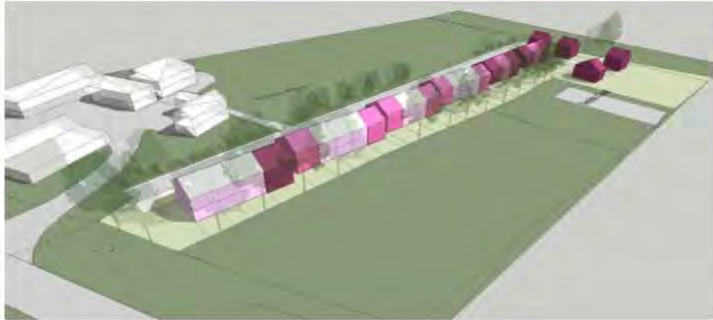
Yours Sincerely



Ben Machekanyanga BSc. (Hons) MSc MRICS
Director



2.6 Proposed Scheme - Layout Option A



Project Name: 206_Whitchurch
 Project Stage: Concept Design
 Date: Sep-21
 Option A

Type	Unit No	Bedroom No	Hab Room No	Gross Internal Area M ²	Amenity Type
Private	1	2/3	3/4	100	Garden
Private	2	2/3	3/4	100	Garden
Affordable	3	2/3	3/4	100	Garden
Affordable	4	2/3	3/4	100	Garden
Affordable	5	2/3	3/4	100	Garden
Affordable	6	2/3	3/4	100	Garden
Affordable	7	2/3	3/4	100	Garden
Affordable	8	2/3	3/4	100	Garden
Affordable	9	2/3	3/4	100	Garden
Affordable	10	2/3	3/4	100	Garden
Affordable	11	2/3	3/4	100	Garden
Private	12	3/4	4.5	135	Garden
Private	13	3/4	4.5	135	Garden
Private	14	3/4	4.5	135	Garden
Private	15	3/4	4.5	135	Garden
Private	16	3/4	4.5	135	Garden
Private	17	3/4	4.5	135	Garden
Private	18	3/4	4.5	135	Garden
Affordable	19	3/4	4.5	135	Garden
Private	20	4.5	5.6	145	Garden
Private	21	4.5	5.6	145	Garden
Private	22	4.5	5.6	145	Garden
Private	23	4.5	5.6	145	Garden
Private	24	4.5	5.6	145	Garden
Private	25	4.5	5.6	145	Garden
Private	26	4.5	5.6	145	Garden
Private	27	4.5	5.6	145	Garden
Private	28	4.5	5.6	145	Garden
Total	28 Units	110	138	3485	-

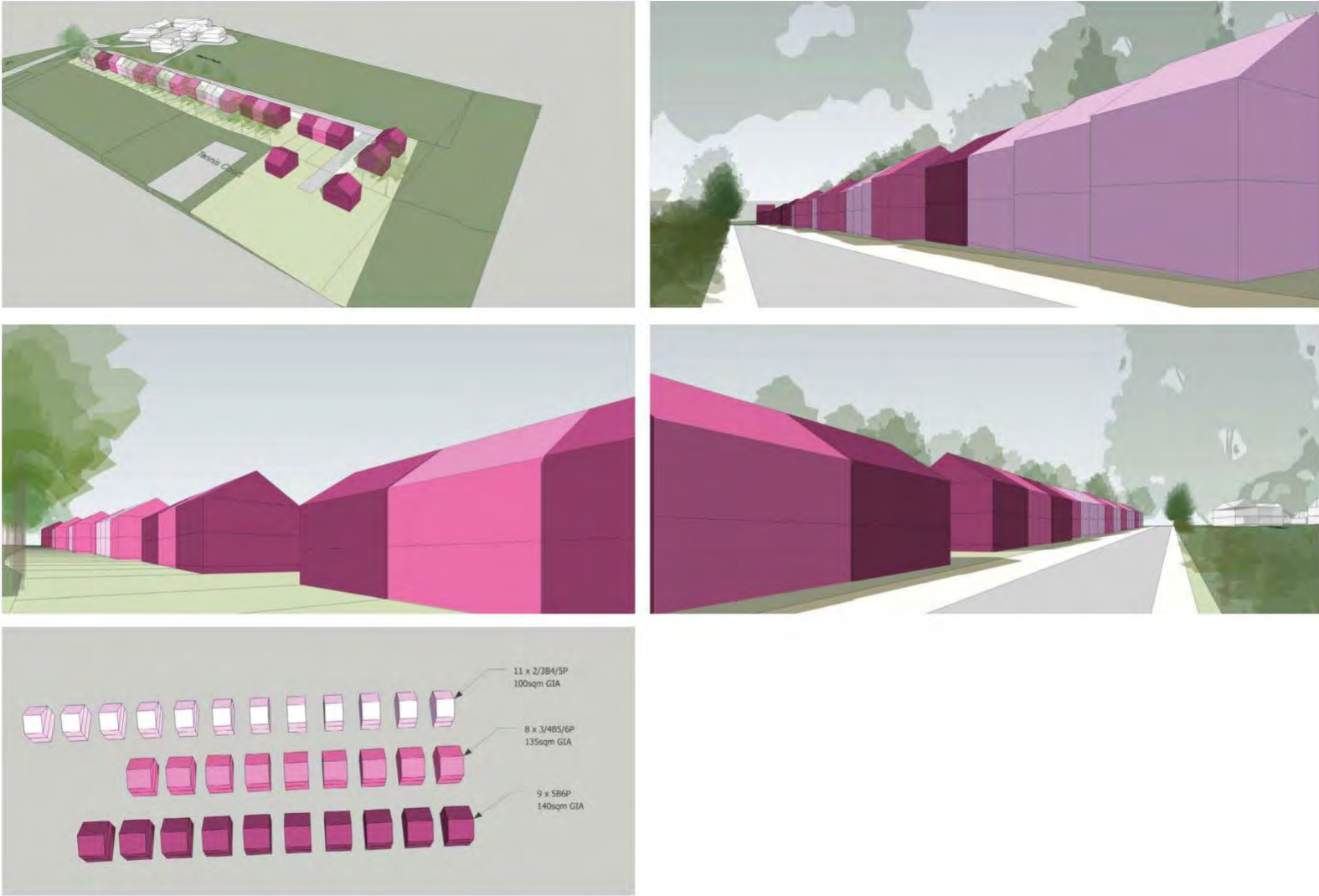
Site Area (Ha)	Total Units	Total Habitable Rooms
1.0682	31	138

Habitable Room per Unit Ratio	4
Habitable Room per Hectare Ratio	129.2
Unit per Hectare Ratio	29.0

- The areas are approximate and can only be verified by a detailed dimensional survey of the completed buildings;
- Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes;
- Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice);
- All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis;
- Development provide dedicated storage space for cycles at the following levels: 1 cycle per 1 bedroom dwelling, 2 cycle per 2+ bedroom dwelling;
- The amount of on-site car parking provided relate to the public transport accessibility and is considerably less than one space per dwelling (LHDG);
- 10 % of all parking spaces is provided to the mobility standards of 3.6m x 4.8m with these spaces specifically marked out and positioned as near as possible to the entrance of the buildings.



2.6 Proposed Scheme - Layout Option A



SITE H



NOTES:

AT ARCHITECTURE LIMITED
 WWW.ATARCHITECTURE.LTD.COM
 OXFORD HOUSE, CLIFFONWALK, NW1 3SE
 ASHLEY THOMPSON@ATARCHITECTURE.LTD

NO DIMENSIONS TO BE SCALED FROM DRAWING
 ALL DIMENSIONS ARE APPROXIMATE AND TO BE CHECKED ON SITE

THIS DRAWING IS FOR PLANNING PURPOSES ONLY
 SUBJECT TO BUILDING CONTROL STANDARDS AND COMMENTS
 COPYRIGHT RESERVED

DATE	BY	DESCRIPTION
18.05.2022	AJT	SCHEDULE APPROVED
15.11.2021	AJT	SCHEDULE APPROVED
05.09.2021	AJT	SCHEDULE APPROVED
	BY:	DATE



PROJECT:

**Kempson House
WHITCHURCH**

DRAWING TITLE:

Proposed Site Plan

SCALE	STAGE	DATE
1:750(A3)	Concept	March 2022

DRAWING NO	REVISION
A_2128 P100	C

SITE J

Whitchurch neighbourhood plan

Site J design proposals
August 2021

CONTENTS

- 1.0 introduction**
- 2.0 context**
- 3.0 the site**
- 4.0 constraints**
- 5.0 options**
- 6.0 sketch masterplan**
- 7.0 summary**



Whitchurch Neighbourhood Plan: Site Assessment Report
(March 2023)

1.0 introduction

Introduction

This report has been prepared on behalf of the landowners of land to the west of Little London, Whitchurch referred to as site J in the Whitchurch Neighbourhood Plan (WNP). It is being considered for allocation in the WNP and the purpose of this report is to provide information for the WNP steering group to understand how the site might be developed to meet the aspirations of the neighbourhood plan, be sympathetic to the setting and character of the village and be in conformity with local plan policies. The report provides an analysis of the site's constraints and a sketch masterplan to illustrate how it could be developed and its capacity.

Whitchurch Neighbourhood Plan

The Whitchurch Neighbourhood Plan (WNP) is in its early stages of development anticipated to be put to a referendum in the second quarter of 2022. The WNP group has undertaken a Call for Sites and is currently progressing a formal site selection process. Whilst the full detailed scope of the plan is unclear at this stage, it has been confirmed that it is anticipated that the WNP is seeking to allocate a site/s for approximately 30 new homes with a preference for schemes that make provision for homes for younger persons housing/downsizing within the community and/or enable traffic management improvements. The WNP draft vision paper dated Nov 2019 details the following policy ideas:

- o Protection of local business/shop uses
- o Green infrastructure planning

- o Green infrastructure planning
- o Protection of landscape character
- o Design guidance to protect heritage and character
- o Mix of housing types and tenure (including older persons)

The development of these policy ideas will be important for new development sites as it will control the type of schemes which may come forward. Where possible, this report has responded to existing assets by identifying existing key constraints that will need to be considered for the development.

NPPF and the Local Plan

The development of this site will also have to be in conformity with the latest version of the NPPF and Buckinghamshire development plan policies. The AVDLP 2004 is the current adopted Local Plan, however the emerging VALP 2013 – 2033 is expected to be adopted by the end of 2021. The new Bucks Council is also in the very early stages of its first county wide Local Plan. Relevant policies likely to apply include emerging VALP policies: H1 Affordable Housing, H6 Housing Mix, H7 Dwelling Sizes, T5 Vehicle Parking, T6 Footpaths and Cycle Routes, T7 Electric vehicle infrastructure, BE1 Heritage Assets, BE2 Design of new development, BE3 Protection of amenity of residents, BE4 Density of new development, NE2 Biodiversity and geodiversity, NE5 Landscape character and locally important landscape, NE9 Trees, hedgerows and woodlands, C4 Protection of public rights of way, and I1 Green Infrastructure.

page 1

2.0 context

Location and setting

Whitchurch is a linear settlement with three clusters of dwellings at its key junctions; at the northern end around the North Marston Lane/Oving Road junction, in the centre around the Oving Road/A413 junction, and at the southern end around the Bushmead/A413 junction. The site is an undeveloped parcel of land located off Little London on the western side of the southern cluster (**fig. 1**); with access onto the A413 which runs between Winslow and Aylesbury.

The village is within a rural setting characterised by a patchwork of arable fields with treed and hedged boundaries. Closer to the settlement, the field pattern is smaller scale with copses and tree groups, particularly on the southern side of the settlement.

The site is visually contained, set behind the existing dwellings along Little London, although it is visible from the network of public footpaths (**fig. 7**) that crisscross the south western part of the parish.

Although the site is visually contained, any development will need to be sensitive to the setting of the settlement edge. It will also need to be sensitive to the character of the village and the amenity of the adjoining properties.

Site area

The site put forward through the call for sites was a parcel A of 0.26 hectares. In considering how this could be developed it became apparent that the addition of the adjoining triangular parcel B of 0.14 hectares could have advantages in terms of sustainable design and minimising the impacts on the adjoining properties. The thinking behind this is set out in the options in Section 4.0 and the following description and assessment of the site's constraints in Section 3.0 are for the combined parcel of 0.40 hectares.

The sketch masterplan in Section 6.0 is also for the combined parcel. However, if it is preferred that development is limited to the smaller parcel an alternative sketch layout will be provided.

Accessibility

With its proximity to bus stops and the village centre, the site is in a sustainable location and its access to Aylesbury via the A413 south will help reduce traffic movements through the village.

Landscape and Habitat designations

There are no Land Based Habitats and Species, or Landscape designations that apply to the site or its immediate context that would constrain the development of the site.



page 3

Fig. 1 site location

3.0 the site

The site

The site (fig. 2) is relatively level and broadly triangular on a E/W orientation. It is currently mown grassland with an unmanaged area in the south west corner. The northern boundary is defined by a partial hedgeline with a small tree group at the western apex and two standalone trees. The southern boundary is open along its western side with landscape features defining its eastern side. The eastern boundary is to a group of four detached dwellings and is defined by a managed garden hedgeline. There is another detached property adjoining the site along the northern boundary at the entrance. The northern and southern boundaries overlook small pasture fields with well defined boundaries, which include mature trees, adding further visual enclosure to the site.

Access

The site is within a 30mph restricted zone with bus stops within 250m. The approach to the site is from the A413 along Little London and there is an existing unadopted vehicle access off Little London (fig. 3) which serves an existing parking area (fig. 4) to the rear of the properties along Little London.

There are three Public Rights of Way footpaths within the immediate proximity of the site (fig. 7): WHI/58/1 from the north runs alongside the southern boundary of the site where it intersects with WHI/5/1 and WHI/1/1.

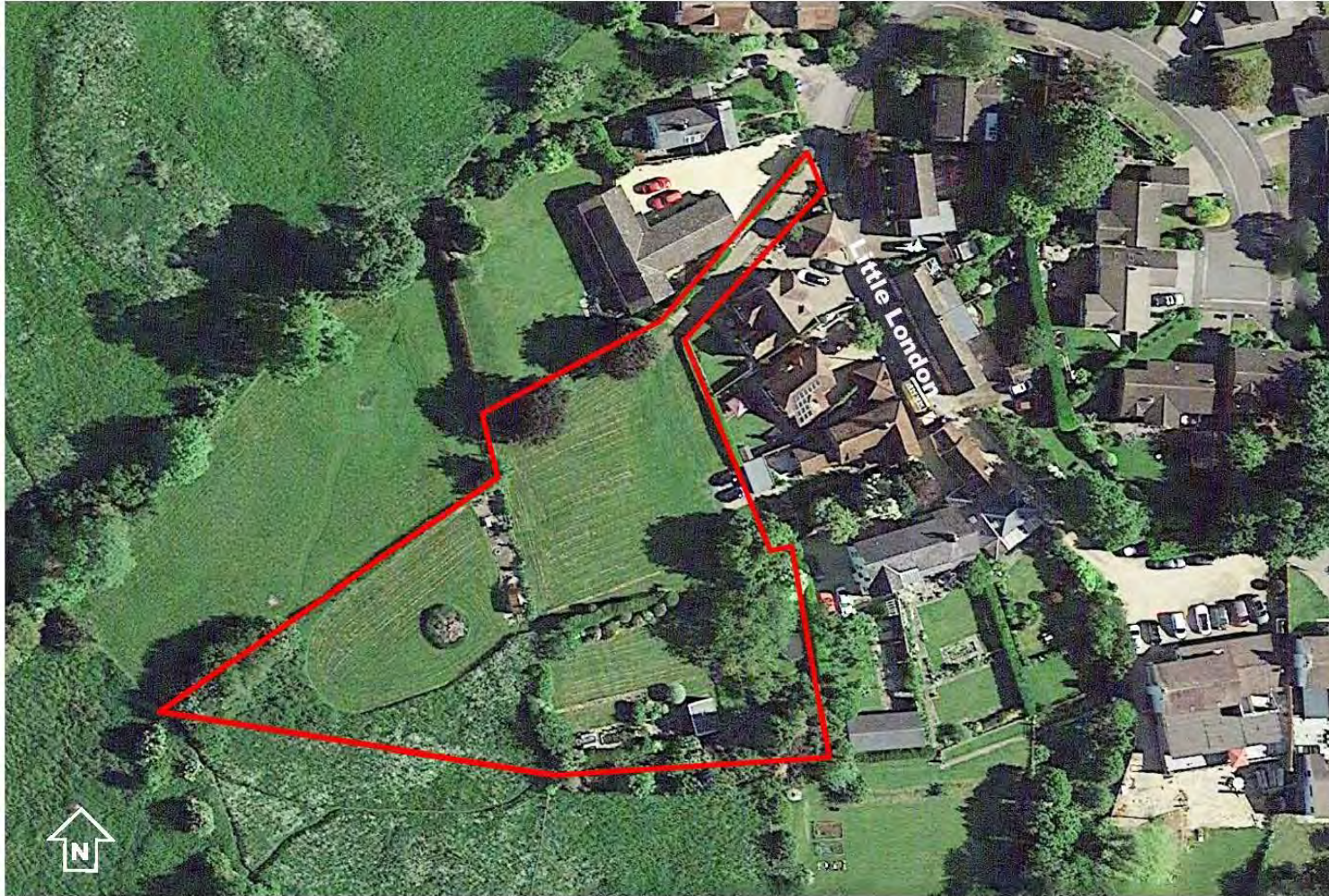
Character and setting

The Little London area of Whitchurch is predominantly pre C20th with a strong rural settlement character in the form and scale buildings which are planned tight to the street edge with an informal rhythm of street edge frontages and set backs that create a sense of containment creating a low traffic/low speed environment (fig. 5).

The buildings are large scale detached with a palette of materials including brick, stone walling and clay tiled pitched roofs (fig.6). The rural character of Little London, which is a narrow cul de sac lane with a single footpath along the eastern side, is reinforced by the verges, kerb setts and absence of road signage and markings. (fig. 5 & 6).

Passive design

The E-W orientation of the site has a relatively unobstructed southerly aspect that creates potential for a passive design approach to reduce energy use. This will need to be balanced against other requirements including the amenity and privacy of the adjoining properties, but is a key consideration for low energy design.



page 5

Fig. 2 the site



Fig. 3 existing vehicle access



Fig. 4 existing parking area to the rear of Little London



Fig. 5 building frontages onto Little London



Fig. 6 character and materials

page 6

4.0 constraints

Access

Although the access to the site is on a bend, satisfactory visibility splays for vehicles should be achievable. The access will be subject to further detailed work and Highway's approval. Given the small scale of the proposed development and the character of the setting, a shared surface to the access lane is proposed to further contribute to traffic calming. Consideration will also need to be given to minimising any impacts on servicing and parking along Little London, with the potential for the development to provide some shared off street parking to serve the existing residents of adjacent properties. The layout will also need to be sensitive to the setting and character of the three footpaths, and opportunities for integrating them in the layout should be considered.

Services

There are no known services running across the site constraining development and it is understood that foul drainage, water and electricity connections are available to serve the site.

Heritage

The eastern part of the site is within the Whitchurch Conservation Area, the western part is outside. Any development on the site will need to respect the setting of the Conservation Area. There are no other heritage designations, assets or Listed buildings whose setting would be affected by the development of the site.

Ecology and biodiversity

Arboricultural and ecological surveys will be carried out to inform the detailed design and planning application. At this stage it is assumed that the perimeter landscape features of the boundaries may have ecological value and potential habitat opportunities and these should be integrated into the layout. Any development will also require a sustainable drainage strategy (SUDs) which could be used to provide habitat and biodiversity benefits.

The constraints plan

The constraints plan (**fig. 7**) summarises the key constraints for the development of the site.

