The Buckinghamshire Authorities **Buckinghamshire Green Belt Assessment**

Annex Report 1A - General Area Assessment Pro-formas

242368-4-05

Issue | 7 March 2016

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 242368-00

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The following table provides a summary of the identified recommended areas which the Buckinghamshire Authorities may wish to take forward in Part 2. Further details of these recommendations are provided in Chapter 6 of the main Report, including the rationale for identification.

2a	3	RSA-1	North-west part of General Area 2a.	Aylesbury Vale / Central Bedfordshire
7a	3	RSA-2	Southern part of General Area 7a.	Aylesbury Vale
8b	3	RSA-3	North-west part of General Area 8b (built- up area of Halton Camp RAF Base).	Aylesbury Vale

¹ Recommendation Categories:

- 3 = Medium or strongly scoring General Areas where there is clear scope for sub-division to identify weakly performing 'sub-areas', including the presence of boundary features which have the potential to be permanent and recognisable; these areas could be afforded further consideration in accordance with the above provisions.
- 4 = Non-Green Belt General Areas which could be considered for inclusion in the Green Belt. This would also have to include the consideration of whether 'exceptional circumstances' exist to justify any alterations to the Green Belt boundary. In accordance with the NPPF, this would apply equally to any additions to the Green Belt as it would to any subtractions.

^{1 =} General Areas which score weakly overall against the NPPF purposes (e.g. attain low scores across all criteria) and could be considered further by the respective Councils as part of their Part 2 work.

^{2 =} Whole General Areas or clusters of General Areas which, although medium or strongly scoring against the NPPF purposes, have particular characteristics or synergies with neighbouring weaker General Areas, which might lend themselves to further consideration in Part 2. These specific characteristics are set out clearly for each recommended area.

9a	3	RSA-4	Northern part of General Area 9a, to the north of Upper Icknield Way.	Wycombe
9g	3	RSA-5	North-west part of General Area 9g (built- up area of Walters Ash RAF Air Command).	Wycombe
13a	2	RGA-3	Whole General Area.	Chiltern
15	3	RSA-6	Village of Botley.	Chiltern
	_			
	_			

22a	3	RSA-7	East part of General Area 22a, east of Bell Lane.	Chiltern
23a	3	RSA-8	Southern part of General Area 23a, south of School Lane.	Chiltern
24a	3	RSA-9	Western part of General Area 24a, west of Earl Howe Road.	Chiltern / Wycombe
20	2	DGA 10	XX	CI 'I
29	3	RSA-10	Western part of General Area 35, and whole General Area 29.	Chiltern
30	2	RGA-4	Whole General Area.	Chiltern
31	2	RGA-5	Whole General Area.	Chiltern
32a	3	RSA-11	Southern part of General Area 32a, south of Mill Lane.	Chiltern
35	3	RSA-10	Western part of General Area 35, and whole General Area 29.	Chiltern

38a	3	RSA-12	North-west part of General Area 38a, incorporating National Society for Epilepsy site and wider area to the north.	Chiltern
40b	3	RSA-13	Small area in the south of General Area 40b, east of Tilehouse Lane.	South Bucks
43b	3	RSA-14	West of General Area 43b, at the edge of Lane End.	Wycombe
44a	3	RSA-15	Small area in the north- east corner of General Area 44a, north of Hogtrough Wood.	Chiltern
47a	3	RSA-16	West of General Area 47a, encompassing Wilton Park MDS and further land to the west and west.	South Bucks
47b	3	RSA-17	West of General Area 47b, west of The Beaconsfield Golf Club.	South Bucks

	_			
			_	
53b	3	RSA-18	Eastern part of General Area 53b.	South Bucks
57a	2	RGA-6	Whole General Area.	Chiltern / South Bucks
58a	3	RSA-19 & RSA-20	Two areas of General Area 58a, in the north, north of Hedsor Road, and south-west, west of Ferry Lane.	Wycombe
60	3	RSA-21	Eastern part of General Areas 60 and 67, at the edge of Bourne End / Wooburn.	Wycombe
65a	2	RGA-7	Whole General Area.	South Bucks
66	3	RSA-22	South-western part of General Area 66, encompassing settlement of Denham.	South Bucks
67	3	RSA-21	Eastern part of General Areas 60 and 67, at the edge of Bourne End / Wooburn.	Wycombe

