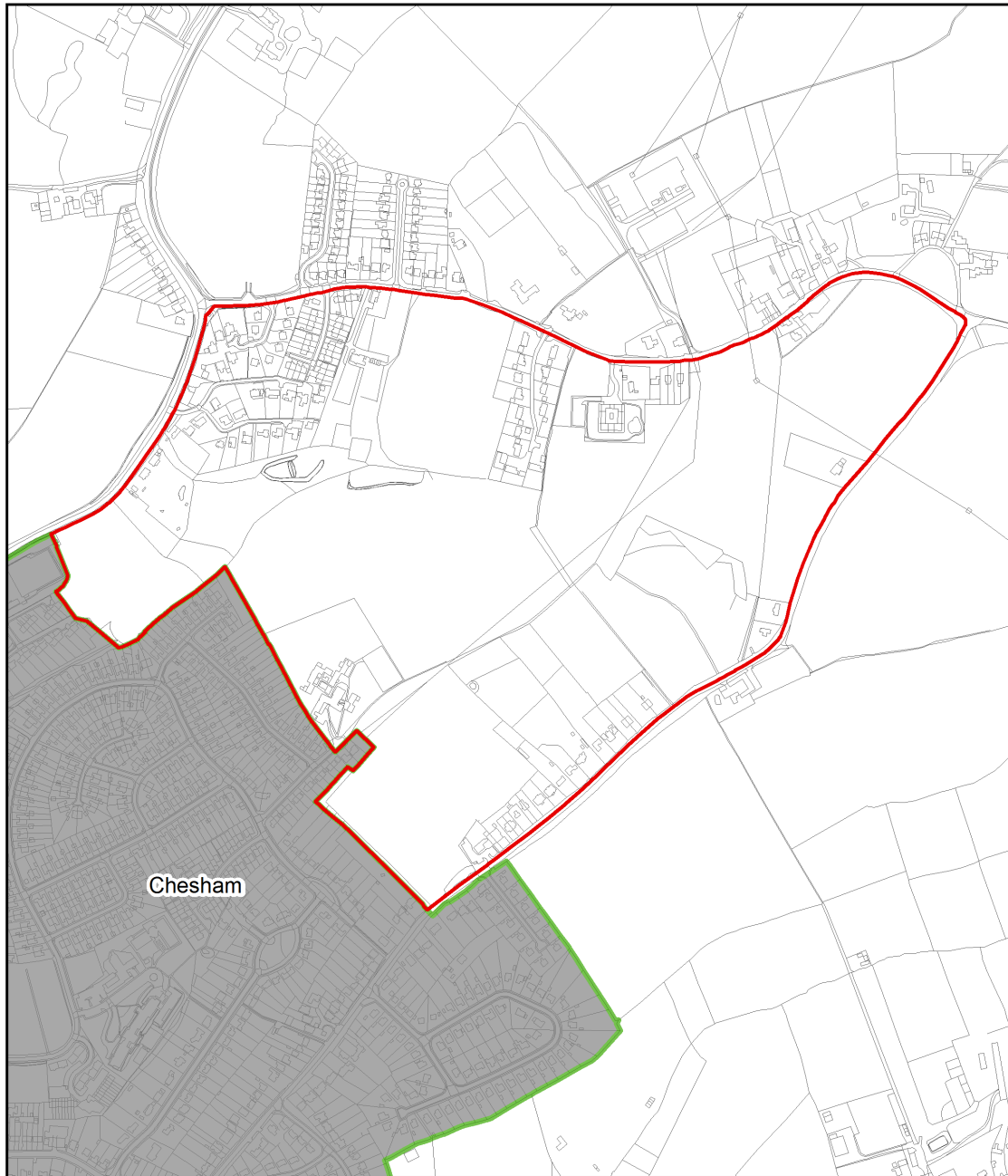






Preferred Option 1: North East of Chesham



Legend

-  Area Proposed for Release from the Green Belt
-  Local Plan Boundary
-  Built-Up Area Outside of the Green Belt

N



Not to Scale

This map is reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution and civil proceedings. © Crown Copyright and database right 2016. Ordnance Survey 100025874

<p>Preferred Options Proposal</p>	<p>The area proposed to be removed from the Green Belt is 57.26 ha but due to constraints, existing development and other considerations not all of the area is considered developable.</p> <p>The area is defined by the existing build area of Chesham to the south, Nashleigh Hill to the west, Lycrome Road to the north, and Lye Green Road to the east.</p> <p>The developable area is estimated at 26.1 ha, to include associated open space, necessary infrastructure and other requirements.</p> <p>The proposed average residential density is 35 dwellings per hectare giving a proposed residential capacity of approximately 900 dwellings.</p> <p>The development proposal to comprise residential development, associated infrastructure, open space, possibly a local centre and potentially Gypsy and Traveller accommodation. Consideration should also be given to scope to include specialist accommodation for elderly people close to local amenities and open space and self-build housing.</p>
<p>Requirements as part of any Development</p>	<p>The following would be required as part of any development proposal should this preferred option be included in the Local Plan:</p> <ul style="list-style-type: none"> a) Comprehensive development in accordance with an approved Development Brief. b) Necessary infrastructure (either directly provided on-site or secured through funding by the developer) or development delayed until provided by an infrastructure provider or other means. c) An appropriate proportion of affordable housing - expectation at this stage is that at least 40% of dwellings should be affordable (i.e. have an appropriate level of subsidy). d) If required, Gypsy and Traveller accommodation to be located, planned, designed and landscaped appropriately within the site. e) Creation of a community focal point based on Brushwood Junior School, potential local centre and through design, layout and density changes across the site. f) Connectivity with adjoining built areas, community facilities and transport access points with emphasis on walking, cycling and passenger transport. g) Adequate functional open spaces to include children play facilities. Viable and sustainable management and funding proposals put in place for all open space areas. h) Retention of wooded areas, important trees and hedgerows. Enhanced tree planting / landscaping within the site with particular attention to boundary areas with the countryside. i) Open spaces as far as possible to be connected to enhance the

	development setting and to encourage wildlife connectivity with the countryside and across the site.
Infrastructure (e.g. schools, health, road improvements and health)	Infrastructure requirements are being considered however at this point it is clear that the following will be required: <ul style="list-style-type: none"> a) Potential expansion of Brushwood Junior School b) Provision of a Sustainable Urban Drainage System so that the site addresses its own drainage impacts to as far as possible lessen, or at the very least prevent exacerbation of flood risk in Chesham.
Additional Outstanding Matters (see 2.4 above)	The following considerations are on-going and views are welcomed on these as part of the consultation: <ul style="list-style-type: none"> a) The level and type of affordable elderly person accommodation units that need to be required as part of the proposal (in addition to general housing affordable units). b) Whether part of the site will be required for Gypsy and Traveller accommodation and if so what number of units and type of accommodation (i.e. pitches for travellers or mobile homes / park homes for non-travellers). c) Whether part of the site should be required to be made available for self-build and custom built accommodation. d) Whether the scale of development proposed can support a local centre, potentially comprising convenience shop(s), local health infrastructure and other community services /facilities. e) -Potential impacts on the A416, White Hill and the B4505/ White Hill/ Botley Road roundabout and mitigation measures.
Key Evidence Base References	Further background information can be found in the following key evidence base documents on the Council websites: <p>Draft Green Belt Assessment Part 2 – (Reference number 1.01)</p> <p>Green Belt Development Options Appraisal - – (Reference number 1.01)</p>