

CHESHAM BOIS NEIGHBOURHOOD PLAN: APPENDIX I

DESIGN CODE

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1.1 Introduction

A Design Code for proposed developments, alterations to existing properties or changes in use in the Chesham Bois Neighbourhood Area has been created to ensure that planning proposals meet the requirements referenced in this document. The requirements are based upon the expectations of the community in terms of the quality, type, scale and location of a planning application.

In developing the Neighbourhood Plan for the Chesham Bois Neighbourhood Area, the Parish Council has sought the views of residents and experts to formulate the Design Code Principles and Priorities in this document.

1.2 Objective

The purpose of including a Design Code in the Neighbourhood plan is to provide clear guidelines for future developments in the Neighbourhood Area to help ensure that any proposed development; alteration to existing buildings; or change of use is designed to be sympathetic to the surrounding environment and enhances the existing, unique semi-rural quality of the character of Chesham Bois.

For clarification, the Design Code is not intended to prohibit new, innovative developments, styles or features. It has been developed to ensure that the design of any new planning proposals will be sympathetic to the street scene and the scale, setting and location within the Neighbourhood Area.

1.3 Context

Chesham Bois was originally a thinly populated area of the Chiltern Hills with a small manor, chapel and a scatter of farms and cottages with no village centre. The area was crossed by ancient tracks to neighbouring settlements and drovers' routes and remained completely rural with extensive areas of woodland until the 1890s with the arrival of the Metropolitan Railway from London and subsequent increase in population.

The Chilterns is a landscape featuring chalk grassland, hills, characterful villages and dense woodland. The undulating topography allows for several spots which offer stunning views of the surrounding countryside and valleys. Approximately 20% (TBC) of the Parish is a combination of ancient and semi-natural woodland and ancient replanted woodland. Ancient woodlands are the richest and most complex terrestrial habitat in the UK, and home to more threatened species than any other. Given this, they should be respected and preserved. Much of the woodland includes footpaths which allows people to benefit from the natural beauty that surrounds them in Chesham Bois. In addition, there is still some agricultural land to the northwest within the Parish which is surrounded by open countryside to the west and north.

Today, the village still includes ancient woodland, mixed woodland, green spaces, farmland, a meadow and part of the designated Chilterns National Landscape. Chesham Bois attracts buyers for the limited number of properties available for sale each year because of the semi-rural environment and quality of life. Aside from the tranquil nature of the location and range of good schools for all ages, the village is well connected, being close to the towns of Amersham, Chesham; the Metropolitan line; the Chiltern Railways train service to London and Aylesbury; and access to the M40 and M25.

The village centre features a small parade of shops on Bois Lane, close by the War Memorial at the junction with North Road. The current Parish Centre, (a designated Asset of Community Value), was built on Glebe Way in 1937 after many years of fundraising by village residents.

Houses built in the 20th century were typically in the style of traditional Edwardian villas or in the newly fashionable Arts and Craft Style and a significant proportion are larger, detached properties on generous plots of land. Developments in the Neighbourhood Area have been fairly limited in recent years. The largest, recent development is Laurel Court on the site of the former Ken House Hotel on North Road.

In 1992, Chiltern District Council designated the centre of the parish as 'The Chesham Bois Conservation Area' and three further areas were designated as Areas of Special Character (formerly known as Established Residential Areas of Special Character). Chesham Bois Common is at the heart of the Conservation Area. The Common is owned by the Parish Council and managed as an amenity for residents and visitors. Chesham Bois Cricket Club, (established in the 1880's), leases a parcel of land on the Common from the Parish Council.

The 1990 Planning (Listed Buildings and Conservation Areas) Act and the designation of the Chesham Bois Conservation Area (CBCA) in 1992, helped to ensure the special, semi-rural character of Chesham Bois to be retained. Chesham Bois Common marks the boundary with the more urban town of Amersham-on-the-Hill and features a mixture of woodland, open green spaces and freshwater ponds across almost 40 acres.

2.1 Chilterns Character Study

The 2017 and 2019 'Chiltern and South Bucks. Townscape Character Study' was commissioned by Chiltern District Council to provide in depth analysis of the settlements in the Chilterns. The study looked at variations in historical development, views and landmarks, green spaces, the landscape cover and streetscape, the built form and architectural details. This study is included in current planning guidance on the Buckinghamshire Council website and has provided a point of reference for this Design Code.

