



Chalfont St Peter Neighbourhood Plan

Appendices

2013 - 2028

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Appendix A

Shop Front Design Guide

A1 Introduction

Introduction

Chalfont St Peter Village Centre forms the retail focus for the Parish as a whole. As set out in Appendix B, the village centre has a distinctive character that is very important to the overall character and quality of Chalfont St Peter. The design of shopfronts within the village centre has a significant impact on this character and quality. This Neighbourhood Plan therefore seeks to protect good shopfronts and improve others through guidance that is specific to Chalfont St Peter.

In addition to shops in the village centre, there are shops within other parts of the village. This guidance also applies to these shops.

This appendix draws together draft design guidance prepared by Chiltern District Council for its emerging Delivery Development Plan Document and issues identified by the Neighbourhood Plan Group in producing this Neighbourhood Plan.

The Parish Council wishes to ensure that any development which involves a shop frontage is compatible with its surroundings, its host building and makes a positive contribution to its local context. For the avoidance of doubt, planning permission **will be** required for any works or alterations which materially affect the external appearance of a shop front. These works may include (but are not restricted to);

- external security shutters and grilles;
- removal of architectural features such as pilasters;
- addition or removal of permanent awnings and canopies;
- new entrances;
- replacing the whole shop front or frame; and
- new fascias.

Some signs (including illuminated and non-illuminated) may also require advertisement consent.

Shop frontage design issues

The diagram (figure 1.1) opposite sets out the key features of shopfronts.

The design issues that tend to undermine the quality and character of shop fronts in Chalfont St Peter Parish include:

- architectural features such as pilasters and stall risers are removed, so that the shop front becomes a rather bland expanse of glazing that lacks the richness of traditional shop fronts;
- solid aluminium shutters or perforated/pinhole shutters shut off light from within the shops and create dead, blank frontages to the street that can attract anti-social behaviour as well as looking unattractive; and
- new shop fronts relate poorly to the design of the building in which they are located (the 'host' building), resulting in an uncoordinated appearance.

This guidance supports Policy VC11 in the main body of the Neighbourhood Plan by clearly setting out what is and is not acceptable within Chalfont St Peter Parish.

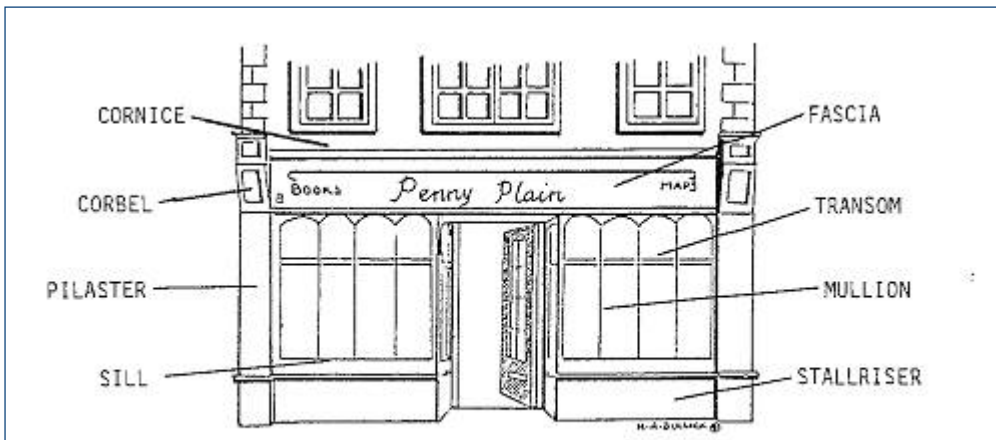


Fig A1.1: Key features of shopfronts



Fig A1.2: Solid shutters (left) leave the street 'dead' whereas open lattice shutters (right) allow shops to enliven the street even when they are shut.



Fig A1.3: The shop front on the left does not relate well to its 'host' building with its large expanse of glass. The example of the right has a more coordinated appearance

A2 Design Guidance

This sections sets out guidance in relation to the following topics:

- general principles;
- doorways;
- windows;
- advertisements and signs; and
- security.

General principles

Traditional forms of shop fronts will commonly be found on listed buildings or in or nearby to Conservation Areas and these require sensitive treatment when alterations are being considered.

As general guidance, any proposed alteration to a frontage should respect the character of the area and should follow existing architectural uniformity, especially when it is located in a Conservation Area. Buildings which have existing traditional, classical or historic frames or frontages should be repaired rather than replaced in the first instance as these buildings add variety and interest to shopping centres. When repairing any frames or frontages then materials and colours, especially when painting timber, should match as closely as possible the existing building or should aim to compliment buildings which surround the shop front.

Modern frontages should be compatible with their surroundings. They should avoid excessive design aspects such as expansive, unbroken levels of glazing or unsuitable contemporary materials which clash with their surroundings. Where corporate images are being used, these should be flexible and responsive to the street scene to ensure that they remain in keeping.

Shop fronts should not try to dominate the architecture of the main building. Where two buildings have been internally linked to provide a single shop unit, their frontages should avoid appearing as a single unit. Instead, they should utilise features which break up the frontage and also complement the individual architectural merits of each building. Using elements such as stallrisers and pilasters in an appropriate manner can add interest and create visual breaks to a shop front; however, these should be used in a considered way ensuring that they reflect and respect the surrounding street scene, using materials which are appropriate to the rest of the building.



Fig A2.1 A shop front that respects the character of its 'host' building. The doorway is located between the two upper floor windows, reflecting the building's symmetry.



Fig A2.2: A shop front that does not relate well to the upper floors and tends to dominate the building as a whole, especially as the sign runs across what was formerly two shop fronts.



Fig A2.3: Although this is a modern shop front in an old building, its restrained design allows new and old to work positively together.

Doorways

Doorways provide a focal point to a shop. These should preferably be recessed or framed as this gives protection from weathering as well as relief along a frontage line. The position of the door should be in keeping with the overall symmetry of the elevation. The style and materials used should harmonise and reflect the rest of the shop front. Doorways and access points should be compliant with requirements for access by disabled people.

Windows

Careful consideration should be given to the proportions and detailing of the shop window, as this has an immediate impact on the street scene. Wherever possible, existing original windows should be retained and repaired.

New windows should reflect the scale of the rest of the building. This can be enhanced by providing or retaining pilasters at the sides of windows. Large expanses of glazing should be avoided. Window frames should use materials which match the existing building.

In Conservation Areas and on listed buildings, changes to window arrangements should be done in a considered way to prevent creating a frontage which is incompatible with its surroundings or disrupts the special historic character of a building. Design aspects such as the size of windows, their placement, material, finish and proportions should be carefully considered.

Advertisements and Signs

Certain advertisements may not require consent from the Council as they may benefit from a deemed consent granted under the provisions of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007. Where express advertisement consent is required then the District Council will consider an advertisement's impact on amenity and public safety.



Fig A2.4: A fascia sign in proportion to the shop front, with well-judged lettering that avoids being overly prominent.



Fig A2.5: The large amount of signage on this shop front gives it a rather cluttered appearance.

In general, the Parish and District Councils would wish to limit the amount of advertisements and signs as excessive amounts of displays, especially when not sensitively designed can result in visual clutter that is detrimental to local character. Fascia advertisements and signs can if well designed, give shops individuality and add interest to their character but if poorly designed they can detract from the appearance of the street or area.

Fascia Signs: The following guidelines apply to fascia signs:

- fascia signs should be proportionate to shop fronts;
- they should not be excessively deep or out of scale with a frontage, especially when fascias on other buildings in the surrounding area are of a uniform depth;
- lettering on fascias should not be overly prominent and should be proportionate to the amount of space available on the fascia so as to prevent lettering appearing cramped or clustered; and
- in general, fascias should not be sited above first floor sill level

On traditional buildings, especially within Conservation Areas painted timber fascias with individually painted lettering are preferable. Where fascias are on more modern buildings, then modern materials may be acceptable depending on the type and style of fascias in the locality. Glossy or reflective acrylic, day-glow or fluorescent materials are however, not encouraged.

Illuminated Advertisements and Signs: In general, the District and Parish Councils will carefully consider any illuminated adverts to ensure that they are appropriate to the locality and do not adversely affect public safety. When considering an illuminated advert it is important to take into account the characteristics of a locality where an illuminated advert is proposed. In shopping areas where there are examples of existing illuminated and non-illuminated adverts, proposed display should take into account the established street scene and provide a display which complements this. Illuminated adverts should avoid excessive levels of illumination or halo-illumination.

Advertisement displays on flank walls of buildings, particularly when a building is a corner plot, should consider carefully the impact that this will have on the surrounding locality as they can appear overly prominent, especially if a display which projects at right angles to a building.

In Conservation Areas, illuminated adverts should:

- (i) conserve or enhance the character or appearance of the area;
- (ii) use traditional materials which are appropriate to existing buildings in the locality;
- (iii) when located on the front elevation of a building avoid projecting more than 0.9 metres from the building and be sited at least 2.3 metres above ground floor level;
- (iv) not be sited above first floor sill level; and
- (v) not be entirely illuminated

Security

For insurance purposes and for security and safety, the Parish Council recognises business property owners (including shops) may wish to install security products to protect properties. However, the need to protect business properties should not jeopardise the character and appearance of the surrounding street scene. Indeed, excessive levels of security have an adverse effect on the vibrancy of a street scene as they become deadened by unsympathetic security features that also can lead to an increased fear of the perception of crime.

There is a variety of business property security products available and some of these may not require planning permission from the Council; these include:

Internal Shutters: These come in variety of designs and can be an effective way to secure a shop whilst preserving the character and appearance of the street scene.

Removable Shutters: These are shutters that can temporarily be locked into position and then removed when no longer necessary. It is important that when using temporary shutters to ensure that they are removed and do not become a permanent feature on a building as they may then require planning permission.

External Shutters: Shutters which are permanently affixed to a building will require planning permission. There are a variety of types and styles of shutters and the following lists those which may be acceptable to the Parish Council:

- Tube and Link Roller Shutters / Portcullis Roller Shutters / Brickbond Style Roller Shutters;
- Lattice Patterned Roller Shutters;
- Transparent Roller Shutters



Fig A2.6: Unacceptable solid external shutter



Fig A2.7: Unacceptable perforated shutter



Fig A2.8: Acceptable shutter

These shutters maintain an open frontage on a building and provide an adequate level of security for shops. In Conservation Areas, careful consideration should be given to colour and finishing materials of such shutters to ensure that they blend into the street scene.