KEY

1. Access
2. Back garden boundaries and residential amenity
3. Retention of existing trees and hedgelines
4. Open southern boundary
5. Public rights of way
6. Solar orientation



page 8

Fig. 7 constraints plan

5.0 options

Options have been considered for development of the smaller eastern parcel on its own and both parcels combined assuming a scheme that will deliver homes for single people, retired people and young families, using the following assessment criteria:

Option A: the eastern parcel

The dimensions of the eastern parcel require a north-south building orientation with back gardens on the eastern side to protect the amenity of the back gardens of the existing dwellings.

- o **Impacts on neighbours:** The building orientation screens the existing outlook to the west from the existing properties.
- o **Impacts on the setting:** The depth of the site limits space for landscape screening and visual containment.
- o **Access, servicing, and parking:** The depth of the site limits space for parking and servicing.
- o **Sustainable design:** The orientation of the buildings reduces south facing aspects.
- o **Nature and biodiversity:** The site leaves little space for landscape to provide for nature and biodiversity.

Option B: both parcels

Using both parcels would allow the development to be oriented east-west with access along the northern side and back gardens on the southern side.

- o **Impacts on neighbours:** The building orientation maintains the existing outlook to the west from the existing properties.
- o **Impacts on the setting:** The site provides space for landscape screening and visual containment.
- o **Access, servicing, and parking:** The depth and format provides space for parking and servicing.
- o **Sustainable design:** The orientation of the buildings maximises south facing aspects.
- o **Nature and biodiversity:** The depth and format of the site provides space for landscape to provide for nature and biodiversity.

Summary

Using both parcels provides a small increase in capacity, but more importantly the additional area allows the buildings to be orientated to minimise impacts on views from existing properties, provide space for a courtyard to ensure the scheme is self sufficient in terms of servicing and parking, and create opportunities for landscape and biodiversity gains.

Based on this analysis, Option B is recommended and has been used in the following sections. Option A is still available if preferred by the parish council and the community.



Fig. 8 option A



Fig. 9 option A

6.0 sketch masterplan

The Sketch Masterplan (**fig. 10**) illustrates how the site could be developed within the constraints set out in Section 4.0 and provides a set of design principles for ensuring the development will meet the ambitions of the neighbourhood plan and create an attractive and safe environment in keeping with the character of the village.

A 'barn' building is proposed as it has a scale, roofscape and material character that is appropriate to the rural settlement edge, and also provides an efficient and flexible envelope for accommodating a mix of dwelling types with the opportunity for a shared heating system to reduce energy costs and the carbon footprint.

The access will be a shared surface to create a pedestrian priority environment with an informal courtyard as an arrival space and focus within the scheme with provision for servicing and visitor parking. The landscape to the existing properties along the eastern boundary will be reinforced to maintain privacy and preserve views.

Orientation of the barn will give a south facing aspect for gardens and maximise the passive design potential of the building. Parking will be distributed in small pockets to minimise the impact of cars.

In the western apex of the site an area will be provided for a SUDS pond with the landscape designed to provide wildlife habitat and biodiversity gain, and potentially provide for a new route through the site linked into the existing footpaths.

Existing trees and landscape features will be retained, and the boundaries reinforced to create a definitive settlement edge and contain the development.

KEY

1. Pedestrian priority shared surface access Lane.
2. Courtyard as a focus and for servicing & visitor/resident parking
3. Landscape buffer to the existing properties with views preserved.
4. Barn building in keeping with the character of the village.
5. South facing aspect for gardens and low energy design
6. Potential low energy services
7. Parking distributed in small pockets to reduce impact of cars.
8. SUDS pond & landscape to improve Ecology and Biodiversity.
9. Potential footpath link through site.
10. Existing trees and landscape features retained
11. Landscape reinforced to create strong settlement edge.

Capacity

The sketch masterplan shows a building footprint with a capacity for 8 to 10 depending on the size and mix and has the flexibility to accommodate a range of dwelling sizes without affecting the quality and feel of the scheme.

References

The reference images (**fig. 11**) are intended to illustrate the character of the scheme.



Fig. 10 sketch masterplan



page 14

Fig. 11 character and materials

7.0 summary

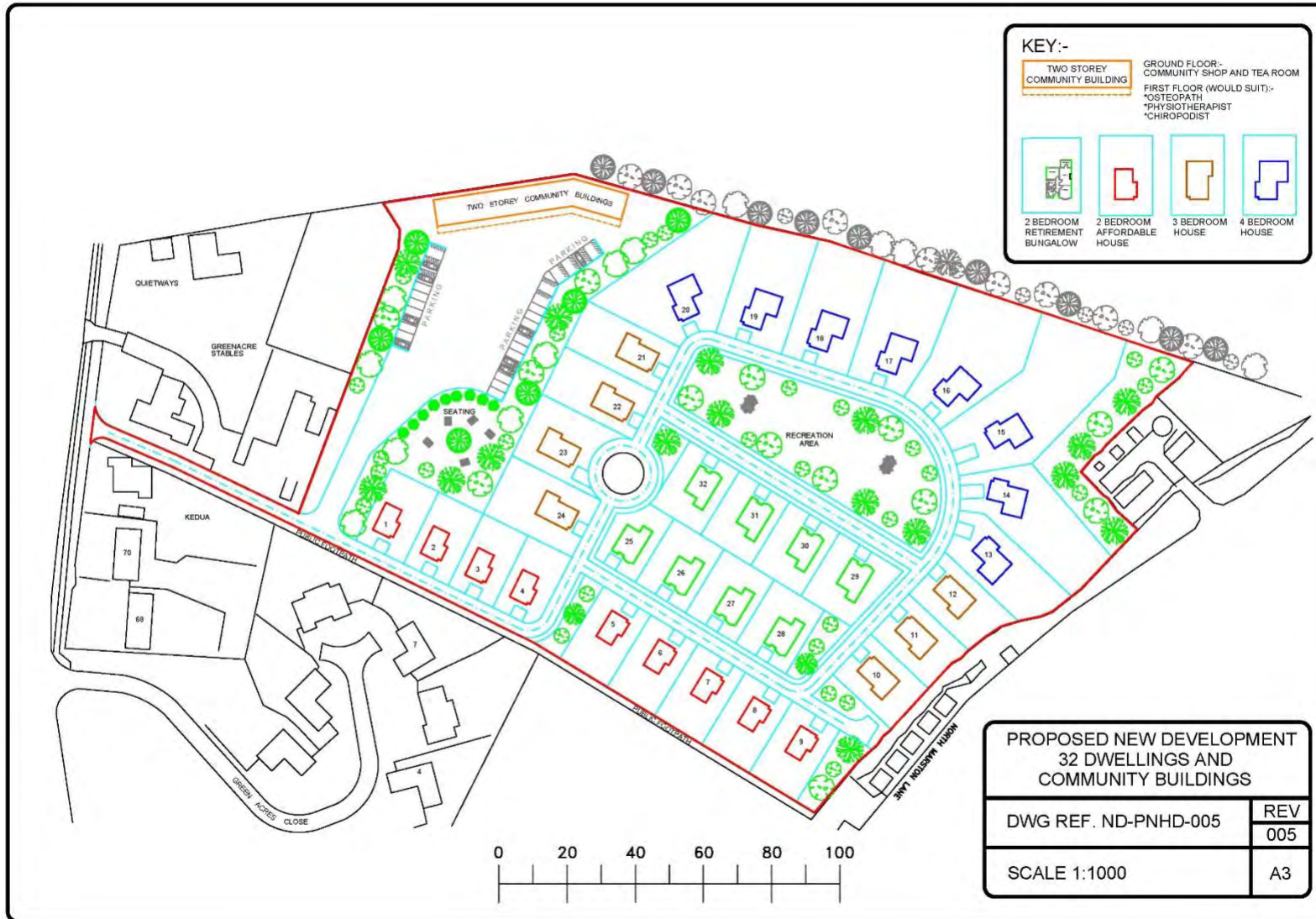
This report sets out a concept for site J as a basis for agreeing and developing a scheme that meets the aspirations of the neighbourhood plan and would be a sympathetic addition to the village. It is not a fixed proposal, but a development framework that can be used to agree a set of design principles for the site, including the dwelling number and types, and inform the neighbourhood plan policy to ensure the quality of the detailed design.

The concept provides the following:

- o A location that minimises traffic impacts on the village centre
- o A design approach that is in keeping with the rural landscape setting
- o Flexibility to accommodate the dwelling types and sizes required by the neighbourhood plan
- o A layout and design principles that minimise impacts on existing dwellings and views
- o A layout that will mitigate traffic and parking impacts on Little London with the potential for a shared off street parking area to serve the existing residents of adjacent properties.
- o Additional trees and a wildlife SUDS area to create biodiversity gain
- o The potential to link into the existing public footpaths and enhance their setting
- o The creation of a strong village boundary that will control expansion of the village envelope

Further information will be provided as required for the Examination of the WNP. And if the site is allocated, following a successful referendum, the detailed design proposals will be developed in consultation with the WNP and the community.

SITE L

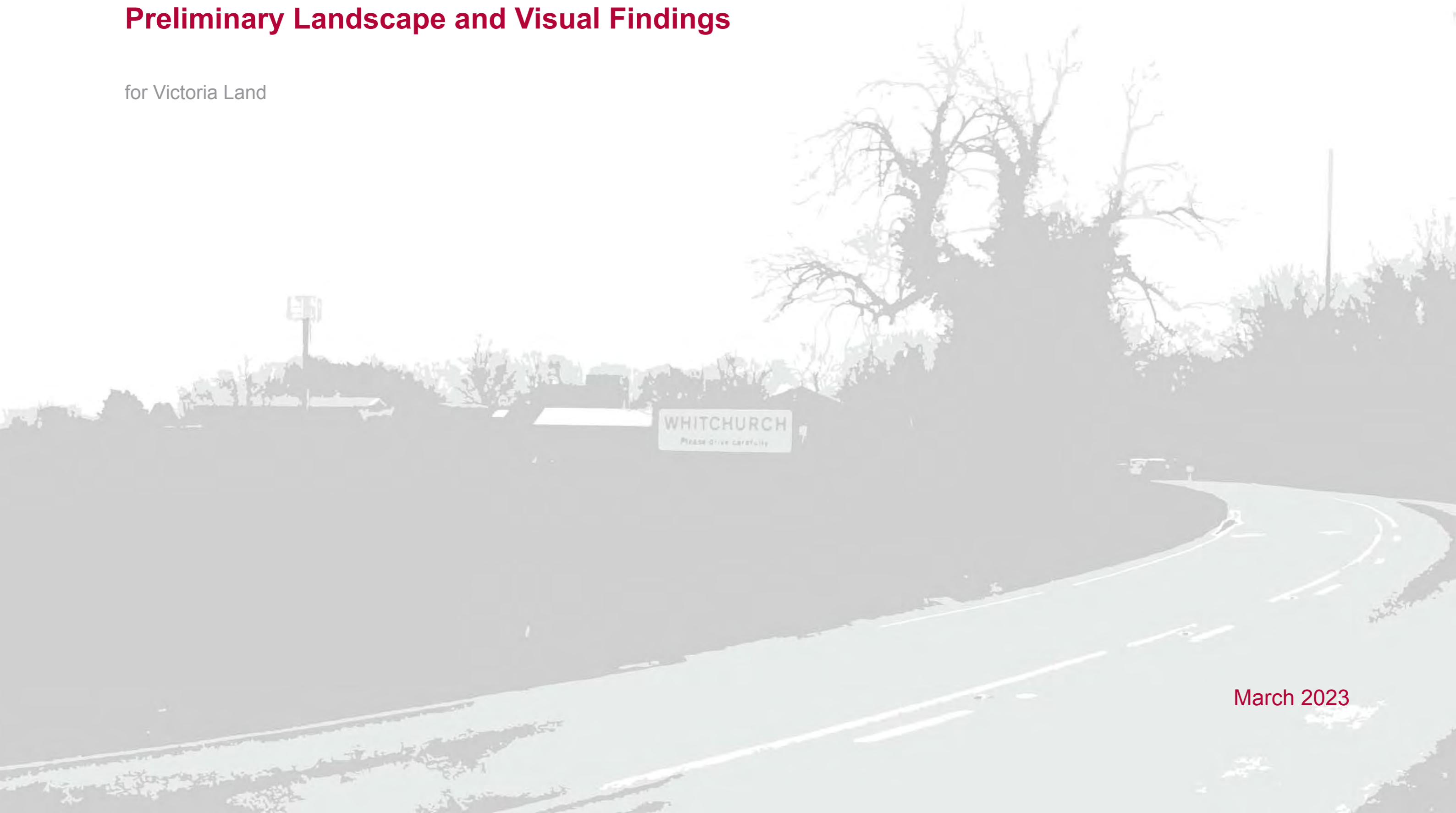


APPENDIX B: SITE F PRELIMINARY LANDSCAPE AND VISUAL FINDINGS

Land at Manor Farm North, Whitchurch, Aylesbury

Preliminary Landscape and Visual Findings

for Victoria Land



March 2023

Land at Manor Farm North, Whitchurch, Aylesbury : Preliminary Landscape and Visual Findings			Document Ref: 19-28-CR01	
Revisions				
Revision	Date	Description	Prepared	Approved
0	13/03/2023	Document created	JBG	

Contents

Section 1

Introduction

Section 2

Landscape Character

Section 3

Visual Context

Section 4

Evidence Base

Section 5

Indicative Proposals

Section 6

Summary

Purpose of the Document

This preliminary landscape and visual report has been prepared on behalf of Victoria Land in relation to the potential for residential development on Land at Manor Farm North, Whitchurch, Aylesbury (the site). It has been prepared by The Richards Partnership, an experienced practice of landscape architects and urban designers.

The Parish of Whitchurch is currently preparing a Neighbourhood Plan. The Whitchurch Neighbourhood Plan 2020-2040 Pre-Submission Plan was published in December 2022. This document identifies the site as *Policy W3: Reserve Site - Land at Manor Farm North*, as being suitable for approximately 35 new homes. Among the items listed that would be needed to support such a development, the draft plan requires that:

A landscape strategy is prepared, and the layout and heights of buildings, having full regard to Local Plan policy requirements on landscape character and the location of the land within an Area of Attractive Landscape and on the retention of trees and hedgerows where possible;

This report will consider the site as an individual parcel of land and the role it plays within the character and visual amenity of the wider landscape and how a landscape strategy might be developed that would ensure the successful assimilation of development upon it into wider area.

Introduction to the Site

The site is located to the east of the A413 at the northern edge of Whitchurch and measures circa. 2.35 Ha.

The site occupies the western edge of a larger field. It is approximately 90m in depth, its eastern boundary lining up with the existing farm buildings immediately to the south. Aerial and satellite images going back to the end of WWII show that it has been under arable cultivation for more than seventy years.

The site sits on rising ground with its western boundary with the road lying at approximately 145m Above Ordnance Datum. The land falls as it extends eastward, with a distinct dip in the centre of the site, to approximately 140m AOD along the eastern boundary, from where it continues to fall towards a small stream some 850m further to the east.

The site is separated from the farm buildings to the south by a large bund, which appears from satellite images, to have been introduced in the last decade. The farm buildings themselves were constructed circa 1990.

The northern boundary is formed by a field hedge, which is gappy and allows views through in winter. Nonetheless, it is currently being managed to encourage some height, with only the sides being cut back.

There is a drop of between 1 to 1.5m between the road and the site, with a ditch along the eastern side of the boundary hedge. The hedge which comprises a mixture of native species including field maple and elder is thicker towards the northern half of the site. The southern element is more gappy with a large proportion of bramble. There are several ash trees along this stretch, it is understood from the site owner that these have not, as yet, begun to succumb to ash dieback.

There is currently no vehicular access into the field from the road, with tractors accessing via the farm yard.

There is no public access onto the site.

The wider landscape is gently undulating and comprises large irregular shaped fields which appear to be predominantly managed as arable. These are generally defined by well maintained hedgerows with sporadic mature trees.

Whitchurch itself is a linear village which has grown up on either side of the A413. A study of historic maps shows that it has extended both to the north-west (along Oving Road) and south over the course of the last century. The village sits on a ridge of high land, close to the historic site of Bolebec Castle which sits just of the west of the village centre.

The older part of the village comprises a mixture of architectural styles with properties predominantly facing directly onto the main road with little in the way of front gardens. Materials are predominantly red brick and tile, with stone, wood and render also in evidence. The gardens, small fields and paddocks to the rear of these properties are home to numerous mature trees. The value of this area is recognised by its designation as a Conservation Area, the boundary of which extends northwards alongside the A413 and includes the group of trees along the south-western corner of the site.

In addition to this, the site and the whole village is overwashed by an Area of Attractive Landscape (AAL) as designated in the Vale of Aylesbury Local Plan (VALP) 2013-2033 (September 2021).

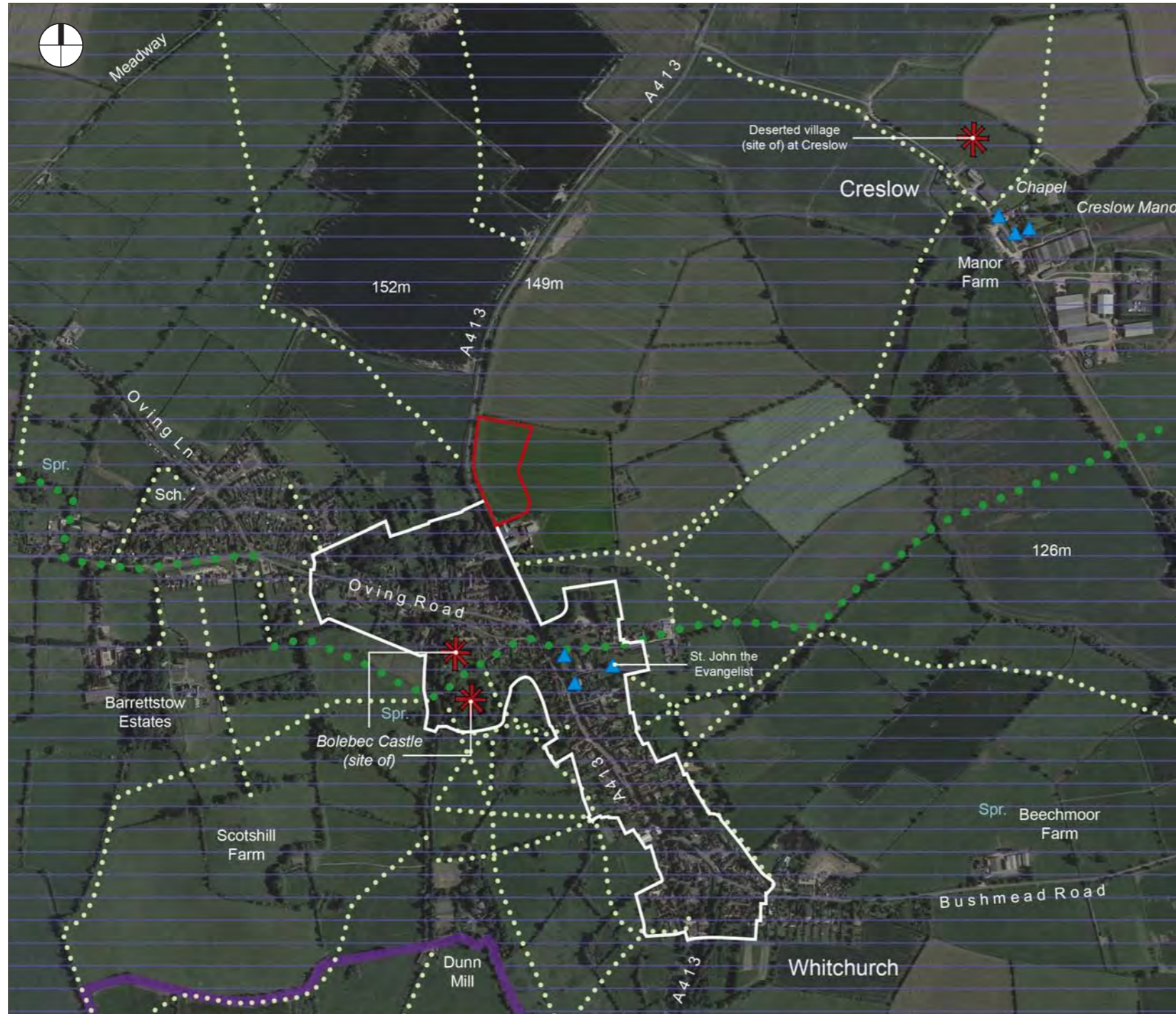
The AVLP notes:

“Neither of these designations are seeking to resist development in principle, unless regard has not been given to distinctive features and key characteristics of the AALs and LLAs”. (para 9.27, page 259)



Policy NE4 Landscape character and locally important landscape states:

Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place.