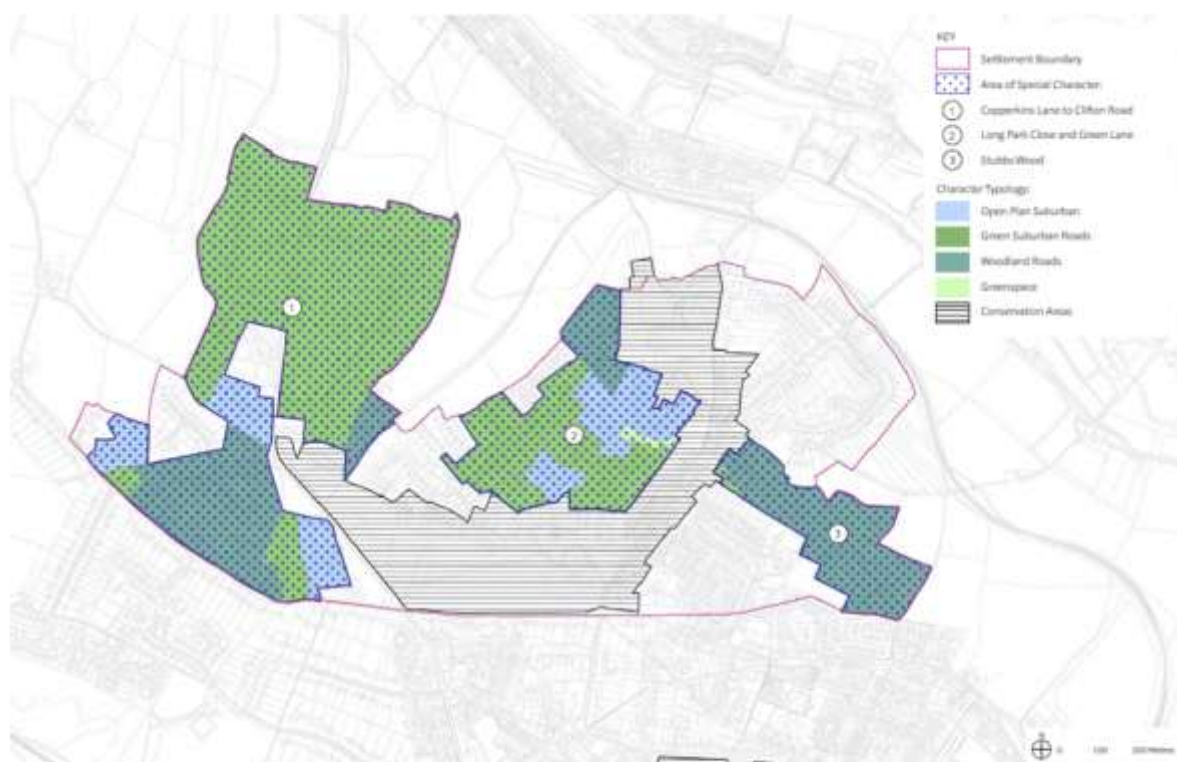


Figure 3.114 - Chesham Bois Areas of Special Character
CHILTERN & SOUTH BUCKS TOWNSCAPE CHARACTER STUDY PART 3
Chesham Bois Neighbourhood

Three areas of Chesham Bois have been recognised as being of particular merit in conservation and planning terms:

- I. Copperkins Lane to Clifton Road;
- II. Long Park Close; and
- III. Green Lane and Stubbs Wood.

These areas have been designated due to the high-quality townscape and because they are particularly well preserved and maintained. However, these areas are considered to be particularly vulnerable to significant change as a result of the distinctive and low-density pattern of detached and semi-detached houses with a variety of architectural styles set within large gardens plots associated with mature vegetation fronting onto well-treed green streetscape.

2.3 The study also identified different road types, of which the following are found in the Neighbourhood Area:

Woodland Roads – predominantly large, detached properties in a variety of styles, set within secluded gardens. The boundaries have high hedges, mature trees lining the roads creating a semi-rural feel.

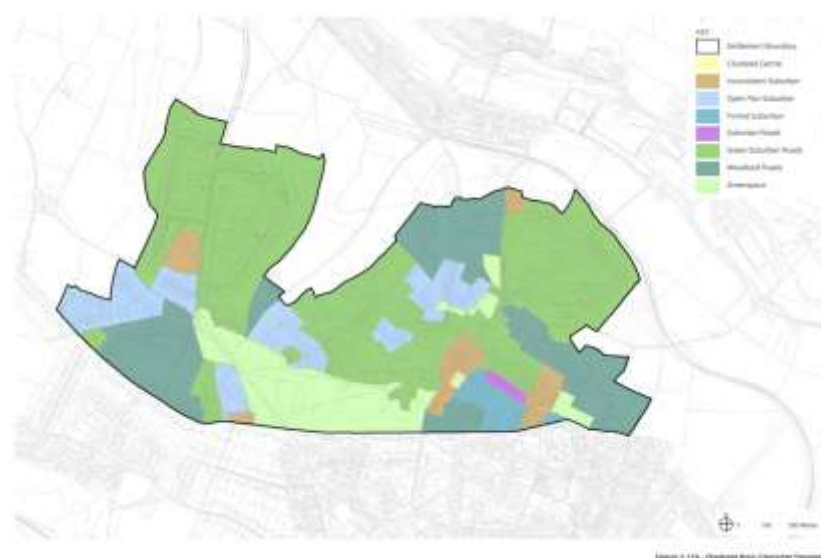
Green Suburban Roads – are similar with generally smaller plot sizes. The streetscape is more open, with fewer trees and lower front boundaries.

Open Plan Suburban – present a streetscape without dividing boundaries, but with a number of scattered trees and shrubs. Properties are quite large, with a consistent architectural style and large, secluded rear gardens.

Suburban – predominantly detached and semi-detached properties formally laid out along straight roads. Regular plot sizes with a consistency in building type. Front gardens generally planted. Some have garages, but often on-street parking.

Formal Suburban – similar to Suburban, but with a particular consistency and formality their character. These are mainly inter and post-war developments. Generally on-street parking only.

Inconsistent Suburban – these areas have a noticeable lack of consistency, which is hard to define. It may include areas with several older buildings and many different building types, along busy roads and with some commercial development



2.4 There are three broad types of buildings which are particularly important in respect of their contribution to the special character of the Chesham Bois Conservation Area which are described in the Chiltern District Council documentation as follows:

- I. Historic buildings which pre-date the growth of the village
- II. Small, closely developed terraces and semi-detached cottages from the late 19th century
- III. The larger and more elaborate detached and semi-detached houses of the same period.

The Conservation Area has not been reviewed since 1996 which means that the Buckinghamshire Heritage Environment Record for Chesham Bois is outdated at the time of writing.

