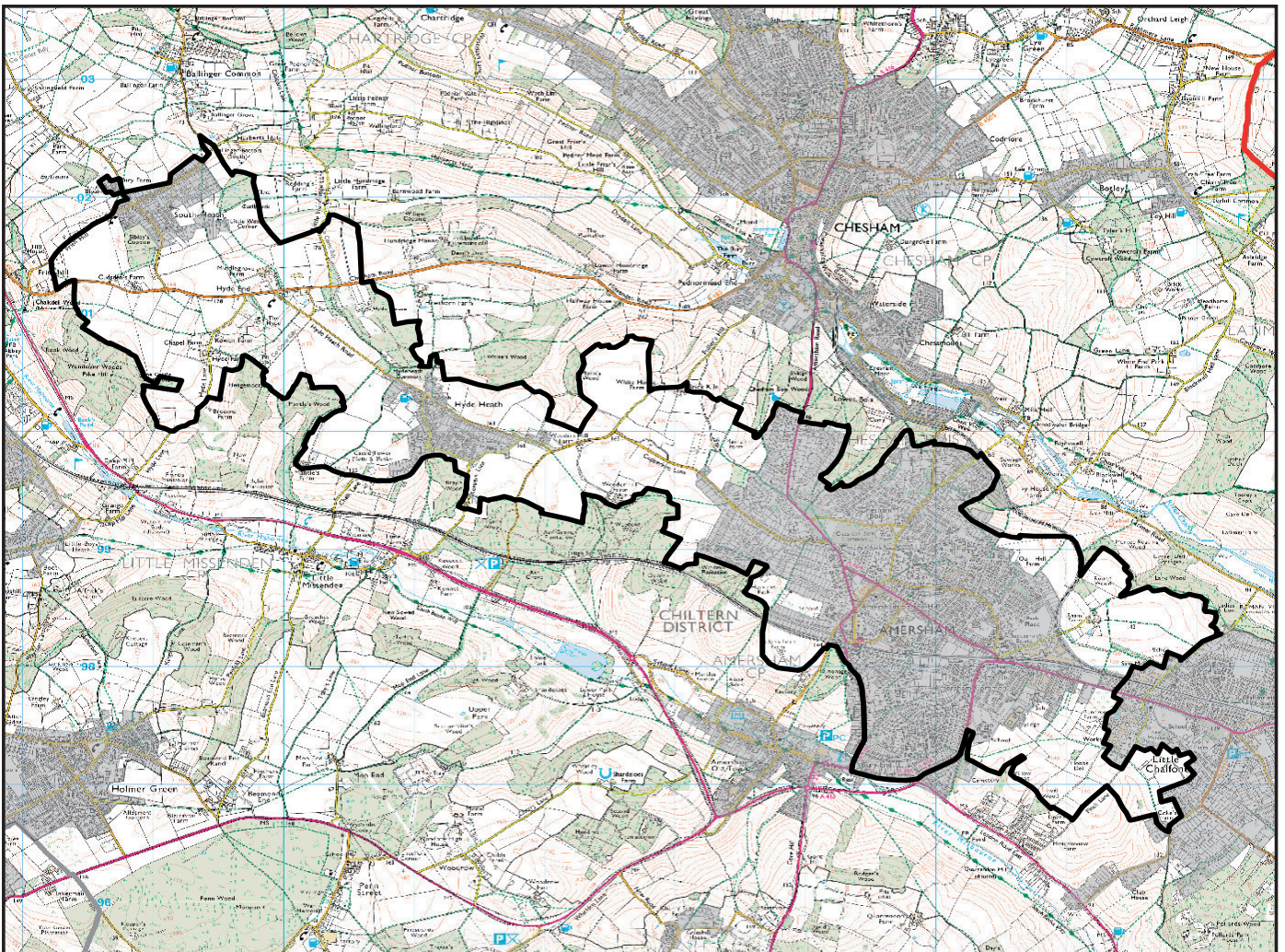
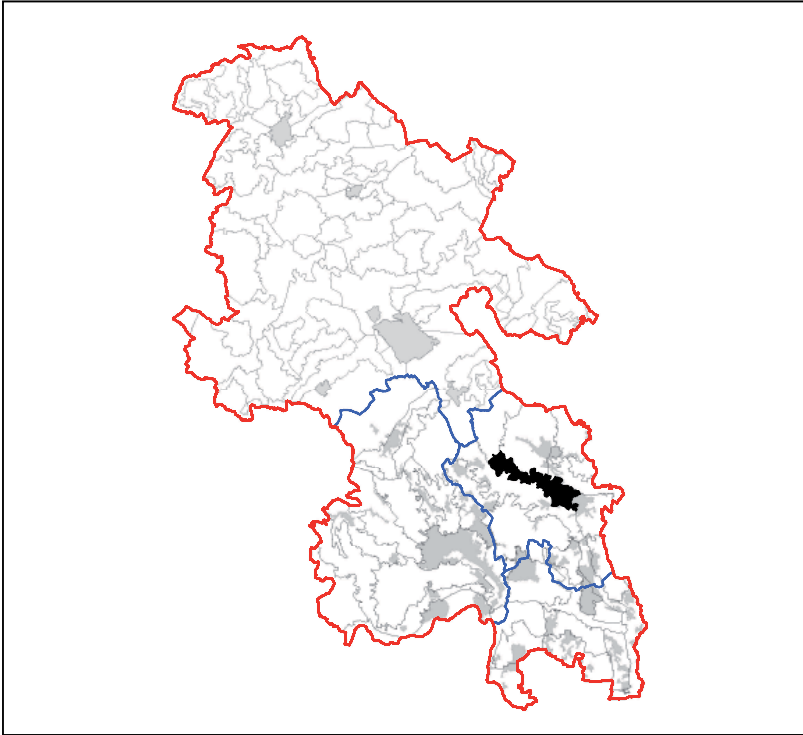


LCA 16.4 HYDE HEATH SETTLED PLATEAU



LCA 16.4 HYDE HEATH SETTLED PLATEAU

KEY CHARACTERISTICS

- Elevated, flat plateau, of chalk overlain by clay with flints, which gives rise to loamy/clayey soils with impeded drainage.
- Large arable fields dominate, with rough pasture and grazing interspersed. An obvious geometric field pattern, delineated by a strong network of hedgerows and occasional wooden fencing.
- Small areas of woodland are spread linearly along plateau edge, within the steeper valley slopes of adjacent valleys, including occasional areas of ancient woodland. These wooded areas provide a strong visual boundary and often provide the backdrop to views.
- Nucleated settlements of Hyde Heath and South Heath have a distinctive historic core, commonly red brick buildings, with modern development edge. Individual properties/farmsteads or small groups of properties are dispersed throughout the area.
- Many fields have been extended with extensive boundary loss. There is also a mix of pre 18 century irregular, 19th century and parliamentary enclosures. A significant area of pre 18th century co-axial enclosures are located immediately south of Amersham.
- Archaeological remnants are dispersed across the area, including two ancient scheduled monuments, Castle Tower Motte and Bailey and a Moated site at Redding Wick.
- Small rural roads cut through the landscape, connecting settlement. Roads radiate into the adjacent Misbourne Valley. The B485 cuts through the north of the area, and is traversed by a high voltage pylon line, creating a localised visible feature in the open landscape.
- Extensive views across open, flat fields to a wooded or open skyline. Occasional views towards the Upper Misbourne Valley and Chess Valley; however views are often limited by wooded edges.
- A simple and legible landscape, with a tranquil character away from settlement. An open landscape, largely as a result of the limited tree cover.

LCA 16.4 HYDE HEATH SETTLED PLATEAU

DESCRIPTION

Location and Boundaries: *Hyde Heath Settled Plateau* is located entirely within the Chilterns District. It sits above the Misbourne Valley to the south west and the Chess Valley to the north east. The flat plateau landscape distinguishes this from the large scale undulating farmland to the north west and south east.

Landscape Character: A flat plateau landscape, with a strong sense of openness. Large arable fields dominate, and demonstrate a clear geometric form, delineated by a good network of hedgerows, which create visual unity. Small areas of woodland are interspersed, largely concentrated along the edges of the character area, and consistent with the high slopes of adjacent valleys. Elsewhere tree cover is relatively sparse. Prominent settlement areas are located at Amersham, Hyde Heath and South Heath, displaying a distinctive historic core, with more modern development edge. Small clusters of buildings and individual farmsteads are dispersed throughout. Rural roads wind through the landscape, with the exception of the B485, which cuts through the north of the area, and is traversed by a high voltage pylon line, creating a localised highly visible vertical feature in this open landscape. Away from the road a strong sense of tranquillity prevails. This is a highly legible landscape, with long views across fields, and occasional glimpses out across adjacent valleys.

Geology: The chalk is capped with deposits of Clay with Flint, giving rise to slightly acidic loamy and clayey soils with impeded drainage.