Site Location and Planning Context



Legend

-  Site Boundary
-  Whitchurch Conservation Area
-  Area of Attractive Landscape (AAL)
-  Public Right of Way
-  Bridleway
-  Scheduled Ancient Monuments
-  Listed Buildings (Grade I & II*)

Landscape Character

Landscape Character of the Wider Area

Natural England has recorded the landscape character of England through the identification of a series of National Landscape Character Areas (NCAs). The site lies at the north-eastern edge of NCA109 Midvale Ridge which occupies a large swathe of land extending south-west from Whitchurch to the edges of Swindon. The land to the east of the site, with which there this a visual relationship falls within NCA 108 Upper Thames Clay Vales.

More locally, the Aylesbury Vale Landscape Assessment (2008) identifies the site as being Landscape Character Type 'Low Hills and Ridges' and falling within Landscape Character Area 9.3 Pitchcott - Whitchurch Ridge. The character of this area is described as follows:

"Landscape character *This is an extensive prominent ridge with rolling landform, predominantly in pastoral land use where the settlement is concentrated on the ridge tops. Earthworks support evidence of earlier historic settlement. The overgrown hedges contain mature trees and eroded valleys draining off the ridge are distinctive features. There are distant views in all directions and the church towers are local landmarks. Some settlements have stone walls and thatched roofs but buildings are predominantly of brick and tile construction. There has been some local development with intensive land use as horse paddocks".*

The **key characteristics** are listed as follows:

- *"Broad ridge eroded by network of small streams*
- *Gently rolling landform with distinctive local promontories*
- *Predominantly pastoral land use*
- *Small fields enclosed by mature hedge*
- *Extensive settlement along top of ridge*
- *Long distance views over surrounding landscape"*

With regard to condition, the assessment notes:

"Overall the condition of the landscape is considered to be good. The ridge represents the boundary between the Vale landscape to the south and the rolling landscape of shallow valleys and eroded clay plateau to the north. The general pattern of elements is considered to be unified. There are few visual detractors, notably these are mainly associated with small pockets of horse paddocks enclosed by post and rail fencing concentrated around the fringes of the main settlements. Cultural integrity is good as disruption of field pattern is minimal. The landscape also contains several historic settlements and some significant archaeological sites. Ecological integrity is weak due to poor connectivity and a lack of designated sites and habitats of District significance. Overall the functional integrity is very coherent".

The assessment of this LCA concludes by addressing the relative sensitivity of the area and notes:

"The area has a distinctive character deriving from the relationship of the ridge to the surrounding landform. There is a perception of historic continuity and the sense of place is considered to be moderate. The degree of visibility increases with the elevation of the ridge above the lower slopes to the north and the Vale to the south. Tree covers is intermittent. Overall the degree of sensitivity is considered to be high".

Landscape Character of the Site

As previously noted the site comprises a small part of a larger field which has been under arable cultivation for many years. There are no significant landscape features within the field itself, albeit there are a number of trees along the western boundary hedge. The hedgerows are gappy in places and this results in the site being open to the road, particularly in the winter months.

The south-western corner of the site falls within the Conservation Area and as such the trees within this area are afforded automatic protection.



Viewpoint A. Looking south towards Manor Farm North from the site's northern boundary

Existing Site Conditions Plan



The bund at the southern end of the site was installed as part of the planning permission associated with the units to the south. While screening the lower elements of the units, it is in itself an incongruous and unattractive feature, resulting in a somewhat abrupt junction with the countryside.

The A413 is a very busy and fast road, with vehicles moving at speed as they pass the site, resulting in it being an intrusive element to the character of the site.

Sitting on elevated land the site has a strong inter-visibility with the wider landscape, particularly to the east.

Should development come forward the character of the site itself would inevitably experience a notable change. The layout, scale and massing would need careful consideration, as would the choice of materials. There is the space to incorporate large swathes of planting which would help to and assimilate the development into its surroundings, as well as bringing forward nature conservation benefits.

In light of the above it is judged that there is scope to introduce a sympathetic development into this area which would maintain the linear character of the village and provide a new entrance to the north, with improved delineation which could help to slow traffic entering the village.

The Indicative Proposals included later in this document illustrate how this might be achieved.

Visual Context

Viewpoint Locations



Visual Context

The site was visited in May 2019 and again in March 2023 and as such we have had an opportunity to view the site both with and without full leaf cover. The photographs included in this report were taken in March 2023 and represent the site at its most open.

The visual prominence or visual inter-relationship of an area, or parcel of land, is a principal consideration in establishing the potential impact on its character or the experience of the area.

The roads and footpaths in the vicinity have been travelled in order to access the site's visibility in the wider landscape. As previously noted, the site sits on high ground and has a visual relationship with the landscape to the north and east, with views to the west and south being contained by vegetation and built form. There is no public access onto the site and the clearest views of the site are from the A413 and the footpath network to the east.

Views from the A413 approaching the village

Photographs 1 - 3 illustrate the sequence of views available to motorists as they approach Whitchurch along the A413 from the north.

Viewpoint 1 is located approximately 975m to the north-east of the site and illustrates the first view of the site that becomes available as the road comes over the crest of the hill. From this location there is a wide panorama over the landscape to the south. The landscape is largely rural, with some elements of the village visible in the distance, including the tower of St John the Evangelist, which forms a prominent feature. The barns at Manor Farm north are also visible, with the site towards the foreground.

The skyline is predominantly formed by trees and woodland and as part of any future development, it would be possible to retain this backdrop, ensuring that development would not form the new skyline. New planting would, over time, help to screen and filter views in a similar manner to the existing village.

Viewpoint 2 is located some 600m to the south-west of Viewpoint 1 as the road nears the site, where Footpath WH1/52/1 meets the road. From this location there are heavily filtered views towards the site in the winter, which are screened in summer by the roadside vegetation.

Viewpoint 3 is located opposite the site where footpath WH/53/1 meets the road. From this stretch of road there are views into the site, with glimpse views to the wider landscape. The farm units, mast and bunds are also visible beyond the site.

This is a fast moving road through a rural landscape and for approximately 1km as the road approaches the village, there are brief views available towards the site. For most of this stretch it would be possible to assimilate development into the landscape without a notable change to the views. Once alongside the site, for a distance of some 250m, the view would change from one of glimpsed views to the wider landscape to built form in the short term, and new roadside vegetation in the long term.



Viewpoint 1. Looking south from the A 413 as it approaches the turning to Creslow (approximately 975m from the site).

Visual Context



Viewpoint 2. Looking south from the A413 next to Footpath WHI/52/1 (approximately 380m from the site).



Viewpoint 3. Looking south-east from the A413 where Footpath WHI/53/1 meets the road (opposite the site).

Views from the A413 leaving the village.

For those leaving the village there is no awareness of the site until the road draws level with it. Viewpoint 4 is located opposite the entrance to Manor Farm North and illustrates the strong channelling and screening nature of the existing trees even in the winter months.

Moving northwards the view opens out, as illustrated in Viewpoint 5. For this brief stretch there would be changes to the view, with the channelled nature of the road being extended northwards by the proposed planting, prior to it opening out again as the road passes the site.



Viewpoint 4. Looking north along the A413 at the junction with Mount Pleasant (approximately 70m from the site). View within Conservation Area

Visual Context



Viewpoint 5. Looking north along the A413 adjacent to the site.



Viewpoint 6. Looking east from Footpath WHI/53/1 (approximately 150m from the site).

Views from the landscape to the west.

The land to the west of the site and the A413 continues to rise in elevation to a height of circa 150m AOD in the adjoining field. Beyond the brow of this hill the site is lost from view. However, from footpath WHI/53/1 which crosses the field, there is a brief stretch where walkers are afforded clear views over the wider landscape, including the site, as illustrated in Viewpoint 6.

In this view the village is largely hidden, albeit it is possible to see the buildings on Manor Farm North. Development on the site would introduce a new element of built form, which would be clearly visible in the early years. However, it could be configured to ensure it does not break the distant skyline and over time attendant planting along the western boundary could be designed to ensure that it rises above the rooflines to form the new skyline while at the same time providing a screening and filtering function.

Views from the wider landscape to the east

As noted previously, the site has a strong visual relationship with the landscape to the east. There are many footpaths crossing this area and Viewpoints 7, 8 and 9 have been selected as being representative of the views that are available towards the site from this area.

Viewpoint 7 is located on the track leading to Creslow, approximately 1km from the site, and is indicative of the view available not only from the paths in this area but the buildings at Creslow.

The foreground of this view is given over to pasture, with Whitchurch village partially visible on the skyline. The most prominent feature is the church tower, however, in the winter months, it is also possible to discern a number of the houses. Manor Farm North is visible to the right of the church and sits in the foreground of the trees and woodland which form the greater part of the skyline.



Viewpoint 7. Looking south-west from Creslow (approximately 1km from the site).

Visual Context



Viewpoint 8. Looking west from the Aylesbury Outer Ring long distance trail (approximately 1.1km from the site)



Viewpoint 9. Looking west from the Aylesbury Outer Ring long distance trail (approximately 900m from the site)

Viewpoints 8 and 9 are both located on the Aylesbury Outer Ring long distance path. They are located 1.1km and 900m distant from the site respectively.

Viewpoint 8 is located at an elevation of circa. 125m AOD and illustrates the view across the valley towards the village and the site. The church remains a prominent feature and from this angle slightly more of the village is discernible. Manor Farm North is visible to the right of the church with the trees in the background.

Viewpoint 9 is located where the footpath crosses the stream at an elevation of circa. 110m AOD. While at the bottom of the valley the view is slightly less expansive, it nonetheless remains open, with both the village and the farm visible along and just below the skyline.

Should development come forward on the site, it would be visible from these locations in the early years, before attendant planting has had an opportunity to mature. When viewed from the higher locations it would be possible to configure the built form to sit below the treeline in the background from the outset, albeit from lower elevations the northern elements of built form may break the skyline. Nonetheless, it is judged that it would be possible to provide mitigation planting along the site's eastern boundary, which would, over time provide a robust screen helping to assimilate the development into its wider surroundings.

Wider Views

Given the nature of this wide, undulating landscape there are opportunities to view Whitchurch and the ridge on which it sits from the surrounding villages including Littlecote and Aston Abbots. These distant views are largely the same in composition as those previously described and development and attendant mitigation would give rise to similar, albeit less notable effects.

Visual Summary

As illustrated by the photographs contained within this report, the site is located on high ground and has a wide visual relationship with the surrounding landscape to the north and east, whilst being well contained to the south and south-west by both the village and the mature vegetation in the surrounding area. These trees and blocks of woodland form a skyline feature from many viewpoints and also a backdrop to the site.

As such it is deemed that development could be configured such that, from many of these viewpoints, it would not break the skyline from the outset.

Choice of materials would inevitably be important in ensuring that development recedes into its surroundings and is not overly prominent. It is anticipated that the local red brick would be the most appropriate.

Further mitigation would take the form of generous belts of native woodland planting, with a notable proportion of understorey material to ensure a robust screen in the long term. This would be allowed to mature, so that in time it grows above the rooflines of development.

Evidence Base

As previously stated the site is currently identified in the Pre-submission Plan as a reserve allocation.

The emerging local plan has been informed by a number of supporting studies including the Strategic Environmental Assessment (SEA) for the Whitchurch Neighbourhood Plan (November 2022). This assessment considered a number of sites across the village with reference to their suitability for residential development; the site was identified as Site F - Manor Farm North. With reference to landscape the assessment noted:

"The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. However, the site is located within an Area of Attractive Landscape (AAL) as identified by the Vale of Aylesbury Local Plan (VALP)". (page 26)

and concluded that would be *'likely adverse effect(s) (without mitigation matures.*

This conclusion applied to six of the eight sites considered, with the remaining two being judged to experience likely *'uncertain effect(s) .*

The assessment noted:

"Sites A and F perform most favourably overall, with likely positive effects on health and wellbeing and population and communities respectively. The main weakness of site A, other than air quality, is its position on Oving Road. The main weakness of site F is its value as greenfield land". (page 39).

Considering the landscape around the village as a whole, the SEA states:

"9.24. Whitchurch is a village surrounded by rural hinterland. The relationship between the neighbourhood area, and the locally designated Area of Attractive Landscape (AAL), is a defining feature and contributes strongly to the neighbourhood area's sense of place and quality of its environment.

9.25 The site allocation proposed under Policy W2 is located within the AAL, and the policy provisions reflect this sensitivity (as is the case for the reserve site proposed under Policy W3). The policies require the preparation of a landscape strategy whereby the layout and heights of buildings have full regard to Local Plan policy requirements on conserving and enhancing the landscape character of the AAL.

9.26 Identifying a settlement boundary of the neighbourhood area also provides a clear distinction as to what constitutes development in the countryside (Policy W1). Important viewpoints emerging from the

evidence base have also been identified and protected through Policy W9, these views are defined as especially important in defining the relationship between the village and its rural hinterland. As such, positive effects are anticipated by means of the new policy provisions seeking to retain such features in future development.

9.27 Further contributing to the quality of the natural and built environment, are the design codes proposed under Policy W4. This policy ensures that any new development demonstrates a connection with local character and place making. This will, in turn, facilitate opportunities for high quality design and layout to be incorporated within new development areas which are sensitive to the character of the surrounding environment.

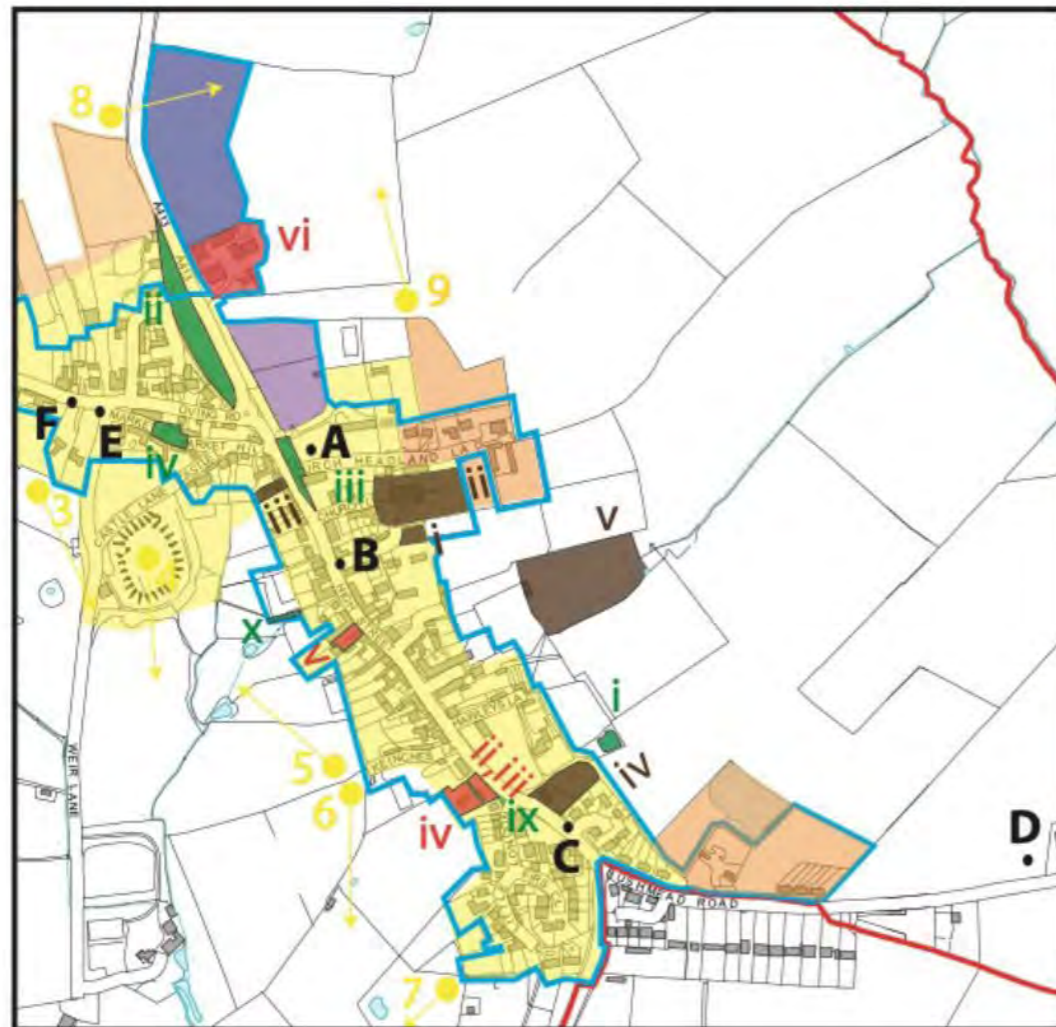
9.28 More broadly, delivering net gains in biodiversity and facilitating green infrastructure enhancements can have beneficial impacts in terms of the built environment and public realm, as can the facilitation of improved transport flows. Key policies in this regard include W2, W3, W5 and W10. This will be further supported by the Policy W8, which aims to conserve a network of identified green spaces

9.29 Overall, the WNP policies have a strong focus on protecting and enhancing landscape and townscape character, the quality of the public realm, sense of place, and local distinctiveness. The proposed greenfield development and settlement expansion is considered likely to lead to residual negative effects, but these are not considered likely to be significant. Minor negative effects are therefore concluded

As shown on the plan opposite, the site is now proposed as a reserve allocation in the Neighbourhood Plan. In relation to the site the Pre-submission Plan notes:

"The development of this site also provides an opportunity to create a new 'gateway' to the village. The site comprises vacant agricultural land with a number of constraints, but the evidence shows that it is possible to avoid or mitigate any significant adverse environmental effect by making series of requirements in this allocation policy. "

Extract from Whitchurch Neighbourhood Plan Pre-Submission Plan



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

**Whitchurch Neighbourhood Plan
Policies Map
Inset 2 (Central and Eastern Side of Village)
December 2022**

-  Parish Boundary
-  W1 Settlement Boundary
-  W2 Housing Allocation - Land at Kempson House West
-  W3 Reserve Site - Land at Manor Farm North
- W4 Design Codes**
-  Conservation Area
-  Outside Conservation Area
-  Key Locations
-  Essential Commercial, Business and Service Uses
-  Local Community Uses and Pubs
-  Local Green Spaces
-  Important Views

Note: the location of View 8 on this plan is incorrect - it does not overlook the site of Manor Farm North. As such reference to this has not been included in this report

Indicative Proposals

Indicative Proposals

The adjacent plan illustrates an indicative layout showing how the site might be sensitively developed should it come forward.

It is recognised that the site offers an opportunity to form a new entrance, considered gateway into the village, including the extension of the 30mph speed limit further to the north thus slowing the traffic as it approaches the roundabout.

Development on this site would extend the existing linear character of the village northwards. As it would occupy only a small portion of the western edge of the field it would not widen the limits of existing built form.

Housing could be configured to retain the higher, two storey, elements to the south, adjacent to the existing units, with the potential to position lower, one and a half and single storey buildings further to the north where they would make a suitable transition to the wider countryside.

The choice of materials would be key in helping future development to assimilate well into the village and the wider landscape. Ideally this would take its cue from the existing materials in the village and would predominantly reflect those that are darker, such as the dark red brick which is prevalent.

