

ASHLEY GREEN PARISH COUNCIL

ASHLEY GREEN PARISH NEIGHBOURHOOD PLAN 2026 – 2036



Image taken by Ashley Green Parish Council

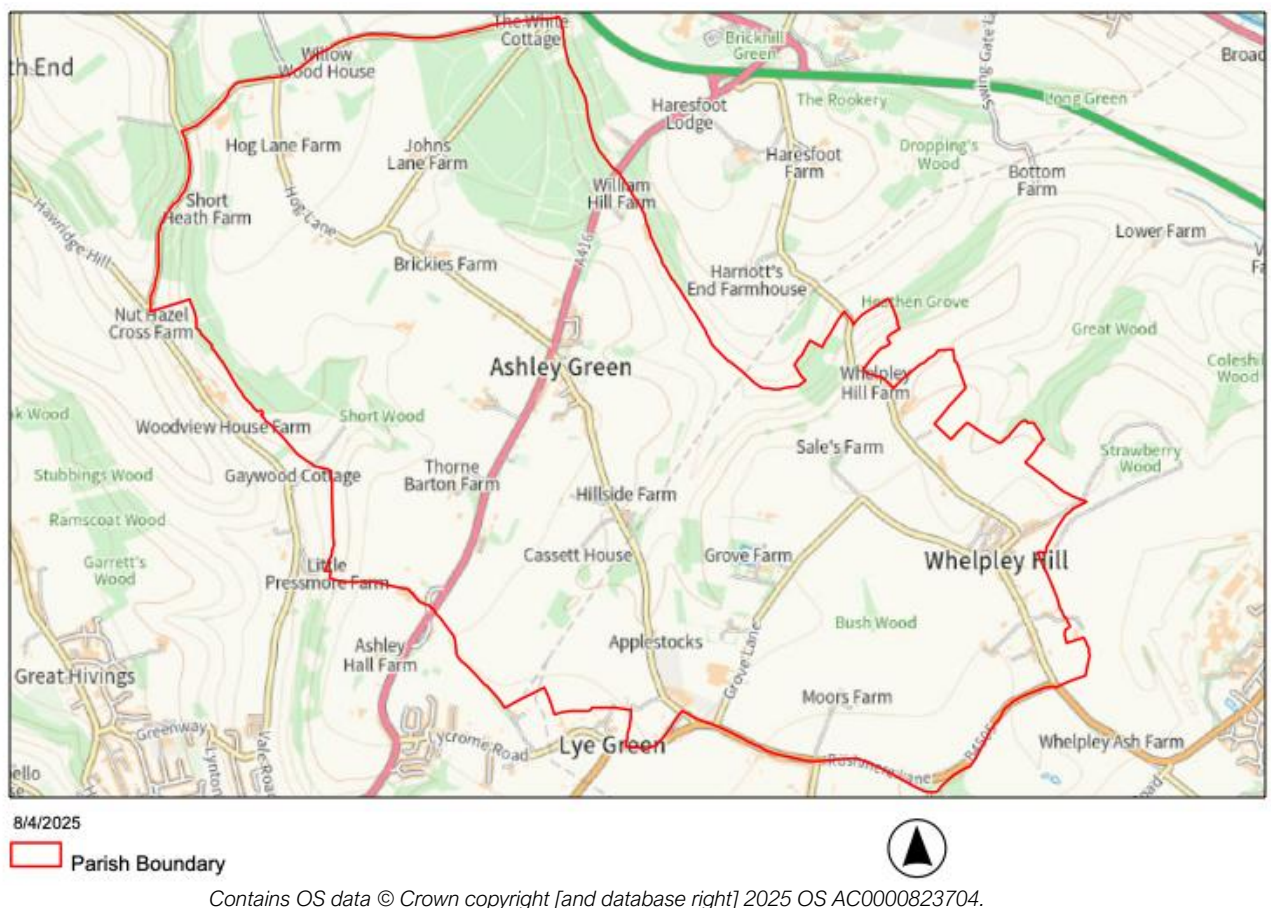
SUBMISSION VERSION: JUNE 2026

CONTENTS

1. INTRODUCTION	3
2. BACKGROUND	5
3. VISION, OBJECTIVES AND POLICIES	10
POLICY AGWH1	12
POLICY AGWH2	13
POLICY AGWH3	14
POLICY AGWH4	14
POLICY AGWH5	15
5. POLICIES MAP	16
6. GLOSSARY OF TERMS	18
APPENDICIES A-C	28

1. INTRODUCTION

1.1 Ashley Green Parish Council has prepared the first Ashley Green Parish Neighbourhood Plan (AGPNP). The Parish Council (PC) is defined as a 'qualifying body' for this purpose in line with the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended), hereinafter referred to as 'the Regulations'. Ashley Green Parish was designated a 'neighbourhood area' by the local planning authority, Buckinghamshire Council (BC), on 20 May 2025 (see Plan A below). The Area coincides with the Ashley Green Civil Parish area.



Plan A: Designated Ashley Green Neighbourhood Area

1.2 The AGPNP will cover the ten year period from 2026 to 2036. There is scope for the Plan to be reviewed every 5 years or as necessary having regard to changes to national policy and guidance, local policy or other factors. This version contains five policies to help BC determine planning applications for the use and development of land within the Parish during that period. In doing so it operates alongside other policies of the development plan that relate to Ashley Green parish.

1.3 In line with best practice, the AGPNP has been subject to the informal engagement process throughout the summer of 2025 and a formal, statutory consultation period (Regulation 14) from December 2025 to February 2026. The final version of the AGPNP

has been modified to take account of comments made during Regulation 14 consultation for submission to BC to arrange an independent examination and referendum in due course.

1.4 A Glossary of Terms is included to define terms used throughout the AGPNP and associated documents.

2. BACKGROUND

History

2.1 Ashley Green is a rural parish situated in Buckinghamshire, close to the border with Hertfordshire. The village has historic roots dating back to the medieval period, with its name believed to derive from the Old English for “ash tree clearing”. Historically, Ashley Green was part of the estates held by the Duke of Bedford, and the area has long been characterised by its agricultural landscape and scattered farmsteads.

2.2 The parish remained a small farming community for many centuries, with limited development until the 20th century. The arrival of the railway in nearby Chesham and Berkhamsted in the 19th century improved access to the area, but Ashley Green parish itself retained its rural character. The Ashley Green Memorial village hall, built in the mid 20th century, became a focal point for community life, hosting local events and activities. Similarly, the Coronation Hall in Whelpley Hill is enjoyed by the community.

2.3 During the Second World War, parts of the parish were used for military purposes, including accommodation for troops and storage of equipment. After the war, Ashley Green parish saw modest residential development, with new homes built to meet local needs while preserving both village’s distinctive characters. The parish today includes several listed buildings, a church and a number of green spaces valued by residents for recreation and wildlife.

2.4 Ashley Green parish remains a close-knit community, with a strong tradition of local involvement and stewardship of the countryside. The parish sits entirely within the Metropolitan Green Belt, which contributes to protecting its rural setting and preventing urban sprawl from nearby towns. The local pubs, village halls and regular community events continue to play an important role in village life.

Profile

2.5 Ashley Green is a small rural parish with a population of approximately 600 residents (2021 Census). The age profile is broadly in line with national rural averages, with a balanced mix of families, working-age adults and older residents. The parish has a slightly higher proportion of older people (over 65) compared to the national average, reflecting its appeal as a peaceful countryside location. There are fewer young adults and children than in more urban areas.

2.6 Most households in Ashley Green parish are either two-person or single-person, with a notable number of retired couples and individuals. The housing stock is predominantly detached and semi-detached houses, with very few flats or apartments. Most homes have two or three bedrooms, and there are fewer one-bedroom properties or larger homes with four or more bedrooms.

2.7 Car ownership is high, with the majority of households having access to at least one vehicle, reflecting the rural setting and limited public transport options. A significant proportion of residents commute to nearby towns such as Chesham, Berkhamsted or further afield for work, with relatively few working from home or within the parish itself.

2.8 Employment in Ashley Green parish is mainly in professional, managerial or skilled trades, with fewer residents in routine or manual occupations. Unemployment rates are low, and the overall health of the community is generally good, although access to healthcare and other services can be more limited than in urban areas.

2.9 The parish is characterised by a strong sense of community, with active participation in local events and organisations. The village halls, church and local pubs serve as important social hubs, and the surrounding countryside is highly valued for recreation and biodiversity.

