



Planning Application – PL/21/4632/OA

Land between Burtons Lane and Lodge Lane in Little Chalfont

Appendix B

Review of Landscape and Visual Impacts

Michelle Bolger Expert Landscape Consultancy.

Supporting the objection by:

Little Chalfont Parish Council

and

Little Chalfont Community Association

19 January 2022

THIS PAGE IS DELIBERATELY LEFT BLANK

Landscape Briefing Note 1

Project: 1116 Land South East of Little Chalfont
Date: 18th January 2022
Purpose: Review of application PL/21/4632/OA
Reference: 1116 BN01 Land South East of Little Chalfont 220118.docx
Author: John Jeffcock CMLI

Introduction

1. Michelle Bolger Expert Landscape Consultancy (MBELC) has been instructed jointly by the Little Chalfont Community Association and Little Chalfont Parish Council to review the landscape and visual impacts of outline application ref: PL/21/4632/OA. The application, submitted by Biddulph (Buckinghamshire) Ltd to Buckinghamshire Council, is for residential development on 29 hectares of land east of Little Chalfont (site). The site is bound by Lodge Lane to the east and Burtons Lane to the west. Vehicle access from these roads is proposed and for determination as part of the application.
2. The application is supported by an Environmental Statement (ES) which includes a chapter on landscape and visual impacts and appendices prepared by Barton Wilmore; referred to hereafter as the LVIA (ES Chapter 13 and Appendices 13.1-13.10).
3. This review considers the landscape and visual impacts of the application. As the site is located within the Green Belt (GB), this review also considers the impact of the proposals on GB openness and GB purposes. Figures intended to supplement those within the applicant's ES are included as **Appendix 1** to this Note.
4. This review has been prepared by a Chartered Member of the Landscape Institute in accordance with the principles established by Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013. The author has visited the area surrounding the site.

Landscape Character Context

5. The site comprises an area of grassland previously used as a golf course, and pastoral fields and woodland south and west of the former golf course. The site occupies the western part of a dry chalk valley (the valley) immediately west of where the valley is intersected by Lodge Lane (Figures 1 & 2). The valley east of Lodge Lane is within the Chilterns Area of Outstanding Natural Beauty (the AONB) and Lodge Lane forms the boundary to the AONB. The site is outside the AONB, but it features a mosaic of woodland and grassland which complements that found in the adjacent AONB. Dry chalk valleys are also a characteristic of the AONB¹.
6. Similarities in landscape character east and west of Lodge Lane are reflected in the fact that both the site and the valley east of Lodge Lane (within the AONB) are within the same landscape character area (LCA); LCA 18.3 Little Chalfont Rolling Farmland² (**Figure 3**) as identified in the Chiltern District Landscape Character Assessment, October 2011. The vision for this LCA is *'To conserve and enhance the woodland, farmland and historic parkland which is retained between settlements and which contributes to the rural, peaceful character of Little Chalfont Rolling Farmland'*.³ Landscape and visual sensitivities within this landscape include⁴:
 - *'The open farmland and woodland cover (large areas of ancient woodland) which provides enclosure, a backdrop to views and biodiversity value.*
 - *The rural farmed and wooded character of the landscape occurring between the settlement of Little Chalfont and Chorley Wood/ Rickmansworth.* (The site is part of this landscape).
 - *Lanes/roads through open farmland or enclosed by woodland which retain a rural character'*.
7. Within the site are two Ancient Woodlands at Netherground Spring and Stoneydean Wood, and part of a third woodland known as Loudham's Wood (**Figures 4 & 5**). Netherground Spring is a continuation of the beech woodland found within the AONB, where wooded landscapes are an identified special quality⁵. Woodland within the site contributes to the sense of enclosure within the chalk valley and has resulted in a landscape which is representative of the *'secret corners'* described in the AONB Management Plan⁶. It also provides a treed backdrop to the

¹ Chilterns AONB Management Plan 2019-2024 Page 13

² Chiltern District Landscape Character Assessment, October 2011

³ Chiltern District Landscape Character Assessment, October 2011 Page 95

⁴ Chiltern District Landscape Character Assessment, October 2011 Page 95

⁵ Chilterns AONB Management Plan 2019-2024 Pages 10 & 11

⁶ Chilterns AONB Management Plan 2019-2024 Pages 10 & 11

village, including from within the Burtons Lane to Doggetts Wood Lane Area of Special Character which abuts the western site boundary (**Figure 4**). This townscape area is recognised for its distinctive low-density pattern and mature vegetation, and its character is identified as being ‘*particularly vulnerable to change*’⁷. A large part of the Burtons Lane to Doggetts Wood Lane Area of Special Character is designated in the Chiltern District Local Plan as an Established Residential Area of Special Character (Policy H4), and the policy is saved (**Figure 4**).

