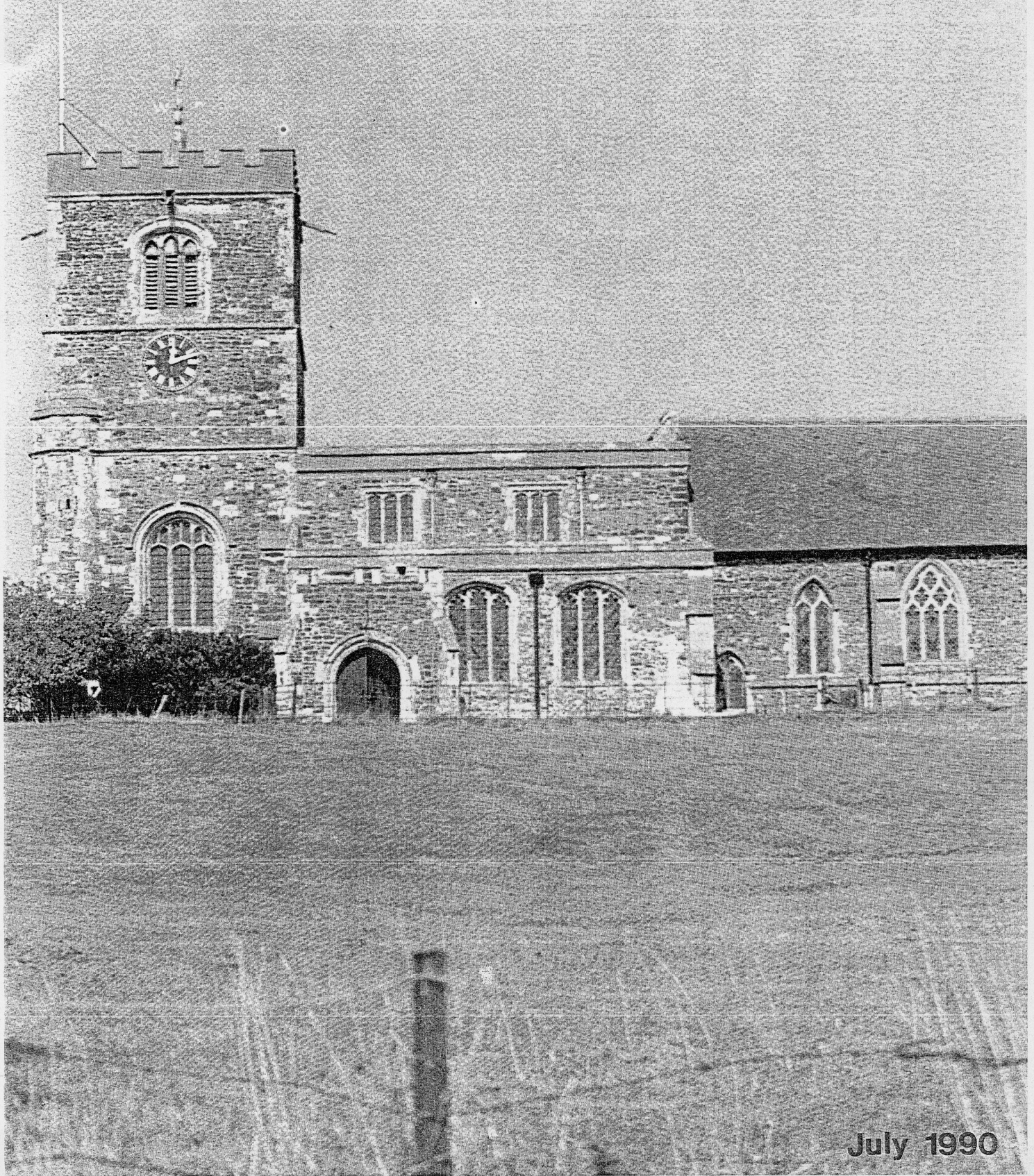


Soulbury

Conservation Area



July 1990

Within Conservation Areas, landowners are required to give six weeks formal notice of intention to do works to trees. This includes felling, lopping, topping and uprooting. The six week notification period allows the Local Planning Authority to consider whether it may be prudent to place a Tree Preservation Order on the tree(s). The only exceptions from these requirements are:-

- (a) if the tree(s) are fruit trees ;
- (b) if the tree(s) are dying or dead or have become dangerous or the works are in compliance with any obligations approved by an Act of Parliament or as may be necessary for the prevention or abatement of a nuisance ;
- (c) if, as part of a woodland management scheme, a forestry dedication covenant has been entered into with the Forestry Commission and the Commissioners have granted a felling licence for the works.