Strategic Planning Policy

2.10 The AGPNP policies have been drafted to be in general conformity with the strategic policies of the Chiltern District Local Plan, adopted in 1997, and the Chiltern District Core Strategy, adopted 2011 (see Plan B below). A fuller explanation is set out in the Basic Conditions Statement, but the key policies affecting Ashley Green are:

Green Belt and Landscape Protection - all of the Parish lies within the Metropolitan Green Belt and partly within the Chilterns National Landscape. The Local Plan and Core Strategy include policies to protect the openness of the Green Belt and the special landscape character of the National Landscape, with a presumption against inappropriate development (Core Strategy Policy CS22, Local Plan Policies GB1-GB5). The Local Plan Policies Map shows most of Ashley Green village and parts of Whelpley Hill village lying within an area where housing development may fall within the definition of 'limited infilling in a village' per Policy GB4.

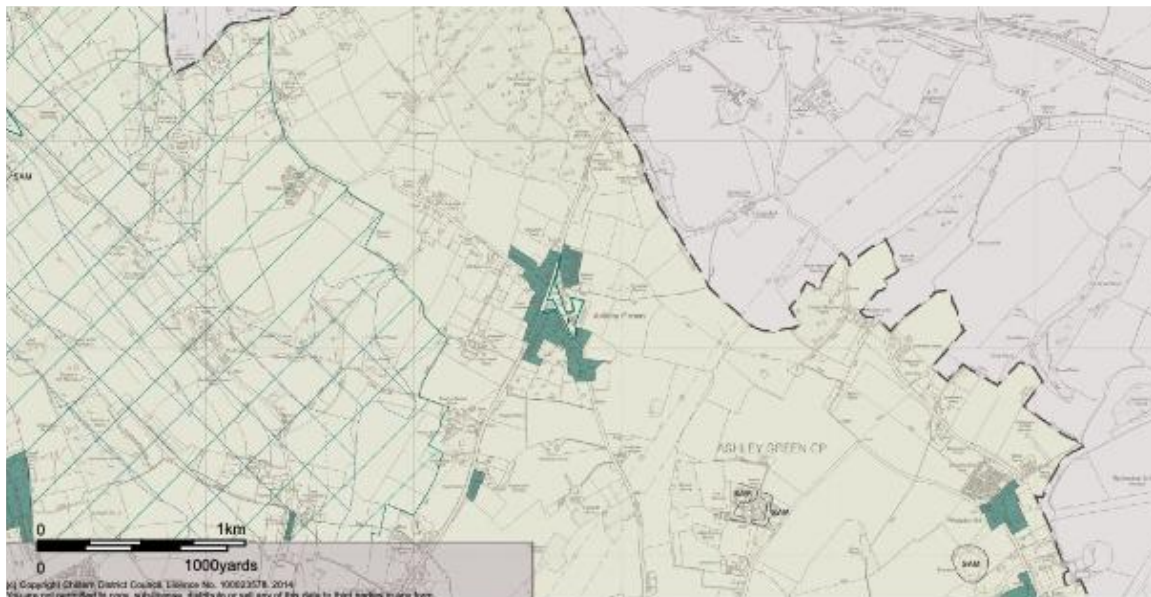
Local Green Spaces and Biodiversity - both the Local Plan and Core Strategy seek to protect open spaces, biodiversity, and areas of landscape quality (Core Strategy, Policies CS24 and SC32; Local Plan Policy LSQ1). The identification and protection of Local Green Spaces is supported, and the conservation of wildlife habitats and green infrastructure is a key objective.

Heritage and Design - the Local Plan and Core Strategy include policies to conserve and enhance the historic environment, including listed buildings, conservation areas and other heritage assets (Core Strategy Policy CS20, Local Plan Policies HE1-HE4). High standards of design and the protection of key views and local distinctiveness are also emphasised.

Community Facilities and Infrastructure - the plans support the retention and involvement of local services, facilities and infrastructure to meet the needs of residents and support sustainable communities (Core Strategy Policies CS27-CS29).

2.11 BC is currently preparing a new Local Plan to cover the period up to 2042. This emerging plan is expected to address new policy areas such as management of Grey Belt land, as well as providing a spatial strategy to meet local housing needs and enhanced protection for green spaces and heritage assets. However, the new Local Plan is at an early stage and has not yet reached a point where the AGPNP can reflect its proposals.

2.12 The PC acknowledges the inclusion of an updated settlement hierarchy in Part B of the Local Plan Regulation 18 publication by BC. Notably, Ashley Green village has been classified as a "Tier 5 Medium/Small Village." Based on the available information, it appears that Whelpley Hill has been incorporated as part of Ashley Green. The document further suggests that the BC's spatial approach to meeting housing targets does not heavily rely on small villages. Instead, the emphasis will be on more developed areas with existing infrastructure. The approach taken towards the AGPNP remains consistent with that of BC.



Plan B: Chiltern Local Plan Policies Map Extract

National Planning Policy

2.13 The AGPNP has also been prepared having regard to national planning policy and guidance as set out in the National Planning Policy Framework (NPPF) of December 2024. Further detail is provided in the Basic Conditions Statement, but the key policies relevant to this plan are:

Neighbourhood Planning - neighbourhood planning gives communities the power to develop a shared vision for their area, shaping and directing sustainable development and influencing local planning decisions (§30).

Managing Housing Development on Grey Belt Land - the NPPF introduces the concept of Grey Belt land, defined as land within the Green Belt that does not strongly contribute to its main purposes. Plans should prioritise previously developed land, then Grey Belt, before considering other Green Belt locations for development. Development on Grey Belt land must not fundamentally undermine the purposes of the remaining Green Belt, must meet a demonstrable unmet need, and be in a sustainable location. Where major housing development is proposed on such land, the 'Golden Rules' apply, including enhance affordable housing and green space provision (§143-159).

Village Infilling and Housing Supply - limited infilling in villages and the partial or complete redevelopment of previously developed land in the Green Belt is not inappropriate, provided it does not harm openness or conflict with Green Belt purposes (§155).

Local Green Spaces - the designation of Local Green Space through neighbourhood plans allows communities to identify and protect green areas of particular importance. Such spaces must be close to the community, demonstrably special and local in character (§106-§108).

Key Views, Vistas and Corridors - plans should apply a sequential, risk-based approach to the location of development, including the protection of key views and landscape features, to avoid flood risk and maintain local character (§178).

Local Heritage Assets - the NPPF requires the conservation and enhancement of heritage assets, both designated and non-designated, recognising their contribution to local character and distinctiveness (§206-§213).

Open Space and Community Facilities - planning should provide and protect the social, recreational and cultural facilities and services the community needs, including open spaces, sports venues and places of worship. Access to high quality open spaces is important for health and well-being (§98a, §98c/d, §103).

2.14 The AGPNP must demonstrate how its policies contribute to the achievement of sustainable development and ensure that no harm is caused to important ecological areas, in line with Habitats Regulations. These matters will be addressed in the Basic Conditions Statement.

Project Progress

2.15 Having begun the process of preparing the Neighbourhood Plan in early 2025, the Neighbourhood Plan Steering Group (NPSG) was keen to understand the local community's views in respect of the key planning and development issues in Ashley Green Parish. Informal community engagement events were held over the summer of 2025 to support this information gathering process.

2.16 The Parish Council were also able to commission a Grey Belt Study to explore how the community should address the changes to national policy. The first version of the Study was completed in August 2025 and has been used to inform Policy AGWH1 of the AGPNP. It has been modified further following feedback during the consultation period, most notably in no longer having to assess land for the potential to accommodate 'major development' in the Green Belt.

2.17 The Parish Council has published a Consultation Statement as part of the submission documents that summarises the nature and outcome of the informal engagement and statutory consultation activities and how they have informed the AGPNP. There is also a separate Basic Conditions Statement that explains how the policies of the plan meet those essential tests.

2.18 The AGPNP has been screened by BC to ascertain if a Strategic Environmental Assessment or Habitats Regulations Assessment are necessary. In July 2025 BC concluded that neither assessment is required given the plan does not make specific development proposals and the statutory consultees have confirmed they agree with that opinion. Any mitigation measures required of future development proposals by the location of the Parish within the Chiltern Beechwoods Special Area of Conservation Mitigation Strategy area must already meet those obligations. There is no need for those provisions to be repeated here.

3. VISION, OBJECTIVES AND POLICIES

Introduction – the need for a Neighbourhood Plan

3.1 This vision statement has been prepared by Ashley Green Parish Council to represent the views of the parishioners and how they want to see the environment of the Parish enhanced and improved over the plan period. The need to produce this Neighbourhood Plan has arisen due to changes in government planning guidelines and increased pressure for development in and around the Parish.

3.2 While there have been discussions, in recent years, regarding the benefits to be had from having a Neighbourhood Plan in place, it was decided that there was not a strong enough case for the Parish Council to commit time and resources to such an exercise. Recent changes to National Planning Policy, however, have now given the Parish Council sufficient cause to take the decision to prepare such a plan. These changes in national policy, allied to the effect they will have on local plan policy and the ongoing pressure for development in the parish, mean that there is now a very strong rationale for a Neighbourhood Plan to be prepared, at pace, to help manage future development in the Parish in a sustainable and sensitive way. It is clear from the studies undertaken in support of the Neighbourhood Plan that residential development, at an inappropriate scale, would be detrimental to the character of the Parish.