8. Lodge Lane forms the eastern site boundary and has a narrow width with sunken treed sides which give it a rural character. It is representative of the sunken lanes which are identified as a special quality of the Chilterns AONB⁸. The lane is also representative of one of the ‘landscape and visual sensitivities’ of LCA 18.3 (see above). Historically it formed part of the route between the Latimer House Estate (a Registered Park and Garden on the northern side of Chess Valley) and the main road to Chalfont St Giles. Today it joins the same road (B4442) to Chalfont St Giles but the route north has been interrupted by the busy A404.
9. The northern boundary of the site is formed by the railway which is a strong settlement boundary. The railway lies on embankment east of Lodge Lane and is in cutting west of the Lane. The western boundary of the site is formed by a combination of residential property boundaries along Village Way, Loudhams Wood Lane and Burtons Lane. Both Village Way and Loudhams Wood Lane are private roads. Built development on these surrounding roads has mostly avoided the mid/lower slopes of the valley in which the site is located and there is limited existing development on land below 115m (**Figure 2**). The fact that the lower slopes of the valley have remained undeveloped means that an appreciation of a rural dry chalk valley - an attractive landscape characteristic, consistent with the nearby AONB - can be experienced in views from the edge of the village e.g., Burtons Lane (**LVIA Viewpoint 2**).
10. The southern site boundary runs along the edge of a small business estate known as Honours Yard. Honours Yard is encircled by woodland which minimises its presence within the landscape (**Figure 5**). Activities at Honours Yard are at times noisy, and this noise detracts from the otherwise peaceful nature of Lodge Lane/ New Hanging Wood. The southern boundary continues through Loudhams Wood and along a field boundary parallel to Long Walk. Central and eastern parts of Long Walk are outside of the defined Built Up Area and are washed over by the Green Belt. A lack of footways, kerbs and other highway infrastructure e.g., street lighting gives Long Walk a distinctive and informal character. It is also framed by mature trees and vegetation which assists in integrating the properties into their rural context.

⁷ Chiltern & South Bucks District Councils Chiltern and South Bucks Townscape Character Study Part 3, 2017, Para 2.2.21

⁸ Chilterns AONB Management Plan 2019-2024 Pages 10 & 11

11. Existing buildings within the site include the former golf course clubhouse and buildings at Homestead Farm which include a residential dwelling. In 2017 an application to demolish a barn and erect three detached dwellings at Homestead Farm was dismissed at appeal, due to harm to the Green Belt and to the character and appearance of the area. Barn conversions for residential use have since been approved, as permitted developments, at Homestead Farm, but these have not been implemented.

Landscape Value

12. The following assessment of landscape value is based on the factors and indicators identified in Table 1 of the Landscape Institute's Technical Guidance Note (TGN 2/21) *Assessing landscape value outside national designations*.⁹
13. **Natural heritage:** Woodlands within the site and nearby are identified as Priority Habitats (Deciduous Woodland). Stoneydean Wood, Netherground Spring, and New Hanging Wood are Ancient Woodland (**Figure 4**). The site and land to the east are within the Impact Risk Zone to the Frogmore Meadows Site of Special Scientific Interest (SSSI). **Medium/high**
14. **Cultural heritage:** The site adjoins Burtons Lane which is part of the Burtons Lane to Doggetts Wood Lane Area of Special Character. Two Grade II listed buildings are found at Loudhams along Burton Lane (**Figure 4**). **Medium/high**
15. **Landscape condition:** The landscape structure appears to be in a good condition. **Medium/high**
16. **Associations:** No known associations.
17. **Distinctiveness:** The local landscape is representative of the description of LCA 18.3 Little Chalfont. Almost all the key characteristics are displayed within the site or its immediate context. The 'strength of character' of LCA 18.3 is 'moderate' **Medium/high**
18. **Recreational:** There is no public access to the site. Burtons Lane is part of National Cycle Network Route 30. Public footpaths around Little Chalfont include Footpath (Fp) LCF/11/1 which runs from Lodge Lane through New Hanging Wood and Old Hanging Wood to the historic Manor of Chenies. Fp LCF/9/1 runs between New Road and Long Walk. **Medium**

⁹ Technical Guidance Note 02/21 Assessing landscape value outside national designations, Landscape Institute

-
19. **Perceptual (scenic):** The mosaic of farmland and woodland within a valley landform is an attractive feature visible from the edge of Little Chalfont. Woodland within the site provides an attractive treed backdrop to the village from Oakington Ave and Burtons Lane. Detractors include buildings at Honours Yard and the security fencing which secures the vehicle entrance into the former golf club. **Medium**
20. **Perceptual (Wildness and tranquillity):** Woodland within the site enhances the valley's sense of enclosure and has resulted in a landscape which is representative of the 'secret corners' described in the AONB Management Plan. Activity at Honours Yard and passing trains disrupt tranquillity. **Medium**
21. **Functional:** The site is sandwiched between the AONB to its east and an Area of Special Character to its west. The site provides a positive setting to both. The characteristics of the site are consistent with those found within the AONB. They are also supportive of both the AONB and the Burtons Lane to Doggetts Wood Lane Area of Special Character. **high**
22. Overall, the value of the local landscape including the site is considered to be **high** due to the presence of the AONB and an Area of Special Character within the local landscape and the site's role in providing a positive and coherent setting to these areas. The local landscape is a valued landscape for the purposes of paragraph 174(a) of the National Planning Policy Framework, July 2021 (NPPF).
23. The LVIA submitted with the application does not include a specific receptor for local landscape character. However, it does include LCA 18.3 as a receptor, and the value of this area, which includes the site and its local context is assessed in the LVIA as high¹⁰.

