Site 6: Area south-east of Little Chalfont

Site map:

Figure 6.1 Landscape capacity and location of photographic viewpoints
Chiltern District Landscape Character Assessment

Site 6 lies within LCT18 Rolling Farmland; LCA 18.3 Little Chalfont Rolling Farmland for which the key requirements are set out below:

Strategy / Vision for the wider LCA: conserve and enhance the woodland, farmland and historic parkland which is retained between settlements and which contributes to the rural, peaceful character:

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

- Conserve and manage the mosaic of woodland and farmland which is key to retaining a rural character between settlements.
- Promote appropriate management of farmland, to help generate a wildlife rich habitat, and visually attractive landscape.
- Encourage management and restoration of hedgerows, filling in gaps where necessary and seek opportunities to recreate and extend these habitats.
- Conserve the areas of woodland and manage to enhance biodiversity value and as a recreational resource.
- Conserve the character of rural roads.
- Seek to avoid further expansion of settlement which leads to suburbanisation along roads.

Site description:
Site 6 comprises a large area on the eastern side of Little Chalfont. Lodge Lane forms the eastern boundary, beyond which is the AONB. The railway line forms the northern boundary, and the private road, Long Walk forming much of the south-eastern, with rear gardens of properties on Long Walk forming the rest. Burtons Lane forms the south-western boundary with rear gardens forming the western. The north part of site is a former golf course accessed off of Lodge Lane, with a clubhouse converted for residential use near the site entrance. Woodland and tree belts (including two areas of ancient woodland) enclose the open northern area in the centre of the site and a small industrial park is set within the woodland, accessed off of Lodge Lane. Private houses in large gardens with paddocks and woodland, accessed off of Burtons Lane, form the western part of site. The south-eastern area contains paddocks.

Key landscape planning factors:
The site lies within the Green Belt and adjacent to and within the setting of the Chiltern Hills AONB.
Photographs:

Photo 1: View south-east across private gardens / paddocks in western part of site. Open grass valley enclosed by woodland in right of photo, is typical of the wider character. The house and cluster of associated buildings are set on the higher ground, behind vegetation to the left of the photo.
Photo 2: House and cluster of associated buildings in the western part of site (currently under redevelopment) are set on the higher ground above the open valley (see photo 1).

Photo 3: View east along the northern boundary of the former golf course. The railway line is to the left with the boundary formed in part by a tall conifer tree belt with some gaps.

Photo 4: View north-west from within former golf course. The settlement is edged in vegetation but some buildings visible.

Photo 5: View south-west within former golf course along edge of ancient woodland.
Photo 6: Former golf clubhouse building in north-eastern corner. Access onto Lodge Lane is just behind the building, with the boundary heavily treed and with the AONB beyond. The area of ancient woodland runs to the right and the industrial estate is beyond it.

Photo 7: View north-east within former golf course. The area has a gently rolling topography, is currently cut seasonally for hay and contains a number of semi-mature specimen trees.
Photo 8: View from Lodge Lane into industrial estate which is set within woodland.

Photo 9: View from Long Walk across paddock in south-east corner. Woodland to the left has the industrial estate within it. Woodland to the right is across Lodge Lane, within the AONB. The fence is along Lodge Lane, with open views into site.

Photo 10: View from Long Walk, across meadow in south of site, down dry valley with woodland beyond.

Photo 11: View north-east along Long Walk, with site on left and houses on right.
Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Low**
   - Much of site not widely visible due to woodland cover and topography
   - South-eastern field visible through gaps in hedge from Lodge Lane
   - No known intervisibility with wider AONB – some views from edge only
   - Mitigating planting could be appropriate to the character

2. **Landscape Sensitivity: Medium**
   - Varied topography with gently rolling / folding dry valleys - one running south-west to north-east across the centre of the site, one running south to north in the centre of the southern part of site – a special quality of the adjacent AONB
   - Varied land use, including residential, former golf course and industrial estate
Landscape Capacity Assessment for Green Belt Development Options in the emerging Chiltern and South Bucks Local Plan

- Two areas of ancient woodland and other woodland areas
- Tree belts to some boundaries
- No known cultural sensitivities
- Tranquillity affected by trains and industrial site
- No public access to site
- Complex and irregular landscape pattern