3.3 However, there is a place for characterful, small-scale residential development which fits with the Parish in terms of its design quality and complements the existing structure and form of the villages of Ashley Green and Whelpley Hill. It is clear that there is no place for commercial development in the Parish given the extensive and comprehensive facilities provided in the nearby towns of Berkhamsted and Chesham. The need to maintain the green space between Ashley Green parish and Berkhamsted, Chesham and Bovingdon is strongly felt. It is recognised that the roads are too busy and in poor condition but, while local improvements to existing active travel routes are a goal of the Neighbourhood Plan, reducing traffic and road speed limits in the parish is beyond the scope of this plan.

A Vision for Ashley Green Parish

*“Our vision is for Ashley Green Parish to continue to be an attractive and desirable place for people to live, work and take their leisure, for the period though to **2036** and beyond. The parish is characterised by rolling green fields and ancient woodland with long, uninterrupted views out over the countryside and the National Landscape, with development concentrated in the villages of Ashley Green and Whelpley Hill.*

Our vision is that the quality of this open landscape should be retained, protected and, where possible enhanced, with improved access allowing residents to continue to enjoy the benefit of the abundant wildlife and natural spaces. We will seek to enhance and increase our local community assets focused on our village halls, communal open space and other assets such as local pubs, play and sports provision, all of which contribute to the very strong sense of community in Ashley Green Parish.

Our vision is built on the desire for the existing, well-established, broad range of accommodation in the villages being the template for further development within the parish. Future residential development will be managed in a positive, sustainable and balanced way. The focus will be on small-scale, well-designed local housing provision based on an accurate understanding of need within the parish, together with a realistic assessment of the benefits and the impacts of new development on the character of the parish and the quality of life of residents."

Objectives

3.4 To support the Vision for Ashley Green parish, we have prepared a number of high-level objectives. These objectives are the means by which the vision will be delivered.

1. Minimise the impact of new development on the landscape and natural environment in the parish by focusing on development within the existing villages.
2. Manage the scale and quality of residential development in the parish, with the focus on smaller developments in discrete parcels that fit into the existing structure and complement the existing character and form of the villages.
3. Mitigate the impact of development on existing properties, open spaces, key views and the wider countryside by developing design guidance to inform and shape development proposals.
4. Support development that is sustainable and appropriate in scale that fits with the existing character and form of the villages

Planning Policies

3.5 In order to achieve these objectives the AGPNP contains five planning policies that are considered to add the most value to other adopted and emerging development plan policies covering the Parish and the wider area. These policies are set out below and each has a code number and title and is presented in bold text. There is also some brief supporting text to explain how each policy is intended to operate; full policy justifications are provided in the Basic Conditions Statement. The Policies Map shows the land in the Parish to which each policy will apply.

Policy AGWH1: Managing Housing Development in Ashley Green Parish

- A. The Neighbourhood Plan defines settlement boundaries at Ashley Green and Whelpley Hill to accommodate the delivery of a total of approx. 22 homes over the plan period.
- B. For a scheme to be considered as appropriate development in the Green Belt on the edge of Ashley Green village it must be located on land shown on the Policies Map.
- C. The land within and adjoining the settlements of Whelpley Hill and Orchard Leigh is not considered as Grey Belt as they are not sustainable locations and nor can they be made sustainable locations, for housing development.
- D. For an infill scheme to be considered as appropriate development in the Green Belt at Ashley Green village and at Whelpley Hill it must accord with Policy AGWH2.
- E. All schemes must be for no more than five homes on a gross site area of no more than 0.2 Ha. and schemes must not adjoin the boundary of another scheme that has been approved in accordance with this policy within the plan period.

3.6 This policy serves a number of purposes for positively managing the scale and location of housing development in the Parish in response to recent changes to national Green Belt policy. In doing so, it seeks to establish a plan-led approach to determining where proposals for some small ('minor') housing development may be deemed 'not inappropriate development' in Green Belt. It will only operate during periods when it can be demonstrated that there are unmet housing needs and it does not apply to non-housing proposals.

3.7 Firstly, it accommodates the indicative housing figure for the Parish ('Neighbourhood Area') of 22 dwellings over the ten year plan period, which has been provided by BC for this purpose, per NPPF §69. The policy then directs the delivery of those homes to the villages of Ashley Green and Whelpley Hill and Policy AGWH2 defines settlement boundaries within which infill schemes may be appropriate. Both villages are 'washed over' by the Green Belt and are small in size, with limited facilities and modest active travel opportunities but both have longstanding boundaries defined in the development plan (currently Policy GB4 of the adopted Local Plan) to show where schemes may meet the NPPF §154e exemption for 'limited infilling in villages'. This policy takes forward those boundaries with only minor modifications.

3.8 Secondly, it defines on the Policies Map the land at Ashley Green village only that is considered Grey Belt. It has been informed by the Ashley Green Parish Grey Belt Study completed in May 2026 following the update to Government policy and guidance in February 2025. The Study applied that policy and guidance to determine which of the Parish's three settlements are sustainable locations and concluded only Ashley Green village meets that definition (per the criteria of NPPF §110 and §115). It assessed that Whelpley Hill and Orchard Leigh are too small and remote from local and established public transport services, without established safe access pedestrian routes with no

reasonable prospect of that changing without a fundamental shift in future strategic spatial planning policy.

3.9 Finally, the policy confines housing schemes to small sites of no more than five homes on land of no more than 0.2 Ha. For that reason, the policy makes no provision for 'major' housing development on Grey Belt land and therefore has no need to consider what may constitute the 'Golden Rules' of NPPF §156. The scheme size threshold is justified on the basis of the small, incremental evolution of the village as described in the Design Study, the continuation of which will maintain the essential character and appearance of the village and its cherished landscape setting. The maximum number of homes and site size thresholds match those used to distinguish between minor and very small schemes for other planning purposes (e.g. Biodiversity Net Gain exemption and site assessments) and so seem suited to this purpose too.

3.10 It should be noted that the policy expressly does not allocate nor release land for development, which can only be a matter for strategic (Local Plan) policy. Nor does it mean that proposals that are deemed 'not inappropriate' will be supported, as other policies of the development plan and national policy will be applied to planning applications. For example, schemes that are of a size and location that accord with this policy and Policy AGWH2 may not be appropriate in their specific design.

Policy AGWH2: Village Infilling

The Neighbourhood Plan identifies on the Policies Map the boundaries at Ashley Green and Whelpley Hill within which proposals for limited infill housing development will not be deemed inappropriate development in the Green Belt, provided they also meet the requirements of the development plan that define the meaning of infilling and the key design principles set out in the Ashley Green Parish Neighbourhood Plan Design Annex.

3.11 This policy applies to proposals seeking to meet the NPPF §154(e) exception to inappropriate development in the Green Belt for limited infill housing schemes within Ashley Green and Whelpley Hill, which are both 'washed over' by the Green Belt.

3.12 The adopted Local Plan Policy GB4 defines boundaries on its Policies Map at Ashley Green village, Whelpley Hill (in two parts) and on Ashley Green Road in the Parish for this purpose and sets out criteria for determining if proposals meet the definition of limited infill housing development. The Parish Council has taken this non-strategic policy opportunity to make two minor modifications to the Ashley Green village boundary to reflect consented and built out schemes since it was last drawn many years ago and to have greater coherence. It has not modified the other boundaries, nor the wording of Policy GB4 as this is not within the scope of the Neighbourhood Plan.

3.13 The Design Annex sets out clear, place-specific key design principles relating to Ashley Green Parish. The Neighbourhood Plan is in full support of the document and its principles.

Policy AGWH3: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map and listed below:

1. The Glebe
2. Ashley Green Village Green
3. Ashley Green Allotments

Development will only be supported in very special circumstances.

3.14 This policy designates three Local Green Spaces in the area that are considered to meet the NPPF §107 criteria, which is explained in Appendix A. Given the new Green Belt provisions of national policy there is now clear value in identifying these Spaces in Green Belt locations to secure the status of NPPF footnotes 7 and 45 and to prevent harmful development. Local Green Spaces allows communities to identify and protect green areas of particular importance, such as small parks, community gardens, or green spaces with historic significance. The land must be in close proximity to the community, hold special, local significance (e.g., beauty, tranquillity, or recreational value), and be local in character. It is noted that there are other green spaces elsewhere in the Parish, namely WH Coronation Green and WH Jubilee Green.

Policy AGWH4: Key Views, Vistas and Corridors of Significance

Key Views and Vistas

- A. The Neighbourhood Plan identifies Key Views and Vistas on the Policies Map as valued sightlines within the Parish. Development proposals should preserve or enhance the local character of the landscape through their design, height and massing.