Where consent is granted for the removal of any tree(s) it is the policy of this Council that a replacement tree(s) (of an agreed size and species) will be planted in the next available planting season.

AYLESBURY VALE DISTRICT COUNCIL

DEPARTMENT OF TECHNICAL SERVICES AND PLANNING

District Planning Officer
J.W. Peeters M.R.T.P.I.

PLANNING DIVISION

FOWLER ROAD, AYLESBURY, BUCKINGHAMSHIRE HP21 8QX

Telephone: Aylesbury (0296) 395900 Extn. 2216

Facsimile: Aylesbury (0296) 88887 DX 4130 Aylesbury

This matter is being dealt with by: Mr. A. Bateson

Our Ref: 8206/1/AKB/CH

Your Ref:



Director of Technical Services and Planning
J.R. Elliott, C.Eng., M.I.C.E., F.I.H.T.

19th July 1990

Dear Sir/Madam,

Re: Designation of Conservation Areas at: Gawcott; Harwick; Hillesdon Church End & Hillesdon Hamlet; Soulbury; Stowe; Shipton (Winslow); Waddesdon; Water Stratford; Whaddon and Wotton Underwood and Variation of Conservation Area at Winslow.

On the 18th July, Aylesbury Vale District Council formally designated parts of the above mentioned villages as conservation areas.

Having previously expressed opinions regarding the original consultation drafts, during the six weeks publicity periods, I feel sure you will be interested to read the final amended version of these conservation areas. I therefore enclose one copy of the relevant document for your information.

Yours faithfully,

ANDREW BATESON,
Senior Assistant Planning Officer

PREFACE :

On the 18th July 1990, Aylesbury Vale District Council designated parts of Soulbury as a conservation area. This followed a six week consultation with the Parish Council and other interested parties during March and April 1990. The Council also adopted policies which will be used for the purpose of development control and guiding development.

This report describes the area so designated and the development control policies adopted.



Aylesbury Vale District Council

INTRODUCTION

All local planning authorities are required to determine which parts of their districts should be designated as conservation areas. These are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

This special character will be derived from one or, more probably, several of the following features: the topography of the land; a unity of scale in the buildings; building densities; the nature of building materials; the shape and incidence of open and enclosed spaces; a historic street pattern or archaeological features; the incidence of individual or groups of trees; the use of walls, fences, railings and hedgerows as means of enclosure and views into, within and out of the settlement. The objective of the Council's conservation policy is to protect those features recognised as being of special interest and character from despoliation.

In conservation areas, the local planning authority can exercise greater control over new development, demolitions, or works to trees than elsewhere. Where new development is permitted, its design, scale and the external materials used will necessarily be sympathetic with its surroundings.

CHARACTERISTICS & SETTING

The village of Soulbury lies approximately two and a half miles north west of Leighton Buzzard and five miles south of Bletchley, astride the B.4032 road between Wing and Stoke Hammond. It occupies high ground overlooking the Ouzel valley to the east and a smaller valley to the south, through which flows a small tributary to the river Ouzel.

Originally established as a rural farming community along with its smaller neighbour of Hollingdon, some one mile to the north west, it has within the last thirty or so years lost its dependence on the rural economy and become more of a commuter village serving the larger urban areas of Milton Keynes, Leighton Buzzard and Aylesbury.

This change has resulted in more modern housing development taking place, particularly in the western part of the village, on the northern side of The Green, along Stewkley Road, Mount Pleasant, The Mead, and Andrews Close. Despite this, much of the form and rural charm of the village has been retained. It is still, primarily, a ribbon settlement with small clusters of older buildings occupying prominent positions on the roadside at junctions and bends. Many of these older buildings are listed as buildings of special architectural or historic interest.

Particularly prominent is the Grade II* Listed Church of All Saints, towards the southern end of the village. It occupies a large elevated plot and fine views are afforded of it when entering the village from the south, along High Street. This entrance to the village is characterised by pleasant hedgerow enclosure which gradually gives way to a ribbon of terrace houses and the listed Manor Farmhouse on its eastern side and high trees and a brick wall on its western side. The road rises up towards the Church before turning sharply right at the junction with Church Lane. The rural character of the village is maintained at this point by the large grassed paddock area which leads up the Church and the many trees along and at the northern end of Church Lane.

High Road continues to climb as it swings north, passing the thatched White House and former Post Office, towards Chapel Hill and the stone

erratic at its junction. The junction is dominated by the Grade II* listed Lovett House (formerly the Old School House), a three storey, red brick building originally erected in 1724. Chapel Hill descends steeply before culminating at the old Methodist Chapel and the thatched Bury Cottage. Unlike other roads in the village, it is bordered by fine granite kerb stones.