The opportunity to form a new entrance on the A413 would necessitate the removal of some vegetation. However, the majority of the vegetation around the site's perimeter could be retained. In addition, there is the opportunity to reinforce existing hedgerows and incorporate large swathes of planting along the site's eastern boundary. This would not only help to filter and screen the development from views to the north and east, helping it to assimilate into the wider landscape, but would also provide additional green infrastructure links helping to increase bio-diversity.

It is suggested that this planting is comprised of a mix of native species which includes both species that will eventually reach a large stature as well as a denser unstorey mix, that will help to screen lower level views.

Indicative Proposals



COPYRIGHT RESERVED
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of the copyright owner.

REVISIONS

No.	Date	Description

Client:
Victoria LAND

Job:
 Manor Farm, Whitchurch

Drawing Title:
 Initial Concept Schematic for Residents & NP Group Comments

Scale:
 1:1000 @A3

Date:
 Aug 2021

Drawn By:
 MM

Checked By:

Drawing No.:
 3465.SK03

Revision:
 E

PRELIMINARY

The information contained herein is preliminary and is not intended to constitute an offer of any financial product or service. It is subject to change without notice and should not be relied upon for investment decisions.

BHP HARWOOD ARCHITECTS

Summary

This preliminary landscape and visual report has been prepared on behalf of Victoria Lane in relation to the potential for residential development on Land at Manor Farm North, Whitchurch (the site).

The Parish of Whitchurch is currently preparing a Neighbourhood Plan. The Whitchurch Neighbourhood Plan 2020-2040 Pre-Submission Plan was published in December 2022. This document identifies the site as *Policy W3: Reserve Site - Land at Manor Farm North*, as being suitable for approximately 35 new homes. Among the items listed that would need to be satisfied to support such a development the draft plan requires that:

“A landscape strategy is prepared, and the layout and heights of buildings, having full regard to Local Plan policy requirements on landscape character and the location of the land within an Area of Attractive Landscape and on the retention of trees and hedgerows where possible”;

This report has considered the site as an individual parcel of land and the role it plays within the character and visual amenity of the wider landscape and how a landscape strategy might be developed that would ensure the successful assimilation of development into the wider area.

The Richards Partnership visited the site in May 2019 and March 2023 to undertake a review of the landscape character of the site and its wider context and the role that it plays in the visual amenity of views in the surrounding area.

The site comprises the western portion of a single arable field and measures circa 2.35Ha. There are few landscape features on site, beyond the perimeter hedgerow vegetation and a some trees located along the boundary.

The site is located at the northern end of Whitchurch, a long linear village, which is located on a shallow ridge. As a result of this, while the site is well contained to the south and south-west, it has a wide visual relationship with the landscape to the north and east.

This report has considered how development might come forward on this site without giving rise to unacceptable effects.

The site itself would inevitably experience a change in character were development to come forward. Similarly, development would be visible from the wider area in the early years. However, there is a good opportunity to develop a scheme which continues the linear form of the village, reflects local materials, and is configured to ensure the roofline do not break the skyline from the majority of wider viewpoints. In addition, there is ample room to incorporate robust belts of planting which would mature to soften and screen the development, and, eventually form part of the skyline.

The Indicative Proposals included in this report illustrate how such a scheme might look.

Both the Landowners and their promoters, Victoria Land, are committed to high quality proposals and will continue to engage proactively with the Neighbourhood Plan Group if proposals for the reserve site W3 come forward.

The Richards Partnership
March 2023





APPENDIX C: SITE F HERITAGE APPRAISAL

Site at Manor Farm Whitchurch, Buckinghamshire

Heritage Appraisal

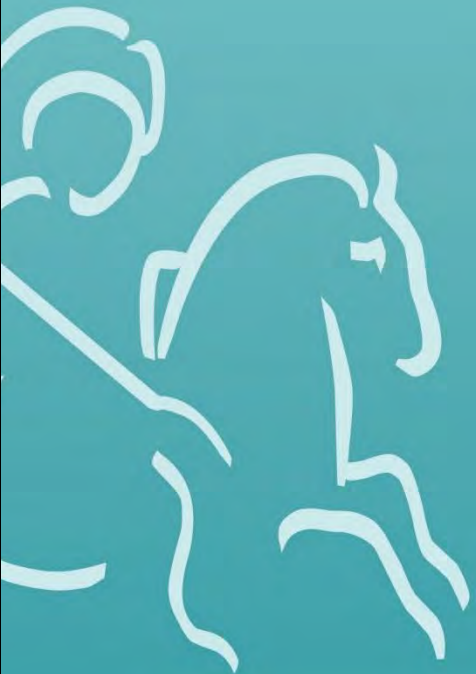


Report prepared for:
Victoria Land Ltd

CA Project: MK0883

CA Report: MK0883_1

March 2023



Site at Manor Farm Whitchurch, Buckinghamshire

Heritage Appraisal

CA Project: MK0883

CA Report: MK0883_1

prepared by	Julia Sulikowska, Senior Heritage Consultant
date	March 2023
approved by	Rebecca Wills, Senior Heritage Consultant
date	March 2023
issue	1

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Cirencester Building 11 Cotswold Business Park Cirencester Gloucestershire GL7 6BQ t. 01285 771022 f. 01285 771033	Milton Keynes Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT t. 01908 564660	Andover Stanley House Walworth Road Andover Hampshire SP10 5LH t. 01264 347630	Suffolk Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ t. 01449 900120
--	--	---	---

e. enquiries@cotswoldarchaeology.co.uk

CONTENTS

1.	INTRODUCTION.....	2
2.	SUMMARY OF ARCHAEOLOGICAL RESOURCE	6
3.	SUMMARY OF DESIGNATED HERITAGE ASSETS	11
4.	CONCLUSIONS AND RECOMMENDATIONS.....	15
5.	REFERENCES.....	17

ILLUSTRATIONS

Fig. 1 Recorded archaeological remains

Fig. 2 Designated heritage assets

1. INTRODUCTION

1.1. In March 2023, Cotswold Archaeology was commissioned by Victoria Land Ltd to undertake a Heritage Appraisal in respect of site at Manor Farm, Whitchurch, Buckinghamshire (hereafter referred to as ‘the Site’). The Site, situated to the north of Whitchurch, on the eastern side of the A413, encompasses approximately 1.78ha of land within a larger agricultural field (NGR: 480005, 221300; Fig. 1).

1.2. This appraisal has been commissioned to provide high level information with regard to potential heritage and archaeology constraints and to inform the promotion of the land for a residential scheme. The Site was selected as a preferred reserve allocation site for c. 25 units in the Draft Whitchurch Neighbourhood Plan (Whitchurch Parish Council 2022: Policy W3).

Aims and objectives

1.3. The primary aim of this appraisal is to identify any potential archaeological and heritage constraints which may need to be considered in site allocation process, and future preparation of a masterplan and planning application. This appraisal focusses upon the heritage resource within the Site itself, although the resource within the wider landscape is considered where appropriate (Figs. 1-2), as required to understand the archaeological potential and possible constraints within the Site.

1.4. Designated heritage assets within the environs of the Site were also considered to the extent to which their settings may be affected by development.

1.5. The objectives of the appraisal are:

- To summarise recorded heritage assets within the Site and in its environs;
- To summarise the potential significance of known or potential buried archaeological remains within the Site boundary; and
- To identify any designated heritage assets that may be considered as sensitive receptors to development within the Site.

Statute, policy and guidance context

1.6. The Site is located in the local authority of Buckinghamshire Council. Whilst the Council is working on a new Local Plan, the relevant local plan is the Vale of Aylesbury Local Plan, prepared by the former local authority of Aylesbury Vale (adopted September 2021). The relevant policies with regard to heritage assets

include policy BE1. Within the emerging Draft Whitchurch Neighbourhood Plan, the Site is considered under policy W3.

1.7. This appraisal has been undertaken with reference to the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2021)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Vale of Aylesbury Local Plan (2021)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).

Table 1.1 Key statute, policy and guidance

Methodology

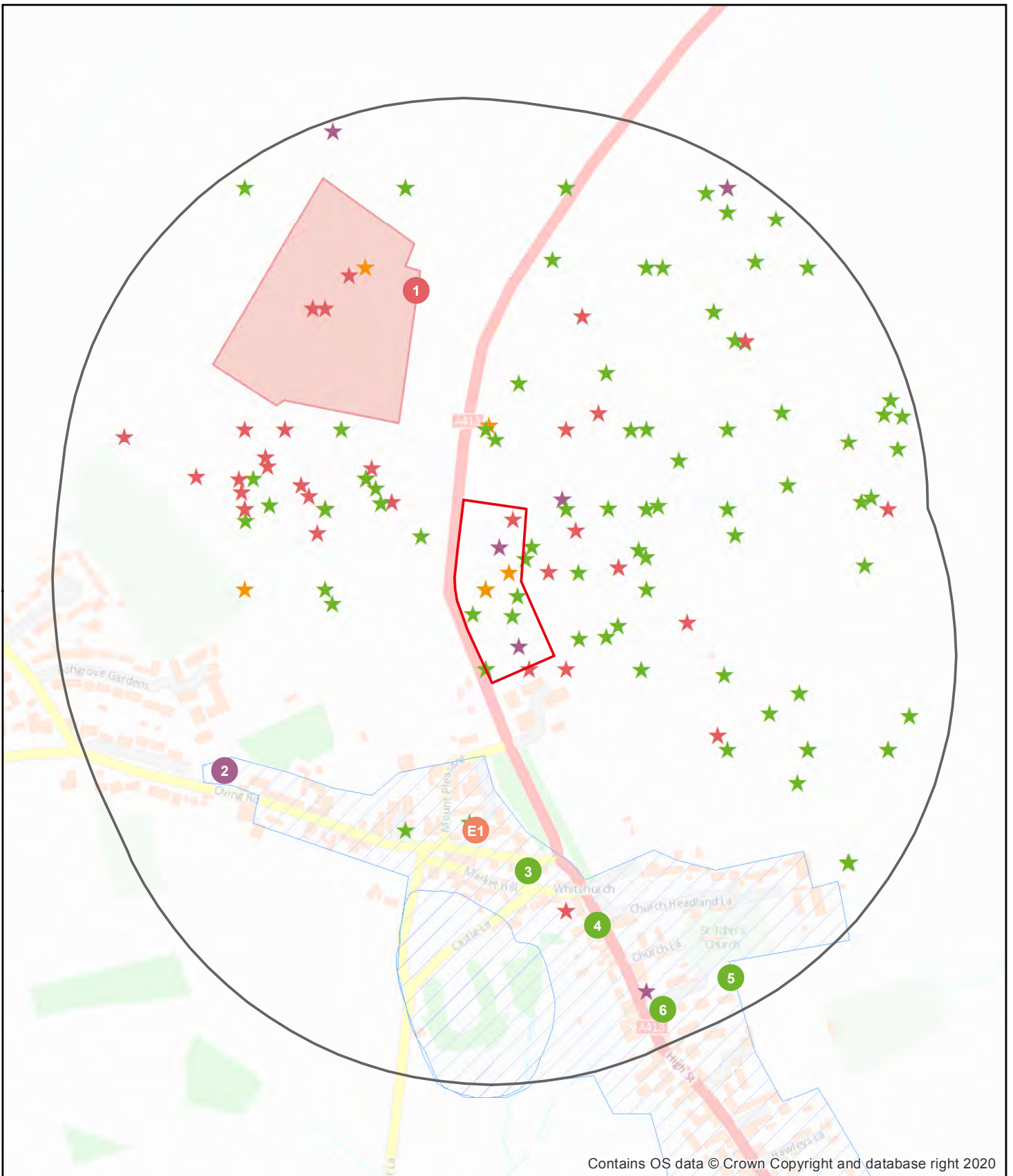
1.8. The main repositories of information consulted in the preparation of this appraisal comprised:

- Historic England's National Heritage List (NHLE) for information about designated heritage assets, including Listed Buildings and Scheduled Monuments;
- Buckinghamshire Historic Environment Record (HER) for known heritage assets and previous archaeological works (enquiry reference 1402);
- Previous archaeological reports and assessments, including Whitchurch Assessment Report (Buckinghamshire County Council 2012); and
- Other online sources, including British Geological Survey (BGS) Geology of Britain Viewer, local authority information including in relation to Conservation Areas, aerial imagery and historic mapping.

1.9. Known and potential heritage assets within the Site and its surroundings are discussed in Section 2 (for archaeological remains) and Section 3 (for designated heritage assets in its environs) and are illustrated on Figs. 1 and 2, respectively. To ensure the appraisal is informed by sufficient information, a 1km study area has been adopted for designated heritage assets, and 500m study area for the archaeological resource. Heritage assets are referred to in the text by a unique reference number (**1**, **2**, etc.) keyed to the figures. A gazetteer of assets relevant to the understanding of the potential of this Site has been compiled and is presented as Appendix 2. A bibliography of sources consulted has been included in the References section.

Limitations

1.10. This appraisal is a desk-based study and has utilised information derived from a variety of available sources, including Buckinghamshire HER. While the level of detail included within the appraisal provides an overview of the heritage resource and constraints within the Site, any planning applications would need to be accompanied by a full desk-based heritage assessment, in line with the relevant guidance (CIfA 2020).



Contains OS data © Crown Copyright and database right 2020

- Site
- 500m study area
- Archaeological Notification Area
- ☆ Prehistoric
- ☆ Roman
- ☆ Early medieval
- ☆ Medieval
- Previous investigations (selected)
- ☆ Findspot

Contains data from Buckinghamshire Historic Environment Record (c) 2023. Enquiry ref. 1402



Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120

W www.cotswoldarchaeology.co.uk
 E enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Site at Manor Farm
 Whitchurch, Buckinghamshire

FIGURE TITLE

Recorded archaeological remains

DRAWN BY JS	PROJECT NO MK0883	FIGURE NO. 1
CHECKED BY RW	DATE 17/03/2023	
APPROVED BY RW	SCALE@A4 1:6,500	

2. SUMMARY OF ARCHAEOLOGICAL RESOURCE

Landscape context

- 2.1. The Site is situated within a single agricultural field on the eastern side of the A413, to the north of Whitchurch. To the north, east and west, the Site is surrounded by agricultural landscape, with tree and hedge-lined boundaries, and to the south by small complex of industrial units at Manor Farm, and the settlement beyond.
- 2.2. The Site lies on east facing slopes overlooking a valley of a minor watercourse which feeds into a tributary of the River Thames, at an elevation between 140-145m above Ordnance Datum.
- 2.3. The underlying geology within the Site comprises Limestone of the Purbeck Group and Portland Stone Formation. No superficial deposits are recorded within the Site or in its surroundings (British Geological Survey 2023).

Previous investigations

- 2.4. A small number of archaeological interventions, including watching briefs, evaluations and excavations, have previously been undertaken within the study area. No archaeological remains were found in a number of these, including the trial trench evaluation at Manor Farm c. 185m south of the Site (Fig. 1, **E1**, Network Archaeology Ltd 2001). The results of the relevant investigations, including strip map and record at 34 Oving Road (Fig. 1, **2**), evaluation at the Vicarage (Fig. 1, **5**), and evaluation to the read of the White Horse Pub (Fig. 1, **6**, John Moore Heritage Services 2010) are referred to as relevant below.

Prehistoric

- 2.5. The evidence for prehistoric activity within the parish of Whitchurch is largely limited to findspots and flint scatters, with the majority of the finds within the environs of the settlement dating to the Neolithic and Bronze Age periods (Buckinghamshire County Council 2012; not illustrated).
- 2.6. Evidence for Iron Age activity within the environs of Whitchurch has come to light in recent investigations and through metal detecting. A pit containing a sherd of Iron Age pottery was investigated during a strip, map and record excavation at 34 Oving Road approximately 335m to the south-west of the Site (Fig. 1, **2**). Whilst no further features of Iron Age date are recorded, a number of Iron Age coins have been found during metal detecting surveys, including two within the Site (Fig. 1: prehistoric

findspots). Whilst the findspots are evidence of general background activity within the wider area, rather than an indication of the presence of buried remains within the Site, these finds, and the recorded feature, suggest some potential for further later prehistoric remains to be encountered.

Roman

2.7. During the Roman period, Whitchurch would have been located at significant distance from major Roman roads and settlements, with the Site situated over 6km north of Akeman Street at Aylesbury, a road which linked major Roman towns at London and Cirencester. A small town at Fleet Marston and numerous rural settlement sites are recorded within the environs of the road near Aylesbury. It has been suggested (Buckinghamshire County Council 2012) that a route of a Roman road passed through the Whitchurch parish. Whilst there is currently no evidence for this, a Roman funerary site is recorded at Creslow Manor Farm approximately 1.2km to the north-east of the Site (Allen *et al.* 2016, not illustrated), indicating this landscape would have been settled during this period.

2.8. The majority of the evidence for Roman activity within the surroundings of the Site comes from findspots of metalwork or pottery, collected during metal detecting surveys and other works. A major concentration of findspots was found within fields c. 120m north-west of the Site (Fig. 1, 1), with over 100 coins found, which could be indicative of a local focus of activity. As shown on Figure 1 (Roman findspots) further Roman findspots are widely recorded within the surrounding area, including coins found at the Site and immediately east and south. As discussed above, the discovery of those coins does not prove associated buried remains are situated within the Site, however they do indicate potential for Roman activity within the environs of Whitchurch.

Early medieval and medieval

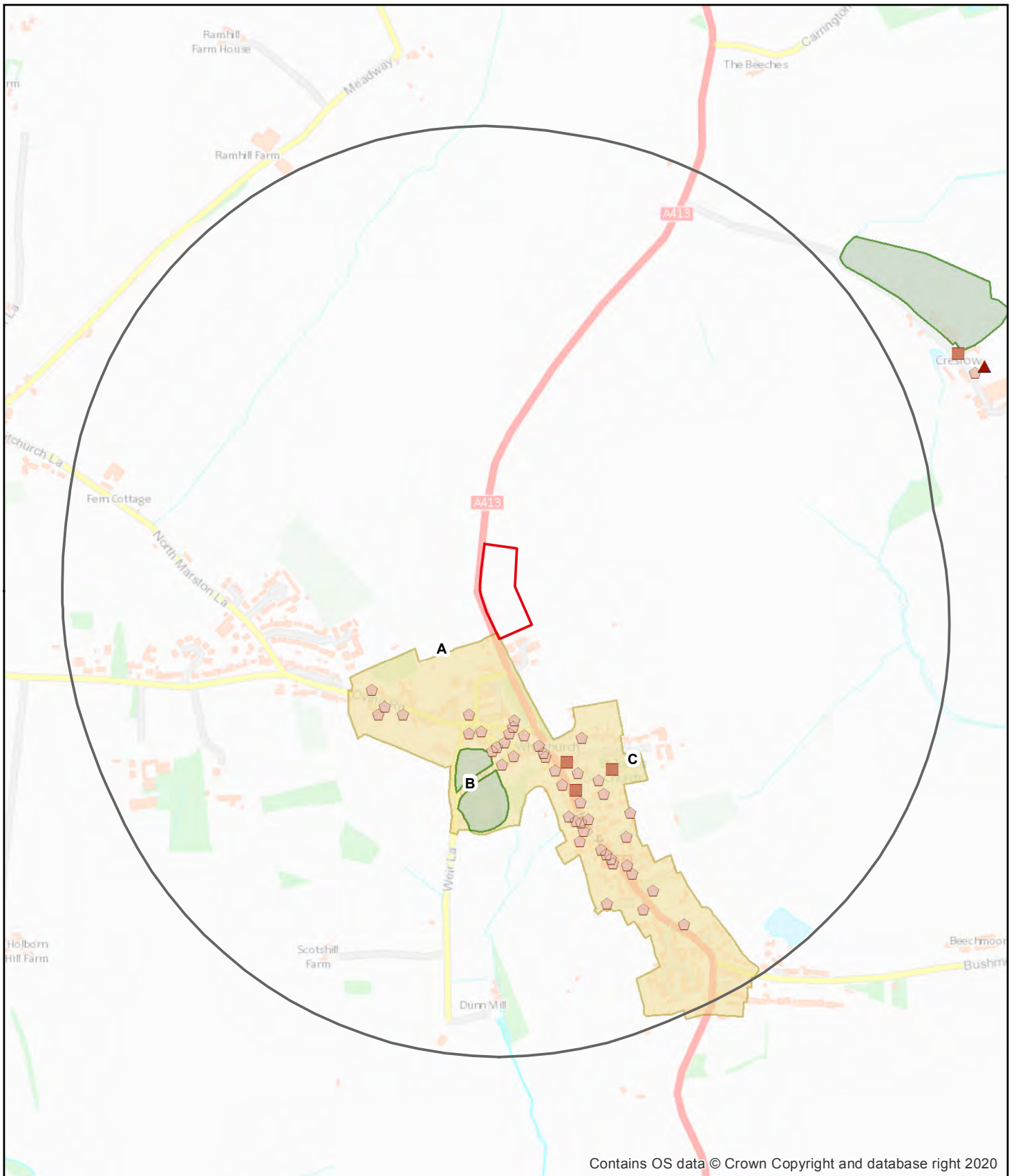
2.9. Whitchurch (Fig. 1: 4), formed from two Saxon manors, is mentioned in the Domesday Survey of 1086 and it is considered that the settlement is of early medieval origin, although there is limited archaeological or documentary evidence for the establishment of the settlement. The archaeological evaluation at the Vicarage (Fig. 1, 5) revealed a small number of Anglo-Saxon pottery sherds, broadly dated to AD 400-800, although it is unconfirmed whether the area would have been settled during this period (Buckinghamshire County Council 2012). Based on currently available information, Buckinghamshire County Council (2012) suggests the potential Saxon

settlement would have focused around the Church of St John (Fig. 2, **C**), and along the main streets, potentially extending northwards as far as Oving Road c. 230m south of the Site.