Whilst Chiltern District Council's emerging shop front design guide states that perforated shutters may be acceptable, these will not be permitted within the Chalfont St Peter Neighbourhood Plan Area.

The Parish and District Councils will not find externally fitted solid shutters acceptable as they lead to an unwelcoming street scene and cause harm to the character of an area.

Certain security shutter products allow a mix of different styles, for example solid shutters over doorways and scissor grille shutters over windows. Where these are proposed, the Parish and District Councils will assess their merits on an individual basis taking into account the character and appearance of the street scene and the mixture of product styles proposed. However, where mixed shutters incorporate excessive amounts of solid finishes this will not be acceptable to the Councils.

Secondary lines of defence: CCTV security systems range from simple video surveillance systems for small shops and business premises to large complex projects offering town centre surveillance systems. Utilising the latest in CCTV security technology, Video Analytics, ANPR (Automatic Number Plate Recognition), High Definition cameras and IP (Internet Protocol) based CCTV provide solutions that are tailor made to meet the requirements of each premises and provide effective shop front security. These may require planning permission. Advice should be sought from Chiltern District Council on whether planning permission is required.

Alarms and DNA sprays can help provide additional security. Installing the right business security system is one of the most important parts of protecting your business. Installation of simple 'Bells Only Alarms' with speech dialer facility to fully monitored systems with a police response, are effective secondary defence measures to consider when installing new shop front security. DNA sprays are one of the most effective ways to deter commercial burglaries and smash-and-grab raids. Premises protected with DNA spray boxes make criminals wary - they know that DNA links them to crimes they commit. DNA spray is used by retail outlets, schools, jewellers, petrol stations, even major International banks, to protect their valuable stock and assets.

A3 Design checklist

In deciding to improve or replace an existing shop front, there are three key issues to consider:

- the existing shop front;
- the rest of the building; and
- the street scene and local context.

Existing shop front

Before deciding on the next steps for designing, altering or replacing a shop front always consider the following:

- the character of the existing shop front;
- whether the building is Listed, Locally Listed or within a designated area e.g. Conservation Area or Local Area of Special Character;
- whether existing architectural features such as corbels pilasters etc. can be repaired or retained; and
- when considering the design of a new shop front ensure the proposed design is appropriate to its proposed use.

The rest of the building

- identify the architectural qualities and proportions of the rest of the building to ensure an appropriate design approach and use of appropriate materials; and
- ensure that the proposed shop front fits in with the rest of the building - pay particular attention to lining up the shop front mullions and doorway(s) with features in the building's upper storey(s).

Street scene and local context

- assess the rhythm of the street elevation in which the shop front will be located. Looking down a street whilst the buildings may look the same it is important to understand how the rhythm changes in a visual manner e.g. colour, texture, and size;
- assess the materials and colours used in the buildings in the locality;
- ensure that the proposed shop front fits in with the street scene; and
- where the premises are Listed, Locally listed or located in a Conservation Area or Local Area of Special Character the Parish Council recommends you choose an architect who has knowledge of the requirements of working within this context.

Appendix B

Character Appraisal

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B1 Introduction

Chalfont St Peter is a village located in south-east Buckinghamshire within the Chiltern District. It is made up of suburban and semi-rural development set within the valley of the river Misbourne. The village's landscape setting and the character of the built environment are one of the unique features of the village.

This document has been prepared by Tibbalds Planning and Urban Design working together with the Chalfont St Peter Parish Council and the Neighbourhood Plan Group. This report aims to establish what makes Chalfont St Peter unique and distinctive and provides an evidence base for the special residential character of the village. It is intended to be used as a tool to inform the design of residential proposals for developers, architects, planners and the local community. It is also intended to ensure that new development is not only of high quality but also appropriate in character to the existing environment and context.

Previous work undertaken

The work within this report draws on a number of reports that have been undertaken as part of the evidence base for the Chiltern District Core Strategy. Part of this work included a townscape assessment of the Chalfont St Peter area produced by Chris Blandford Associates (Chiltern Townscape Character Assessment, September 2010). This document provides an assessment of the townscape of Chalfont St Peter, dividing the village into 10 separate character areas and setting out the key characteristics for each area. This work has been used as the basis for describing the existing character of the village. A Draft Historic Town Assessment was also undertaken by English Heritage in April 2011 and has been used to inform aspects of this assessment.

The saved policies of the Chiltern Local Plan identify "Established Areas of Special Residential Character" (EASRC). Policy CS21 of the Core Strategy requires the proposed Delivery Development Plan Document (DDPD) to identify character areas for protection as "Areas of Little Change". The emerging DDPD identifies proposed Areas of Little Change based on the Council's review of the evidence underpinning the EASRC. The Areas of Little Change will replace EASRC once the DDPD is adopted. This Character Appraisal has had regard to this work.

The Townscape Character Assessment report has been used as the starting point for discussion about character and design with the Neighbourhood Plan Group and as the basis for a community consultation event over the summer of 2013. This document complements the original townscape assessment by expanding on the detail of a number of points based on input from the Neighbourhood Plan Group and wider community.

Chalfont St Peter Parish Council has also produced a Village Design Statement. The statement was produced in September 2011 and is available for download on the Parish Council website. The statement was not formally adopted by the Local Authority but its contents have also been used to inform the contents of this report.

Residential character

Good design is vital for the creation of sustainable neighbourhoods that are fit for purpose for current and future generations. Chalfont St Peter is an attractive and popular place to live and work and a key objective of the Neighbourhood Plan is to retain the attractiveness of the village through well designed and inclusive development. The majority of development that happens within Chalfont St Peter is residential that varies in size from extensions to existing homes through to individual houses, infill sites and larger areas of new housing. The quality and design of new housing is therefore particularly important within the parish. New development should contribute positively to making places better for those that live and work there. Good design should be appropriate to its context and contribute towards the character and quality of an area and the way it functions.

A broad range of influences are considered when analysing character, these include:

- the historic development of the area;
- siting and topography;
- landscape setting;
- townscape and built form;
- vegetation and hard landscape; and
- boundary treatments and street scenes.

B2 Historic development and urban structure of Chalfont St Peter

Chalfont St Peter is one of a series of three villages known as the 'Chalfonts' and also includes Chalfont St Giles and Little Chalfont. The Chalfonts are first mentioned in AD 949 in the Anglo Saxon Chronicles. No distinction was made between the three Chalfont villages but Chalfont St Peter seems to have been a small common edge settlement with a mill situated in the woodland landscape of the Chilterns.

A market and fair were founded in the Village in 1229 but were not a catalyst for growth and the village remained as a small settlement. There is some doubt over the success of the market as there is little record of urban trades and professions from this time.

Chalfont St Peter experienced its largest change during the twentieth century with the arrival of the railway at Gerrards Cross which connected this part of Buckinghamshire to London and Birmingham. The first major developments occurred around Austenwood Common with the Arts and Crafts style villas at North Park and Latchmoor Grove. Much larger developments came in the 1920's; the village centre also comprises a substantial amount of development from this era. Since this time Chalfont St Peter continued to grow substantially. Significant residential development occurred between the 1950s and 1960s to the east of Gravel Hill. This growth saw Chalfont St Peter's population rise from circa 6,000 in 1931 to over 12,000 by 1961.

The village centre also experienced change through the 1960's where a number of the buildings were modernised and redeveloped. Many of the historic buildings in the village centre were demolished during this time in favour of modern concrete shops and offices surrounding a central car park. Modern buildings and architecture are now very prominent in the village centre and very little of the historic architecture remains. Modern urbanisation means that Chalfont St Peter has now coalesced with Gerrards Cross.

The most significant aspects of Chalfont St Peter's heritage is related to two periods in its history:

- the mediaeval village's setting around a series of historic commons with development clustered at the edges;
- the other most significant aspect of Chalfont's history is the transformation during the 19th and 20th century from a historic village to a twentieth century 'metroland settlement'.



Fig B2.1: 1840 Tithe map of Chalfont St Peter (Source EH report)

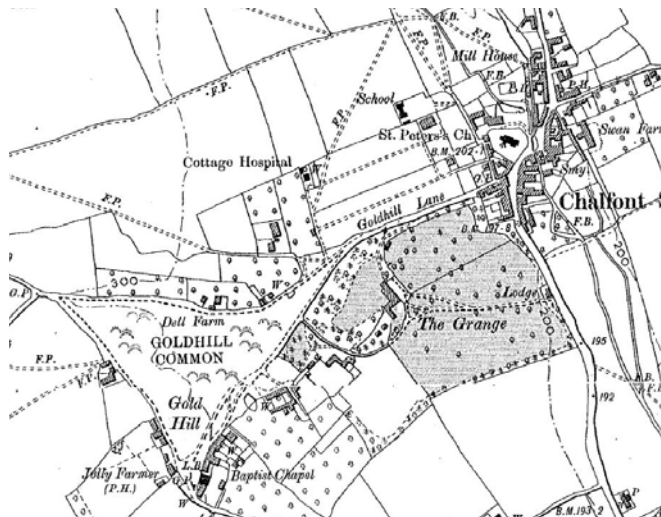


Fig B2.2: 1900 OS map of Chalfont St Peter (Source EH report)

B3 Landscape setting

Chalfont St Peter Parish contains large areas of open land and countryside within the parish boundary which surround the village. The landscape provides an important backdrop for the built environment and adds to the unique character and setting of the area. The open land surrounding the village of Chalfont St Peter is mostly designated as Green Belt meaning that the likelihood of significant development is unlikely. However, the landscape is of a high quality and there are a number of activities that can put it at risk. This section of the character appraisal describes the character of the surrounding landscape and the role it plays in the setting of the village.

A landscape plan for the County of Buckinghamshire has been produced that sets out the landscape character areas for the County. Chalfont St Peter is located within the south east of the county and is defined as being within the Missenden Valley landscape character area. This is described as being of a River Valley character in the landscape character assessment. The key features of this area are:

- deep steep sided valleys with gently sloping or flat bottoms;
- woodland cover on upper valley sides;
- major road and rail routes and development concentrated in the valley bottom;
- hedgerows accentuate subtle folds in the landform;
- remnant historic landscape patterns and orchards; and
- designed parkland and country houses.

