

Little Missenden Parish Neighbourhood Plan *2024-2039*

Submission Draft September 2025

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Foreword

This Neighbourhood Plan has been three years in the making: a journey that commenced in 2022, guided by the vision and dedication of Little Missenden Parish Council, local volunteers, community groups, and Buckinghamshire Council. Its preparation has been informed by public consultations, stakeholder needs assessment, and extensive research-and your input throughout. Our aim has always been to affirm the rural character, natural heritage, and social identity of Little Missenden Parish – including Holmer Green, Hyde Heath, Little Kingshill and Little Missenden - while helping to shape the future in a sustainable and community-responsive way.

This document outlines our Vision for 2025-2039 and supports proportionate development that meets local needs, especially for families and affordable homes, without compromising the landscape that defines us. It reinforces the importance of Local Green Spaces, buffer zones, and protecting biodiversity, infrastructure, and heritage in alignment with national policies and local priorities.

We particularly wish to thank:

- Residents and stakeholders who contributed via surveys, workshops, and formal consultation responses.
- The Neighbourhood Plan Steering Group and supporting volunteers, who have worked tirelessly over the past three years.
- Sally Chapman from Chapman Planning, our consultant.
- Technical advisors (including landscape, ecological, and planning specialists) for helping translate local values into clear policies.
- Buckinghamshire Council for providing guidance and support at critical milestones.

Once adopted at a local referendum, this Plan will become a statutory part of the development plan for Little Missenden Parish. It will be used by planning authorities to guide decisions in a manner that upholds our community ambitions - built on bold collaboration and respect for village character.

Thank you for engaging with the process and helping to bring this shared vision closer to reality.

Sincerely,
Chairs, of the Neighbourhood Plan Steering Group and Little Missenden Parish Council

August 2025

1. Introduction

- 1.1 In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting green spaces and improving local character.

Role of this Neighbourhood Plan

- 1.2 This plan deals with the important land use and environmental qualities of the parish that have been identified by the residents during various consultation events. Its is based on information that is current at the time of writing.
- It sets out a clear vision for the parish over the plan period, from 2024 to 2039.
 - It refers to the issues raised and suggests how they can be approached through planning policies and aspirations.
 - It contains policies to protect the parish and to enable appropriate development to meet local needs for houses and jobs.
 - It acknowledges that some development might be appropriate, provided it meets the policies in this plan and the current strategic plan for the whole district.
 - It contains maps of the Area (both in the Neighbourhood Plan and associated documents) showing the features protected for various reasons for example, important local views, heritage assets and Local Green Spaces.

Process

- 1.3 Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. The Neighbourhood Plan document has to be formally consulted upon at two stages in production, 'Pre-Submission' (required by Regulation 14) which is organised by the Parish Council which gives people an opportunity to make comments on the first draft of the Plan and then 'Submission' (required by Regulation 16) organized by Buckinghamshire Council. Both consultations are formal six week consultations requiring representors to make written comments.
- 1.4 In order to rigorously test the policies of a Neighbourhood Plan, an independent examination is carried out. The Neighbourhood Plan must conform to the following 'basic conditions':
- consistency with local planning policy;
 - demonstrates how the plan will contribute towards sustainable development;
 - regard to national policy;

- general conformity with strategic local policy;
- contributing to the achievement of sustainable development;
- compatibility with EU obligations; and
- meet prescribed conditions and comply with prescribed matters.

- 1.5 Once the Plan has passed examination, it is voted upon in a referendum by parish residents and if a simple majority 'yes' vote is achieved, then the Neighbourhood Plan is 'made' by Buckinghamshire Council and comes into force as a planning document with legal weight in decision-making

Screening requirements from EU regulations

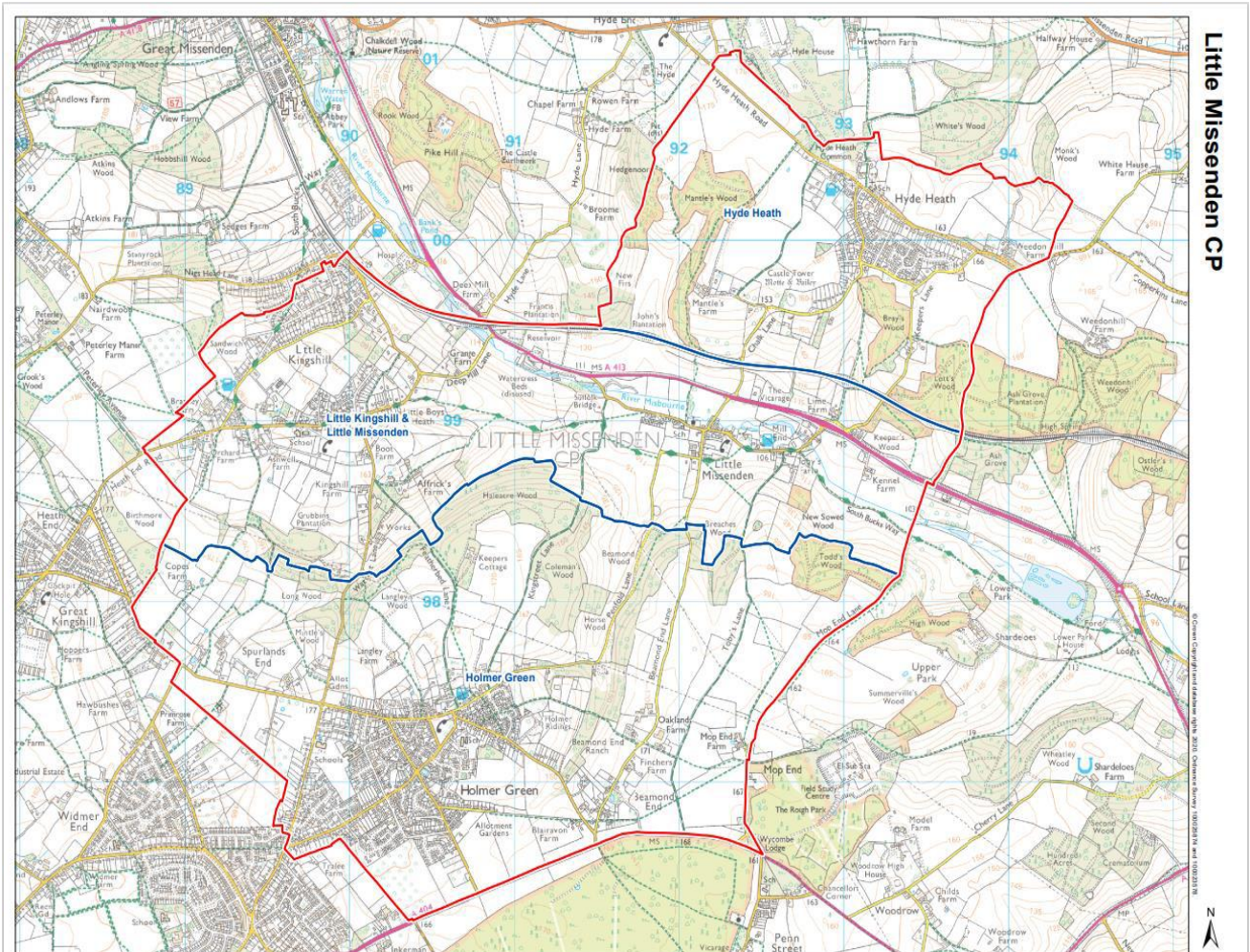
- 1.6 The Strategic Environmental Assessment (SEA) Regulations (Environmental Assessment of Plans and Programmes Regulations, 2004) and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017) previously implemented the requirements of the SEA and Habitats Directives in England. These Regulations continue to apply and have been transposed into English law. In most cases, Neighbourhood Plans do not require a full Assessment but must be screened to confirm that this is the case. For Little Missenden, Buckinghamshire Council have undertaken screening to see if a full assessment is required for either set of Regulations. It is confirmed that Assessment is not required.

Neighbourhood Area

- 1.7 Little Missenden Parish Council resolved in September 2022 to proceed with making a Neighbourhood Plan and the Neighbourhood Area was approved as being the whole of the Parish on 4th October 2022.

Little Missenden Neighbourhood Area

Neighbourhood Area Boundary - marked by red line



Little Missenden CP

2. The Strategic Policy Context

The National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area, with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

Sustainable development

- 2.2 The Neighbourhood Plan must contribute to the achievement of sustainable development. Sustainable development means 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (United Nations Brundtland Commission 1987).
- 2.3 The NPPF states that pursuing sustainable development helping to build a strong, responsive and competitive economy, ensuring a sufficient number and range of homes is provided in a well-designed, beautiful and safe built environment with accessible services and open spaces and to contribute to protecting and enhancing our natural, built and historic environment.
- 2.4 Therefore, the aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

The Local Planning Authority and Local Plan

- 2.5 Little Missenden Parish lies within the local planning authority of Buckinghamshire Council which was formed in April 2020. The development plan remains that of the former Local Authority for the area which was Chiltern District Council. The adopted Local Plan 1997 is in place as is the Core Strategy November 2011 although many of the policies may be deemed out of date because they predate the NPPF. Where policies are referenced in this Neighbourhood Plan the prefix 'CS' means that the policy is a Core Strategy policy.
- 2.6 The Buckinghamshire wide Local Plan is at an early stage in production, with the final plan expected to be adopted in 2027.

3. Parish Description

- 3.1 Little Missenden is a civil parish in Buckinghamshire. It sits within the Chiltern Hills Area of Outstanding Natural Beauty, about 3 miles (5 km) southeast of Great Missenden and 3 miles (5 km) west of Amersham. The Parish includes the villages of Little Missenden, Holmer Green, Hyde Heath and Little Kingshill, as well as the hamlets of Beamond End, Brays Green, Mop End and Spurlands End.

History and Heritage

- 3.2 The Parish is made up of three wards; Holmer Green, Hyde Heath, Little Kingshill/Little Missenden.
- 3.3 **Holmer Green** - The area is named after the manor of Holmer that covered a significant part of the parish in the medieval period, although its actual location is unknown. The 'Green' part of the name refers to a large and ancient Green, dating from the 13th century that used to exist here. The early history of the village is one of people moving out of Little Missenden and settling on the large area of heath. The village, including Beamond End, has 11 Listed Buildings. The oldest houses are The Old Rookery, Hollands Farm, Holmer Farm and Penfold Cottage, dating from the early 16th century. Between 1850 and 1950, the village became well known locally for its cherry orchards. Many references to orchards and cherries in road names and house names remain.
- 3.4 **Hyde Heath** - The name refers to the value of the estate that once stood there. The heath was valued at the price of one hide, an amount of land enough to support one free family and its dependents. Hyde Heath has two churches, one of which dates to the 1800's. The village has 3 listed buildings; Grade II Listed 7 The Green dating back to the 18th Century, Grade II Listed Brays Farmhouse dating back to the 17th Century and Grade II Listed Weedon Hill Cottages dating back to the 18th Century. The Scheduled Monument, Castle Tower Motte and Bailey lies to the south west of the village.
- 3.5 **Little Kingshill** - The village name refers to 'Kingshill' meaning a hill in the possession of the king. 'Little' was added to segregate it from the adjacent hamlet, Great Kingshill. There are 6 listed buildings in the village, including the Grade II Listed War Memorial. The oldest building is believed to be the farmhouse at Ashwell Farm in Windsor Lane, which it is claimed was used as a lodge by the King en-route to Windsor. The 1883 OS map shows five farms, the Full Moon Pub, the Baptist Church and a few houses.
- 3.6 **Little Missenden** - The name Missenden is first attested in the Domesday Book as Missedene, with other early attestations including the spellings Messedena and Musindone. The centre of the village is designated as a conservation area and there are 26 listed buildings at its core. The village consists of a few small houses of the 18th century, of brick and rough-cast, and some cottages. The current Little Missenden Manor house originated in the 16th century as a late medieval timber- framed hall house. The village is

home to The Church of England Parish Church of St John the Baptist which is a flint building with limestone dressings. The nave is 10th-century Saxon, built about AD 975. Its plain chancel arch is also Saxon and its imposts are re-used Roman bricks. The aisles, with their Norman arcades, were added in the 12th century. Inside the nave are several Medieval wall paintings, most are 13th-century.

Landscape

- 3.7 The Parish is characterised by its topography, which is undulating and characteristic of the Chilterns. Villages sit on plateaux, with fingers of ancient woodland snaking through the landscape, providing enclosure and perspective. Dew Ponds are also a common feature of the landscape.
- 3.8 The four villages have their own distinct and unique setting, and each has a mixed architectural character. The underlying chalk geology combined with heavy clay soils can be seen throughout in the vernacular, which often features flint alongside brick and red clay tiles, which is characteristic of the Chilterns.
- 3.9 The Parish is divided by the River Misbourne with the villages of Holmer Green, Little Kingshill and Little Missenden to the south of the river and Hyde Heath to the North. The area of the Parish most at risk from flooding is Little Missenden which sits partially within the flood plain of the river.

Education

- 3.10 Holmer Green has all levels of Education including a nursery school.
- 3.11 Hyde Heath has a primary school with a pre-school whilst Little Missenden has an infant school. Little Kingshill has a nursery based in the original village school building and a Combined School.

Recreation and community facilities

- 3.12 Holmer Green village has the benefit of a large enclosed Common which includes a further enclosed children's play area. A visiting fair is held on The Common in May and September every year. Holmer Green Sports Association provides facilities for tennis, football, cricket, squash, padel and short mat bowls. It also has a village hall known as the 'Village Centre', originally the village school and the Rossetti Hall which is also the Parish Council Office.
- 3.13 Hyde Heath has a cricket green and pavilion and there is also a village hall.
- 3.14 Little Missenden has a children's playground, allotment, a cricket pitch and a village hall.
- 3.15 Little Kingshill has a Village Hall and a newly built Baptist Church Hall which opened in September 2024, as well as an equipped play area, the Common, Priestfield Arboretum and a cricket club.

Local business, services and employment

- 3.16 Holmer Green is the focus of local businesses, providing a number of food outlets, a small supermarket, pharmacy, newsagent etc. In addition, it has a petrol station, two garages and a small trading estate. There are 3 pubs in the village as well as the Royal British Legion club.
- 3.17 Hyde Heath has a community shop and a pub.
- 3.18 Little Missenden has two pubs.
- 3.19 Little Kingshill has a pub and village café.

Population & Household Data

- 3.20 At the 2021 census, there were 6,273 residents of the Parish, 73% living in family households. Out of the over 16 age group, 57% of the population was economically active, with 45% working from home.
- 3.21 Nearly 60% of the homes are detached, around 21% semi-detached and only 15% terraced. There are very few flats in the Parish.



4. Consultation

- 4.1 The Neighbourhood Plan Steering Group was formed in May 2022, made up of local people and Parish councillors. At all times, the Steering Group has representatives from the four villages attending meetings. Minutes and Agendas are available on the Parish Council's website which has a dedicated page for the Neighbourhood Plan. [Neighbourhood Plan | Little Missenden Parish Council](#)
- 4.2 A questionnaire was published and circulated to residents in 2023 and the response rate was good with around 500 returns from all areas of the Parish. Publicity and distribution regarding the questionnaires varied from village to village to achieve the best possible return.
- 4.3 A series of 4 workshops was held in October 2024 at each of the villages to present progress and findings to residents including the topics that would be covered in the Neighbourhood Plan and a display explaining the Design Code document. Whilst the attendance varied at each, the interaction between the residents and members of the Steering Group was very positive.
- 4.4 Consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations was organised from the 7 May 2025 until 26 June 2025. The draft Neighbourhood Plan and accompanying documents was accessed in three ways; online via the QR code, by visiting the Parish Council Office in the Rossetti Hall, Holmer Green on Thursday mornings between 9am - 12noon, and by request, borrowing a hard copy. The community was informed of the consultation and all the communication methods used previously including Facebook, WhatsApp, leaflets, posters and the LM Grapevine publication. The responses received numbered just over 100.
- 4.5 Full details of all the engagement and publicity is available in the Consultation Statement.

5. Vision and Aims

- 5.1 The Vision and Aims of this Neighbourhood Plan have been carefully developed and refined by the Neighbourhood Plan Steering Group and endorsed by the Parish Council to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Aims are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

Vision – By 2039...

The villages of Holmer Green, Little Missenden, Hyde Heath and Little Kingshill and the hamlets of Beamond End, Brays Green, Mop End and Spurlands End will retain their separate identities and rural settings in the Green Belt and The Chilterns National Landscape. Across the Parish, high quality amenities for all ages will be provided, green spaces will be improved and rural retail, leisure and small business opportunities will be supported.

Holmer Green: The community vision for Holmer Green is to retain its rural character, protect green spaces and continue to be a thriving village to live in. New development in Holmer Green must be accompanied by improvements in infrastructure to accommodate new residents and new development should be sympathetically designed to reinforce and preserve the rural character of the village.

