



STRATEGIC GAPS AND BUFFER ZONES IN LITTLE MISSENDEN PARISH

SEPTEMBER 1, 2025

Strategic Gap and Strategic Buffer Zones in Little Missenden Parish

Definition, Identification, Designation and Agreement

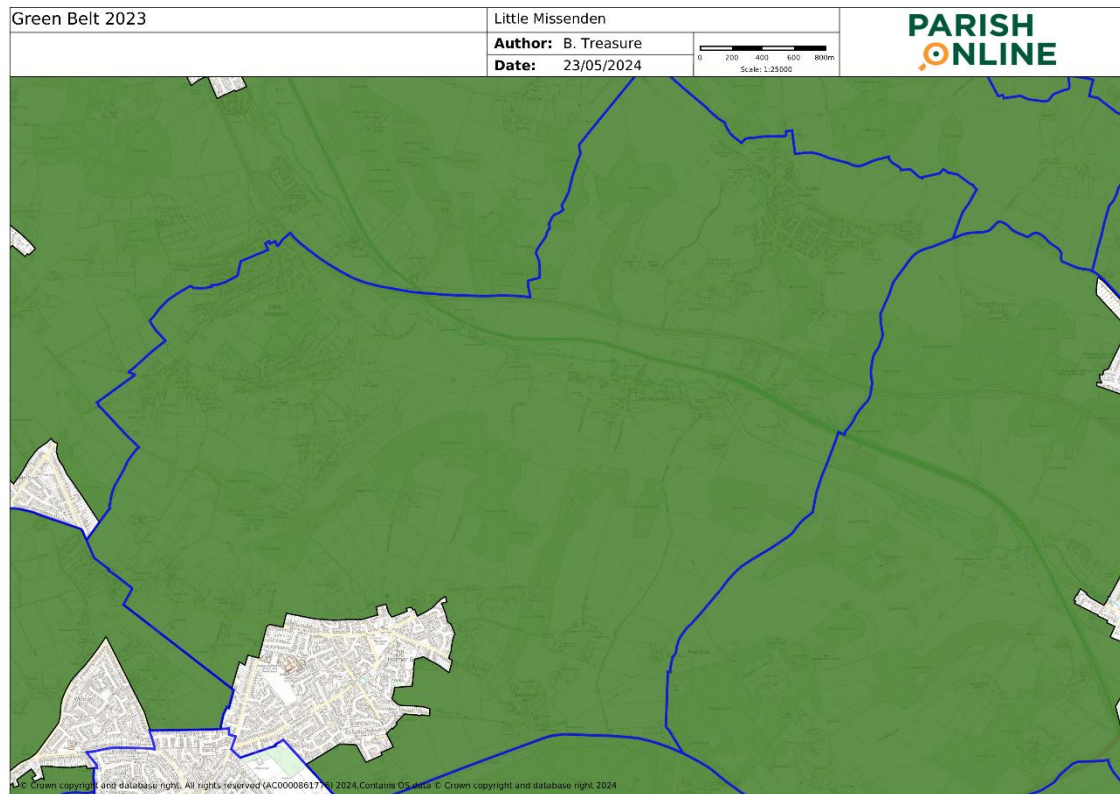
INTRODUCTION

1. The term Strategic Gap, within the context of the Little Missenden Neighbourhood Plan, refers to identified parcels of land between a village core and surrounding road development as well as between settlements. These parcels of land would be important in defining the character of the settlements and contributing to the retention of the settlement shape and form. It reflects the high value put upon the setting of open countryside surrounding the settlements by residents.
2. 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.
3. Whilst the identified Strategic Gap and 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.
4. Gaps and areas which are predominantly open or undeveloped and being close to settlements are often subject to development pressures. Development within gaps can reduce the physical extent and visual separation of these areas. Both the individual and cumulative effect of existing and proposed development need to be considered as both can have an impact on the physical separation of settlements over time.

RELATIONSHIP WITH GREEN BELT DESIGNATION

5. It is acknowledged that the majority of the Parish is currently washed over by Green Belt and that Holmer Green, whilst excluded from the Green Belt is tightly encircled by this designation. See Fig 1. below.
6. The Parish has suffered from being on the administrative boundary between two local planning authorities, the former Chiltern and Wycombe District Councils. This has meant that each local authority has planned development for Holmer Green and particularly Hazlemere effectively in isolation, without acknowledging that the relationship between the growth of the settlements is not holistically planned. This has resulted in the minor coalescence of the two settlements in the 1970's on the corner of Sawpit Hill and Wycombe Road which needs to be acknowledged as an issue and steps need to be taken to prevent further damage to the separate identities of the villages in the future. The recent approval of a large development in Hazlemere adjacent to and touching the boundary of Holmer Green has recognised this and ensured that further coalescence is prevented by the imposition of a policy decision to ensure further coalescence does not occur as a result of the development. Full details of this are given in the section specific to Holmer Green.

Fig.1. Green Belt 2023 – Little Missenden Parish



7. The new Unitary Authority, Buckinghamshire Council have commenced a new Local Plan and will be reviewing Green Belt. There has been a 'call for sites' which is the first stage in identifying land which may be allocated for future development in the Local Plan. Large tracts of land have been promoted by landowners and developers and the extent of which can be seen on an interactive map here [Call for Sites 2021 - 2023 \(arcgis.com\)](https://www.arcgis.com) . This is an early stage in the process of allocating development land via the Local Plan and sites that are shown may not be successful in coming forward for development. In addition, other sites may emerge through the process and therefore this interactive map should not be interpreted as showing sites which will be developed.
8. Accordingly, it is vital that the Neighbourhood Plan highlights the potential coalescence issues and by designating Strategic Gaps and Buffer Zones in these areas, in addition to the protection against inappropriate development that the Green Belt designation gives, is helpful to Buckinghamshire Council in their decision-making process regarding new allocations in the emerging Local Plan.

METHODOLOGY

9. An assessment of the potential Gaps and Buffer Zones was initially undertaken by individual members of the LMPCNP Steering Group tasked with establishing the need for and placement of any Strategic Gaps or Buffer Zones. The whole Neighbourhood Plan Steering Group reviewed the details to ensure accuracy, consistency, and alignment with the criteria.
10. There is no recognised set of criteria nationally or locally for defining Strategic Gaps or Strategic Buffer Zones. Therefore, the following criteria have been developed reflecting the local circumstances in the parish of Little Missenden.