Current trends:

- fragmentation of valley landscape and deterioration of landscape character on the edge of settlements;
- agricultural intensification on valley sides;
- loss of orchards;
- reduced hedgerow quality and lack of woodland management;
- improvements to road and rail routes with potential to increase their impact;
- ancient countryside features vulnerable to change; and

- reduced surface water flows in rivers.

The priorities for this area is to:

- develop strategies to reduce impacts of existing and new development and limit impact of increasing recreation and transportation pressures;
- conserve features of ancient countryside;
- encourage less intensive farming especially in river corridors;
- encourage sensitive woodland management;
- ensure historic parkland features are not lost within the agricultural landscape;
- encourage conservation of remnant orchards and establish community orchards adjacent to settlements; and
- promote and support conservation of chalk stream habitats and features and alleviate low flows.

Within the parish the landscape plays a key role in providing a backdrop to development and a setting for the village. Of particular relevance are the views across the valley within the valley. The Neighbourhood Plan identifies this key area in which special consideration to the landscape must be taken in any planning application.

Map 2

Landscape Character and Administrative Boundaries

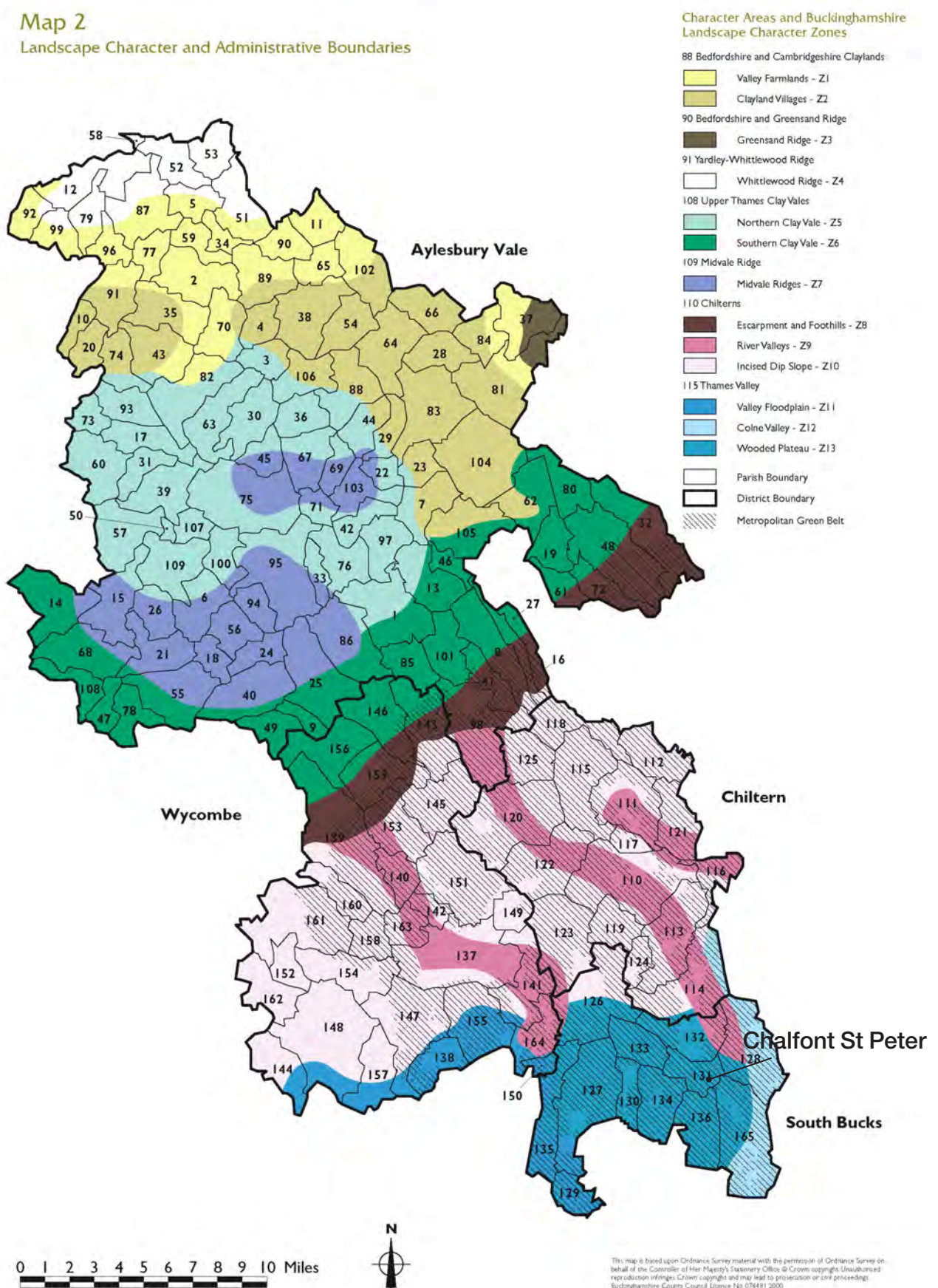


Fig B3.1 Landscape Character Areas within Buckinghamshire

B4 Character assessment

The townscape assessment undertaken as part of the background work to the Core Strategy identified ten different residential character areas within the Chalfont St Peter village. This is based on an assessment of a number of factors that affect townscape character such as:

- building typology;
- boundary treatments;
- topography; and
- landscape setting.

The ten character areas are shown on the adjacent map. The following pages summarises the unique characteristics for each character area.



Fig B4.1 Adstock Mews



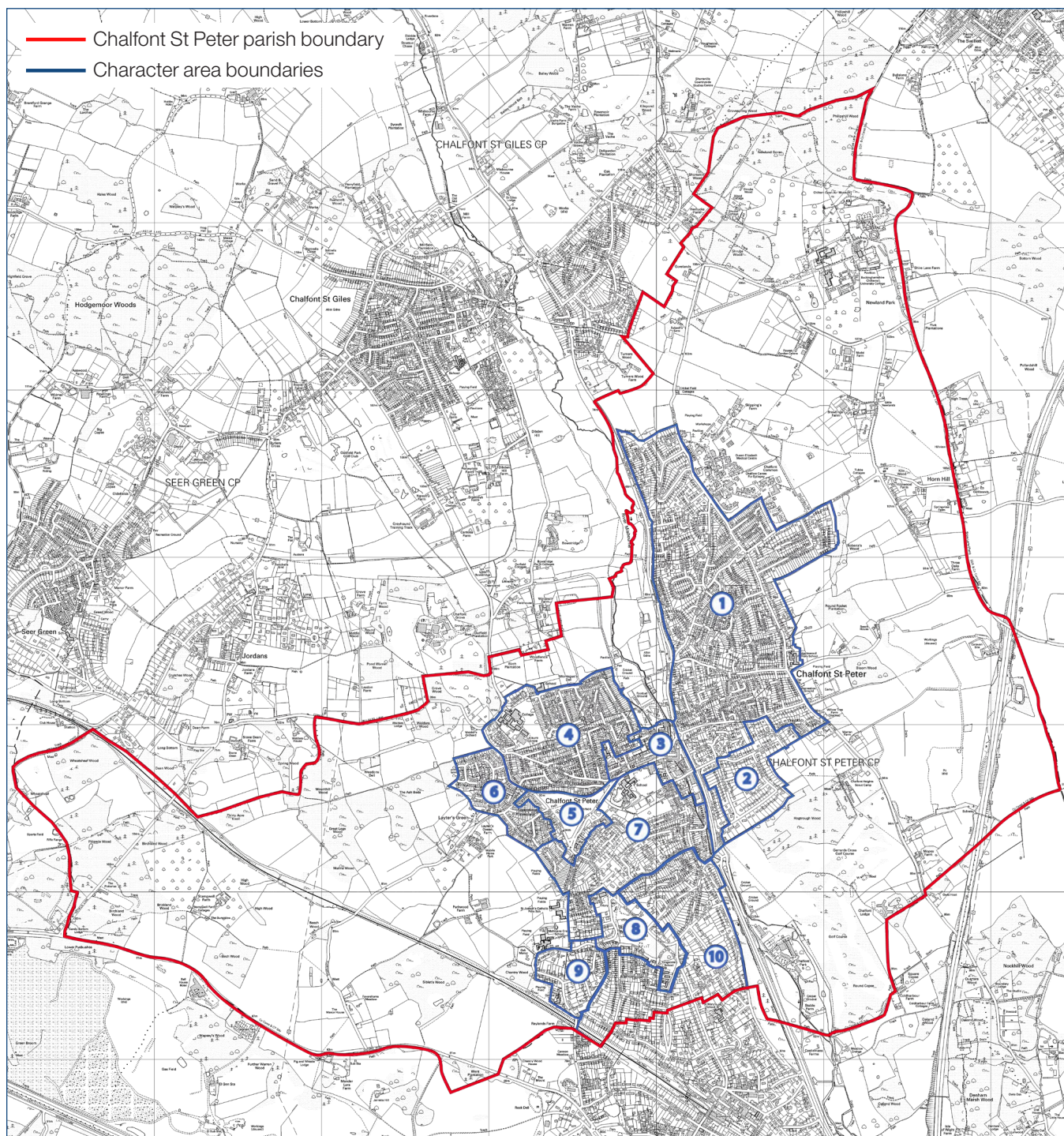
Fig B4.2 Chiltern Hill



Fig B4.3 Approach to the village centre



Fig B4.4 Gold Hill Common



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Fig B4.5 Character areas within Chalfont St Peter village

Character Area 1 : Denham Lane to Amersham Road

Character description

The majority of housing is infill with some more historic buildings located on historic roads and lanes. These act as key townscape features in the area.

Houses are generally detached and set within small to medium sized private gardens, most of the land in this area has been subdivided into small building plots resulting in a medium density overall.

The character of through roads has been altered by infill development and the creation of cul-de-sacs.

The bulk of development in this area comprises post war infill development often utilising bland homogenous building materials and styles, with little architectural detailing.

In contrast Rickmansworth Lane consists of detached houses in large plots, with mature vegetation in front gardens which contribute to a semi-rural streetscape.

Positive features

There are a number of tree-lined streets throughout the character area that provide a backdrop to development and also add to the green suburban character of the streets and spaces

The National Society for Epilepsy whilst outside of the character area has a positive influence on the character of this area.

There are a number of incidental open spaces throughout this area that add to the green and lush nature of the character.

Many building plots have an open frontage.



Fig B4.6 Character area 1



Fig B4.7 Period houses act as townscape features within the area, as at Ravensmead.