- 2.10. Whitchurch grew during the medieval period, and a motte and bailey castle, Bolebec Castle, was established to the west of the settlement likely in the 12th century, approximately 280m south of the Site (Scheduled Monument: Fig. 2: **B**). The detailed development of Whitchurch during the medieval period is presented within the Buckinghamshire County Council assessment (2012) and it is not repeated here, but in summary, although the settlement never received a charter of incorporation, Whitchurch (Fig. 1: **4**) was a borough at least for some time in the medieval period and the right to hold a weekly market was granted by King Henry III in the mid-13th century (Fig. 1: **3** shows likely location of the market, c. 250m south of the Site).
- 2.11. Archaeological Notification Areas (ANA) have been defined by the Buckinghamshire HER around the castle and the medieval settlement core, and these are illustrated on Figure 1. ANA are not designated heritage assets, but are defined to highlight potential for the presence of archaeological remains. Indeed, previous investigations within the core of the settlement have recorded remains associated with medieval activity including a ditch and a hearth at the Vicarage (Fig. 1, **5**) and quarry pits to the rear of the White Horse (Fig. 1, **6**), c. 450m south-east of the Site. The Site is considered to have been located outside the limits of the medieval settlement, with the ANA situated 100m south of the Site at its closest point.
- 2.12. Further evidence for early medieval and medieval activity within the landscape surrounding Whitchurch comes from finds collected during metal detecting surveys (Fig. 1: Early medieval and medieval findspots). Some of these were collected within the Site, including a Saxon hooked tag and a sceat (coin), medieval coins and other artefacts, with over a hundred recorded within 500m of the Site. Discovery of these finds, which appear to be chance losses and/or the result of scattering by agricultural practices (such as manuring), is consistent with the likely location of the Site and surrounding fields on the peripheries of the settlement, and potential agricultural use during this period. Whilst potential for some buried remains cannot be ruled out, these most likely would reflect the agricultural use (such as field boundaries or animal pens) rather than settlement features.

Post-medieval and modern

- 2.13. Whitchurch continued to develop into the post-medieval period, as attested by the Listed Buildings within the settlement, many of which date to the 16th and 17th centuries (Fig. 2: Listed Buildings). The layout of the development, largely within the limits of the ANA, is detailed within the Buckinghamshire County Council assessment (2012) and not repeated here, as the Site would have been situated outside the town.
- 2.14. Historic mapping evidence reviewed to inform this appraisal, including the 1760s Jefferys' map, 1771 Whitchurch Parish Map, 1820s Ordnance Survey drawing and late 19th century Ordnance Survey mapping (not reproduced, available in Buckinghamshire County Council (2012) and online) indicate the Site was located within a field on the peripheries of Whitchurch, with the key archaeological potential therefore associated with agricultural land use (such as former field boundaries). During the 20th and into the 21st century, the Site retained its agricultural use, with no evidence of development aside from the establishment of the small complex of business units associated with Manor Farm immediately to the south.



Contains OS data © Crown Copyright and database right 2020

- Site
- 1km study area
- Scheduled Monuments
- ▲ Grade I Listed Building
- Grade II* Listed Building
- ▭ Grade II Listed Building
- Conservation Area

0 500m



Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120

W www.cotswoldarchaeology.co.uk
 E enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Site at Manor Farm
 Whitchurch, Buckinghamshire

FIGURE TITLE

Designated heritage assets

DRAWN BY JS	PROJECT NO MK0883	FIGURE NO. 2
CHECKED BY RW	DATE 17/03/2023	
APPROVED BY RW	SCALE@A4 1:12,500	

3. SUMMARY OF DESIGNATED HERITAGE ASSETS

3.1. There are no designated heritage assets within the Site. Within the study area, the designated heritage assets include:

- Whitchurch Conservation Area (Fig. 2, **A**), adjacent to the south-western corner of the Site;
- Bolebec Castle, a motte and bailey castle 300m west of St John's Church Scheduled Monument (Fig. 2, **B**), located c. 280m south of the Site; and
- Forty-seven Listed Buildings, all of which are situated within the Conservation Area (Fig. 2). Three Grade II* Listed Buildings, including the Church of St John (**C**), Priory Hotel and the Old House are situated in the centre of Whitchurch, c. 350m south of the Site. The remaining buildings are all Grade II Listed. The nearest Grade I Listed Building is the Manor House at Creslow, over 1.2km to the north-east of the Site (Fig. 2).

3.2. There are no World Heritage Sites, Registered Battlefields, or Registered Parks and Gardens within the 1km study area around the Site. No impacts are anticipated upon the designated heritage assets within the wider landscape.

3.3. Buckinghamshire Council is compiling a local list of heritage assets (non-designated heritage assets)¹. This was also reviewed as part of this appraisal. No such assets (buildings, gardens, or archaeological sites or landscapes) that are candidates for the inclusion on local heritage list are located within the Site. A number of buildings within the Conservation Area, and ROC post to the west of Whitchurch are included (not illustrated).

Settings appraisal

3.4. This section considers receptors that might be affected by development within the Site through the alteration of their setting. This appraisal at this initial stage has been prepared in accordance with the guidance contained in the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3).

3.5. Step 1 of this guidance is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage

¹ [Home - Buckinghamshire's Local Heritage List \(local-heritage-list.org.uk\)](http://local-heritage-list.org.uk)

assets which are likely to be affected as a result of any change to their experience, brought about by the development proposal (GPA3, page 9).

- 3.6. The initial appraisal has identified that changes to the use and/or appearance of the Site associated with a residential scheme would be unlikely to result in any non-physical impact upon the significance of the majority of the designated heritage assets within the study area. Their setting would not be altered, due to lack of inter-visibility between the Site and these assets, primarily as a result of intervening built form, vegetation and topography. There are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site, and as such, they have not been assessed in any further detail.
- 3.7. However, a number of the designated heritage assets within the 1km study area may be considered sensitive to development within the Site and the potential effects upon these assets are discussed below.

Whitchurch Conservation Area

- 3.8. The Conservation Area (Fig. 2, **A**) encompasses the historic core of Whitchurch, and includes Listed Buildings, heritage assets of local interest, and the Scheduled remains of the castle. There is no formal appraisal of the Conservation Area available from the Local Planning Authority, but a summary note is included (Aylesbury Vale District Council 2008).
- 3.9. The character of the Conservation Area derives from its many attractive historic buildings, including Listed and non-designated heritage assets, which include 16th and 17th century timber framed houses with clay tile roofs, as well as the red/brown brick buildings dating to the late 18th and 19th centuries, with Welsh slate roofs, which characterise the southern part of the High Street. The Church of St John (Fig. 2, **C**, see below) is set back from the High Street and accessed via three short lanes. Trees, vegetation and historic property boundaries, including stone walls, are also important elements of the street scene.
- 3.10. The Site is adjacent to the northern extent of the Conservation Area, where it abuts the south-western corner of the Site (Fig. 2). This part of the Conservation Area is characterised by dense vegetation along the A413 and modern housing along Mount Pleasant on the western side of the road. The nearest Grade II Listed Buildings including Whitchurch House, Church Hall and School House are over 200m south of the Site, and separated from it by modern development around Mount Pleasant and

vegetation. These buildings, and further assets within the core of the settlement are unlikely to be affected by the proposed residential scheme.

- 3.11. It is recommended that development of the Site should be informed by an assessment which considers the contribution of the Site to the significance, character and appearance of the Conservation Area. This would inform any future development plans and allow a thorough understanding of potential effects upon the designated area as a result of change within its setting. However due to the separation of the Site from the core of the settlement, the enclosure provided by vegetation within the northern part of the Conservation Area, and the already extant modern commercial units adjacent to the Conservation Area immediately to the south of the Site, it is considered that a carefully designed development would be unlikely to affect this designated heritage asset.

Bolebec Castle Scheduled Monument

- 3.12. Bolebec Castle (Fig. 2, **B**) is located c. 280m to the south of the Site. The setting of this asset comprises the vegetation around the ramparts and in the surrounding area, agricultural fields, and the historic development along Castle Hill and Market Hill to the north, and the High Street/the A413 to the east, which is historically associated with the motte and bailey castle.
- 3.13. Due to the intervening vegetation and built form, there is no intervisibility between the Scheduled Monument and the Site. As a result it is considered that the development within the Site would not affect Bolebec Castle in any way.

Grade II* Listed Church of St John

- 3.14. Church of St John (Fig. 2, **C**) is located c. 400m to the south-east of the Site. It is a late 13th to mid-14th century structure with later alterations and early 20th century restoration. Built of coursed limestone rubble with lead roofs, the church has a characteristic west tower of three stages with battlemented parapet. It is set back from Whitchurch High Street, accessed via small lanes (i.e. Church Lane and Church Headland Lane) and is situated within a roughly rectangular churchyard.
- 3.15. Due to the intervening built form and vegetation, there are no views of the Site from the asset. The key setting of the church includes the churchyard, nearby historic buildings and the wider settlement of Whitchurch with which it is associated.

-
- 3.16. The church is situated on a prominent position at the eastern edge of the village and its tower is visible from the wider landscape, including in southerly views from the A413 to the north of Whitchurch. Whilst the Site (adjacent to existing built form of the commercial units at Manor Farm) and the tower can be seen in these views, it is generally accepted that church towers – tall structures – are commonly visible across wider landscapes and ‘they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may’ (GPA 3, page 7).
- 3.17. On this basis it is considered that a small residential scheme within the Site may be accommodated without affecting the heritage significance of the church, subject to appropriate design, layout and vegetation screening. Such a design should be informed by a comprehensive understanding of the significance of the asset and contribution of its setting, considered within a detailed settings assessment.

Designated heritage assets at Creslow

- 3.18. The complex of designated heritage assets Creslow (Fig. 2, c. 1.2km north-east of the Site and outside the study area) includes Grade I Listed Manor House, Grade II* Listed chapel, Grade II Listed outbuildings and a Scheduled deserted village. The assets lie in an isolated rural position, with the Manor used as a wedding venue, and adjacent to large agricultural barns. The complex is situated on an opposite side of the valley and therefore there may be potential for visibility between the Site and the assets.
- 3.19. Due to distance, and the fact that any development within the Site would be seen alongside existing built form of Whitchurch, it is considered unlikely that a carefully designed scheme would affect the heritage significance of these assets. However, any scheme should be informed by a detailed settings assessment, which would consider the contribution of the Site to the significance of those highly graded designated heritage assets.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1. This heritage appraisal has been prepared to inform the promotion of the Site for allocation within the Whitchurch Neighbourhood Plan. The aim of this appraisal was to identify any constraints with regard to the historic environment resource, including potential for impacts on archaeological remains within the Site and relating to the settings of designated heritage assets within the Site's environs.

Archaeological remains

4.2. The development within the Site would not cause physical impacts on any designated heritage assets of archaeological interest.

4.3. No major development is recorded within the Site and therefore any previous impacts upon the underlying archaeological remains would be limited to those caused by ploughing.

4.4. There are no known archaeological features present within the Site. Findspots collected within the Site and in the surrounding area through metal detecting surveys, as well as archaeological remains recorded within the wider landscape indicate some potential for activity dating to the later prehistoric and Roman periods, as well as for medieval and later agricultural features.

4.5. Development within the Site would result in the disturbance to, or loss of, any archaeological features which may be present. Archaeological remains comprise an important, non-renewable and finite resource, and the construction impacts associated with the proposed development would have the potential to result in permanent and irreversible loss of, or damage to, any potential buried archaeological remains which may be present within the Site. On the basis of the available information reviewed for this appraisal, however, potential buried archaeological remains within the Site would be unlikely to comprise remains of highest significance and would not require preservation in situ, nor would they influence development design. However, such remains would require consideration as part of the planning process.

4.6. As the presence/absence, extent and significance of any archaeological remains within the Site is not sufficiently understood to fulfil the requirements of paragraph 194 of the NPPF, a programme of further investigations is likely to be required by the archaeological advisors to the Local Planning Authority before any determination of

a planning application can be made. This will include, in the first instance, a desk-based assessment, which would likely be followed by a programme of fieldwork, probably comprising geophysical survey and trial trench evaluation.

Designated heritage assets

- 4.7. This appraisal has considered designated heritage assets within the 1km study area around the proposed Site, and those beyond this buffer which could be potentially sensitive. It has been ascertained that the majority of these assets would not be affected by development within the Site.
- 4.8. The Site is adjacent to Whitchurch Conservation Area, with a number of Listed Buildings and Scheduled Monuments in the wider landscape. Whilst the majority of these assets would be unlikely to be affected, there is the potential for development within the Site to introduce change within the surroundings of the Conservation Area, the Church of St John and the assets at Creslow. No major constraints have been identified within this appraisal, but these potential sensitivities will need to be considered as part of preparation of development proposals.
- 4.9. A detailed settings assessment will be required to inform any future development plans and planning application. Such an assessment would allow a thorough understanding of the significance of the assets, and the contribution the Site makes to such significance. These heritage assets should be considered within any proposal plans which may be come forward in the future. It is considered that it may be possible to identify mitigation measures to remove or reduce impacts of proposals. Such measures could include appropriate landscaping, layout (including provision of open space), improvements to hedgerow boundaries/vegetation, and scale and design detail.

5. REFERENCES

- Allen, M., Blick, N., Brindle, T., Evans, T., Fulford, M., Holbrook, N., Richards, J.D. & Smith, A. 2016 *The Rural Settlement of Roman Britain: an online resource* <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>
- Aylesbury Vale District Council 2008 *Whitchurch Conservation Area*, <https://buckinghamshire.gov.uk.s3.amazonaws.com/documents/CA-Whitchurch.pdf>
- Aylesbury Vale District Council 2021 *Vale of Aylesbury Local Plan*, adopted September 2021, https://buckinghamshire.gov.uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf
- British Geological Survey 2017 *Geology of Britain Viewer, 1:50,000 geological mapping, bedrock and superficial* - <http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html>
- Buckinghamshire County Council 2012 *Whitchurch: Buckinghamshire Historic Towns Assessment Report*
- Chartered Institute for Archaeologists 2020 *Standard and Guidance for Historic Environment Desk-Based Assessment*
- Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*
- Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*
- Historic England 2017 *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition)*
- Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*
- John Moore Heritage Services 2010 *An Archaeological Evaluation on Land to the Rear of The White Horse PH, Whitchurch, Buckinghamshire*
- Ministry of Housing, Communities and Local Government 2021 *National Planning Policy Framework (NPPF)*; published July 2021
- Network Archaeology Ltd 2001 *Manor Farmhouse, 4 Oving Road, Whitchurch, Buckinghamshire: Archaeological Evaluation*, report no. 270
- Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament
- Whitchurch Parish Council 2022 *Whitchurch Neighbourhood Plan 2020-2040 (Pre-Submission Plan)*

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under [Section 66](#) of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2021) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statute: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318

Land south of Cirencester Road, Fairford, Paragraph 65: *'The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.'*

The NPPF (2021) also clarifies in Paragraph 207 that *'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance'*. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2021), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 194 of the NPPF (2021) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 189 of the NPPF (2021) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 199 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 200 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 202 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Development Plan

Vale of Aylesbury Local Plan 2013-2033 (September 2021)

Policy BE1: Heritage assets. The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting negatively, the significance of the heritage asset must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or possible archaeological site.

Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development. Heritage statements and/or archaeological evaluations may be required to assess the significance of any heritage assets and the impact on these by the development proposal.

The council will:

- a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets
- b. Require development proposals that would cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where that justification cannot be demonstrated proposals will not be supported, and
- c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.