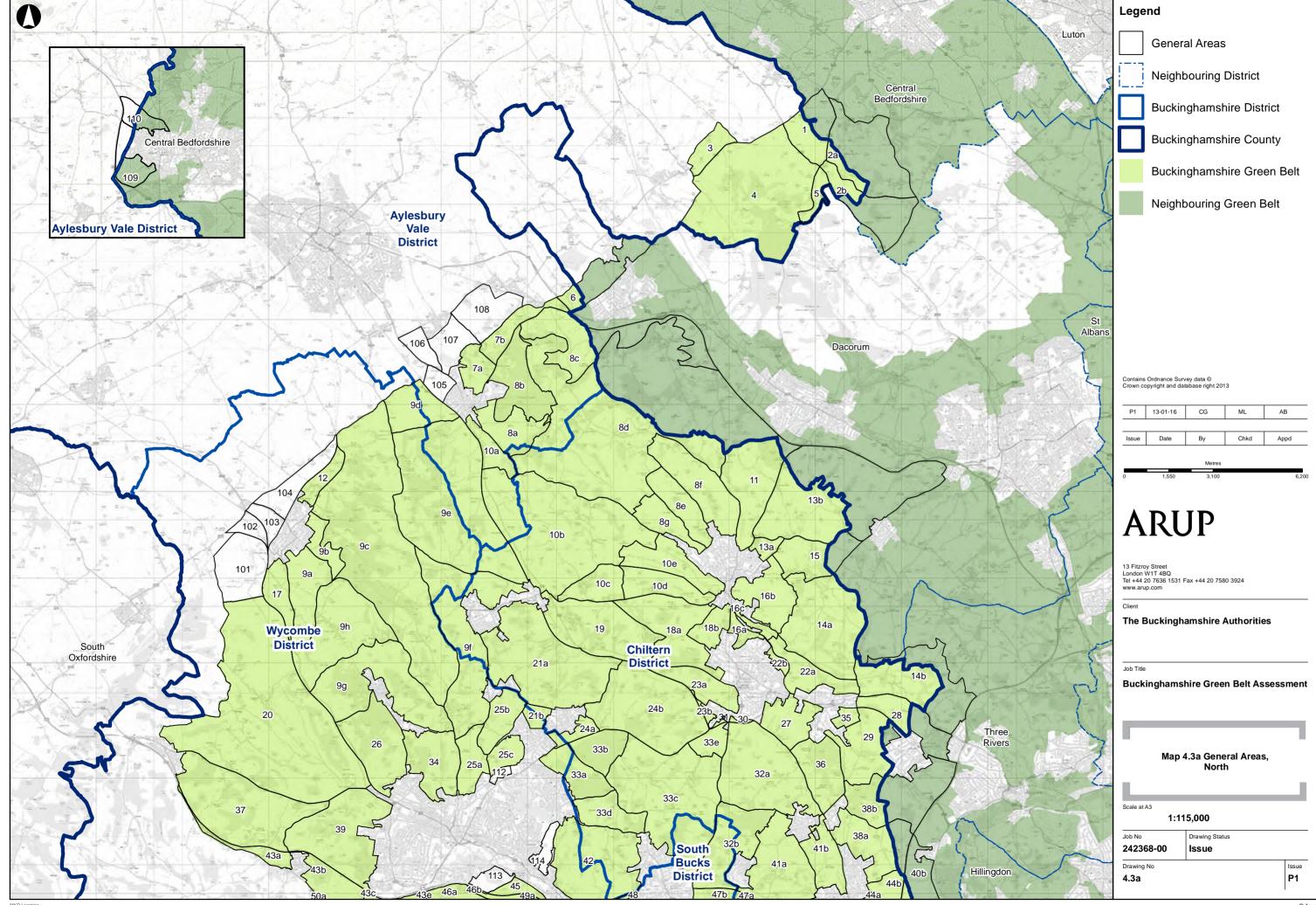
74	3	RSA-23 & RSA-24	Two areas within General Area 74: east of Pinewood Road; and area of land with planning permission for Pinewood Studios expansion.	South Bucks
76	3	RSA-25 & RSA-26	Two areas within General Area 76 (both of which form part of a wider sub-area): small area in the south-east, east of Church Lane (encompassing part of General Area 85b); and west of Parsonage Lane (encompassing part of 80b).	South Bucks
800	1	RGA-1	Whole General Area.	South Bucks
80a 80b	3	RSA-26 & RSA-27	Two areas within General Area 80b (one of which forms a wider sub-area): Dair School site (connected with General Area 76); and north-eastern area, east of Crown Lane.	South Bucks
84	2	RGA-8	Whole General Area.	South Bucks

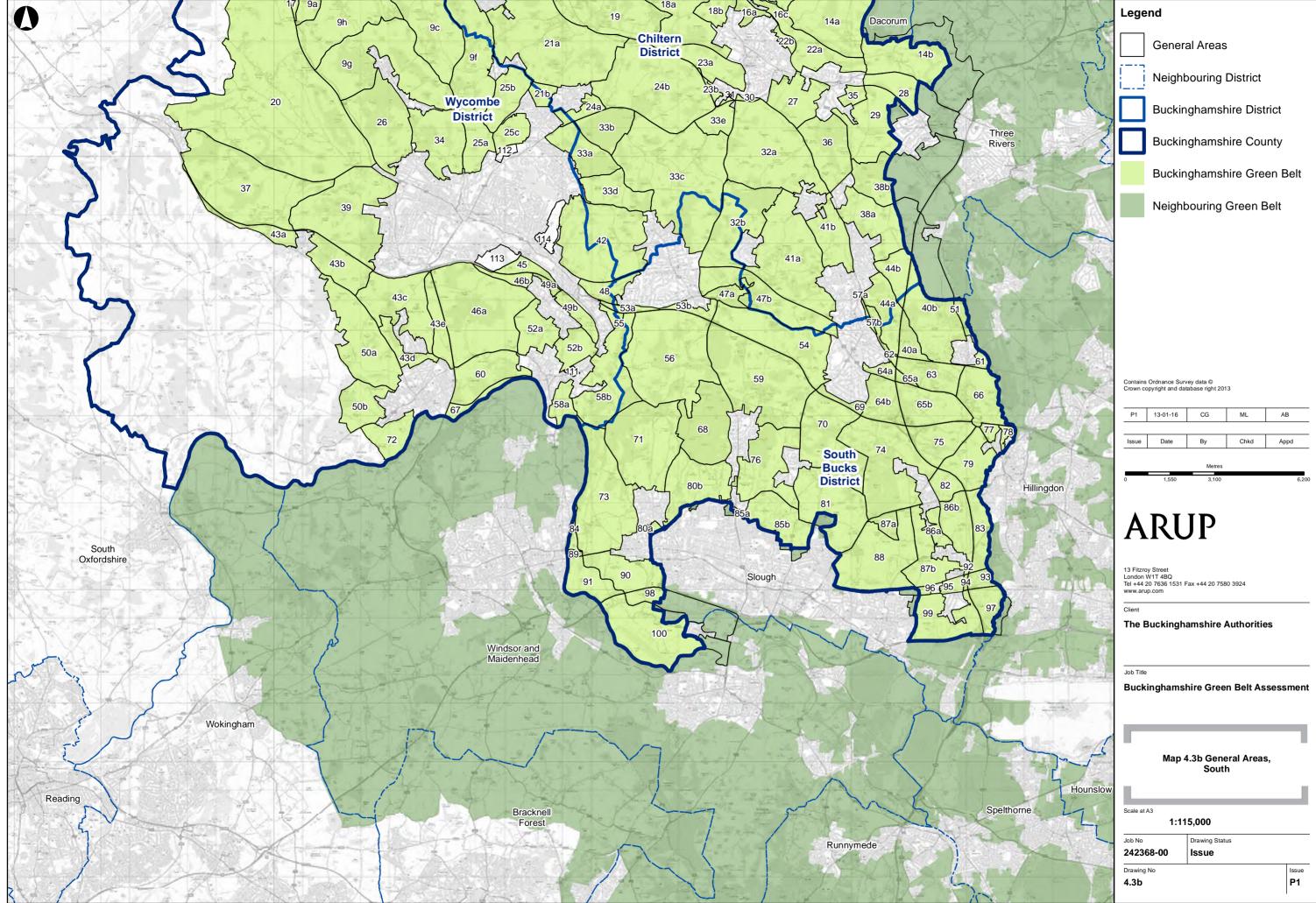
85b	3	RSA-25	North-eastern corner of General Area 85b, north of Duffield Park (forming a wider sub- area with General Area 76).	South Bucks
86a	3	RSA-28	North-east of General Area 86a, north of Norwood Road.	South Bucks
87b	3	RSA-29 & RSA-30	Two areas within General Area 87b: northern area, between Wood Lane and Swallow Lane; and south-eastern area, between Iver and Ridgeway Trading Estate.	South Bucks
89	2	RGA-8	Whole General Area.	South Bucks
92	1	RGA-2	Whole General Area.	South Bucks
99	3	RSA-31	Area in the east of General Area 99, at the edge of Richings Park.	South Bucks
101	4	N/A		Wycombe
102	4	N/A		Wycombe
103	4	N/A		Wycombe
104	4	N/A		Wycombe
105	4	N/A		Aylesbury Vale
106	4	N/A		Aylesbury Vale