Fig B4.8 Wide roads with front gardens and planted boundary treatments are a positive feature of the area.



Fig B4.9 Interwar infill properties on small building plots are more homogenous in character.



Fig B4.10 Incidental green spaces are a positive feature in the area.

Character Area 2 : Chiltern Hill Residential Area

Character description

Strong rectilinear road layout and large plot sizes. Planned nature of the area gives it a strong uniform appearance.

Houses are generally large, two-storey detached homes set within large plots. Front gardens are deep and contain a variety of lawns, hedges, trees and shrubs.

The roads have a distinctive character with narrow carriageways and soft verges. Grass verges are planted with mature deciduous trees which are a particular feature in the street scene. The deep front gardens in this area add to the green, leafy character.

Many houses do not have front boundary treatments adding to the informal feel of the area.

Positive features

Large building plots and deep front gardens contribute to the sense of space and low density settlement pattern.

Distinctive road corridors which incorporate narrow carriageways and soft verges.

Mature deciduous trees.

Large, detached two-storey houses are a distinctive feature of the area.

Risks

Whilst not necessarily a risk to the character of the area the Parish Council is concerned that redevelopment of plots with much larger houses needs to be carefully considered and designed to ensure that this type of development does not harm the existing character.

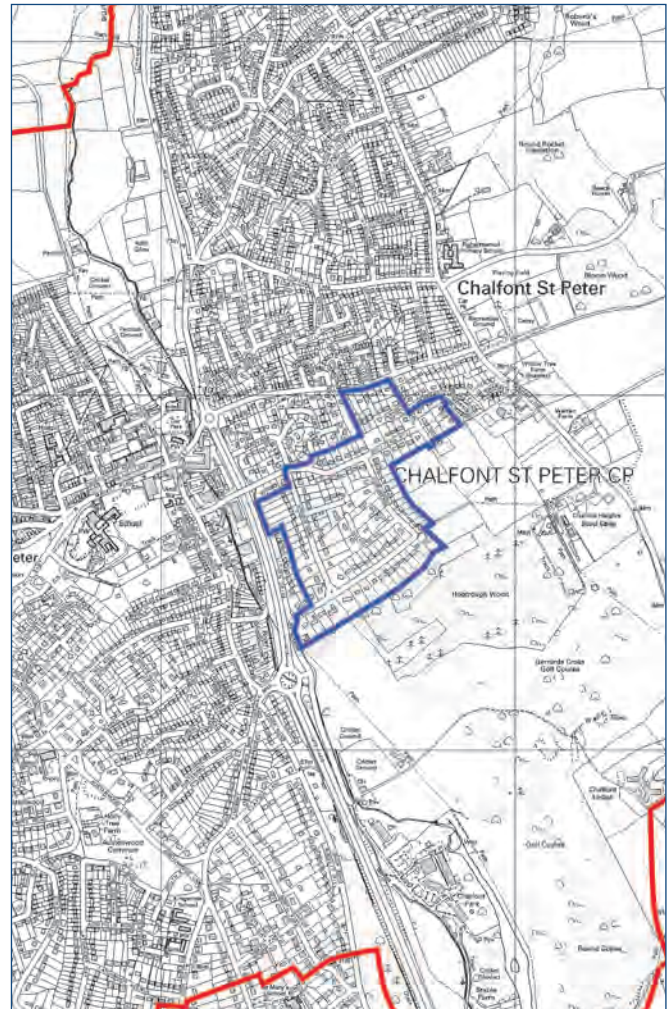


Fig B4.11 Character area 2

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Fig B4.12 Front gardens are deep, with a mixture of planting. Houses generally don't have front boundary treatments adding to the open nature of the streetscene.



Fig B4.13 Views across the Misbourne Valley are an important and positive feature within this character area.

Character Area 3: Chalfont St Peter Town Centre

Character description

The historic core of the village is a compact area with buildings sitting at the back edge of pavement and forming a continuous frontage.

Some 20th century additions have maintained the same relationship to the street.

St Peter's Court follows a different layout with shops and flats arranged around a central car park with the building line set back from the frontage. This is not in keeping with the remainder of this character area and redevelopment of this site to reinstate the historic building line would be encouraged.

The parish church is a landmark within views along the High Street.

Some large scale industrial and modern commercial buildings detract from the town centre's character. The large scale buildings are surrounded by hard standing and contrast with the more intimate scale of the High Street.

Positive features

There are a number of listed buildings in the Village Centre.

Historic shopfronts add to the character of the Village Centre.

Risks

Modernisation of traditional shopfronts and/or security measures which are added to traditional shopfronts is a risk to character of this area.

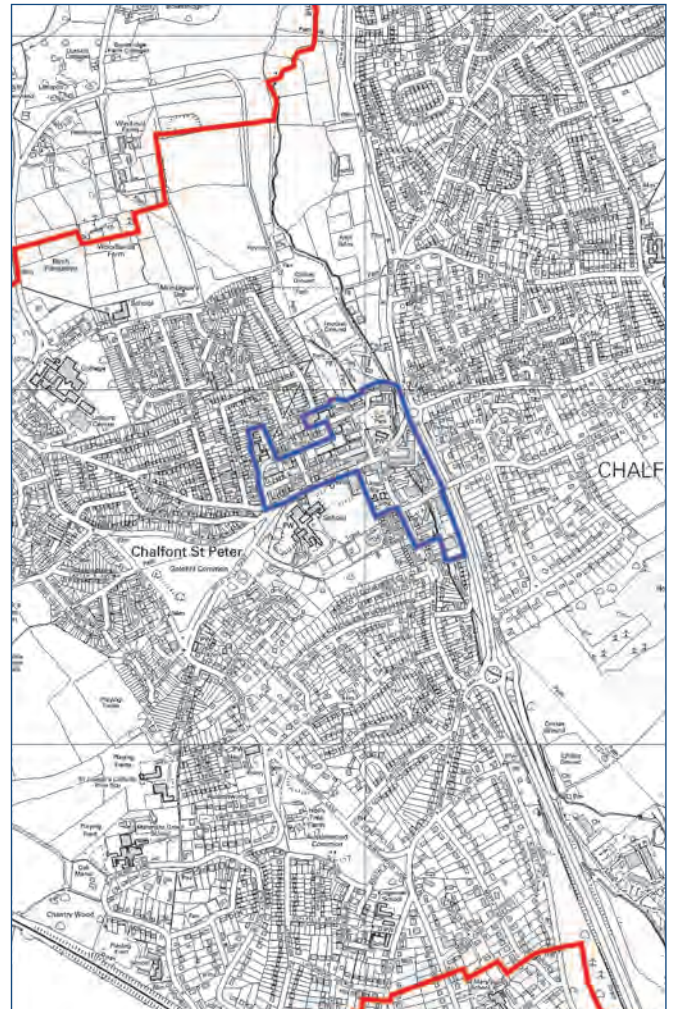


Fig B4.14 Character area 3

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Fig B4.15 Buildings within the village centre sit at the back edge of pavement creating a tight frontage to the street.



Fig B4.16 The village centre contains buildings from a variety of different eras.



Fig B4.17 St Peter's Court disrupts the historic pattern of development, the building does not follow the historic line building line and the nature of development makes parked cars very prominent in the street scene.



Fig B4.18 The parish church is a prominent landmark within the village centre.



Fig B4.19 Modern shopfronts are at risk of detracting from the positive features of this character area.

Character Area 4: Lovel and Nicol Roads Residential Area

Character description

The area is predominantly characterised by rectilinear, straight residential drives. Some infill development has changed this pattern of development such as at Pennington Road where a looser development pattern has been introduced.

Most housing dates from the inter-war period, with a commercialised version of the Arts and Crafts style being the most common architectural style.

Buildings are closely spaced creating continuity in the street scene, with an assortment of house types present, including detached, semi-detached and terraced houses. The majority of houses are two storeys with some bungalows also present in the area.

Positive features

There are a number of views across the valley which help to place you within the valley and provide a landscaped backdrop to the area.

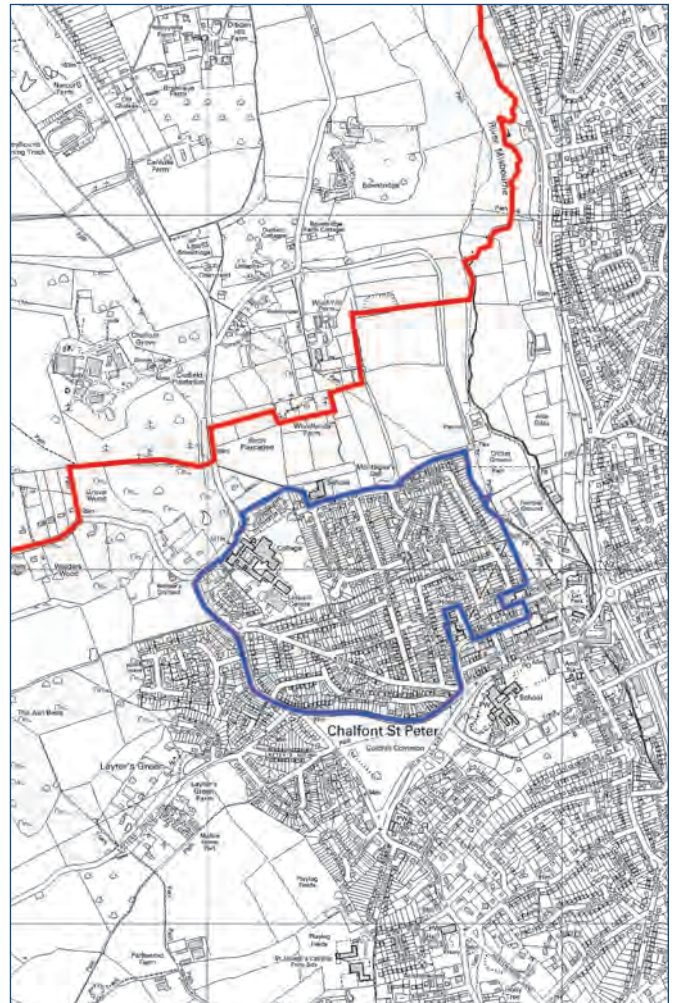


Fig B4.20 Character area 4

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Fig B4.21 Views across the valley are an important feature of this character area.



Fig B4.22 Roads are predominantly suburban in character with some on street parking .



Fig B4.23 There is a variety of boundary treatments to residential development in this area, including hedges, planting and fences.