Little Missenden: The village will continue to be a thriving, safe and friendly village where people want to live, work and play. The character of the village will be maintained and enhanced whilst supporting sustainable development that respects its historic, agricultural and rural character within the Chilterns for the benefit of all residents and visitors alike.

Hyde Heath: The Neighbourhood Plan will seek to protect and enhance Hyde Heath while retaining its small scale rural character. The sense of community spirit characteristic of the village will be promoted to encourage people to want to live and enjoy the village. Future housing design and development will respect the nature of the village and fulfil the needs of the community.

Little Kingshill: The community vision for Little Kingshill is to retain its rural character and preserve green space for all to use. The sense of community spirit that is characteristic of Little Kingshill will be nurtured and enhanced so that people will want to live here to enjoy good health and well-being within its rural environment. Future housing and design and small-scale development will respect the rural nature of the village by fulfilling the needs important to the community.

Neighbourhood Plan Aims	
Environment	
Rural environment	<i>The rural character of the Parish as a whole and the distinct character of each of the individual villages of Holmer Green, Little Missenden, Hyde Heath and Little Kingshill will be maintained and enhanced through appropriate small scale developments and improvements.</i>
	<i>The natural environment of the Parish, within The Chilterns National Landscape, including landscape features and biodiversity will be enhanced and protected.</i>
Historic Environment	<i>The historic character and heritage assets of the Parish will be preserved and enhanced.</i>
Sustainable Development	
High Quality	<i>High quality, sustainable design will be required in all new development reflecting the distinctive characters of Holmer Green, Little Missenden, Hyde Heath and Little Kingshill.</i>
Housing	<i>New housing growth will be located so as to retain separation between villages and meet the needs of existing and future residents in terms of mix and tenure.</i>
Community	
Facilities	<i>Existing community facilities will be protected. New facilities and improvements to existing facilities will be encouraged to enhance opportunities for social cohesion.</i>
Green Spaces	<i>Formal and informal amenity spaces will be protected and enhanced and Local Green Space designated to protect those spaces of particular community value.</i>
Business	<i>Local Businesses including shops, pubs and rural businesses and homeworking will be supported and retained and an up to date communications network will be supported.</i>
Traffic and Transport	
Traffic	<i>The roads in the Parish will be safe and accessible for pedestrians, cyclists, horse riders and motorists. Improvements to the road network to increase safety and adequate parking will be required alongside new development.</i>
Rights of Way	<i>Footpaths, cycle routes and bridleways will be improved to be safe and accessible and additional links put in place to improve non-road based movement around the Parish.</i>

6. Sustainable Development Principles

- 6.1 Reflecting the NPPF, the need for new homes and the consideration of locations for new development by Buckinghamshire Council through the emerging Local Plan, new development must be sustainable, achieve high design & environmental standards, reflect local preferences in terms of location and especially important, deliver new community infrastructure.
- 6.2 The Parish has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, to be accessible by walking, cycling and public transport where possible.
- 6.3 It is generally accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs. The policies reflect the issues facing the Parish, the Vision and the Aims.
- 6.4 For Little Missenden Parish, the meaning of sustainable development is set out below.

Sustainable Development Principles

Sustainable development for Little Missenden Parish means that development should be:

- At an appropriate scale and in locations where it would support the communities,
- Of a high standard of design, reflecting the character of the surroundings,
- Contributing towards community infrastructure, including the provision of healthcare and educational infrastructure to accompany new development
- Providing superfast broadband connections,
- Ensuring that there is no increase in the risk of flooding,
- Meeting contemporary construction, energy efficiency and water management standards,
- Located and designed to enable safe walking and cycling to local services and facilities.

The following adverse impacts must be avoided:

- Avoidable intrusion into open countryside,
- The loss or inappropriate diversion of public rights of way,
- The loss of or damage to wildlife habitats and hedgerows and trees,
- A loss of amenity for existing residential properties and reduced efficiency for nearby businesses,
- Overloading existing utilities and services (electricity, water, drainage).

7. Local Character

Rural character

- 7.1 The defining character of the Parish and the settlements within it are the distinct separate identities of the villages but they are all set within the rural, undulating landscape. The roads are mainly smaller rural roads apart from the A404 and the A413 in the valley which bisects the Parish, often lined with trees and hedgerows or passing through woodland.
- 7.2 The countryside beyond the villages is glimpsed through gaps between houses and the rural character is always present given the lack of standardised housing patterns and layouts. The modest scale of buildings throughout the whole Parish reflects its agricultural past with more modern buildings dispersed along the main routes out of the villages and especially concentrated in Holmer Green.

The Chilterns National Landscape

- 7.3 The Parish (excluding the built up area of Holmer Green) is set within the Chilterns National Landscape (formerly known as the Chilterns Area of Outstanding Natural Beauty). The Chilterns Conservation Board is the managing organisation and has a duty to conserve and enhance the natural beauty of the Chilterns; to increase understanding and enjoyment of its special qualities; and to foster the social and economic well-being of local communities. The Board's guiding tool is the Chilterns Management Plan, which sets out the vision, policies and actions for the management of the National Landscape to 2030. It describes how best to conserve, enhance and enjoy the Chilterns, helping all those with a responsibility for the National Landscape to care for it for current and future generations. It influences and shapes key policies, plans and processes affecting the area, such as development and transport plans. More information is available on the website <https://www.chilterns.org.uk/>.
- 7.4 The Chilterns Conservation Board run various projects to help protect and promote local features such as the chalk streams and also produce guidance documents. This includes the Chilterns Buildings Design Guide which can be used to ensure that new or restored buildings contribute to the local vernacular and rural setting.

Policy LC1: Rural Character

The rural character of the Parish set within The Chilterns National Landscape should be respected through new development by ensuring that:

- proposals take advantage of the local topography, landscape and water features, trees and plants in the vicinity and on the site,*
- the scale and character of new buildings are modest and in keeping with the rural setting,*
- the variable sense of space between and around existing buildings is retained where appropriate, particularly where views of the countryside beyond the buildings are available. The design of new buildings should ensure that adequate space is provided around them to compliment the rural character of the Parish,*
- boundary treatment and landscaping schemes are carefully designed so as to maintain the rural character of the area,*

Landscape

- 7.5 Landscape Character Assessment (LCA) is the systematic division of the countryside into discrete and relatively homogenous units of land, within which the constituent physical, biological historical and cultural elements occur in repeating patterns and share certain aesthetic characteristics. The LCA for this part of Buckinghamshire was carried out in 2011. It is a very useful tool for establishing important characteristics of local landscapes that can then be protected and/or enhanced when new development takes place. For each character type there is an assessment of the characteristics, the strength of the character and the strategy going forwards. The relevant documents are available to view on the Buckinghamshire Council website <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/landscape-policy-and-assessments/landscape-character-assessments/>
- 7.6 The Landscape Character Assessment sets out that Hyde Heath, Holmer Green and Little Kingshill are within a 'Settled Plateau' character type sitting above the Misbourne Valley to the south west and the Chess Valley to the north east. The flat plateau landscape distinguishes this from the large scale undulating farmland to the north west and south east. It is described as an 'open landscape, with flat extensive fields, and limited tree and woodland cover. There are long views across fields to an open or wooded skyline with occasional important views across adjacent valleys'.

- 7.7 Little Missenden village is sited within the Misbourne Upper Chalk River Valley which is a wide shallow valley, characterised by gentle rolling valley sides, which predominately support arable cultivation and are often bounded by ancient woodland along the upper slopes.
- 7.8 New development should seek to respond to the landscape setting of the village and the proposed development site, by carefully siting and arranging buildings so that they do not introduce a jarring element into the Parish landscape. Planting schemes will be required and would be particularly encouraged where hedgerows can be planted or reinstated. Existing water features, including the rivers must be considered.
- 7.9 Some change that occurs in the landscape is outside planning control, but where planning permission is required for development, landscape features should be considered in a systematic way. Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Policy LC2: Protecting the Landscape

Any proposals for development should recognise and seek to protect and enhance the historic and natural landscape and local character of the Parish, including field ponds, rivers, streams, mature trees and hedgerows. Such features should be protected and where appropriate, incorporated into any landscape design schemes and their long-term maintenance ensured.

New development should take account of the guidance contained within the relevant Buckinghamshire Landscape Character Assessment.

8. Natural Environment

- 8.1 The natural environment is a precious resource, not just for its intrinsic value, but also for the wellbeing and enjoyment of people and the economic prosperity that it brings. Conserving and enhancing the natural environment is one of the principles set out in the NPPF with reference to the important habitats and landscape identified in both the Landscape Character Assessment (2011) and the Little Missenden Parish Design Guidance and Codes.

Woodland, Orchards, Trees and Hedgerows

- 8.2 Much of the Parish is characterised by woodlands, trees and hedgerows in varying proportions across the area. These natural features are important in several ways, they are an intrinsic part of the special landscape of the Chilterns, they provide important elements for biodiversity including as wildlife corridors and form part of the historic landscape.
- 8.3 Particularly important features include:

- Trees protected under Tree Preservation Orders and veteran trees,
- Ancient woodland that is designated as Local Wildlife Sites such as Mantle's Wood, Weedon Hill complex, Langley's Wood, Monk's Wood and Beamond Wood,
- Woodland that is accessible to the public.
- Priestfield Arboretum at Little Kingshill where there are approximately 180 different species of tree,
- Historic orchards, specifically cherry orchards,
- Hedgerows, many of which are ancient, species-rich hedgerows and wildlife corridors.



- 8.4 **Cherry Orchards** The countryside around was famous for its cherry orchards and older residents will remember the guns banging off and wooden clappers clattering at dawn 'bird starving'. The Bucks black cherries are dark and small and perfectly delicious especially when cooked in cherry turnovers, the local specialty. Many people went cherry picking and casual labour was employed. Nearly all the orchards have been cut down to make room for the explosion of new houses built since the Second World War. It is therefore particularly important that the remaining fields are retained and the planting of new 'heritage' cherry trees where appropriate is encouraged.
- 8.5 The Chilterns Board supports a project called 'Chalk Cherries and Chairs' which includes a landscape project to support and promote the Chilterns Orchards including cherry orchards. More information is available here [Chalk, Cherries & Chairs | Chilterns National Landscape](#)

- 8.6 **Hedgerows** are an important feature of the Parish, particularly along the roadside. In England, the Hedgerows Regulations 1997 are intended to protect important countryside hedges from destruction or damage. This includes hedgerows that are more than 30 years old and historic hedgerows are further protected. The protection does not include domestic or residential hedgerows. [Countryside hedgerow protection: removing hedgerows - GOV.UK](#)
- 8.7 All these features will need to be respected when development proposals are designed, wherever possible retaining existing features. The British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (as updated), details the steps that should be taken to ensure that trees are appropriately and successfully retained when a development takes place. Where there is no alternative to such features being removed, it is expected that replacements using species of local provenance will be required.

Policy NE1: Woodland, Orchards, Trees and Hedgerows

Proposals should be designed to retain trees and hedgerows of arboricultural, historic and amenity value in accordance with the Hedgerow Regulations and BS5837 national best practice (as updated). Proposals should be accompanied by a survey that establishes the age, health and longevity of any affected trees or hedgerows.

Development that damages or results in the loss of trees or hedgerows will not normally be permitted.

Where they are unavoidably lost, replacement trees and hedgerows will be required using species of native provenance.

Development proposals should not adversely affect known historic orchards, particularly cherry orchards.

Biodiversity

- 8.8 Protection of the biodiversity in the Parish, which is valued by local people, is very important, national policy (NPPF paragraphs 187, 192 and 193) states that the natural environment should minimise impacts on and provide net gains for biodiversity. Policy CS24 states that biodiversity will be protected, conserved and enhanced.
- 8.9 One of the most important features for biodiversity in the Parish is the River Misbourne, a chalk stream which runs along the valley close to the A413. There are only 200 chalk streams in the world, with 85% found in South and East England. The streams are fed by springs in the chalk rock, with the clean mineral rich water supporting a variety of wildlife and habitats, including some

of the UK's most vulnerable species in a fragile, highly specialised ecosystem. The specific plants (e.g. water-crowfoot) that grow in the riverbed create channels for the shallow clear water to flow. This in turn cleans the sandy riverbed and this provides important spawning grounds for brown trout and other fish that are particularly found in chalk streams. Chalk streams are under extreme pressure from low water flows and pollution. The problems faced and potential solutions are outlined in the 'The Chalk Stream Restoration Strategy' (2021), whose authors include environmental organisations and Defra. The Chilterns Board have a Chalk Streams Project which has been running for 25 years which seeks to ensure the proper maintenance and protection of chalk streams. <https://www.chilternstreams.org/>

- 8.10 There are 11 designated Local Wildlife Sites within the Parish, including 7 woodland sites and 4 historic lanes with species rich hedgerows. There are also 2 biological notification sites, a roadside verge nature reserve at Deepmill Lane and over 150 hectares of ancient woodland. Two Biodiversity Opportunity Areas (BOA's) cover part of the Parish <https://bucksmknep.co.uk/boa/central-chalk-rivers/> and <https://bucksmknep.co.uk/boa/gomm-valley/>.
- 8.11 Many of these have important fauna such as bats, butterflies, grass snakes and hares. Water Voles have also been seen. Some of the recorded important plants include fritillary, orchids and scabious species. Further information on local species and habitats (from Buckinghamshire and Milton Keynes Environmental Record Centre <https://www.bucksmkerc.org.uk/about-us/>) can be supplied on request from the Parish Council.
- 8.12 All proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats, wildlife corridors and species. This will include sites and features that are locally important in the Parish, including hills and the valleys with streams and ponds, trees, hedges, woodland and unimproved grassland. Developers will be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to enhance biodiversity and important habitats.
- 8.13 Biodiversity Net Gain (BNG) is a concept proposed in the Governments 25 Year Environment Plan and mandated as a condition of planning permission in the 2021 Environment Act. Biodiversity Net Gain requires at least 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. In locations such as this where all new development will be close to the countryside, it is really important that this principle is adopted to mitigate the impact of losing biodiversity value of undeveloped land to development. Not all new development is required to provide this uplift, exceptions include householder extensions.

- 8.14 In order to objectively assess net ecological impacts and therefore achieve net gains in biodiversity, as required by the NPPF, it is vital that a fair and robust mechanism for measuring these impacts is applied. To ensure they are consistently quantified, when required, applications must be accompanied by a Biodiversity Impact Assessment Calculation using the Natural England Biodiversity Metric. The application of this metric (which may be periodically updated) will be required for all development with negative impacts on biodiversity. Local wildlife groups such as Prestwood Nature are able to give guidance on local priorities.
- 8.15 Examples of how enhancements could be achieved include:
- Planting native trees and species rich hedgerows of local provenance
 - Creation of orchards, wildflower grasslands and nature reserves
 - Connecting existing habitats and enhancing migratory routes with additional planting (including green roofs, walls and hedgerows)
 - Creation of ponds
 - Provision of integrated roosting opportunities for bats and birds
 - River or stream restoration following guidance and advice from specialists, who can share best management practices.
- 8.16 Where Sustainable Urban Drainage systems (SUDS) are required to serve new developments, every opportunity to link them into habitats should be taken.

Policy NE2: Biodiversity

New development will be required to protect and enhance existing natural features of sites, wildlife corridors and where appropriate provide at least 10% net gain in biodiversity. Provision of appropriate species-related measures will be required, including, for example, swift bricks, nesting boxes, bat roosts, insect friendly planting and the incorporation of native species into landscaping schemes.

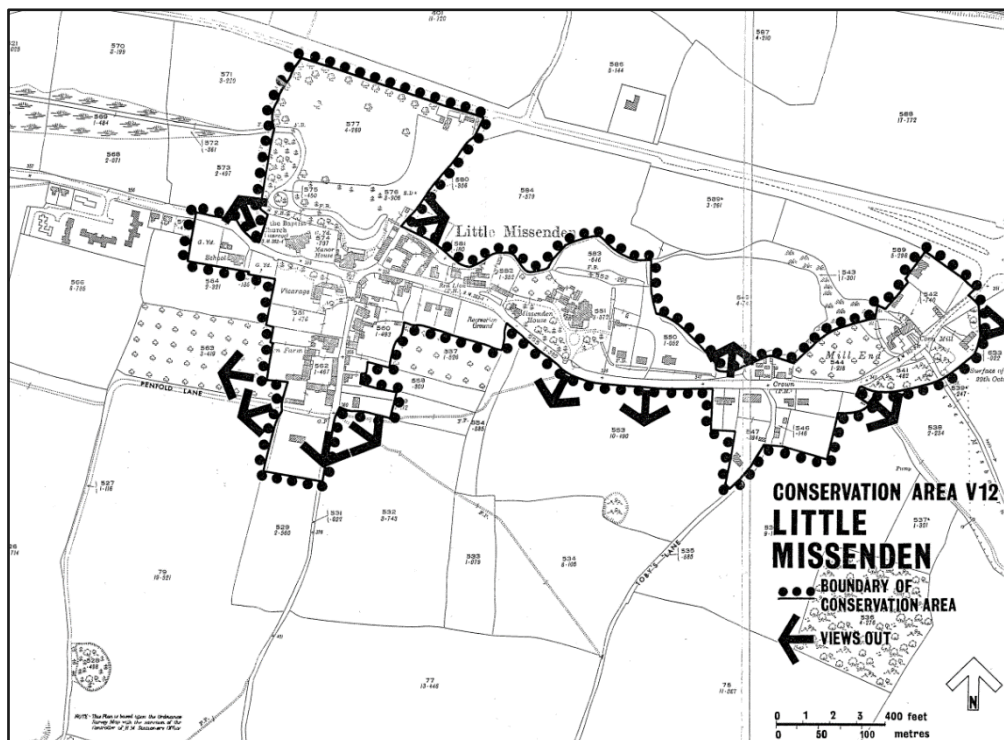
Development which could be potentially harmful to the Misbourne Chalk Stream will not be supported.