Corridors of Significance

- B. The Neighbourhood Plan defines Corridors of Significance on the Policies Map for the spatial purpose of preventing development extending outwards from Ashley Green village, either individually or through the cumulative impact of their being co-located adjacent to other development.

3.15 The Policies Map identifies a series of landscape features in the form of key views, vistas and corridors that are considered important to preserving the essential rural character and appearance of the villages and the surrounding landscape. Each view and vista can be appreciated from a public vantage point – the highway or a public right of way – and corridors form distinct, open settlement entrances that shape a sense of arrival or departure between ‘here’ and ‘there’. A photograph and a description of each feature is shown in Appendix B.

3.16 Importantly, the policy does not seek to prevent any development in the vicinity of a defined feature but requires that proposals are designed in a way that understands and responds to them, per Local Plan Policy GC1. Every view, vista and corridor is shown on the Policies Map to assist in the application of this policy, but the precise definition of the feature and whether or not a proposal may have a significant adverse impact on a view will be determined in a case-by-case basis.

Policy AGWH5: Local Heritage Assets

A. The Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets, listed below and shown on the Policies Map:

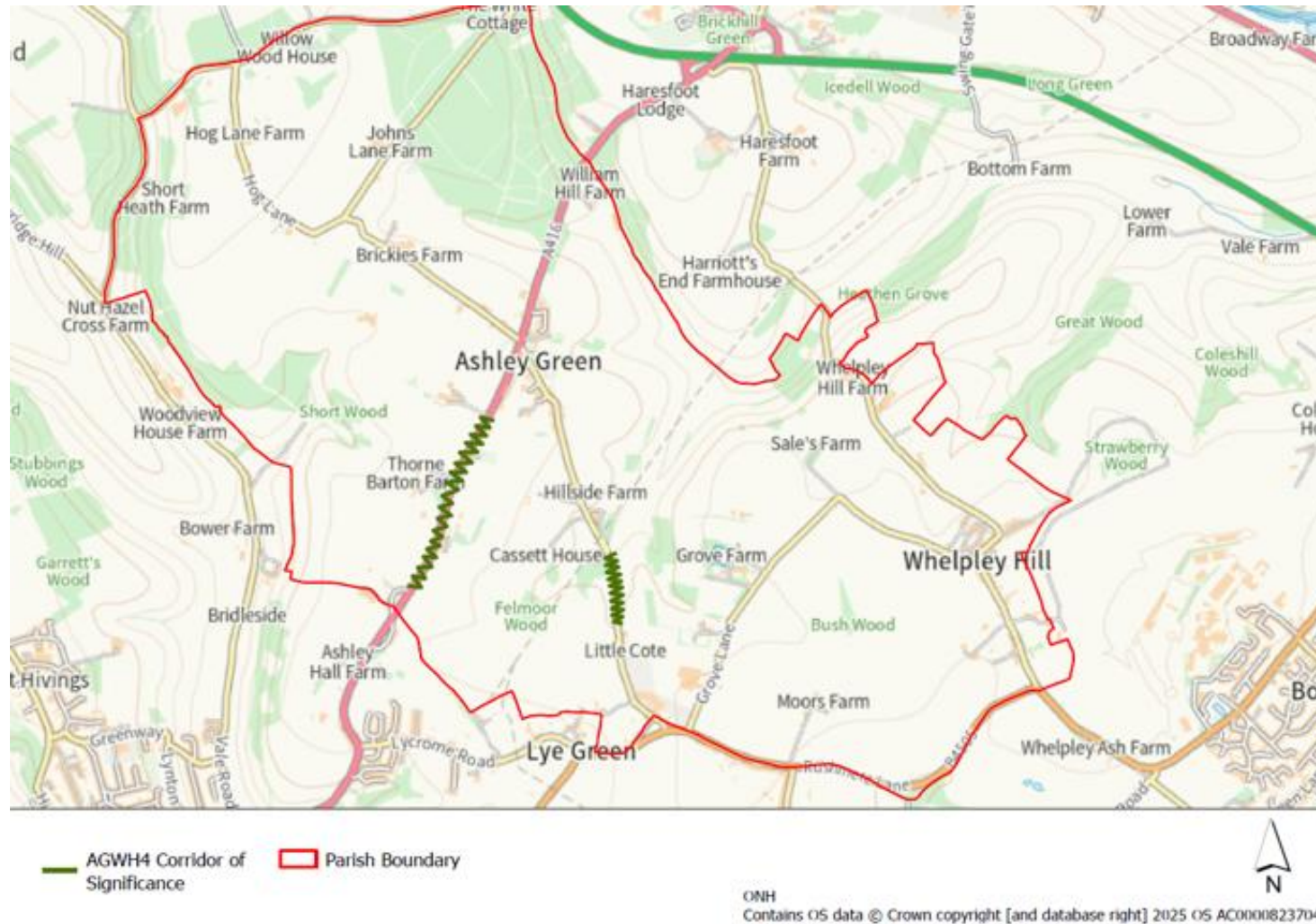
1. Row of Cottages, Nos. 1-4 Chesham Road in Ashley Green
2. The Old School in Ashley Green Village
3. The Old Vicarage in Ashley Green Village
4. Little Grove Priory in Ashley Green Village
5. The White Hart Public House in Whelpley Hill

B. The effect of a development proposal on the significance of an identified Local Heritage Asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect identified Local Heritage Assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.

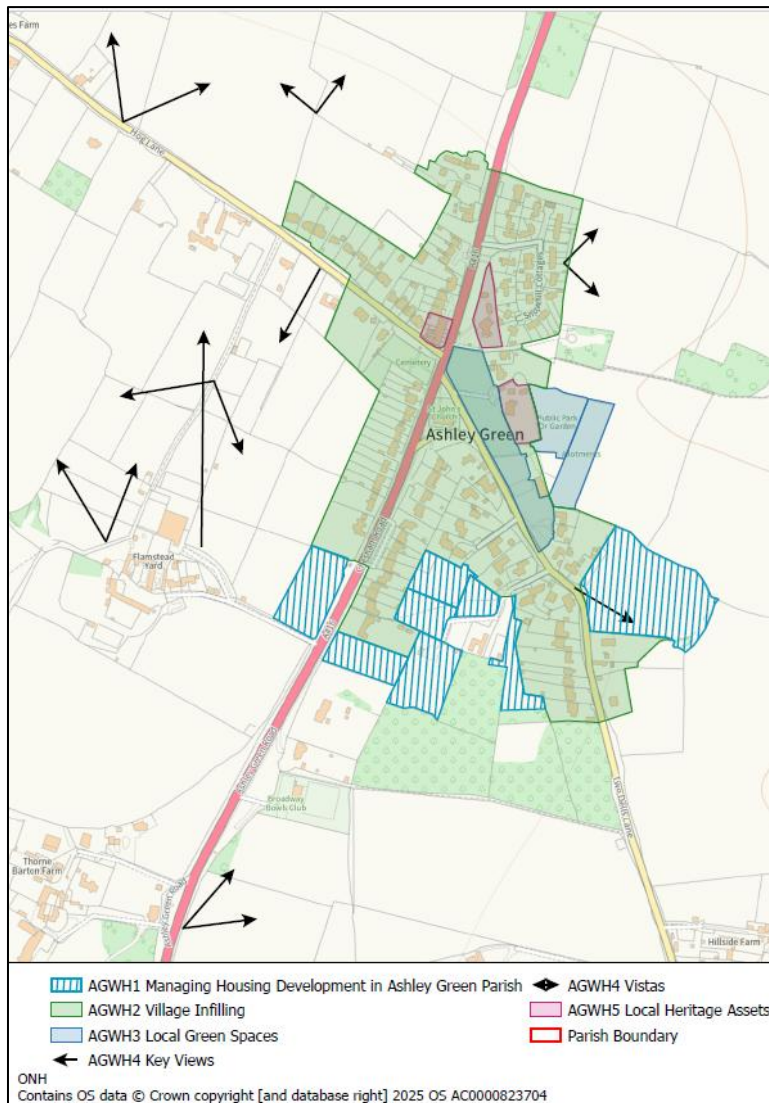
3.17 This policy identifies buildings or structures as Local Heritage Assets in order to give them additional protection as 'non-designated' heritage assets' (per NPPF §209), in recognition of the important contribution that they make to the special character of the Parish. A description of the local interest of each building and structure is set out in Appendix C. Some assets are part of BC's Local Heritage List, however, this Plan clearly explains their local significance and what makes them valuable to the local community.

3.18 Further, it is noted that the Parish contains numerous Graded Listed Buildings and other buildings that bring significant value to the community by preserving local history, defining the character of the area, and fostering a sense of identity. The following buildings are Local Heritage Assets: 1. The Golden Eagle Public House in Ashley Green Village, 2. St John's Church in Ashley Green Village, 3. Moated Site at Grove Farm, Ashley Green Village, 4. Slight univallate hillfort in Whelpley Hill.