Topography/Landform: A flat plateau, with the exception of the south east, which demonstrates a slightly undulating landform. Here, heights fluctuate between 130 m and 145m. The plateau steadily rises towards the north west, up to a height of 190m.

Hydrology: Relatively few notable hydrological features. Occasional small ponds are dispersed throughout the area.

Land use and Settlement: An agricultural landscape, dominated by arable cultivation, with rough pasture and grazing interspersed. Field sizes are generally large, with a strong geometric form, and delineated by a good network of hedgerows and occasional wooden fencing subdivides.

Settlement is nucleated and concentrated at Hyde Heath and South Heath, both maintaining a small distinctive historic core, with further modern development edge. Vernacular buildings are often red brick, with some brick and flint. The town of Amersham separates the lower south east section, from the majority of this character area. Individual farmsteads/properties and small clusters of settlement are dispersed across the landscape.

The B485 cuts through the north of the area, and is traversed by a high voltage pylon

LCA 16.4 HYDE HEATH SETTLED PLATEAU

line, creating a localised visible feature in the open landscape. Small rural roads pass across the landscape, connecting individual settlement, and carrying little traffic. Roads radiate from settlement areas into the adjacent Misbourne Valley.

The area has good public rights of way connections, including within settlement of Amersham Chesham Bois, but has no promoted routes. There are many open access areas to be enjoyed, including Chesham Bois Common, Weedonhill Green, a small patch of Hyde Heath Common, Hundridge Wood and other small patches of common land.

Tree Cover: Small areas of woodland are spread linearly along plateau edge, transitional with the steeper valley slopes of the Misbourne Valley, comprising coniferous, mixed and broadleaved pockets of woodland, and including occasional areas of ancient woodland. These areas of woodland extend along the boundary, within adjacent character areas, and provide a strong visual containment. Some small blocks of woodland are located on the edges of settlement. Elsewhere, tree cover is relatively sparse, with occasional clumps of trees, and scattered along field boundaries.

Perceptual/Experiential Landscape: An open landscape, with flat extensive fields, and limited tree and woodland cover. There are long views across fields to an open or wooded skyline with occasional important views across adjacent valleys. Away from the busy B485 the character area has a strong sense of rural tranquillity and calm. A simple landscape comprised of few elements, resulting in a unified and legible character.

Biodiversity: A dominance of arable and grassland throughout this area, with occasional woodland areas providing biodiversity value. These are distributed largely along the southern edge of the area, transitional with the adjacent valley. Sibley's Coppice Ancient Woodland and Local Wildlife Sites, is located adjacent to South Heath, and dominated by acid oak and beech. The extensive network of hedgerows provides important habitats and biodiversity value, within an agriculturally dominant landscape.

Historic Environment: Large areas of extended fields dominate the area, with extensive field boundary loss. There is also a mix of pre 18th century irregular, 19th century and parliamentary enclosures. An area of pre 18th century co-axial fields are located between Amersham and Little Chalfont. Historically heathland and common land, remnant area of heath are still found here, particularly along road sides

Archaeological remnants include, medieval pottery, scatters of worked flint indicative of prehistoric settlement, and remnant medieval settlement. Scheduled monuments are Medieval Castle Tower, Motte and Bailey and a Moated Site at Redding Wick.

LCA 16.4 HYDE HEATH SETTLED PLATEAU

Designations:

- Chilterns AONB
- English Heritage Scheduled Monuments: Castle Tower, Motte and Bailey; Moated site at Redding Wick.
- Archaeological Notification Areas: 18 No.
- Local Wildlife Sites: 7 No.
- Biological Notification Sites: 15 No.
- Priority BAP Habitats: 3 types.

EVALUATION

Landscape and Visual Sensitivities

Potential landscape and visual sensitivities are as follows:

- The occasional woodland areas (particularly ancient woodland) which provide enclosure and biodiversity value and mark the transition to the valleys.
- The strong sense of openness, which results from the relatively flat topography and limited tree cover and means that any change or vertical features has the potential to be very prominent.
- Elements of tranquillity and 'rural' qualities, which could be affected by further development.
- Inter visibility – Long views across fields and occasional views towards the Misbourne Valley and Chess Valley.
- Network of hedgerows which create enclosure and visual unity, as well as providing an ecological benefit, and could be lost by poor management.
- The rural roads and lanes, which may be under pressure to expand and be widened.
- The undeveloped green space in between settlement, which are vulnerable to settlement expansion.

Strength of Character/Intactness: The strength of character and intactness of the *Hyde Heath Settled Plateau* is **moderate**. Settlement development, particularly at Hyde Heath and South Heath interrupt the landscape and reduces the distinctiveness of character.

Strategy/Vision: To conserve and enhance the open mosaic of farmland and small pockets of woodland, and to maintain the sense of tranquillity and calm away from development, and the rural character of areas in between settlement.

Landscape Guidelines:

- Conserve and manage areas of woodland, which provide enclosure in the landscape and provide biodiversity benefit.
- Promote appropriate management of farmland, to help generate a wildlife rich habitat, and diverse landscape structure
- Conserve views across the open landscape and out towards the adjacent valleys.
- Conserve and manage the network of hedgerows which characterise the landscape, infilling of gaps and appropriate pruning and cutting regimes.
- Encourage the preservation of archaeological monuments.
- Maintain existing open countryside between settlements of Hyde Heath and South Heath, and Hyde Heath and Amersham, to conserve their individual identity and prevent coalescence.

LCA 16.4 HYDE HEATH SETTLED PLATEAU

- Maintain the rural character of roads, avoiding road improvements (e.g. widening) which would alter their character.
- Consider the impact of vertical features in this visually open landscape.
- Seek to enhance the modern edges of settlements at Hyde Heath and South Heath and reintegrate with the landscape setting, potentially through new structural tree planting.

LCA 16.4 HYDE HEATH SETTLED PLATEAU



Flat plateau landscape, long open views across fields.



Open green common at Hyde Heath with woodland backdrop.