Criteria-Strategic Gaps	Explanation/Comment
<p>SGa: The land is predominantly open or undeveloped and provides a sense of separation between settlements or separate parts of settlements and may be affected by development areas and radial road development.</p> <p>SGb: The land performs an important role in maintaining the separate identity of settlements at risk of coalescence</p> <p>SGc: In defining the precise extent of a Gap, no more land than is necessary to prevent the coalescence of settlements or parts of settlements will be included, having regard to maintaining their physical and visual separation.</p>	<p>Gaps should be predominantly open or undeveloped, but they need not be entirely open or undeveloped. For example, forms of development associated with the countryside (e.g. farmhouses, agricultural buildings, and certain types of infrastructure) may be able to exist within a Gap without undermining its function. Previously developed land can exist within a Gap. Given the general encouragement to redevelop brownfield land, a Gap designation that washes over such land means that coalescence issues must be considered as part of any development proposal.</p> <p>Gaps should only be designated on land between settlements or parts of settlements where potential development has been proposed in areas close to settlements or along radial roads. They should not cover large areas of countryside that do not separate settlements. Nor should they cover existing built-up areas.</p> <p>It is important that Gaps are not drawn larger than necessary for the purpose they are intended. To do otherwise could be construed as failing to positively prepare a NP.</p>
Criteria-Buffer Zones	Explanation/Comment
<p>The extent of the Buffer Zone is not tightly defined but shown by a zig zag line in the appropriate position on the following maps.</p>	<p>They are positioned where no development has currently been proposed in the Local Plan nor planning application and therefore specific edges cannot be defined. The width of the zone may vary and will be determined on a case-by-case basis, depending on the scale of the proposal, the surrounding</p>

<p>BZa: The land is predominantly open or undeveloped and provides a sense of separation between settlements or separate parts of settlements and may be affected by potential development areas and radial road development.</p> <p>BZb: The land performs an important role in maintaining the separate identity of settlements or parts of settlements at risk of coalescence</p> <p>BZc: In defining the extent of a Buffer Zone, no more land than is necessary to prevent the coalescence of settlements or parts of settlements will be included, having regard to maintaining their physical and visual separation.</p>	<p>development, retaining undeveloped land as needed to ensure that separation is clear.</p> <p>Buffer Zones should be predominantly open or undeveloped, but they need not be entirely open or undeveloped. For example, forms of development associated with the countryside (e.g. farmhouses, agricultural buildings, and certain types of infrastructure) may be able to exist within a Buffer Zone without undermining its function. Previously developed land can also exist within a Buffer Zone. Given the general encouragement to redevelop brownfield land, a designation that washes over such land means that coalescence issues must be considered as part of any development proposal.</p> <p>Buffer Zones should only be designated on land between settlements or parts of settlements where potential development has been proposed in the call for sites, in areas close to settlements or along radial roads. They should not cover large areas of countryside that do not separate settlements. Nor should they cover existing built-up areas.</p> <p>It is important that Buffer Zones are not drawn larger/longer than necessary for the purpose they are intended. To do otherwise could be construed as failing to positively prepare a NP.</p>
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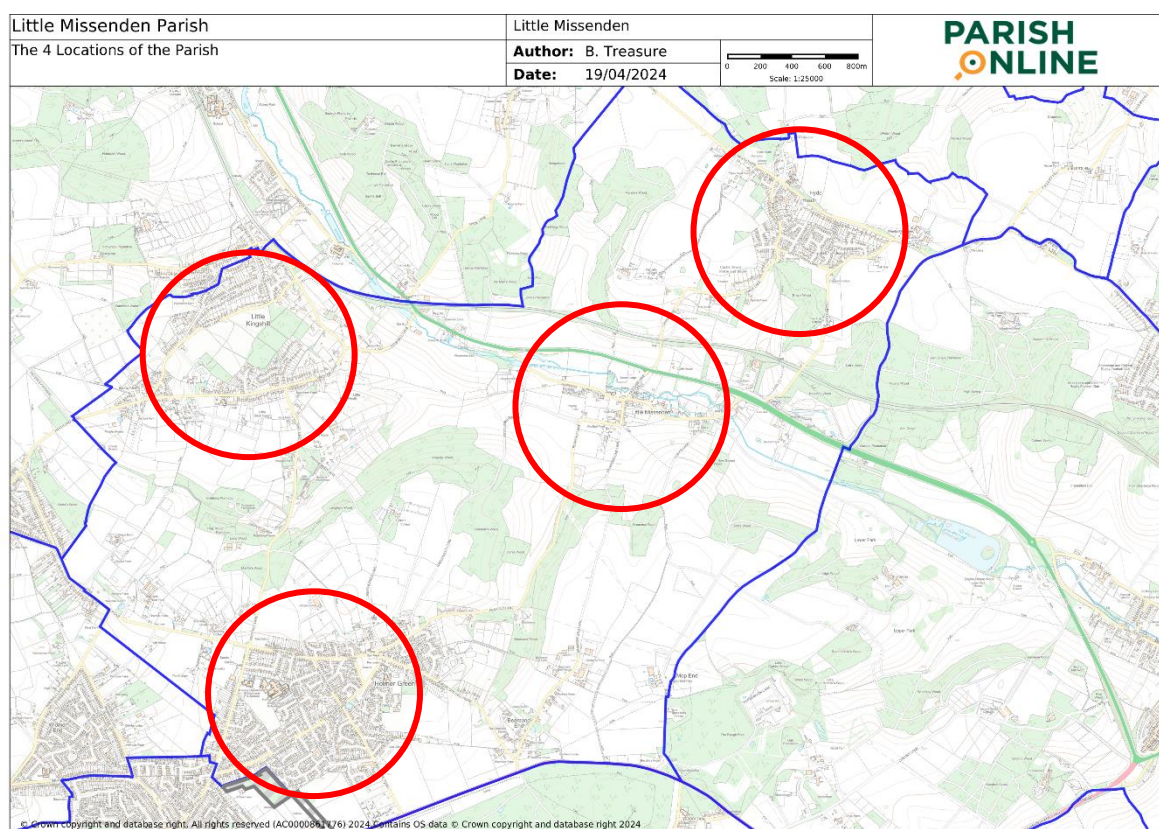
11. The assessment of individual Gaps and Buffer Zones included consideration of the following:

- Landscape character/openness
- The sense of arriving and leaving a place
- Topography
- Distance/extent of gap/buffer zone
- Existing land use
- The nature of settlement edges and how they integrate with the adjacent countryside
- Key views/visibility

LITTLE MISSENDEN PARISH OVERVIEW

12. Little Missenden Parish is an unusual rural parish comprised of four completely separate villages, Little Missenden, Little Kingshill, Hyde Heath and Holmer Green. While Holmer Green is the largest of these villages it is very important to understand that each of the villages has its own identity and characteristics and that each entity requires separate consideration. It is highly relevant to note that virtually all undeveloped land in the Parish has been designated as Green Belt with specified areas also designated as Areas of Outstanding Natural Beauty and as Conservation Areas.
13. It is also relevant to note that the rich historic environment includes a significant number of listed buildings in the villages of Little Missenden Parish, a Conservation Area and historic aspects of the landscape.

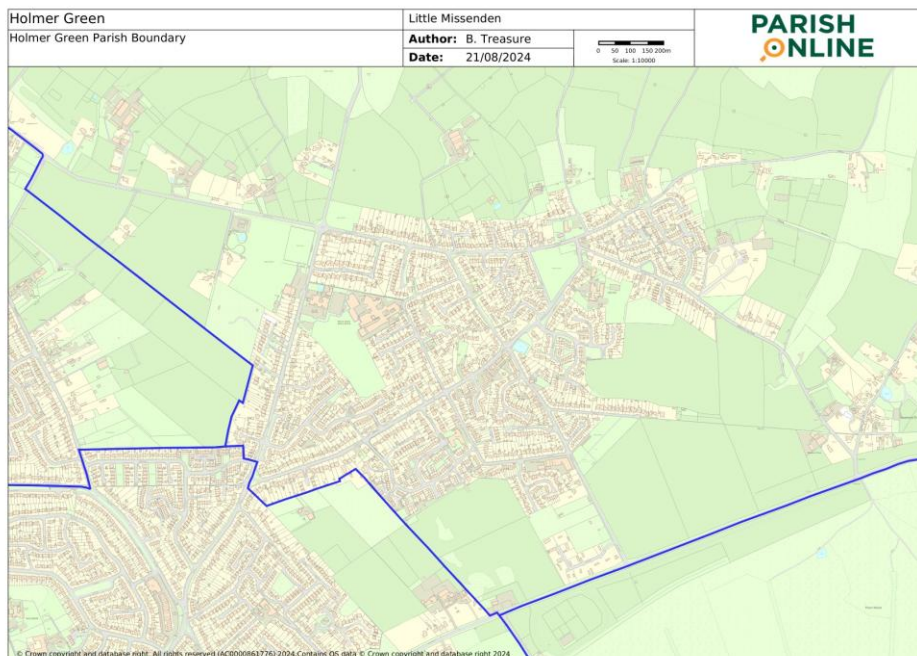
Fig.2. Little Missenden Parish – Four separate villages