Landscape Effects

24. The proposed development would replace the area of grassland and pastoral fields within the dry chalk valley with residential development. This would remove open land that acts as a buffer between the AONB and Little Chalfont (Burtons Lane/Loudhams Wood Lane/Village Way). It would also remove open land which provides an appropriate setting for both the AONB and Little Chalfont. This setting is particularly effective with regard to the AONB because of the continuity of landscape character across the AONB boundary.

¹⁰ ES Appendix 13.7 Table of Landscape Effects

-
25. Although woodland within the site is to be protected as part of the proposals, the characteristic mosaic of woodland and farmland which complements the AONB would be lost. Whilst the Design and Access Statement (DAS) submitted with the application states that the setting of the dry valley is to be retained and enhanced¹¹, this is not possible at the same time as the replacement of fields within the valley with development. Development within the site would extend to the bottom of the valley, below 110m, and the legibility of a rural dry chalk valley from locations such as Burtons Lane would be lost.
26. The vehicle access from Lodge Lane would be in the location of the existing access to the former golf club. To accommodate an increase in vehicle movements, Lodge Lane would be widened from 4.8m width to 5.5m. This widening would occur between the site access and the A404. Widening of the lane would require the construction of a retaining wall up to 2m tall along the western bank of the lane. These works would be focused on the section of lane north of the railway bridge, which, like all of Lodge Lane adjacent to the development site, currently has a strong rural character. Although it is proposed to grow vegetation on the retaining wall, it will still read as a distinctly engineered element which in combination with the widening of the road and the increase in traffic, would have a harmful urbanising effect on an intrinsically rural feature of the AONB. This aspect of the proposal would therefore harm a good example of one of the AONB's special qualities.
27. Previous representations by Natural England on the now withdrawn Local Plan identify Lodge Lane as *'a good example of an AONB laneway'* and state that it *'should not be altered as part of this development'*¹² [referring to the previous draft allocation site BP6]. The Chilterns Conservation Board also raised the potential impacts on this Lane in their representations on the withdrawn Local Plan, stating that *'Lodge Lane is very scenic rural lane in the Chilterns AONB. Any access or highway 'improvements' to Lodge Lane (eg widening, straightening, signage, traffic lights, street lighting) could harm the AONB, and the Chilterns Conservation Board would be likely to object'*.¹³
28. The proposed vehicle access from Burtons Lane would require the removal of a mature sycamore tree (T38) and would open up views across the western parts of the development. The replacement of an attractive, rural valley landscape with a housing development would harm the setting of the Burtons Lane to Doggetts Wood Lane Area of Special Character (AoSC). The AoSC's low-density pattern and treed character are highly distinctive and vulnerable to change. The DAS states that the average density across the site would be 49 dwellings per

¹¹ Design and Access Statement November 2021 Page 87

¹² POREp0227

¹³ POLate005

hectare¹⁴. This is considerably higher than the density of neighbouring parts of Little Chalfont and would be incongruous with the Burtons Lane to Doggetts Wood Lane AoSC.

29. Overall, development of the site would be contrary to the strategy and vision set out in the Landscape Assessment 2011 for LCA 18.3 as it would not conserve and enhance the woodland and farmland *‘which contributes to the rural, peaceful character of Little Chalfont Rolling Farmland’*. The development would also affect landscape and visual receptors identified as being sensitive to change, including:

- *‘The open farmland and woodland cover (large areas of ancient woodland) which provides enclosure, a backdrop to views and biodiversity value.*
- *The rural farmed and wooded character of the landscape occurring between the settlement of Little Chalfont and Chorley Wood/ Rickmansworth.*
- *Lanes/roads through open farmland or enclosed by woodland which retain a rural character’.*¹⁵

30. The development would result in an adverse change to the baseline situation and would not achieve the Landscape Guidelines for LCA 18.3, as it would not:

- *‘Conserve and manage the mosaic of woodland and farmland which is key to retaining a rural character between settlements.*
- *Conserve the character of rural roads.*
- *Seek to avoid further expansion of settlement which leads to suburbanisation along roads’.*¹⁶

31. Additional impacts include those to the fabric of the landscape, and specifically the proposals to remove 69 *‘arboricultural features’* i.e., individual trees and tree groups to facilitate the development.¹⁷

¹⁴ Design and Access Statement November 2021 Page 137

¹⁵ Chiltern District Landscape Character Assessment, October 2011 Page 95

¹⁶ Chiltern District Landscape Character Assessment, October 2011 Page 95

¹⁷ Arboricultural Impact Assessment November 2021 Page 1

32. Considering the impacts above, the magnitude of change to the local landscape, which includes the AONB and its setting, would be **medium**. The susceptibility of this landscape to the change proposed is also **medium**. The overall sensitivity of the local landscape to the changes proposed (the combination of the judgments about value and susceptibility) is **medium/high**. With a medium magnitude of change the overall effect upon the local landscape, which includes the AONB and its setting, would be **moderate/major adverse**. This is a significant effect for the purposes of the EIA Regulations¹⁸.