4. Ashley Green Neighbourhood Plan Policies Map



Please note that the Policies Map is best viewed online, visit ashleygreenplan.co.uk for the interactive mapping.



Please note that the Policies Map is best viewed online, visit ashleygreenplan.co.uk for the interactive mapping

5. Glossary of Terms

This glossary explains technical and planning terms used in the Ashley Green Parish Grey Belt Study and relevant National Planning Policy Framework (NPPF) policies. It is designed to help parish councillors and local residents understand planning language. Each entry includes both the formal planning definition and a plain English explanation.

Active Travel

Travel involving physical activity, such as walking or cycling, and the routes or facilities that support these options.

Plain English: Getting around without using a car – like walking or cycling – using safe and convenient routes.

Active Travel Infrastructure

Facilities like pavements, cycle paths, and safe crossings that support walking and cycling.

Plain English: The paths, pavements, and routes that make walking or cycling safer and easier.

Affordable Housing (AH)

Homes for sale or rent for people whose needs are not met by the market, including Social Rent, Affordable Rent, and Shared Ownership.

Plain English: Housing that costs less than normal market prices or rents, aimed at people who can't afford regular housing.

Assessment Area (AA)

A defined part of the parish used in the Grey Belt Study for detailed site analysis. Boundaries follow physical features.

Plain English: A small section of land marked out for study, using clear landmarks like roads or hedges.

Brownfield Land

Previously developed land that has been built on before, excluding land returned to a natural state.

Plain English: Land that used to have buildings or development on it.

Call for Sites

A process where the Local Planning Authority invites suggestions of land for future development.

Plain English: When the council asks landowners or the public to put forward land that could be built on.

Community Infrastructure

Facilities and services needed by a community, such as schools, health centres, and parks.

Plain English: The things a community needs to work well, like schools, doctors, and playgrounds.

Core Policy

A high-level policy from the Local Plan that sets strategic principles for development.

Plain English: A main rule in the council's plan about how land should be used or developed.

Defensible Boundary

A strong, physical edge to development, like a road or river, that helps prevent urban sprawl.

Plain English: A natural or man-made barrier that clearly marks the edge of a built-up area.

Designated Heritage Asset

A building, monument, or site of national importance, such as a Listed Building or Conservation Area.

Plain English: A building or place officially protected for its historical or cultural importance.

Density (dph)

The number of dwellings per hectare, used to measure housing development intensity.

Plain English: How many homes are built on a piece of land, usually per hectare.

Development Plan

A set of planning documents used to make decisions on planning applications.

Plain English: The official set of rules and plans that guide what can be built and where.

Doorstep Accessible Natural Greenspace

Small, good-quality green spaces close to where people live, identified by Natural England.

Plain English: A small local park or nature area within easy walking distance of your home.

Footnote 7 (NPPF)

A list of protected areas or assets where national policy strongly restricts development.

Plain English: A government list of important places where building is usually not allowed.

Golden Rules (NPPF §156)

Special requirements for Green Belt or Grey Belt housing, such as higher affordable housing levels and infrastructure improvements.

Plain English: Extra rules for building houses in Green Belt or Grey Belt land, like providing more affordable homes and better roads.

Green Belt

Land designated to prevent urban sprawl by keeping areas open and undeveloped.

Plain English: Protected countryside around towns and cities to stop them merging together.

Grey Belt

Land within the Green Belt that may be considered for development if it meets certain tests.

Plain English: Parts of the Green Belt that could be built on if strict rules are met.

Green Infrastructure

A network of natural and semi-natural spaces that provide environmental and social benefits.

Plain English: Green spaces like parks, woods, and playing fields that benefit people and wildlife.

Irreplaceable Habitats

Habitats which, once destroyed, cannot be re-created, such as ancient woodland.

Plain English: Special natural areas, like ancient forests, that can't be replaced if lost.

Large Built-up Area

An area physically and functionally part of a city or large town.

Plain English: A big, continuous built-up area with lots of services and transport links.

Listed Building

A building of special historical or architectural interest that is protected by law.

Plain English: A building that's important for history or design and legally protected from being changed without permission.

Linear Village

A village where buildings are arranged in a line, usually along a road.

Plain English: A village with homes stretched along a single main road.

Local Green Space (LGS)

A protected green area that is important to the local community.

Plain English: A special green space that is protected from being built on.

Local Nature Recovery Strategy (LNRS)

A county-level plan for protecting and improving biodiversity and green spaces.

Plain English: A county-wide plan for making nature and green areas healthier.

Local Planning Authority (LPA)

The council responsible for local planning and deciding most planning applications.

Plain English: The council department that handles planning decisions.

Major Development (Housing)

Usually a proposal for 10+ homes or on land of 0.5 hectares or more. Note: in this Plan, the maximum number of dwellings per site is restricted to 5 homes for design character and identity reasons.

Plain English: A big housing scheme of at least ten homes.

Metropolitan Green Belt

A specific part of the Green Belt around London, aimed at preventing urban sprawl in the capital's surrounding counties.

Plain English: Protected countryside around London to stop towns and cities spreading into each other.

Minor Housing Development

Small-scale housing schemes below the threshold for major development. Note: in this Plan, the maximum number of dwellings per site is restricted to 5 homes for design character and identity reasons.

Plain English: A small housing project with fewer than 10 homes.

National Landscape

An area formerly called an Area of Outstanding Natural Beauty (AONB), protected for its scenic and environmental importance.

Plain English: Beautiful countryside protected by law.

National Model Design Code

Government guidance on design principles for creating high-quality, beautiful, and sustainable places.

Plain English: Government advice on how to design attractive, practical, and sustainable neighbourhoods.

National Planning Policy Framework (NPPF)

Government policy setting out how planning should be done in England.

Plain English: The government's rulebook for planning decisions.

Neighbourhood Plan

A local plan made by a parish or community setting policies for development.

Plain English: A plan made by the local community to shape how their area changes.

Neighbourhood Plan Policy Lever

A tool available to a Neighbourhood Plan to influence development, such as identifying sites for specific types of housing.

Plain English: A rule in the Neighbourhood Plan that can be used to guide what gets built and where.

Nucleated Village

A village with buildings clustered around a central point, such as a green, crossroads, or church.

Plain English: A village where houses and buildings are gathered closely around a centre.

Planning Practice Guidance (PPG)

Government guidance explaining how to apply planning policies.

Plain English: Extra advice from the government on how planning rules should work.

Provisional Grey Belt

Land that could be Grey Belt but needs more checks or assessment.

Plain English: Land that might be built on but still needs to be checked against rules.

Public Rights of Way (PRoW)

Paths where the public has a legal right to walk, cycle, or ride.

Plain English: Footpaths, bridleways, and tracks anyone can use.

Publicly Accessible Green Space

Open land available for everyone to use, often for recreation, sport, or leisure.

Plain English: A park or green area anyone can visit.

Ribbon Development

A form of development characterised by buildings constructed in a continuous or semi-continuous line along a road, lane or transport route, typically extending outwards from an existing settlement. Ribbon development often results in a linear pattern of growth that can erode the distinction between settlements, place pressure on rural infrastructure, and contribute to the gradual urbanisation of the countryside.

Plain English: Development where houses or buildings are built in a long line along a road, rather than grouped together within a village or town, often stretching development further into the countryside.

Settlement Boundary

A mapped line defining the edge of a village, used in planning to decide where development is acceptable.

Plain English: The official edge of a village, beyond which building is usually restricted.

Sustainable Location

A place with easy access to shops, schools, jobs, and services by walking, cycling, or public transport. Also for the purposes of this Plan, access to a 'safe' pedestrian travel route.

Plain English: Somewhere you can get to what you need without always using a car.

Suburbanisation

The process by which rural or semi-rural areas take on the physical characteristics and appearance of suburban development. This can occur through new development, changes to existing buildings, or alterations to land and boundaries, resulting in features such as increased built form, domestic curtilages, suburban road layouts, lighting, hard landscaping, and garden structures. Suburbanisation can erode the rural character of the countryside and contribute to the gradual merging of separate settlements.

Plain English: When a rural area gradually starts to look and feel more like a suburb, for example through more houses, larger gardens, fences, lighting, and other domestic features. This can make the countryside feel less rural and can reduce the clear gaps between villages or built-up areas.

Sustainable Pattern of Development

A layout of homes, services, and infrastructure that meets needs without harming future generations.

Plain English: Building in a way that works well now and in the future.

Tier 2 / Tier 3 / Tier 4 Settlements

Settlement classifications in the Local Plan, based on size, services, and transport.

Plain English: Categories for villages and towns depending on how big they are and what they offer.