Development affecting a heritage asset should achieve a high quality design in accordance with the Aylesbury Vale Design SPD and the council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the

proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that 'Local planning authorities should look for

opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2021) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2021) [paragraph 203](#) guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Selected designated heritage assets and archaeological remains

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
A	Whitchurch Conservation Area	Conservation area	480174 220831	-
B	Medieval motte and bailey castle known as Bolbec Castle, surviving as earthwork remains. The remains are designated as Archaeological Notification Area	Scheduled Monument Archaeological Notification Area Medieval	479963 220818	0030600000 0030600001 DBC8938 1009536
C	Church Of St John	Grade II* Listed Building	480278 220871	1124307
1	Roman pottery and metalwork found on ground surface and whilst metal-detecting – concentration of findspots	Roman	479806 221642	0246301000
2	Land north-west of 34 Oving Road. Possible Iron pit identified during groundworks for new dwellings. Also post-medieval remains	Prehistoric Post-medieval	479672 221075	0785300000 0785400000
3	Market Hill: Historical records of site of medieval market and tradition of medieval market cross at this location	Medieval	480050 220950	0400000000 0400001000
4	Medieval to modern settlement of Whitchurch, recorded in Domesday Book. Historic town core of Whitchurch designated as Archaeological Notification Area	Medieval and later Archaeological Notification Area	480267 220667	0279900000 0938800000 DBC9412
5	Vicarage, White Horse Lane: Late medieval ditch and late medieval/ post medieval hearth found during evaluation.	Medieval Post-medieval	480303 220818	0736700000
6	Rear of the White Horse, 60 High Street: Medieval quarry pits and pottery found during evaluation trial trenching	Medieval	480220 220779	1552800000
E1	Manor Farm, 4 Oving Road, Whitchurch – Evaluation. No archaeological remains were recorded	Previous investigation	479985 220997	EBC16475

Listed buildings

Description	Grade	NGR	HE ref.
Fairings	II	SP 80043 20902	1124305
3, Church Lane	II	SP 80246 20845	1124306
Stable Block 20 Metres South East Of The Old House	II	SP 80196 20863	1124308
31, High Street	II	SP 80263 20669	1124309
33, High Street	II	SP 80251 20680	1124310
Tudor House	II	SP 80192 20748	1124311
63 And 65, High Street	II	SP 80118 20901	1124312
Greenbanks	II	SP 80114 20911	1124313
28 And 30, High Street	II	SP 80314 20643	1124314
Kempson House	II	SP 80206 20945	1124315
Barn 25 Metres To South East Of Number 13	II	SP 79991 20916	1124316
Cobwebs	II	SP 80103 20928	1124317
Barn 15 Metres North East Of Quaker Farmhouse	II	SP 80032 20957	1124318
Barn To North Of Townsend Farm	II	SP 79734 21021	1124319

Description	Grade	NGR	HE ref.
Church Hall	II	SP 80044 20988	1124320
34, Oving Road	II	SP 79703 21061	1124321
29, High Street	II	SP 80275 20657	1159856
Milestone 5 Metres To South East Of Number 49	II	SP 80204 20744	1159879
Spider's Web	II	SP 80141 20868	1159906
The White Swan	II	SP 80450 20500	1159913
Beech Moor And Railings To Front	II	SP 80326 20622	1159920
58, High Street	II	SP 80220 20752	1159947
Priory Hotel	II*	SP 80192 20822	1159973
Walnut Cottage	II	SP 79936 20956	1160020
St Osyth	II	SP 80067 20952	1160028
Barn To South Of Townsend Farm	II	SP 79719 21002	1160056
Whitchurch House	II	SP 79935 21002	1160084
1 And 2, Post Office Lane	II	SP 80312 20711	1310720
Quaker Farmhouse	II	SP 80021 20935	1310736
School House	II	SP 80041 20973	1310748
Mullions And Wall To North East And South East Sides Of Garden	II	SP 80003 20924	1310754
37 And 37a, High Street	II	SP 80200 20700	1310812
The Old Barns	II	SP 80174 20759	1310822
7, High Street	II	SP 80352 20536	1310844
Mary Monks Close	II	SP 80375 20581	1332750
1 AND 2, WHITE HORSE LANE	II	SP 80202 20792	1332751
Thatched Cottage	II	SP 80265 20549	1332752
10, 12 And 14, Market Hill	II	SP 79966 20962	1332753
Rose Bank	II	SP 79778 21001	1332754
5, Castle Lane	II	SP 80015 20882	1332785
The Old House And Attached Garden Walls	II*	SP 80170 20888	1332786
No 27 And Barn Attached To Left	II	SP 80279 20647	1332787
The Old Cottage And Stone End	II	SP 80210 20724	1332788
Melbury Cottage	II	SP 80158 20835	1332789
Chestnut Corner	II	SP 80258 20812	1365347
The Vicarage, Stable, Summerhouse And Eastern Boundary Wall	II	SP 80297 20789	1391585

Findspots

Description	Eastings	Northings	HER ref.
Roman coin found on ground surface in the early twentieth century	480100	220900	0414100000
Roman metalwork found on ground surface in the early twentieth century	480100	220900	0414101000
Medieval metalwork found whilst metal-detecting	479820	221500	0509200000
Roman metalwork found in metal-detecting survey	479550	221490	0510400000
Saxon metalwork found whilst metal-detecting	479700	221300	0541800000
Medieval findspot of coin	480500	221100	MBC28877
Medieval findspot of coin	480500	221100	MBC28878
Medieval findspot of harness pendant	480300	221800	MBC28934
Medieval buckle found during metal-detecting rally	479900	221800	MBC28938
Medieval buckle plate found during metal-detecting rally	479900	221800	MBC28939
Medieval harness fitting	480500	221100	MBC29056
Modern book corner found whilst metal-detecting	479600	221700	MBC29108
Bronze Age awl found during metal-detecting rally	479810	221870	MBC29239
Roman vessel fragment found whilst metal-detecting	479700	221400	MBC29569
Possible findspot of a Saxon brooch, found whilst metal detecting	480004	221505	MBC31415
Roman coin found whilst metal-detecting	480100	221200	MBC31575

Description	Eastings	Northings	HER ref.
Roman ring found whilst metal-detecting	480100	221400	MBC31577
Medieval or post-medieval weight found whilst metal-detecting	480100	221800	MBC31579
Medieval belt fitting found whilst metal-detecting	480100	221800	MBC31580
Medieval coin found whilst metal-detecting	480000	221500	MBC31660
Roman metalwork found whilst metal-detecting	480288	221118	MBC31717
Roman metalwork find	480176	221263	MBC31718
Medieval metalwork found whilst metal-detecting	480400	221100	MBC31805
Medieval or post-medieval metalwork found whilst metal-detecting	480400	221100	MBC31807
Medieval coin found whilst metal-detecting	479980	221010	MBC31808
Medieval harness fitting found whilst metal-detecting	479900	221000	MBC31809
Roman pottery found on ground surface and whilst metal-detecting	479785	221650	0246300000
Roman metalwork found whilst metal-detecting	479785	221650	0246301000
Saxon and medieval metalwork found whilst metal-detecting	479850	221700	0246301001
Roman metalwork found whilst metal-detecting	479800	221650	0246302000
Medieval buckle found whilst metal-detecting	479700	221800	MBC38460
Iron Age brooch found whilst metal-detecting	480095	221412	MBC38461
Medieval coin found whilst metal-detecting	480083	221710	MBC38462
Roman coin found whilst metal-detecting	479830	221691	MBC38463
Roman coin found whilst metal-detecting	479700	221500	MBC38464
Medieval coin	480310	221610	MBC38466
Medieval coin	480310	221610	MBC38467
Saxon coin	480310	221610	MBC38468
Medieval brooch	480310	221610	MBC38469
Roman copper alloy object	480500	221400	MBC39338
Medieval coin	480150	221241	MBC39357
Medieval coin found whilst metal-detecting	480012	221487	MBC39358
Roman coin	480250	221259	MBC39883
Medieval buckle	480300	221100	MBC39955
Medieval coin	480193	221199	MBC39956
Medieval coin	480471	221330	MBC40066
Medieval coin	480296	221193	MBC40263
Medieval buckle	480200	221300	MBC40266
Medieval harness fitting	480527	221142	MBC40274
Medieval harness pendant	480274	221794	MBC40299
Roman coin found whilst metal-detecting	480078	221322	MBC40301
Medieval Venetian coin found whilst metal-detecting	479731	221405	MBC40302
Medieval coin found whilst metal-detecting	480039	221292	MBC40306
Medieval coin	480495	221518	MBC40308
Medieval coin	480512	221475	MBC40309
Medieval buckle	480518	221516	MBC40310
Medieval clasp	480503	221536	MBC40311
Medieval brooch	480322	221608	MBC40482
Medieval coin	480452	220961	MBC40486
Medieval coin	480450	220960	MBC40489
Medieval brooch	480450	220960	MBC40490
Medieval buckle	480387	221059	MBC40768
Medieval coin	480390	221170	MBC40780
Medieval coin	480353	221145	MBC40781
Medieval coin	480300	221400	MBC40964
Medieval coin	480200	221400	MBC40965
Medieval strap fitting	480214	221404	MBC40982

Description	Eastings	Northings	HER ref.
Medieval coin	480310	221368	MBC40994
Medieval coin	480152	221401	MBC40998
Medieval floor tile	480451	221484	MBC41005
Medieval scabbard	480283	221646	MBC41006
Medieval stirrup	480375	221430	MBC41013
Saxon hooked tag found whilst metal-detecting	480029	221321	MBC41017
Medieval coin	480467	221409	MBC41018
Medieval coin found whilst metal-detecting	479984	221269	MBC41019
Medieval coin	480300	221500	MBC41085
Medieval coin found whilst metal-detecting	479800	221300	MBC41088
Medieval buckle fragment found whilst metal detecting	479700	221400	MBC41134
Medieval brooch	480479	221414	MBC41150
Medieval floor tile	480368	221521	MBC41160
Medieval vessel	480180	221499	MBC41162
Medieval brooch	480361	221761	MBC41163
Medieval strap fitting	480400	221400	MBC41165
Roman ring found whilst metal detecting	479726	221464	MBC41177
Medieval buckle found whilst metal detecting	479701	221385	MBC41178
Medieval cloth seal found whilst metal detecting	480049	221338	MBC41179
Medieval mount	480165	221327	MBC41180
Medieval coin	480190	221349	MBC41181
Medieval coin found whilst metal detecting	479711	221438	MBC41182
Roman coin found whilst metal detecting	480034	221387	MBC41183
Roman coin found whilst metal detecting	479696	221421	MBC41184
Roman coin found whilst metal detecting	479693	221437	MBC41185
Roman coin found whilst metal detecting	480165	221327	MBC41186
Roman coin found whilst metal detecting	480112	221373	MBC41188
Roman coin found whilst metal detecting	480054	221200	MBC41190
Roman coin found whilst metal detecting	479728	221453	MBC41192
Medieval coin found whilst metal detecting	479919	221366	MBC41204
Medieval key	480335	221708	MBC41205
Saxon brooch	480323	221609	MBC41207
Roman coin found whilst metal detecting	479780	221416	MBC41209
Roman coin found whilst metal detecting	479800	221400	MBC41217
Roman coin found whilst metal detecting	479858	221451	MBC41218
Medieval coin found whilst metal detecting	480057	221353	MBC41219
Medieval coin found whilst metal detecting	480000	221300	MBC41220
Medieval jetton found whilst metal detecting	480000	221300	MBC41221
Roman coin found whilst metal detecting	479800	221400	MBC41223
Roman coin found whilst metal detecting	479800	221400	MBC41224
Medieval coin found whilst metal detecting	479800	221400	MBC41225
Roman coin found whilst metal detecting	479800	221400	MBC41226
Roman coin found whilst metal detecting	479800	221400	MBC41227
Medieval coin found whilst metal detecting	479800	221400	MBC41228
Medieval coin found whilst metal detecting	479800	221400	MBC41229
Medieval or post-medieval buckle found whilst metal detecting	479809	221282	MBC41259
Roman coin found whilst metal detecting	479883	221409	MBC41260
Medieval or post-medieval pendant found whilst metal detecting	480033	221267	MBC41268
Iron Age coin found whilst metal detecting	480041	221229	MBC41275
Medieval coin found whilst metal detecting	480041	221557	MBC41302
Roman coin found whilst metal detecting	480100	221500	MBC41304
Medieval buckle found whilst metal detecting	480100	221400	MBC41507

Description	Eastings	Northings	HER ref.
Roman coin	480140	221520	MBC41508
Roman coin	480120	221640	MBC41509
Medieval coin	480240	221460	MBC41511
Medieval coin found whilst metal detecting	480000	221200	MBC41523
Medieval coin found whilst metal detecting	480000	221200	MBC41524
Medieval strap mount found whilst metal detecting	480000	221200	MBC41540
Medieval or post-medieval buckle found whilst metal detecting	480000	221300	MBC41541
Roman coin found whilst metal detecting	479700	221400	MBC41542
Saxon sceat found whilst metal detecting	480000	221300	MBC41543
Post-medieval buckle found whilst metal detecting	479700	221400	MBC41544
Medieval coin	480200	221400	MBC41545
Iron Age coin	480300	221800	MBC41559
Saxon tag	480220	221700	MBC41569
Medieval brooch	480300	221770	MBC41571
Medieval Buckle	480150	221570	MBC41574
Medieval strap end	480200	221500	MBC41583
Medieval buckle found whilst metal detecting	479863	221426	MBC41585
Medieval coin found whilst metal detecting	479869	221407	MBC41589
Medieval or post-medieval vessel fragment found whilst metal detecting	479869	221407	MBC41590
Medieval vessel	480200	221500	MBC41591
Roman coin found whilst metal detecting	479640	221440	MBC41594
Roman coin found whilst metal detecting	479790	221370	MBC41595
Roman coin found whilst metal detecting	479770	221430	MBC41596
Roman coin found whilst metal detecting	479750	221500	MBC41597
Roman coin found whilst metal-detecting	479851	221438	MBC41629
Roman coin found whilst metal-detecting	479851	221438	MBC41647
Roman coin found whilst metal-detecting	479851	221438	MBC41649
Roman coin found whilst metal-detecting	479851	221438	MBC41650
Roman coin found whilst metal-detecting	479851	221438	MBC41651
Medieval buckle found whilst metal-detecting	479851	221438	MBC41652
Medieval buckle found whilst metal-detecting	479851	221438	MBC41653
Medieval coin	480199	221340	MBC41657
Medieval coin	480199	221340	MBC41658
Medieval coin	480400	221700	MBC41682
Medieval casket	480400	221700	MBC41684
Medieval key	480200	221700	MBC41685
Medieval coin	480200	221700	MBC41686
Iron Age coin found whilst metal-detecting	480017	221352	MBC41745
Iron Age coin	480200	220800	MBC41947
Medieval seal matrix found whilst metal-detecting	480115	221321	MBC42177
Medieval buckle	480164	221255	MBC42178
Medieval or post-medieval mount found whilst metal-detecting	480116	221239	MBC42179

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk



APPENDIX D: SITE H HERITAGE STATEMENT

Heritage Statement

ANNE DAVIES BA (Hons), MSc, Dip TP, MSc
(Hist. Cons), MRTPI, IHBC

Description of development: Proposed housing allocation, Whitchurch Neighbourhood
Plan

Site address: Kempson House, 76 High Street, Whitchurch HP22 4JS



CONTENTS

1.0	INTRODUCTION	1
2.0	SITE & SURROUNDING AREA	2
3 .0	ASSESSMENT	12
4.0	SUMMARY	15

1.0 INTRODUCTION

1.1.1 This heritage statement has been prepared to support the designation of land at Kempson House, 76 High St, Whitchurch, HP22 4JS, as a housing allocation site in the Whitchurch Neighbourhood Plan, site reference W2 Kempson House West.

1.1.2 The proposed allocation site forms part of the site of Kempson House, a Grade II listed building.

1.1.3 The proposed allocation site abuts the northeast boundary of the Whitchurch Conservation Area.

1.1.4 The site is the subject of Policy W2 of the Whitchurch Neighbourhood Plan 2020 - 2040 Pre-Submission Plan, which identified the site for the development of 23 dwellings. It states, inter alia, that,

'v. Proposals have full regard to all the relevant provisions of the Whitchurch Design Guidelines and Codes Report unless Development Management policies indicate otherwise;

vi. Proposals have full regard to Local Plan policy requirements on preserving and where possible enhancing heritage assets in responding to the location of the land adjacent to the Whitchurch Conservation Area;

vii. The scheme sustains and where possible enhances the significance of the Grade II listed building Kempson House in close proximity to the site;

2.0 SITE & SURROUNDING AREA

2.1.1 Background

The majority of the built development of the village of Whitchurch lies along the route of the A413, Aylesbury to Buckingham road as it rises to cross the Oving Hills to the north-west. There is some development in depth to the north along and beside Oving Rd and around Little London to the south. The historic core of the village lies in the north around the junction of the A413 with Oving Rd, Market Hill, Church Headland Lane and Church Lane. The historic marketplace which was located on the south side of Market Hill lies to the west of the A413 and St John's Church to the east. The early history of the village is associated with establishment of Bolebec Castle following the Norman Conquest, the mound that is the remnant of the former castle, lies to the south-west of the village. The village developed southwards from the core, along what is now High St, and is characterised by many notable buildings of the C16th and C17th. At the southern end and around the area known as Little London the buildings are predominantly C18th and C19th.

2.1.2 The village is surrounded by agricultural land which falls away to the south-west of the village but comprises rolling countryside to the north and east.

2.1.3 The Whitchurch Conservation Area was designated on 1st January 1971. The boundary mainly encompasses the historic development alongside the High St, extending in depth to incorporate the Parish Church to the east and the development on either side of the lower part of Oving Rd including the site of Bolebec Castle. The Conservation Area has not yet been the subject of an Appraisal by the Council, the latest published document being a resume of the character dated February 2008.

2.1.4 Whitchurch has been the subject of detailed review as part of the Buckinghamshire Historic Towns Project. The project formed part of an extensive historic and natural environment characterisation programme by Buckinghamshire County Council and funded by the English Heritage (now Historic England). The report on Whitchurch was published in 2012.

2.1.5 The proposed allocation site forms part of the land holding attached to Kempston House and is located on the northernmost edge of the contiguous built development of the village on the east side of the A413. The land holding is accessed from the A413 at the bottom end of Church Headland Lane. The only other buildings to the north of the curtilage of Kempson House are those of the Whitchurch Business Park at Manor Farm.

2.1.5 Site.

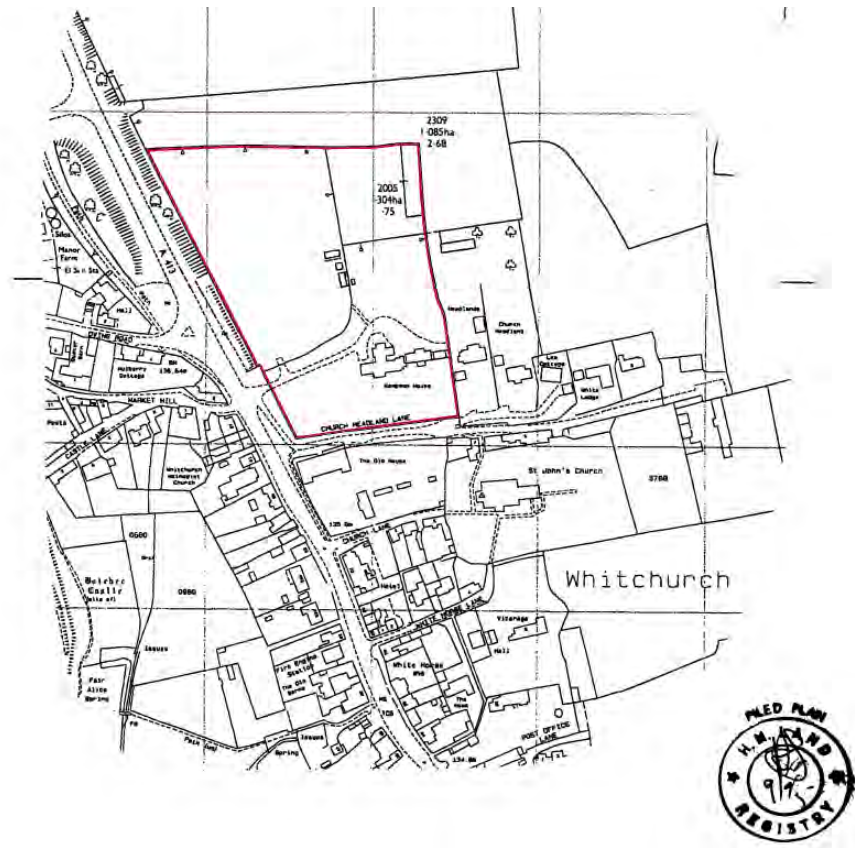
Kempson House is a Grade II listed building, first listed on 25 October 1951 with the list description most recently amended on 29 January 1985. The list description is reproduced below.

'House. Late C17, with early C20 extension of 3 bays to east, and later C20 extensions to rear. Coursed rubble stone with chamfered plinth, C17 bays with slightly projecting ground floor or band course. Old tile roof with brick chimneys to original gables and between left bays. Extension has fine external stone stack to right gable with irregularly chequered brick and stone top and 3 square brick shafts, the outer ones set diagonally. 2 storeys and attic, 7 irregular bays with wide bays to left and narrow ones to right. Leaded cross casements, renewed C20, with flush stone voussoir heads. 3 attic dormers with leaded casements, 2-light in centre bays, 3-light to right. Left bay has C20 half-glazed door. Third bay has wide projection, the front having a parapet of red and vitreous brick with modillion cornice and brick pediment above. Projection has similar cross casements, that to right side old with a brick head and stone keyblock. Front has segmental moulded brick arch over upper window and similar semi-circular arch over C20 door below. Left gable of main block has early C20 colourwashed render above first floor, the gable half-timbered and overhanging. Extensions to rear are of similar style, built of stone with half-timbered gables. Interior has good C17 staircase in projection, with turned balusters, moulded handrail, closed string and square new&posts with fine moulded and panelled finials. Stop-chamfered spine beams, one room also with moulded wooden cornice. 2 bolection-moulded marble fireplaces similar re-sited fireplace of stone with moulded cornice.'