Fig B4.24 The majority of housing in this area dates from the interwar period and is characterised with buildings that are closely spaced either in short terraces or semi-detached homes.

Character Area 5: Gold Hill Common Residential Area

Character description

The Common forms a distinctive open space in this area and is of historic interest in the wider area.

The area includes a mixture of different styles of housing, many dating to the 19th century, which overlook the green on its southern and eastern sides.

Buildings overlook the common and help to define the open space.

Many of the buildings are historic and include interesting detailing such as red brick and white rendered facades. Houses tend to be set within relatively large garden plots. The common is situated on a hillside and offers extensive views across the Misbourne Valley to the east.

The area has a more rural feel than other parts of the village.

Positive features

The common is the key defining feature in this area

The historic buildings facing the common.

The views out across the Misbourne Valley

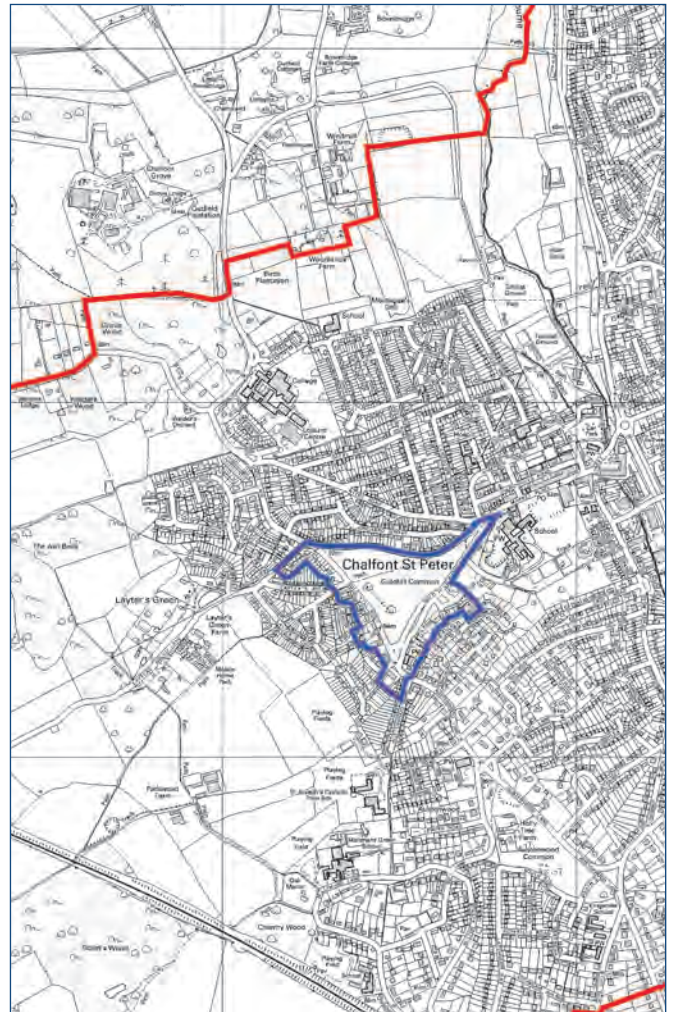


Fig B4.25 Character area 5



Fig B4.26 Views out from the Common across the Misbourne Valley are an attractive feature of the area.



Fig B4.29 Rows of historic cottages and houses surround the edge of the Common and help to define the open space contributing towards its positive character.



Fig B4.27 Views out from the Common across the Misbourne Valley are an attractive feature of the area.



Fig B4.30 There are a number of larger houses and villas that also surround the Common.



Fig B4.28 The Common contains some significant mature trees.



Fig B4.31 The buildings around the edge of the Common whilst being individual in character have a number of things in common such as the scale, massing and height of the buildings.

Character Area 6: Layters Avenue Residential Area

Character description

Leachcroft and Layters Avenue display typical features of mid-century social housing provision, with a strong perimeter block structure.

Housing mainly comprises semi-detached pairs and short terraces of predominantly two-storeys. Back gardens are reasonably generous.

Red brick is the dominant building material and houses generally have simple detailing which creates a relatively homogenous character throughout.

Front gardens add to the streetscape with vegetation and neat privet hedges being a feature of the area.

Layers Close features several distinct pairs of Edwardian cottages with low, overhanging eaves, dormer windows and porches.

Development at Chipstead is different in character, the post-war houses are arranged in rectangular blocks, while the setting of the buildings is provided by lawns. Houses in this area have small rear gardens accessed through alleyways.

Parking is generally on street and detracts from the street scene.

Positive features

The strong use of red brick throughout the area.

The majority of development in the area relates well to the street pattern and helps to define routes.

Risks

There have been lots of extensions and alterations to homes in this area to make larger homes which are of a varying quality.

On street parking has a negative effect on the streetscape.

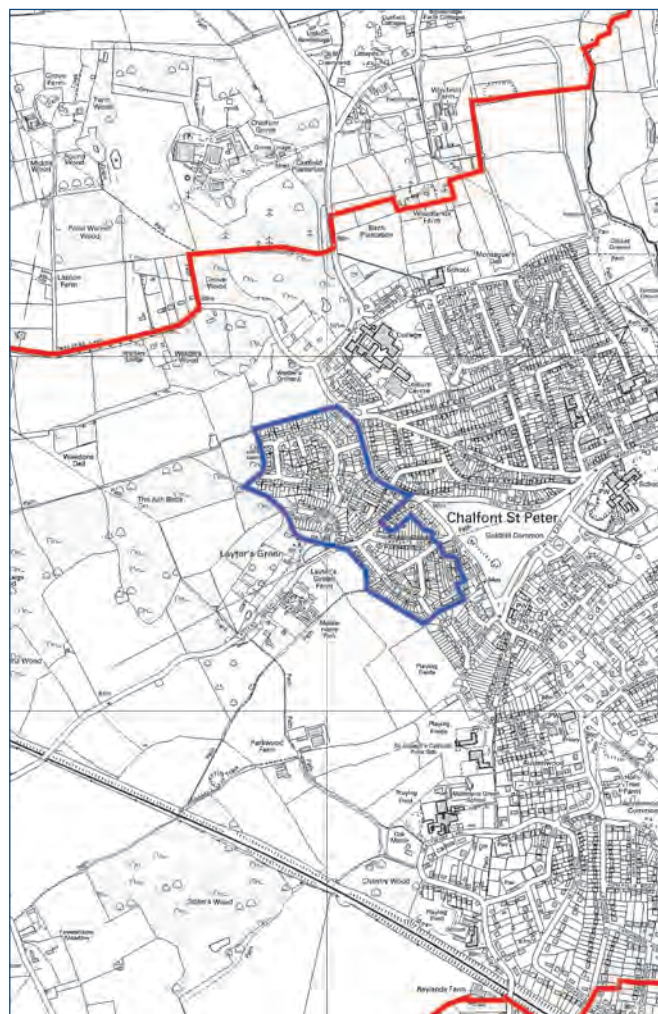


Fig B4.32 Character area 6



Fig B4.33 Development in the area displays typical feature of mid-century social housing provision. Houses are generally arranged in short terraces and semi-detached pairs.



Fig B4.34 Red brick is a dominant building material in the area and buildings are generally simply detailed creating a homogeneity in the streetscene.



Fig B4.35 Pairs of Edwardian cottages on Layters Close are distinctive and unique.



Fig B4.36 Development at Chipstead is different in character to the rest of the area, consisting of 1960's terraces arranged around parking courts and cul de sac. Frontages generally do not relate to the street layout.

Character Area 7: Hill Rise Residential Area

Character description

Hill Rise Residential Area was developed in the 20th century, it is characterised by detached houses of varying sizes. Buildings front onto the street and there is a clear demarcation between fronts and backs of properties.

Houses are closely spaced offering a sense of enclosure to the street. Infill development in the post-war period adds to this effect.

Edwardian houses have associated large plots, such as Austenwood Lane and Lewins Road. The planting in front gardens in this area contribute to the green and leafy street scene and mature tree planting in back gardens adds to the backdrop and setting of the area.

The mix of architectural styles in the area adds to the character.

There is some on street parking in certain parts of this area (mainly around Lower Rise). However, in other areas parking is accommodated in drives or front gardens.

This area contains the Holy Cross site.

Positive features

The large Edwardian houses are a particularly positive feature of the area.

Leafy front gardens that add to the character of the streets.

Risks

At Lower Rise specifically the area is compromised by the presence of large amounts of on street parking from nearby offices and businesses.

An increased prevalence of gates and hard boundary treatments are damaging the open nature of front gardens.

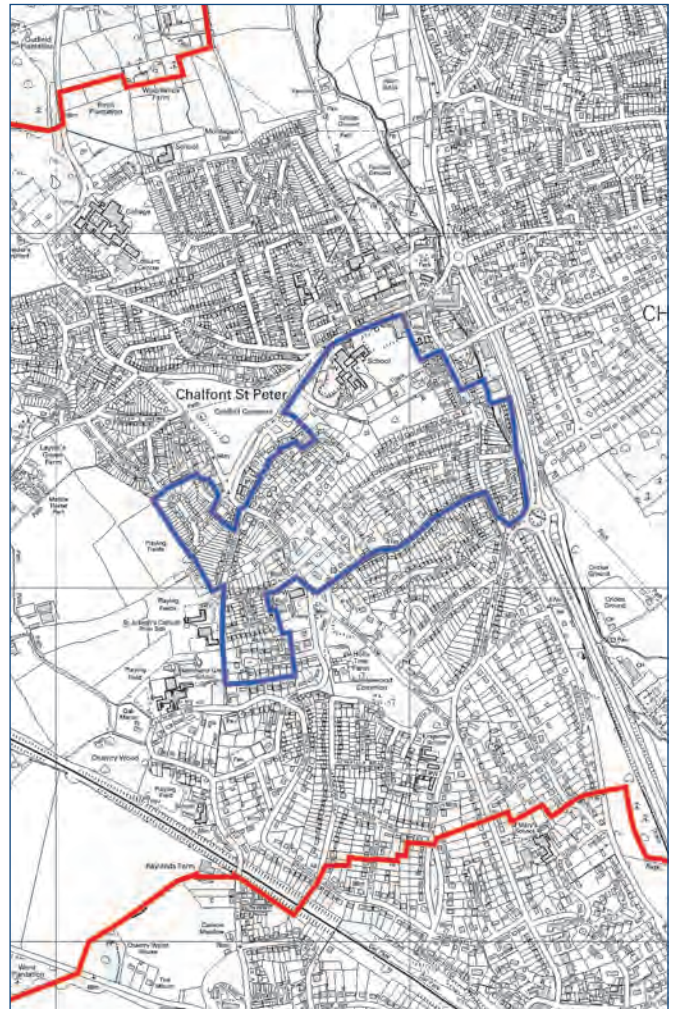


Fig B4.37 Character area 7

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Fig B4.38 Houses along School Lane are closely spaced giving a strong sense of enclosure to this narrow street



Fig B4.39 Parking is generally accommodated within generous front gardens and driveways meaning that there is little on street parking within this area.



