



**Wooburn & Bourne End Parish Council**  
**Neighbourhood Development Plan 5<sup>th</sup> Draft**  
**Appendix 13.**

**Extract of Policy C16 from the Wycombe Local Plan 2008**

The following is an extract of Policy C16 from the Local plan 2008, which was not included in the Local Plan 2013-2033 as it was not considered to be a strategic policy as it reflected a local area. It was replaced by Policy D32 in the Local Plan 2013-2033. The wording has been reflected in the Neighbourhood Development Plan in **Policy HH1**.

**Extract from 2008 Local Plan Policy C16:**

8.65 The Hawks Hill/Harvest Hill area has a semi-rural nature, surrounded and dominated by open countryside which is in the Green Belt and Area of Attractive Landscape (AAL). The existing level of development and the nature of the roads in the area are more characteristic of a rural than an urban environment.

The District Council wishes to maintain the characteristics of the area and to that end will exercise control over development, with the aims of ensuring that the area's present low density, well-landscaped and semi-rural nature is maintained. Areas of green space make a special contribution to the semi-rural character and amenity value of the Hawks Hill/Harvest Hill area, in both the local and broader setting, and it is important that they are retained as undeveloped areas.

The Sappers Field green space also has a recreational use. Some of these areas are formally designated under Policy L3, and others are not, but all are important to the character and appearance of the local landscape.

8.66 Any development should be in the form of individually designed buildings set in large, well landscaped plots, and full details will normally be required as part of any planning application. The siting and design of any buildings should retain the predominantly rural appearance of the area. Landscaping details should

allow for the retention of existing vegetation and substantial new planting appropriate to the area's semi-rural character. Hardsurfacing and walling will generally be inappropriate.

Where residential development, infilling, and the subdivision of plots is proposed, this will not be permitted if it would result in a housing form which is out of character with the surrounding area, even if an otherwise acceptable plot could be created for either the proposed development or the retained dwelling. Where development by more than one dwelling is proposed, this should retain the characteristics of an informal arrangement of individual houses in their own grounds and should avoid the creation of formal housing estates.

8.67 Development necessitating highway improvements which would have an adverse impact on the landscape by introducing urban characteristics or causing the undue loss of trees, hedgerows or banks will not be permitted.

✓ **No accessibility issues found.  
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