CONSIDERATION OF THE 4 VILLAGES

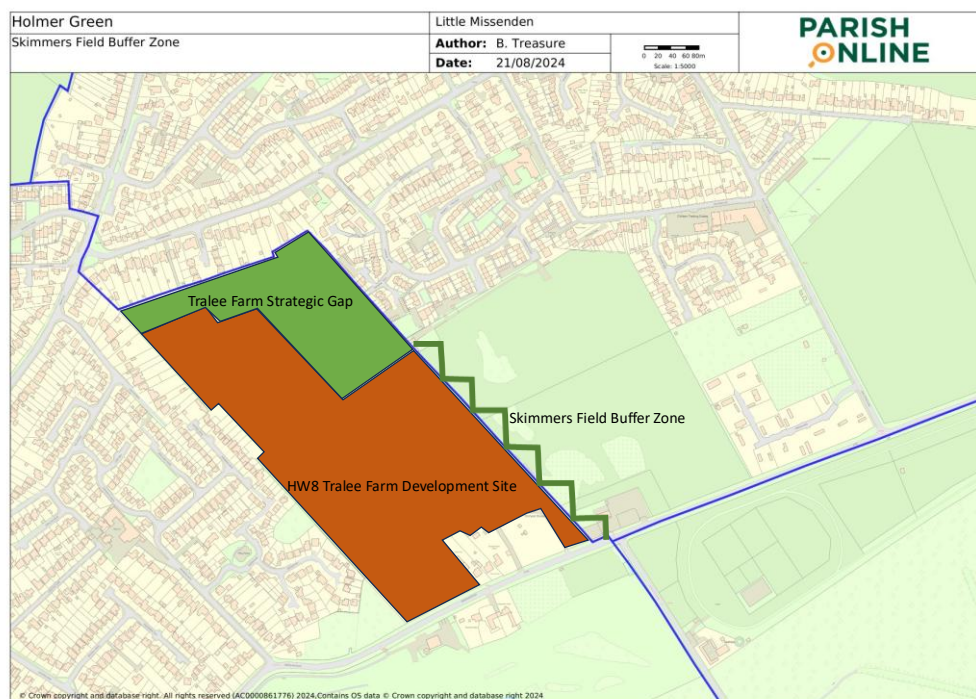
Holmer Green

Fig.3. Holmer Green & surrounding area



14. Holmer Green was a wholly separated village until the 1970's when localised development led to an isolated attachment to Hazlemere on the corner of Sawpit Hill and Wycombe Road. In all other aspects it remains a separate entity with its own identity. Further coalescence has recently been prevented by the inclusion of a separation boundary/belt between Hazlemere and Holmer Green as part of the development of the land known as HW8 in the adopted High Wycombe Local Plan. This 'belt' will visually and physically preserve the separation of the villages and prevent coalescence and was a non-negotiable policy condition required to gain planning permission for application reference 23/05440/OUT. The High Wycombe Local Plan adopted in August 2019 specifically states in 5.1 Policy HW8 that "Development of the site is required to: Place Making point 1a maintain a sense of separation between Hazlemere and Holmer Green". This clearly defined belt of land is designated as the Tralee Farm Strategic Gap.
15. Holmer Green is characterised by a main, original settlement area based around the village pond, Church, and village green with road access and previous developments radiating from that centre. With the exception of Wycombe Road, each access road reaches the edge of the settlement and then runs through open countryside which provides, surrounds and supports the separate identity of the village. It is this characteristic feature of the village that provides the fundamental justification for designating Strategic Gaps and Buffer Zones to prevent inappropriate development resulting in coalescence, as opposed to relying on area-wide criteria-based policies. The adjacent proximity of Hazlemere Parish and land previously removed from the Green Belt to be developed and future land which will be considered for development necessitates these designations in the proximity of Holmer Green.

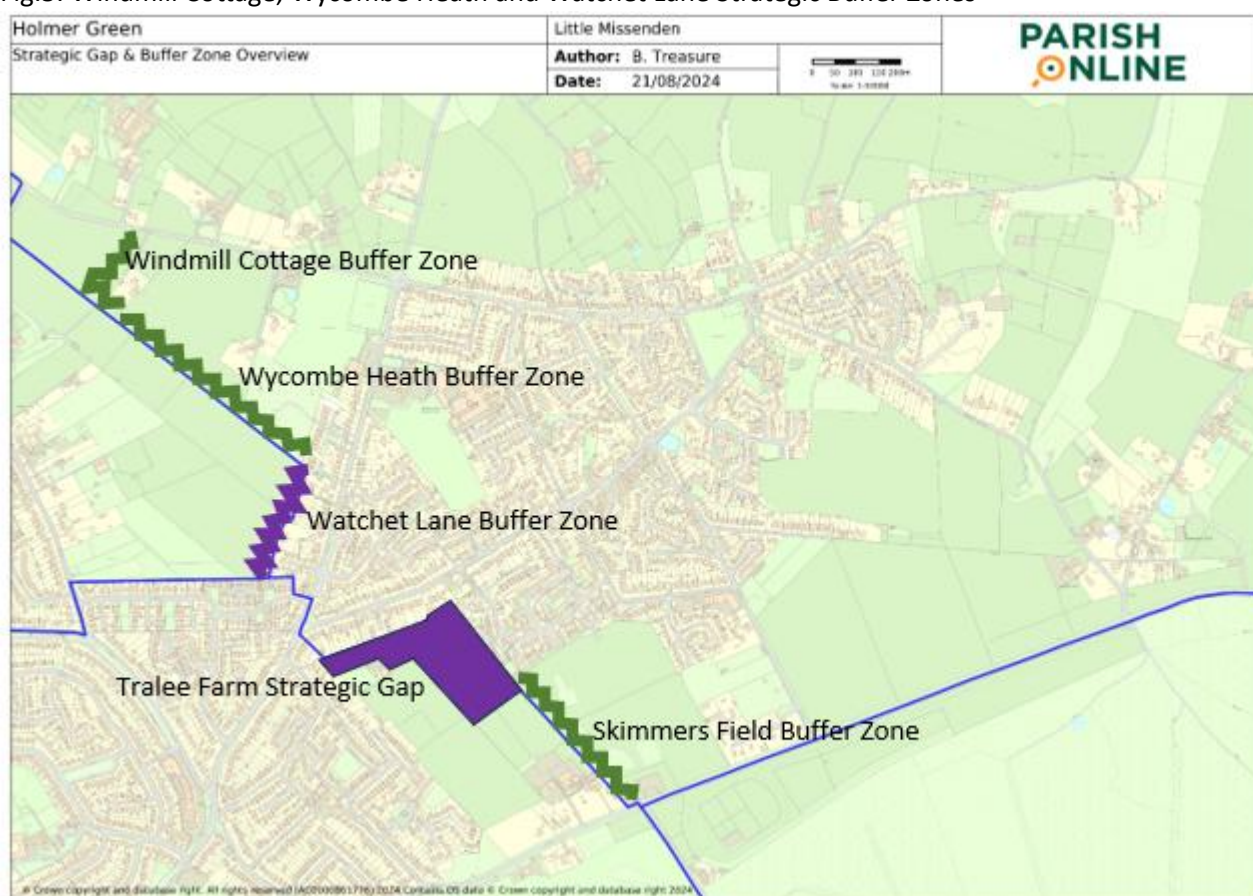
Fig.4. Strategic Gap and Buffer Zone around HW8 Development Site in Holmer Green