3. Character Study Areas

The character areas which have been defined by the Neighbourhood Plan Steering Group, are as follows:

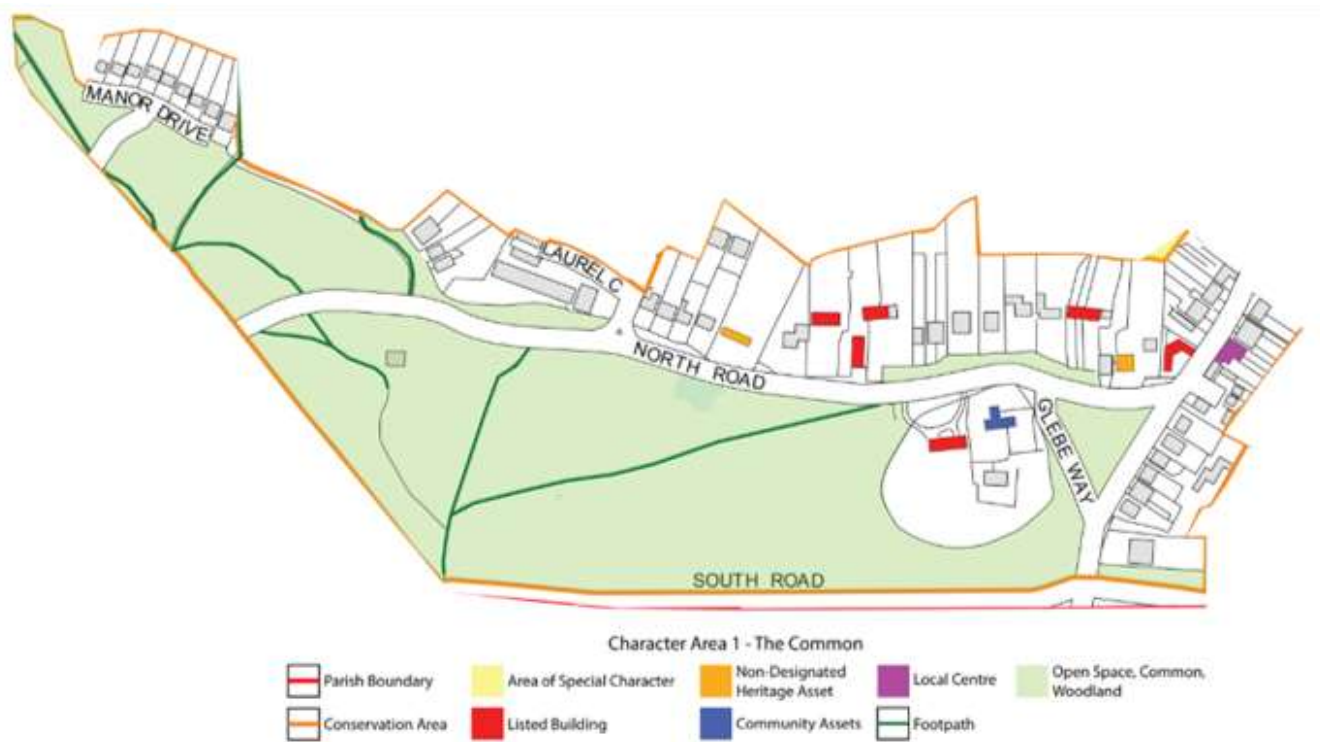
- Character Area 1: The Common
- Character Area 2: Mayhall Farm
- Character Area 3: Bois Farm
- Character Area 4: Church
- Character Area 5: Holloway Lane
- Character Area 6: Elangeni

The key features of properties in each area are set out in tables on the following pages together with a selection of photographs and map of each area.

Character Area 1: The Common

Historical context	Originally part of Manor Farm, this area contains some of the earliest buildings in the village to the north of the Common and the first new housing following the arrival of the railway. There are nine listed buildings, including the fine 1833 Old Rectory, and two NDHAs which are both good examples of our local Arts & Crafts style. In the early 20 th century, a village centre was created by adding a parade of shops on Bois Lane with the distinctive Arts & Crafts style Anne's Corner built opposite.
Pattern of Development	The earliest development at the end of the 19 th century, following the arrival of the railway, took place to the east of the Common on Bois Lane in a line from the earlier Old School House and to the north (now North Road) where several earlier listed buildings are sited. All the new properties overlook the Common from the north with only the Old Rectory on the south. The new Rectory was built on Glebe land to the east of the Common in 1982 and the last development was Laurel Court apartments in 1989 replacing an earlier Edwardian property.
Building Line/Plot Arrangement	North Road has large properties in substantial plots, as designed by landowner Arthur Lasenby Liberty in 1896. They are laid well back from the road behind a strip of Common land to create a sense of openness opposite the Common. The Bois Lane plots are smaller and closer to the road. The boundary behind the Bois Lane properties is defined by the plot of Tithe Barn, a converted wooden frame agricultural building moved from Old Amersham and located in what was the field attached to the Old School House.
Boundary Treatment	In North Road the front gardens are partly concealed behind high hedges and shrubs and at its western end, buildings retreat from the road behind the woodland. There are several mature trees in the deep verges opposite the Common. By contrast Bois Lane is more urban, presenting low walls, fences and hedges to the street, which narrows beyond the War Memorial.
Heights & Roofline	The majority of properties are of two storeys, with an occasional third level with dormers at the roof level.
Materials	Roofs are generally clay tiled and complex in form with handsome front gables and hipped sides. Walls are local red brick or rendered with decorative timber to the upper levels above brick ground floors. The early agricultural barns are timber boarded and mostly painted black. Bois Lane is much more varied with rendered, brick and tile hung walls. Roofs are generally less complex, dual pitched with hipped ends in clay tiles. Some of the late 19 th century houses have slate roofs. The Old School House and Anne's Corner also use local flint.
Public Realm	Chesham Bois Common and footpaths

CHARACTER AREA 1: THE COMMON





Chestnut Lane from junction with Bois Lane, looking East. Deep open verges.