Visual Effects

33. People on Lodge Lane and Burtons Lane, some of whom are likely to be walkers, would be most affected by this development (**medium sensitivity**). The replacement of views into the dry chalk valley with a residential development, and the urbanisation of Lodge Lane, would result in a **medium** magnitude of change. The effects on the views and visual amenity of these viewing audiences would be **moderate adverse**, and therefore significant
34. Trees east of the site would filter visibility of the development for people using Fp LCF/11/1 within the AONB (**high sensitivity**). In wintertime, views of the development would be possible and, lighting from the development itself and the headlights of moving vehicles would be noticeable at night, at this otherwise unlit location. The magnitude of change would be small/medium and the effects on the views and visual amenity of these viewing audiences would be **moderate adverse**, and therefore significant.

Impacts on the Green Belt

35. The site is located within the Green Belt. Openness is one of the essential characteristics of Green Belt. The government's Planning Practice Guidance (PPG) identifies relevant matters to be taken into account when considering a proposal's impact upon green belt openness. Relevant points from the PPG include¹⁹:

- *'openness is capable of having both spatial and visual aspects - in other words, the visual impact of the proposal may be relevant, as could its volume'*
- *'the degree of activity likely to be generated, such as traffic generation'*

¹⁸ The ES considers effects of moderate and major to be significant (para 2.33).

¹⁹ Planning Practice Guidance, Paragraph: 001 Reference ID: 64-001-20190722

-
36. Regarding the spatial strand of the first point above, the proposal would result in the demolition of eight small buildings and the replacement of open grassland and fields with built development where previously there was none. The area proposed to be occupied by new buildings amounts to approximately 10 hectares. The volume of this amount of built development would be significantly greater than that associated with the existing eight buildings on site.
37. The proposal would also have an adverse visual impact upon the openness of the Green Belt. The visual appearance of openness would be harmed by:
- New buildings which would replace views across open pasture.
 - The increased degree of activity which would be generated.
38. The current appearance of openness, particularly in the winter months, would be impacted in views from Burtons Lane (LVIA Viewpoint 12) and Lodge Lane (LVIA Viewpoint 2). It is also likely during winter that the development would impact on the appearance of openness in views from Village Way (LVIA Viewpoint 10), Loudhams Wood Lane, and Long Walk (LVIA Viewpoint 14). In this regard, the development also represents an encroachment into the countryside.
39. Overall, the proposals would have an adverse spatial and visual impact on the openness of the Green Belt and conflict with one of the purposes of including land within the Green Belt contrary to paragraphs 137 and 138 of the NPPF. The applicant's Planning Statement states that for the purposes of the NPPF, the development represents inappropriate development in the Green Belt²⁰.

Comments on the Submitted LVIA

40. We disagree with the conclusions of the LVIA, and in particular the finding that the residual effects of the development on the landscape character of LCA 18.3, and the site, would be minor beneficial and moderate beneficial respectively. It is hard to understand how replacing a locally characteristic and valued landscape feature with built development could result in beneficial impacts.

²⁰ Planning Statement, Paragraph 7.5

41. Methodological issues and omissions from the LVIA have led to an underestimation of effects.

Key omissions include:

- A failure to consider the Chiltern and South Bucks Townscape Character Study Part 3, November 2017, prepared by Chris Blandford Associates on behalf of Chiltern & South Bucks District Councils²¹. Having failed to consider this study, the LVIA has not identified that the north-western parts of the site adjoin the Burtons Lane to Doggetts Wood Lane AoSC. Nor does it identify the conclusions of the study with regard to the vulnerability of this area to change *‘as a result of its distinctive low density pattern of detached and semi-detached houses ... set within large garden plots associated with mature vegetation’*.²²
- Having failed to identify the Burtons Lane to Doggetts Wood Lane AoSC or its specific characteristics and vulnerabilities, the LVIA incorrectly concludes that the development would *‘be a continuation of similar residential development along the eastern edge of Little Chalfont’*²³ and that the *‘Development would contribute positively to the built form in the immediate vicinity of the Site’*²⁴. The development would not respect the form or density of the nearby AoSC which is vulnerable to change, because it would include a more urban type and density of development than that which is found in the AoSC. The applicant’s Indicative Density Plan indicates that the highest density areas (between 55-65 DPH) would be located immediately next to the AoSC along Loudhams Wood Lane and Village Way. At least some of this development is expected to be in the form of blocks of flats.
- Although the LVIA quotes the Vision and Landscape Guidelines set by the Landscape Assessment 2011 for LCA 18.3 it has failed to assess whether or not the development would achieve the Vision or the Guidelines. As outlined above, the development would not achieve the Vision for LCA 18.3 as it would not conserve and enhance the woodland and farmland *‘which contributes to the rural, peaceful character of Little Chalfont Rolling Farmland’*. It would also not achieve Landscape Guidelines, as set out above.

²¹ The LVIA refers to Policy CS21 and the ‘Established Residential Areas of Special Character’. These areas were identified as part of the Chiltern District Local Plan adopted in 1997 with alterations in 2001/2004. The Chiltern and South Bucks Townscape Character Study Part 3 is the most recent townscape character assessment (prepared for the emerging local plan) and the Burtons Lane to Doggetts Wood Lane Area of Special Character covers a different area to the Established Residential Areas of Special Character identified in the adopted Local Plan.

