

APPENDIX C: Landscape Sensitivity

6.1 Data has been mapped on any landscape designations (using the Local Plan Policies Map and published Landscape Character Assessment), supplemented by a visual survey conducted in April 2025 (see Policies Map and the photographic record below).

6.2 The schedule of sites as part of the Grey Belt Study identifies whether a potential development site (or previously developed land) is located within or adjacent to a Key View, Vista or Corridor of Significance. If this is the case, then the policies set out in this Neighbourhood Plan will require the developer to demonstrate how their proposals avoid harmful impacts on the landscape and their setting and character of the village (with reference to the layout, scale, height etc).

6.3 It is noted that a part of the Neighbourhood Area lies within the Chilterns National Landscape. The NPPF definition of Grey Belt land excludes land where the application of the policies relating to the areas in its Footnote 7 (including National Landscapes, but not their settings) would provide a strong reason for refusing or restricting development. The National Landscape boundary does not coincide with any sites assessed at Ashley Green or Whelpley Hill and only includes one PDL site – on Hog Lane – that has in any event been assessed as an unsustainable Grey Belt location.

6.4 The following designations and characteristics have been identified:

Corridors of Significance:

- the potential for visual coalescence of Ashley Green with Orchard Leigh that could be realised through linear development along Two Dells Lane south east of Ashley Green or north west of Orchard Leigh, justifying the designation of a Corridor of Significance
- the potential for visual coalescence of Ashley Green with Lye Green at Lycrome Road that could be realised through linear development along Ashley Green Road south of Ashley Green towards the groups of buildings at Thorne Barton Hall and on the opposite side of the road, justifying the designation of a Corridor of Significance

Views and Vistas:

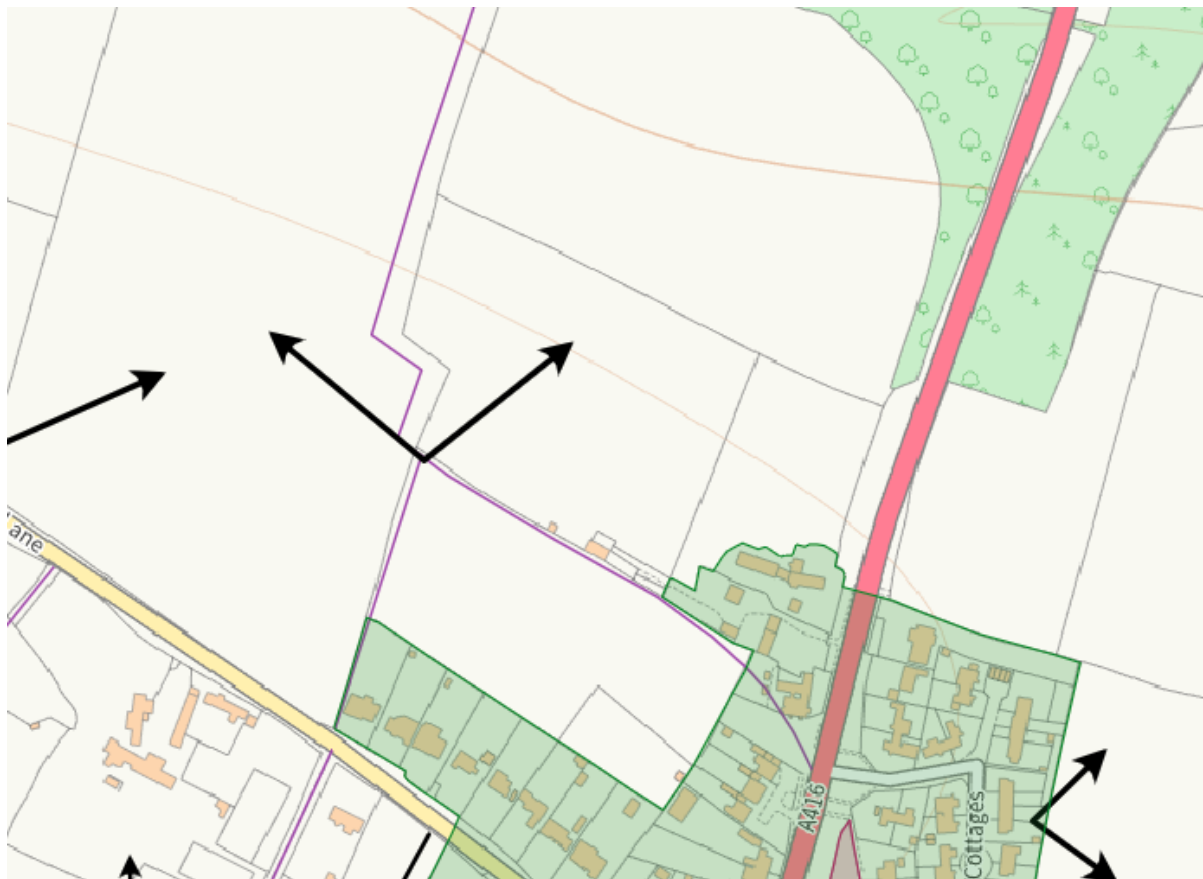
A. View towards Hockeridge and Pancake Woods