The 1846 Old School House with slate roofs, brick and flint dressings.



At same junction looking West along South Road



North Road and Common: deep verges, mature trees, low hedges and walls to front boundaries

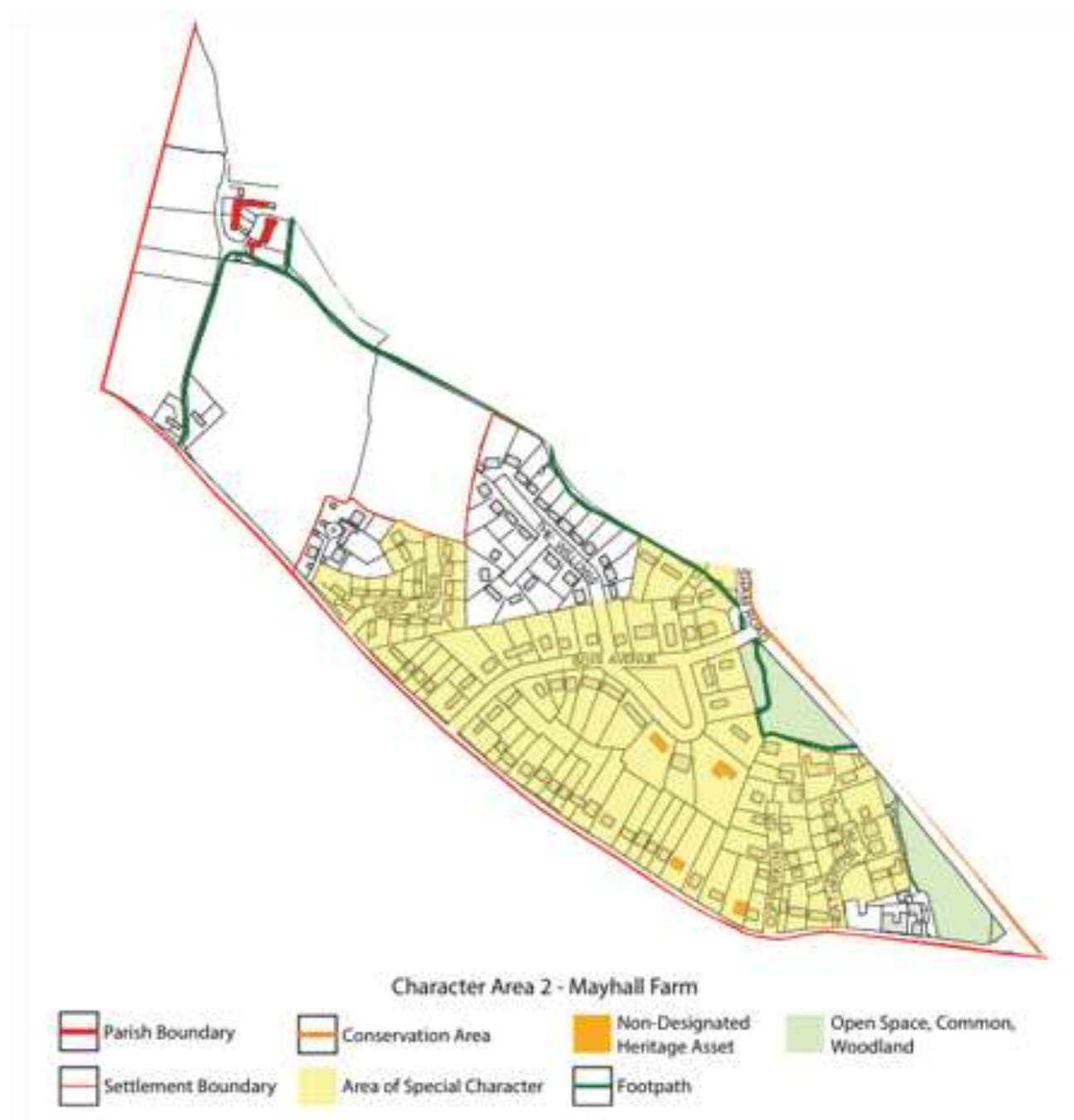


Anne's Corner, c.1910 hipped clay roof, large gables, decorative timbering, white render, flint dressings and clay hung tiles

Character Area 2: Mayhall Farm

Historical context	Mayhall Farm was one of the early Bois Manor farms. The existing farmhouse on the western edge of the Parish boundary is Grade II Listed with part dating from the 17 th century making it one of the earliest residential buildings in Chesham Bois. Most of the original farmyard, now a separate hamlet of converted houses, is also listed. It is separated from the village settlement by open fields. The southern Parish boundary, Copperkins Lane, an ancient drovers' road, is lined with large pre-WWI Arts & Craft Style properties mostly by John Harold Kennard, and together with Bois Avenue, also by Kennard (and builder Able Mead) was designated an ASC. Four houses by Kennard have been designated NDHAs.
Pattern of Development	Most development took place 1906-1915 with later infill. Northwards from Copperkins Lane is an area of Woodland Roads (eg Bois Avenue) with some Green Suburban Roads (eg Deep Acres) to the North-West. The main route (Copperkins Lane) to Hyde Heath is relatively straight, but generally the side roads are curved, with substantial detached properties set in large wooded gardens.
Building Line/Plot Arrangement	In the Woodland Roads the streetscape is not dominated by the built form, indeed the houses are often partly hidden. The properties are large and set deep into their large plots. In the Green Suburban Roads the properties are medium to large, detached and in a variety of styles. Consistency is created by the regular plot pattern.
Boundary Treatment	The streetscape is generally green; formed by mature trees, hedges and fences to the front gardens. The Woodlands roads have higher hedges and generally larger plots creating a semi-rural feel. The trees make a substantial contribution to the character and sense of enclosure to the ASC.
Heights & Roofline	The residential properties are almost entirely of 2 storeys in a variety of styles. The Arts and Crafts style predominates in the Woodlands roads – most are by John Harold Kennard. The style is characterised by steeply pitched and highly profiled roofs. The plan forms may be simple rectangles, but are likely to be more complex, with straight or curved projections.
Materials	The roofs are generally tiled, originally of locally made red-brown clay tiles. The walls are brick with some timber features – patterned brick panels or rendered panels or entire walls. The windows have timber frames and may be divided into smaller glazed panels and could be projecting or deeply set into reveals. A variety of earth colours predominate.
Public Realm	These roads provide excellent green corridors for pedestrians enroute to nearby schools, the centre of Chesham Bois and the open landscapes and footpaths beyond the settlement.