16. Buckinghamshire Council has established the immediate need for the permanent designation of a gap around the HW8 site to prevent the further coalescence of Holmer Green and Hazlemere as a result of the pending HW8 development. The gap designated as the Tralee Farm Strategic Gap shown in Fig 4 covers the area agreed by Buckinghamshire Council in their consideration of the planning application to develop the land known as HW8 to meet their policy requirement in the adopted Local Plan 5.1 and is already agreed by the developers.
17. In addition, in the vicinity of HW8, the Buffer Zone shown as the **Skimmers Field Buffer Zone** is required to ensure that coalescence is not permitted to occur along the boundary of the land known as Skimmers Field and Hazlemere HW8 land in the event of the potential development of Skimmers field as previously considered by the Chiltern Council.
18. The Neighbourhood Plan Steering Group has also established the need to position Strategic Buffer Zones where other boundaries of Holmer Green and Hazlemere parishes meet and there are also potential developments in 'call for sites' plots of land as shown on an interactive map here [Call for Sites 2021 - 2023 \(arcgis.com\)](https://www.arcgis.com) .
19. These plots are currently under active consideration for development by Buckinghamshire Council and we believe that it is necessary to establish the appropriate Strategic Buffer Zones in advance of any development to prevent coalescence and maintain the separate identity of Holmer Green. These have been drawn up using existing road/field boundaries. Where there is no physical boundary on the ground, the area to be protected should be of sufficient width to ensure that there is a visual and functional gap between built up areas. The green zigzag line shows the approximate position of the Strategic Buffer Zones. Should development come forwards in the future, the buffer zone should be incorporated into any masterplan/layout plan, forming a distinct separation, but not a developed hard edge between buildings and the landscape.

20. The Neighbourhood Plan Steering Group has also established the need to position a Buffer Zone to be described as the **Watchet Lane Buffer Zone** on Hazlemere Parish land adjacent to the Holmer Green properties along Watchet Lane. The properties are immediately adjacent to a plot of land which has come forward as part of the 'call for sites' process but there is no land within Little Missenden Parish to establish a Buffer Zone. This Buffer Zone is shown in purple on the Fig 5 map. The need to establish it follows the principle and precedent set by Buckinghamshire Council when insisting on the establishment of the Tralee Farm Strategic Gap as a condition of granting planning permission and maintaining separation. It is acknowledged that the Little Missenden Neighbourhood Plan cannot designate this important Buffer Zone because it is outside the Neighbourhood area (i.e. Little Missenden Parish).

Fig.5. Windmill Cottage, Wycombe Heath and Watchet Lane Strategic Buffer Zones



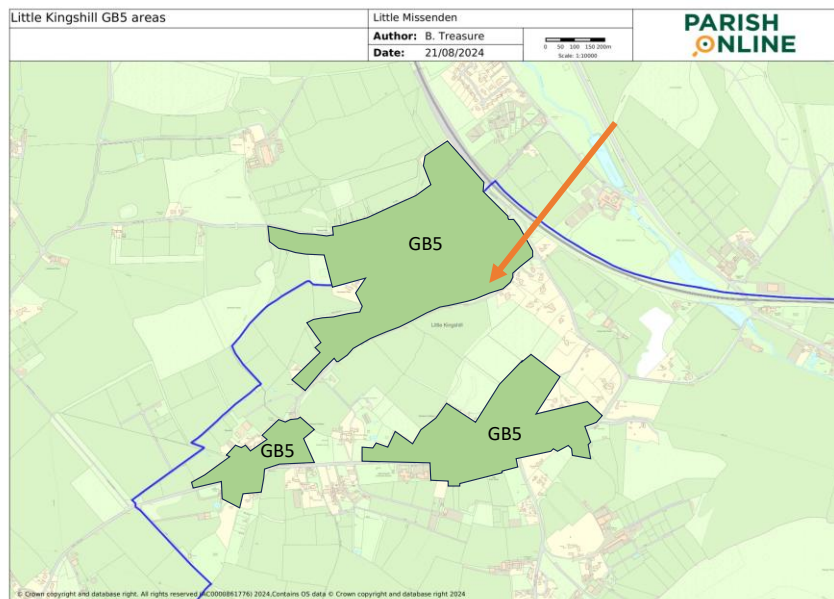
21. The **Windmill Cottage Buffer Zone** is required to prevent future coalescence between Hazlemere and Windmill Cottage and Mill House in Holmer Green in the event of the development of the 'call for land' adjacent to these properties.
22. The **Wycombe Heath Buffer Zone** is required to prevent future coalescence between Hazlemere and The Orchard and Wycombe Heath Cottage in Holmer Green in the event of the development of the 'call for land' adjacent to these properties.
23. All three of these Buffer Zones fulfil the criteria as set out below (as does the Watchet Lane Buffer Zone outside the Parish).

24. BZa). *The land is predominantly open or undeveloped and provides a sense of separation between settlements or separate parts of settlements and may be affected by potential development areas and radial road development.*
25. The Windmill Cottage buffer zone runs along the unnamed road leading to Windmill Cottage and Windmill House and then wraps around between Hazlemere and Windmill Cottage and Mill House in Holmer Green. The other two proposed Buffer Zones align alongside the radial roads of Spurlands End and Watchet Lane. All of these areas are open countryside and undeveloped currently but have been listed as parts of potential development sites in the call for sites.
26. BZb). *The land performs an important role in maintaining the separate identity of settlements at risk of coalescence.*
27. All three Buffer Zones will provide an important role in retaining the distinct separation of Holmer Green village which has already been breached over the years, particularly in the vicinity of Hazlemere. The width of any gap between development would depend upon the amount of land released from the Green Belt in the vicinity and the scale of any new development proposed.
28. BZc). *In defining the precise extent of a Gap, no more land than is necessary to prevent the coalescence of settlements or parts of settlements will be included, having regard to maintaining their physical and visual separation.*
29. All three Buffer Zones have been identified as the areas where it would be critical to maintain separation between developments so as to retain the green countryside setting of the largest village in the Parish, preventing an urban sprawl across the Parish.