Appendices

APPENDIX A: Local Green Spaces	29
1. The Glebe (and Playground)	29
2. Ashley Green Village Green	32
3. Ashley Green Allotments	34
APPENDIX B: Landscape Sensitivity	36
Corridors of Significance	36
Views and Vistas	36
APPENDIX C: Local Heritage Assets	51
1. Row of Cottages – Nos. 1-4 Chesham Road	51
2. The Old School.....	52
3. The Old Vicarage	53
4. Little Grove Priory	54
5. The White Hart PH	55

APPENDIX A: Local Green Spaces

Ashley Green is fortunate to have a number of attractive, accessible and well used open spaces located in the heart of the village. These spaces, which are all either common land or are in public ownership and, therefore, available for the use and enjoyment of residents. This land comprises a number of different types of space, each providing for different uses and users, such as the allotment, the children's playground adjacent to the Memorial Hall and the Glebe.

These open spaces make a significant contribution to the character of the village and are the sort of local assets that make Ashley Green an attractive place in which to live. In combination with other things, such as access to public transport, Ashley Green's open spaces also make the village a sustainable location for new development, as defined in the NPPF.

The Neighbourhood Plan is seeking to find a balance between the ongoing contribution of the village's open spaces to village life and their capacity to attract development interest, which will arise, in part, from the fact that Ashley Green is an attractive, well connected place with accessible, well-maintained and popular public spaces and buildings.

1. The Glebe (and Playground)



Map of The Glebe - Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704.



Ashley Green - Aerial Photo of The Playground, Memorial Hall, Allotments, Glebe and Village Green

Image provided by resident of Ashley Green



Ashley Green The Glebe

Images provided by AGNP Steering Group

The Glebe is a small Common Land to the back of the Memorial Hall and Playground. It shares the same characteristics of the Village Green. It provides a great space for children to play and often used by dog walkers and for exercise. Importantly the annual Ashley Green bonfire is always celebrated on 5th November and is attended by people from surrounding areas and particularly popular as it has a bonfire.



Images provided by AGNP Steering Group

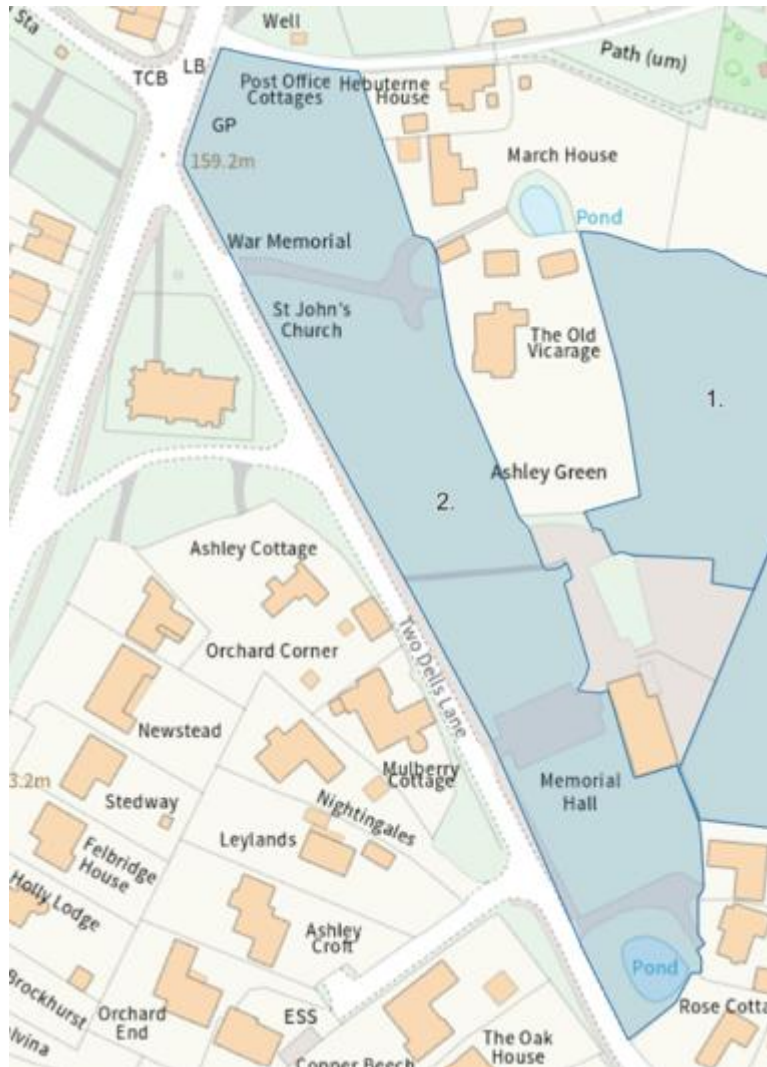
The playground at Ashley Green Memorial Hall is a popular spot for families, featuring a pirate ship, a wooden train, and musical instruments. It's designed for children up to about age 8, with a soft rubber surface and anti-slip strips on the wooden equipment. The playground also includes a cafe, outdoor gym equipment, and is located next to a green space.

Key Features:

- **Pirate Ship:** A centrepiece with slides, a rope bridge, and climbing features.
- **Wooden Train:** A large, wooden train provides opportunities for imaginative play.
- **Musical Instruments:** Features like a xylophone, rainmaker, and drums encourage creative play.
- **Swings:** Includes seat swings, a baby swing, and an accessible swing.
- **Outdoor Gym:** Adjacent to the playground, offering fitness equipment for older children and adults.
- **Glebe Cafe:** Located on the terrace, offering refreshments and a place to relax.

- **Parking:** A car park is available, though it can be busy, and there's on-street parking as well.
- **Toilets:** On-site facilities, including baby changing.
- **Surfaces:** Soft rubber and anti-slip strips for safety.

2. Ashley Green Village Green



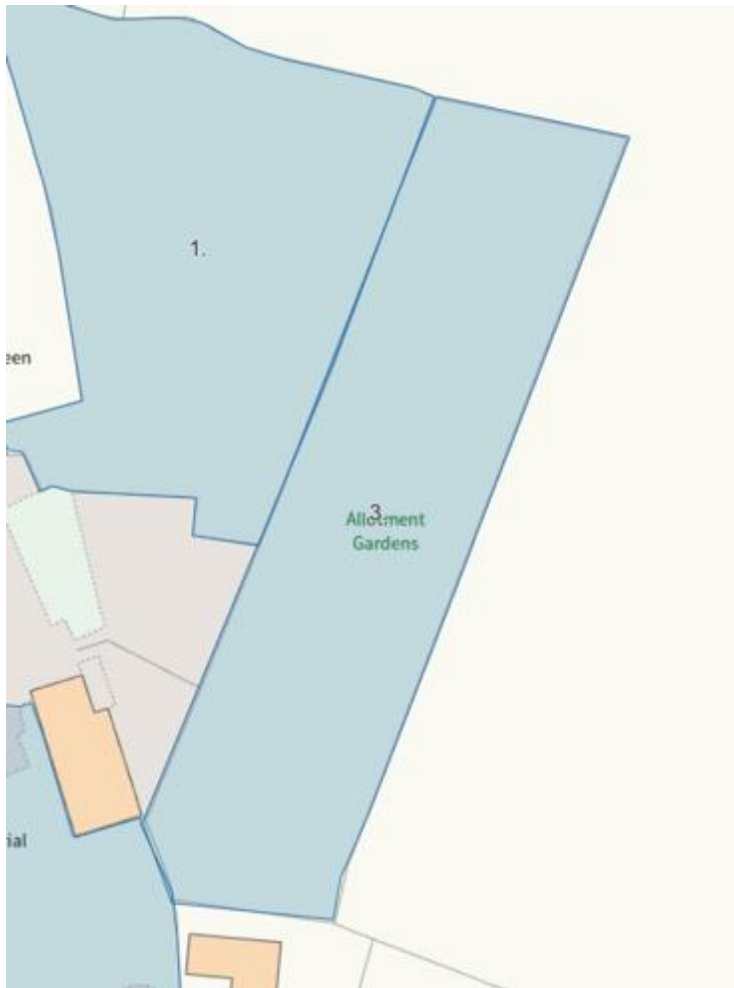
Map of the Village Green Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704.



Image provided by AGNP Steering Group

The Ashley Green Village Green is Common Land at the centre of the village surrounded by the village's community facilities, the Golden Eagle, The Old School, St John's Church and Memorial Hall. The annually summer fair is held on the village green and is very popular. It is used by the community for street parties held to commemorate national celebrations. It provides a great space for children to play and often used by dog walkers and physical activity. The village green promotes a sense of community identity.

3. Ashley Green Allotments



Map of the Ashley Green Allotments Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704.



Image provided by AGNP Steering Group

There are 7 full plots (previously 8 but one was removed to make a communal space). Each of these 7 can be divided in half to make 14 half plots. Currently there are 9 tenants taking up a mix of half plots and full plots. The Parish Council has put a lot of work into the plots this year to redefine the areas and clear them up to make them better spaces. There used to be just one tap, but we have this year improved the area so that each plot now has its own standpipe.