Opportunities should be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

9. Historic Environment

- 9.1 The Parish has a great variety of buildings in style, age and building materials and is set within an historic landscape. It is essential that the location and design of new development has regard to the historic character of the local area. This protection is in accordance with the national guidance contained in paragraphs 203 and 207 to 210 of the NPPF. Information on historic assets, including buildings, landscape features and archaeology is available at the Buckinghamshire Historic Environment Record <https://heritageportal.buckinghamshire.gov.uk/>
- 9.2 The Parish has a total of 60 Grade II listed buildings and structures, the Grade I listed Parish Church of St John the Baptist, a Scheduled Monument at Castle Tower and Shardeloes which is Grade II* Park and Garden. Prehistoric and roman artifacts have been found throughout the Parish. The historic assets are protected from harmful development by the NPPF which requires that great weight is attached to the assets conservation and that clear and convincing exceptional justification would be needed to justify any loss or harm to the asset.
- 9.3 Much work has been carried out as background to the Neighbourhood Plan and a report has been prepared which sets out the main historic characteristics of the Parish and it's settlements. This information can be used to help inform proposed developments to ensure that the character and history of the area is taken into account in preparing planning applications.

Little Missenden Conservation Area



- 9.4 The central area of Little Missenden was designated as a Conservation Area in 1971. Conservation Area designation is the responsibility of the Local Planning Authority (now Buckinghamshire Council). There has been no updated review of the Conservation Area and no assessment of the other settlements in the Parish.
- 9.5 Within the Conservation Area there are certain changes to permitted development rights which means that planning permission may be needed for minor alterations or small buildings. The setting of the Conservation Area is also important because development that is inappropriate could affect the character of the Conservation Area. It is expected that new buildings both within and close to the boundary of the Conservation Area will need to be designed so as to respect the bulk, massing, height and orientation of buildings in close proximity to the site, but can be designed in such a manner as to add to the varied character of the Parish.

Policy HE1: Conservation Area and its Setting

Development in the Conservation Area and its setting should achieve high quality design, set in a clear context in terms of materials, scale, setting and layout. The following criteria apply:

- *Development where the scale and massing responds to and reflects the immediate area;*
- *Use of locally distinctive details will be required (materials, openings/access and boundary treatments).*

Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.

Local Heritage Assets

- 9.6 Neighbourhood Plans may identify important heritage assets which are not already protected by listing. The list of non-designated heritage assets was compiled as part of the work on the Neighbourhood Plan and is available in the background document 'Heritage Assets in Little Missenden Parish' and the final list is set out at Annex 2. This list also includes the buildings identified by Buckinghamshire Council in their recent Local Heritage List project.
- 9.7 The buildings and features identified which may not be of sufficient architectural or historic merit to justify listing, but nevertheless, are an important part of the character of the Parish. The policy will help to ensure they are retained. Enhancements to the local features may be sought through funding bids to support their management.

Policy HE2: Protecting and enhancing local heritage assets

All development proposals affecting identified local heritage assets set out at Annex 2 will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail.

The effect of an application on the significance of an identified local heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

10. Sustainable Development

- 10.1 Sustainable development means 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. Paragraph 8 of the NPPF expands on what this means in practice and the Neighbourhood Plan must support sustainable development. For Little Missenden Parish, this means small scale development within the villages over time which integrates well without damaging the natural and historic environment.
- 10.2 The Parish is made up of separate distinctive settlements of varying sizes set within the landscape. The majority of the Parish lies within the designated Green Belt although notably, the built up area of Holmer Green is inset within the Green Belt i.e. not washed over by the Green Belt designation. The Chiltern Local Plan Policies Map shows that the villages of Little Missenden, Hyde Heath and Little Kingshill have parts of their built up areas designated as 'Rows of buildings within Green Belt' or 'Green Belt Settlement'. Within these areas, infill development and limited residential development respectively may be accepted (Policies GB4 and GB5). Within the Green Belt generally, inappropriate development which would affect the openness of the Green Belt would only be allowed under very special circumstances. There are some limited exceptions to this (such as farm buildings and replacement dwellings) and these are set out in the NPPF.

Separation between settlements- Strategic Buffer Zones

- 10.3 Local Plans are required to review Green Belt boundaries periodically, and in order to fulfill their housing requirements may in exceptional circumstances allocate development in Green Belt areas thereby removing the Green Belt designation. This is the situation at Tralee Farm, an area of land that lies between Holmer Green and Hazlemere where a housing allocation has been made in the Wycombe Local Plan. Development in this location will effectively merge the two settlements of Hazlemere and Holmer Green with residents of the new development likely to be using facilities at Holmer Green. This housing allocation reduces the gap between the two settlements and erodes one of the main characteristics of the Parish which is that settlements are distinct and separate.
- 10.4 Accordingly, the Neighbourhood Plan identifies locations where merging of settlements, or parts of settlements would not be acceptable because it would erode the distinct character of the area. These spaces contribute to the rural character of the settlements which has already been eroded over the years by ad-hoc development and it is essential that the space left between the built development is retained.
- 10.5 The term strategic gap, within the context of the Neighbourhood Plan, refers to identified parcels of land between settlements. The parcel of land that has been identified is important in defining the character of the settlements and contributing to the retention of the settlement shape and form. It also reflects the high value put upon the setting of open countryside surrounding the settlements by residents. A strategic gap has been shown on the Policies Map at Tralee Farm which lies outside the Neighbourhood Area, but provides an example in close proximity to the Parish.
- 10.6 Strategic Buffer Zones have been identified where there is no development planned through planning applications or Local Plan allocations, but where there may be development occurring in the future where, for example, Green Belt boundaries may be reviewed. These zones have been identified as areas where new development would have a harmful effect on the existing pattern of development, through coalescence of settlements or distinct parts of settlements.
- 10.7 The Buffer Zones are as follows:
- Skimmers Field Buffer Zone
 - Windmill Cottage Buffer Zone
 - Wycombe Heath Buffer Zone
 - Little Kingshill Rural Heart Buffer Zone
- 10.8 Watchet Lane Buffer Zone is shown on the Policies Map but lies outside the Neighbourhood Area and therefore cannot be designated in the Neighbourhood Plan.

- 10.9 Whilst the identified Buffer Zones prevent coalescence, they also have a landscape function to retain the rural nature of the Parish. They also provide green infrastructure and wildlife benefits close to settlements, many contain public rights of way, natural footpaths and important views that are highly valued by residents.
- 10.10 Within the Buffer Zones, new development may be considered acceptable exceptionally such as for new community facilities or agricultural buildings, but the openness and separation of areas of existing built up development must not be significantly compromised. Any such applications must be accompanied by an assessment of the impact of the proposal, visually and functionally and the resulting impact on views and landscape character.
- 10.11 It is accepted that these areas are currently protected by the Green Belt designation, but given that emerging Buckinghamshire Local Plan will reassess Green Belt boundaries, it is considered critical that the Neighbourhood Plan 'flags up' those specific locations which should not be allocated for future development within the Parish through the new Local Plan.
- 10.12 A full explanation of the methodology used to identify strategic gaps and Strategic Buffer Zones is available in the relevant Background Paper accompanying this NP.

Development in the settlements

- 10.13 Opportunities for new small scale housing development may continue to arise in the settlements throughout the plan period. These are likely to be infill or redevelopment of redundant sites or sites currently in other uses. Redundant sites and brownfield land should continue to be a priority over green field sites.
- 10.14 New homes may be built on redeveloped sites or through infill development. Infill sites are defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, 'infill' sites can be acceptable for 1 to 2 new houses, provided that the amenities of the adjacent properties are not adversely affected and that the street scene and pattern of development remains appropriate to the rural character of the villages.

Policy SD1: Strategic Buffer Zones and development within settlements

Development proposals that lie within a Strategic Buffer Zone as shown on the Policies Map should avoid an unacceptable impression of merging settlements/parts of settlements by themselves or through cumulative impacts with other developments.

Within the settlement area of Holmer Green (excluded/inset from the Green Belt) and within the defined Green Belt Settlement/rows of dwellings in Green Belt* at Little Kingshill, Hyde Heath and Little Missenden, small scale limited infill development and redevelopment will be supported provided that the proposals are in keeping with the rural character of the settlement and would not have an unacceptable impact on the surrounding properties.*

**As defined in the Local Plan Policies Map*

High Quality Design

- 10.15 The NPPF and the proposals for planning reform recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings. Core Strategy Policy CS20 requires a high standard of design which reflects and respects the character of the surrounding area and those features which contribute to local distinctiveness.
- 10.16 The Parish has a wide variety of density, building date and materials, testifying to its historic past. It is important that this variety is carried through in new development whilst respecting the immediate surroundings. A Design Guidance and Code for the Parish has been prepared and is a separate technical background document to the Neighbourhood Plan.
- 10.17 The Design Guidance and Codes identifies 4 distinct character areas which correspond to the four main villages and are described briefly in the boxes below.

Character Area: Holmer Green

There is a mixed architectural style in the village, with buildings from different eras and styles present along many of the main roads.

There is a larger variety of uses in Holmer Green compared to the other villages in the Parish, including shops, schools and pubs. There is some continuity created by the material palette, which is predominantly red brick and flint, which features on new and old housing stock throughout. Housing is predominantly two storey in scale, but 3 storey buildings are present in the village and some of the historic housing stock presents a grander scale, displaying 2.5-3 storey massing and a strong sense of enclosure.

High hedgerows are a common and consistent boundary treatment, as are brick and flint walls.

During 1850 and 1950, Holmer Green became well known locally for its cherry orchards. Many of these trees are still dotted around the village and create a unique landscape setting. Other than that, there are some mature trees around the Common. The elevated plateau allows for expansive views out from the edges of the village.

Guidance for this area will seek to protect and enhance the sense of architectural variety, mixed street character, natural aspects and visual interest.

Character Area: Hyde Heath

Hyde Heath is a small linear village sitting on a hilltop surrounded by patchwork of arable fields, lined with mature hedgerows and blocks of ancient woodland.

There is a mix of housing stock. A large proportion of settlement dates to the period between 1950 and 1980. There are a number of bespoke contemporary new builds/extensions, particularly around the edges of the settlement. These sit alongside many large mansion style dwellings, predating 1880s, as well as those around the Common and along Bullbaiters Lane which in particular, features a number of large villas. There are two large estates; Brays Meadow comprises semi-detached and terraced red-brick housing with a consistent architectural style, Walnut Way features detached housing with low pitched roofs. Typical of housing from this era, all housing is two storey and plot sizes / gardens are relatively compact.

Houses display a mixture of architectural styles and details, including red and brown brick and white painted fascias. Blackened timber weatherboarding also features frequently, particularly on farmstead barn properties.

The overall street character is rural and mainly features narrow lanes with intermittent pavements. Boundary treatments are predominantly mature hedgerows and street trees soften the character of the streetscape.

Guidance for this area aims to protect the residential, linear and rural setting of the village as well as the varied architectural features and tree-lined streetscape.

Character Area: Little Kingshill

Little Kingshill comprises two fingers of development separated by a belt of fields (bounded by hedgerows), pockets of mature woodland and laid out in a predominantly linear pattern. The village features mainly large, detached properties, some of which are Victorian. A large proportion of the settlement dates to the period between 1955 and 1978, with small pockets of later infill (post 1978) and a small area of Victorian terraces and cottages in the north of the settlement. Properties are generally set back within their plots allowing for a spacious feel.

Most housing is two storey. To the south, yellow brick is the predominant building material, with some red brick. Houses are set within small-medium scale plots. To the north, detached and semi-detached houses feature in a mixture of architectural styles. Plot sizes vary but are very generous to the south eastern and north eastern ends of the village.

The streetscape includes some street trees and limited shrubs or hedges within front gardens. On-street parking is a feature of some areas. Mature trees and hedgerows soften the streetscape in places, particularly in rear gardens and along boundaries.

Guidance for this village seeks to maintain its varied vernacular and conserve its Victorian heritage. Green infrastructure is also an important feature which contributes to the rural feel of Little Kingshill.

Character Area: Little Missenden

Little Missenden is an historic village sitting in a shallow valley. The village, aside from a pocket of post war housing along Highmore Cottages, sits within a Conservation Area. The pattern of development is linear, with the village laid out along a crossroads in the centre of the village around the River Misbourne, Old Vicarage, Manor House and St John the Baptist church. The streetscape is intimate and gentle, due to the frequent bends in the street, which provide intrigue through closed views and landmark buildings. Housing in the centre is set close to the street providing enclosure. Along the village edges, housing is set back from the road with front gardens.

There is a very strong built setting formed by the soft red brick and flint, alongside some half timbered cottages. The roofline is extremely unique and contributes towards its unique setting, with clay tile roofs and brick chimneys characterising Little Missenden. Contemporary housing is sympathetic to the village setting, through colour palette and building materials. The landscape setting is formed by its setting in a shallow valley, with the presence of the river snaking through the village, as well as the water meadows to the north. Trees are present throughout the village – particularly Willow trees - along the streets and within front and rear gardens. Boundary treatments are consistent, with widespread use of flint and brick walls and yew hedgerows.

Guidance for this area looks to conserve the historic nature of the village, the architectural vernacular and unique roofline.



10.17 The Design Guidance and Codes document then sets out a series of design codes organised under four overarching principles that are particularly relevant for development in the Parish. These are: 1. Landscape Setting (LS) 2. Rural Village (RV) 3. Local Architecture (LA) 4. Sustainable Futures (SF). Within each of the overarching principles, there are a set of Design Guidance and Codes, which apply to the whole Neighbourhood Area.

Design Principle	Code name	Code to be applied
Landscape Settling (LS)	Green Infrastructure LSO1	in relation to proposals affecting green infrastructure
	Boundary Treatments LSO2	to development in the Neighbourhood Area to ensure locally distinctive boundary treatments.
	Views and Landmarks LSO3	to ensure important views and landmarks won't be negatively affected by development.
Rural Village (RV)	Patterns of Growth within the Rural Village (RVO1)	to ensure sustainable locations for new development in the rural villages
	Plots and Building Layouts (RV02)	to development that proposes new plots and new buildings
	Development affecting Heritage Assets (RV03)	to ensure new development will not harm heritage assets
Local Architecture	Building Height, Scale and roofscape (LA01)	when determining the height and roofscape of development
	Chimneys (LA02)	when determining details relating to chimneys for development

	Windows and Doors (LA03)	when determining the fenestration and architectural details of development
	Walls (LA04)	when determining details relating to external walls for development
	Extensions and Modifications (LA05)	when determining extensions and modifications for existing buildings
	Car Parking solutions (LA06)	when determining car parking arrangements for development in the Neighbourhood Area
Sustainable Futures (SF)	Aspect and Orientation (SF01)	when determining the aspect and orientation of new development
	Net Zero Housing (SF02)	ensure sustainability of new development
	Flood Mitigation and water quality (SF03)	to mitigate against flood risk
	Waste Storage and servicing (SF04)	in relation to waste and servicing of new development

10.18 All development proposals which will have an impact on the street scene and/or landscape will need to be accompanied by a Design and Access Statement which clearly shows that the development has been designed to specifically relate to its setting and takes into account the relevant Design Codes. This is essential to ensure that the special character of each village within the Parish are protected and their local distinctiveness is enhanced and reinforced. A checklist is provided at the back of the Design Guidance and Codes to help applicants fulfill this requirement.

Policy SD2: High Quality Design

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the design principles and codes set out in the Little Missenden Parish Design Guidance and Codes.