General Area	Recommendation Category ¹	Recommended Area ID	Broad Location of Recommended Area	Local Authority
	(refer to Chapt Repo			
107	4	N/A		Aylesbury Vale
108	4	N/A		Aylesbury Vale
109	4	N/A		Aylesbury Vale / Central Bedfordshire
110	4	N/A		Aylesbury Vale / Central Bedfordshire
111	4	N/A		Wycombe
112	4	N/A		Wycombe
113	4	N/A		Wycombe
114	4	N/A		Wycombe

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General Area	1		
Area (ha)	287.1		
Local	Aylesbury Vale / Central	Bedfordshire	
Authority			
Location Plan			
Location Plan	Travellers Flest Ark Farm 4 Fairers Ward's	National Sortega Sorte	Zsl snade Zoo
<u> </u>			
Description		Whipsnade Zoo and north of Dagnall, and bounded by the B450 west. The north-eastern half of the parcel is located within Cent	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot	tal Score		0/5
(2) To prevent	Prevents development	Land parcel does not provide a gap between any settlements	0
neighbouring	that would result in	and makes no discernable contribution to separation.	
7-0 7 41-11-5		1	1

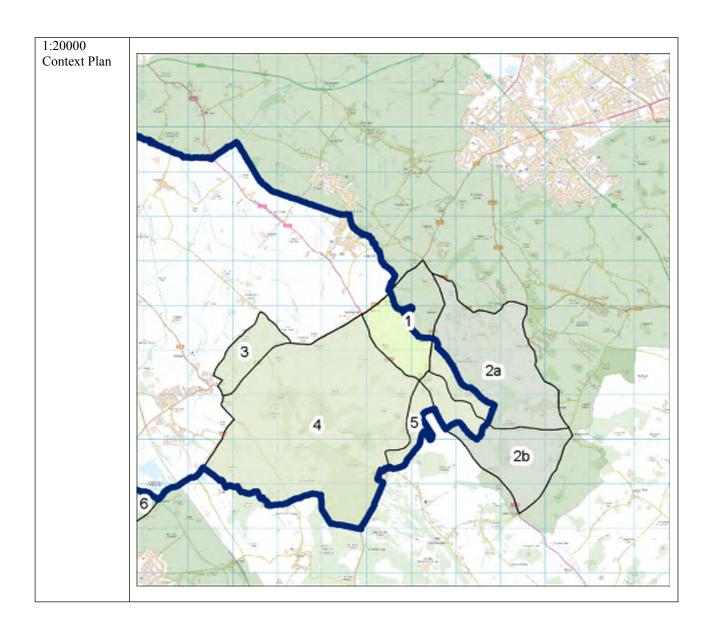
Purpose 2: Tot (3) Assist in	ribbon development along transport corridors that link settlements. al Score Protects the openness of	Less than 5% of the land parcel is covered by built form.	0/5 5
safeguarding the countryside from encroachment	the countryside and is least covered by development.	The parcel has a strong unspoilt rural character with an absence of any large built development and characterised by rural land uses including agricultural land and open fields. The land parcel offers long open views across the parcel and into wider countryside and is surrounded by hills on three sides.	
Purpose 3: Tot	al Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: View of arable crops from Icknield Way, facing south-east, which is characteristic of land use and view of the land parcel.



Photograph 2: Open view across fields from Dagnall Road, facing west, and characteristic of the land parcel.



