

# CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

Clerk to the Council  
Mrs S H Bell  
Tel: 01494 758408  
E-mail: parish.clerk@f-12.co.uk

Garners  
Heath End  
Berkhamsted  
Herts, HP4 3UE

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## Delivery Development Plan Document: Public Participation Response

Cholesbury-cum-St Leonards Parish Council has resolved to make the following comments on the DDPD prepared by Chiltern District Council in accordance with the Public Participation document. Items are addressed only where the Council has an opinion.

### A: Development Management Policies

This response should be read alongside this Council's comments to an earlier proposal dated 22<sup>nd</sup> October 2012 and its response to the Gypsy & Traveller questionnaire completed in February 2013 (both attached).

### C: Local Green Space Designations

The council believes that all the parish's existing local green spaces are already adequately protected. They are Hawridge & Cholesbury Commons (in private ownership and protected by law as common land), the Green at Buckland Common (registered with Bucks CC), the parish council allotments at Buckland Common (registered with Bucks CC) and the St Leonards Parish Hall playing field (owned by the charity that owns the Hall).

### D: Green Belt Review

The following comments were noted on the proposed changes to Green Belt designations within this parish, by sheet number.

As a general note, two specific settlements of this parish (Cholesbury and the row of dwellings at the north-western end of Hawridge) have been protected by a Conservation Area designation since 1971 (see attached map). As defined on Chiltern DC's website, a CA 'must have special character that is of sufficient merit to be considered worthy of preservation or enhancement'. Redesignating any area within the CA to allow infilling would be directly contrary to the protection offered by the CA as it would materially affect the CA and the general village setting.

1A-1E: no comment.

1F: the Council rejects this proposal as it believes infilling would be inappropriate. The land in question lies immediately adjacent to the Green, a protected local green space.

1G: no comment.

1H: the Council rejects the addition of The Old Rectory as highly inappropriate for infilling as it is within the CA but has no objection to including the last semi-detached house on the western end of Sandpit Hill Cottages.

1I-J: the Council rejects this proposal as highly inappropriate as it is entirely within the CA. This group of dwellings are historically important as they are set along and adjoin the Cholesbury Commons and adjacent to Cholesbury Camp, a designated national monument, and it is crucial to preservation of the village and landscape character that the area continues to receive maximum protection from further development through infilling or inappropriate extensions to existing properties.

1K-M: no comment.

4E: no comment.

4F: the Council rejects this proposal as highly inappropriate as it is almost entirely within the CA. This group of dwellings are historically important as they are set along and adjoin the edge Hawridge Commons and it is crucial to preservation of the village and landscape character that the area

continues to receive maximum protection from further development through infilling or inappropriate extensions to existing properties.

4H: no comment.

#### F: Affordable Housing Rural Exceptions

The Council supports the redevelopment of previously developed land for affordable housing in the Green Belt where it is appropriate but feels that this parish doesn't currently offer any opportunity for affordable housing due to a lack of suitable brownfield sites. Should, however, the coach depot on Taylors Lane (map 1M) go out of business use, this site would be extremely suitable for appropriate housing development.

#### G: Chiltern SHLAA and Housing

The Council supports the use of formerly protected small employment sites for housing in this parish. Members' comments about the coach depot on Taylors Lane (map 1M) in Para F would also be applicable here.

#### H: Gypsies and Travellers

The Council sees no opportunity for accommodating such groups in this parish (see also attached questionnaire response). In addition, making use of Green Belt/AONB-designated land for travellers' sites seems contrary to the purpose of both designations.

#### M: Heritage Strategy

As noted above, part of this parish is a Conservation Area. It also contains a scheduled ancient monument (Cholesbury Camp) and other areas of archaeological importance (Grims Ditch). The definition of 'Heritage' in this section is currently rather loose and ambiguous.

#### N: Heritage Assets

The Council can make nominations for a list of local heritage assets but would like to see the existing list for this parish to be able to comment comprehensively and avoid repeating existing work.

#### Appendix

DDP7: The Council would like a reference here to any infilling being kept strictly within the character and heritage of the row in which it is being proposed.

DDP15: The Council would like the implications of physical scale of any equestrian development to be considered, as well as that of potential increase in traffic movement.

Susie Bell  
Clerk to the Council  
6<sup>th</sup> June 2013