All new development must:

- Conserve the rural feel by retaining the existing green infrastructure including trees and hedgerows wherever possible and ensuring that new landscaping schemes and appropriate boundary treatments are implemented as part of the development;*
- Relate to the existing development pattern of the settlement in which the proposal is located, both in terms of enclosure and definition of streets, gardens and spaces;*
- Be of an appropriate scale, mass and density in relation to its setting;*
- Not be more than 2 storeys in height in Little Kingshill, Little Missenden and Hyde Heath. Buildings of 2.5 or 3 storeys will only be considered appropriate in Holmer Green where there is existing development in close proximity and the street scene would not be harmed;*
- Use materials appropriate to the development's context;*
- Be of a design with a locally inspired or distinctive character, including the use of chimneys and traditional window styles;*
- Be well integrated with the community and facilities by reinforcing pedestrian connections and taking opportunities to provide new ones;*
- Integrate car parking within landscaping or designed alongside buildings so that it does not dominate the street;*
- Provide facilities for secure cycle storage and waste storage and recycling.*

Sustainable Buildings and construction

- 10.19 The reality is that the homes built today will still be in use in 2050. Therefore, to achieve the UK carbon reduction targets cost effectively, new housing built today must be built to zero carbon standards as soon as possible. However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the carbon emission reductions, as around 70% of buildings that will be in use in the 2050's already exist. If carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings, including historic and listed buildings is also improved.
- 10.20 Local people through the questionnaire were generally supportive of domestic solar power infrastructure, less so for geothermal and wind energy infrastructure. Industrial scale solar installations were not discussed.
- 10.21 There are two main elements in achieving net zero carbon buildings: achieving net zero 'whole life' carbon emissions, which takes into account the building, operation and disposal of the building; and achieving net zero operational carbon – where a building uses no fossil fuels; all energy use has been minimised; it meets local energy use targets and all energy use is generated on- and/or off-site using renewables. Further information and definitions are available from several sources including the London Energy Transformation Initiative (LETI) and the UK Green Building Council.
- 10.22 The design and standard of new buildings should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, Sustainable energy production will generally be supported where there is no adverse impact on the rural environment.
- 10.23 Existing buildings can be retrofitted with features that contribute to energy, carbon and water efficiency. Historic England have published guidance on retrofitting historic buildings. <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/heag321-adapting-historic-buildings-energy-carbon-efficiency/>
- 10.24 The Parish which is supplied by Affinity Water is in an area of 'serious water stress'. This means it has poor overall water quality and quantity of water resources. A small local contribution can be made by requiring that all new homes are provided with water butts for harvesting and storage of water for garden use and other measures designed to reduce water consumption.
- 10.25 More detailed information and design solutions are set out in Design Codes SF01, SF02 and SF03.
- 10.26 Relevant information should be submitted, where required in relation to the scale and type of development being proposed, in an Energy Statement and/or in a Design and Access Statement accompanying planning applications.

Policy SD3: Provision of energy and water efficient buildings

The design and standard of any new building should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero operational carbon emissions. This includes the following measures (where relevant to the proposed development, feasible, and viable):

- *Siting and orientation to optimise passive solar gain,*
- *The use of high quality, thermally efficient building materials,*
- *Installation of energy efficiency measures such as loft and wall insulation and double glazing.*
- *Incorporation of on-site energy generation from renewable sources such as solar panels.*

Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.

The retrofit of existing buildings including heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

All developments must be designed taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting and storage features.

New Housing

- 10.27 It is acknowledged that the NPPF promotes sustainable development and encourages consolidation of smaller rural settlements where it will enhance or maintain the vitality of rural communities. There is no requirement for the Neighbourhood Plan to allocate housing and given that the Green Belt covers the vast majority of the Parish, the Neighbourhood Plan would only be able to allocate a limited amount of affordable housing because of this designation. The emerging Buckinghamshire wide Local Plan will be comprehensively allocating housing throughout Buckinghamshire.
- 10.28 No allocations are proposed in this Neighbourhood Plan, however there may be opportunities arising for 'windfall' development (i.e. not allocated in the Local Plan) within the parameters of the policies in this Plan.
- 10.29 Local people, through responses to the questionnaire considered that there wasn't an urgent need for more housing (over 80%). People were fairly supportive for homes for people with disabilities and older people but generally not supportive to social or private housing to rent. They were however, more supportive of homes for first time buyers, single people, couples and 2-3 bedroom homes for small families.

Affordable Housing and Housing Mix

- 10.30 There is no up to date Housing Needs Survey covering the Parish. Little Missenden is a very expensive parish to live in, although the house prices in Holmer Green may be slightly lower and there is more variety of stock than in the other villages. Since 2018, the average detached house has sold for over £800,000 with flats averaging £270,000. The most expensive property sold in 2023 was nearly £3 million whilst the cheapest was £230,000.
- 10.31 Given the likelihood that any new build housing is likely to be on small infill plots, it would be difficult to require affordable units to be part of the mix. There is no substantive evidence to suggest that there is a specific housing need in the Parish although an 'exceptions scheme' which would be purely or mostly affordable units may be supported in the future. Buckinghamshire Council requires a proportion of affordable units on larger housing sites so it is considered that there is no need for a policy requiring affordable homes in this Neighbourhood Plan.
- 10.32 However, the lack of smaller properties (and therefore cheaper to buy) means that it would be difficult for first time buyers and older people wishing to downsize to live in the Parish. Therefore any new housing development should include an element of smaller homes.

Policy SD4: New Housing Development

On all developments of more than 2 houses, the sizes of dwelling should be mixed, with a majority (over 50%) of 1-2 bedroom homes to provide for younger people and older people wishing to downsize.

11. Local facilities & Services

Local Facilities

- 11.1 The Parish is not particularly well provided with community and commercial facilities. Most residents have to travel to larger centres for healthcare, shopping and work. The NPPF recognises it is important that day to day facilities are situated within local communities so that they are accessible, help to reduce the need to travel and provide opportunities for people to participate in activities within their own community. Whilst there are clubs and societies in the Parish for residents to enjoy, there are limited community facilities.
- 11.2 **Holmer Green** in particular has a number of facilities which act as a hub for some of the smaller surrounding villages. These include
- Halls and venues: Rossetti Hall, Village Centre, Royal British Legion
 - Pubs: The Old Oak, Bat and Ball, The Earl Howe
 - Food & Drink: The Square Coffee Shop, South Hill Fish/chips/Chinese, Holmer Green Kebab, Holmer Green Royale Chilli.

- Shops/Services: Allure Boutique, J Walsh Newsagent, Spar shop, Landsdales Pharmacy, Nathans Fruit and Veg, Bottle and Basket, HG hairdresser, Rennie Grove Charity Shop, Perspective Wealth Management,
 - Health Services: Holmer Green Dental Practice (private), Temple End Vets, Cherry Garth Care Home, Beech Tree House Choice Care Young people
 - Holmer Green Sports Association, Clubhouse and pitches
 - Schools: HG Village Centre Pre-school, Poppies day nursery and Pre-School, Blue Willow Day Nursery, HG First and pre School, HG Junior School, HG Senior School
 - Places of worship: Baptist Church, Methodist Church, Christ Church, Church Centre
- 11.3 **Hyde Heath** has a primary school with a pre-school, a cricket green and pavilion, a village hall and a successful community shop.
- 11.4 **Little Missenden** has an infant school, a village hall and two pubs.
- 11.5 **Little Kingshill** has a Memorial village hall, a Baptist Church with a newly built Hall (housing a café), a nursery based in the original village school building, a school, play areas and a scout hut.
- 11.6 The policy is intended to retain these facilities and services to maintain all four villages as sustainable settlements. Accordingly, change of use, conversion or demolition of any of the facilities listed to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. Annex 3 contains a list of all the local facilities which are covered by Policy C1.
- 11.7 For the facilities listed in Policy C1, proposals which result in the loss or permanent change of use of Classes E (including retail, offices, cafes), F1 (learning and non-residential institutions) and F2 (Local community uses) to other uses will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. The applicant will need to put forward evidence that the existing use is no longer commercially viable and prove that a genuine attempt has been made to market the enterprise as a going concern for at least a year. New facilities and improvements to existing facilities will be encouraged and supported.

Policy LF1: Local facilities

The facilities listed in Annex 3 will be retained and planning applications which result in either the loss of or significant harm to, will be resisted.

If it can be clearly demonstrated that the continued use of any of the facilities listed in Annex 3 is no longer viable with evidence that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be considered.

Proposals to improve the viability or offer of a facility by way of the extension, replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects the Parish character in general, and the resulting increase in use is appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.

Any proposed replacement facility in a different location will need to demonstrate that the new facility is an improvement on the old facility and in a location where local people can access by foot.

The provision of new community facilities will be encouraged.

Recreation Facilities and Accessible Green Spaces

- 11.8 The Parish has a reasonable number of greenspaces of different types, they range from formal equipped recreation grounds to sites that are protected by wildlife and/or common land designations. Responses to the questionnaire indicated that residents were satisfied or very satisfied with the provision of such green spaces.
- 11.9 The Parish Council have allotments in all wards of the Parish which are rented out to residents and the surrounding hedgerows are maintained by the Parish Council.
- 11.10 Within new development, the requirement for new open spaces for sport and recreation alongside new development is included in the Local Plan and these standards will continue to apply.

- 11.11 Open spaces can always be improved, through management plans, improvements to access and boundary treatments and such improvements will be encouraged.

Policy LF2: Recreation and Green Spaces

Existing open spaces, allotments and recreation facilities will be protected from development. Proposals which would reduce the quality or quantity of these facilities will only be permitted where the existing facilities are re-provided to a better quality or quantity in an appropriate location.

The improvement of existing play facilities and green spaces both in terms of equipment planting will be supported. Provision of additional green spaces and recreational facilities will be encouraged and supported.

Local Green Spaces

- 11.12 Local people place a high value on the relationship between the settlements, the countryside and on the open spaces that help to define the landscape and character of the area.
- 11.13 Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 107 of the NPPF:
- The green space is in reasonably close proximity to the community it serves,
 - The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife,
 - The area concerned is local in character and is not an extensive tract of land.
- 11.14 An audit has been carried out of green spaces and assessed to determine which of them fulfill the Local Green Space criteria. Those spaces which fulfill the criteria are listed in Annex 4 and proposals for development will only be permitted in very special circumstances. The full assessment is included within the Local Green Space Report and the designated Local Green Spaces are shown on the Policies Maps.

Policy LF3: Local Green Spaces

The spaces listed in Annex 4 and shown on the Policies Maps are designated as Local Green Spaces.

Proposed development within the Local Green Spaces will be treated consistently with those for the Green Belt and development should not be approved except in very special circumstances. Inappropriate development will be resisted to protect their special character and contribution to the Parish.



Local Businesses & Agriculture

- 11.15 The Parish has limited employment opportunities with the majority of residents who are economically active and are not able to work at home, travelling out of the Parish for work to centres such as High Wycombe and Amersham. Nevertheless, local businesses can be of key importance to the local community and national guidance recognises this. Core Strategy policy CS19 seeks to support the rural economy by supporting appropriate rural diversification which would not conflict with policies relating to conserving and enhancing the natural Beauty of the Chilterns National Landscape.
- 11.16 Local businesses include the facilities at Holmer Green, several garages and local farms.

- 11.17 The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time. 35% of respondents to the questionnaire said they work at home in the Parish.
- 11.18 The diversification of agriculture and agricultural buildings is supported in principle. However, development must be of a scale and intensity appropriate to its context, must not impact detrimentally on residential amenity, and must have an acceptable impact on the character and scale of the settlements and their rural hinterland.
- 11.19 The provision of high speed broadband is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working.

Policy LF4: Supporting Local Business and Agriculture

Proposals for the development of new small businesses and for the expansion or diversification of existing businesses, including farm-based operations, will be encouraged, providing that:

- it can be demonstrated that there will be no adverse impact from increased traffic, lighting, noise or other emissions or activities arising from the proposed development;*
- it would have an acceptable impact on the character and scale of the settlements, their rural hinterland and landscape; and*
- where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development; and*
- the proposals make adequate provision for car parking and bicycle spaces for employees and visitors.*

Applications for extensions or part change of use of dwellings to enable flexible or home working will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.

In each instance, the provision of effective high speed broadband services will be encouraged and appropriate measures should be incorporated into the design of workplaces.

12. Traffic and transport

- 12.1 In terms of traffic, residents are highly dependent on private cars and 92.8% of residents have at least 1 car or van available to the household (Census 2021). This is a rural area and residents have to travel to their jobs and for shopping and services. 94% of the respondents to the questionnaire said that they use a car for accessing shopping, healthcare and socialising.
- 12.2 The NPPF says that sustainable travel (i.e non-road based or group transport) should be encouraged to reduce congestion and emissions but acknowledges that opportunities to maximise sustainable travel varies between rural and urban areas. The Local Transport Plan for Buckinghamshire (LTP4) sets out Buckinghamshire Council's approach to provide efficient and effective transport provision from 2016-2036 and is currently being updated.
- 12.3 For Little Missenden Parish, the nearest train station is at Amersham with trains going to the Midlands and London. Other nearby stations are High Wycombe and Chesham. 18% of respondents to the questionnaire said that they use the train to travel to work or place of study.
- 12.4 There are limited bus services throughout the Parish, the majority of them run by Carousel through High Wycombe Bus Station.
- 12.5 The Parish Council acknowledges that motorists speed and parking behaviour is not within the scope of the Neighbourhood Plan, but will consider how these issues can be addressed.

Car Use and Parking

- 12.6 With so many residents so dependent on cars to reach work and facilities, car ownership is high, many households have multiple vehicles requiring parking spaces.
- 12.7 This has led to cars being parked on roadsides and kerbs, narrowing some roads which are already narrow. It is therefore essential that new houses are provided with a sufficient level of parking which is easily accessible and useable. It is equally important that the existing limited car parking facilities are not lost, e.g outside the shops in Holmer Green, the sports fields and the spaces at the pubs.
- 12.8 Adherence to Buckinghamshire Council's parking standards reflect these local factors and seek to ensure that new development does not add to current levels of congestion.
- 12.9 Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration and current building regulations require that every new dwelling is supplied with an electric car charging point. Charging points in public car parks will be supported.

Policy TT1: Car Parking

Development proposals will provide parking in line with Buckinghamshire Council's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Secure storage for cycles and other non car vehicles such as mobility scooters will be encouraged.

New development should not result in the loss of publicly accessible off-street car parking. Developments which propose to remove off-road parking spaces will only be supported where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.

Proposals for new development that provide additional off-road car parking spaces, to alleviate parking congestion will be encouraged.

Provision for Pedestrians, Cyclists and Horse riders

- 12.10 A partnership approach between the Parish Council, Buckinghamshire Council and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. It is intended to support new ways of managing the traffic throughout the Parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes.
- 12.11 The questionnaire shows that 42% of respondents residents do sometimes walk to local facilities
- 12.12 The lack of pavements around the villages is increasingly important in villages where there are several well supported local community facilities and villagers who regularly walk into the surrounding fields and footpaths.
- 12.13 The challenges for pavement provision in the villages are as follows:
- The pavement network is not complete, for example in Little Kingshill;
 - The historic parts of the settlements are characterised by narrow lanes with no pavements;
 - Walking access to schools or school buses;
 - Parking is restricted outside the community facilities and where there is no pavement, parked cars often block access for pedestrians.
- 12.14 Where new development is proposed, the pavement network should be improved to assist in encouraging pedestrians.

Public rights of way

- 12.15 There are numerous footpaths and bridleways in the Parish.

- 12.16 Improvements to the network will always be encouraged, in particular provision of links between footpaths and physical improvements to barriers including stiles and gates.

Policy TT2: Provision for pedestrians, cyclists and horseriders

New development should include measures that that keep traffic speeds low, prioritise safety and improve the provision of pavements and access for pedestrians and cyclists and horseriders. Where they are proposed, new roads, junctions, pavements and traffic management measures should be designed to complement the rural character of the parish and reflect local heritage.

The rights of way network and pavements will be retained and new links both within the villages, to neighbouring settlements and to the wider countryside will be encouraged.

13. Aspirations, Implementation and Monitoring

Implementation & Working in Partnership

- 13.1 Little Missenden Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community.
- 13.2 The Plan will be used by the Parish Council to:
- guide comments on planning applications,
 - negotiate with landowners and developers to achieve the best possible outcomes from new development,
 - direct financial resources to the parish in a structured way,
 - bring together groups or working parties to improve the village environment,
 - lobby local authorities to support the parishioners' wishes and aspirations.
- 13.3 However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.
- Buckinghamshire Council - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities and unitary authority functions, including: Drainage, Highways and Transport, Education, Landscape, Minerals and Waste and Social Services.

- Adjoining Parish Councils – Assessing impact of large scale planning applications and discussing local facilities.
- Environment Agency The planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, Waste management, Land contamination and soil and other regulation.
- Site owners and developers will need to liaise with the Parish Council as well as the other agencies involved in development.