CHARACTER AREA 2: MAYHALL FARM





Copperkins Lane: Lined with mature trees



Bois Avenue: Mature trees in curving street



Substantial house in Arts and Crafts style.



Bois Avenue: large houses in a variety of styles. Steeply pitched roofs with gables.



Bois Avenue: a variety of hedges some like green 'walls'



Deep Acres: open streetscape without hedges with large houses in a consistent style set in large gardens

Character Area 3: Bois Farm

Historical context	In the early 20 th century Bois Farm land was sold by landowner JW Garrett-Pegge for development. The Chesham building firm of Rust & Ratcliffe, with architects Swannell & Sly, developed some of the earliest houses in the Arts & Crafts style others are by Kennard, including his own home, now called Blackdown. Bois farmhouse became the Beacon School in 1933. Post-WWII development was mainly by Comben and Wakeling who built the Leys on part of a former soldiers' camp. Whilst three quarters of the map area is woodland and open fields almost all the development area is designated an ASC, with two listed buildings and five properties now designated NDHAs.
Pattern of Development	Northwards from Copperkins Lane (Deep Acres and Bois Avenue) is an area of 'Woodland Roads' with 'Green Suburban Roads' further north on either side of Amersham Road. The 'Woodland Roads' have large detached properties set in large wooded gardens. Within the 'Green suburban Roads' the properties are medium to large, detached and semi-detached in a variety of styles
Building Line/Plot Arrangement	The Green Suburban Roads (The Woodlands, Clifton Road) comprise medium to large, detached properties built in a great variety of styles and set within secluded gardens. Consistency is created by the regular plot pattern. Within the Woodland Roads the streetscape is not dominated by the built form but their its setting. The properties are large and set deep into their large plots.
Boundary Treatment	Almost entirely hedges of medium height, with some mature trees. The later Winstone Close properties have an open frontage.
Heights & Roofline	Some large properties have a third storey within the steeply pitched roofs but most are of two storeys, with profiled and hipped roofs.
Materials	Roofs are most of red-brown clay tiles, with brickwork to walls, but a few have rendered panels or entire walls.
Public Realm	Beyond the settlement edge, there are many public footpaths, one following the old route to Chesham, affording great views out to the Chiltern Landscape. The residential roads are pleasant routes for pedestrians, but main route of Amersham Road is very busy thoroughfare and has lost many of its street trees at the Beacon School.

CHARACTER AREA 3: BOIS FARM



Character Area 3 - Bois Farm

 Parish Boundary	 Conservation Area	 Listed Building	 Footpath
 Settlement Boundary	 Area of Special Character	 Non-Designated Heritage Asset	 Open Space, Common, Woodland



Oakway: properties set back behind green walls with mature trees.



Chiltern Road: a great variety of house styles, most behind high hedges.