This is an important view from the public footpath across open farmland, offering extensive, high-quality vistas northwest across the fields north of Hog Lane towards Hockeridge and Pancake Woods. These wooded areas near Ashley Green, Buckinghamshire, are renowned for their tranquil walking trails, particularly the Hockeridge Wood Loop—a gentle, circular walk popular with families and dog walkers. The woods are especially noted for their seasonal bluebells and peaceful atmosphere.

Access to this key view is convenient, with parking available at the Hockeridge Wood car park or from Ashley Green's Memorial Hall car park. The combination of open farmland and the distinctive woodland backdrop justifies the designation of this location as a Key View within the parish.



View A - Image taken by the AGNP Steering Group



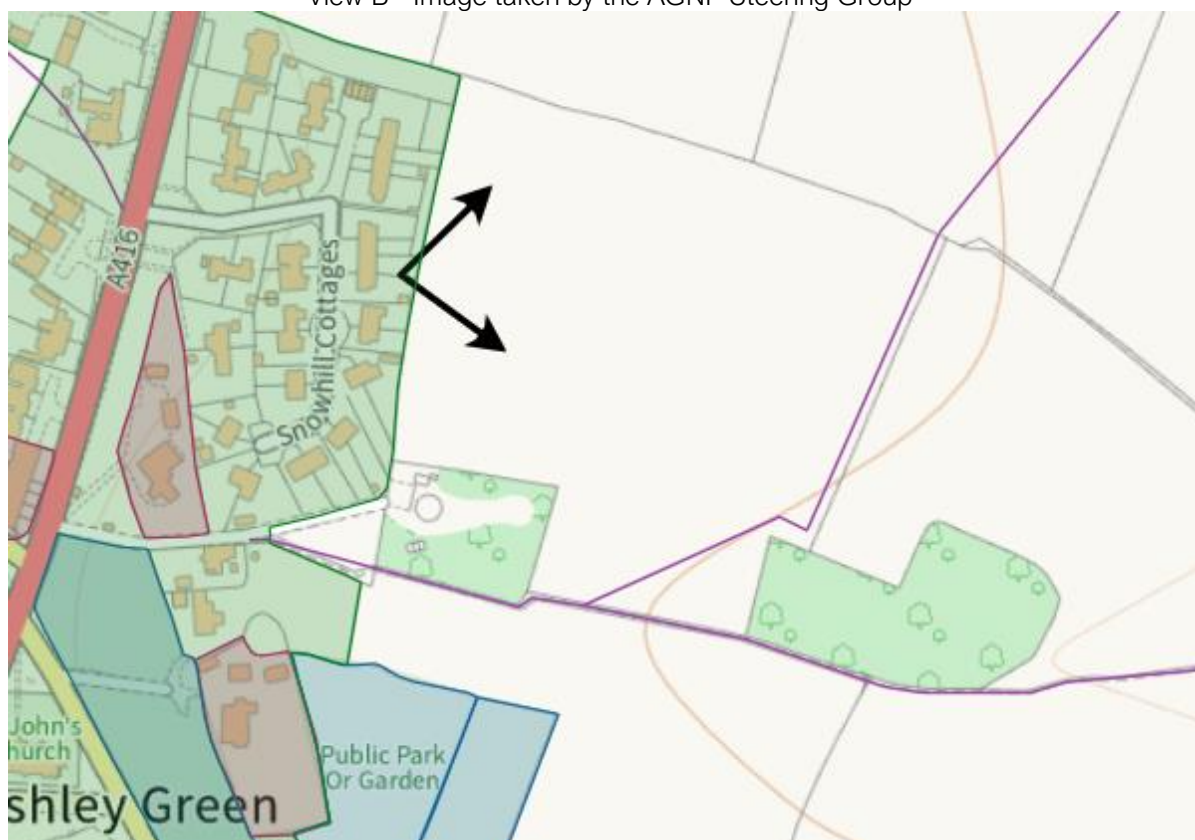
View A - Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704.