Funding and Implementation Mechanisms

- 13.4 Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. Buckinghamshire Council (previously Chiltern District Council) has a CIL schedule which requires a flat rate for different types of development which is then used to provide appropriate services and infrastructure. For example in January 2024, the charge per square metre for residential development in the Parish is £255.123.
- 13.5 The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure.
- 13.6 In addition, the Parish Council will seek to influence annual and other budget decisions by Buckinghamshire Council on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.
- 13.7 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.

Monitoring and Review

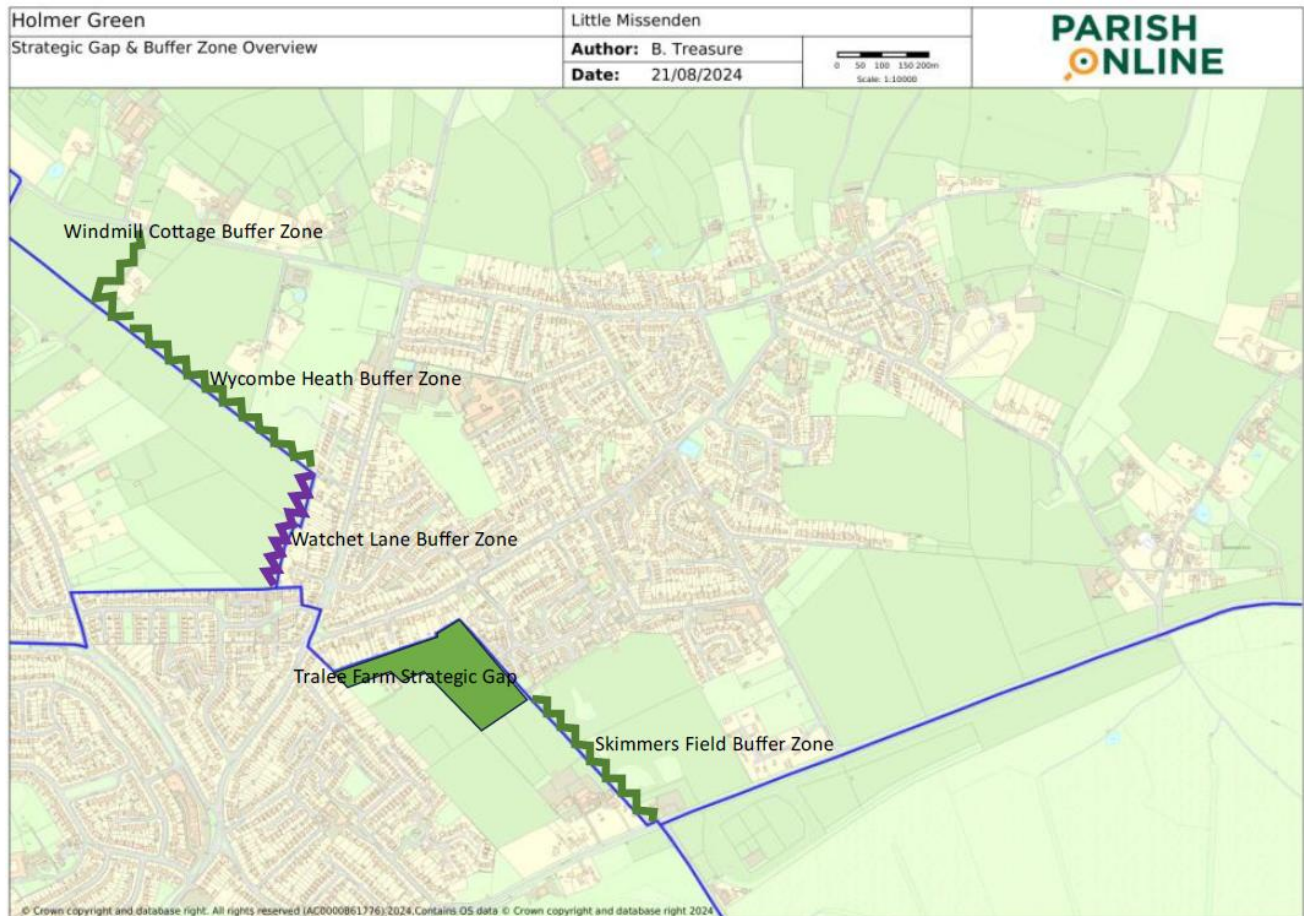
- 13.8 It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider:
- if progress is being made to achieve the vision and the objectives of the Plan,
 - if progress is being made towards the implementation of the policies in the Plan,
 - if financial contributions available to the community arising from development is being targeted towards the identified plans and projects,
 - if the Plan remains based on the most up to date information,
 - if the Plan is being taken into account by Buckinghamshire Council when determining planning applications.

- 13.9 However, it may prove necessary to formally review the Plan prior to 2035, for example following a future review of the Local Plan or changes in national policy. The Parish Council will conclude whether a review is required. If so, it will commence the review at an appropriate time and secure opinions of residents and stakeholders to update the Plan.

Annex 1: Policies maps

Policy Map 1: Buffer Zone

The map shows the strategic gap (Tralee Farm) which is outside the Parish shown shaded green and the zigzag lines show the buffer zones in green. (Policy SD1). The suggested Watchet Buffer Zone is shown purple and is for information only as it lies beyond the Parish Boundary.

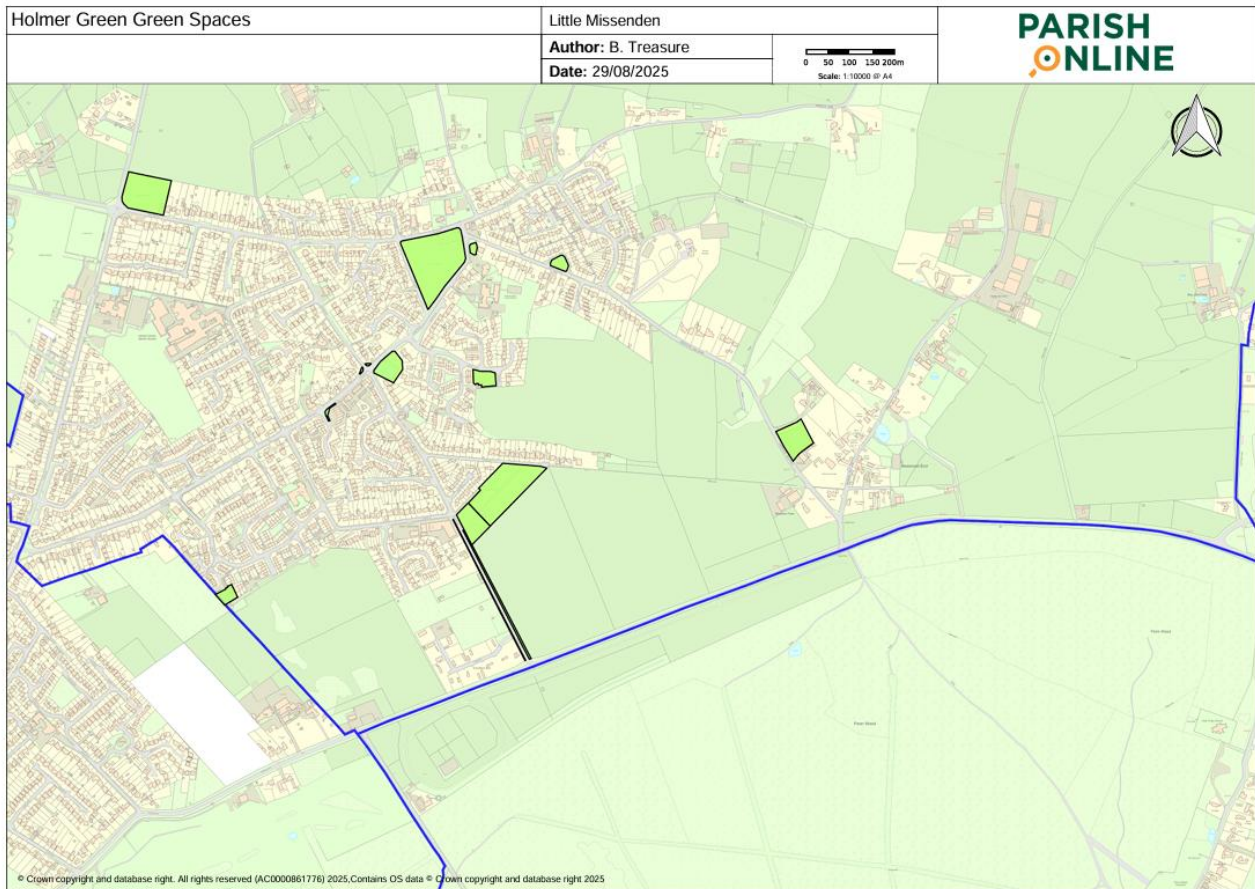


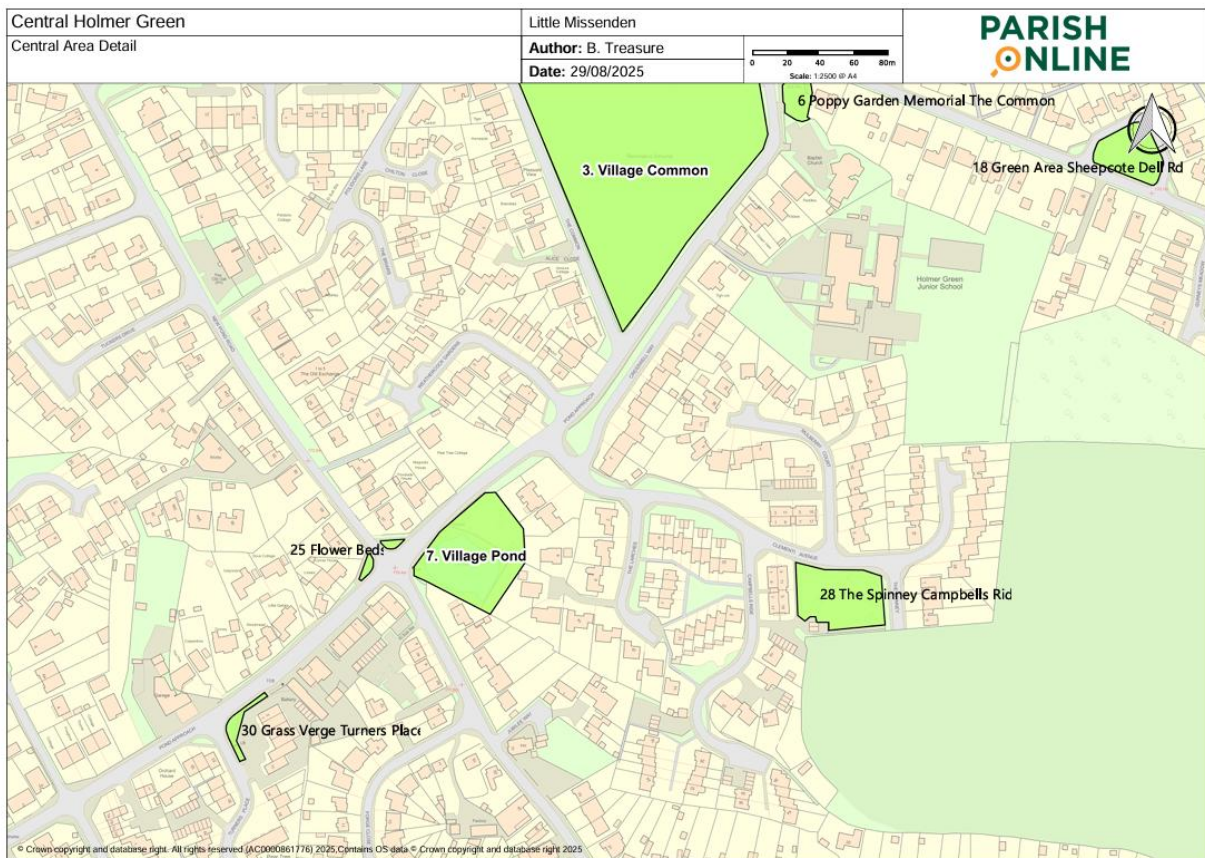
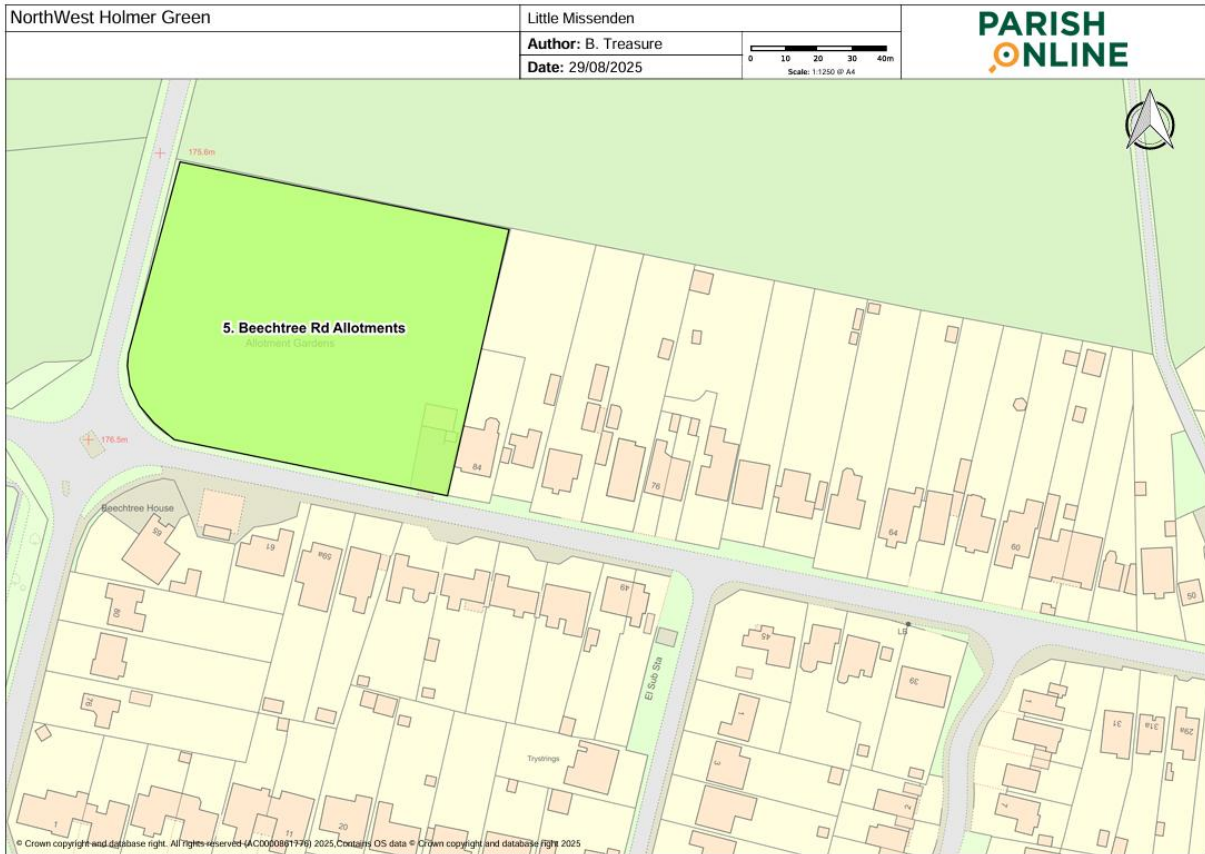
This map shows the Little Kingshill Rural Heart Buffer Zone (Policy SD1) shown as a green zigzag line. The Local Green Spaces are shown shaded green (Policy LF3).

