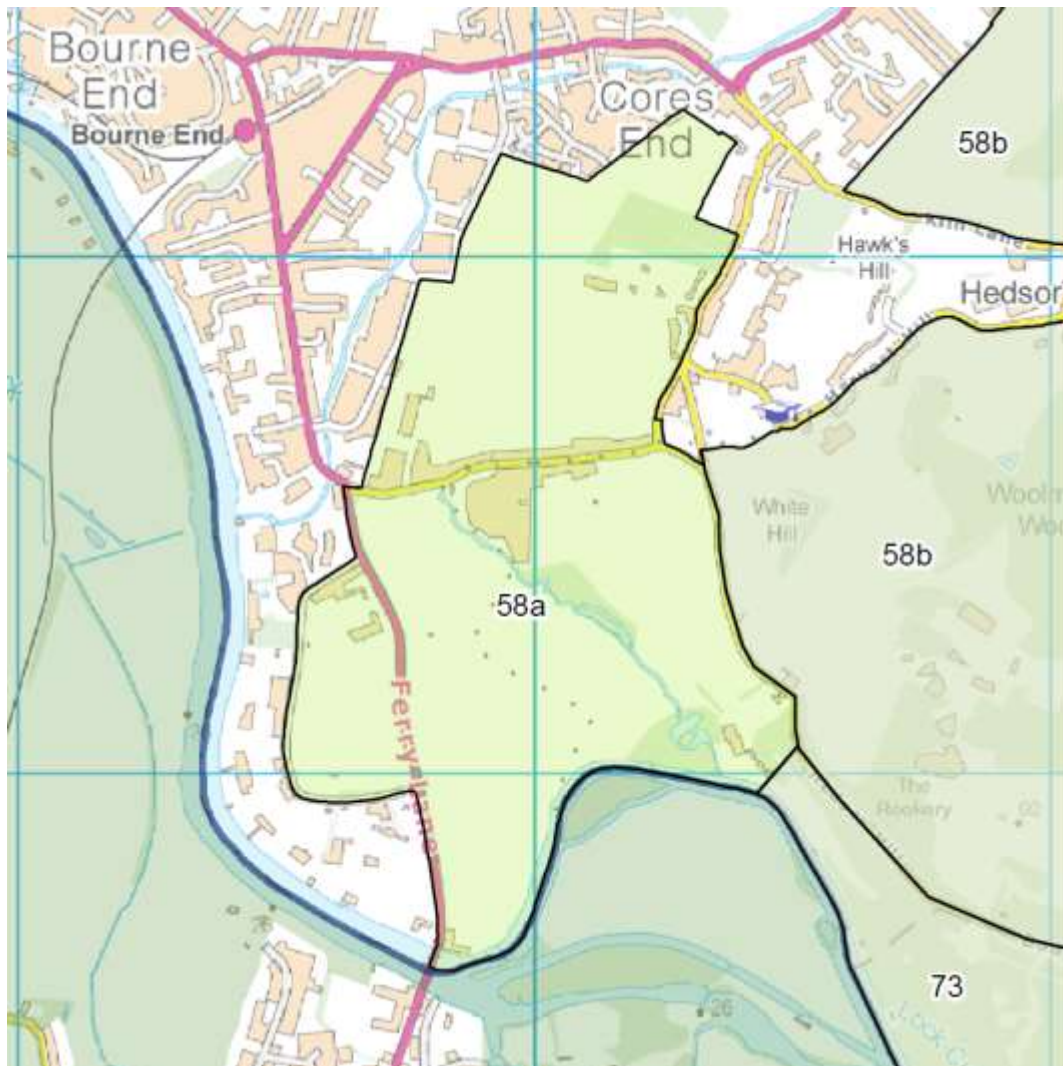


Site Reference:	Site Area (ha):	Address:
SBE0027 + SBE0028	31.9	Hollands Farm (north), Bourne End.

Section 1A(i): Part 1 General Area Assessment Scores for meeting NPPF Purposes



Part 1 Parcel Area	58a	Total Score	Commentary
(1) To check the unrestricted sprawl of large built-up areas		Fail	The land parcel is not at the edge of a distinct large built-up area.
a) Land parcel is at the edge of one or more distinct large built-up areas. b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.			
2) To prevent neighbouring towns from merging		0	The land parcel does not provide a gap between any settlements and makes no discernible contribution to separation.