Little Kingshill

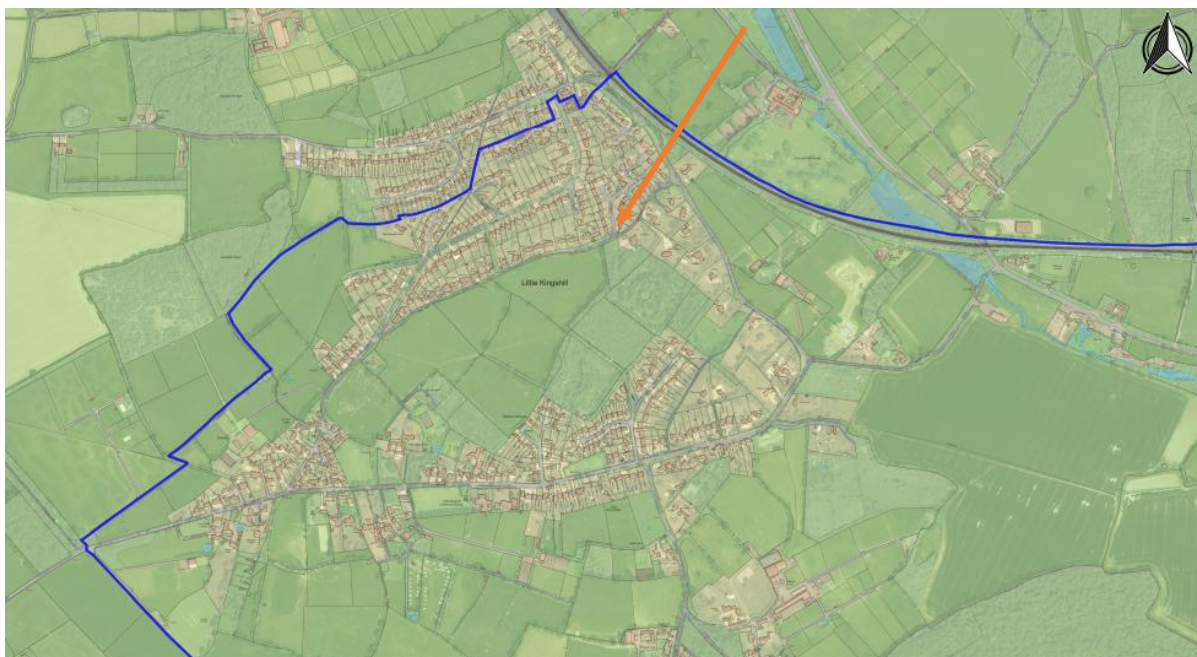
30. Little Kingshill is currently made up of three separate built up areas (known as GB5 (Chiltern Local Plan) areas where Local Plan Policy GB5 effectively allows infill/limited residential development in those defined areas although Green Belt washes over the whole settlement). These include two main areas Northern - (Nags Head Lane, New Road, Hare Lane) and Southern Area - (Windsor Lane, Stony Lane). The third area to the west (the southern end of Hare Lane and Heath End Road area) is smaller. Little Kingshill is a village which has expanded over recent years with the majority of the more modern development focussed to the south of Nags Head Lane in the Northern Area.

Fig.6. Little Kingshill GB5 Zones. The orange arrow  indicates an anchor position, the junction of Longfield and Hare Lane.



31. The village has a complex shape with open undeveloped arable land in the middle between the northern section of the village and the southern section. Although no defined village centre, development takes a linear form along the main through road of Windsor Lane and more latterly to the north of Hare Lane with Longfield and New Road. Access from 'The Common' joins the northern and southern settlements.
32. The identified three separate areas within Little Kingshill are separated by fields and bounded by hedgerows with large pockets of mature woodland. The village and surrounding land is washed over by Green Belt and all is designated as AONB (Area of Outstanding Natural Beauty). Connection and access to the rural landscape are an important and highly valued part of the local setting and lifestyle.
33. A large proportion of the village (both to the north and to the south) 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.
34. The withdrawn Draft Chiltern and South Bucks Local Plan 2036 - Publication Version, identified Green Belt land to be released. The village of Little Kingshill had been identified to be released from the washed over Green Belt. This has led to local concern about the vulnerability of currently open land within the centre to development which could have a detrimental impact on the character and form of the village. Buckinghamshire Council are in the process of developing their Local Plan and although the above Local Plan was withdrawn, until a definitive plan is adopted there is always speculation. The Call for Sites interactive map (ref 18 above), shows that a large amount of land has been put forward for development by landowners. This will not necessarily indicate that development will take place. This is within the remit of the Local Plan Allocation process.

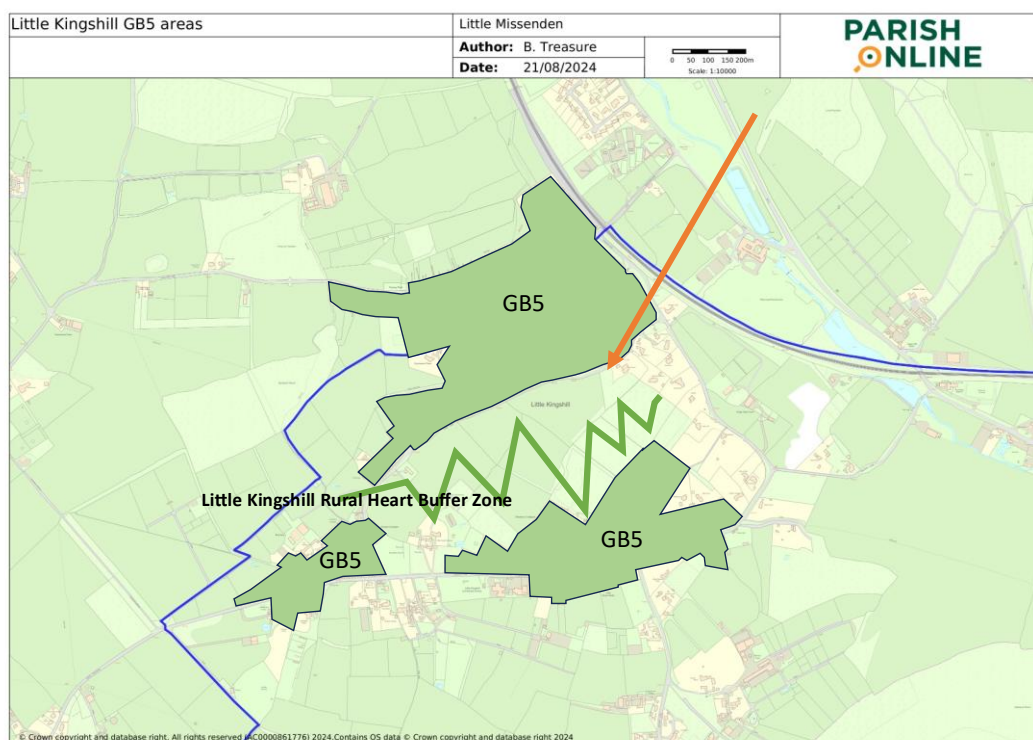
Fig.7. Little Kingshill & surrounding area



Assessment of open land in the centre of the Little Kingshill.

35. Predominantly open with a green corridor of woodland and Priestfield Arboretum sits to the southeast edge. Hare Lane to the northern side sits at a lower level than the subject land with a steep bank on the southern side of approximately 1.5m. This indicates this section of Hare Lane to be a historic 'Holloway' created by both movement of people and water erosion over the years. A protected Elm sits within this boundary. It is considered that this section of Hare Lane and the land to the northern side of the open land is of considerable value both historically and environmentally. This area is a candidate for a Local Green Space as it complies with the NPPF criteria, (please see '**Hare Lane Holloway' Green Space report**).
36. The eastern edge is flanked by a protected woodland, and the western side is bounded by the Scout Hut, a copse of pine trees and a private drive. The land covers approximately 24.8h, with hedgerows running in a grid like pattern, much of the hedgerow has been identified as ancient, the one nearest to Meadow Cottages being an ancient hedgerow/copse of approx.10m in depth. The total area is divided into 5 fields which are easily accessible with openings within hedgerows and no gates.
37. The undeveloped land provides a sense of openness and separation between the Northern and Southern separate parts of the village. Little Kingshill had been identified to be released from the washed over Green Belt, there has been a Wider Call for sites to which this area has been submitted and there is speculation of a proposed development of 250 houses on this land.