Chiltern Road: Green Suburban Road

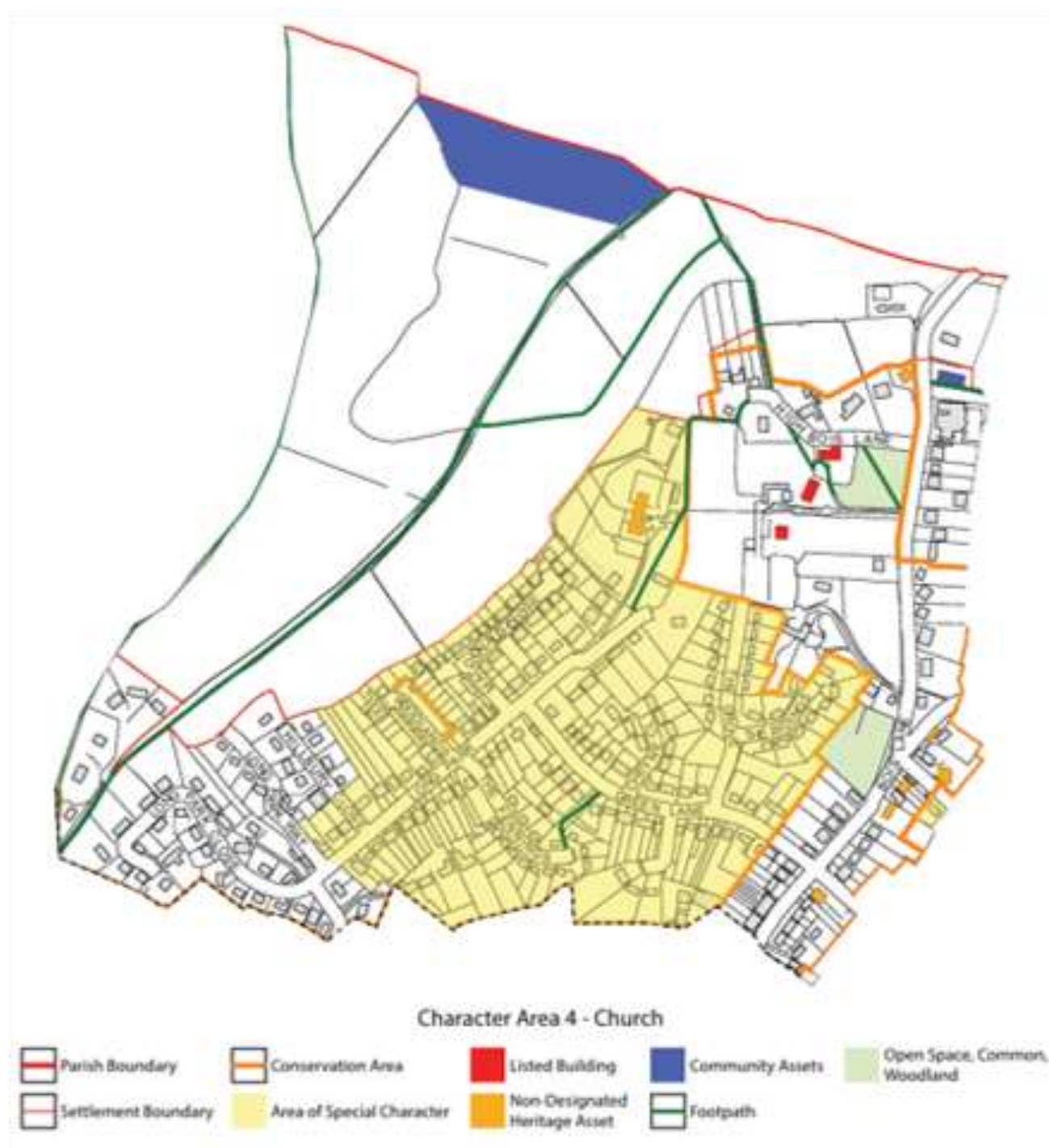


Chiltern Road

Character Area 4: Church

Historical context	This area was the site of the original Domesday manor and around half of the area is ancient woodland with the majority of the settlement area designated ASC or CBCA. There are three listed buildings including St. Leonard's Church and a late Georgian villa, Chesham Bois House, which is the only Grade I Listed building in the parish. There are four NDHAs, all in the Arts & Craft style, including Woodland Court, High Bois House, by Kemp and How and The Woodlands by Kennard, around an open green inspired by the Garden City Movement. The Churchyard and the separate Burial Ground owned by the Parish Council contain important monuments, including Commonwealth War Graves.
Pattern of Development	One long road, Long Park, runs from North Road and extends into woodland. It is linked to another main route, Bois Lane, by Green Lane. The two larger roads have medium sized detached and semi-detached properties in a great variety of styles, depending when they were built. Generally they are the Green Suburban type and have grown newer cul-de-sacs in places, with houses in a more homogeneous style. The northern end of Bois Lane has a number of large detached house in larger plots.
Building Line/Plot Arrangement	The plot sizes are fairly consistent with generally small front gardens. The northern end of Bois Lane has a number of large detached house in larger plots. The former vicarage and the current parish church are located further down Bois Lane on a steep hillside.
Boundary Treatment	The boundaries vary enormously: some being entirely open with a few shrubs, with low walls, fences and hedges elsewhere. There are fewer mature trees in the front gardens, but more in the side cul-de-sacs.
Heights & Roofline	Most of the properties are of two storeys. Some newer detached have steeply pitched roofs, with hips and gables.
Materials	The most consistent character of this area is variety. Some newer properties have flint and brick walls, other have render with expressed timber panels to prominent gables. There are some older houses on Green Lane and Long Park and a row of early 20 th century red brick cottages in The Woodlands.
Public Realm	The larger roads are pleasant walkways for pedestrians with several public footpaths in the woods beyond the settlement. Traffic can be a considerable problem in the narrow Bois Lane.

CHARACTER AREA 4: CHURCH





Distinctive property in Long Park viewed from The Woodlands



Varied house styles in Long Park



Houses at the northern end of Long Park



Chalet bungalows in Green Lane



Green Lane: a road linking two main routes in Chesham Bois. The houses have been built over a long period of time.