General Area	2a		
Area (ha)	605.7		
Local	Aylesbury Vale / Central A	Radfordshira	
Authority	Aylesbury Vale / Central I	Deajorasnire	
Location Plan			
Location Fian	2 2 3		94-
Location Plan	Towns Have a second of the sec	Credit American Ameri	Common Common
	N	V	agra Disc.
			8
Description	the east.	Dagnall, and is bounded by the B4540 to the north and Dunstable	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
Dumana 1. T. 4	boundary.		0/5
Purpose 1: Tot		Although the land named described to	0/5
(2) To prevent	Prevents development that would result in	Although the land parcel does not contribute to any gaps	1
neighbouring towns from		involving non-Green Belt settlements, it forms the entirety of	
towns nom	merging of or significant	the gaps between the Green Belt settlements of Dagnall,	

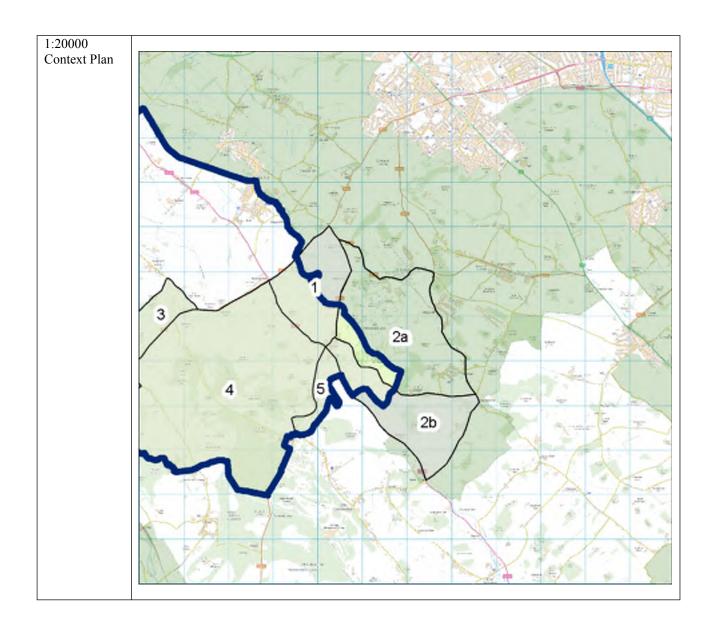
merging	erosion of gap between	Holywell and Studham.	
merging	neighbouring	1101ywen and Studiani.	
	settlements, including	In respect of these gaps, the Green Belt maintains the overall	
	ribbon development	openness of the gap but overall is less important for	
	along transport corridors	preventing coalescence. This is as a result of the scale of the	
	that link settlements.	gap and the parcel's character, in particular the sharply rising	
	that fink settlements.	topography along the Dunstable Downs ridgeline, which	
		separates Dagnall from Holywell and Studham in the east.	
Purpose 2: Tot	al Score	Separates Dughan from 11019 wen and Stadman in the east.	1/5
(3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form.	3
safeguarding	the countryside and is	2000 than 270 of the faire pareer is covered by built form.	
the	least covered by	There is a clear difference in character between the north-west	
countryside	development.	and south-east sections of the parcel. The north-west is	
from		dominated by Whipsnade Zoo and Whipsnade Park Golf	
encroachment		Course which have a semi-urban character. However, the	
		south-east consists predominantly of open countryside and	
		rural land uses with limited development. Locally, the	
		settlements of Holywell and Studham diminish the sense of	
		openness slightly, but in terms the broader land parcel their	
		effect is limited as a result of their small scale and generally	
		rural character.	
		Taken as a whole, the parcel maintains a largely rural open	
		character.	
Purpose 3: Tot	al Score		3/5
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this Purpose.	
setting and	wider context for		
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		
Purpose 4: Tot	al Score		0/5



Photograph 1: Looking west along tree-lined Buckwood Lane.



Photograph 2: View from Dunstable Road facing north-east.

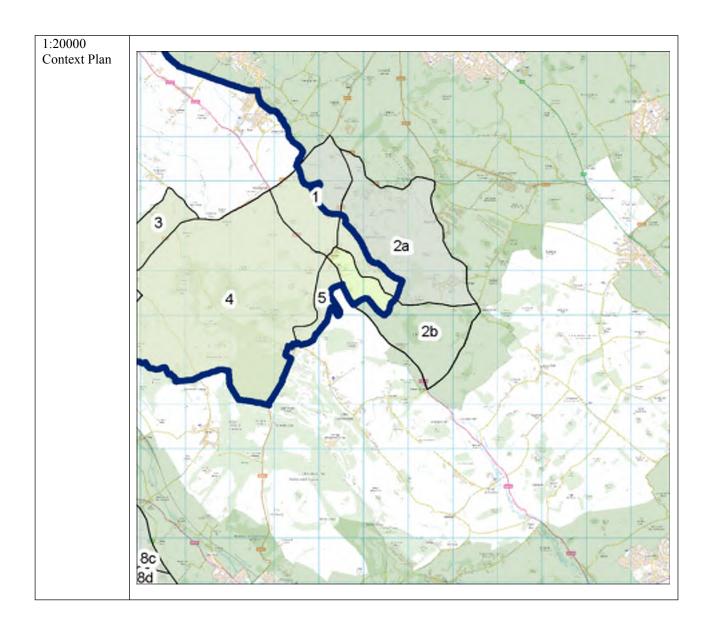


General Area	2b		
Area (ha)	365.7 ha		
Local	Aylesbury Vale / Central	Bedfordshire	
Authority	Tigitoodig valor com at	o conjuntation of	
Location Plan	1 Contrail 4 Contrail 5 January Form Colling and	Zal Whoraste-John Zoo. Presson. Zal Whoraste-John Zan Zoo. The Green Zb Very Year. Amend Correct Co	State Visit
	44		-
Description		ast of Dagnall. It is bounded by Common Road to the north, the to the south, the B4506 (Dunstable Road) to the north-west, and	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	The land parcel does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernable contribution to	
neignoouling	mai would icoult iii	settlements and makes no discernative continuation to	1

towns from	merging of or significant	separation.	
1		separation.	
merging	erosion of gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport corridors		
	that link settlements.		0.1=
Purpose 2: Tot			0/5
(3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form.	3
safeguarding	the countryside and is		
the	least covered by	The land parcel has a largely rural character with land use	
countryside	development.	predominantly for arable and pasture land. The hill on the	
from		west of the parcel allows for long views into open	
encroachment		countryside, however connectivity to open space is severed	
		by the A4146 on the south boundary. There is some built	
		development from Dagnall that encroaches into the very	
		north-east of the land parcel consisting of residential houses	
		and gardens before giving way to the wider countryside,	
		although there are very few developments or man-made	
		structures in the rest of the parcel.	
Purpose 3: Tot	al Score		3/5
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this Purpose.	
setting and	wider context for	_	
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		ļ
Purpose 4: Tot	al Score		0/5



Photograph 1: View west from Studland Lane.