Fig.8. Little Kingshill Rural Heart Buffer Zone



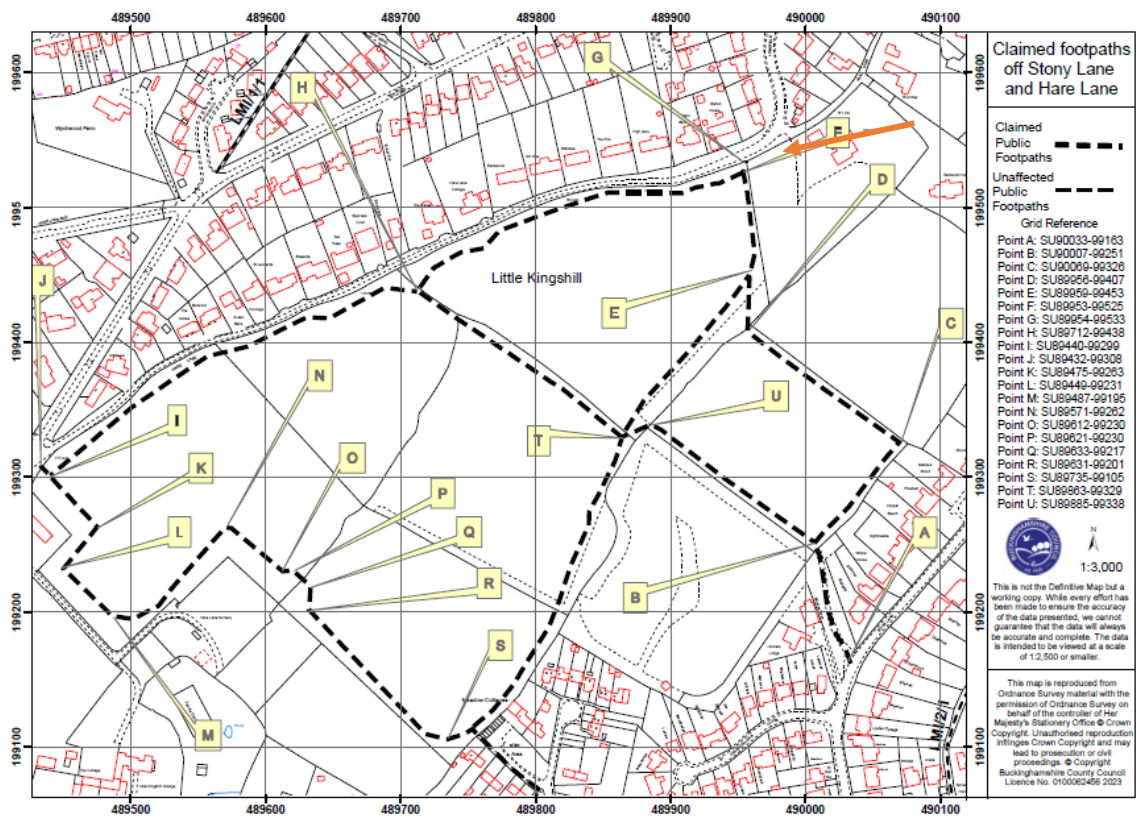
38. In terms of potential for Buffer Zone designation, the existing land use has been considered. Although in private ownership, the green fields between the northern and southern pockets of development have seen little commercial use in recent years. In the absence of access restrictions, the land use is of great value to the community.

39. Pathways around the fields, Priestfield Arboretum access and a safe walking route from Stony Lane through to Hare Lane and beyond to Great Missenden have been established to such an extent that an application has been submitted in order to record, unrecorded PROW on the Definitive Map. This has been verified by Senior Definitive Map Officer from Buckinghamshire Council. The Council have approved an application for an Order under Section 53(2) of the Wildlife and Countryside Act 1981 to modify the Definitive Map and Statement to add various footpaths across the fields linking Stony Lane/Meadow Cottages and Hare Lane, Little Kingshill.

40. Please see Fig. 9. below of the PROW route applied for and note there are 4 access points. Two are in the northern half, Hare Lane west near the Scout hut and Hare Lane east which provides a safe route to reach Great Missenden and its associated amenities, (secondary school, train station, shops, GP, post office etc) - none of which are found in Little Kingshill. Two are in the southern half, Meadow Cottages and Stony Lane. With no pavement on Windsor Lane beyond Deep Mill Lane, these vital green links are important to preserve connectivity across the community and beyond to the Great Missenden amenities.

41. The settlements, although separated by the green woodland and fields, are connected by a series of footpaths that cross the land. The great value of this well used green heart in the village has been demonstrated by the 140 local residents that supported the application for the Definitive Map to be modified in April 2022.

Fig.9. Map indicates routes submitted to record, unrecorded PROW on definitive map.



42. From information gathered from the Little Missenden Neighbourhood Plan questionnaire, it is evident that the green space within the core of the village holds great value to the community. Conducted in Feb/March '23 the questionnaire was delivered or sent to all residents of Lt Missenden Parish. Little Kingshill contributors returned 189 completed responses. Of those completed for Little Kingshill, 82% indicated that 'conserving green spaces and natural landscape' should be a planning consideration. 109 wrote in an 'open' comment box identifying special features near where they lived that should be conserved and protected. 75 made referenced to:

Table 1: Green references.

Green Space	Open Space	Green Corridors	Green Fields	Green Belt	Green Heart	Green Cycle Route
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43. Priestfield Arboretum and the access path makes a compelling case for being designated as a Local Green Space and is an important contributor to the physical form and layout of the village. (please see **Priestfield Arboretum and Access Green Space report**). It is also listed in the Bucks Local Heritage List: <https://local-heritagelist.org.uk/buckinghamshire/asset/5154>.
44. Priestfield links with other wooded areas and forms a green corridor between the Northern and Southern areas of the village. When emerging into the lower field (Valley View) from the plantation woodland, adjacent to Priestfield Arboretum, it opens up into a spectacular view along and down the valley in the NE direction. The experience of being on a hilltop should be preserved for everyone to enjoy. This field is also a candidate for a Local Green Space as it complies with the NPPF criteria, (please see **Valley View Green Space report**).

Fig.10. Photo: View out of Little Kingshill.