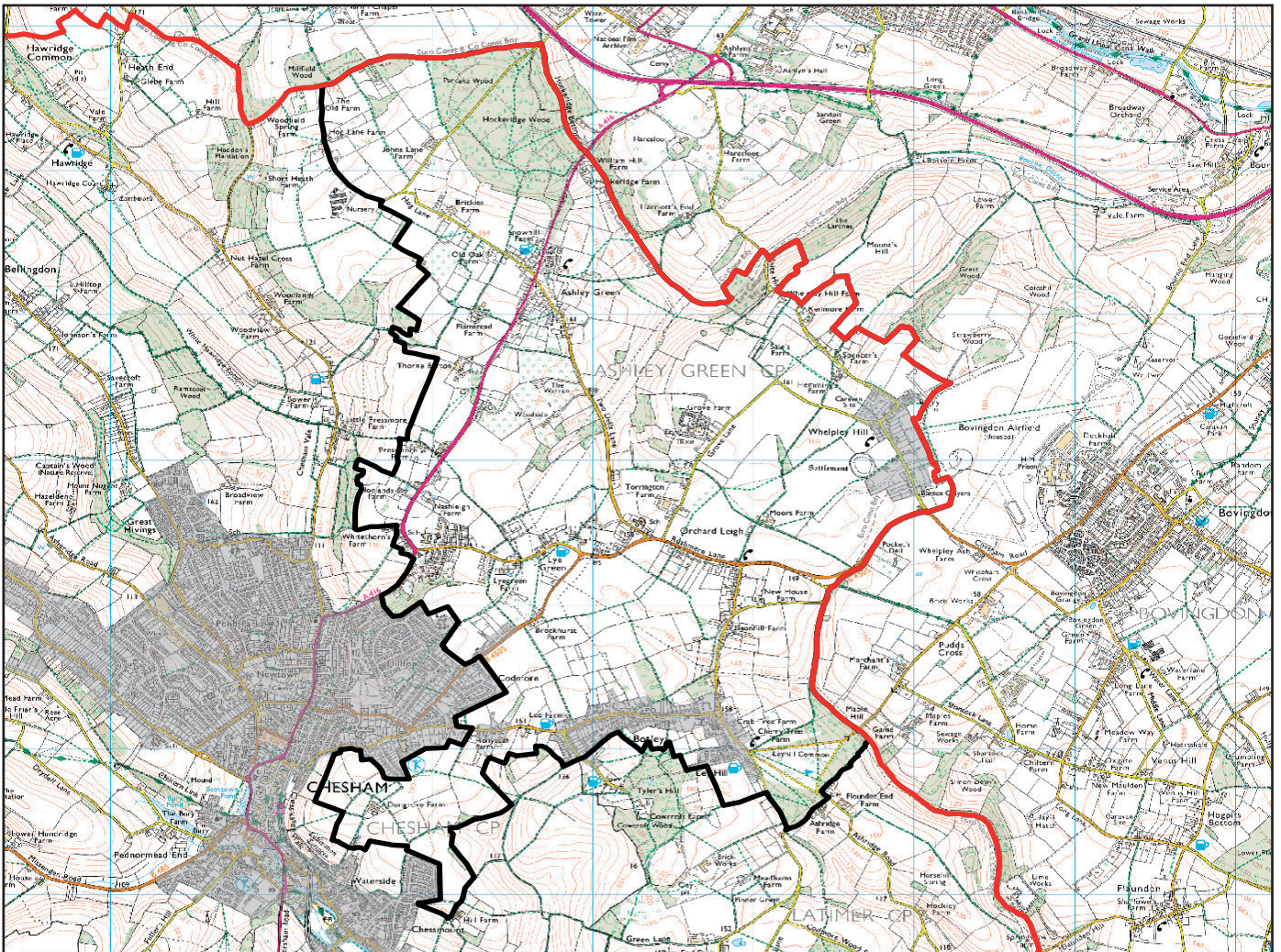
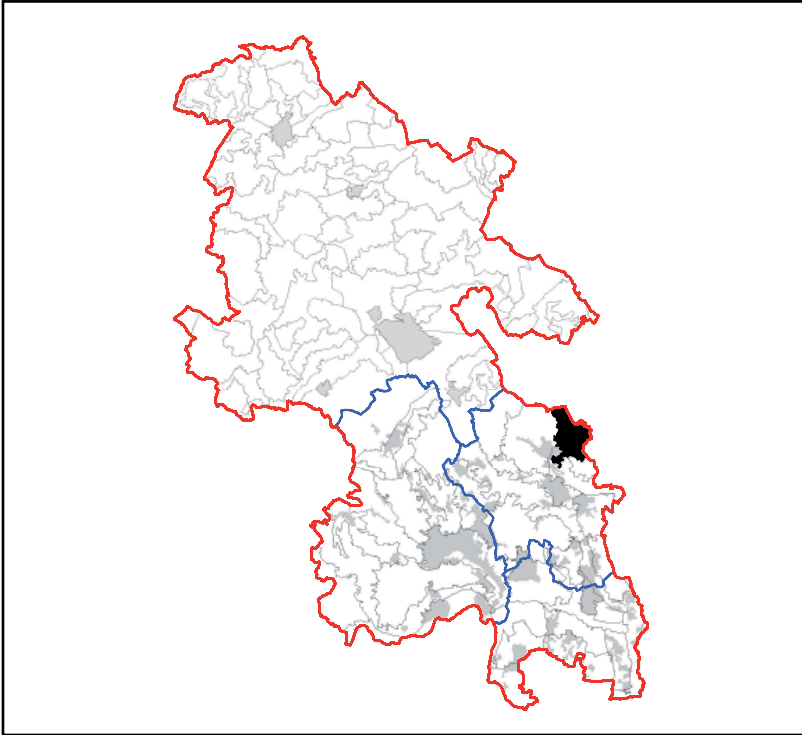


Lane with traditional vernacular buildings.



Paddock on edge of South Heath.

LCA 16.5 ASHLEY GREEN SETTLED PLATEAU



LCA 16.5 ASHLEY GREEN SETTLED PLATEAU

KEY CHARACTERISTICS

- Elevated, undulating plateau, of chalk overlain by clay with flints, which gives rise to loamy/clayey soils with impeded drainage.
- Relatively large fields of arable cultivation, interspersed with smaller fields of rough grazing, pasture and paddock on village edges. Defined by hedgerows with trees and occasional fenced or open boundaries.
- Small pockets of woodland scattered across the plateau, with a significant area of ancient broadleaved woodland located at Hockeridge Wood in the north and orchards south of Ashley Green.
- Villages are spread linearly along roads, often joining one another e.g. Botley and Ley Hill and Lye Green and Orchard Leigh. A mix of modern and historically vernacular buildings.
- Leyhill Common is a distinctive area of neutral grassland amongst broadleaved, mixed and yew woodland crossed by straight rural roads. It has been a golf course since 1900.
- Extended fields with extensive boundary loss and 20th century enclosure dominate the area. Pre 18th century enclosures occur in proximity to settlements.
- A medieval barn and moated site at Grove Farm and Whelpley Hill camp, a prehistoric or medieval fortification are scheduled monuments. Other archaeological features relate to the clay and flint geology e.g. Medieval pottery and Neolithic flints.
- Local footpaths occur frequently, crossing farmland and woodland and linking villages.
- The A416 and B405 cut through the landscape, and form the structure of linear settlements.
- Views often across fields to a wooded or open skyline, with some to Chesham and the adjacent ridge and valley landscape.
- A uniform land cover and land use creates a simple landscape, with a rural and peaceful character.

LCA 16.5 ASHLEY GREEN SETTLED PLATEAU

DESCRIPTION

Location and Boundaries: *Ashley Green Settled Plateau* is located entirely within Chilterns District. It forms the higher ground to the north of the Chess Valley, east of Chesham. Its elevated undulating plateau landform distinguishes it from the pronounced ridge and valley landscape to the east. Its settled nature distinguishes it from the landscape to the south. The district and county boundary form the northern and eastern boundaries of the area and the landscape continues into Dacorum District in Hertfordshire.

Landscape Character: An elevated clay and flint plateau with localised undulations relating to the heads of chalk tributary valleys. The landscape is simple and uniform, predominantly arable farmland with fields of pasture, rough grazing and paddock on village edges. Villages are spread linearly along roads, sometimes joining one another (e.g. Lye Hill and Botley) and comprise a mixture of historic and modern buildings. The common at Lye Hill is a distinctive feature, crossed by straight roads and has been a golf course since 1900. Pre 18th century enclosures occur in proximity to settlements, field boundaries are commonly hedged with some fenced and some open reflecting boundary loss. Small blocks of woodland are scattered amongst farmland with a significant area of ancient woodland at Hockeridge Wood. Views are often across fields to wooded or open horizons with some longer views to the east and to Chesham. Archaeological finds relate to clay and flint geology and Whepley Hill Camp and a Barn & moated site at Grove Farm are scheduled monuments. Away from the busier roads the area has a rural and peaceful character.

Geology: The chalk is capped with deposits of Clay with Flint, giving rise to slightly acidic loamy and clayey soils with impeded drainage. An area of exposed Upper Chalk associated with a tributary of the River Bourne (which flows in the adjacent borough of Dacorum) gives rise to freely draining slightly acid but base-rich soils.

Topography/Landform: An elevated plateau landform (160-165m AOD) with localised undulations where tributaries associated with the River Bourne (in the adjacent Borough) and River Chess occur.

Hydrology: There are no notable hydrological features.

Land use and Settlement: Relatively large sized arable fields with smaller fields of pasture, rough grazing and paddock on village edges. Field boundaries are sometimes open but predominantly bound by hedgerows with hedgerow trees. Some post and wire and wooden post and rail fencing occurs. A large block of mixed woodland occurs in the north at Hokeridge Wood and broadleaved, mixed and yew woodland occurs with neutral grassland at Leyhil Common. Otherwise woodland is sparse with small scattered blocks often associated with steeper slopes. An area of orchard occurs to the south of Ashley Green.

LCA 16.5 ASHLEY GREEN SETTLED PLATEAU

Villages extend linearly along roads often joining one another e.g. Botley and Ley Hill and Lye Green and Orchard Leigh. Farmsteads and individual properties are also scattered through the area. A mix of modern and traditional building with brick and brick and flint commonly used. There is a large village Green at Ashley Green and Leyhill village has a large common, crossed by distinctively straight rural roads, which is used by Chesham and Ley Hill Golf Club. Golf has been played on the Common since about 1900.

Pylons cross the area, radiating from an electricity station at Lye Green. The A416 and B4505 cross the area passing through Ashley Green and Lye Green/ Orchard Leigh respectively. Other roads are more rural in character without white line markings.

Local footpaths are frequent crossing farmland and woodland and linking villages.

Tree Cover: Woodland cover is sparse across the area with notable areas of woodland at Hockeridge Wood and Leyhill Common. Otherwise small woods occur scattered amongst farmland. Trees in hedgerows contribute to tree cover.

Perceptual/Experiential Landscape: A simple, relatively open farmland landscape comprised of few elements, resulting in a unified and legible character. Views are often across fields to an open or wooded skyline. There are some views afforded to Chesham and the adjacent ridge and valley landscape north of Chesham. Away from the busier roads the area has a rural and peaceful character. However in places where pylons cut the farmland plateau the character can be bleak.

Biodiversity: A dominance of arable farmland and improved grassland throughout this area. The network of hedgerows, hedgerow trees and small farm woods provide important habitats and ecological connectivity in this agriculturally dominant landscape. In the north Hokeridge Wood is a large area of ancient woodland incorporating coniferous blocks and areas of broadleaved, mixed and yew woodland. Leyhill Common is a local wildlife site comprised of areas of neutral grassland amongst broadleaved, mixed and yew woodland.