General Area	3		
Area (ha)	127.4		
Local	Aylesbury Vale		
Local Authority Location Plan	Grove Farm Barns	Crathree Cottage Crabtree Plantation Beacon Hill Town Farm	Coor Ho
Description	Ho	st of Ivinghoe, and is at the most northern point of the designate	ed Green
	Belt area. It is bounded by		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Land parcel is at the edge of one or more distinct large built-up	The land parcel is not at the edge of a distinct large built-up area.	FAIL
sprawl of large built-up areas	areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Tot			0/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms only a small part of the wider gaps between the non-Green Belt settlement of Ivinghoe and the	1
towns from	merging of or significant	Green Belt settlements of Dagnall and Ringshall, which are	
	1 or or organization	1 2222 224 224 244 244 244 244 244 244 2	1

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	located some way to the south-east. In respect of these, the parcel makes a limited contribution and is less important for preventing coalescence between these settlements.	
Purpose 2: Tot	al Score		1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. The land parcel has a strong unspoilt rural character, offering very long views from each direction due to its undulating typology. Land use is typically arable farming and fields, and offering undisrupted views into the open countryside. To the north-east, you can view Edlesborough in the distance and there is one farm house in the centre of the parcel, but this does not detract from the overall rural feel.	5
Purpose 3: Tot			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	Although the land parcel abuts the historic core of Ivinghoe at its south-west corner, the land parcel makes limited contribution to the broader setting of the historic core which has a weak relationship with the surrounding countryside and offers few vistas across open countryside. There is little sense that the Green Belt directly contributes to the setting of the historic core; however, the Green Belt does contribute more generally to the settlement's rural setting.	1
Purpose 4: Tot			1/5



Photograph 1: View of arable fields in General Area 3 which is characteristic of the land parcel.



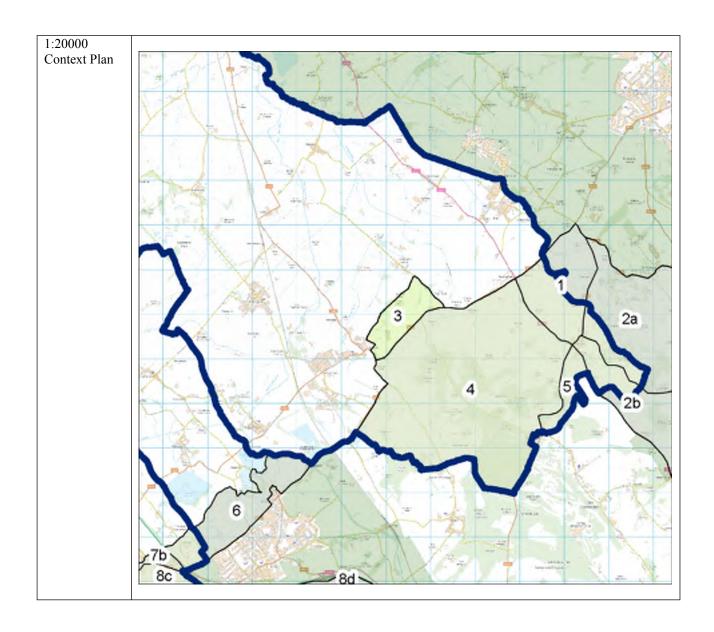
Photograph 2: View facing north-east with Edlesborough in the distance. Arable farming in foreground is characteristic of land use in the General Area 3.



Photograph 3: View looking towards Ivinghoe (Wellcroft) from the south-west corner of the land parcel.



Photograph 4: View looking towards Ivinghoe looking south-west from the access road to Town Farm.



General Area	4		
Area (ha)	1390.2		
Local	Aylesbury Vale		
Authority	Trylesoury vale		
Location Plan			
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Description		Carron	Gaddesder
Description	General Area 4 is a large p	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded	Gaddesder
_	General Area 4 is a large p B489 on the west and the	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east.	by the
Purpose	General Area 4 is a large p B489 on the west and the Criteria	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment	by the Score
Purpose (1) To check	General Area 4 is a large p B489 on the west and the c Criteria (a) Land parcel is at the	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the
Purpose (1) To check the	General Area 4 is a large p B489 on the west and the Criteria (a) Land parcel is at the edge of one or more	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment	by the Score
Purpose (1) To check the unrestricted	General Area 4 is a large p B489 on the west and the Criteria (a) Land parcel is at the edge of one or more distinct large built-up	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score
Purpose (1) To check the unrestricted sprawl of	General Area 4 is a large p B489 on the west and the Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas.	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up	General Area 4 is a large p B489 on the west and the Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score
Purpose (1) To check the unrestricted sprawl of	General Area 4 is a large p B489 on the west and the . Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up	General Area 4 is a large p B489 on the west and the . Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land,	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up	General Area 4 is a large p B489 on the west and the criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up	General Area 4 is a large p B489 on the west and the c Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up	General Area 4 is a large r B489 on the west and the Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built- up area into open land, and serves as a barrier at the edge of a large built- up area in the absence of	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up	General Area 4 is a large p B489 on the west and the . Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built- up area into open land, and serves as a barrier at the edge of a large built- up area in the absence of another durable	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL
Purpose (1) To check the unrestricted sprawl of large built-up areas	General Area 4 is a large p B489 on the west and the criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built- up area into open land, and serves as a barrier at the edge of a large built- up area in the absence of another durable boundary.	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up	by the Score FAIL 0
Purpose (1) To check the unrestricted sprawl of large built-up areas	General Area 4 is a large p B489 on the west and the A Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. al Score	parcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up area.	by the Score FAIL 0
Purpose (1) To check the unrestricted sprawl of large built-up areas Purpose 1: Tot (2) To prevent	General Area 4 is a large p B489 on the west and the active and the active active and active	Darcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up area. The land parcel forms the gaps between the non-Green Belt	by the Score FAIL 0
Purpose (1) To check the unrestricted sprawl of large built-up areas Purpose 1: Tot (2) To prevent neighbouring	General Area 4 is a large p B489 on the west and the criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. al Score Prevents development that would result in	The land parcel forms the gaps between the non-Green Belt settlement of Ivinghoe and the Green Belt settlements of	by the Score FAIL 0
Purpose (1) To check the unrestricted sprawl of large built-up areas Purpose 1: Tot (2) To prevent	General Area 4 is a large p B489 on the west and the active and the active active and active	Darcel between Ivinghoe, Dagnall and Ringshall, and is bounded A4146 on the east. Assessment The land parcel is not at the edge of a distinct large built-up area. The land parcel forms the gaps between the non-Green Belt	by the Score FAIL 0