The price of plots as of January 2025 are £40 per plot or £20 per half plot for anyone living in the parish. New tenants from outside the village will be charged £80 for a full plot and £40 for a half plot. The age of the allotments is unknown. It is the only public land in the parish which Buckinghamshire Council have handed over ownership of to the PC.

The allotments are highly valued by the community in Ashley Green, as they offer a multitude of benefits, including providing access to fresh, affordable produce, promoting physical and mental well-being, fostering a sense of community, and improving the environment. They also provide a space for social interaction and can contribute to a more sustainable food system.

APPENDIX B: Landscape Sensitivity

Data has been mapped on any landscape designations (using the Local Plan Policies Map and published Landscape Character Assessment), supplemented by a visual survey conducted in April 2025 (see Policies Map and the photographic record below).

The sites schedule records if a Site (or PDL) lies within or adjoins a Corridor of Significance or Key View, which is shown on the Policies Map. A Neighbourhood Plan policy may then require development of those areas/sites to avoid the potential for landscape harm in the design (layout, scale, height etc) of a scheme. It is noted that a part of the Neighbourhood Area lies within the Chilterns National Landscape.

The NPPF definition of Grey Belt land excludes land where the application of the policies relating to the areas in its Footnote 7 (including National Landscapes, but not their settings) would provide a strong reason for refusing or restricting development. The National Landscape boundary does not coincide with any AA at Ashley Green and only includes one PDL site – on Hog Lane – that has in any event been assessed as an unsustainable Grey Belt location.

The following designations and characteristics have been identified:

Corridors of Significance

- the potential for visual coalescence of Ashley Green with Orchard Leigh that could be realised through linear development along Two Dells Lane south east of Ashley Green or north west of Orchard Leigh, justifying the designation of a Corridor of Significance
- the potential for visual coalescence of Ashley Green with Lye Green at Lycrome Road that could be realised through linear development along Ashley Green Road south of Ashley Green towards the groups of buildings at Thorne Barton Hall and on the opposite side of the road, justifying the designation of a Corridor of Significance

Views and Vistas

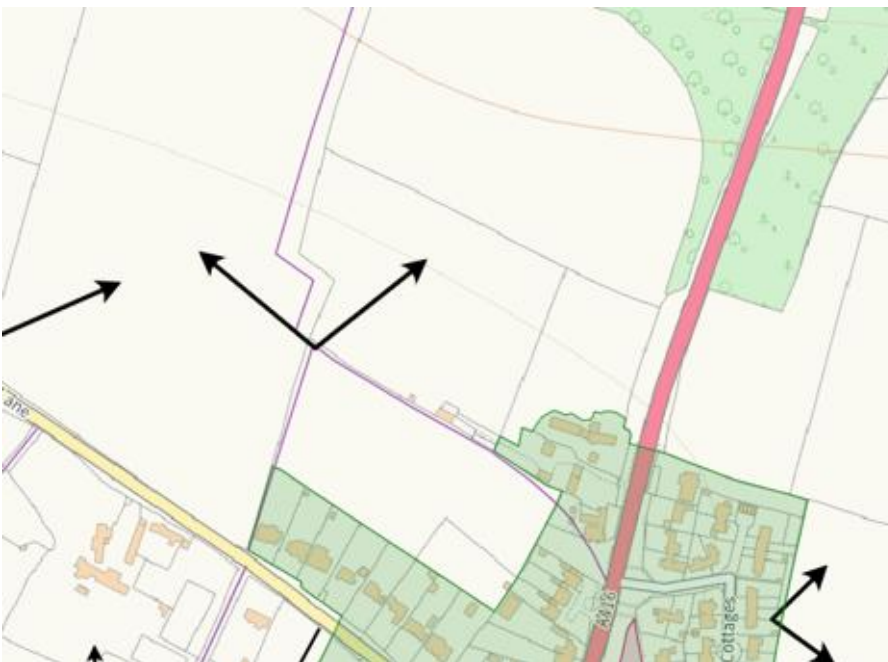
A. View towards Hockeridge and Pancake Woods

This is an important view from the public footpath across open farmland, offering extensive, high-quality vistas northwest across the fields north of Hog Lane towards Hockeridge and Pancake Woods. These wooded areas near Ashley Green, Buckinghamshire, are renowned for their tranquil walking trails, particularly the Hockeridge Wood Loop - a gentle, circular walk popular with families and dog walkers. The woods are especially noted for their seasonal bluebells and peaceful

atmosphere. Access to this key view is convenient, with parking available at the Hockeridge Wood car park or from Ashley Green's Memorial Hall car park. The combination of open farmland and the distinctive woodland backdrop justifies the designation of this location as a Key View within the parish.



View A - image taken by the AGNP Steering Group



View A - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

B. Footpath from the sewage works to the rolling Chiltern Hills

This is a stunning, high-quality vista looking eastwards towards Mount's Hill, visible from several key locations: along the popular footpath, from Snowhill Cottages, the access road to the sewage works, and the public right of way (PRoW) running from that access road to the Memorial Hall. This route is a favourite for families and dog walkers, valued for its unspoilt rural character and far-reaching views. The landscape has changed little over time, making its preservation especially important. The combination of its popularity, accessibility, and the exceptional quality of the view justifies its designation as a Key View and Vista for Ashley Green.



View B - image taken by the AGNP Steering Group



View B - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

C. View across fields towards Whelpley Hill from Two Dells Lane

The area benefits from a gently unfolding rural vista, characterised by open fields, mature hedgerows, and long views that create a strong sense of tranquillity. This landscape provides a peaceful, green backdrop to the settlement, offering residents and visitors a clear visual connection to the surrounding countryside. The combination of natural contours, well-established vegetation, and uninterrupted sightlines contributes to a high-quality rural setting that enhances local character and supports the community's appreciation of its landscape heritage.



View C - image taken by the AGNP Steering Group



View C - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

C. View from Flamstead Farm Towards Hog Lane

This key view encompasses the high-quality vistas across Flamstead Farm's open paddock land towards Hog Lane, as well as reciprocal views from Hog Lane back towards the farm. The view is particularly notable for its historic and architectural interest, featuring the Grade II listed Flamstead Farmhouse—a late 18th-century, letter-L plan farmhouse with a three-bay north range of two storeys, colourwashed roughcast walls, old tile roof (hipped to the right), dentil eaves, recessed barred sash windows, and a central door with a stack to its left. The east range is part brick, part brick and flint, all now colourwashed, with casement windows, while the flint and brick stable range includes timber-framed gables¹.

This view is enjoyed from the public right of way (PRoW) running alongside the paddock land and along its southern boundary to the A416. The vista also includes the distinct listed buildings of Old Oak Farm and Flamstead Farm, further enhancing its significance. The combination of open rural landscape, historic farmstead, and prominent listed buildings justifies the designation of this location as a Key View for Ashley Green.



View D - image taken by AGNP Steering Group

¹ Historic England listing: <https://historicengland.org.uk/listing/the-list/list-entry/1332502?section=official-list-entry> last accessed 12th March 2026



View D - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

E. View across Paddock at Flamstead Farm

This key view stretches across the open paddock land of Flamstead Farm, offering a sweeping rural vista that captures the historic character of Ashley Green. The view is particularly valued for its sense of openness and its visual connection to the Grade II listed Flamstead Farmhouse and its associated stable range, which stand as prominent features within the landscape. This key View also looks towards Old Oak Farm, an early 17th century timber-framed farmhouse. The combination of unspoilt farmland and the backdrop of these historic buildings creates a distinctive and memorable scene, making this an important view to preserve for the enjoyment of residents and visitors alike.



View E- image taken by the AGNP Steering Group



View E - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

F. View across fields towards Flamstead Farm from Hog Lane

This key view is experienced from Hog Lane, looking towards Flamstead Farm's land. It provides an important glimpse of the historic Flamstead Farm complex between buildings on Hog Lane—a view specifically recognised in a 2021 appeal decision. The combination of rural landscape and the visual connection to this historic farmstead justifies the designation of this location as a Key View for Ashley Green.



View F - image taken by AGNP Steering Group



View F - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

G. View looking across the fields towards Hockeridge Woods – opposite Old Oak Farm

This key view looks across the open fields towards Hockeridge Woods from a vantage point opposite Old Oak Farm. The scene is characterised by the sweeping rural landscape, with the historic Old Oak Farmhouse providing a distinctive focal point in the foreground and the woodland backdrop of Hockeridge Woods enhancing the sense of depth and tranquillity. The combination of open countryside, historic farmstead, and mature woodland makes this an important and memorable view within Ashley Green, worthy of preservation.