Historic Environment: Extended fields with extensive boundary loss and 20th century enclosure dominate the area. Fields of pre 18th century irregular and regular enclosure are occasionally interspersed and occur particularly around Ashley Green. Pre 18th century co-axial fields are also scattered and notably concentrated adjacent to Hokeridge Wood and Botley.

This area contains two archaeological sites of national importance Whepley Hill Camp, possibly a prehistoric or medieval fortification, and a Barn & moated site at Grove Farm. Other notable archaeological sites and monuments are concentrated in the south and relate to the clay and flint geology. They include Medieval pottery, Neolithic flints and Leyhill Historic Core with medieval/ post medieval pottery, kiln, brick & tile works.

LCA 16.5 ASHLEY GREEN SETTLED PLATEAU

In the 1900s, with permission from the owner Lord Chesham, Leyhill Common was converted from heath land into a golf course.

Designations:

- Chilterns AONB
- Scheduled Monuments: Barn & moated site at Grove Farm and Whelpley Hill camp
- Archaeological Notification Areas: 7No.
- Priority BAP Habitats: 1 type
- Local Wildlife Sites: 5 No.
- Biological Notification Sites: 8 No.

EVALUATION

Landscape and Visual Sensitivities

Potential landscape and visual sensitivities are as follows:

- The small scattered pockets of woodland and larger areas of ancient woodland which provide a visual backdrop, enclosure and biodiversity value.
- The network of hedgerows which create enclosure and visual unity, as well as providing an ecological benefit, and could be lost by poor management.
- The limited tree cover and relative openness, which means that any change or vertical features has the potential to be very prominent.
- Peacefulness and 'rural' qualities, which could be affected by further development.
- The rural roads and lanes, which may be under pressure to expand and be widened.
- The undeveloped green space in between settlement, which are vulnerable to settlement expansion.
- Remaining areas of orchard which have otherwise largely been replaced by farming.
- Leyhill Common which has recreational, ecological and historic value.
- Pre 18th century field enclosures which provide evidence of past land use amongst extended fields.
- Archaeology including scheduled monuments and finds relating to the geology the area.

Strength of Character/Intactness: The strength of character and intactness of the *Ashley Green Settled Plateau* is **moderate**. Key characteristics are strongly conveyed but loss of field boundaries, modern extensions to villages and pylons distinctiveness of character.

Strategy/Vision: To conserve and enhance the mosaic of farmland with hedgerow boundaries and small pockets of woodland, and to maintain the peacefulness and rural character away from busier roads.

Landscape Guidelines:

- Conserve and appropriately manage woodland, including smaller woodlands.
- Conserve and manage the network of hedgerows, infilling of gaps and establishing appropriate cutting regimes.
- Promote appropriate management of farmland, to help generate a wildlife rich habitat, and diverse landscape structure.
- Conserve views across the open farmed landscape. Consider the impact of

LCA 16.5 ASHLEY GREEN SETTLED PLATEAU

vertical features in open views.

- Maintain the rural character of roads, avoiding road improvements and widening which would alter their character.
- Maintain green space between settlements (e.g. Leigh Hill and Orchard Leigh) to conserve their individual identity and prevent coalescence.
- Conserve and enhance orchard areas which have largely been replaced by intensive farming.
- Conserve and appropriately manage the landscape of Leyhill common to achieve a balance between recreational use and historic and biodiversity value.
- Conserve and restore pre 18th century field enclosures.
- Encourage the preservation of archaeological monuments and their setting.

LCA 16.5 ASHLEY GREEN SETTLED PLATEAU



The Green at Ashley Green.

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Enclosed rural character of lanes, with a typical Buckinghamshire junction post.

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View across open field.

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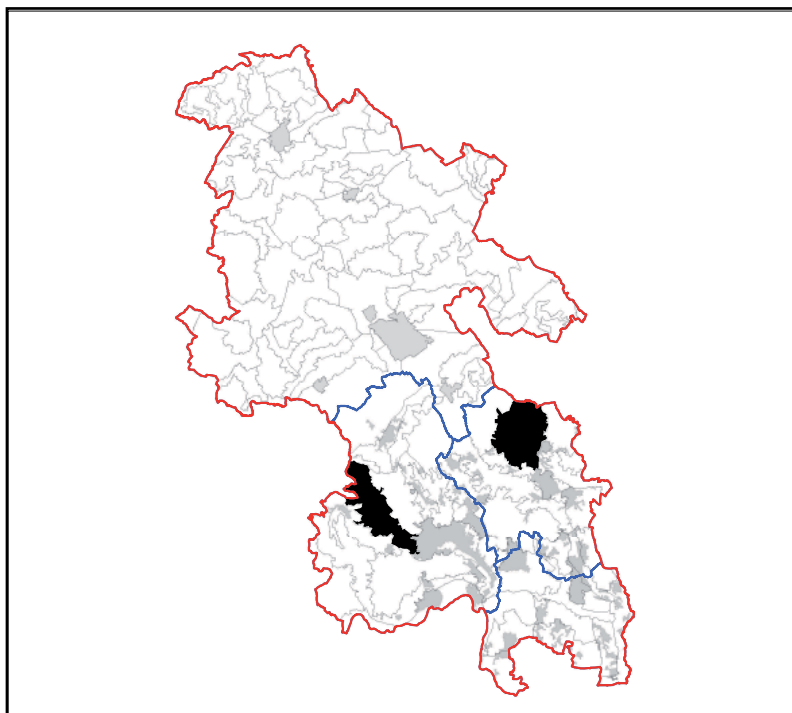
Traditional materials include stone, flint and brick.

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LCT 17 DIPSLOPE WITH DRY VALLEYS