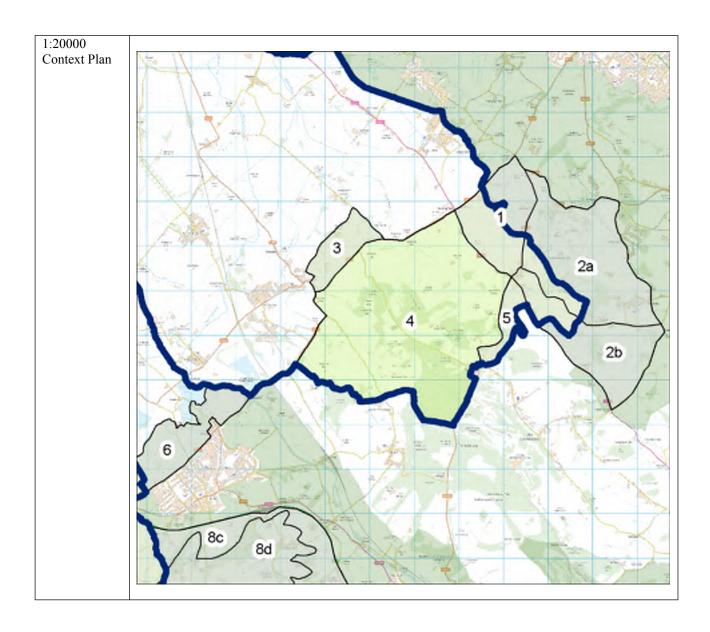
merging Purpose 2: Tot	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	the Ivinghoe Hills which rise up through the centre of the parcel visually separate Ivinghoe from the settlements further east. As a result, the parcel is, overall, less important for preventing coalescence between settlements.	1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. There is a small amount of built-form around Ringshall and Dagnall, and some sporadic farm building throughout the parcel, but overall the General Area has a strong unspoilt rural character, with an absence of large built development. The parcel is very open and is characterised by rural land uses including woodland and farms. The topology of the parcel, which offers a mix of undulating hills and flatter fields, allows for wide sightlines into surrounding countryside from the centre across both the parcel and into wider countryside, occasionally disrupted by woodland when facing south-east.	5
Purpose 3: Tot			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: Wide open views, looking north-east towards Whipsnade Zoo.



Photograph 2: Dense woodland in the south-east of the land parcel.

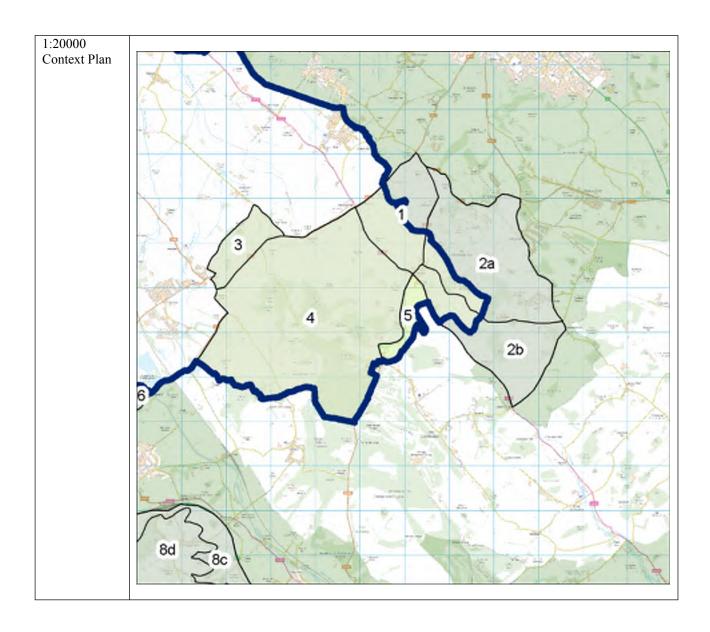


General Area	5		
Area (ha)	80.9		
	Aylesoury vale		
Local Authority Location Plan	Aylesbury Vale	Applewood Cottage 2b Salay Farm Lev. Spring	
Description	General Area 5 is north-ea	ust of Ringshall, and bounded by Ringshall Road on the north of t	he land
		the Buckinghamshire County boundary.	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built- up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	While the land parcel does not provide separation between	3
neighbouring	that would result in	any non-Green Belt settlement, it forms the entirety of the gap	
towns from	merging of or significant	between the Green Belt settlements of Ringshall and Dagnall,	

merging Purpose 2: Tot	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	which is of a small scale. The Green Belt prevents development which may significantly reduce the actual and perceived distance between the settlements and restricts ribbon development along Ringshall Road.	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. The land parcel has a strong unspoilt rural character. It is very flat and open, and offers long views across the land parcel and out into open countryside. Land use is predominantly agricultural land with some woodland in the south-west corner. There are several small farm buildings, but this does not detract from the overall rural feel.	5
Purpose 3: Tot	al Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: General Area 5, facing east from Ringshall Road.