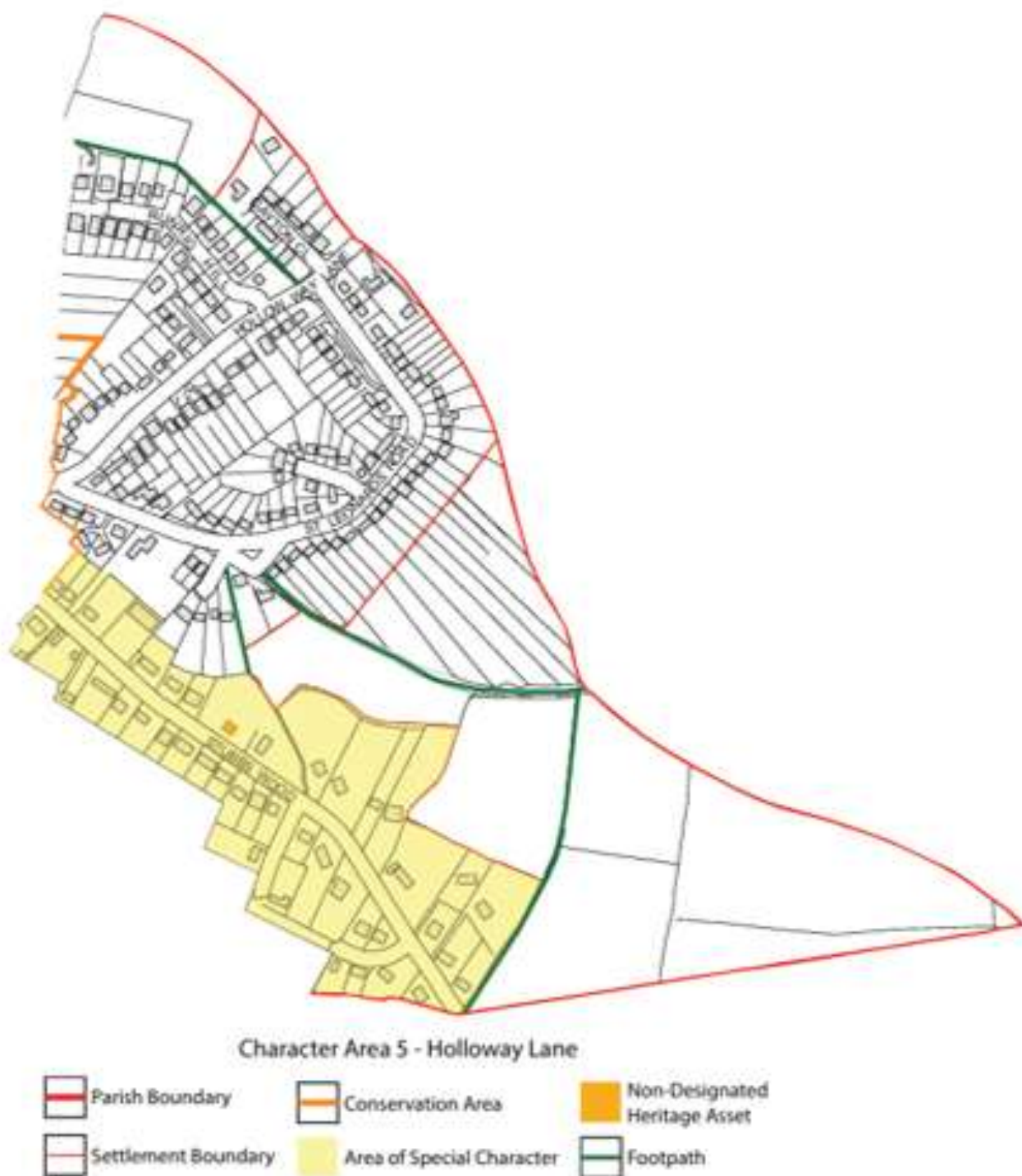


The Grove: a cul-de-sac with groups of houses in different styles

Character Area 5: Holloway Lane

Historical context	Holloway Lane, the steepest road in the parish, is an ancient track from the Chess Valley to Amersham which was part of a network of drovers' routes. The area was mainly farmland owned by the Cavendish family, later Lord Chesham, at Latimer House. Stubbs Wood properties, developed in the early 20 th century, are predominately in the Arts & Crafts style, designated an ASC and includes two NDHAs.
Pattern of Development	From the village centre northwards the houses on both sides of the road become progressively younger – with settlement ending at the Metropolitan railway line from London to Chesham. Off the main road are three different distinctive house developments: Green Suburban Roads (Runrig Hill and St. Leonard's Road) and Stubbs Wood - a Woodland Road.
Building Line/Plot Arrangement	Holloway Lane has large/ medium sized properties in fairly large and varied plots created by the hillside topography. Runrig Hill comprises detached houses set in large, regular plots with a slightly staggered building line and a consistent architectural style. St Leonard's Road has a staggered building line of some smaller properties round the curving road. There are also large detached properties in a variety of styles – many with prominent roofs, which suits the dramatic topography and a few unique properties in a modern style. Stubbs Wood, by contrast, has the character of a quiet country lane.
Boundary Treatment	There is a variety in the streetscape: mid and high evergreen hedges to Holloway Road. Runrig Hill is more open and In St Leonard's Road low brick walls with shrubs and hedging climb up the hill in a staggered pleasing way. Stubbs Lane is framed by some high hedges and a few mature trees.
Heights & Roofline	Most properties are of two storeys. Some of the houses in Runrig Hill are split level or partly single storied following the profile of the hillside with prominent, dual pitched roofs. Very few are higher with a top level almost concealed in the within the roof. The topography means that the general roof line follows the ground levels.
Materials	Tiled roofs predominate with generally brickwork to walls. Runrig Hill is unusual with a pale buff brick and rendered panels. Some houses in St. Leonards Road have simple dual pitched roofs, while others are more profiled with dormers and gables to porches, very few have hipped sides.
Public Realm	There are public footpaths leading from the roads east of Holloway Lane to the Green Belt beyond the settlement.

CHARACTER AREA 5: HOLLOWAY LANE





Holloway Lane: large properties in a variety of styles



Early 19th century house on Holloway Lane at corner of Stubbs Wood.



Runrig Hill: Homogeneous style creating harmony in the varied topography



St. Leonard's Road: a horseshoe shaped road. Houses slightly staggered following the hillside. Walls and hedges to front boundaries.