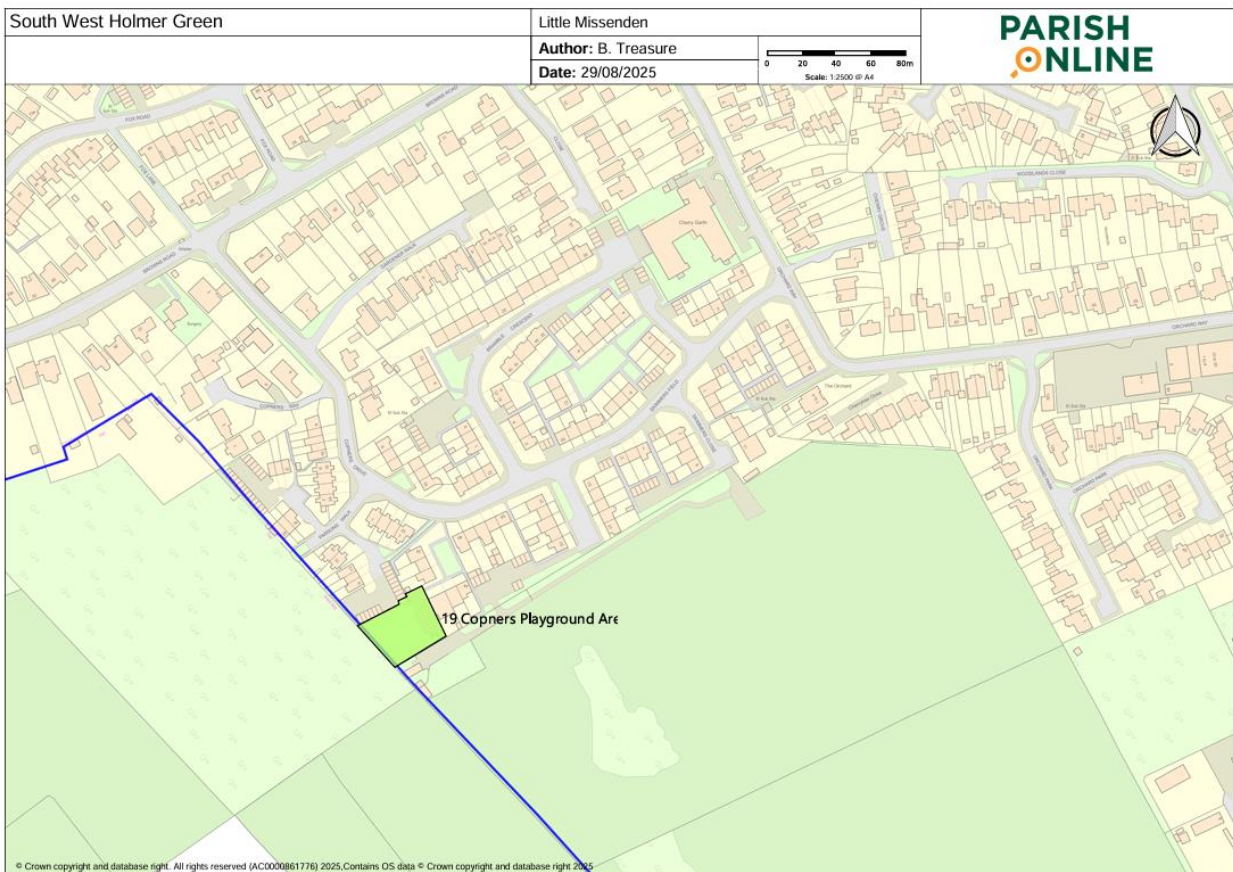
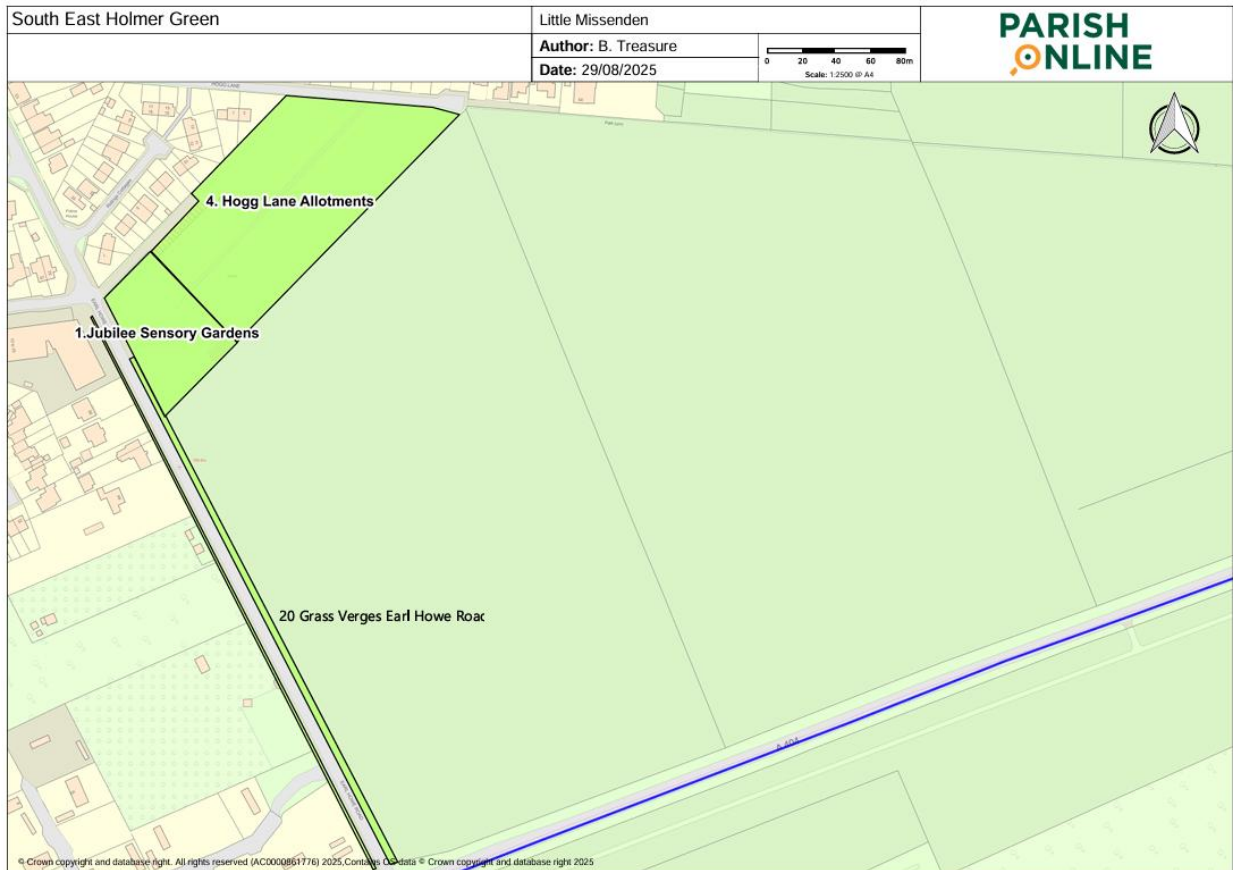


Policy Maps 3: Local Green Spaces

Holmer Green Overview

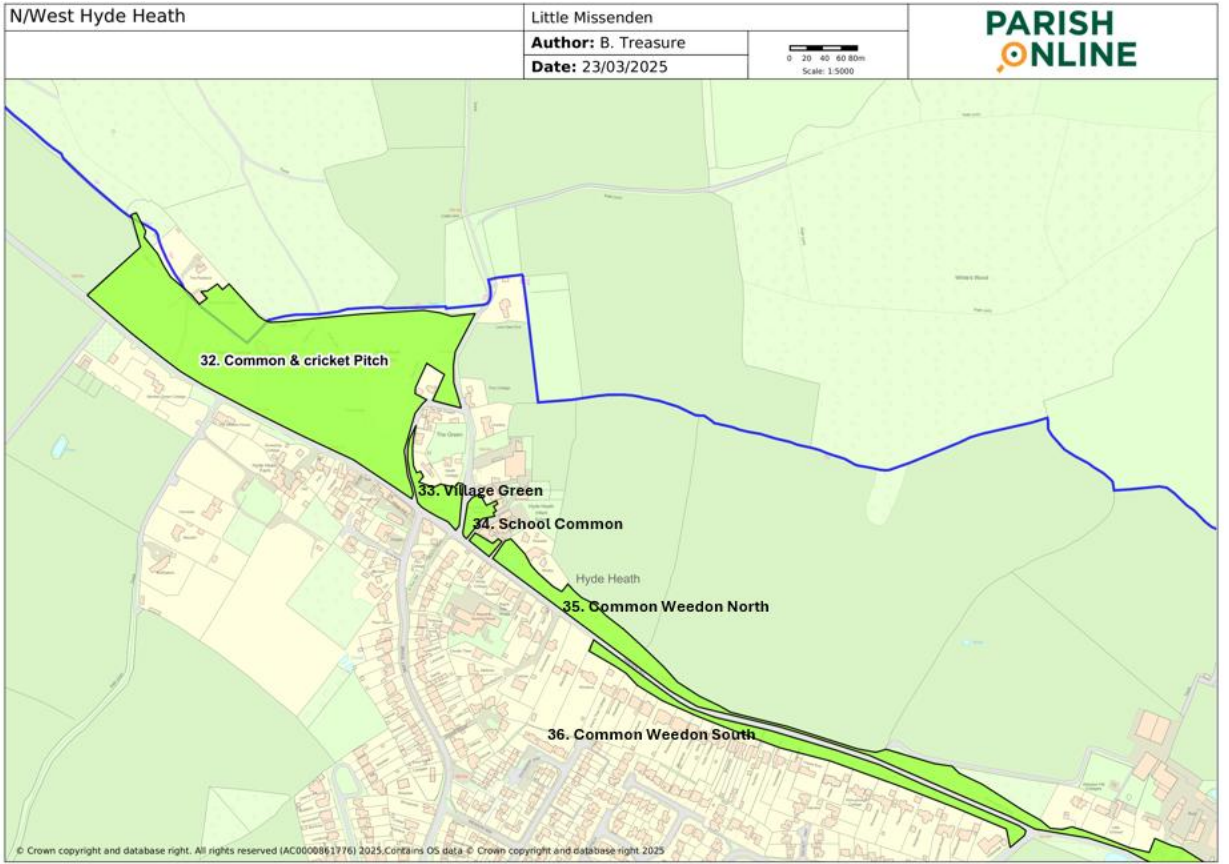




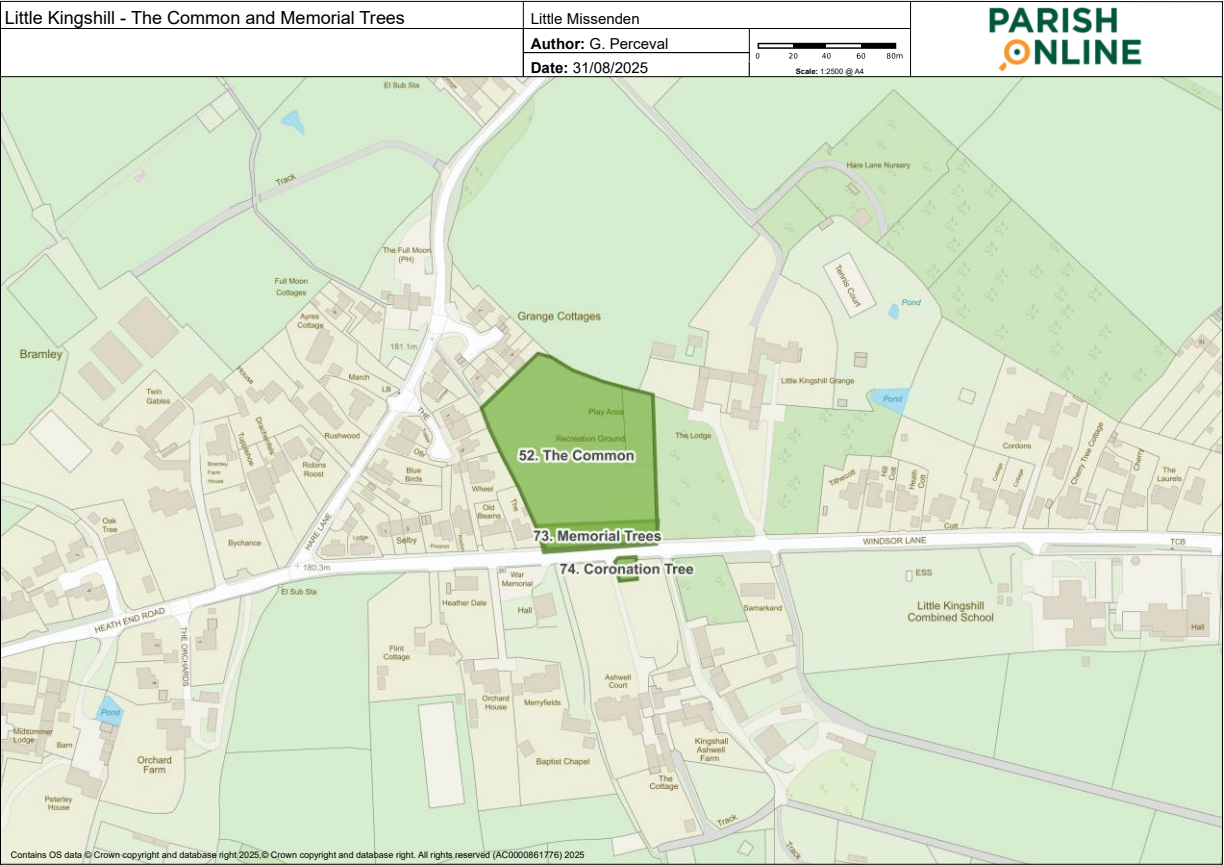
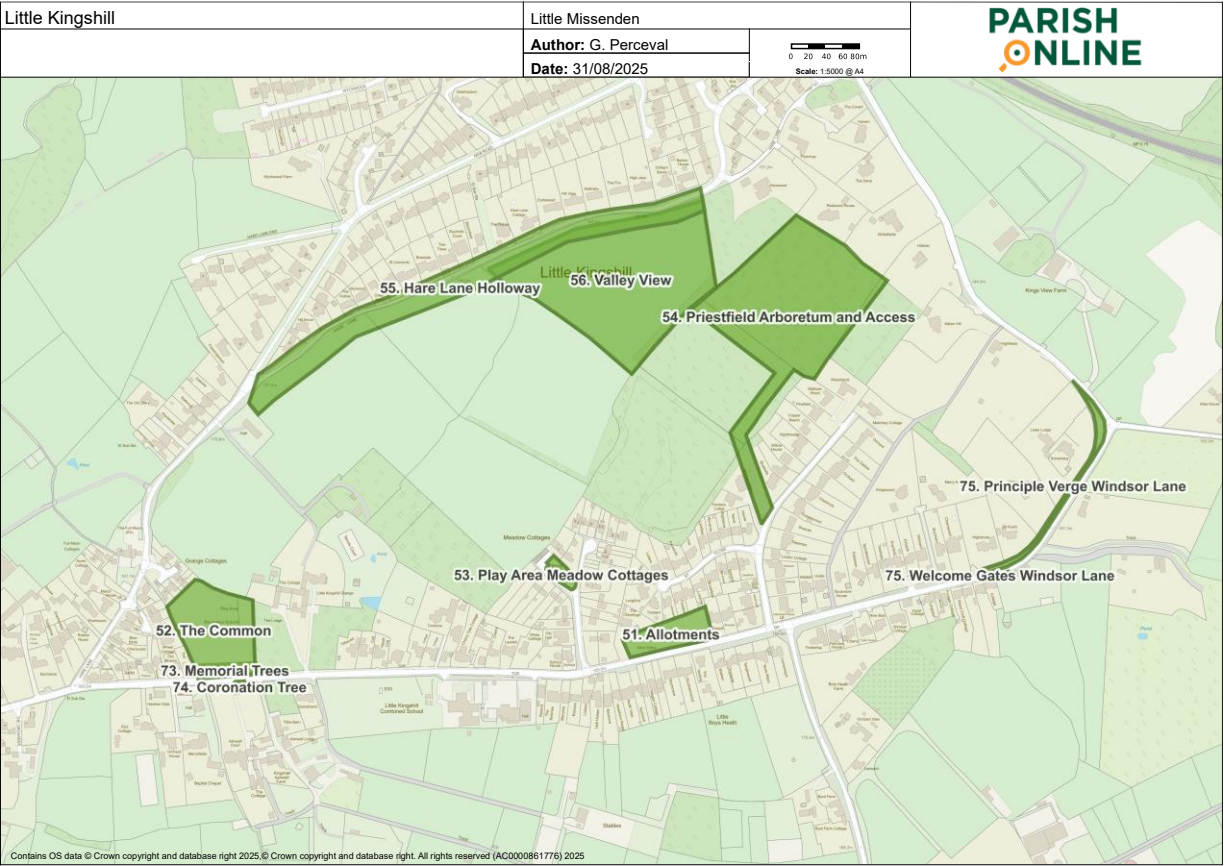