Constituent LCAs

LCA 17.1	Bledlow Ridge
LCA 17.2	Bellingdon

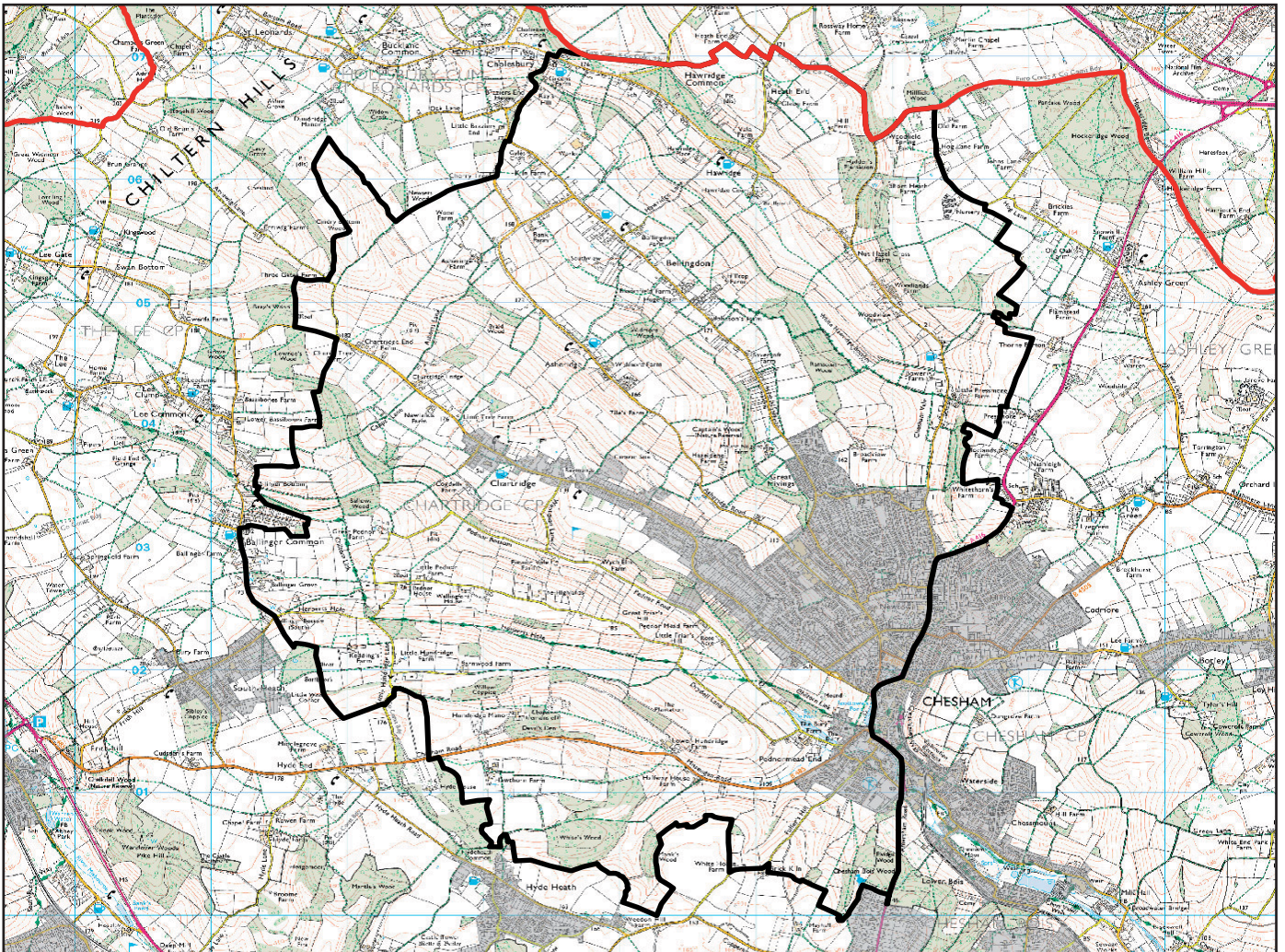
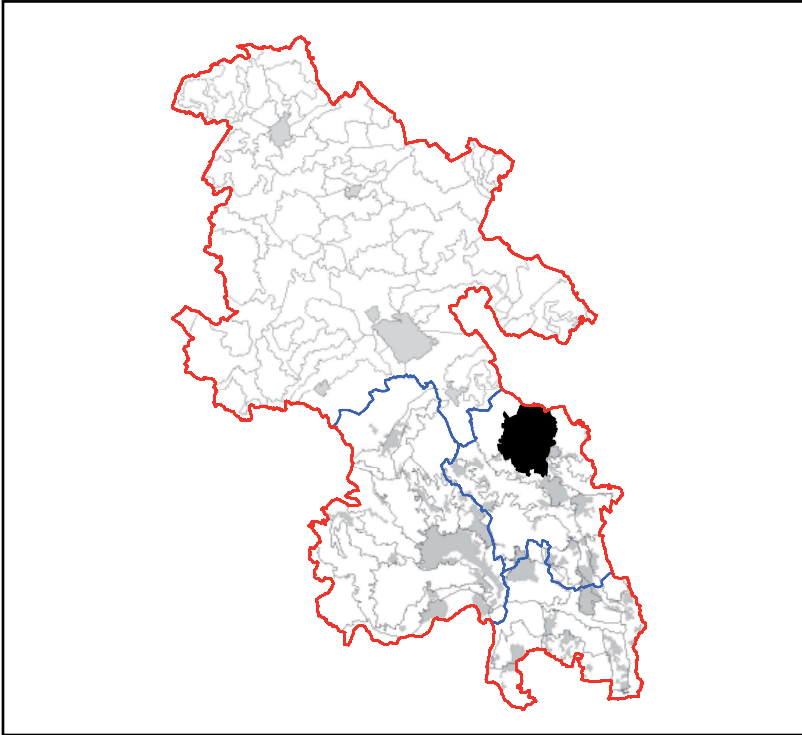


LCT 17 DIP Slope with Dry Valleys

Key Characteristics

- Large scale landscape comprising alternating dry valley and ridge topography. Dry valleys have cut down into landscape, exposing the chalk, whilst elevated ridges are overlain with clay with flints.
- Rolling and undulating topography, with steep slopes contrasting with flatter valley ridges. A smooth and sweeping landform.
- Agricultural land use dominates, with a mix of rough grazing, paddock, pasture and arable farmland. Hedgerows and wooden fencing defines boundaries.
- Blocks of woodland are dispersed, particularly along the upper slopes of valleys and along ridgelines.
- Relatively low density of settlement linearly dispersed along roads, and often spread along ridges. Comprising small villages and individual farmsteads, often with a strong historic character.
- Crossed by a comprehensive network of footpaths. Roads are generally rural and quiet, with little traffic and follow linearly along the valley and ridge landform.
- Extensive views up and down valleys and from the higher aspect of the ridges, contrasting with areas of woodland, with an intimate and secluded character.
- The repetitive undulations of the topography and extensive farmland land cover, contributes to a uniform and simple landscape pattern.

LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS



LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS

KEY CHARACTERISTICS

- A large scale landscape comprising alternating dry valley and ridge topography, which radiate out from the village of Chesham, along a north west to south east axis.
- Dry valleys have cut down into landscape, exposing the chalk, whilst elevated ridges remain covered by clay with flints.
- A rolling and undulating topography, with steep slopes contrasting with flatter valley ridges. A smooth and sweeping landform.
- Agricultural land use dominates, with a mix of rough grazing, paddock, pasture and arable farmland. Low hedgerows and wooden post fencing defines boundaries. White tape field divisions are common along paddock field divisions.
- Blocks of woodland and 'hanging' woodland, particularly along the upper slopes of valleys and along ridgelines, many of which are ancient. Typically broadleaved woodland, with some clumps of coniferous woodland. Beech is common.
- A low density of settlement linearly dispersed along roads, and corresponding predominately to ridgelines and to a lesser degree along the valley floor, comprising small hamlets and individual farmsteads. Some area of common edge settlement at Hawridge Common.
- Dominated by pre 18th century co-axial field enclosure, which cover an extensive area, and often more linear in form along valley sides.
- Archaeological features are concentrated in the south, close to Chesham. These include Codmore Medieval farm building, cultivation terrace, and Kiln, Neolithic flint, and a post Medieval Mill.
- A dense network of footpaths and bridleways, including the Chiltern Link long distance footpath. Roads are small and quiet, with little traffic, and follow linearly along the valley and ridge landform.
- A concentration of 'ancient' sunken lanes such as Arrewig Lane, characteristic for this part of the Chilterns.
- Extensive views up and down valleys and from the higher aspect of the ridges, contrasting with areas of woodland, with an intimate and secluded character.
- The repetitive topography and extensive farmland land cover, contributes to a uniform and simple landscape pattern.
- A remote, tranquil and rural character.

LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS

DESCRIPTION

Location and Boundaries: The *Bellingdon Dipslope with Dry Valleys* lies entirely within Chilterns District. It occupies the higher ground to the north east above the Chess River valley. Topographic change largely influences the boundaries of this character area, with plateau landform elevated above the character area in the east, south and west, creating both a physically and visually distinct boundary.

Landscape Character: A large scale rolling and undulating landscape comprising alternating dry valley and ridge topography, which radiate out from the village of Chesham, along a north west to south east axis. Dry valleys have cut down into the landscape exposing chalk, whilst, clay with flints cover the ridgelines. A mix of farmland, comprising rough grazing, paddock, pasture and arable farmland is enclosed by pre 18th century co-axial field enclosures, and defined by low hedgerows and wooden post fencing. Areas of woodland and 'hanging' woodland are located along the upper slopes of valleys and along ridgelines. Typically broadleaved woodland, and often dominated by beech. There is a low density of settlement, linearly dispersed along roads, which run along the ridges and valleys, plus areas of common edge settlement at Hawridge Common. Long views are afforded across this landscape, particularly from ridge tops, which contrast with enclosed, intimate woodland areas. A repetitive landform, with a sweeping character, contributing to a uniform and simple landscape pattern. It is a tranquil and rural landscape, with a strong sense.

Geology: The dry valleys have cut down into the underlying Upper Chalk and Middle Chalk, exposing chalk along the valleys. Head deposits accommodate the valley floors. Higher ridges where the chalk remains are covered by clay with flints. The majority of the character area is overlain with slightly acidic, loamy and clayey soils, with impeded drainage. Freely draining, more base rich soils are located in the west, along valley floors.

Topography/Landform: Topography is reflective of the geology. A highly repetitive landform, with alternating ridges (Hawridge, Bellingdon, Asheridge and Chartridge) and narrow valley formations, which run along a north west to south east axis. Rolling and undulating topography, with steep slopes contrast with flatter valley ridges, creating a smooth and sweeping landform.

Hydrology: The dry valleys contain no permanent water courses, although there are occasional ephemeral winterbournes. Hydrological features are sparse throughout the landscape, however, some small ponds are scattered along ridges, where soil porosity is low and underlying clay geology prevails.

LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS

Land Use and Settlement: Agricultural land use dominates, with a mix of rough grazing, paddock, pasture and arable. Field enclosures are predominately large to medium, often with low, hedgerows or wooden post fencing. A distinctive feature is the use of white tape field divisions within many paddock areas.

Settlement density is low and linearly dispersed along roads, which correspond to ridges and valleys. Smaller hamlets and individual farmsteads are spread along these roads, and the large village of Chesham encroaches slightly in the west. Roads are small and quiet, with little traffic. A dense network of footpaths and bridleways pass through the character area, including the Chiltern Link long distance footpath. Rural roads follow linearly along the ridge and valley formation, with few roads running across the landscape.