²² Chiltern & South Bucks District Councils Chiltern and South Bucks Townscape Character Study Part 3, 2017, Para 2.2.21

²³ ES Appendix 13.7: Table of Landscape Effects

²⁴ ES Paragraph 13.175

-
- The LVIA fails to properly describe the relationship between the site and the dry chalk valley in which it is located. As a result, it has failed to properly describe the impacts on the valley and its contribution to local landscape character. The LVIA inappropriately divides the site between ‘plateau areas’ and a separate ‘dry chalk valley’²⁵ which it implies is restricted to the lowest part of the site/valley. However, the entire site is part of the dry chalk valley and contributes to its legibility as such (Figure 2). Having failed to accurately identify the extent of the valley and the impacts on it, the LVIA concludes that ‘Construction activities on Site would alter site levels in localised areas on the plateau areas away from the dry chalk valley’²⁶ and that the ‘landform of the dry chalk valley would be retained’.²⁷ As outlined above, the proposals include development within the bottom of the valley, below 110m, and the legibility of a rural dry chalk valley from locations such as Burtons Lane would be lost.

Comments on the Submitted Visualisations

42. The LVIA includes wireline visualisations from four viewpoints. We have been unable to find an explanation for the choice of these locations. Unhelpfully, all the viewpoints are from locations where changes resulting from the proposals are unlikely to be noticeable. It is therefore unclear why these viewpoints were selected. Visualisations should have been prepared from locations where changes resulting from the development would be visible e.g., from Lodge Lane, Burtons Lane and Long Walk.
43. The visualisations have been presented as wide panoramas at A3 with a note that they should be printed at A0. This is impractical. A single frame presented at A3 would have captured the site. This approach to presenting the visualisations would have provided a more practical and accessible representation of the proposed development, in accordance with principle established in TGN 06/19 *Visual Representation of Development Proposals* prepared by the Landscape Institute (September 2019).

²⁵ ES Paragraph 13.149

²⁶ ES Paragraph 13.149

²⁷ ES Paragraph 13.171

Conclusion

44. The development would adversely impact landscape and visual receptors identified as being sensitive to change and would not achieve the Landscape Guidelines for LCA 18.3. The overall effect upon the local landscape, which includes the AONB and the Burtons Lane to Doggetts Wood Lane AoSC and their settings, would be **moderate/major adverse, and significant**. The proposals overall would not protect nor enhance a valued landscape contrary to paragraph 174 of the NPPF.
45. The development would result in **moderate adverse, and significant** effects on the visual amenity of people using Lodge Lane and Burtons Lane and people using a public right of way within the AONB.
46. The development would also have an adverse spatial and visual impact on the openness of the Green Belt and conflict with one of the purposes of including land within the Green Belt contrary to paragraphs 137 and 138 of the NPPF.

