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## 10 Protected Places

### 10.1 Metropolitan Green Belt within Chiltern and South Bucks

**10.1.1** The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.

**10.1.2** Green Belt serves five purposes:

- 1 to check the unrestricted sprawl of large built-up areas;
- 2 to prevent neighbouring towns merging into one another;
- 3 to assist in safeguarding the countryside from encroachment;
- 4 to preserve the setting and special character of historic towns; and
- 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**10.1.3** Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, the Council will ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

**10.1.4** National policy allows for Green Belt boundaries to be altered through the preparation of a Local Plan, where exceptional circumstances exist. The Council has reviewed its housing and employment needs up to 2036 and has concluded that the locally identified needs cannot be met without some Green Belt release.

**10.1.5** The Council undertook a Green Belt review in two parts. The first was county-wide and this recommended that a number of areas be further considered for Green Belt release. These areas were selected for further consideration because they least met the purposes of including land in the Green Belt. The second part of the Green Belt review focused on those areas in Chiltern and South Bucks which had been recommended for further assessment.

**10.1.6** Following this part of the review, consideration was given to the settlement pattern and the capacity of infrastructure and services to take new growth. In addition, villages 'washed over' by the Green Belt were assessed to consider whether they met the criteria in national policy for continued inclusion in the Green Belt. This assessment concluded that twelve villages should be removed from the Green Belt because they did not contribute to its openness.

**10.1.7** The review of the Green Belt has been used to inform the revision of the Green Belt boundaries within Chiltern and South Bucks. The new Green Belt boundaries are shown on the Policies Map.

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## 10.2 Protected – Green Belt

### Policy SP PP1

#### Protected – Green Belt

To help meet identified housing and employment needs 7.83 sq.km of land has been removed from the Metropolitan Green Belt. The Green Belt boundary is defined on the Policies Map.

Green Belt land has been released to:

- 1 enable development at the locations referred to in Policies SP DP2 to SP DP14;
- 2 enable minor windfall development within the defined boundaries of the following villages that have been removed from the Green Belt:
  - Botley
  - Denham
  - Dorney Reach
  - Higher Denham
  - Hyde Heath
  - Jordans
  - Ley Hill
  - Little Kingshill
  - South Heath
  - Tatling End
  - Wexham Street
  - Winchmore Hill

Planning permission will not be granted for inappropriate development within the Green Belt unless very special circumstances have been demonstrated or where the criteria in Policies DM PP1, DM PP2 or DM PP3 are met.

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## 10.3 Protected – Infilling within Villages in the Green Belt

**10.3.1** The Plan area contains villages which are ‘washed over’ by the Green Belt as listed in the policy below. Only limited infilling of residential, commercial or community buildings will be granted within them provided that certain criteria are met.

### Policy DM PP1

#### **Protected – Infilling within Villages in the Green Belt**

Planning permission will be granted for infilling within the listed villages washed over by the Green Belt provided that the infilling is:

for residential or economic development;  
of a similar plot size, building width, scale and massing to surrounding development; and  
is not on the edge of the village.

Infilling on open land which contributes to the openness of the Green Belt will be refused.

The villages to which this policy applies are:

- Ashley Green
- Ballinger Common
- Bellingdon
- Buckland Common
- Chartridge
- Chenies
- Cholesbury
- Coleshill
- Dorney
- Fulmer
- Hawridge
- Hedgerley
- Hedgerley Hill
- Little Missenden
- Penn
- Penn Street
- Taplow
- The Lee – Lee Common
- The Lee
- Whelpley Hill

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## 10.4 Protected – Replacement of a Building in the Green Belt

10.4.1 Replacement of buildings within the Green Belt can be an effective use of land. The policy below sets out the criteria to be met to replace buildings within the Green Belt

### Policy DM PP2

#### Protected – Replacement of a Building in the Green Belt

Planning permission will be granted for the replacement of a building\* in the Green Belt outside the defined washed over villages, where the replacement building would be in the same use and not be materially larger than the building it is to replace, provided that it:

is situated on the same footprint as the existing building, unless siting the replacement elsewhere within the curtilage would result in no additional harm to the openness of the Green Belt;

does not materially exceed the height of the existing building which is to be replaced; and

does not exceed the size of the footprint of the existing building, unless it can be demonstrated that the replacement building does not harm the openness of the Green Belt when considering its overall scale, layout, width and design when compared to the building being replaced.

In the event of fire-damaged buildings, the footprint will be taken as the land developed through the last implemented planning permission or as it existed at 1 July 1948, whichever is the later.

Permitted development rights will be removed to bring subsequent extensions which could be harmful to the openness of the Green Belt within planning control.

\* A building as developed at the last implemented planning permission or as it existed on 1 July 1948, whichever is the later.

## 10.5 Protected – Previously Developed Land in the Green Belt

10.5.1 Redevelopment of land within the Green Belt can be an effective use of land. The policy below sets out the criteria to be met for development on previously developed land.

### Policy DM PP3

#### Protected – Previously Developed Land in the Green Belt

Planning permission will be granted for the infilling and redevelopment of previously developed land within the Green Belt where the development would not result in a greater impact on the openness of the Green Belt, provided that:

- 1 the massing and siting of the development would maintain important views of and through other parts of the Green Belt; and
- 2 in the case of redevelopment, the ratio of built area to open space does not materially increase and the opportunity is taken to reconfigure the site so as to reduce or not make worse impacts on the openness of the Green Belt, through careful siting of buildings, their layout, heights and landscaping.