Enclosure is maintained in this part of the village by the walling alongside the War Memorial and Lovett House and the hedging and trees fronting The Old Vicarage, opposite the Grade II listed Old School.

After passing some modern terraced dwellings known as Laburnum Cottages, the High Road swings sharply once more into The Green. Prominent at this bend are the thatched and semi-detached cottages, 2 High Road and Forge Cottage and the two detached and thatched properties on the opposite side of High Road, numbers 5 and 7. At this point, the road widens considerably onto The Green, across which from both its southern and northern ends are afforded fine townscape and landscape views. At the northern end of The Green is a small cluster of timber framed listed properties including Charity Farmhouse, Holly Cottage, Ravenstone Cottage and Nos 35 and 37 The Green.

Upon leaving the village, fine landscape views are obtained across the Ouzel valley to the north, from Willow and Wellmead Farms, also from High Road to the south, from Manor Farm and The Boot public house and finally south from Stewkley Road towards Liscombe Park.

Although not integral parts of the village, the parish of Soulbury contains three large country houses, the largest of which is Liscombe House, on the south side of the Wing Road. The other two are Chelmscote Manor, on the western side of the Leighton Buzzard road and Stockgrove Park (now a school), near the village of Great Brickhill on the northern side of the Ouzel valley.

THE CONSERVATION AREA MAPS

The Appraisal Map, identifies features important to the character of the conservation area. Its building groups, listed buildings, the important townscape views and green areas are shown. The written description, and the appraisal map together describe and show where development control policies will apply.

The Conservation Area Map, defines the extent of the area which is regarded as possessing those qualities of townscape and architectural character, or of historic interest, which it is proposed to preserve.

The area designated is not a 'village envelope' or 'limit to development'. The boundary shown will not necessarily preclude development beyond the area; conversely, the fact that some open land is included in the area does not signify that permission for its development will be forthcoming.

CONSERVATION POLICY

It is generally accepted that more rigorous standards of design should be sought in areas of special character, especially conservation areas. Moreover, the use and development of land adjacent to such areas frequently has a material affect upon the areas of Special character.

The following policies will apply generally to development within and, where appropriate, adjacent to the conservation area:

- C1. In dealing with applications for planning permission on land adjacent to the conservation area, the Council will have regard to the

proximity of the Conservation Area, the effect the development would have on the special character of that area and the higher standards of design required within it.

- C2. Before permission is granted and in order to ensure a high standard of design, the Council will wish to satisfy itself that any proposal will preserve or enhance the character or appearance of the Conservation Area. The Council will therefore require the submission of detailed plans of any proposed development showing it in relation to surrounding development, both on plan and in elevation, showing siting, design, material finish, means of access, parking, landscaping and enclosure.
- C3. The siting of new buildings should generally follow the pattern established by the old and infilling or backland development will be strictly controlled. A site should not be developed if it would result in the loss of an open area across which uninterrupted views into or out of the conservation area are available, or alternatively, the land contributes significantly to the setting of individual or groups of buildings.
- C4. In considering proposals for new development or changes of use within conservation areas, the Council will not be prepared to grant permission if it is likely to generate a significant increase and/or type of vehicular traffic alien and detrimental to the area.
- C5. The demolition and redevelopment of any building of individual merit or of group value will not be permitted unless the local planning authority is satisfied that the building or buildings cannot

reasonably be retained for some suitable use.










- C6. Before permission is granted for the demolition of any building within the Conservation Area, the Local Planning Authority will wish to be generally satisfied as to proposals for the subsequent development or other use of the site.
- C7. Proposals for the alteration or extension of any building in the Conservation Area, where such works are appropriate to their retention and can be effected without loss of the intrinsic quality of the buildings concerned, will be considered favourably, providing there are no other overriding objections.
- C8. The Council will seek to ensure the retention of the most important trees within the Conservation Area and in the event that they are threatened will, if appropriate, having regard to safety considerations and the principals of sound arboricultural management, take steps to seek their preservation. Where consent is granted for the removal of existing trees important to the character of the Conservation Area, the Local Planning Authority will require that replacements are provided in the next planting season, whose species and height have been previously agreed in writing.
- C9. Special consideration should be given by statutory undertakers and others to the scale and finished appearance of all engineering works, plant or buildings carried out or erected in the Conservation Area.
- C10. Except in special circumstances the use of overhead cables should be avoided and all new services laid underground.