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

4. **Wider Landscape Sensitivity:** Medium
   - Surrounded by dense settlement to north and north-west and less dense settlement to south
   - Edge of settlement largely well vegetated, although Long Walk edge partly open
   - Site has some connection to the settlement
   - Parts of site north and south of dry valley are at a similar elevation to surrounding settlement
   - Landform and woodland / farmland mosaic is largely typical of wider character with links to landscape and AONB to east
   - Garden areas, industrial areas and flat paddocks less representative

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

6. **Landscape Value:** Medium
   - Adjacent to boundary and within setting of AONB

7. **Landscape Capacity:** Medium (combines 5 and 6)

<table>
<thead>
<tr>
<th>Relationship of site to Little Chalfont</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Adjacent to dense settlement on northern and north-western sides</td>
</tr>
<tr>
<td>• Southern part of site adjacent to less densely settled part of town</td>
</tr>
<tr>
<td>• Edge of settlement largely well vegetated, except Long Walk edge which is partly open, and parts of northern and north-eastern site feel remote from settlement</td>
</tr>
<tr>
<td>• Parts of site north and south of dry valley are at a similar elevation to surrounding settlement</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relationship with adjacent wider countryside</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Much of site is typical of wider character and north-eastern part has links to landscape to east</td>
</tr>
<tr>
<td>• House curtilages, horse paddocks and industrial estate are less similar in character to the wider landscape</td>
</tr>
</tbody>
</table>
### Potential impact on key landscape characteristics
- Loss of natural topography
- Loss of or harm to woodland, including ancient woodland blocks
- Loss of tree belts
- Further erosion of tranquillity
- Enhanced public access and links to AONB from settlement
- Loss of landscape pattern

### Potential impact on key visual characteristics
- Impact on views at edge of AONB

### Potential impact on key settlement characteristics
- Extension of dense settlement to east of village and intensification of development close to loosely developed south-eastern part of the village
- Extension of settlement beyond characteristic elevation into dry valley

### Potential impact on the setting of the AONB
- Limited views from edge of AONB into parts of eastern area of site
- Protection of special qualities – woodland / farmland mosaic and folding topography

### Landscape mitigation and contribution to green infrastructure
- Introduction of public access into area including links between settlement and AONB and possibly to reinstate pedestrian access over disused railway bridge to north
- Long-term management of woodland, including ancient woodland blocks
- Create new woodland links between woodlands
- Replacement of exotic species in former golf course, particularly along northern edge
- New planting to industrial estate entrance and along Lodge Lane to enhance views from Lodge Lane and the edge of the AONB
Conclusion and recommendations