Tree Cover: There are numerous blocks of wood and 'hanging' woodland, particularly along the upper slopes of valleys and along ridges. Often woodland is linear and spread along the ridges and valleys. Linear woodland marks Parish boundaries, such as Cholesbury and Bellingdon. Broadleaved woodland prevails, with some clumps of coniferous woodland interspersed across the area. Beech is common within this landscape, with ash and oak also typical. Numerous pockets of ancient woodland are also scattered throughout.

Perceptual/ Experiential Landscape: A large scale, smooth and rolling landscape, as a result of the open farmland and low field boundaries. A unified and balanced landscape composed of few elements, with limited, small scale settlement and little traffic along rural roads. The repetitive topography and field patterns contribute to a uniform and simple landscape. This area is highly accessible through its dense network of public rights of way, however it retains a remote and tranquil character due to its large scale, and absence of development, other than the small settlement. It is an exposed landscape, with extensive views up and down valleys and from the higher aspect of the ridges, which contrast with the small pockets of woodland, which have a more secluded character.

Biodiversity: Dominated by agricultural grassland, mostly improved, which holds limited biodiversity value. Woodland and hedgerows provide a valuable wildlife benefits, connecting fragmented habitats. Pre 18th century hedgerows are a valuable biodiversity and historical feature. Several broadleaved woodlands are recognised as Biological Notification Sites and Captains Wood; lowland mixed woodland, in west of the area and registered as a local nature reserve. BAP priority habitats include lowland beech and yew woodland, lowland mixed deciduous woodland and lowland meadow. Many types of woodland are ancient or semi natural, and often dominated by beech. The valleys areas have been designated as a South East Biodiversity Opportunity Area.

Historic Environment: The character area is dominated by pre 18th century co-axial field enclosure, which covers an extensive proportion of the landscape. Often, these enclosures are linear in form along valley landform. Some areas of pre 18th century

LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS

irregular and regular enclosure are interspersed, as well as extended fields, as a result of extensive boundary loss. The ridge tops and valley sides are extensively wooded as evidenced by the concentration of small ancient woodlands. Common land is found at Hawridge Common, which is now heavily wooded, but previously acid grassland/heathland.

The historic settlement pattern of this area is dispersed, typically comprised of 'interrupted rows' of farmsteads/houses strung along the axial roads and ridge tops from Chesham. Examples of these settlements are Asheridge, Bellingdon and Chartridge. There is also Common edge settlement type found at Hawridge Common,

There are several archaeological monuments of national importance in this area including the medieval moated sites at Pednor Farm and Hawridge Court. Apart from these sites there are few archaeological sites recorded in this area.

Designations:

- The Chilterns AONB
- Scheduled Monuments: Bowl barrow in Lowndes Park; Hawridge Court ringwork; Moated site north west of Little Pednor Farm.
- Archaeological Notification Sites: 9 No.
- Conservation Areas: Cholesbury and Hawridge
- Priority BAP Habitats: 5 types
- Biological Notification Sites: 31 No.
- Local Nature Reserves: 1 No.
- Local Wildlife Sites: 12 No.

EVALUATION

Landscape and Visual Sensitivities

Potential landscape and visual sensitivities are:

- Areas of woodland, particularly ancient and semi-natural woodland, with strong ecological and visual significance providing areas of enclosure within this landscape.
- The hedgerow network which links to woodland, providing wildlife corridors, especially pre 18th century hedgerows, which hold important biodiversity and historical value.
- Pre 18th century co axial and irregular and regular enclosures, which provide evidence of historic land use.
- Open and uninterrupted panoramic views, particularly from ridge tops, across the character area.
- The remote and peaceful character which is due to the large scale character and lack of settlement and roads.
- The intactness of the landscape and lack of intrusive features.
- The low density of settlement and areas of common land and common edge and interrupted row settlements.
- Local rights of way network, including the Chiltern Link, which provides easy access to this landscape.
- The remote and peaceful roads and sunken lanes intermittently used by motorised traffic
- Archaeological monuments, which provide time depth and a visible reminder of past use of the landscape.
- The visual unity of the landscape, and organised, well balanced character.

Strength of Character/Intactness: The strength of character and intactness of the *Bellingdon Dipslope with Dry Valleys* is **strong**. Key characteristics are prominent within the landscape and the lack of intrusive features makes this a physically and visually intact landscape.

Strategy/ Vision: Conserve and manage *Bellingdon Dipslope with Dry Valleys* as a peaceful landscape of mixed farmland and woodland areas. Maintain the quiet and rural character, the visual unity of the landscape and the open panoramic views.

Landscape Guidelines:

- Conserve the small areas of woodland which provide enclosure in the landscape and form an important landscape pattern and feature, and invaluable biodiversity benefit.

LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS

- Conserve and manage the network of dense hedgerows, and hedgerow trees. Consider replanting hedgerows which have been lost.
- Promote appropriate management of farmland, to help generate a wildlife rich habitat, and visually attractive landscape.
- Maintain open views across the landscape, and avoid introducing large scale elements (such as pylons and masts) which would disrupt views and the legible landscape character.
- Ensure that new buildings and development is sensitively integrated into the landscape through careful siting.
- Conserve the historic field patterns (pre 18th co-axial and century irregular/regular enclosures) and avoid further divisions or expansions.
- Maintain the rural character of roads and lanes, avoid road improvements which would alter their character.
- Maintain small scale character of settlement and areas of common edge and interrupted row settlements, avoiding development which would alter the character of these areas.

LCA 17.2 BELLINGDON DIPSLOPE WITH DRY VALLEYS



Rolling topography, dominated by farmland.



Sweeping valley landform. Contrasting open fields and woodland blocks.



Flat ridges, contrast with rolling valley sides. Extensive open views.

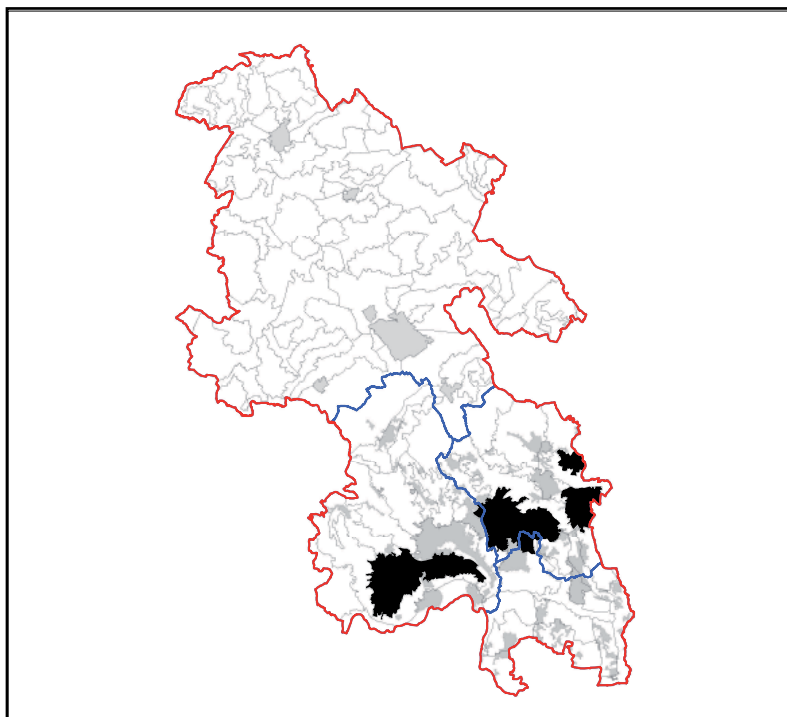


Traditional buildings, with distinctive brick and flint.