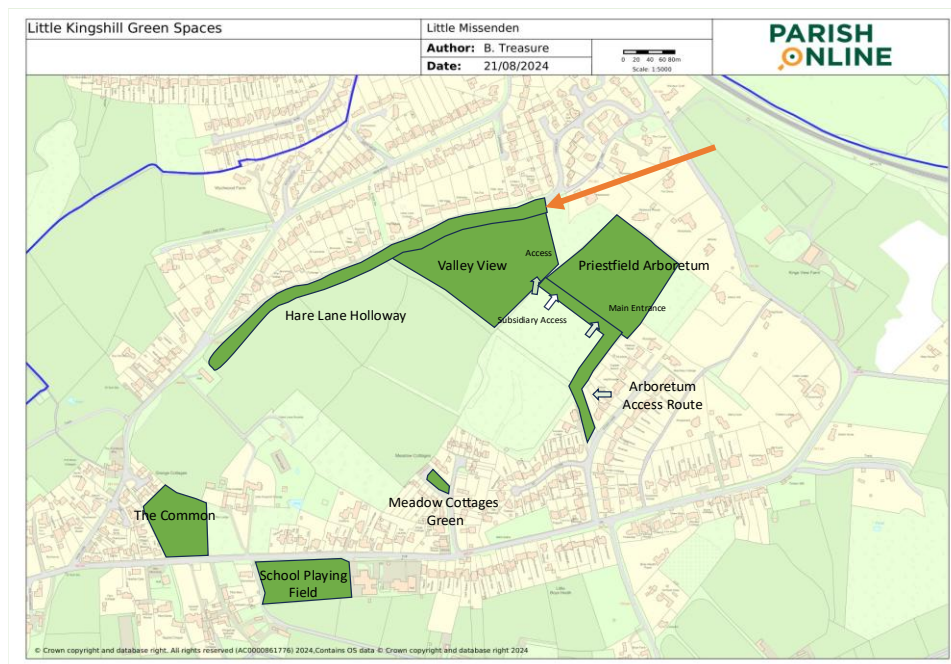


45. Not only are there spectacular views out of this area but views into the village categorically show the importance of protecting this space. The land plays a very important role in maintaining the uniqueness of Little Kingshill village as it is known. The undeveloped centre of the village is fundamental to the existing pattern of development.

Fig.11. Photo: View into Little Kingshill from St Peter and St Pauls Great Missenden.

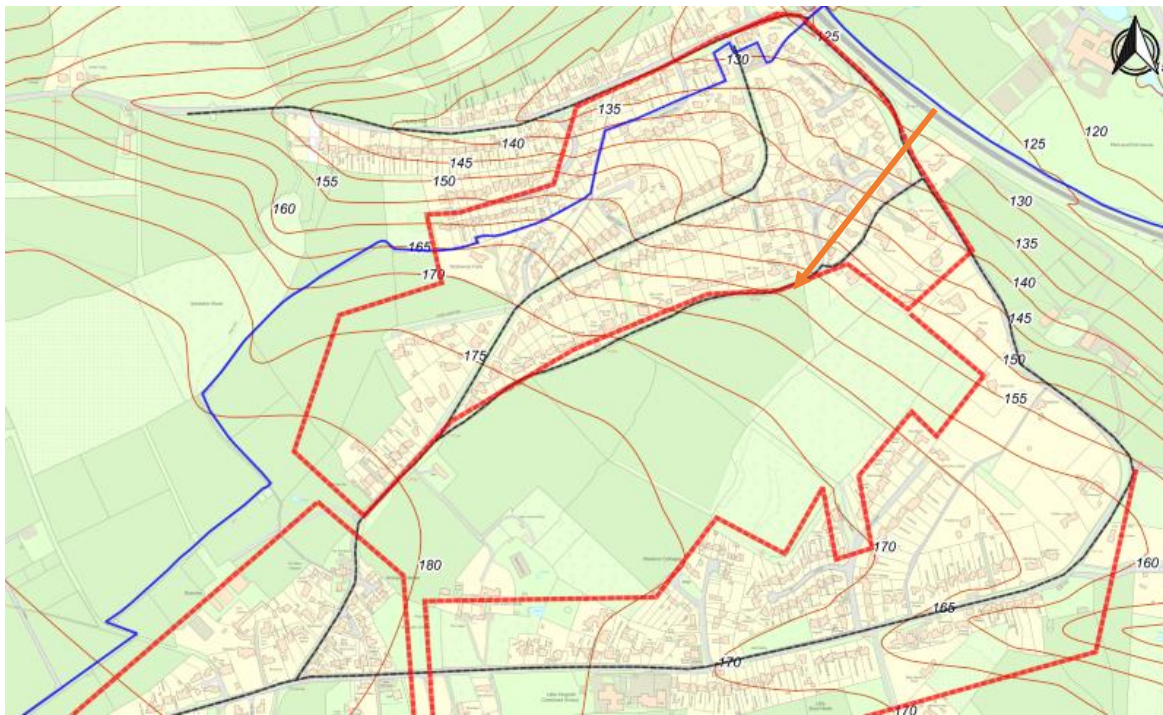


Fig.12. Little Kingshill Green Spaces



46. The green fields and woodland, in the heart of the village, are located at the geographical centre at the highest topographic point in the village gently sloping from west to east. These fields and woodland form a defined green space separating the northern and southern settlements of Little Kingshill. To the south lies Stony Lane, St Christopher's Close and Meadow Cottages which all emerge on fairly narrow lanes onto the main thoroughfare of Windsor Lane through the village. To the north lies Hare Lane, a single track lane where it abuts the fields. In the absence of restrictions, the land has provided important green routes linking the northern and southern settlements but still keeping them separate physically and visually.
47. Should the call for sites be successful, for this specific area of land in the heart of the village, the coalescence between the two halves of Little Kingshill would be inevitable.
48. The Buffer Zone criterion BZb is fulfilled here in its need to prevent coalescence of the 2 separate distinct areas, by creating a buffered zone across this highly valued, community used central green space. Preventing the coalescence of the northern and southern settlements is vital to maintain the rural character which is particular and unusual to Little Kingshill having a green geographical rural centre, and it is imperative for such a designation to protect the identity of the village.
49. The village is characterised by its topography, which is undulating and characteristic of the Chilterns. As the map below shows, the village sits on a plateau, with fingers of ancient woodland present through the landscape, providing enclosure and perspective. There are long dramatic views across fields to an open or wooded skyline. Leading to the settlement plateaus are gentle rolling valley sides, which support arable cultivation and are bounded by ancient woodland along the upper slopes.

Fig.13. Little Kingshill Topography: Contours 5m interval.