General Area (Area (ha) 2			
	275.6		
	Aylesbury Vale / <i>Dacorum</i>		
Authority			
Location Plan	Wilstone Wilstone Cesers Drayton Besuchs by Taxon Fires	Down Can Bridge Tengthro Tengthro	Marshay Contages
Description (General Area 6 is north of	Tring, and is bounded by the B488 to the south edge, and the Gr	een Belt
	designation line on the nor	thern edge. The parcel is largely within the borough of Dacorum	
	Criteria	Assessment	Score
	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
	distinct large built-up		
	areas.		
	(b) Prevents the outward		0
	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		0.75
Purpose 1: Total		m 1 1 10	0/5
	Prevents development	The land parcel forms part of the wider gap between the non-	3
	that would result in	Green Belt settlements of Tring and Aston Clinton, located to	1
	merging of or significant	the west of the parcel. The northern and eastern areas of the	

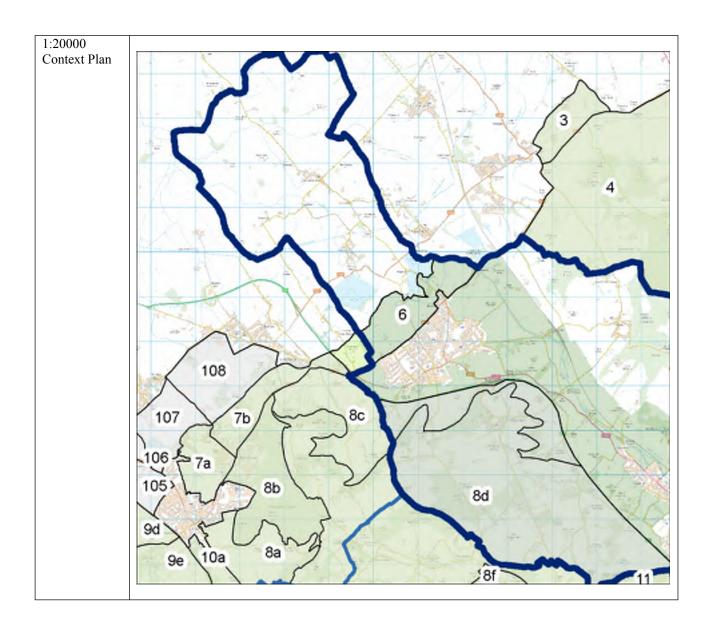
		1. 1. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	1
merging	erosion of gap between	parcel to the east of Tringford Road and north of Bulbourne	
	neighbouring	Road are less important for preventing the coalescence of	
	settlements, including	settlements, however the overall openness and scale of the	
	ribbon development	gap is important to restricting merging of settlements.	
	along transport corridors		
D 4 75 /	that link settlements.		2/5
Purpose 2: Tot			3/5
(3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form.	5
safeguarding	the countryside and is		
the	least covered by	The land parcel is characterised by agricultural use, both	
countryside	development.	fields for arable and pasture use. As a result of the topography	
from		of the parcel, which is hilly throughout the parcel, allows for	
encroachment		wide views into open countryside both in the parcel and	
		beyond, and occasionally into the built-up area of Tring when	
		looking south. There is sporadic built-development, but these	
		are predominantly farm-house buildings, and does not	
		diminish the sense of openness to a large extent. Long views	
		are occasionally interrupted by the B488 running along the	
		south of the parcel, but the road lined with tall trees, and so	
		despite this and the presence of the farm houses, the land	
		parcel retains a strong unspoilt rural character.	
Purpose 3: Tot			5/5
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this Purpose.	
setting and	wider context for		
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		
Purpose 4: Tot	al Score		0/5



Photograph 1: View of arable crops and open countryside from the B488 facing north-west.



Photograph 2: View into farmer's fields and beyond into open countryside, viewed from Little Tring Road and facing south-west.



General Area	7a		
Area (ha)	145.3		
Local	Aylesbury Vale		
Authority	riyiesbury vare		
Location Plan			
Location i ian			
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	A STATE OF THE STA		
		Haddipator	Hill
		8a /	
Description	Land parcel 7a is legated t	to the north of Wendover. It is bounded by the B4009 (Upper Icks	niold.
Description		nestnut Avenue / Halton Lane to the north-east, the disused Grand	
		the north, and uses the edge of the built-up area to the west and	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The parcel is at the edge of the Wendover large built-up area.	PASS
the	edge of one or more	The state of the s	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3+
areas	sprawl of a large built-	Wendover, preventing its outward sprawl into open land.	
	up area into open land,		
	and serves as a barrier at	The large-built up area is bordered by features lacking in	
	the edge of a large built-	durability or permanence, consisting of the Wendover Church	
	up area in the absence of	of England Junior School's playing fields, the back gardens of	
	another durable	semi-detached houses, and wooded areas. It is more durable	
	boundary.	on the east side which is bounded by the B4009 road but this	
		provides only a small distance of barrier with the large built	
		up area. The land parcel is therefore an important barrier to	
		sprawl.	