<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>3</p>	<p>Land parcel contains less than 5% built form. The northern most area is closely linked to the edge of Bourne End / Wooburn.</p> <p>Built form is concentrated in the north of the land parcel around Hedsor Road and includes leisure facilities, a garden centre, and residential development. While much of the north of the parcel consists of arable fields, this ribbon development effectively severs the linkage between this area of the parcel and the wider countryside to the south. There are further dwellings in the north-east of the parcel at Hawks Hill which diminish the sense of openness further.</p> <p>Other built form includes a manufacturing plant in the southwestern corner (west of Ferry Lane) and residential development in the south-eastern corner of the parcel at Hedsor, but the remainder consists of open arable farming fields which maintain a strong sense of rurality. While the northern and south-western edges of the parcel are more closely aligned with the settlement edge, the parcel taken as a whole maintains a largely rural character.</p>
<p>4) To preserved the setting and special character of historic towns</p>	<p>0</p>	<p>The land parcel does not abut an identified historic settlement core and does not meet this purpose.</p>
<p>Overall Score</p>	<p>Medium</p>	<p>RSA-19 is almost completely enveloped by built form as a result of extensive ribbon development on Hedsor Road, which although washed over in the Green Belt, has an urban character and is functionally linked to Bourne End / Wooburn. While the sub-area is largely open, the influence of built-form reduces its sense of rurality.</p>

Site Location Plan:



Site forms a sub-parcel of General Area 58, located towards the South of Bourne End.

Section 1A(ii): Review of NPPF purposes against Site Area:

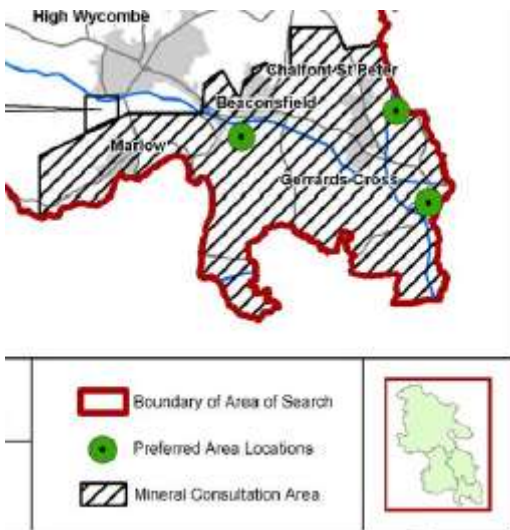
NPPF Purpose	Review of Score
<p>(1) To check the unrestricted sprawl of large built-up areas</p> <p>a) Land parcel is at the edge of one or more distinct large built-up areas. b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.</p>	<p>Site is not located on the edge of a large, built-up area.</p> <p>Score: a) Fail b) 0</p>
<p>2) To prevent neighbouring towns from merging</p>	<p>Site does not provide a gap between settlements and makes no discernible contribution to separation.</p> <p>Score: 0</p>
<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Land parcel contains circa 20% built form and the character of the unbuilt part is also influenced by the surrounding built form. Although the site seems to be used as arable fields development surrounding the site weakens the connection to the wider countryside, giving the site a semi-urban character overall.</p> <p>Score: 2</p>
<p>4) To preserved the setting and special character of historic towns</p>	<p>Site does not abut an identified historic settlement core nor impact historic features.</p> <p>Score: 0</p>
<p>Overall Score</p>	<p>Parcel scores relatively weakly against NPPF purposes.</p>
<p>Section 1B: Assessment of Site Boundaries</p>	
<p>Does the site boundary provide a strong defensible boundary in line with NPPF requirements?</p> <p>Yes – Site is fully enveloped by development on all sides. To the west lies Wessex Road Industrial Estate. Other boundaries are lined with residential development, particularly along Hedsor Road on the southern boundary. Along the northern boundary lie a number of residential streets bordering the site. Lower density residential development along the eastern boundary which is defined by Hawks Hill Road.</p>	
<p>Is the settlement washed over by the Green Belt or would the site being removed from the GB be contiguous with land adjoining which isn't in the Green Belt?</p> <p>Site is bounded on three sides by areas of non-green belt land at Bourne End.</p>	
<p>Section 1 A&B Overall Conclusion – Pass / Fail</p>	<p>Pass</p>

Section 2C: Site assessment

Site is located on relatively flat land with pockets of surface water flooding towards the north/west. In the south/west part of site is floodzone 2 (2.06ha – this area of the site is already developed). There is a Public Right of Way crossing north to south and pockets of woodland off of Hawks Hill. There are also a number of mature trees in the southern end of the site and mature hedgerow dividing the site into several fields throughout the site. Towards the south of the site along Hedsor Road is a Conservation Area. The site backs onto industrial uses along western boundary and there is a collection of farm buildings in the south/west corner of the site.