- Development on site 6 is constrained by the need to protect existing trees and woodlands, to protect views from the edge of the AONB and the rural character of Lodge Lane, and to keep built form out of the dry valley landscape, in line with identified special qualities of the AONB.
- Within these constraints, and subject to the recommendations set out below, much of the higher ground within the former golf course could be developed, leaving the lower dry valleys undeveloped as distinctive landforms and buffer to protect the areas of ancient woodland. An area of development could be accommodated on higher ground to the south-east of properties on Loudhams Wood Lane, within the curtilage of the existing residential property (which is being redeveloped at the time fieldwork was undertaken). A further area of development could be accommodated in the south-east, leaving the dry valley open. The industrial estate has capacity to take intensified development, subject to the protection of the woodland setting and adjacent ancient woodland and the protection of the rural character of Lodge Lane.
- Recommended mitigation and enhancement is a combination of native woodland planting along the margins of adjacent woodland blocks, graded down to native shrubs and long grass margins, leaving the dry valleys as open grassland managed for wildlife and public access, including links between the settlement and the AONB, and contributing to the wider green infrastructure as well as above recommendations. In the south-eastern part of the site development offers the opportunity to soften the edge of settlement with new woodland planting linked to existing woodland. Take into account the possibility of the existence of parcels of traditional orchards and restore and extend in line with the AONB’s Chalk, Cherries and Chairs project.
- Vehicular access to the northern part of site could be from Loudhams Wood Lane, or via the existing golf course entrance on Lodge Lane as shown on figure 6.2 below. The former is likely to be constrained by the limited capacity of Loudhams Wood Lane and the former should be limited by and designed to enhance and cause no harm to the rural character of Lodge Lane. Alternatives should be explored to consider routing of vehicular access across the site from Burtons Lane to the west, while avoiding harm to woodland and respecting the valley topography. Access to the industrial estate should be via the existing entrance on Lodge Lane, although options should be considered to route the vehicular access across the site from Burtons Lane to the west so that the Lodge Lane entrance could be closed. This would need to avoid harm to the woodland, including the ancient woodland and respect the distinct landform. Any access points off of Lodge Lane have the potential to enhance the rural character, which is affected by the existing golf course and industrial estate accesses. The area in the south-east of the site should only be developed if a modest and sensitive vehicular access can be incorporated and that the rural character of Lodge Lane and that the AONB can be protected.
- A density range of between 30-35 dph is proposed by the Council across the site and at this density a range of between 547-638 dwellings might be accommodated. Lower density housing should be located on the eastern side of the site towards the AONB.
- Detailed landscape and visual assessment will be essential to inform the final capacity of the site in landscape terms.
- Compensatory landscape improvements to the remaining surrounding Green Belt land should take into account the guidelines of the Chiltern District Landscape Character Assessment and objectives of the Chilterns AONB to conserve and enhance its natural beauty and setting. Opportunities for enhancements include managing woodland, hedgerows, farmland for their landscape and biodiversity value and restoring orchards and pre 18th century field enclosures. Other improvements could include enhancing accessibility from Little Chalfont and nearby settlements to the surrounding countryside and AONB whilst maintaining local character and biodiversity interest. Improvements and provision of green infrastructure where landscapes can provide multiple benefits including enhancing landscape character, providing opportunities for recreation and storage of carbon and water should also be explored.
Figure 6.2: Recommended development area and landscape mitigation and enhancement

See conclusion and recommendation section for existing features to be retained and for description of recommended mitigation and enhancements.
## CHILTERN AND SOUTH BUCKS DISTRICT COUNCIL CAPACITY STUDY 2017 RECORD SHEET

<table>
<thead>
<tr>
<th>Site:</th>
<th>Site 6: Area south-east of Little Chalfont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site character areas:</td>
<td>None</td>
</tr>
<tr>
<td>Date of site survey:</td>
<td>21.6.17</td>
</tr>
<tr>
<td>Surveyors:</td>
<td>AG / IDT</td>
</tr>
<tr>
<td>Weather/visibility:</td>
<td>Fine / clear</td>
</tr>
<tr>
<td><strong>LCA Key characteristics:</strong></td>
<td>LCT 18 Rolling Farmland; LCA 18.3 Little Chalfont Rolling Farmland</td>
</tr>
<tr>
<td></td>
<td>Small winding rural roads and lanes with little traffic and an intimate character. A small number of footpaths, offering recreational access to woodland</td>
</tr>
<tr>
<td></td>
<td>Sweeping topography and farmland land cover with limited settlement contributes to a well balanced and uniform landscape.</td>
</tr>
<tr>
<td></td>
<td>A rolling landscape with a varied geology. Predominantly chalk capped with Clay with Flints with Upper Chalk and River Terrace deposits across the eastern edge.</td>
</tr>
<tr>
<td></td>
<td>Large arable fields and some rough grassland dominate in the north, delineated by a network of hedgerows with some post and wire fencing. Some smaller fields of paddock, pasture and rough grazing are typical of the south.</td>
</tr>
<tr>
<td></td>
<td>Woodland interspersed throughout with large blocks at Pollards Wood, Newland Gorse and Shortenill’s Wood, comprising broadleaved, mixed and coniferous areas. Some of which is ancient woodland, which gives rise to a dense and mature woodland character.</td>
</tr>
<tr>
<td></td>
<td>The suburban edge of Little Chalfont filters into the area, integrated by tree cover. A low density of dispersed settlement occurs elsewhere, comprising individual farmsteads and properties.</td>
</tr>
<tr>
<td></td>
<td>Arable farmland often occupies large extended fields with extensive boundary loss. Elsewhere, 20th century and pre 18th century irregular enclosures exist.</td>
</tr>
<tr>
<td></td>
<td>Stretches of roads through farmland and woodland which retain a rural character. The busy A404 (Amersham Road) and railway line cut through the north.</td>
</tr>
<tr>
<td></td>
<td>Varying levels of enclosure, with views often confined by woodland. Some long views across open sweeping farmland, often to a wooded backdrop.</td>
</tr>
<tr>
<td></td>
<td>Away from the busy A404 and settlement edges, a rural and peaceful landscape is retained.</td>
</tr>
</tbody>
</table>