Appendix 1: Figures

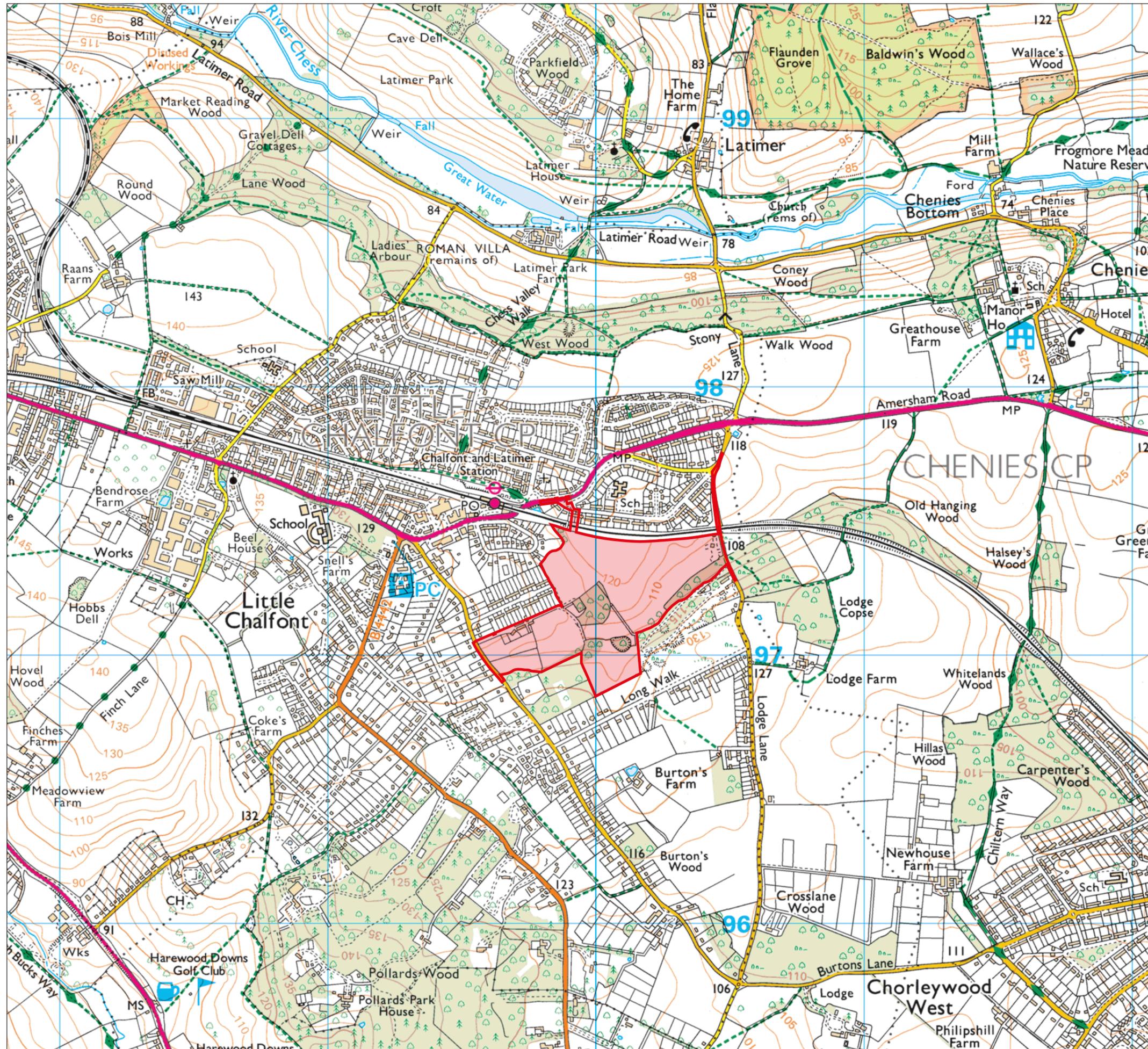


FIGURE 1
Site Location



PROJECT
1116
Little Chalfont

CLIENT
Little Chalfont Community Association & Little
Chalfont Parish Council

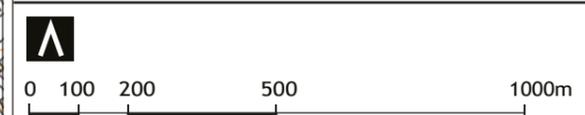
DATE
January 2022

Legend

 Site

NOTES

-



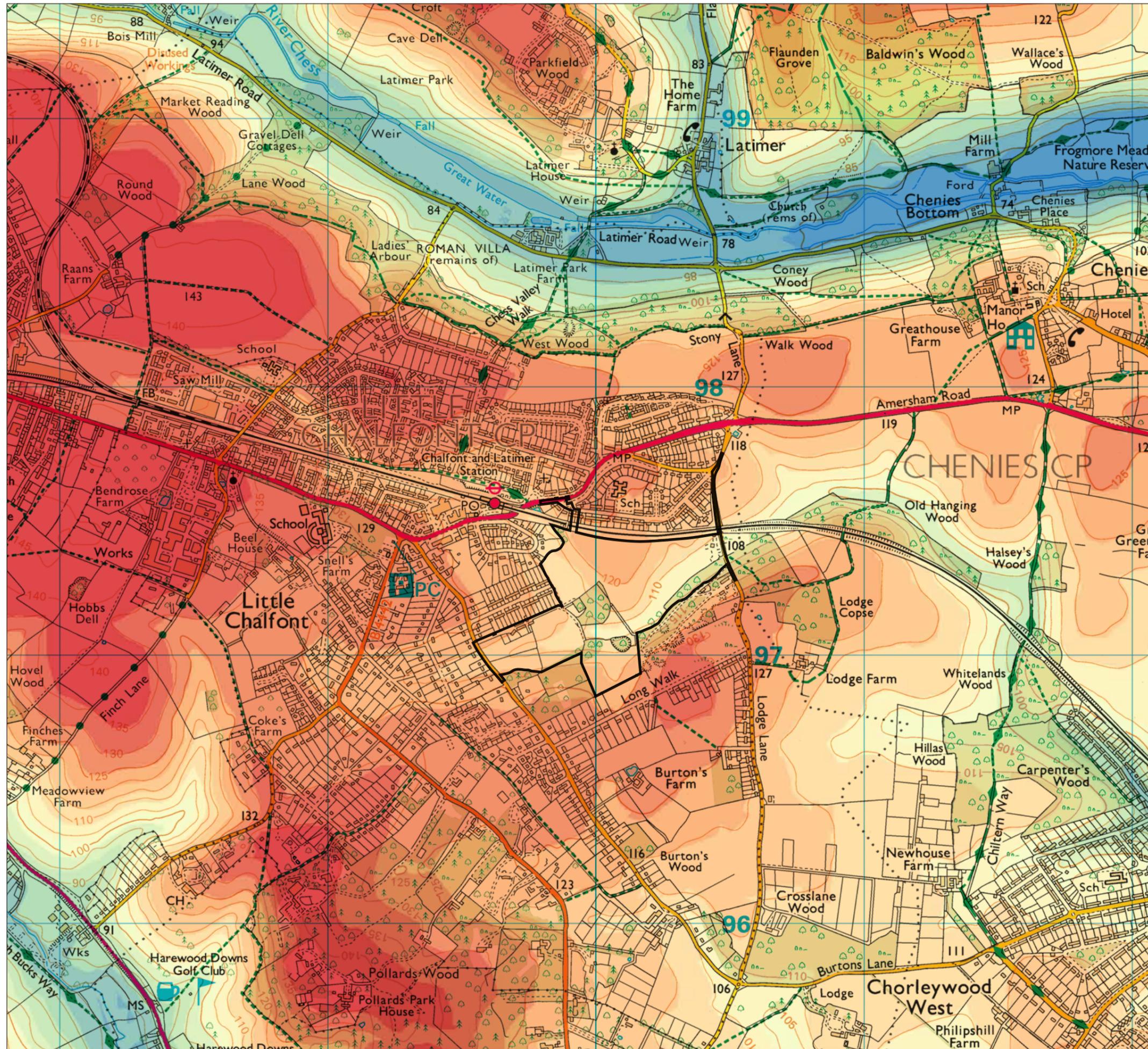


FIGURE 2
Topography



PROJECT
1116
Little Chalfont

CLIENT
Little Chalfont Community Association & Little
Chalfont Parish Council

DATE
January 2022

Legend