LCT 18 ROLLING FARMLAND

Constituent LCAs

LCA 18.1	Great Marlow
LCA 18.2	Penn
LCA 18.3	Little Chalfont
LCA 18.4	Codmore

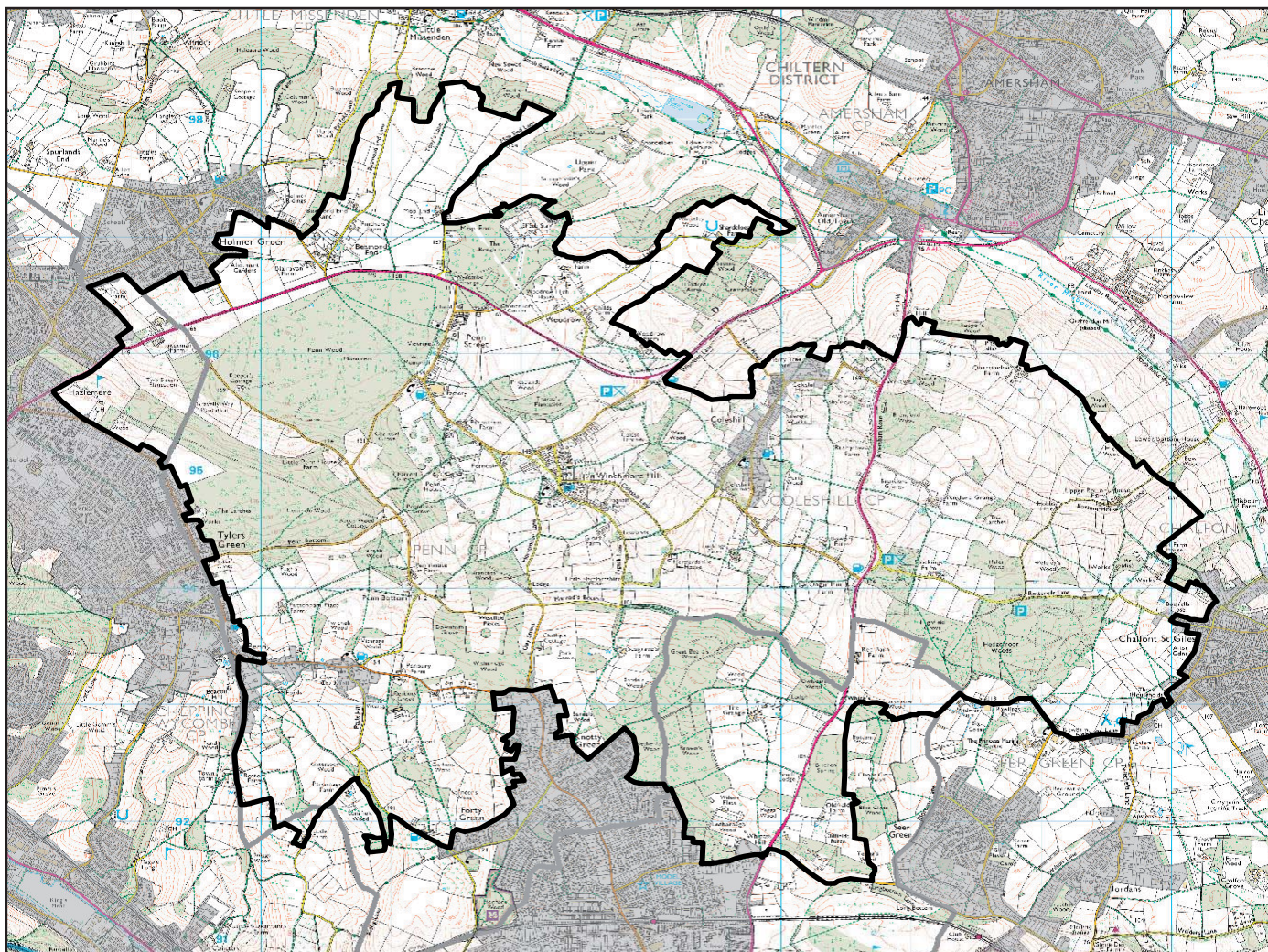
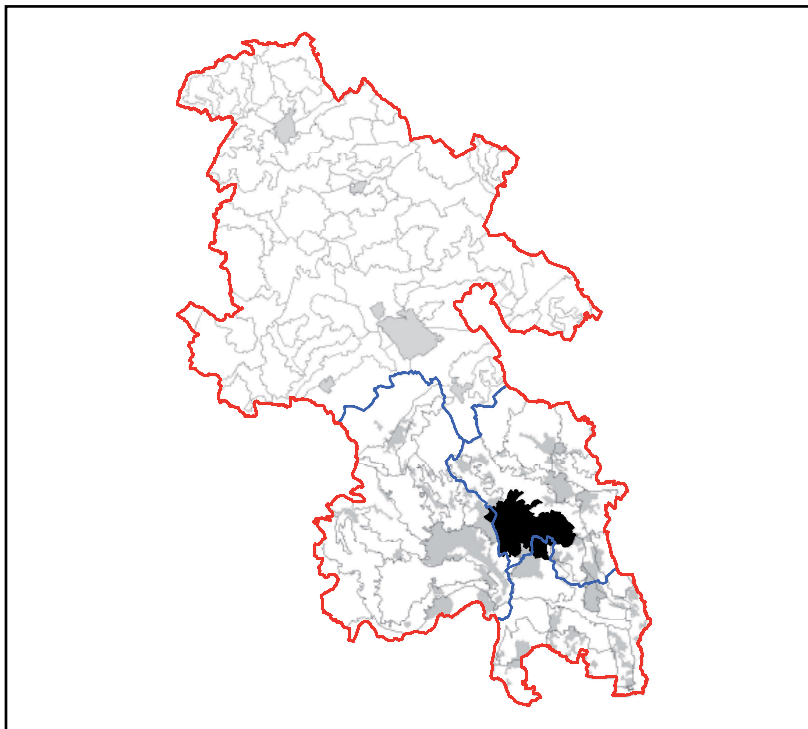


LCT 18 ROLLING FARMLAND

KEY CHARACTERISTICS

- Large scale landscape with rolling topography informed by a varied geology, including chalk and clay with flints, and River Terrace Deposits.
- Predominately arable fields delineated by an intact network of hedgerows. Smaller fields of rough grazing, pasture and paddock are interspersed with areas of woodland.
- Often a dense and mature woodland character with large blocks broadleaved, mixed and coniferous woodland, and including ancient woodland.
- Typically low density, dispersed settlement comprising small hamlets/villages and individual farmsteads. Distinctive materials including, red brick, brick and flint, and black washed wooden cladding.
- Varying levels of enclosure, with open fields contrasting with dense woodland cover. Woodland often forms the backdrop to many vistas. Some long views across open farmland.
- Small winding rural roads and lanes with little traffic and an intimate character. A small number of footpaths, offering recreational access to woodland
- Sweeping topography and farmland land cover with limited settlement contributes to a well balanced and uniform landscape.
- Overall a remote and tranquil character prevails, with a strong sense of rural identity.

LCA 18.2 PENN ROLLING FARMLAND



LCA 18.2 PENN ROLLING FARMLAND

KEY CHARACTERISTICS

- A large scale landscape with a varied geology, which gives rise to a rolling topography. The oldest chalk bedrock is exposed centrally, and is capped with Clay with Flint in the north west. To the south east chalk has been eroded by the Thames river, and this lower lying area is overlain by Thames river deposits. Small pockets of Lambeth Group are interspersed.
- Large arable fields delineated by an intact network of hedgerows. There are smaller fields of rough grazing, pasture, paddock, pig farms located closer to settlement. Woodland often provides a backdrop to open fields.
- Large blocks of woodland, are dispersed throughout, interlinked with farmland. The wide variety of woodland types create a rich texture and colour. A significant amount of ancient woodland, such as Penn Wood, The Larches and Common Wood in the north west.
- A low density of well dispersed settlement, largely comprising individual farmsteads/properties and occasional small villages, namely Winchmore Hill and Coleshill. Larger settlement of Beaconsfield, Penn, Tyler's Green, Holmer Green and Chalfont St Giles forms the boundary of the character area.
- Large areas of early assart enclosure often interlocked with ancient woodland. Interspersed with smaller areas of pre 18th century irregular and regular enclosure, some 19th and 20th century systems, and extended fields, with extensive boundary loss.
- Archaeological interest includes several manor houses, earthworks, including a pale park boundary at Seagrave's Farm, numerous kiln artefacts.
- Small winding rural roads and lanes with little traffic and an intimate character. The busy A404 and A355 cut through the north and east, respectively, with a strong local audible and visual impact. A dense network of public rights of way with a number of woodland trails.
- Varying levels of enclosure, with open fields contrasting with dense woodland cover. Views are often confined by woodland, which often forms the backdrop to many vistas. Some long views across open farmland.
- The sweeping topography and farmland land cover with limited settlement contributes to a well balanced and uniform landscape.
- Away from the busy roads a remote and tranquil character prevails, with a strong sense of rural character.

LCA 18.2 PENN ROLLING FARMLAND

DESCRIPTION

Location and Boundaries: *Penn Rolling Farmland* lies mainly within the Chilterns District, with a small area in South Buckinghamshire District and two small areas within Wycombe District. This area forms the higher undulating ground elevated above the Misbourne Valley, in the north and north east, and the Wye Valley in the south west. The boundaries are largely based on topography, geology and land use.

Landscape Character: A large scale landscape with a varied geology, giving rise to a rolling landform. A mosaic of farmland and woodland, dominated by large arable fields, and substantial amounts of ancient woodland. A landscape with contrasting degrees of enclosure, with open fields and dense intimate woodland area. The variety of woodland creates a highly textured character and a rich seasonal interest, providing important ecological and recreational resources. Settlement density is low, comprising highly dispersed isolated farmsteads, and two small villages, namely Winchmore Hill and Coleshill. Small winding and enclosed rural roads connect areas of settlement, with the exception of the busy A404 and A355. A variety of historical and archaeological remnants reveal the varying layers of history within this landscape, including large areas of assart field enclosures, several earthworks, kilns and medieval manor house. The sweeping landform, prominence of woodland cover and limited settlement, creates a tranquil landscape, with a uniform and balanced character.