### LCA Landscape and visual sensitivities:
- The open farmland and woodland cover (large areas of ancient woodland) which provides enclosure, a backdrop to views and biodiversity value.
- The rural farmed and wooded character of the landscape occurring between the settlement of Little Chalfont and Chorley Wood/ Rickmansworth.
- Long views across open sweeping farmland in the north to wooded backdrops, often to a distant wooded backdrop.
- Stretches lanes/roads through open farmland or enclosed by woodland which retain a rural character.
- Small fields of pre 18th century irregular enclosures.
- Earthwork enclosures and barrows occur in woodland providing archaeological interest.

| Landscape designations: | Adjacent to Chiltern Hills AONB |
### VISUAL SENSITIVITY

<table>
<thead>
<tr>
<th>General visibility</th>
<th>Population</th>
<th>Mitigation potential</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Views into the site from:</strong></td>
<td>Types of viewers:</td>
<td>Opportunities for mitigation and landscape compatibility of mitigation:</td>
</tr>
<tr>
<td>Glimpsed views into north-eastern part from Lodge Lane and from trains and houses South-eastern parts visible from Lodge Lane through gaps in hedgerow Views from Long Walk more open</td>
<td>Motorists Train travellers Residents</td>
<td>Good structure of woodland, hedgerows and individual trees to build upon</td>
</tr>
<tr>
<td><strong>Views out of the site to:</strong></td>
<td>Magnitude of viewers (level of use and popularity):</td>
<td>Impacts of mitigation:</td>
</tr>
<tr>
<td>Mostly enclosed by woodland, but glimpses of houses to north and north-west</td>
<td>Quiet roads, including Long Walk which is a private road Few houses Frequent trains</td>
<td>Sensitive planting would be appropriate to the character</td>
</tr>
<tr>
<td><strong>Does the site form part of a skyline?</strong></td>
<td>Visual perceptions (activity and expectations of local visual receptors):</td>
<td></td>
</tr>
<tr>
<td>High ground within the site forms skyline when viewed from low ground within the site</td>
<td>People travelling past by train are viewing countryside adjacent to the AONB but are travelling at speed and are unable to fully take in the detail of the landscape Residents sensitive Lodge Lane is at the edge of the AONB and has a rural character, although affected by views of houses on Long Walk and edge of industrial estate</td>
<td></td>
</tr>
<tr>
<td><strong>Panoramic views:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Landmark features:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sensitivity score:</strong></td>
<td>Sensitivity score:</td>
<td>Sensitivity score:</td>
</tr>
<tr>
<td>Low</td>
<td>Medium / Low</td>
<td>Low</td>
</tr>
<tr>
<td><strong>Visual sensitivity score:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Additional comments:</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### LANDSCAPE SENSITIVITY

<table>
<thead>
<tr>
<th>Natural factors</th>
<th>Cultural factors</th>
<th>Perceptual features</th>
</tr>
</thead>
</table>
| **Topography and landform:**  
Gently rolling dry valleys, the main one running south-west to north-east, with another in the centre of the southern boundary, dropping northwards. High ground is in the northern central and south-eastern parts of site. Some localised artificial landform associated with former quarry in centre of site, former golf course and clubhouse, houses in south-west, and industrial park | **Boundary features other than vegetation:**  
Post and wire  
Post and rail | **Tranquillity – Noise levels:**  
Trains intermittently – affecting northern area  
Noise from industrial estate during working hours  
Traffic on Lodge Lane affecting eastern side of site |
| **Geological features:**  
Small former quarry in centre of site | **Historic landscapes:**  
None known | **Tranquillity – Visual intrusion / detractors:**  
Trains – affecting northern area  
Fencing to railway line  
Industrial estate  
Horsiculture in south-east  
Partly demolished golf clubhouse and materials storage / dumping |
| **Soil quality:**  
Grade 3 | **Parkland features:**  
None known | **Tranquillity – Light pollution/dark skies:**  
Trains intermittently – affecting northern area  
Glow from town  
Security lighting in industrial park  
Otherwise generally dark |
| **Water features:**  
None known | **Landcover and land use:**  
Former golf course in north  
Industrial estate in centre / east  
Paddocks / horsiculture in south-east and west  
Houses and gardens in east and one just south of industrial estate | **Conservation Area:**  
None |
### Natural factors