Fig B4.40 High quality boundary treatments are a positive feature throughout the area.

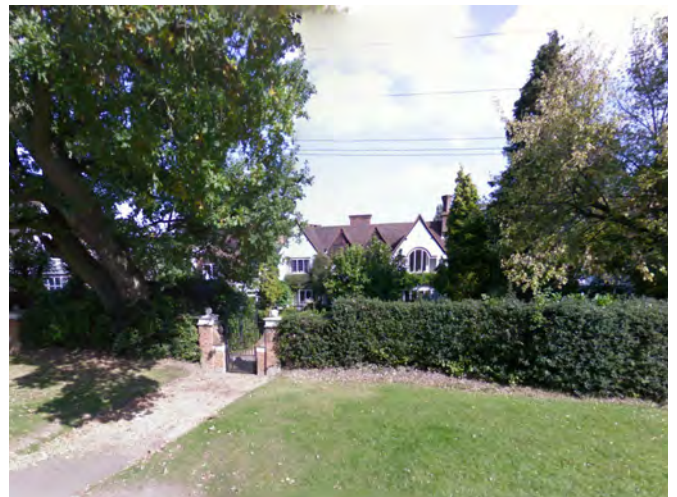


Fig B4.41 Houses along Austenwood Lane are large and situated on substantial plots. The boundary planting and significant front gardens add to the green and lush nature of the street.

Character Area 8: Austenwood Lane Residential Area

Character description

Austenwood Common is a key space in this area.

There are a number of different uses in the area with two churches, two schools, a public house and a number of residential buildings.

The area has significant historic interest with the common itself dating back to the mediaeval period. There are a group of 19th century cottages in the area.

Austenwood Lane crosses the common, roads in this area have wide grass verges with a large portion of the Common being covered in deciduous woodland, providing a sense of enclosure.

A number of large Edwardian villas set within spacious grounds are also located along Austenwood Lane and Kingsway. These properties have large front gardens that are well wooded partially shielding development from the road. The winding nature of the roads, absence of formal pavements and low traffic levels give the street a distinctive semi-rural character.

The lack of street lighting in this area adds to the semi-rural feel of the area.

The large front gardens, grass verges and open spaces in the area provide a green back drop and give an open feeling to the area.

Positive features

Austenwood Common

Groups of distinctive, historic buildings

Wide grass verges alongside roads and mature vegetation in front gardens.

Deciduous woodland on the Common.

Large Edwardian villas set within spacious grounds along Austenwood Lane and Kingsway.

The distinctive semi-rural character.

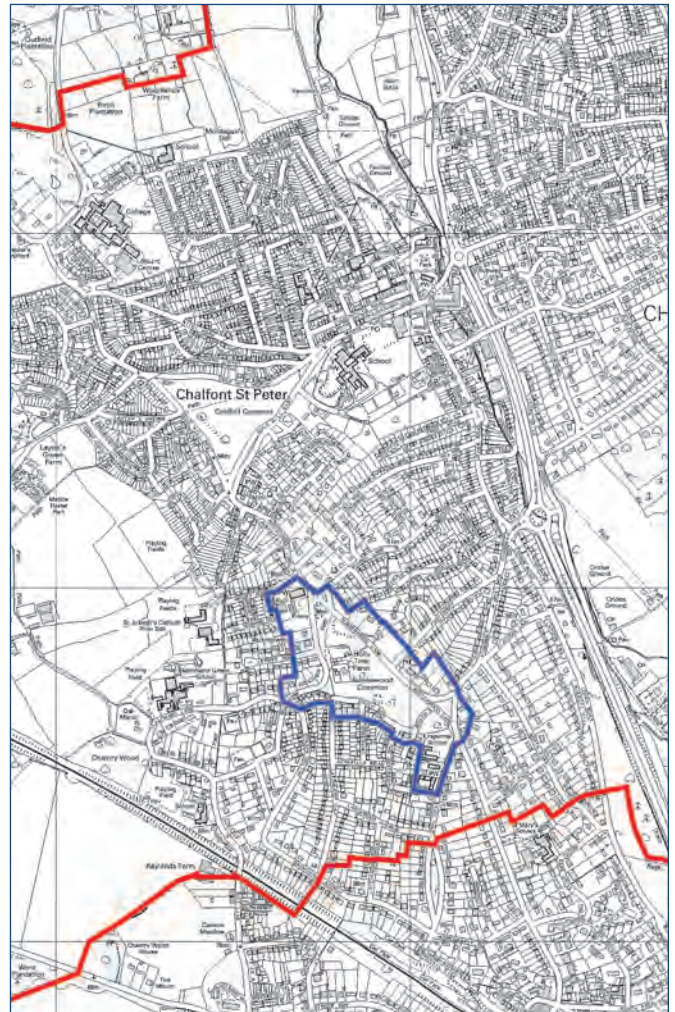


Fig B4.42 Character area 8

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Fig B4.43 Thorpe House School is one of non-residential buildings located within this area.



Fig B4.44 Thorpe House School consists of a number of buildings including the main school house that presents a strong frontage to the street and is a key feature in the area.



Fig B4.45 There are a number of large Edwardian villas located throughout the area, these are set within spacious grounds with generous front garden treatments.



Fig B4.46 Austenwood Lane crosses the Common, the lack of pavements and heavy woodland planting give the road a semi-rural character.

Character Area 9: Maltman's Lane Residential Area

Character description

The area developed in the early 20th century following the opening of Gerrards Cross railway station. Housing was constructed along existing rural lanes. The area is of historic importance to residents.

Milton Avenue was laid out as a new residential drive.

The area is characterised by spacious building plots laid out in the Edwardian period. The Edwardian villas exhibit the Arts and Crafts style.

Some post war infilling has occurred in parts of the area. Post-war development has generally maintained the settlement pattern of large detached houses set in private gardens.

Spacing between dwellings in this area varies from narrow to wide gaps.

An avenue of mature trees creates a particularly striking street scene at Milton Avenue.

Front gardens and hedgerows play a key role in the streetscene with soft planting and hedgerows adding to the green and leafy character of the area. Front garden planting also partially shields properties from the road.

There are minimal pavements throughout the area making it feel more rural in character.

Positive features

The leafy green character of the streets and spaces

The spacious setting and individual nature of the design of the houses.

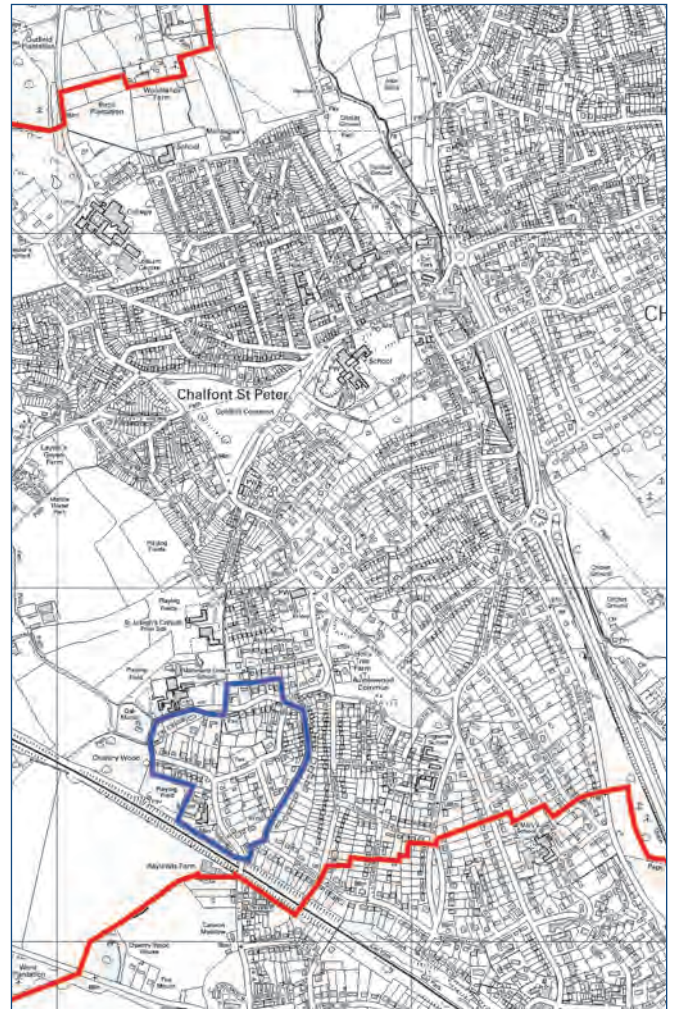


Fig B4.47 Character area 9

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Fig B4.48 Maltman's Green School is located within this character area, it has strong boundary treatments and is a key feature within the area.



Fig B4.49 The Maltman's Green School building is large and has been extended to accommodate the growing school.



Fig B4.50 Maltman's Lane is green and leafy in nature with significant planting and mature trees playing a role in the streetscene.



Fig B4.51 Wide roads and grass verges throughout this area add to the semi-rural character; front gardens add to the sense of openness in this area.

Character Area 10: North Park Residential Area

Character description (townscape study)

The North Park and Firs Estate are intact examples of early 20th century residential development.

19th century brickworks at the present site of the Firs Estate.

Many of the houses in this area were constructed in the early 20th century and exhibit some distinctive examples of Arts and Crafts architecture.

Key features include: tiled roofs, often steeply pitched and sometimes multi-gabled, chimney stacks with numerous chimney pots, walls painted white on pebble dash render, smooth render or plain brick, exposed beams, decorative tile or brick features, and windows with leaded lights or small rectangular panes.

Positive features

The arts and crafts architecture of the area.