Geology: A varied geology, with chalk bedrock exposed centrally, and is capped with Clay with Flint in the north west. To the south east area, chalk has been eroded by the Thames River, and this lower lying area is overlain by Thames river deposits. Small pockets of Lambeth Group are interspersed within the central chalk area. The geology gives rise to varied soils with slightly acidic loamy soils, with impeded drainage, largely corresponding to clay with flints, and freely draining soils overlaying chalk and river terrace deposits. Occasional pockets of slowly permeable loamy and clayey soils often coincide with underlying Lambeth Group.

Topography/Landform: A large scale undulating and rolling landscape. A tributary valley head, which feeds into the Alder Bourne Valley, winds through the area from north west to south east, creating a distinctively undulating landform. Steep slopes are contrasted to large rolling hills, with heights frequently varying between 95m and 165m.

Hydrology: There are no discernable watercourses. There are however frequent ponds scattered across the area, often occurring within woods and associated with farms and settlement areas.

Land Use and Settlement: A mosaic of mixed farmland and woodland. Arable cultivation dominates, often occurring in large fields. Smaller fields of rough grazing, pasture, paddock and some pig farms are interspersed, often situated close to settlement areas. Field boundaries are commonly defined by a dense network of

LCA 18.2 PENN ROLLING FARMLAND

hedgerows with wooden post fencing subdividing smaller fields, typically paddocks. Blocks of woodland intersperse farmland, often providing a backdrop to fields.

Settlement density is low, with two small villages of Winchmore Hill and Coleshill, both on higher ground in the north, and having a distinctive historic character. Elsewhere, settlement is highly dispersed and comprised of individual farmsteads. Areas of commons exist in the north around Winchmore Hill and Coleshill, namely Coleshill Common, Winchmore Common, Penn Street Common and Larkins Green. Larger villages, with more modern development edge, form the boundaries of the character area, with Penn, Tyler's Green and Hazelmere in the west, Holmer Green to the north, Beaconsfield to the south and Chalfont St Giles to the east. The historic core of Penn, filters in to the area, in the south west.

Small winding rural roads and lanes connect settlement, often enclosed by high hedgerows. The exception is the busy A404 and A355 which cut through the north and east of the character area, respectively. Several pylon lines also pass through this area, creating prominent features in the landscape. A dense network of footpaths and several bridleways, cover the area, with numerous woodland tracks.

Tree Cover: Woodland is prominent throughout the area, often occurring in large dense blocks. Ancient replanted and ancient & semi-natural woodland is frequent across the area with large pockets occurring at Penn Wood, Common Wood, Great Beard's Wood, and Brown's Wood. The significant amount of ancient woodland, gives rise to a dense and mature wooded character throughout. Broadleaved, mixed and yew woodland predominate with smaller areas of lowland beech and yew woodland and coniferous plantation dispersed throughout. A large area of lowland mixed woodland is located at Hodgemoor Wood. The mix of woodland types creates rich textured and colourful landscape. Beech, oak, ash, silver birch and conifers are common species. Trees are also scattered along field boundary hedgerows and road side edges, across the landscape.

Perceptual/ Experiential Landscape: A large scale landscape, with sweeping rolling landform, demonstrating a well balanced and uniform character. The high woodland cover and limited settlement density, contributes to a sense of intimacy and enclosure. The diversity of woodland provides a variety of texture and colour, with a rich seasonal interest. Varying levels of enclosure are experienced, with open large scale fields, contrasted with enclosed rural lanes and dense woodland areas. Views are often confined by woodland, which often forms the backdrop to many vistas. Some long views are afforded across open fields, to higher points or distinctive features, such as Coleshill wind mill. Occasional views out north across the Misbourne Valley and south west towards High Wycombe Valley. The busy A404 and A355, which cut through the north and east, respectively, act as important transport routes, and have a localised visual and audible impact on the perceived naturalness of the area. However, away from these routes, roads are quiet and tranquil, often enclosed by high hedgerows. A tranquil and peaceful landscape, with a strong rural character.

Biodiversity: Woodland provides a valuable habitat throughout this area, with broadleaved, mixed, and yew woodland dominating, and smaller areas of lowland

LCA 18.2 PENN ROLLING FARMLAND

beech and yew woodland and coniferous plantation interspersed. Local wildlife sites in this area are all broadleaved, mixed, and yew woodlands, with significant areas at Penn Wood and Common Wood. Hodgemoor Wood, large lowland mixed deciduous woodland is an SSSI in the east, dominated by beech, oak and ash species, and a nesting site for violet birds. Orchids and cow wheat are also present. BAP priority habitats are lowland mixed deciduous woodland and lowland beech and yew woodland. A dense network of hedgerows also provides important corridors for wildlife, connecting agricultural land with areas of woodland.

Historic Environment: Fields systems are dominated by early assart enclosure, which is often integrated with areas of ancient woodland. Elsewhere a mix of pre 18th century irregular enclosure, 20th century enclosure and extended fields which have been extended through extensive boundary loss, predominate. Smaller areas of parliamentary enclosure, 19th century enclosure, and pre 18th century regular enclosure are interspersed.

There are a few manor houses within the Penn area dating back to the medieval period, including Penn Manor, at Seagrave Farm, which from the 16th and 17th century. Puttenham Manor is 14th to 16th century and Puttenham Place Farm is 15th to 16th century. A windmill mound is located within the grounds of Penn House, which has been dated back to the 14th century. There are several medieval earthworks within this area, often located within woodland. A pale park still remains at Seagrave's Farm. Several kilns are also located within or close to Winchmore Hill and Coleshill.

The historic core of Penn spreads into the character area, with more suburban modern development to the west. The historic core is linearly dispersed, with several small historic lanes running through and a strong vernacular character.

Designations:

- Chilterns AONB
- Archaeological Notification Sites: 22No.
- Priority Bap Habitats: 2 types
- Biological Notification Sites: 17 No.
- Local Wildlife Sites: 15 No.
- SSSI: 2 No. Froghill Brickworks; Hodgemoor Wood.

EVALUATION

Landscape and Visual Sensitivities

Potential landscape and visual sensitivities are:

- The extensive woodland cover which includes large areas of ancient woodland and provides enclosure and a backdrop to views as well as biodiversity value.
- The open views across rolling arable farmland to wooded horizons and occasional glimpsed views out to adjacent landscapes, such as the Misbourne Valley to the north and High Wycombe Valley in the south west.
- The low density of dispersed settlement and their accompanying historic buildings.
- The remote and peaceful character which is due to the high proportion of woodland and lack of settlement and roads.
- Network of public rights of way that provide access to woodland, and the associated recreational opportunities.
- The visual unity of the landscape, and organised, well balanced nature.
- The variety of archaeological sites and monuments, which reveal the different phases of history within the character area.
- The large areas of early assart enclosures south and east of Coleshill, and close to Penn.

Strength of Character/Intactness: The strength of character and intactness of the *Penn Rolling Farmland* is **strong**. Key characteristics are prominent within the landscape and the lack of intrusive features makes this a physically and visually intact landscape.

Strategy/ Vision: To conserve the mosaic of woodland, and farmland, to protect the strong and rich wooded character, and to conserve the rural peaceful character of *Penn Rolling Farmland*.

Landscape Guidelines:

- Conserve the areas of woodland which provide enclosure and form an important character of the area, and provide invaluable biodiversity benefit and recreational resource.
- Conserve open views across arable farmland to wooded horizons.
- Restrict development and avoid road improvements which would alter the character of rural roads.
- Conserve the intact, remote and peaceful character which is formed by the woodland cover, absence of modern development and roads.
- Conserve and manage the network of dense hedgerows, and hedgerow trees. Consider replanting hedgerows which have been lost.

LCA 18.2 PENN ROLLING FARMLAND

- Seek to reduce road traffic pressures which could alter the tranquil, rural character of the landscape.
- Promote appropriate management of farmland, to help generate a wildlife rich habitat, and visually attractive landscape.
- Ensure that new buildings and development is sensitively integrated into the landscape through careful siting.
- Conserve historic elements, such as archaeological monuments and their setting; conserve early field enclosures, which provide evidence of past use of the land.

LCA 18.2 PENN ROLLING FARMLAND



Gently rolling landform, with open fields interspersed with blocks of woodland, and defined by a network of hedgerows.



Woodland often forms the backdrop to fields, with a rich texture, created by the mix of deciduous and coniferous trees.



Dense, mature block of woodland, used for recreation.



Occasional long views across open fields..



View across arable farmland to windmill, a distinctive feature in the landscape.



Open fields.