Character Area 6: Elangeni

Historical context	This area was originally part of Manor Farm and Chestnut Farm, purchased by the Colenso family in 1901 to create a large country house and estate known as Elangeni (Xhosa language - meaning 'place in the sun'), which was demolished in 1972. Two schools were built on the site. The adjacent Woodside Avenue is residential and has special character as a Metroland development which featured in the Metropolitan Railway's Metro-Land magazine in the 1920's.
Pattern of Development	Woodside Avenue is a straight road cul-de-sac with an oval recess in the centre, ending at Elangeni School. It is the only truly Suburban Road in the Parish. Milton Lawns, completed in the 1960/70's, is characterised as Formal Suburban with groups of terraced houses and linked detached houses, arranged in two cul-de-sacs with one entrance from Woodside Avenue. The houses were built on farmland and feature trees were preserved.
Building Line/Plot Arrangement	The houses along Woodside Avenue, mostly semi-detached, are in a consistent style, particularly at the eastern end, i.e. medium sized and set in narrow plots with planted front gardens with a consistent building line. The link detached and terraced houses in Milton Lawns, The Farthings, The Gowers have individual, smaller plots, and Hollybush Lane, built in the 1970s, has small, detached houses with garages arranged around a loop cul-de-sac.
Boundary Treatment	Woodside Avenue streetscape is lined with cherry trees with low hedges and walls to front gardens. Hollybush close has open front gardens with small shrubs and few mature trees. Milton Lawns was built on the site of farmland and feature trees were retained
Heights & Roofline	Many of the Woodside Avenue houses have prominent gables to front and hipped roofs and all are two stories, as are the properties in Milton Lawns and The Farthings.
Materials	The roofs are generally tiled with entirely rendered walls. Some have brickwork to the ground floor and with tile hanging between the projecting bay front windows. Properties in Milton Lawns have weatherboard features, front and back.
Public Realm	Woodside Road is much used as the route to one of the schools in the Parish and is a pleasing walk with grass verges and street trees, (mostly cherry). However, it is almost being overwhelmed by street parking.

CHARACTER AREA 6: ELANGENI





Woodside Avenue: distinctive semi-detached houses from 1970s



Woodside Avenue streetscape – lined with cherry trees



Milton Lawns: Open Plan Suburban road with terraced and link detached houses – 1960/70s



Hollybush Lane: detached houses arranged in a loop off Chestnut Lane

4. Design Code: Principles

From the information gathered in relation to the specific character of the six areas within the Neighbourhood Area, and taking into consideration the views expressed in consultation with residents used to create the policies referenced in the Neighbourhood Plan, the following five Design Code principles were developed.

- A. To support planning proposals that feature designs in keeping with the character of the existing street scene with reference to the proposed materials, height, scale, use and landscaping.
- B. To support planning proposals that would not significantly intensify the density, use or occupancy of an existing site.
- C. To support planning proposals that protect the natural environment and maintain the semi-rural woodland character of the Neighbourhood Area.

- D. To support planning proposals when the design of the built property and any associated landscaping aim to conserve or improve the use of natural resources.
- E. To support planning proposals that serve to enhance the quality of the semi-rural character of the Neighbourhood Area. This principle would take into consideration such diverse issues as:
- minimising noise and light pollution in the built design
 - preserving feature trees
 - requiring the use of porous landscaping to allow for surface drainage

5. Design Code: Priorities

The issues tabled below reflect the topics that will be considered for different aspects of a planning proposal; the priority ranking (1 being most important); and requirements. Where reference is made to street scenes, build form and the environment, the specific features within the relevant Character Area (Section 3) must be taken into consideration.

Item	Considerations	Priority 1 – 5	Requirement
Site location	Area character Heritage Street scene Density Height Conservation	1	<ul style="list-style-type: none"> • The character of the proposed development must reflect that of the relevant Character Area through the use of appropriate materials and design. • Development must preserve or enhance the setting of designated and non-designated Heritage Assets. • Development proposals within or affecting the Conservation Area must preserve or enhance the character and appearance of the area as defined in the Chesham Bois Conservation Area Appraisal.
Built Form	Character Materials Height Form Scale Energy use Water use Flooding Management (e.g. multi-tenanted or business premises)	2	<ul style="list-style-type: none"> • The scale and form of a development must be sympathetic to and in proportion with the surrounding or nearest properties and must not impact the privacy of residents in adjacent properties. • The height of a development should not exceed that of properties in the immediate vicinity. • The number of storeys in a building should not exceed three. • Proposed developments should adhere to the provisions of Policy CBNP3 in relation to energy efficiency. • Proposed developments should achieve adopted water efficiency requirements. • Proposed developments should aim to maximise the use of natural light and must avoid depriving adjacent properties of natural light.

Nature	Impact on the natural environment, including trees, flora and fauna Impact on biodiversity Landscaping Surface water drainage New planting	3	<ul style="list-style-type: none"> • Development proposals that lie within the identified Chesham Bois Green Infrastructure Network must have full regard to maintaining and improving the nature and functionality of the network as per Policy CBNP4. • Biodiversity net gain requirements must be met where relevant. • Landscape plans must consider the potential impact of surface drainage. Where there is on-plot parking, hard-standing parking should use permeable surfaces to aid in surface water drainage. • New planting schemes should be based upon the use of native plants, shrubs and trees, suitable for the site. • Any identified wildlife corridors and habitat on a site should be preserved. • Dark sky areas should be protected.
Proposed use categories	Housing Commercial development Community value Educational value Public amenity	4	<ul style="list-style-type: none"> • Proposed housing developments and alterations (that require a planning application) to existing housing must be consistent with the characteristics of the street scene for the relevant Character Area. A diverse housing mix and tenure profile should be provided. • Proposed commercial developments and alterations (that require a planning application) to existing properties must be consistent with the street scene for the relevant Character Area should aim to increase the mix of commercial activity if possible. • Community assets and amenities should be proportionate in scale to the requirements of the local community.
Connectivity	Parking spaces (vehicles and cycles) Local road access Impact on road network Access to public transport Access to local amenities Access to services	5	<ul style="list-style-type: none"> • Parking spaces proposed for new developments should be in line with Buckinghamshire's parking guidance for new developments (2022). • The impact of a proposal should not lead to severe impacts on the local road network. • Connectivity to local amenities and services should be considered as part of a proposal.