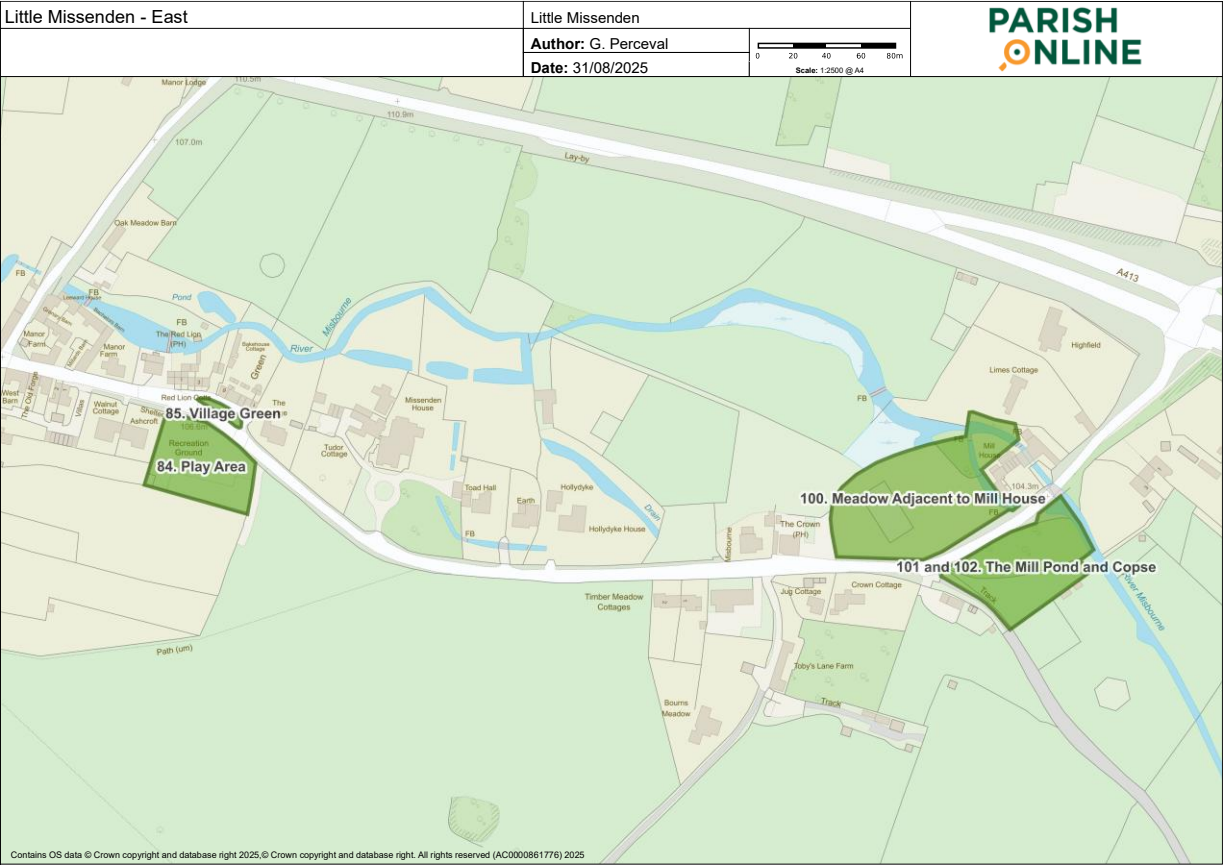
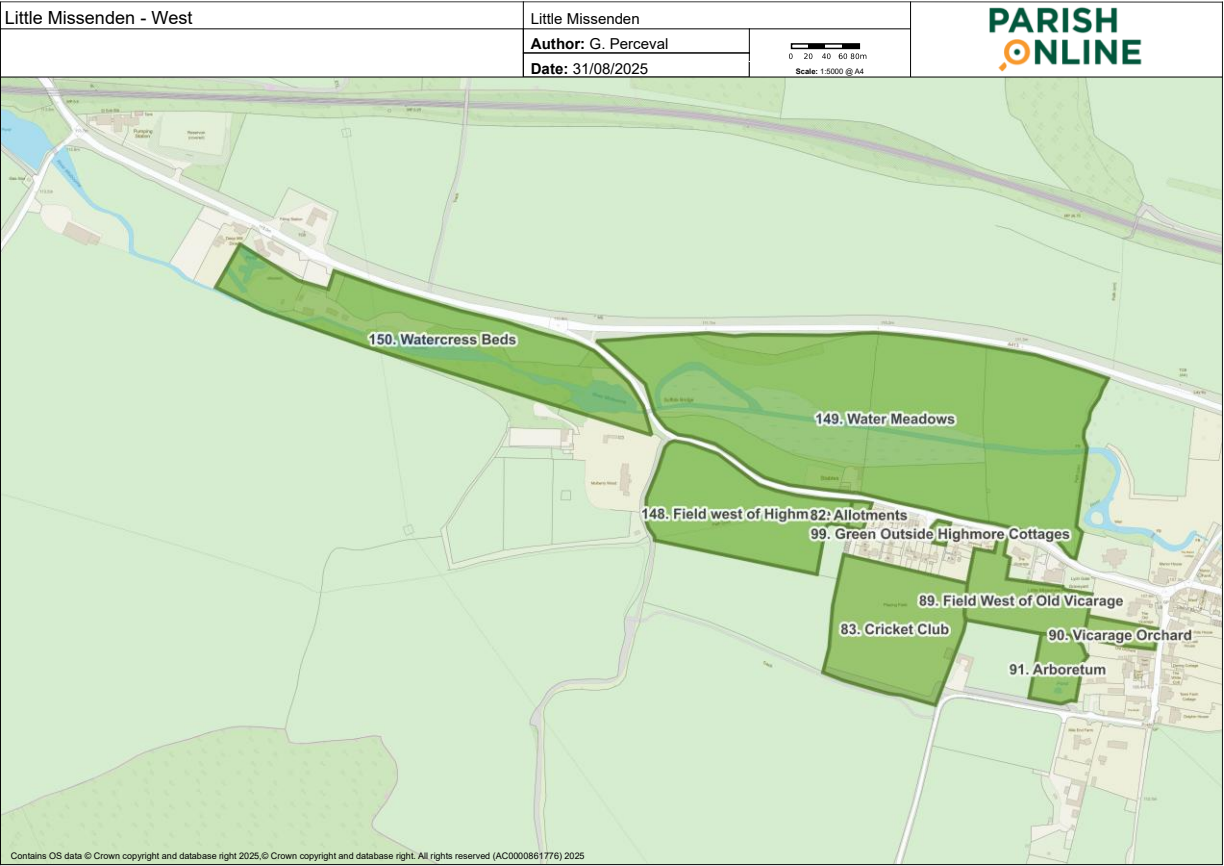
Hyde Heath



Little Kingshill



Little Missenden



Annex 2: NDHA

All features and buildings identified by the NHP team have been assessed against the criteria set out in best practice (based on Heritage England Note No.7) and those that merit designation as NDHA are set out in the table, marked orange. All site owners were contacted, and their responses are also shown. The sites identified in the Buckinghamshire Council Local Heritage List are shown as “WIP: work in progress” and have not been assessed by the NHP team.

Some sites under consideration did not merit consideration, and these can be found in the NDHA Background Evidence document.

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
HOLMER GREEN															
The Bat & Ball	Public House Built c1827	Junction of Penfold Lane, Sheepcote Dell Rd and Pond Approach.	Old village pub with local graffiti, mostly initials	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
The Earl Howe	Public House	Earl Howe Rd.	Village pub	Y	Y	N	Y	N	N	N	Y	N	N	N	To be proposed for designation
The Glass Works	Business	Earl Howe Rd.	Site of 19C village smithy and wheelwright & Tambour beading workshop	Y	Y	N	N	N	Y	N	N	N	Y	N	To be proposed for designation
No.18 Earl Howe Rd.	Private home	Earl Howe Rd.	Brick and flint build	Y	Y	N	N	N	Y	Y	N	N	Y	N	Owner agreed to designation
No.20 Earl Howe Rd.	Private home	Earl Howe Rd.	Brick and flint build	Y	Y	N	N	N	Y	Y	N	N	Y	N	To be proposed for designation
No.28 Earl Howe Rd.	Private home	Earl Howe Rd.	Originally a pair of brick & flint	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner declined designation.

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
			cottages, 19th century												
Christ Church and cemetery	Church built 1894	The Common		Y	Y	N	Y	N	N	N	Y	N	N	N	To be proposed for designation
Methodist Church	Church	Earl Howe Rd.		Y	Y	N	Y	N	N	N	Y	N	N	N	To be proposed for designation
Victoria R post box	Other	Earl howe	Victoria R Royal Mail Post Box, still in use.	Y	N	N	Y	Y	Y	N	N	N	Y	Y	To be proposed for designation
April Cottage	Private home	Penfold Lane	Formally Cuckoo Cottage	Y	Y	N	N	N	N	Y	N	N	Y	N	To be proposed for designation
Village Centre	Village amenity	The Common	Formally the village school	Y	Y	N	Y	N	N	Y	Y	N	Y	N	To be proposed for designation
Brick & Flint Cottage	Private home	10 Orchard Way	Chair Bodgers homes, in "Factory Street"	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner declined designation.
Brick & Flint Cottage	Private home	12 Orchard Way	Chair Bodgers homes, in "Factory Street"	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner agreed to designation
Brick & Flint Cottage	Private home	14 Orchard Way	Chair Bodgers homes, in "Factory Street"	Y	Y	N	N	N	N	Y	N	N	Y	N	Owner agreed to designation
Sunnyside Cottages	Private home	The Common		Y	Y	N	N	N	Y	Y	N	N	Y	N	Owner declined designation.
Rose Farm cottage	Private home	Sheepcote Dell Rd	Brick & Flint, double ridged roof	Y	Y	N	N	N	Y	Y	N	N	Y	N	Owner agreed to designation
Langston's Cottage	Private home	Howe Lane	Originally a pair of cottages for Chair Bodgers	Y	Y	N	N	N	Y	Y	N	N	Y	N	To be proposed for designation
Direction signpost at pond	Other	Junction Earl Howe Rd/New Pond	Village sign. (NB 1 finger missing)	Y	N	N	Y	Y	Y	Y	N	N	Y	Y	To be proposed for designation

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
		Rd/Pond Approach													
The Rookery	Private home	Rookery Meadow	17th century timber framed farmhouse.	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Colemans Wood	Private ancient woodland	Kings Street Lane	2 sites internal to wood	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Finchers	Farm	Beamond End	Private Farm	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Cross ways	Private home	Pond Approach	Small brick-built cottage, late 18th century	Y	Y	N	N	N	N	N	N	N	Y	N	To be proposed for designation
Wycombe Heath Farm	Farm	Spurlands End Rd.	Victorian three gabled farmhouse, onsite of much older building.	Y	Y	N	N	N	N	N	N	N	Y	N	To be proposed for designation
Quest Cottage	Private home			Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
HYDE HEATH															
Mantles Farm Barn				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Newlands Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Airlie				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Hyde Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
St. Andrews Chapel				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Heath Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
The Old Post Office				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Old cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Hyde Heath Farmhouse				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
Snow Drop cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
LITTLE MISSENDEN															
Penfold Barn/The Nook				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Garden wall to front of The Lodge				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
The Old Vicarage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
The Old Vicarage Garden walls				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Lynch gate & wall to graveyard				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Manor Cottage				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Outbuilding east of Manor House				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Leonard House, Manor Farm				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Milestone on A413, east of LM				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Garden walls NE of Manor House				Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Granary Barn	Part of private home		Possibly part of the original tannery situated in what is now The Red Lion. A timber framed building.	Y	Y	N	N	N	Y	Y	N	Y	Y	Y	To be proposed for designation
1 Park View Cottage	Private home		Part of the Shardeloes Estate, built to house estate workers.	Y	Y	N	N	N	Y	N	N	Y	N	N	To be proposed for designation
4 Park View Cottage	Private home		Part of the Shardeloes Estate, built to house estate workers.	Y	Y	N	N	N	Y	N	N	Y	N	N	To be proposed for designation

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
Manor Farmhouse	Private home		Brick and Flint, larger than a cottage. Age unknown.	Y	Y	N	N	N	Y	Y	N	Y	N	N	Owner agreed to designation
Little Missenden School	School		Built in Victorian times as a school.	N	Y	N	N	N	Y	N	N	Y	N	N	Owner declined designation.
Hérons Mead	Private home		Victorian house.	N	Y	N	N	N	Y	N	N	Y	N	N	To be proposed for designation
North View	Private home		Victorian house.	N	Y	N	N	N	Y	Y	N	Y	N	N	To be proposed for designation
Pyrtton Cottage	Private home		Victorian house.	N	Y	N	N	N	Y	Y	N	Y	N	N	Owner agreed to designation
Stanley Villas	Private home		Edwardian homes, named after the explorer H. Stanley.	N	Y	N	N	N	Y	Y	N	Y	Y	N	Owner agreed to designation
LITTLE KINGSHILL															
Baptist Church Inc. Cemetery	Baptist Chapel/Cemetery	Behind new Cornerstone Building, South of Windsor Lane	Nineteenth century Baptist Church and Cemetery	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
The Nursery School	Nursery School	North side Windsor Lane	The original village school building, built in 1887	Y	Y	N	N	N	Y	N	Y	N	Y	N	To be proposed for designation
The Full Moon Public House	Public House	Hare Lane	Established 1830, The Full Moon continues to be a thriving traditional public house	Y	Y	N	Y	N	N	N	Y	N	Y	N	To be proposed for designation
Priestfield Arboretum	Arboretum	Access via Stony Lane	Buckinghamshire Gardens Trust. Designed	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
			Landscape Report 2022												
Thornhay	Building	Hare Lane	Classic example of an 'Arts & Crafts' house, dating to 1911 & surviving in relatively unaltered form,												WIP
Swinton	Building	New Road	A modestly sized house designed by architect Ernest George Theakston around 1912												WIP
Bramleys	Building	Heath End Road	Old Chiltern Farmhouse												WIP
Affricks Manor	Building	Watchet Lane	13th -16th Century Record												WIP
Bois Heath Farm House	Building	Watchet Lane													WIP
Little Kingshill War Memorial	War Memorial, Plaque	South side off Windsor Lane													WIP
Little Kingshill Grange Windsor Lane	Building	North side Windsor Lane	Seventeenth century timber-framed house												WIP
Barn and Cowsheds to West of Little Kingshill Grange	Building	North side Windsor Lane	C18 timber-framed barn and cowsheds												WIP
Ashwell Court	Building	South side of Windsor Lane	Built about 1906, reputedly from a late medieval French timber framed manor house imported by a Canadian millionaire												WIP

SITE	TYPE	LOCATION	DESCRIPTION	Age	Building	Park or garden	Landmark	Other	Rarity	Architectural & artistic interest	Group value	Archaeological interest	Historic interest	Landmark status	Analysis
Ashwell's Farmhouse Windsor Lane	Building	South side of Windsor Lane	Ashwell's Farmhouse is C15, timber framed hall house of 2 bays with arch braced hall truss	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
Barn to North of Ashwell's Farmhouse Windsor Lane	Building	South side of Windsor Lane	C18 timber-framed barn with plaster infill.	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP
350m SE of Affricks Farm	Landscape	Watchet Lane	Possible First or Second World War practice trenches near Affrick's Farm	Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment.											WIP

Annex 3: Local Facilities

	Holmer Green			Hyde Heath			Little Missenden			Little Kingshill		
Category	Name	Address	Post code	Name	Address	Post code	Name	Address	Post code	Name	Address	Post code
Halls and Venues	Rossetti Hall	38 New Pond Road	HP15 6SU	Village Hall	Brays Lane	HP6 5SN	Village Hall	Little Missenden	HP7 0RF	Village Hall	Windsor Lane	HP16 0DZ
	Village Centre	The Common	HP15 6XG							Cornerstone Baptist Church Hall	Windsor Lane	HP16 0DZ
	Royal British Legion	48 Beech Tree Road	HP15 6UT							1st Kingshill Scout Hut	Hare Lane	HP16 0EE
Pubs	The Old Oak	New Pond Road	HP15 6SX	The Plough	Hyde Heath Road	HP6 5RW	The Red Lion	1 Village Road	HP7 0QZ	The Full Moon	Hare Lane	HP16 0EE
	The Bat and Ball	The Common	HP15 6XW				The Crown Inn	Village Road	HP7 0RF			
	The Earl Howe	11 Earl Howe Road	HP15 6PU									
Food and Drink	The Square Coffee Shop	45 Pond Approach	HP15 6RH	N/A	N/A	N/A	N/A	N/A	N/A	Kingshill Kitchen within Cornerstone Hall	Windsor Lane	HP16 0DZ
	South Hill Fish/Chips/Chinese	11 Turners Pl.	HP15 6RN									
	Holmer Green Kebab	7 Turners Pl.	HP15 6RN									
	Holmer Green Royale Chilli	45 Pond Approach	HP15 6RH									
Shops/Services	Allure Boutique	5 Turners Pl.	HP15 6RN	Community Shop	Village Hall, Brays Lane	HP6 5SN	N/A	N/A	N/A	N/A	N/A	N/A

	J Walsh Newsagent	4 Lynford Parade, Pond Approach	HP15 6RW									
	Spar Shop	3 Turners Pl.	HP15 6RN									
	Lansdales Pharmacy	9 Turners Pl.	HP15 6RN									
	Bottle and Basket	2 Lynford Parade, Pond Approach	HP15 6RW									
	Holmer Green Hairdresser	1 Lynford Parade, Pond Approach	HP15 6RW									
	Rennie Grove Charity Shop	Pond Approach	HP15 6RH									
	Perspective Wealth Management	2 Pond Approach	HP15 6RH									
	Nathans Fruit and Veg	3 Lynford Parade, Pond Approach	HP15 6RW									
Health Services	Holmer Green Dental Practice	22 Wycombe Road	HP15 6RY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Temple End Vets	56 Earl Howe Road	HP15 6QT									
	Cherry Garth Care Home	Orchard Way	HP15 6RF									
	Beech Tree House Choice Care	65 Beech Tree Road	HP15 6UR									
Sports	HG Sports Association Clubhouse and Pitches	87 Watchet Lane	HP15 6UF	Hyde Heath C.C. and Pavilion	The Common, Hyde Heath	HP6 5RW	Little Missenden Misfits CC and Club House	Highmoor Field, Penfold Lane	HP7 0QU	The Common. Football Pitch	Windsor Lane	N/A

										Cricket Field and Club House	Heath End Road	HP16 OEB
Schools	Village Centre Pre-school	Beech Tree Road	HP15 6XG	Hyde Heath Infant School	Weedon Hill	HP6 5RW	Little Missenden CE Infants School		HP7 0RA	Little Kingshill Combined School	Windsor Lane	HP16 ODZ
	Poppies Day Nursery and Pre-School	Watchet Lane	HP15 6UG	Hyde Heath Infant School Nursery	Weedon Hill	HP6 5RW				Little Kingshill Combined School Nursery	Corner of Windsor Lane and Meadow Cottages	HP16 ODZ
	Blue Willow Day Nursery	35 Browns Road	HP15 6RZ									
	Holmer Green First and Pre-School	Watchet Lane	HP15 6UG									
	Holmer Green Junior School	The Common	HP15 6TD									
	Holmer Green Senior School	Parish Piece	HP15 6SP									
Places of Worship	Baptist Church	The Common	HP15 6TD	Hyde Heath Baptist Church	Brays Lane, Hyde Heath	HP6 5SN	The Parish Church of St John the Baptist		HP7 0RA	Baptist Church	Windsor Lane	HP16 ODZ
	Methodist Church	28 Earl Howe Road	HP15 6PX	Hyde Heath Mission Church (St Andrew)	Weedon Hill, Hyde Heath	HP6 5RW						
	Christ Church	The Common	HP15 6XQ									
	Christ Church Centre	Featherbed Lane	HP15 6XQ									

Annex 4: Local Green Spaces

All the sites have been assessed and deemed to qualify as Local Green Spaces, the criteria are set out in the NPPF paras 106 and 107. Full details of the assessment are set out in the Local Green Spaces background document. Please note the numbers are not consecutive because some assessed sites have not been designated as Local Green Space.