-  Site
-  70m AOD
140+m AOD

NOTES

-



0 100 200 500 1000m

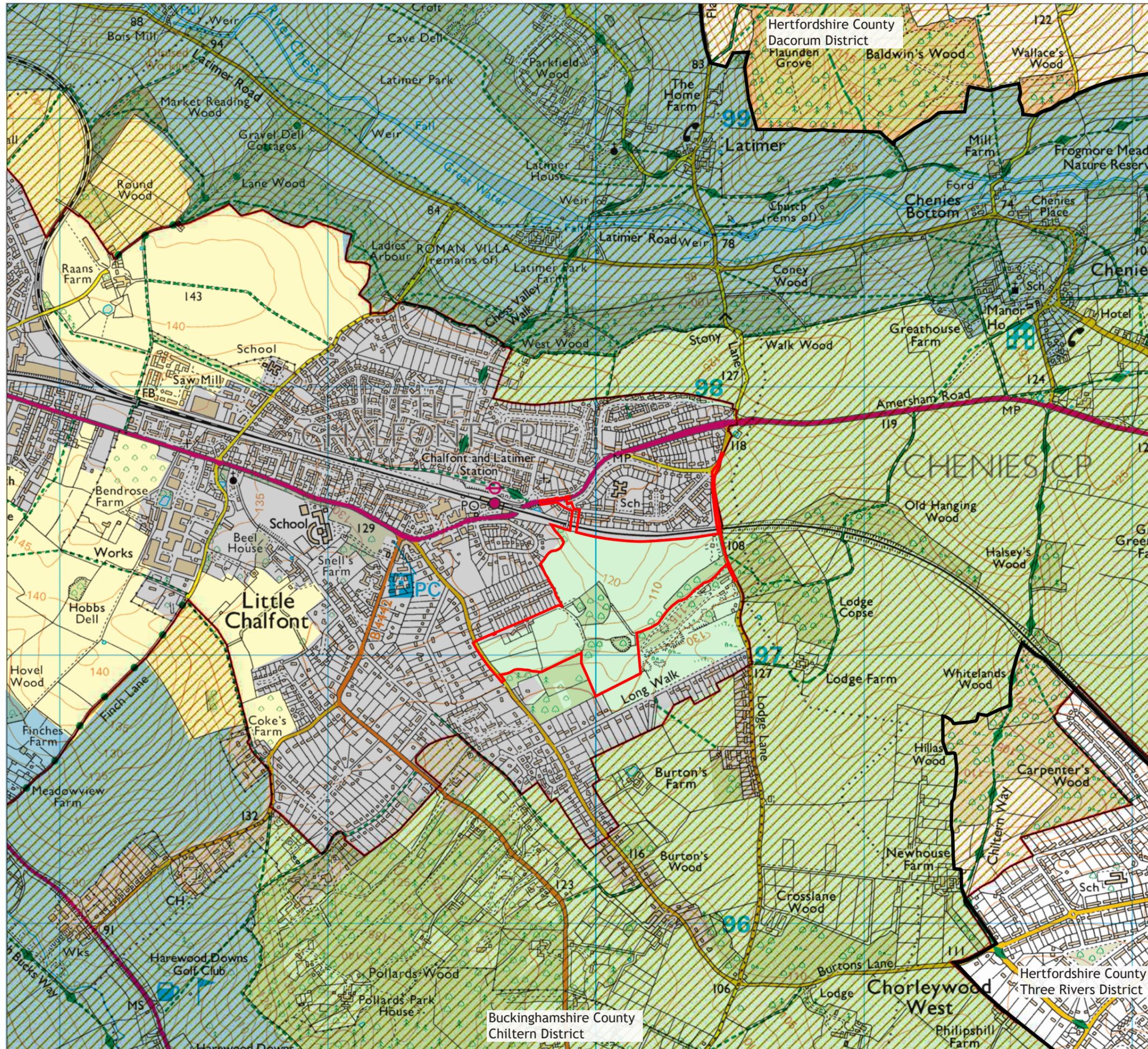


FIGURE 3
Landscape Character Areas



PROJECT
1116
Little Chalfont

CLIENT
Little Chalfont Community Association & Little
Chalfont Parish Council

DATE
January 2022

Legend

-  Site
-  County/District Boundary
-  Chilterns Area of Outstanding Natural Beauty (AONB)

Chiltern District Landscape Character Assessment, 2011

Landscape Character Type (LCT)
Landscape Character Areas (LCA)