The layout of the streets and spaces is a fine example of early 20th century residential development

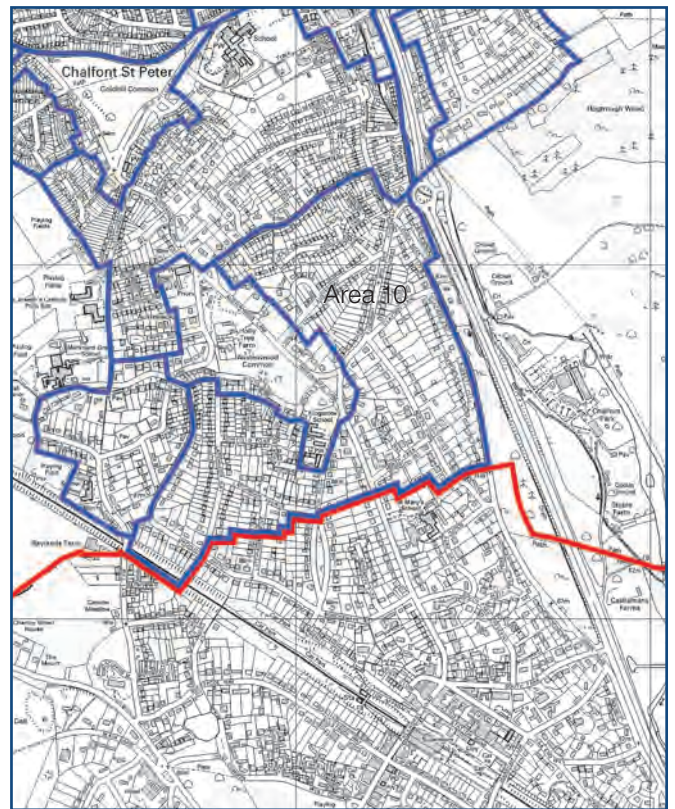


Fig B4.52 Character area 10

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Fig B4.53 The roads in this area are wide with a mixture of walled and hedged boundary treatments, which add to the suburban character of the area.



Fig B4.54 Brick features strongly throughout the area and often has decorative elements.



Fig B4.55 Mature tree planting in front gardens adds to the lush, green nature of the roads and spaces in the area.



Fig B4.56 Many of the houses in this area exhibit key examples of arts and crafts style architectural features, such as the steeply pitched, tiled roof and numerous chimney stacks.

Appendix C

Planning Application Requirements

Chiltern District Council Validation Requirements	Additional Neighbourhood Plan Requirements
1. Householder application for planning permission for works or extension to a dwelling, works within the curtilage of a residential dwelling, and related variation of conditions, minor material amendments and non material amendment applications.	
<ul style="list-style-type: none"> A copy of plans and drawings or information necessary to describe the subject of the application (1 original plus 1 copy to be supplied unless the application is submitted electronically) including: <ul style="list-style-type: none"> Existing and proposed elevations (at a scale of 1:50 or 1:100). Existing and proposed floor plans (at a scale of 1:50 or 1:100). Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100). Roof plans (at a scale of 1:50 or 1:100). The Site Plan (see below) to include on all applications the extent and type of any hard surfacing for the parking of vehicles (irrespective of whether any changes are proposed). All plans shall have a unique drawing reference number and a linear scale. Where applications affect heritage assets (non-designated and designated – see below), a Heritage Assessment which includes a description of the significance of the heritage asset and its setting together with an assessment of the impact of the proposal on that significance will be required to be submitted with the application. Heritage assets include formally designated assets such as listed buildings, conservation areas, registered historic parks or gardens, or scheduled ancient monuments, but also other buildings, monuments, sites, places, areas or landscapes that might be positively identified as having a degree of archaeological, architectural, artistic or historic significance meriting consideration in planning decisions. In addition to the above requirements, applicants must also submit the material required by national validation requirements. These are set out at the end of this table. 	None
2. Application for Full Planning Permission, Outline Planning Permission, Approval of Reserved Matters following outline approval, and related variation of conditions, minor material amendments and non material amendment applications.	
<ul style="list-style-type: none"> A copy of plans and drawings or information necessary to describe the subject of the application (1 original plus 1 copy to be supplied unless the application is submitted electronically) including: <ul style="list-style-type: none"> Block plan of the site (at a scale of 1:200 or 1:500) showing any existing buildings and the site boundaries. Existing and proposed elevations (at a scale of 1:50 or 1:100). Existing and proposed floor plans (at a scale of 1:50 or 1:100). Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100). Roof plans (at a scale of 1:50 or 1:100). The Site Plan (see below) to include on all non-householder applications all buildings on adjoining land, the extent and type of any hard surfacing for the parking of vehicles (irrespective of whether any changes are proposed). All plans shall have a unique drawing reference number and a linear scale. Where applications affect heritage assets (non-designated and designated – see below), a Heritage Assessment which includes a description of the significance of the heritage asset and its setting together with an assessment of the impact of the proposal on that significance will be required to be submitted with the application. Heritage assets include formally designated assets such as listed buildings, conservation areas, registered historic parks or gardens, or scheduled ancient monuments, but also other buildings, monuments, sites, places, areas or landscapes that might be positively identified as having a degree of archaeological, architectural, artistic or historic significance meriting consideration in planning decisions. In addition to the above requirements, applicants must also submit the material required by national validation requirements. These are set out at the end of this table. 	<ul style="list-style-type: none"> Policy H3: For developments where the net gain is tend or more dwellings, a Sustainability Statement must be submitted with any planning application.

Chiltern District Council Validation Requirements	Additional Neighbourhood Plan Requirements
3. Applications involving Advertisement consent.	
<ul style="list-style-type: none"> • A copy of plans and drawings or information necessary to describe the subject of the application (1 original plus 1 copy to be supplied unless the application is submitted electronically) including: <ul style="list-style-type: none"> - Advertisement drawing(s) (at a scale of 1:20, 1:50 or 1:100) showing advertisement size, materials, colours and any supporting structures to be used, and details of the method and colour(s) of illumination [if applicable]). - Existing and proposed elevations (at a scale of 1:50 or 1:100), where the signage is attached to an existing building or structure. The proposed elevations should show the front and side of the signage and, in the case of any illumination, include the extent of the projection. - Site Plan. The plan should be drawn at an identified standard metric scale (scale 1:200 or 1:500). It should include the direction of North, and the proposed advertisements in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries. - All plans shall have a unique drawing reference number and a linear scale. • Where applications affect heritage assets (non-designated and designated – see below), a Heritage Assessment which includes a description of the significance of the heritage asset and its setting together with an assessment of the impact of the proposal on that significance will be required to be submitted with the application. Heritage assets include formally designated assets such as listed buildings, conservation areas, registered historic parks or gardens, or scheduled ancient monuments, but also other buildings, monuments, sites, places, areas or landscapes that might be positively identified as having a degree of archaeological, architectural, artistic or historic significance meriting consideration in planning decisions. <p>All applications must also include the following existing National requirements:</p> <ul style="list-style-type: none"> • Completed application form (1APP - 1 original plus 1 copy to be supplied unless the application is submitted electronically). • Location Plan (which “identifies the land to which the application relates”). <ul style="list-style-type: none"> - Must be based on an up-to-date map, and at an identified standard metric scale (typically 1:1250 or 1:2500) to fit onto an A4 or A3 sheet wherever possible. - Sufficient roads and/or buildings on land adjoining the site should be identified to ensure the exact position of the site is clear. - The application site should be clearly edged with a red line and include all land necessary to carry out the proposed development (e.g. land required to access the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). - A blue line should be drawn around any other land owned by the applicant close to or adjoining the site. - The direction of North and the scale must clearly be marked on the plan. • The appropriate fee. 	None

Chiltern District Council Validation Requirements	Additional Neighbourhood Plan Requirements
4. Applications involving Listed Building consent for alterations, extension or demolition of a listed building.	
<ul style="list-style-type: none"> • A copy of plans and drawings or information necessary to describe the subject of the application (1 original plus 1 copy to be supplied unless the application is submitted electronically) including: <ul style="list-style-type: none"> - Existing and proposed elevations (at a scale of 1:50 or 1:100). - Existing and proposed floor plans (at a scale of 1:50 or 1:100). - Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100). - Roof plans (at a scale of 1:50 or 1:100). - Details of new doors, windows and shopfronts shall be submitted at a scale of 1:20. - For works affecting the interior of an existing listed building, such as the insertion of new panelling, fireplaces, plaster moulding and other decorative details, plans showing these should be at a scale 1:20. - The Site Plan (see below) to include on all applications the extent and type of any hard surfacing for the parking of vehicles (irrespective of whether any changes are proposed). - All plans shall have a unique drawing reference number and a linear scale. • Where applications affect heritage assets (non-designated and designated – see below), a Heritage Assessment which includes a description of the significance of the heritage asset and its setting together with an assessment of the impact of the proposal on that significance will be required to be submitted with the application. Heritage assets include formally designated assets such as listed buildings, conservation areas, registered historic parks or gardens, or scheduled ancient monuments, but also other buildings, monuments, sites, places, areas or landscapes that might be positively identified as having a degree of archaeological, architectural, artistic or historic significance meriting consideration in planning decisions. <p>In relation to the national requirements set out below:</p> <ul style="list-style-type: none"> • The Site Plan should include the following unless these would NOT influence to be affected by the proposed development: <ul style="list-style-type: none"> - all roads and footpaths on land adjoining the site including access arrangements. - all public rights of way crossing or adjoining the site. - the position of all trees on the site and on adjacent land. - boundary treatment including walls or fencing where this is proposed. <p>A Design and Access Statement WILL be required.</p>	None