South (front) elevation of Kempson House

2.1.6 The existing landholding associated with Kempson House is shown on the title plan below.



The proposed housing allocation plot occupies the top third of the plot and comprises an area of open pasture. This is clearly excluded from the Conservation Area as shown in the extract from the Conservation Area map. The boundary flows the line of the A413 to the west and loops around the pasture before enclosing part of the current garden of Kempson House.





Views north (above) and west (below) across the allocation site.

- 2.1.7 The proposed allocation site is enclosed by metal estate fencing. Inside the fencing is a further timber post and rail fence. The area along this fence and between the two fencing has been partially planted as part of a scheme for screen planting of the proposed allocation site. The intention being to ensure that the planting has time to mature and be effective should the proposed allocation site be approved. The planting area is shown above. The access to Kempson House (and Kempson Lodge), together with the wide treed bank (see below) form the southern boundary of the site. The line of mature trees on the bank forms a visual and physical boundary between the proposed allocation site and the recreational garden area associated with the listed building. Access to the paddock is obtained via a 5 bar timber gate located inside the man access to the site from High St.



Trees alongside allocation site boundary

- 2.1.8 Kempson House is located in the lower third of its wider plot. The wide gravelled access drive sweeps around the rear of the house to access a parking area and to provide separate access to Kempson Cottage. To the north of the drive there is an area of lawn and an enclosed tennis court.



View of the rear of the listed building and wide drive that separates it from the rear garden and proposed allocation plot.

The enclosed private residential garden associated with the listed building is now found to the front of the property where it is enclosed by a substantial stone wall on the south boundary to Church Headland Lane. To the west further enclosure is provided by a dense shrubbery screen along the south side of the drive. There is a timber gate in the stone boundary wall. This with the historic orientation of the listed building would seem to indicate that access to the site was originally from Church Headstone Lane.



View northwards from the rear of Kempson House towards the tennis court.



Gateway access to Church Headland Lane.

- 2.1.9 The form of the landholding now associated with Kempson House appears to have developed over relatively recent years. The historic maps reproduced in the Whitchurch Historic Town report are a useful means of illustrating the former and possibly original status of the house as the last detached residence at the north-eastern end of the High St. Maps from 1771, 1889 and 1955 are reproduced from the document on pages 8 and 9 below. The 1771 parish map shows the house located near the corner of land owned by a Mr Hedges. It is not known whether he was also the owner of the property at that time, but two clear property boundaries are discernible within the field, one of which is around Kempson House. Surrounding fields are allocated to many other names. It does not appear from this map that Kempson House was associated with any form of parkland setting.
- 2.1.10 The 1880 and 1955 OS maps are similar. The nearest agricultural holding was Manor Farm to the north-west. (The former farmyard for this farm has been redeveloped as Rickyard Close). The land to the north of Kempson House has the appearance of being part of an agricultural

landscape criss-crossed by footpaths. By 1955 there is some development to the east of the listed building where the detached dwellings of Headlands, Church Headland and Lea Cottage now stand.



1771 parish map



1880 OS map



1955 OS map

(all of the above reproduced from the Whitchurch Historic Towns Report)

2.1.11 The above maps also illustrate how the route of the A413 was altered in the latter C20th such that a new route was cut due north of the end of the High St. The remains of the former route now form a cul de sac access to the Grade II listed School House which fronts Oving Rd. The cutting of the new route has resulted in the bank with its extensive vegetation cover that marks the western boundary to the proposed allocation site. There is similar vegetation cover on the opposite side of the A413, collectively providing a visual barrier between the proposed allocation site and the western extent of the village as shown below.



View south down A413, proposed allocation site behind tree screen to left.

2.1.12 The north of the site is bounded by further vegetation beyond which is the current position of Manor Farm, a late C20th dwelling, together with a number of industrial buildings which now comprise the Whitchurch Business Park. Their relationship with the proposed allocation site and the edge of the village is perhaps best illustrated in a view from the north, looking toward the village from the road to Creslow. The church tower lies to the left, the Business Park in the middle and the tree canopy and proposed allocation site to the rear. This illustrates the hidden nature of the proposed allocation site in the landscape when viewed from the north and towards the entry to the village.



3.0 ASSESSMENT

3.1.0 Introduction

Initial proposals for the proposed allocation site have been developed in the form of a potential layout for the proposed 23 dwellings and a new access off the existing roundabout at the junction of Oving Rd with the A413 at the north end of the High Street. In addition, specialist advice has been sought regarding a landscape strategy to protect and enhance the setting of the listed building Kempson House.

3.1.1 The primary heritage issues that arise from the proposed allocation are the potential impact of the proposals on the setting of two heritage assets, the Grade II listed Kempson House and the Conservation Area. It is acknowledged that there are other listed buildings within the wider setting of the site, such as those in Oving Rd (e.g. the School House and the former British Legion Hall) as well as the Old House in Church Headland Lane and possibly the parish church. However, the curtilages of these are physically and functionally separated by some distance from the proposed site such that it is thought that there any impacts are likely to be minimal.

3.1.2 Any potential impacts on the listed building and the Conservation Area must be assessed in terms of an understanding of contribution that the proposed allocation site makes to the significance of the heritage assets identified. This is the approach contained in the policies of the National Planning Policy framework (NPPF) and guidance provided by Historic England. The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) requires that special regard shall be had for the desirability of the preservation of listed buildings including their setting and the preservation or enhancement of conservation areas.

3.1.3 Significance/Character

The significance of the listed building is considered to lie in the evidence that it provides of the continued occupation of the site from the C17th onwards, together with the historical and aesthetic interest derived from the design and use of local building materials resulting in a dwelling that makes a positive contribution to the built form of the village. The significance of the Whitchurch Conservation Areas derives from its historic connections with the Bolebec family, the construction of the castle which indicates the local importance of the site, together with the establishment of the market. The built form of the Conservation Area illustrates the use of a wide range of building materials, including wood, brick, and stone derived from the abundant local resources. This has resulted in a distinctive built form of a range of buildings displayed around the former market area, Oving Rd, along the High St and Little London.

3.1.4 Impact

1. Kempson House

The proposed allocation site is an area of paddock that is separated within the landholding by fencing and a continuous line of mature trees located on the north side of the drive to the house. This land is not and has not been used as part of the cultivated garden space that supports the residential occupation of the site. There is no known evidence that this land was ever part of a planned parkland that supported or provided a setting for the house. Historic maps indicate that the dwelling had a location at the edge of the village and at the edge of the surrounding agricultural land. The earliest part of the building faces and has access to Church Headland Lane.

3.1.5 In physical terms the land to the north of Kempson House, i.e. the proposed allocation site, lawn and tennis court are separated from the house by the width and extent of the access drive and parking area. Whilst there is a main door to the house in the C20th extensions at the rear of the building, facing the drive, this is purely for ease of access. The house interacts with and has its primary setting on the south side within its enclosed garden. Here it is part of the looser knit development at the north of the village. This includes the three houses to the east as well as the Old House.

3.1.6 Whilst the redevelopment of the land to the rear of Kempson House will deprive it of some sense of openness to the north, the connection to the wider agricultural surroundings are now much more limited. Effectively the house turns it back to the agricultural land to the north and east, separation is also reinforced by the existing drive.

3.1.7 It is considered that the proposed allocation site as part of the setting of Kempson House adds very little to the significance or understanding of the significance of the listed building. The mature trees that line the north side of the drive will continue to provide a visual and physical screen to the listed building particularly when in full leaf. This screen will be reinforced by the planned planting in the site.

3.1.8 The proposed development of land to the rear of the listed building will not preserve the current setting but will introduce a change to that setting. The setting of heritage assets is something that inevitably alters over time as circumstances change, an alteration to setting is not necessarily a negative occurrence. The key in this case is achieving building designs and a layout that reflects and enhances the established character of the village and will not compete with the listed building.

3.1.9 the proposal will not threaten the retention of the heritage asset that is Kempson House thus there is no conflict with national or local policies that seek to preserve heritage assets. In NPPF terms the alteration to the setting may be seen to result in some harm to the setting of the

listed building but any such harm is more than mitigated by the public benefits arising from the proposal in terms of the contribution to the local housing supply.

3.1.10 2. Whitchurch Conservation Area

The Whitchurch Conservation Area boundary encompasses the majority of the village. It is a tightly defined area with almost an urban character displayed in the continuous frontages to High Street. The compact nature of development is such that there is limited awareness of the agricultural surroundings of the village from the main highways. The proposed allocation site is located at the very edge of the settlement. It is not an integral part of the spatial form of the village in the manner that open green spaces can be. The land is privately owned and enclosed, there is no tangible public interaction with the space that can be linked to village life or the character of the Conservation Area. Any views into the village from land to the north or even public footpaths will be exceedingly limited due to the existing tree cover within the site and along the highway edge to the A413. As illustrated on page 11, views from the north towards the village are screened by trees and the Whitchurch Business Park buildings.

- 3.1.11 The private and semi-enclosed nature of the proposed allocation site is such that it does not tangibly contribute to the significance of the Conservation Area at the present time. However, the appropriate development of the site, in a manner that reflects proposed Design codes, respects the character and appearance of the Conservation Area and includes appropriate landscaping has the capacity to enhance the setting of the Conservation Area.

4.0 SUMMARY

4.1 The proposed housing allocation site W2: Kempson House West, includes land which is currently part of the land holding associated with the Grade II listed Kempson House. The site abuts the north-eastern edge of the Whitchurch Conservation Area boundary.

4.2 The site comprises an area of enclosed paddock which does not form part of the garden that sustains the residential use of the plot. There is some physical separation of the site from the listed building by means of the distinct nature of the access drive and a row of substantial mature trees. Historically the land is not known to have functioned as a park sustaining the use or enjoyment of the listed building, nor does map evidence point to such a use. The significance of the listed building is considered to lie principally in the age, design and use of materials of the structure such that the site is thought to make a limited contribution to its significance. Any harm to significance in NNPF terms is likely to be less than substantial and outweighed by the benefits of additions to the local housing stock.

4.3 The site lies adjacent to the boundary of the Conservation Area. It is largely enclosed such that there is no interaction with the Conservation Area and it plays no part in views into and out of the northern part of the village. The land appears to have been part of the agricultural surroundings of the village up until at least the C19th and early C20th. In latter years the paddock has become part of the plot of Kempson House. The nature of the site is such that it does not make any obvious contribution to the significance of the Conservation Area.

4.4 Proposed policy W2 of the Whitchurch Neighbourhood Plan sets out the criteria to be met in the development of the proposed allocation site. Taking each element specific to the heritage assets in this context.

4.5 *'v. Proposals have full regard to all the relevant provisions of the Whitchurch Design Guidelines and Codes Report unless Development Management policies indicate otherwise;*

Once the Design Guidelines and Codes are agreed it is vital that any new development adheres to them in the interest of achieving a vibrant, relevant and appropriate development on the proposed site. This is a matter of detail for a later stage.

4.6 *'vi. Proposals have full regard to Local Plan policy requirements on preserving and where possible enhancing heritage assets in responding to the location of the land adjacent to the Whitchurch Conservation Area;'*

Fulfilling this criterion requires an understanding of the significance of the Conservation Area, and the relative impacts of any proposals on any other heritage assets in the locality. A scheme for the site provides the opportunity to not only preserve but enhance the Conservation Area by reason of the quality of development and will thus fulfil both national and local planning policy objectives.

4.7 *'vii. The scheme sustains and where possible enhances the significance of the Grade II listed building Kempson House in close proximity to the site;'*

The development of the proposed allocation site will result in a degree of change for the site of the listed building. The curtilage of the listed building is sufficiently spacious that it has the capacity to encompass change without detriment to the significance or setting of the listed building. This will be dependent on the design, materials, siting and most importantly landscaping of the site.

DLA ^{Town} Planning

DLA
Heritage

DLA
Strategic

DLA
Commercial

DLA
Residential

DLA
Leisure

dlatownplanning.co.uk

APPENDIX E: SITE H SUMMARY LANDSCAPE AND VISUAL APPRAISAL



LAND AT KEMPSON HOUSE,
WHITCHURCH

**SUMMARY LANDSCAPE AND
VISUAL APPRAISAL**

Prepared for

GADE

MARCH 2023

Ref: A331-AS01-REV B

ARC LANDSCAPE DESIGN AND PLANNING LTD.

Land at Kempson House, Whitchurch

Summary Landscape Appraisal

Prepared by Vanessa Ross
File Ref: A331-AS01revB

Client: Gade Homes
Date: March 2023

Introduction and Planning Background

1. This report has been prepared in order to provide a summary landscape and visual appraisal relating to land to the north of Kempson House in Whitchurch, Buckinghamshire which has been identified for residential development within the emerging Whitchurch Neighbourhood Plan.
2. The report, commissioned by Gade Homes has been prepared by Vanessa Ross FLI, a Chartered Landscape Architect and Director of Arc Landscape Design and Planning Ltd., who has extensive experience in undertaking both landscape and visual impact assessments and appraisals. Whilst the report is not a full Landscape and Visual Impact Appraisal (LVA), it does draw on best practice guidance as set out in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). The report does, however seek to summarise the anticipated likely effects resulting from any future development on the site and identify areas for further consideration in developing a scheme for planning. It is anticipated that a full LVA will be submitted with any future planning application.
3. The note is based on a combination of desk and site based assessment with two visits with an initial review of the site in October 2021 and a more comprehensive visit to the surrounding area in March 2023. This was supported by a review of mapping and existing documents including the Whitchurch Neighbourhood Plan (and accompanying Design Code), the Aylesbury Vale Local Plan and Aylesbury Vale Landscape Character Assessment.
4. The village of Whitchurch is located approximately 4miles to the north of Aylesbury and approximately 8miles to the southwest of Milton Keynes. The village falls within the former Aylesbury Vale District which is now part of the unitary authority, Buckinghamshire Council.
5. The site is not covered by any statutory landscape designation however does fall within the locally designated Area of Attractive Landscape (AAL) which is identified as locally important and consequentially, considered to fall within the definition of a 'valued landscape' as set out in para 174a of the National Planning Policy Framework (NPPF, July 2021). Whitchurch is some 8miles northwest of the Chilterns Area of Outstanding Natural Beauty boundary.
6. The site comprises a broadly rectangular paddock of approximately 1ha and sits to the northwest of Kempson House a Grade II Listed Building and therefore forms part of the setting of the listed building. Much of the village of Whitchurch is covered by a Conservation Area which takes in the buildings either side of the High Street (A413). The Conservation Area includes a number of other listed buildings including The Old House and Garden Walls (Grade II*) and the stable block to the south (Grade II) as well as St John's Church (Grade II*) all of which are within 140m to the south of the site. A number of other listed buildings are located within close proximity to the site to the site on the other side of the A413

and off Market Hill and Oving Road. Whilst Kempson House falls within the Conservation Area, the site itself sits outside but adjacent to it.

- This report considers the proximity of the listed buildings and Conservation Areas but only insofar as they relate to potential landscape impacts resulting from any future residential development. The report therefore does not seek to assess the impact on the heritage assets and matters relating to heritage are addressed separately by DLA .

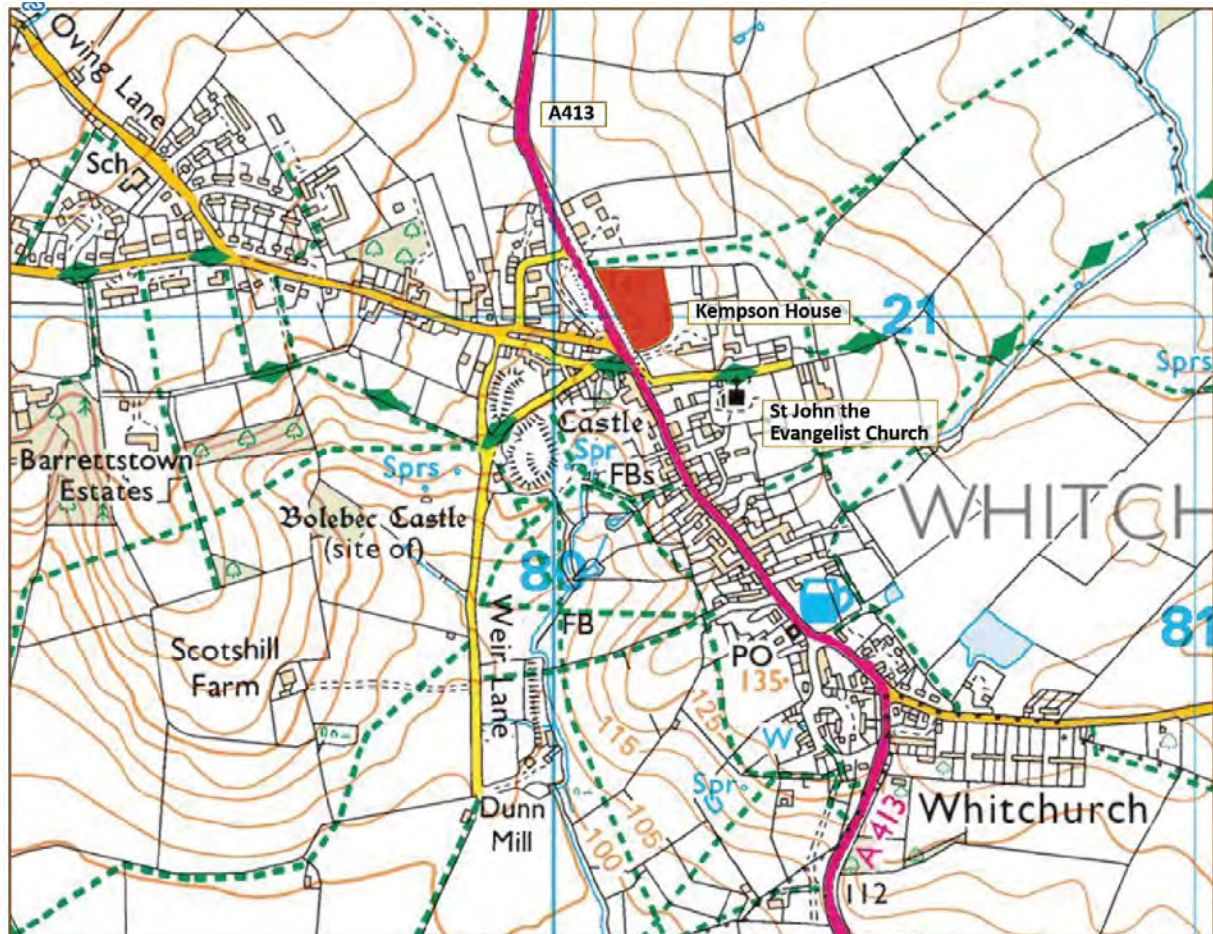


Fig. 1 - Site Location – (site shown in red)

Planning Policy – Summary of Relevant Policy

- This section summaries the planning policy relevant to this study and it is note that will be a wide range of other policies that would need to be addressed within any future planning application.