B. Footpath from the sewage works to the rolling Chiltern Hills

This is a stunning, high-quality vista looking eastwards towards Mount's Hill, visible from several key locations: along the popular footpath, from Snowhill Cottages, the access road to the sewage works, and the public right of way (PRoW) running from that access road to the Memorial Hall. This route is a favourite for families and dog walkers, valued for its unspoilt rural character and far-reaching views. The landscape has changed little over time, making its preservation especially important. The combination of its popularity, accessibility, and the exceptional quality of the view justifies its designation as a Key View and Vista for Ashley Green.



View B - Image taken by the AGNP Steering Group



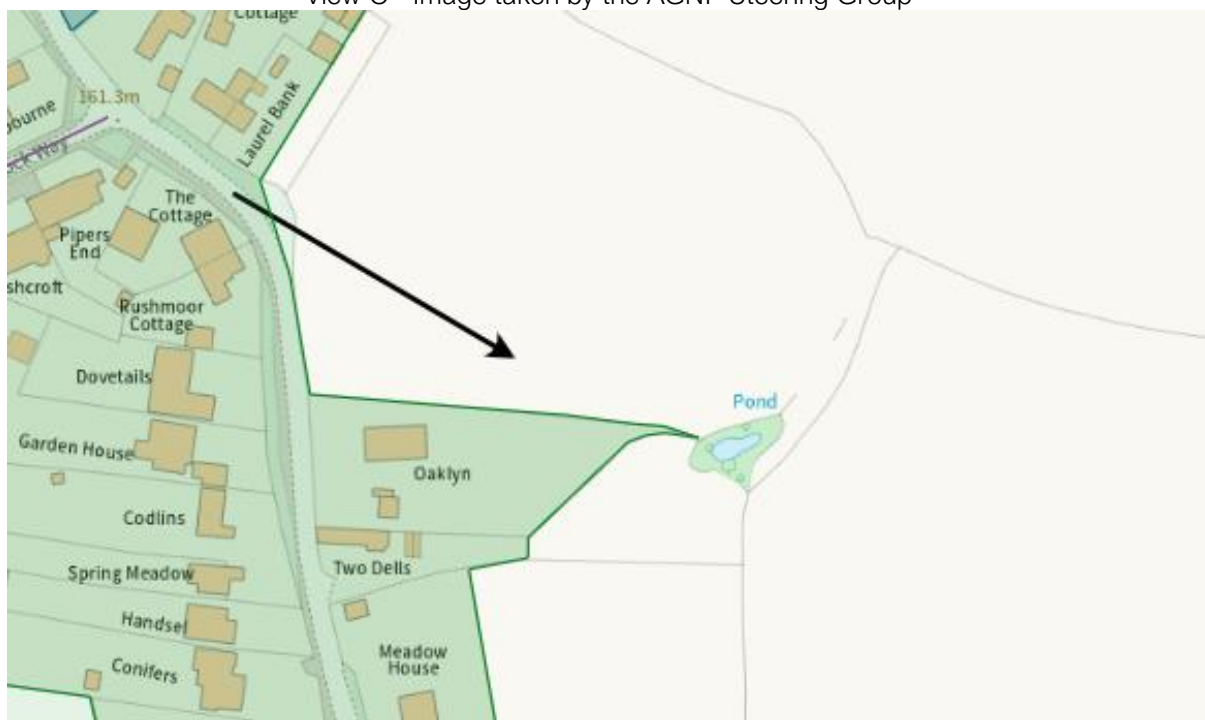
View B - Contains OS data © Crown copyright [and database right] 2025 OS AC0000823704.

C. View across fields towards Whelpley Hill from Two Dells Lane

A fairly level view across farmland showing the beauty of the Chiltern countryside.



View C - Image taken by the AGNP Steering Group



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D. View from Flamstead Farm Towards Hog Lane

This key view encompasses the high-quality vistas across Flamstead Farm's open paddock land towards Hog Lane, as well as reciprocal views from Hog Lane back towards the farm. The view is particularly notable for its historic and architectural interest, featuring the Grade II listed Flamstead Farmhouse—a late 18th-century, letter-L plan farmhouse with a three-bay north range of two storeys, colourwashed roughcast walls, old tile roof (hipped to the right), dentil eaves, recessed barred sash windows, and a central door with a stack to its left. The east range is part brick, part brick and flint, all now colourwashed, with casement windows, while the flint and brick stable range includes timber-framed gables.

This view is enjoyed from the public right of way (PRoW) running alongside the paddock land and along its southern boundary to the A416. The vista also includes the distinct listed buildings of Old Oak Farm and Flamstead Yard, further enhancing its significance. The combination of open rural landscape, historic farmstead, and prominent listed buildings justifies the designation of this location as a Key View for Ashley Green.