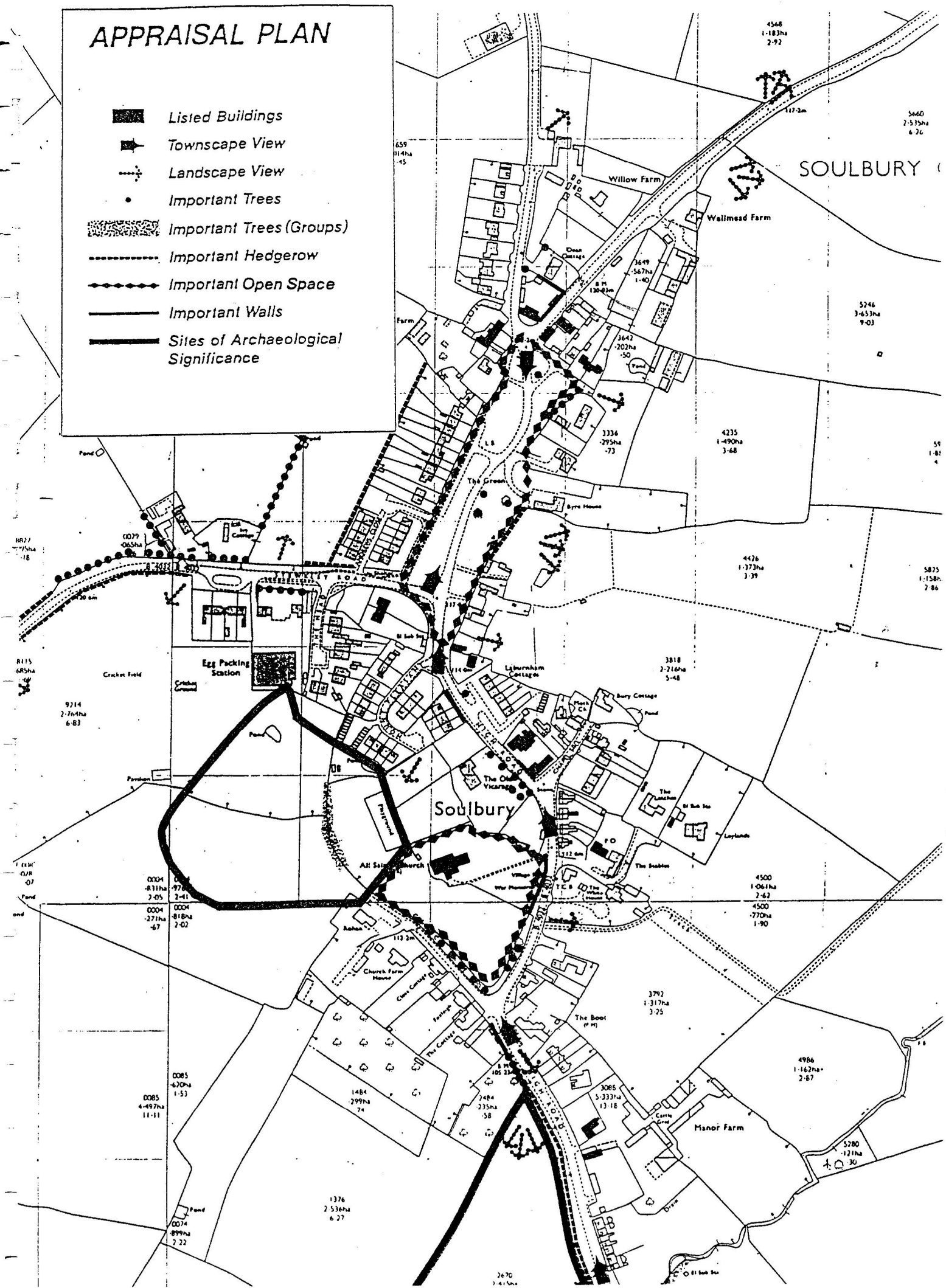
C11. Any projecting sign should normally be below first floor cill level and hung beneath brackets rather than side mounted.

C12. Fascia signs should relate well in scale, character and materials to the buildings on which they are affixed.

C13. Illumination of signs should be kept to the minimum but in any case should normally be achieved by external lighting.

APPRAISAL PLAN

-  Listed Buildings
-  Townscape View
-  Landscape View
-  Important Trees
-  Important Trees (Groups)
-  Important Hedgerow
-  Important Open Space
-  Important Walls
-  Sites of Archaeological Significance



CONSERVATION AREA

Boundary of Conservation Area