Environmental Health identify that this area is bounded by industrial units on its western boundary and an assessment of the noise from these would need to be made to ensure adequate protection put in place.

The site also falls within a large minerals consultation area and the views of the County Council will be needed with respect to this.



<http://www.buckscc.gov.uk/environment/planning/minerals-and-waste-planning-policy/minerals-and-waste-local-plan-2004-2016/>

Landscape Assessment

GREEN BELT REVIEW – POTENTIAL DEVELOPMENT SITES 2016 LANDSCAPE APPRAISAL OF SITES

Site ref./address	58aii SBE0027 SBE0028 – Hollands Farm
Date of Site Visit	10/03/2016
Weather / visibility	Dry, bright; visibility good.

AONB	No
AAL	No (but neighbouring to south/southeast)
GI Network	No
Green Space	No
Topography	Broadly flat; gently rising to east
Vegetation	Arable/grassland; agricultural hedgerows; mature trees/woodland

Features / Land Use	Agricultural; residential margin (south)
Boundaries	Mature hedgerows; post-and-wire fence; timber fence (adj. housing),
Adjoining land uses	Industrial (west); residential (north, east); agricultural (south)
Access / Rights-of-Way	f/p though site to north and west
Views inwards	Overlooked by neighbouring dwellings; potential views from footpaths on higher ground to the north, and potential views from higher ground to the east.
Views outwards	Views to neighbouring dwellings/industrial estate; 'wooded' outlook over rising ground the east; long-distance views to elevated countryside to the north.

Landscape Appraisal	<p>This site has well-established urbanising influences, particularly residential development at the northern margin and the industrial estate at the western margin. The site is visually contained by a mixture of built development, mature trees, woodland and hedgerows, overlooked from neighbouring developments and to a degree from higher ground to the north and east, where the site is seen within its wider urban context. Public access and amenity is provided by a footpath passing through the site. Sensitive visual receptors will be local residents and users of the public footpath. The landscape lacks notable special qualities but benefits from a 'wooded' outlook over rising ground to the east and views to low hills to the north. The northern half of the site, particularly the most northerly field, has a high capacity for development where the site is relatively enclosed and the landscape is most heavily influenced by neighbouring development. The southern half of the site is more open and rural in character but with significant urban influences from the industrial estate to the west and the rear of dwellings along Hedsor Road. Low-density housing within mature and wooded gardens also occurs on higher/rising ground to the east and, to some degree, overlooks the site. The southern part of the site has a moderate to high capacity for development provided the outlook from neighbouring residential areas (dwellings to the east and Hedsor Road Conservation Area) is addressed by way of layout/character areas, buffering and/or screening.</p>
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Illustrative View(s)



Source: Bing Maps



A

relatively enclosed and urbanised landscape exists in the northern half of the site. Woodland to the right of this view also provides enclosure.



An open rural landscape exists in the southern half of the site overlooked from Hawks Hill (left) and Hedsor (right), though adjoining industrial development behind the viewer also influences these views.

Highway Considerations

Acceptable in principle on the proviso of the access point meeting minimum requisite standards. Probably would suit priority junction configuration with ghost turn land on Ferry Lane

Site access for this site is critical and should be taken from Hedsor Road and NOT Hawks Hill or Heaven's Lea, in consideration of their geometry. (Parts of the site may also have some potential for access from Bridgestone Drive – to be investigated.)

Section 2 Overall Conclusion – consideration of exceptional circumstances

Site is weak in Green Belt terms and capable of delivering housing. Site should be removed from the Green Belt.

Site Potential Capacity

Illustrative Masterplan

Key Policy Considerations:












Conservation area to southern edge

Site capacity:

355-500



Please note this plan is indicative only drawn for the purposes of assessing development capacity

- | | | | |
|---|---|--|----------------------------|
|  | Proposed residential |  | Potential vehicular access |
|  | Proposed open space |  | Potential link road |
|  | Proposed tree belts |  | Existing footpaths |
|  | Existing trees/ woodland |  | Potential new footpaths |
|  | Sensitive existing residential boundary |  | Site boundary |
|  | Conservation area | | |

Assessment of whether ‘major development’ if in the AONB

Site is not in the AONB or its immediate setting

Section 4: Land Availability

Is the site available for development? If so when?

Are there any landownership issues? E.g. access	
Landowner / Agent Contact Details:	

Site Photos:



Looking west to east across the centre of the site



Looking north from Wessex Road



Looking south from the end of Bridgestone Drive



Potential access from Bridgestone Drive