View D - Image taken by AGNP Steering Group



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E. View across Paddock at Flamstead Farm

This key view stretches across the open paddock land of Flamstead Farm, offering a sweeping rural vista that captures the historic character of Ashley Green. The view is particularly valued for its sense of openness and its visual connection to the Grade II listed Flamstead Farmhouse and its associated stable range, which stand as prominent features within the landscape. The combination of unspoilt farmland and the backdrop of these historic buildings creates a distinctive and memorable scene, making this an important view to preserve for the enjoyment of residents and visitors alike.



View E - Image taken by the AGNP Steering Group



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F. View across fields towards Flamstead Farm from Hog Lane

This key view is experienced from Hog Lane, looking towards Flamstead Farm's land. It provides an important glimpse of the historic Flamstead Yard complex between buildings on Hog Lane—a view specifically recognised in a 2021 appeal decision. The combination of rural landscape and the visual connection to this historic farmstead justifies the designation of this location as a Key View for Ashley Green.



View F - Image taken by AGNP Steering Group



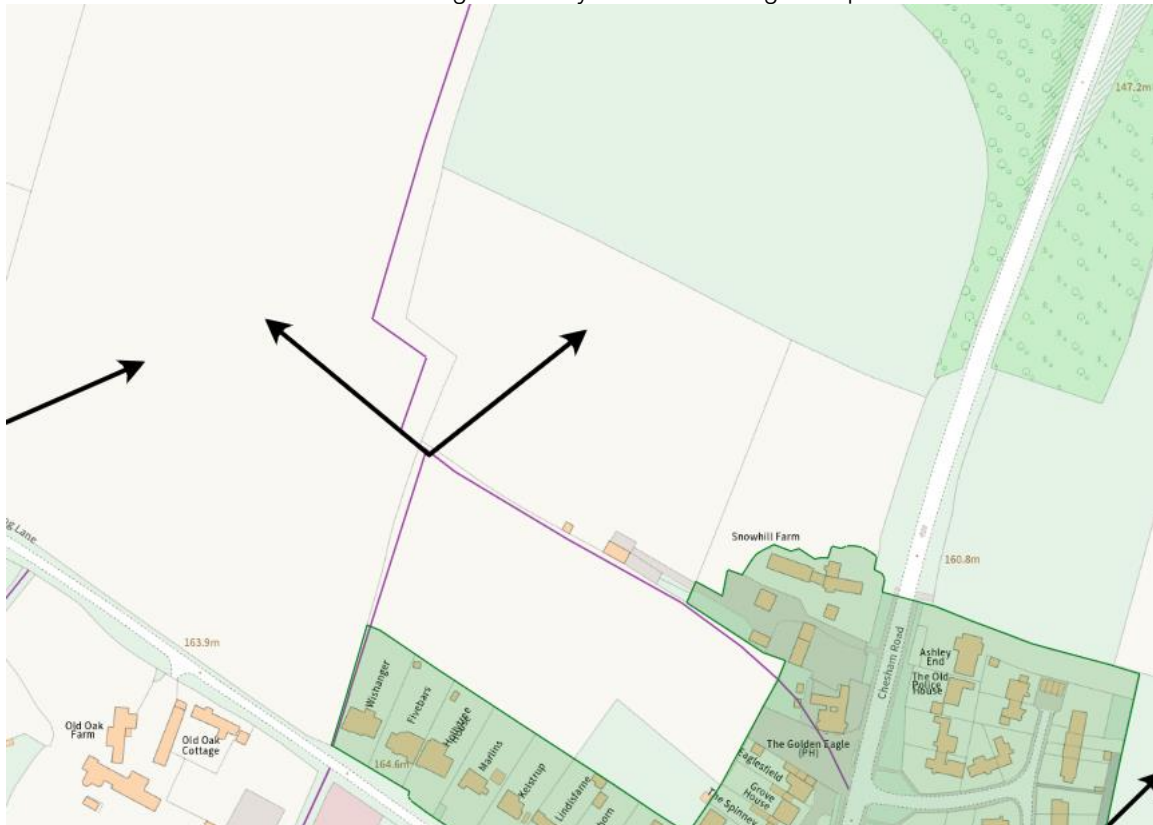
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G. View looking across the fields towards Hockeridge Woods – opposite Old Oak Farm

This key view looks across the open fields towards Hockeridge Woods from a vantage point opposite Old Oak Farm. The scene is characterised by the sweeping rural landscape, with the historic Old Oak Farmhouse providing a distinctive focal point in the foreground and the woodland backdrop of Hockeridge Woods enhancing the sense of depth and tranquillity. The combination of open countryside, historic farmstead, and mature woodland makes this an important and memorable view within Ashley Green, worthy of preservation.



View G - Image taken by AGNP Steering Group



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