Whitchurch Neighbourhood Plan

- As set out above the site is allocated in the emerging Whitchurch Neighbourhood Plan under Policy W2: Housing Allocation – Land at Kempson House West, and the wording set out in the December 2022 Pre-Submission Plan is as follows:

The Neighbourhood Plan allocates land at Kempson House West, as shown on the Policies Maps, for residential development. Proposals will be supported provided they accord with the following site-specific requirements alongside other relevant policies of the development plan;

- i. The scheme delivers approximately 23 new homes comprising a mix of open market and affordable homes in accordance with Local Plan policies, including the interim position statements on the provision of First Homes (or successor policies) or any subsequent update with an emphasis on one, two and three bedroom homes suitable for first time buyers, those looking to rent their first home and downsizers and as guided by the Whitchurch Housing Needs Assessment;
- ii. The scheme demonstrates safe and convenient access for pedestrians to services and facilities off the A413, including to public transport services;
- iii. Vehicular access is made from a single access point off the A413 in a location which is acceptable to the Highways Authority, balanced with minimising the loss of thick hedges and mature trees;
- iv. The scheme provides for traffic management measures that are required by the Highways Authority in connection with the development of this site;
- v. Proposals have full regard to all the relevant provisions of the Whitchurch Design Guidelines and Codes Report unless Development Management policies indicate otherwise;
- vi. Proposals have full regard to Local Plan policy requirements on preserving, and where possible enhancing heritage assets in responding to the location of the land adjoined to the Whitchurch Conservation Area;
- vii. The scheme sustains and where possible enhances the significance of the Grade II listed building Kempson House in close proximity to the site;
- viii. A landscape strategy is prepared, and the layout and heights of buildings have regard to Local Plan policy requirements on landscape character and the location of the land within an Area of Attractive Landscape and on the retention of trees and hedgerows where possible;
- ix. A biodiversity strategy is prepared that delivers a net gain in biodiversity having full regard to Local Plan policy requirements on the protection and enhancement of biodiversity;
- x. A sustainable drainage strategy is prepared, which seeks to maximise the use of sustainable drainage systems in the design of the scheme and approved by the local planning authority to address the effects of surface water run-off within the land, or as such surface water run-off from the land might impact elsewhere within the village.

National Planning Policy Framework (2021)

10. The NPPF, which sets out national policy, has been updated with the most recent iteration being published on 20th July 2021, however it is anticipated that a further revision is due to be published in the spring of 2023, and therefore any changes would need to be addressed in any future appraisals and planning application. For the purposes of this note, a summary of the relevant parts of the 2021 NPPF are considered below.
11. At a national level the NPPF at para 8, sets out the three ‘overarching objectives’ which are required to achieve sustainable development, namely economic, social and environmental, with the latter two of particular relevance.
 - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and

by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- ***an environmental objective*** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
12. Whilst the NPPF must be read as a whole, Paragraphs 126-136 provide guidance on ensuring the delivery of well-designed buildings and places, with paragraph 126 stating *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’*. Paragraph 127 stresses the need for design policies should be *‘grounded in an understanding and evaluation of each areas defining characteristics’*”.
 13. Paragraphs 128 and 129 introduce the need for councils to provide clarity about design expectations early on and introduce the (new) requirement for councils to prepare *“design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes. These provide a local framework for creating beautiful and distinctive places, with a consistent and high quality standard of design’*”.
 14. Paragraph 130 sets out 6 elements that: *“Planning policies and decisions should ensure that developments:*
 - a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
 15. Paragraph 130 goes on to state that *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development’*”.

16. Section 15, (paragraphs 174-188) of the NPPF focuses on **conserving and enhancing the natural and local environment**. Paragraph 174 states that planning policies and decisions should do this by:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*
17. Paragraphs 179-182 relate to Habitats and Biodiversity, including a requirement at part c) of paragraph 180 where it states “*c) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate improve biodiversity improvements in and around developments should be encouraged integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*”
18. Section 16 of the NPPF addresses the conservation and enhancement of the historic environment and at para 194, states the applicants should describe the significance of any heritage assets affected and as noted above, this matter is separate to the landscape appraisal.

Vale of Aylesbury Local Plan (VALP) 2013-2033

19. At a local level the Adopted Vale of Aylesbury Local Plan, sets out a wide range of policies that are relevant to the appraisal of the site, though it is noted that in respect of policies relating specifically to Whitchurch, the Neighbourhood Plan, once complete, will prevail.
20. The VALP does include policies that will apply including **BE2 – Design of New Development** which states:

All new development proposals shall respect and complement the following criteria:

- The physical characteristics of the site and its surroundings including the scale and context of the site and its setting.*
- The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials*
- The natural qualities and features of the area, and*
- The effect on important public views and skylines. More guidance on the detail for the application and implementation of this policy will be provided in the Aylesbury Vale Design SPD.*

21. And in respect of Section 9 - Natural Environment, of specific relevance to this note is **Policy NE4 – Landscape Character and Locally Important Landscape** which states:

Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place. Development should consider the characteristics of the landscape character area by meeting all of the following criteria:

- a. minimise impact on visual amenity*
- b. be located to avoid the loss of important on-site views and off-site views towards important landscape features*
- c. respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value*
- d. Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)*
- e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky*
- f. ensure that the development is not visually prominent in the landscape, and*
- g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value*

The first stage in mitigating impact is to avoid any identified significant adverse impact. Where it is accepted there will be harm to the landscape character, specific on-site mitigation will be required to minimise that harm and, as a last resort, compensation may be required as part of a planning application. This reflects the mitigation hierarchy set out in paragraph 152 of the NPPF (2012). Applicants must consider the enhancement opportunities identified in the LCA and how they apply to a specific site.

The Policies Map defines areas of attractive landscape (AALs) and local landscape areas (LLAs) which have particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Of the two categories, the AALs have the greater significance. Development in AALs and LLAs should have particular regard to the character identified in the report 'Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and the LCA (2008).

Development will be supported where appropriate mitigation to overcome any adverse impact to the character of the receiving landscape has been agreed.

Where permission is granted, the council will require conditions to best ensure the mitigation of any harm caused to the landscape.

The Site and its Landscape Context

22. As noted above, the site is currently a paddock and sits to the north west of Kempson House. The house is accessed from a gated driveway and shares an access off the A413 with Church Headland Lane which leads to St John the Evangelist Church and serves a number of properties to the south and east of Kempson House.

23. Kempson House includes an area of garden to the south which is predominantly laid to lawn with mature trees and hedgerow to the perimeter. A further area of garden exists to the north of the turning area at the head of the drive, again bounded by mature trees. A hard surface tennis court is located in a paddock to the north.
24. The site, which has a broadly flat topography sits several meters above the carriageway of the A413 which runs parallel with the western boundary which includes a belt of mature trees on top of the vegetated road embankment. The access driveway to the house is lined with an avenue of mature trees forming which wrap around the paddock to form part of the eastern boundary of the site. A recently planted belt of trees and shrubs sit to the north and west of the existing trees and to create a new boundary parallel to the existing trees.
25. The northern section of the site boundary is formed by a fence and the northern boundary is formed by a hedgerow which whilst. Land to the north comprises a narrow field with a public footpath that connects the A413 to the west with a network of paths to the east.
26. A small industrial area is located beyond the narrow field to the north with land beyond to the north and east comprising paddocks around the eastern periphery of the village with farmland beyond.
27. The historic centre of the village, including a castle mount sits to the west of the A413 with the village extending west along Oving Road and south along the A413 and Bushmead Road.
28. The Whitchurch Neighbourhood Plan and accompanying Design Code provide detailed information on the development and architectural of the village and it is not intended to repeat it however in summary the village has developed in a linear form along the A413 and Oving Road; it has an historic and varied mix of buildings and, with the exception of some later 20th century development at the edges, much of the village falls within a Conservation Area. Building materials vary reflecting the varied underlying geology. Many houses are of red brick and also include locally quarried sandstone and limestone.

Landscape Character

29. The site, whilst falling within the village settlement boundary, is located within the Aylesbury Vale Landscape Character Area LC9.3 Pitchcott-Whitchurch Ridge. The LCA includes three villages and is predominantly rural with the key characteristics are described as
 - *Broad ridge eroded by network of small streams*
 - *Gently rolling landform with distinctive local promontories*
 - *Predominantly pastoral land use*
 - *Small fields enclosed by mature hedges*
 - *Extensive settlement along top of ridge*
 - *Long distance views over surrounding landscape*

And Distinctive Features being:

- *Church towers*
- *Large area of arable land north of Whitchurch adjacent to A413 corridor*
- *Historic earthworks of Bolbec castle*
- *Mature woodland around earthworks to west of Whitchurch*

- *Limestone walls and thatched properties*
- *Timber framed buildings*
- *Thatched roofs*
- *Ridge and Furrow*
- *Creslow*

30. Intrusive elements are listed as ‘traffic on the A413’ and ‘horse paddocks’.

31. The Character Assessment includes a summary of Condition and Sensitivity as follows:

Summary of Condition/Sensitivity Analysis	
Condition	Good
Pattern of elements:	Unified
Visual detractors:	Few
Visual unity:	Strongly Unified
Cultural integrity:	Good
Ecological integrity:	Weak
Functional integrity:	Coherent
Sensitivity	High
Distinctiveness:	Distinct
Continuity:	Historic
Sense of place:	Moderate
Landform:	Dominant
Tree cover:	Intermittent
Visibility:	High
Guidelines	Conserve

32. Landscape Guidelines for LCA 9.3 are:

- *Conserve the extensive network of hedgerows and tree cover.*
- *Strengthen the field pattern around the arable areas to the north by planting up gaps in hedgerows and encouraging the development of hedgerow trees.*
- *Promote good woodland management to conserve the extent of woodland cover.*
- *Maintain and improve connectivity.*
- *Protect the integrity and vernacular character of the settlements.*
- *Encourage planting around suburban fringes in relation to new development.*
- *Conserve the sites and wider setting to the Scheduled Ancient Monuments and other Archaeological Notification Sites.*
- *Encourage the preservation of historic earthworks and ridge and furrow by maintaining a continuous grass sward.*

Summary of Potential Effects on Landscape Character

33. The introduction of residential development as anticipated in the Whitchurch Neighbourhood Plan will, inevitably lead to a degree of harm to the landscape of the site itself, however it is considered that there would be only a limited impact on the surrounding landscape character. This is due to the site’s adjacency to the existing settlement and the fact that it is visually contained. The character of the surrounding landscape encompasses settlement within it and therefore on the basis that any new development will be sympathetic to the local built form and follow the prescriptions set out within the Design Code appended to the Neighbourhood Plan, it is considered that the site has the capacity to accept new residential buildings without causing any undue impact on the character of the surrounding area or on the locally designated Area of Attractive Landscape.

Views and Visual Amenity

34. As described above the site is largely surrounded by existing vegetation which limits views into (and out of) the site. The site is, however, visible through gaps in the younger hedgerow that runs along the site's northern boundary, from the footpath that runs parallel to it, and glimpsed views from the surrounding network of public rights of way.
35. Views from the A413 and from within village, are limited largely as a result of the boundary vegetation along the A413 however views can be gained when looking directly towards the site from the pavement opposed. It is noted that should development occur within the site, an additional vehicular entrance will need to be provided which will, therefore open up views into the development.
36. It is possible that the site may be visible from some locations along roads to the north, eg when travelling south along the A413, however as traffic is generally fast moving, the site remains largely indiscernible and those driving along the road would not, in any case, be considered a sensitive receptor.
37. The following key plan identifies the location of a number of representative views and the accompanying table provides a summary description of each, along with a short commentary on the anticipated change in the view resulting from future development within the site, as anticipated in the Neighbourhood Plan. These are supported by photographs taken on the site visit in March 2023. Due to the location of the views, either from public rights of way (and within the AAL) or from within the Conservation Area the receptors and locations, are likely to fall within a high-medium high category of sensitivity, however a full assessment will be undertaken as part of a detailed LVA at the time of any future planning application.

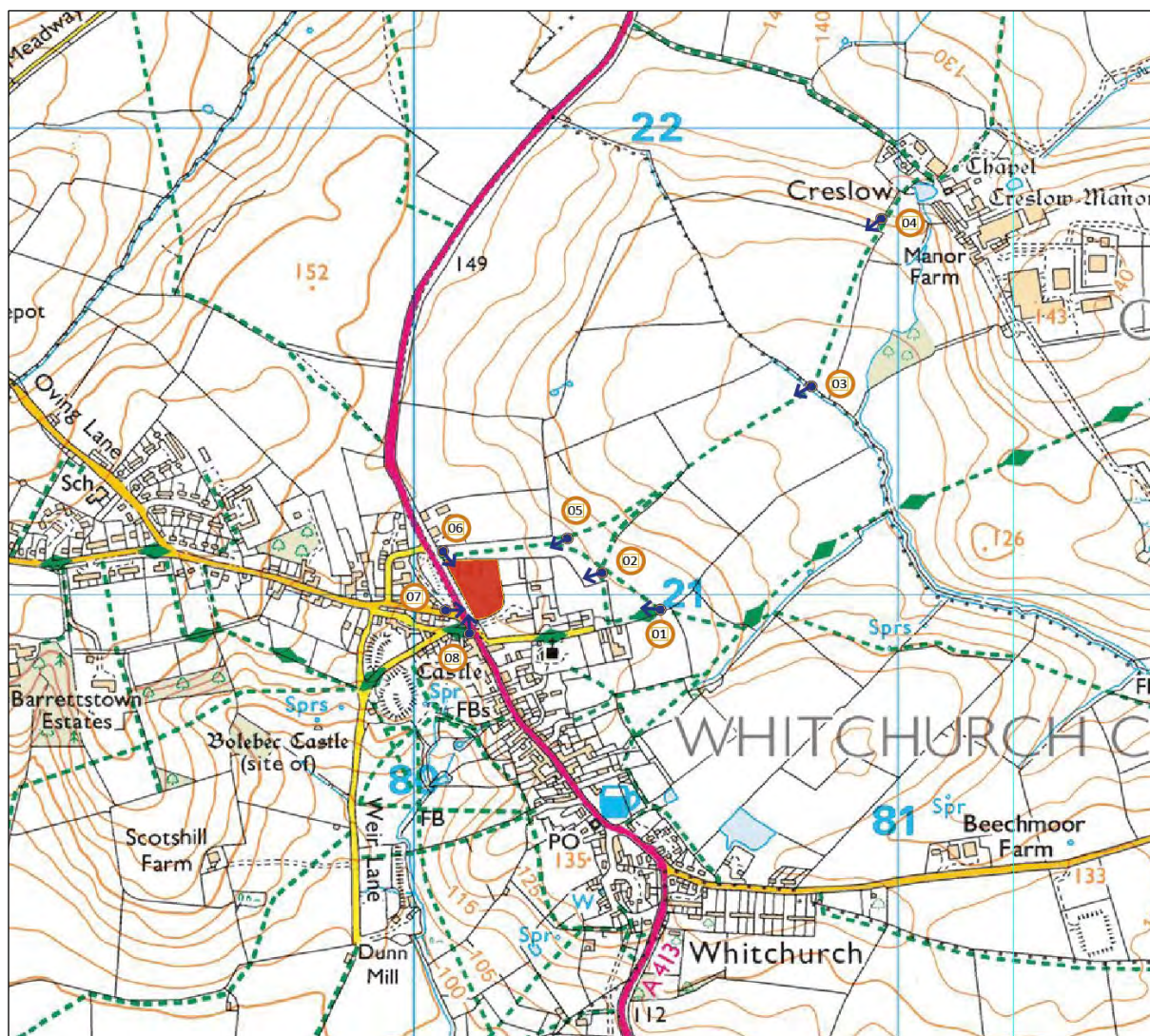


Figure 2 – Representative viewpoint locations – (site shown in red)

Viewpoint	Description and photo of view
View 1	View looking west from the junction of two the public rights of way approximately 360m away from the site. The view takes in the paddocks in the foreground along with fencing that segregates the footpaths from the paddocks. The site falls beyond two lines of trees and whilst it is possible that there may in winter months be glimpses of some roof tops from these paths, there will be no perceptible change to the visual amenity from this location resulting from development.



Viewpoint	Description and photo of view
View 2	<p>View looking west from the junction of two public rights of way approximately 225m from the site. The viewpoint is from the network of paths within the paddocks, The southern part of the site is located beyond two lines of trees and the northern half beyond a hedgerow. The view also takes the Church and the roof tops of some of the buildings in the vicinity of Kempson House</p> <p>Future development on the site is likely to appear within part of the view, however will have the potential to be further mitigated as existing and new vegetation grows and therefore any perceived harm resulting from any change will be reduced.</p>
View 3	<p>View looking west from the public right of way approximately 800m away at a low point of the shallow valley to the east. Due to the distance the views are wider taking in both the eastern side of the village in the distance and the intervening fields. Due to the fence bounding the footpath, the view is focussed towards the site, however this is largely imperceptible due to perimeter vegetation. It is possible that some rooftops of new development within the northern part of the site may be visible, however due to the existing context along with potential to further mitigate with planting, it is unlikely that development will result in any harm to the views from this location.</p>
View 4	<p>View looking south west from the public right of way on the approach to Creslow, approximately 1.1km from the site. The site is visible in the far distance in this wider panoramic view and whilst it is possible that some of the roof tops of future development will be visible, they will sit as a small part of the wider view towards the village and will not cause any harm to visual amenity.</p>

Viewpoint	Description and photo of view
View 5	View looking towards the site from the public right of way approximately 130m away from the site, part of which is visible beyond the boundary vegetation. Due to the proximity of this view, it is anticipated that new buildings will become visible but seen as filtered through existing vegetation. As a result of this and the ability to mitigate with further planting, it is not considered that the introduction of houses within the site will result in any undue harm to the visual amenity.
View 6	View looking south from the western end of the public right of way as it approaches the A413. There are clear, albeit partly filtered views into the site and towards Kempson House beyond. Any new development on the site will be visible from this location and care will be needed to ensure the existing hedge is maintained and reinforced and that the design of buildings follow the local architectural style in order that they sit comfortably within the view.
View 7	This view is taken from the eastern end of Oving Road with the roundabout and A413 in the foreground. There are views into the site from this location albeit filtered through existing trees and boundary vegetation. New development on the site is likely therefore to be visible, though partially screened by existing and, if necessary additional planting. Any new road access will result in the greatest degree of change to the view and therefore junction design will need to be carefully reviewed to reduce impact visually in this part of the village.

Viewpoint	Description and photo of view
View 8	This view is looking north towards the existing entrance to Kempson House. From this location much of the site is screened behind existing vegetation, and it is anticipated that any new houses will remain largely screened. As noted for view 7, the access into the site is likely to result in the biggest change to the view and will need to be designed accordingly to reduce any visual harm from within the Conservation Area.

Table 1 – Representative viewpoint descriptions and photos

Conclusion

38. In summary the site allocated for development within the emerging Whitchurch Neighbourhood Plan is likely to result in a direct but very localised harm on the landscape of the site itself, however if delivered in accordance with the Design Code and with additional planting to the periphery of the site, it is not considered that there will be any undue harm to the surrounding landscape or the local landscape designation within the VALP.
39. In visual terms whilst visible from some surrounding viewpoints including those from the countryside beyond, the site in its existing form is largely screened by existing trees and hedgerows. It is likely that parts of any new development on the site may appear within some views, however if designed appropriately any such change is likely to be acceptable and not reduce the visual amenity of those using the public rights of way.
40. The addition of a new access road into the site is likely to result in a change in the view from the streets within the vicinity of the site which fall within the conservation area and therefore care will need to be taken in producing a sensitive design that limits any impact on view and on the conservation area.
41. Any future scheme proposal will be developed alongside a full assessment of the effects on landscape and visual receptors, and any such receptors should be agreed in advance with the local planning authority; any future planning application will be accompanied by a landscape and visual assessment/appraisal undertaken in accordance with best practice methodology set out in GLVIA3.
42. In overall conclusion, and notwithstanding the above, this initial summary landscape and visual appraisal confirms that the site has the capacity to accept future residential development of the nature anticipated in the Neighbourhood Plan, and that with careful design and appropriate additional planting, any localised effects are likely to be able to be successfully mitigated.



Prepared by
Arc Landscape Design and Planning Ltd.

Engravers House, 35 Wick Road,
Teddington, Middlesex TW11 9DN

Tel - 020 3538 8980 Email - admin@arcldp.co.uk

www.arcldp.co.uk

A Registered Practice of the Landscape Institute

© Arc Landscape Design and Planning Ltd.
Base mapping produced using Ordnance Survey © Crown copyright and
database rights 2023/244 Ordnance Survey (100055512)

ARC LANDSCAPE DESIGN AND PLANNING LTD.