

Chesham, Pednor Road - Initial Report

1. Background

This land was occupied by Helen Tethers until she was vacated earlier in the 2008. This land has been plotted and is therefore not available for overall sale.

1.1 Property Address:

Pednor Road, Chesham.

1.2 Property Description

The site comprises land equating to 40.6 acres on Pednor Road, Chesham.

1.3 Current use:

The land is currently open space. There are no dwellings, other buildings, or outbuildings occupying the site.

1.4 Estimated percentage of land plotted and removed from title:

82%

1.5 Disposal possibilities, eg are there any obvious, accessible area / buildings that can be sold independently?

There are currently no buildings on the site. There are limited plots of land available and these are unlikely to be sold separately.

2. Chesham, Pednor Road - Planning

2.1 Current planning use / designation:

The site falls within the boundary of Chiltern District Council and Buckinghamshire County Council. Current planning policy for Chiltern District is held within the Chiltern District Local Plan adopted 1997.

The site is within the Chiltern's Area of Outstanding Natural Beauty where Policy LSQ1, with the primary objective to conserve and enhance the natural beauty of the landscape applies. Any development to be permitted within this area should therefore conserve, and where considered appropriate and practicable by the Council, enhance the special landscape character and high scenic quality of the Area of Outstanding Natural Beauty.

The site is located within the Green Belt where most development will be considered inappropriate. The Council will apply a general presumption against development, but permission may be given for development reasonably required for agricultural/forestry, new buildings to provide essential facilities for outdoor sport recreation, cemeteries, or limited extension of existing dwellings.

Any new agricultural dwelling/building will only be acceptable where it is essential to the operation of an established agricultural holding, or where required for the functioning of the agricultural enterprise.

Given the current nature of the site as open land, without any agricultural building, it is unlikely that planning permission for development for business, general industrial or storage or distribution purposes will be granted.

2.2 Opportunities for planning change and development:

Chiltern District Council are in the process of preparing their Local Development Framework to replace the Local Plan adopted 1997. There have been a number of delays in the production of these replacement documents and further consultation is now expected to take place in the Summer 2008.

The preferred option of the Core Strategy published 2006 was to continue to conserve and enhance the Chilterns Area of Outstanding Natural Beauty, and retain the position that most development in the Green Belt is unacceptable.

The Council will aim to keep development within Areas of Outstanding Natural Beauty to a minimum and are therefore unlikely to permit any significant development proposal on the site.

Any development scheme is most likely to be refused as any proposal would have to be argued in the national interest, and where no alternative site outside the Area of Outstanding Natural Beauty and Greenbelt was available.

Furthermore, recent work in the area confirms that there is no unmet housing requirement which might justify an exception to this tough 'in principle' stance.

Although planning policy for the area is due to be updated, given the nature of the site, its location, and current policy designation, it is unlikely that the site would be considered further appropriate for development in the future.

2.3 Comment on UKLI report:

The planning Vision for the site at January 2008 was, *"to promote agriculture, forestry, stabling or paddocks, with no realistic prospect of securing an allocation for any form of development whatsoever, apart from those uses referred to above which do not involve any building operations."*

The site falls within an Area of Outstanding Natural Beauty, and the Greenbelt. The report commented that the site was an unsustainable location, and that should any development come forward, the extent of likely access and junction improvements would require third party land and significant financial outlay.

We would agree that the opportunities are limited. The report states potential for stabling only. We would agree with this recommendation and could not recommend any substantial development.