**Tree belts, individual trees and riverside trees:**
- Conifer belt along much of northern boundary with railway line
- Tree belt along Long Walk and part of Lodge Lane in north-east corner
- Trees belt along much of western boundary with adjacent housing
- Individual trees scattered across former golf course, in south-east and around house in west

**Hedgerows and hedgerow trees:**
- Hedgerow to south-eastern edge, along Lodge Lane

**Woodland and copses:**
- Woodland crossing site, along valley, with blocks in south-west and centre

**Wetland and meadow:**
- Former golf course currently maintained by cutting for hay

**Common land:**
- None

**Heathland:**
- None

**Other significant vegetation cover:**
- None

**BAP / BOA / Phase 1 records:**
- None known

### Cultural factors

**Landscape features of CA:**
- N/A

**Built form:**
- Houses and associated buildings in south-west and south of industrial estate, former clubhouse in north-east, and industrial buildings

**Setting of listed buildings:**
- N/A

**Scheduled Ancient Monuments:**
- None

**Cultural associations:**
- None known

**Features of cultural importance:**
- None known

### Perceptual features

**Accessibility by public footpath:**
- None

**Open access areas:**
- None

**Recreational areas:**
- None (golf course no longer in operation)

**Aesthetic sensitivity:**
- Elements of openness/enclosure: Enclosed, small to medium scale

**Aesthetic sensitivity – landscape pattern:**
- Somewhat complex and irregular
<table>
<thead>
<tr>
<th>Natural factors</th>
<th>Cultural factors</th>
<th>Perceptual features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Two areas of ancient woodland – one a linear woodland just north of the industrial estate; one a block to the west of this.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other information**

<table>
<thead>
<tr>
<th>Sensitivity score:</th>
<th>Sensitivity score:</th>
<th>Sensitivity score:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
</tr>
</tbody>
</table>

**Landscape sensitivity score:**

Medium

**Additional comments:**
## Relationship with the wider landscape/townscape

<table>
<thead>
<tr>
<th><strong>Adjacent settlement:</strong></th>
<th>Little Chalfont</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character of the urban edge:</strong></td>
<td>Largely well vegetated, with some views of houses to north of railway line and to the north-west and houses along Long Walk to south-east and site has some connection with the settlement</td>
</tr>
<tr>
<td><strong>Presence in a floodplain:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Relationship with adjacent wider countryside:</strong></td>
<td>Areas of undulating landform and matrix of woodland and grassland largely typical of wider character; garden areas, industrial areas and flat paddocks less representative.</td>
</tr>
<tr>
<td><strong>Character of adjacent village(s):</strong></td>
<td>The part of the village to the west and north of the site is part of the nucleated settlement and is largely made up of post-war, medium to high density housing, set mostly above the 115m contour. Settlement to the south-west and south-east of the site is largely post-war, medium to low density and more linear in layout. This part of the settlement does not relate well to contours but is set mostly above the 130m contour</td>
</tr>
<tr>
<td><strong>Historic links with the wider area if known:</strong></td>
<td>None known</td>
</tr>
<tr>
<td><strong>Ecological links with the wider area if known:</strong></td>
<td>None known</td>
</tr>
<tr>
<td><strong>Recreational links with the wider area:</strong></td>
<td>None known</td>
</tr>
<tr>
<td><strong>Neighbourhood Development Plan / Village Design Statement / Parish Plan / Conservation Area Appraisal – relevant extracts:</strong></td>
<td>Not available</td>
</tr>
</tbody>
</table>