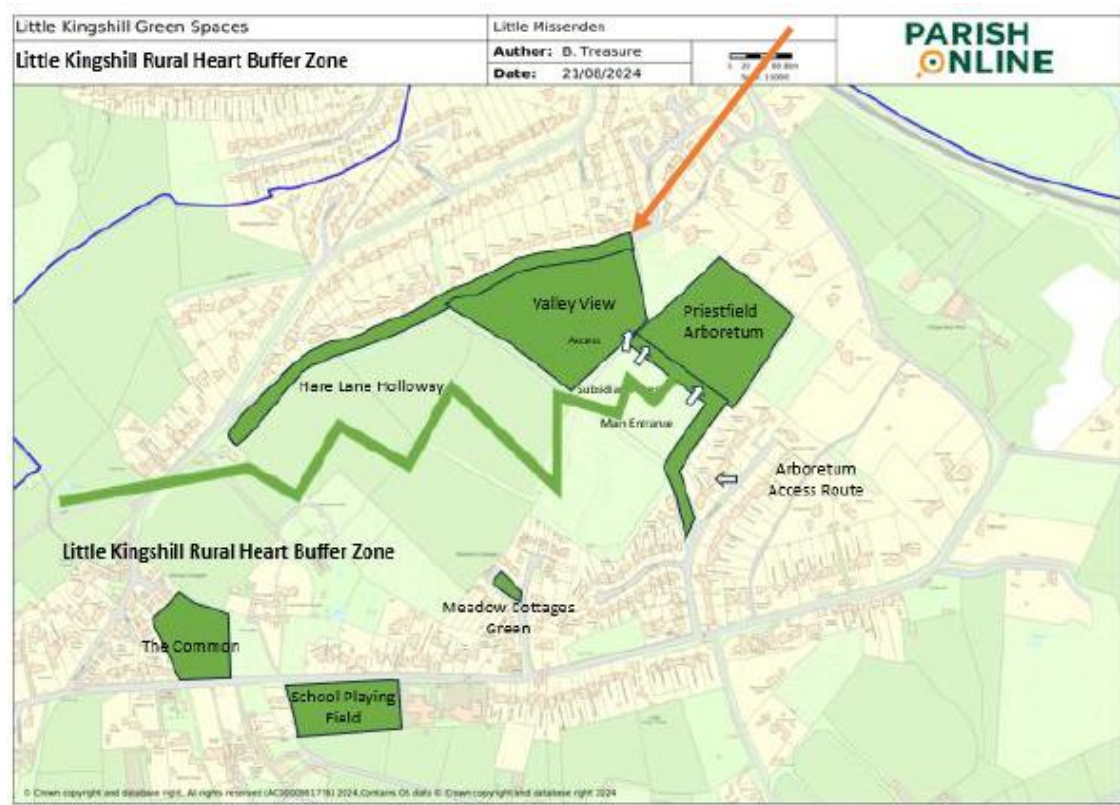


Little Kingshill Conclusion

50. BZa). *'The land is predominantly open or undeveloped and provides a sense of separation between settlements or separate parts of settlements and may be affected by potential development areas and radial road development.'*
The land between the three elements of Little Kingshill village is open and has a critical role in keeping those areas separate. It is under threat of development through the revised Local Plan in terms of potential changes to Green Belt boundaries, the call for sites and also a potential planning application that may be put forward by the landowner.
51. BZb). *'The land performs an important role in maintaining the separate identity of settlements or parts of settlements at risk of coalescence.'*
The three parts of the village have differing characters in terms of the layout and ages and types of properties. Development through the centre of the heartland would dilute the separate characters and risk coalescence between them.
52. BZc). *'In defining the extent of a Buffer Zone, no more land than is necessary to prevent the coalescence of settlements or parts of settlements will be included, having regard to maintaining their physical and visual separation.'*
Whilst the whole area is of great value to residents as referenced by findings in Table 1, it is important that the Buffer Zone does not cover an extent which is larger than necessary for the purpose they are intended. To wash over this area as a Strategic Gap could be construed as failing to positively prepare a NP as the need for housing and best placed development within the village has not been identified. Therefore, great consideration has been given in identifying the size of this Buffer Zone, recognising also that some parts of the heartland area qualify as Local Green Space under the NPPF criteria. This Buffer Zone differs from those around Holmer Green in that the built-up area already surrounds the land in question.
53. The Rural Heart Buffer Zone, along with Local Green Spaces designated in the Neighbourhood Plan retains areas that have been assessed as contributing to the open green

land in the geographical core of the village, which is highly valued by the community for its openness, which contributes significantly to the AONB and the area's sense of place, it would maintain a physical and visual separation and the unique layout of the village which characterises Little Kingshills' distinctiveness would be maintained. Given that some of the Heart area also qualifies as Local Green Space, which will be designated through the Neighbourhood Plan, it is not considered necessary to also designate a Strategic Gap in this location.

Fig.14. Little Kingshill Rural Heart Buffer Zone in context of Green Spaces.

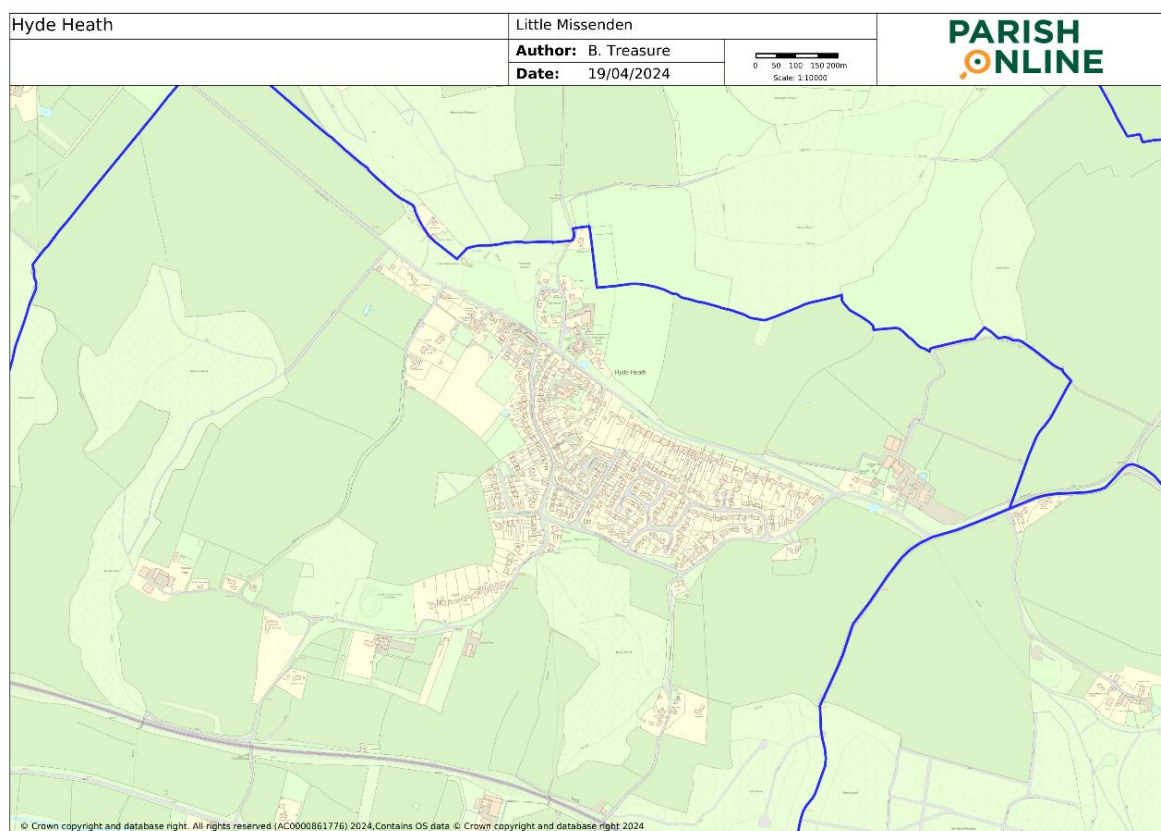


Hyde Heath

54. Hyde Heath is around 1 mile (1.6 km) northeast of the village of Little Missenden and 2.5 miles (4 km) northwest of Amersham. The village's 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 dependants.
55. Much of present day Hyde Heath was established between 1950 & 1980 with variety of housing stock.
56. Surrounded by Green Belt, Farmland and blocks of ancient woodland, Hyde Heath is a small linear village sitting above the Misbourne Valley to the Southwest & the Chess Valley to the Northeast.
57. While Hyde Heath has no immediate risk of coalescence, constant encroachment into the greenbelt has occurred and the Neighbourhood Plan recognises the need to conserve and

enhance the greenbelt surrounding Hyde Heath in order to prevent further encroachment which develops into Coalescence towards Little Missenden, Chesham Bois or Hyde End.

Fig.15. Hyde Heath



Little Missenden

58. The centre of Little Missenden is designated as a conservation area with 26 listed buildings at its core. The church of England Parish church of St John dates from the 10th Century.
59. Characterised by its topography, the village of Little Missenden is sited within the Misbourne Upper Chalk River Valley with a gentle rolling valley bounded by ancient woodland on the upper slopes.
60. Surrounded by Green Belt and AONB and having assessed Little Missenden using the criteria there is no risk of coalescence with other settlements.

Fig.16. Little Missenden