Chiltern District Council Validation Requirements	Additional Neighbourhood Plan Requirements
5. Conservation Area consent for demolition in a Conservation Area.	
<ul style="list-style-type: none"> • A copy of plans and drawings or information necessary to describe the subject of the application (1 original plus 1 copy to be supplied unless the application is submitted electronically) including: <ul style="list-style-type: none"> - Existing and proposed elevations (at a scale of 1:50 or 1:100). - Existing and proposed floor plans (at a scale of 1:50 or 1:100). - In the case of an application where there is presently no approved scheme, the proposed elevations and floor plans shall show the making good of any building as appropriate. - Site Plan. The plan should be drawn at an identified standard metric scale (scale 1:200 or 1:500). It should include the direction of North showing the intended demolition in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries. - All plans shall have a unique drawing reference number and a linear scale. • Where applications affect heritage assets (non-designated and designated – see below), a Heritage Assessment which includes a description of the significance of the heritage asset and its setting together with an assessment of the impact of the proposal on that significance will be required to be submitted with the application. Heritage assets include formally designated assets such as listed buildings, conservation areas, registered historic parks or gardens, or scheduled ancient monuments, but also other buildings, monuments, sites, places, areas or landscapes that might be positively identified as having a degree of archaeological, architectural, artistic or historic significance meriting consideration in planning decisions. <p>All applications must also include the following existing National requirements:</p> <ul style="list-style-type: none"> • Completed application form (1APP - 1 original plus 1 copy to be supplied unless the application is submitted electronically). • Location Plan (which “identifies the land to which the application relates”). <ul style="list-style-type: none"> - Must be based on an up-to-date map, and at an identified standard metric scale (typically 1:1250 or 1:2500) to fit onto an A4 or A3 sheet wherever possible. - Sufficient roads and/or buildings on land adjoining the site should be identified to ensure the exact position of the site is clear. - The application site should be clearly edged with a red line and include all land necessary to carry out the proposed development (eg land required to access the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). - A blue line should be drawn around any other land owned by the applicant close to or adjoining the site. - The direction of North and the scale must clearly be marked on the plan. • The completed Ownership Certificate, and Notice(s) as required. 	None

Chiltern District Council Validation Requirements	Additional Neighbourhood Plan Requirements
6. Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition, and for a proposed use or development.	
<ul style="list-style-type: none"> • A copy of plans and drawings or information necessary to describe the subject of the application (1 original plus 1 copy to be supplied unless the application is submitted electronically) including: <ul style="list-style-type: none"> - Existing and proposed elevations (at a scale of 1:50 or 1:100). - Existing and proposed floor plans (at a scale of 1:50 or 1:100). - Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100). - Roof plans (at a scale of 1:50 or 1:100). • Site Plan: <ul style="list-style-type: none"> - This should be drawn at an identified standard metric scale (scale 1:200 or 1:500). - It should accurately show the direction of North. - The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries. - All plans shall have a unique drawing reference number and a linear scale. <p>All applications must also include the following existing National requirements:</p> <ul style="list-style-type: none"> • Completed application form (1APP - 1 original plus 1 copy to be supplied unless the application is submitted electronically). • Location Plan (which “identifies the land to which the application relates”). <ul style="list-style-type: none"> - Must be based on an up-to-date map, and at an identified standard metric scale (typically 1:1250 or 1:2500) to fit onto an A4 or A3 sheet wherever possible. - Sufficient roads and/or buildings on land adjoining the site should be identified to ensure the exact position of the site is clear. - The application site should be clearly edged with a red line and include all land necessary to carry out the proposed development (e.g. land required to access the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). - A blue line should be drawn around any other land owned by the applicant close to or adjoining the site. - The direction of North and the scale must clearly be marked on the plan. • Such evidence verifying the information included in the application as can be provided. • Such other information as is considered to be relevant to the application. • The appropriate fee. 	None

Chiltern District Council Validation Requirements	Additional Neighbourhood Plan Requirements
7. National Requirements.	
<ul style="list-style-type: none"> • Completed application form (1APP - 1 original plus 1 copy to be supplied unless the application is submitted electronically). • Location Plan (which “identifies the land to which the application relates”). <ul style="list-style-type: none"> - Must be based on an up-to-date map, and at an identified standard metric scale (typically 1:1250 or 1:2500) to fit onto an A4 or A3 sheet wherever possible. - Sufficient roads and/or buildings on land adjoining the site should be identified to ensure the exact position of the site is clear. - The application site should be clearly edged with a red line and include all land necessary to carry out the proposed development (eg land required to access the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). - A blue line should be drawn around any other land owned by the applicant close to or adjoining the site. - The direction of North and the scale must clearly be marked on the plan. • Site Plan <ul style="list-style-type: none"> - This should be drawn at an identified standard metric scale (scale 1:200 or 1:500). - It should accurately show the direction of North. - The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries, and the following, unless these would NOT influence or be affected by the proposed development. <ul style="list-style-type: none"> - all roads and footpaths on land adjoining the site including access arrangements. - all public rights of way crossing or adjoining the site. - the position of all trees on the site and on adjacent land. - boundary treatment including walls or fencing where this is proposed. • The completed Ownership Certificate, and Notice(s) as required. • Agricultural Holdings Certificate. • Design and Access Statement, if required. 	

Appendix D

Glossary

Acronym	Subject	Explanation
	Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
	Affordable rented housing	Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
AONB	Area of Outstanding Natural Beauty	An Area of Outstanding Natural Beauty (AONB) is a precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them, created by the legislation of the National Parks and Access to the Countryside Act of 1949. The Chilterns AONB is one of 38 AONBs in England and Wales.
	Chalfont St Peter Parish Council	The Parish Council of Chalfont St Peter is the parish authority for the village of Chalfont St Peter and its surrounding areas. The Parish Council is a service provider for the Chalfont St Peter community, an influencer and conduit for local views, working effectively and efficiently with other organisations. (www.chalfontstpeter-pc.gov.uk)
CDC	Chiltern District Council	The Local Authority for Chalfont St Peter.
	Chiltern Society	The Chiltern Society is a registered charity aiming to protect and maintain the uniqueness of the Chilterns. (www.chilternsociety.org.uk)
CSH	Code for Sustainable Homes	The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. It is an environmental assessment method for rating and certifying the performance of new homes, and it is possible to secure a CSH rating of between zero and six, with six being the most sustainable.
	Colne Valley Regional Park	Colne Valley Park was founded in 1965. It stretches from Rickmansworth in the north to Staines and the Thames in the south, Uxbridge and Heathrow in the east to Slough and Chalfont in the west. (www.colnevalleypark.org.uk)
	Comparison Retail	A shop that sells goods such as clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects. Does not include those goods defined under 'Convenience Retail' below.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
	Consultation Plan	A Consultation Plan accompanying the Chalfont St Peter Neighbourhood Plan is required by the Localism Act. The Consultation Plan must set out what consultation was undertaken and how this informed the Neighbourhood Plan.

Acronym	Subject	Explanation
	Convenience Retail	A shop that sells food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.
CS	Core Strategy	<p>A Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole.</p> <p>The Core Strategy for Chiltern District was formally adopted by the Council in November 2011.</p>
	Curtilage	The area of land, usually enclosed, immediately surrounding a home.
DAS	Design and Access Statement	<p>A report accompanying and supporting a planning application. Required for many types of planning application – both full and outline – but there are some exemptions. They are not required for householder applications.</p> <p>Design and access statements are documents that explain the design thinking behind a planning application.</p>
DPD	Development Plan Document	A type of Local Development Document, which carries significant weight in the development control process. Development Plan Documents are spatial planning documents which are subject to independent examination.
	Development Plan	A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted Local Plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
	District Shopping Centre	This is a definition used by Chiltern District Council. The shopping centres at Chesham, Amersham-on-the-Hill and Chalfont St Peter are defined as such.
	Dwelling mix	The mix of different types of homes provided on a site. May typically include a range of types from, say, 2 bedroom houses up to larger 4 and 5 bedroom houses.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the Chalfont St Peter Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Chiltern District Council as part of the process of developing its Core Strategy.
	Evidence Base Summary	A document produced as part of the process of developing the Chalfont St Peter Neighbourhood Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new development should be located in Chalfont St Peter.
	Examination	An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.
	Flood Plain / Flood Risk Zones	Areas identified by the Environment Agency, marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).
	Green Corridors	Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together, and often provide pleasant walks for the public away from main roads.
	Green Infrastructure	The network of accessible, multi-functional green and open spaces.

Acronym	Subject	Explanation
	Gross density	The number of dwellings per hectare when the calculation of the site area includes the entire site area.
	Habitats Regulations	<p>The European Union Habitats Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. They are called Natura 2000 sites.</p> <p>If development is likely to affect a Natura 2000 site, an assessment under the Habitats Regulations is required.</p>
	Independent Examiner	Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.
	Intermediate Affordable Housing	Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
	Lifetime Homes	The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
	Listed buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.
LDD	Local Development Document	An individual component or document of the Local Development Framework.
LDF	Local Development Framework	The portfolio of Local Development Documents
	Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
	Market housing	Housing for sale or for rent where prices are set in the open market.
	Mixed-use	Developments where more than one use is constructed. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)
NPPF	National Planning Policy Framework	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.
NP or NDP	Neighbourhood Plan	The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications.

Acronym	Subject	Explanation
	Neighbourhood Plan Group	A group of people representing the Parish Council, residents associations, community groups and businesses that informed the early work on the Chalfont St Peter Neighbourhood Plan.
	Net density	The number of dwellings per hectare when the calculation of the site area excludes features such as open spaces for the benefit of the wider community, significant landscape buffers and major access roads.
	Objective	An objective developed specifically for the Chalfont St Peter Neighbourhood Plan, to support the Vision, through consultation with local people.
	Plan Period	The plan period for the Chalfont St Peter Neighbourhood Plan will set policy for Chalfont St Peter for a certain period of time. This will be from adoption of the Plan (anticipated in early 2014) until 2027. The lifetime of the Plan may be extended beyond 2027 by agreement between Chalfont St Peter Parish Council and Chiltern District Council.
	Public Open Space	Open space that is open to the public and is normally owned and managed by a public organisation such as Chalfont St Peter Parish Council or Chiltern District Council.
	Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Chalfont St Peter Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
RSL	Registered Social Landlord	Independent housing organisations registered with the Tenant Services Authority under the Housing Act 1996.
	Saved Policy	Chiltern District Council's Core Strategy has replaced many of the policies in the previous Local Plan. However, some of the more detailed policies in the old Local Plan are not incorporated within the Core Strategy. In common with other local planning authorities. CDC has 'saved' these policies so that they continue to apply until they are replaced by newer, more up to date policies.
	Social Rented Housing	Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
SFRA	Strategic Flood Risk Assessment	The Strategic Flood Risk Assessment is produced by the Environment Agency and identifies the likelihood of flooding.
SA	Sustainability Appraisal	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and was required for the Chalfont St Peter Neighbourhood Plan. See also SEA Directive.
SEA	Strategic Environmental Assessment	Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required.
	Use Classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. For example, A1 is shops and B2 is general industrial.

Acronym	Subject	Explanation
	Windfall Sites	Sites not allocated for development in the Chalfont St Peter Neighbourhood Plan that unexpectedly comes forward for development.