	Site Name	Village	beauty	historic	recreation	tranquillity	biodiversity	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
1	Holmer Green Jubilee Sensory Gardens	HG	Y	n	Y	Y	Y	Y	Amenity space	1.25-acre garden & Grass site developed by local community with sensory elements. Well maintained and developed weekly. Within 5 mins walk of village shops, Community asset on 10-year lease from LMPC.	Excellent	2nd focal point in village.
3	Holmer Green Village Common	HG	Y	Y	Y	Y	Y	Y	Common green	Central village common with fenced off playground area. Maintained by LMPC.	Excellent	
4	Holmer Green Allotments Hogg Lane	HG	n	n	Y	Y	Y	Y	Allotment	Allotments run by LMPC.	Good	
5	Holmer Green Allotments Beech tree Rd.	HG	n	n	Y	Y	Y	Y	Allotment	Allotments run by LMPC.	Good	
6	Poppy Garden memorial The Common.	HG	Y	n	n	Y	n	Y	Institutional	Poppy memorial garden including commemorative bench and tree, maintained by LMPC. Registered common land. Identified as possible NDHA.	Good	Known as the Poppy Garden. Memorial erected in 2014 to commemorate 100 years since the start of the 1st WW.
7	Holmer Green Village Pond	HG	Y	Y	Y	Y	Y	Y	Common green	Centre of village by shops. Designated common land. Holds a good stock of ducks.	Good	Part common land. Has wooded area to side and rear. Not accessible to public.
18	Green area Sheepcote Dell Road	HG	Y	n	Y	Y	Y	Y	Amenity space	Grassed area. Used for street parties and local get togethers.	Good	Opposite arc of houses owned by Paradigm

	Site Name	Village	beauty	historic	recreation	tranquillit	biodiversit	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
19	Copner's playground area.	HG	n	n	Y	Y	Y	Y	Outdoor space	Has large, concreted area used for playground equipment and a large "green" area containing a variety of trees.	Poor	Currently not accessible to public. Fenced off. Under review by LMPC for future use.
20	Highway verges and hedge rows Earl Howe Road.	HG	n	n	n	n	Y	Y	Other	Both sides from allotments to A404.	Fair	On the RHS as you head towards A404 is a public footpath, on the left-hand side is a grass verge planted with native cherry trees and separated from farm land by ancient hedge.
25	2 Flower bedded areas opposite pond.	HG	Y	n	n	n	Y	Y	Amenity space	Village centre, filled with bedding plants, shrubs and bulbs throughout the year.	Excellent	Maintained by volunteers. More than Highway vision splay. Area is well maintained and offers the opportunity for volunteers to show their gardening skills
27	Old allotment area	HG	n	n	Y	Y	Y	Y	Allotment	Sheepcote Dell Rd. Maintained by LMPC, currently rented out for horse grazing.	Unknown	
28	Spinney behind flats, corner of Cambells ride	HG	Y	n	n	Y	Y	Y	RESTRICTED amenity space	Restricted Amenity area managed by Holmer Court Management Co. Woodland	Excellent	Much valued area by residents and wildlife.
30	Grass verges at Turners Place	HG	Y	n	n	n	Y	Y	Other	Contains flower beds supplied by LMPC. Decorations added at Christmas by LMPC. Could be tended by LMPC/Village society in future	Good	Creates a large and pretty separation between a shopping parade carpark and a public footpath.
32	Common and Cricket Pitch	HH	Y	Y	Y	Y	Y	Y	Amenity Space/Green Common	Area Approx 5 acres. Used by Village Cricket Club. Also used for informal games and other play. Children's Play Area located on edge and used for General Walking	Excellent	Important amenity and community use within village

	Site Name	Village	beauty	historic	recreation	tranquillity	biodiversity	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
33	Village Green	HH	Y	Y	Y	n	n	Y	Amenity Space/Green Common	Location of the Village Flagpole, bench seating and opposite the village shop and bus stop.	Excellent	Important amenity and community use within village
34	School Common	HH	Y	Y	Y	n	n	Y	Institutional/Amenity Space/Green Common	General Play, Walking, Seating, Wildlife and Flora	Good	Institutional and amenity use in village
35	Common Weedon North	HH	n	Y	n	n	Y	Y	Amenity Space/Green Common/Green Corridor	Road Verge. Walking Route and Pond	Fair	Not heavily utilised and overgrown but the location of the Historic Village Pond and should be preserved
36	Common, Weedon South	HH	Y	n	Y	n	Y	Y	Amenity Space/Green Common/Green Corridor	Road Verge. Walking Route and Wildflower Area	Good	Heavily utilised walking route
37	Common Keepers Lane	HH	Y	Y	Y	n	Y	Y	Amenity Space/Green Common/Green Corridor	Road verge, Walking Route and Wildflower area	Good	Heavily utilised walking route
38	Common Brays Green Lane	HH	Y	Y	Y	Y	Y	Y	Amenity Space/Green Common/Outdoor Space	General Play, Walking, Seating, Wildlife and Flora	Good	Underutilised green space with potential. Community seeking to adopt and enhance.
39	Allotments – Brays Green Lane	HH	Y	Y	Y	Y	Y	Y	Allotment	Vegetable growing	Good	Heavily utilised community facility
51	Allotments: Windsor Lane	LK	Y	Y	Y	Y	Y	Y	Allotment	Central, north of Windsor Lane	Excellent	Roadside Access well used. Managed by LMPC.
52	The Common: Windsor Lane	LK	Y	Y	Y	n	n	Y	Amenity Space Common Green	The Common. Large expanse of open grassed area and a defined children's play area with apparatus and soft surface. Serves village and beyond	Excellent	Mixed age range of play equipment, grassed area, used by local football groups, village events. Managed by LMPC.

	Site Name	Village	beauty	historic	recreation	tranquillit	biodiversit	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
53	Children's Play Area: Meadow Cottages	LK	Y	n	Y	n	n	Y	Amenity Space Common Green	Common Green. Serves houses in proximity.	Excellent	New play equipment. Managed by LMPC.
54	Priestfield Arboretum	LK	Y	Y	Y	Y	Y	Y	Arboretum Local Green Space	Priestfield Arboretum is a privately owned tree collection. Access is available every day. Open Days and Community use. Serves school, residents and beyond.	Excellent	Maintenance managed by Friends of Priestfield Arboretum. Privately Owned. See LGS report 1. Priestfield Arboretum.
55	Hare Lane Holloway	LK	Y	Y	Y	Y	Y	Y	Linea Local Green Space	Hare Lane Holloway. Established through fare. Ancient trees and hedgerow	Good	Part Bucks Council Highways, Part Privately Owned. See LGS report 2. Hare Lane Holloway.
56	Valley View Lower Field	LK	Y	Y	Y	Y	Y	Y	Local Green Space	Arable land, elevated position, commands breathtaking views, established community use and value, beauty and tranquillity.	Excellent	Links Stony Lane with Hare Lane and beyond to Great Missenden. Highly valued view. Well used. Privately Owned. See LGS report 3. Valley View
73	Trees planted on the roadside of the Recreational Ground.	LK	Y	Y	Y	Y	Y	Y	Amenity Space Common Green	Formal open space. Three of the eleven trees as above, have recently been replaced by a whitebeam, rowan and hornbeam.	Excellent	Of great historical importance to the village. LMPC to apply for TPO protection.
74	Entrance of Ashwell Court Windsor Lane. Willow Tree. Coronation.	LK	Y	Y	n	n	Y	Y	Green Space	Formal open space. Small patch of land left of entrance of Ashwell Court, Windsor Lane. Willow tree planted 1953 by the 1st Kingshill Brownie Pack to celebrate the coronation of Queen Elizabeth II.	Good	In 2013, Queen Elizabeth's Diamond Jubilee year, a plaque was placed on the wall near the willow tree by the Kingshill Brownie Pack. Historical value, previously village pond.

	Site Name	Village	beauty	historic	recreation	tranquillit	biodiversit	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
75	Grass verge to North and South side at the East end of Windsor Lane	LK	Y	Y	n	n	n	Y	Other	Serves for pedestrian access, aids landscape design and offers safety function. Trees planted in 2022. Village welcome gates.	Good	Planting and maintenance of area around planter organised by village residents
82	Allotments	LM	Y	Y	Y	Y	Y	Y	Allotment	West side Highmore Cottages	Excellent	
83	Cricket Field and Entrance	LM	Y	Y	Y	Y	Y	Y	Amenity space	Highmoor Field - behind Highmore Cottages South. Cricket has been played pre-WWII and since then. Cricket matches are regularly played during the season. Clubhouse exists which has applied for a liquor licence. The team is known as the Misfits.	Good	Privately owned
84	Children's play area	LM	Y	Y	Y	Y	Y	Y	Amenity space	Opposite the village green and Red Lion. Next to Ashcroft. Former owner of Missenden House donated the land in 1920	Good	Former owner of Missenden House donated the land in 1920. The play equipment needs updating, an action with LMPC
85	Green outside row of cottages.	LM	Y	Y	Y	n	Y	Y	Amenity space	Amenity space and common green. Christmas tree location and centre for village festivities.	Excellent	
89	Field West of Old Vicarage	LM	Y	Y	Y	Y	Y	Y	Amenity space	The field adjoins The Old Vicarage and also is behind Little Missenden School It can be accessed from a garden gate, a gate on the Village Road and a gate from the school grounds. Privately owned, used by permission.	Excellent	
90	Vicarage Orchard	LM	Y	Y	n	Y	Y	Y	Outdoor space	Orchard - In the garden of The Old Vicarage	Excellent	
91	Arboretum Behind Kings Barn	LM	Y	Y	Y	Y	Y	Y	Outdoor space	Field behind Kings Barn (West) This was previously a field, and now forms an arboretum with ornamental trees a pond and a vegetable garden.	Excellent	

	Site Name	Village	beauty	historic	recreation	tranquillity	biodiversity	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
99	The green and verges outside Highmore Cottages	LM	Y	N	Y	Y	Y	Y	Amenity Space/Common Green	To the front and left-hand side of the cottages which front onto the road, in front of the cottages to the left-hand side, side onto the road - Common village green	Excellent	There are a few trees planted with some underplanting; However, the space is mostly invaded by parked cars spaces for which are unavailable in this compact space
100	Meadow adjacent to the Mill House	LM	Y	Y	Y	Y	Y	Y	Green corridor	River meadow- Adjacent to the Crown and the river.	Excellent	This provides a separation from the busy dual carriageway - reducing noise and pollution.
101	Copse opposite Mill House	LM	Y	Y	Y	n	Y	Y	Green corridor	Copse opposite Mill House. Woodland mixed deciduous	Excellent	This provides a fantastic welcome entrance to the village - which has from time to time been stocked with fish and supports a variety of wildlife. NB See Documents related to the river
102	The Mill Pond	LM	Y	Y	Y	Y	Y	Y	Green corridor	Directly opposite the Mill House fed by the river which goes under the road. Naturalistic pond with green margins which is fed by a Spring which used to provide the village with fresh water.	Excellent	Bucks Highways - Road Splays
148	Field to the West of Highmore and Allotments	LM	Y	Y	Y	Y	Y	Y	Green Space field	Field, which is between Highmore, cricket field, allotments and bounded on the west by King Street End Footpath.	Good	There is a footpath which diagonally bisects the field from a gate in the hedge to intersect King Street End Lane. Footpath continues across the fields to Windsor Lane, Little Kingshill.

	Site Name	Village	beauty	historic	recreation	tranquillity	biodiversity	local	TYPE OF LAND	DESCRIPTION	Quality of facility	ANALYSIS - Background information explaining designation.
149	Water meadows - fields adjacent to Village Road on one side through which the river flows and bounded by the A413 on the North side.	LM	Y	Y	Y	Y	Y	Y	Green space	River meadows - fields adjacent to Village Road on one side through which the river flows and bounded by the A413 on the North side. There is a footpath on the East End across the river on a wooden bridge which follows the line of the churchyard.	Good	There is a building which is a stable in one area of this land which is accessed by vehicles and used by some domestic farm animals.
150	There are several ponds through which the Misbourne flows and used to be used as a watercress farm. The water then runs under Suffolks Bridge through the water meadows towards the church.	LM	Y	Y	Y	Y	Y	y	Green Space	The ponds are in 2 separate land holdings one in the garden of King Street End and the other further west. It is likely that these ponds were used for fishing by villagers. The village church has ancient wall paintings depicting salmon in the river. Fish were abundant in the river in living memory.	Good	The ponds which through which the Misbourne flow under Suffolks Bridge. The bridge affords a view East and West (currently overgrown)

Annex 4: Table of Aims and Policies

Neighbourhood Plan Aims		Policy
Environment		
Rural environment	<i>The rural character of the parish as a whole and the distinct character of each of the individual villages of Holmer Green, Little Missenden, Hyde Heath and Little Kingshill will be maintained and enhanced through appropriate small scale developments and improvements.</i>	LC1, LC2, SD1
	<i>The natural environment of the Parish, within The Chilterns National Landscape, including landscape features and biodiversity will be enhanced and protected.</i>	LC2, NE1, NE2,
Historic Environment	<i>The historic character and heritage assets of the parish will be preserved and enhanced.</i>	HE1, HE2,
Sustainable Development		
High Quality	<i>High quality, sustainable design will be required in all new development reflecting the distinctive characters of Holmer Green, Little Missenden, Hyde Heath and Little Kingshill.</i>	SD2, SD3
Housing	<i>New housing growth will be located so as to retain separation between villages and meet the needs of existing and future residents in terms of mix and tenure.</i>	SD1, SD4
Community		
Facilities	<i>Existing community facilities will be protected. New facilities and improvements to existing facilities will be encouraged to enhance opportunities for social cohesion.</i>	LF1
Green Spaces	<i>Formal and informal amenity spaces will be protected and enhanced and Local Green Space designated to protect those spaces of particular community value.</i>	LF2, LF3
Business	<i>Local Businesses including shops, pubs and rural businesses and homeworking will be supported and retained and an up to date communications network will be supported.</i>	LF1, LF4
Traffic and Transport		
Traffic	<i>The roads in the parish will be safe and accessible for pedestrians, cyclists, horse riders and motorists. Improvements to the road network to increase safety and adequate parking will be required alongside new development.</i>	TT1, TT2
Rights of Way	<i>Footpaths, cycle routes and bridleways will be improved to be safe and accessible and additional links put in place to improve non-road based movement around the parish.</i>	TT2