View G - image taken by AGNP Steering Group



View G - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

H. View from Coronation Hall, Whelpley Hill, looking across land towards Iron Age Fort (Scheduled Monument)

Whelpley Hill is characterised by being surrounded by arable land providing walking opportunities and an abundance of wildlife. This view is taken from near the Coronation Hall looking across level arable land towards the Iron age Fort.

“The monument includes the visible and buried remains of a slight univallate hillfort located on a broad plateau in the Chiltern Hills between the Bulbourne and Chess Valleys, in the village of Whelpley Hill.

Both the bank and the ditch were more pronounced in the early 19th century, during which time the ramparts were lined with beech trees and referred to as “Banks Wood”. The interior was open pasture, known as ‘Round Field’.

In 1860 the beech trees were removed and the majority of the monument brought under plough. By 1912 the bank had been reduced in height and the earth used to infill the ditch. Episodes of ploughing continued until the end of World War II reducing the bank to its present size, and obscuring the inner edge of the ditch.



View H - image taken by AGNP Steering Group



View H - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

Despite the effect of past cultivation, the slight univallate hillfort at Whelpley Hill will still retain valuable archaeological evidence, significant both for the understanding of this monument and for the wider study of the series of defended sites established across the Chiltern Hills in the Late Bronze Age and Early Iron Age.”²

1. View from Whelpley Hill across arable land

The view to the north of the Parish as you leave Whelpley Hill towards Ashley Green showing the continuation of the beautiful arable land. A public footpath crosses these fields and is used by residents of both Ashley Green and Whelpley Hill. This is also a part of a circular walk that takes to past the Old Vicarage in Ashley Green, the King Charles restaurant, Little Grove Priory and ending at the Golden Eagle in Ashley Green.

² https://www.chilterns.org.uk/map_marker/whelpley-hill/



View I - image taken by AGNP Steering Group



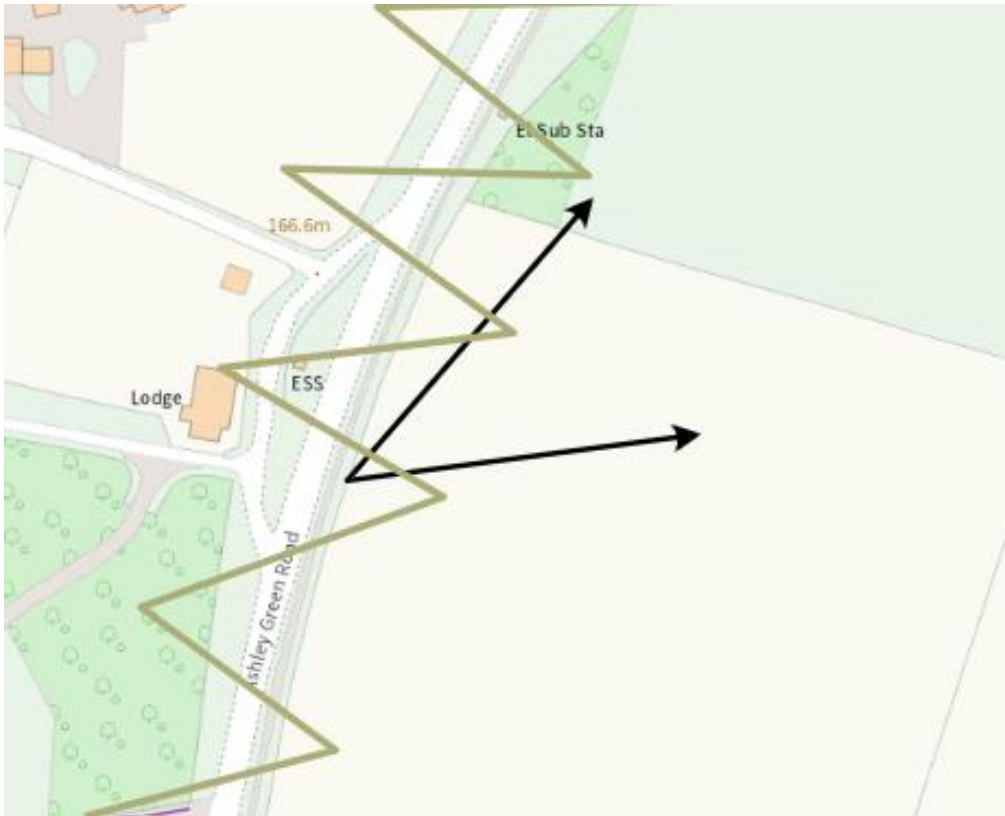
View I - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

J. View from Ashley Green Road looking to the Northeast

The view to the southern end of the Parish looking northeast showing the continuation of the beautiful arable land. A public footpath crosses these fields and is used by residents. This is also a part of a circular walk that takes to past the Old Vicarage in Ashley Green, the King Charles restaurant, Little Grove Priory and ending at the Golden Eagle in Ashley Green.



View J - image taken by AGNP Steering Group



View J - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

K. Great Reddings Field looking towards the Iron Age Site

This view looks south-west from Whelpley Hill towards the Iron Age site and beyond across open fields. It is a significant view in Whelpley Hill and should be protected.



View K - image taken by AGNP Steering Group



View K - Map. Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704

APPENDIX C: Local Heritage Assets

1. Row of Cottages – Nos. 1-4 Chesham Road



Image provided by AGNP Steering Group

Row of four late nineteenth century brick and flint cottages with clay tile roofs, the southernmost cottage formerly the village post office (picture from the 1960s). Picturesque row of terrace cottages built in the local vernacular, brick and flint with clay tile roof, small facing gables and decorative detailing including brick quoin surrounds and rough curved arches to the windows, brick string course and decorative chimneys.

The Historical interest demonstrates the historical development of the village, as one of the early groups of cottages at the centre of the village facing the green, located at the junction with Hog Lane and Chesham Road.

2. The Old School



Image provided by AGNP Steering Group

Nineteenth century village school built in 1853, now used as a community centre. The school was built in 1853 at the cost of Colonel Dorrien, of Haresfoot, Berkhamsted, who was the chief support of it.

It gained prominence during World War II when, in 1940, it was featured in the propaganda film "Village School". The school was saved from closure in the 1980s through the efforts of the Ashley Green and District Community Association. The school was slated for closure, prompting residents to form a community association to save the building in 1983.

The Old School is currently managed by the Ashley Green and District Community Association and serves as a community centre, hosting various events and activities for the village.

3. The Old Vicarage



Image provided by AGNP Steering Group

The age of the building is unknown but the Historic OS map of 1877 shows it was present at this time. It is the only Victorian building of this scale in the village. Striking Victorian building featuring two facing gables that retains many of its original features including church like rooftop finials and decorative ridge tiles, ornamental stonework to the flat band beneath the eaves, stone lintels, cills, double pointed arches and string courses to the front.

It was built as a residence for the vicar for St. John's Church (Grade II*) which was built in 1873 and the vicarage was built in 1875. Both building face onto the green. It has historic interest due to its association with St John's Church, a place of worship for the local community since at least 1873.

It has Landmark status as a Victorian building that is prominent in the village due to its scale and location facing the green.

4. Little Grove Priory



Image provided by AGNP Steering Group

The building is a large half-timbered dwelling, with white render, black timber detailing, red clay tiles and black framed leaded-light windows. Little Grove is shown by name in the Jeffreys map of 1766 and the building is shown in the OS sketch map of 1812 and tithe map of 1843. It appears on OS maps from at least the 1870s, annotated as Little Grove Priory.

Former priory. Described as 'House, Farm Buildings Yard and Garden' in the tithe survey, owned by Benjamin Lewis and occupied by Thomas Batchelor. Known as Little Grove Farm in 1901 census, and Little Grove Priory in 1939.

It is a large half-timbered building, used as a priory, then a school and finally as a dwelling since 1983. The building is white rendered, with extensive distinctive black timbers, black timber window frames and historic single glazed leaded-light windows. The roof is of traditional red clay tiles and the interior also displays historic features including fireplaces and black timber beams.

It is part of the historic estate of Grove Farm, which is an ancient stone-walled house with a moat, located around 220m to the north of Little Grove. Grove Farm contains several listed buildings and the moated site is a Scheduled Ancient Monument. The history of the wider estate and the appearance and detailing of Little Grove indicate that it is historic in significance.

5. The White Hart PH



Image provided by AGNP Steering Group

Nestled in a tiny hamlet between Bovingdon and Chesham, The White Hart was originally an 18th Century timber framed barn. It then became The White Hart pub: Originally a 15th century farmer's cottage and a favourite for USAF during WWII. The officer's mess was a shed in the garden. There is evidence of a tunnel from the cellar, possibly a priest run.

It is of two storeys with a tile hung first floor, including string courses of fishscale tiles. The ground floor is of brick with flint to side and it has a left hand bay window and single storey extension. The roof is pitched with a tiled porch roof.