-  LCT 13: Chalk River Valley
LCA 13.6: Chess
-  LCT 16: Settled Plateau
LCA 16.4: Hyde Heath
-  LCT 18: Rolling Farmland
LCA 18.3: Little Chalfont
-  Settlement

NOTES

-



0 100 200 500 1000m

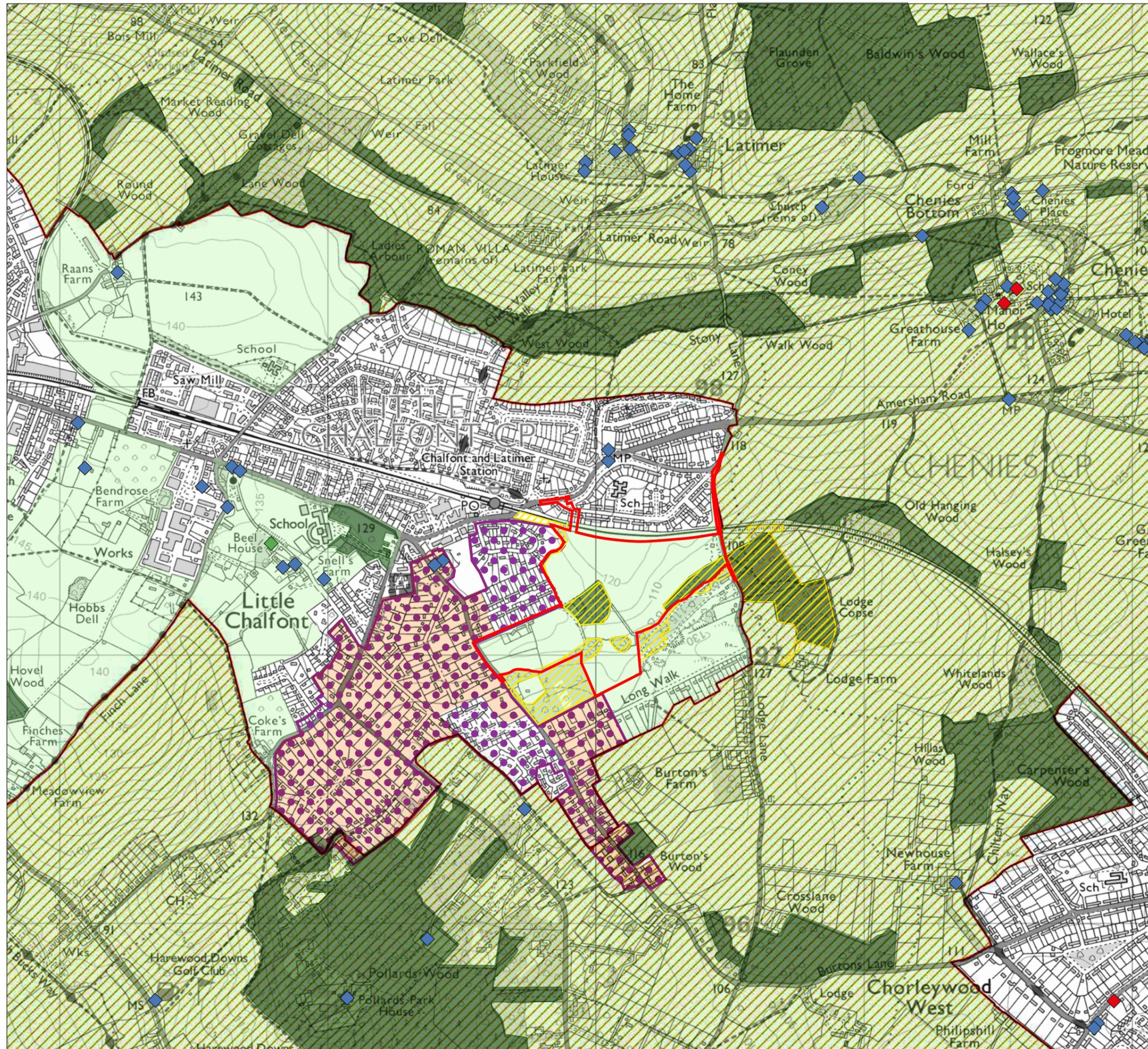


FIGURE 4
Designations



PROJECT
1116
Little Chalfont

CLIENT
Little Chalfont Community Association & Little Chalfont Parish Council

DATE
January 2022

Legend

-  Site
-  London Green Belt
-  Land covered by Policy H4 of Adopted Local Plan (Residential Areas of Special Character)
-  Ancient Woodland
-  Priority Habitat within site and immediate surroundings - Deciduous Woodland
-  Chilterns Area of Outstanding Natural Beauty (AONB)

Listed Buildings

-  Grade I
-  Grade II*
-  Grade II

Chiltern & South Bucks Townscape Character Study, 2017

-  Burtons Lane to Doggetts Wood Lane Area of Special Character

NOTES

-



0 100 200 500 1000m



FIGURE 5
Aerial Photograph



PROJECT
1116
Little Chalfont

CLIENT
Little Chalfont Community Association & Little
Chalfont Parish Council

DATE
January 2022

Legend

 Site

NOTES
Aerial photograph from Bing Maps