Purpose 1: Tot	tal Score		3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Wendover and Weston Turville and Wendover and Tring. The parcel also forms the gap between Wendover and the Green Belt settlement of Halton. The land parcel prevents development that would significantly physically reduce the actual distance between these settlements, in particular between Wendover and Halton, but the south of the parcel is less important for preventing coalescence.	3
Purpose 2: Tot	tal Score		3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains between 10% and 20% built form and possess a largely rural open character. While the southern half of the parcel is open fields and arable and pasture farmland, its rural feel is interrupted considerably around the perimeters at the edges of Wendover. There is a sense of enclosure and severance from the wider countryside, with built-form abutting the parcel to the east, south and west. The northern half of the parcel is dominated by the RAF Halton site located off Chestnut Avenue, which has substantial associated built development, including playing fields, buildings, car parks, and aeroplane sites. There is also a large collection of modern-build residential houses around Halton in the north of the land parcel which includes land uses for a fitness centre and the RAF Association Club. Areas of ribbon development, such as around Moor Park, reduce the parcel's openness.	3
Purpose 3: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0



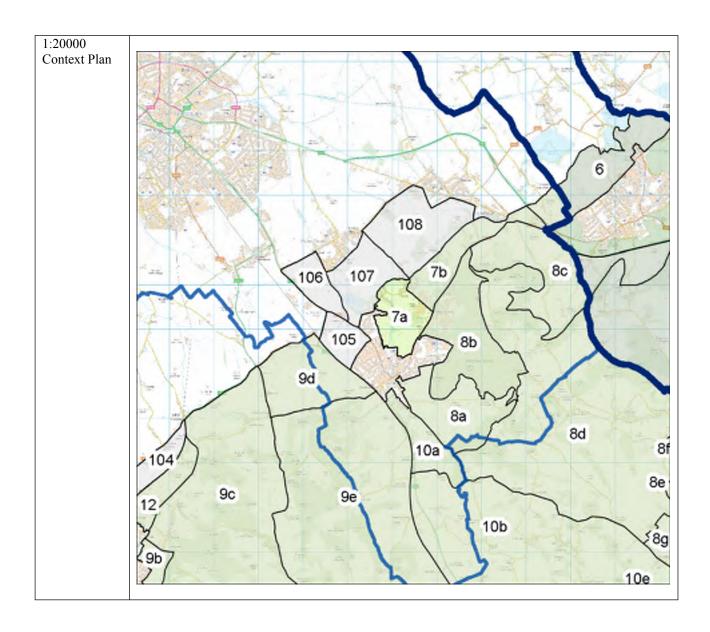
Photograph 1: RAF Halton, in the east of the parcel, viewed from the junction of Chestnut Avenue and Upper Icknield Way.



Photograph 2: View of RAF Halton playing fields looking north from Halton Lane.



Photograph 3: View of open fields in the south of the parcel from B4009 (Upper Icknield Way).

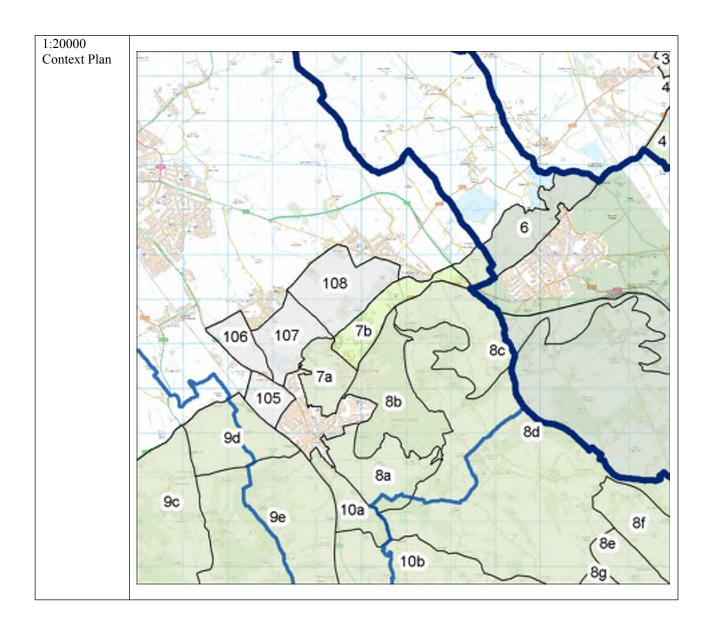


General Area	7b		
Area (ha)	168.0		
Local	Aylesbury Vale		
Authority			
Location Plan			
	Cinton	Drayton Beaucham	Y
	Hollon Camp	Bucklinds ni it	6
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	Facilities of the Control of the Con	8c	30
	107 7b	Assar Manager 1 art 1 Stuckhard 1	· remain
	7a	alton Camp 8b	1
Description		east of Wendover, and is bounded by the B4009 to the south-east uth-west, the disused Grand Union Canal (Wendover Arm) to the ast.	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas. (b) Prevents the outward		0
large built-up areas	sprawl of a large built-		0
arcas	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Wendover and Tring to the north-	

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	east and between Wendover and Weston Turville and Aston Clinton to the north-west. Although the scale of the gap is important to restricting the merging of these settlements, the south-west of the parcel is less important for preventing the coalescence of settlements.	
Purpose 2: Tot			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Although less than 10% of the land parcel is covered by built form, there are significant pockets within the parcel which do not maintain a strongly rural character. Much is part of the RAF base Halton Camp. The southern and central part of the parcel are dominated by RAF-associated land uses, including houses, parking, and offices. The perimeter roads of the parcel are tree lined so views in this section of the land parcel are restricted from the open countryside beyond. Much of the remainder of the land parcel is open fields and arable farming, especially in the north side. The topography of the parcel slopes downwards from the Chilterns towards the north, affording wide views into countryside interrupted when facing north by the settlement of Aston Clinton. The land parcel has a largely rural character overall despite the urbanising influence.	3
Purpose 3: Tot	al Score		3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: Views through the RAF fences. No other photographs available as majority was MOD land.



Company 1 Amon	0.		
General Area Area (ha)	8a 256.9		
Local Authority	Aylesbury Vale / Chiltern		
Location Plan			
Location Plan	WEND OVER	Hedd Sen Hall Wandows Woods Halton Wood Chillion Hall House Road Ram House 10a Road Marketing 10a Heating 10a Road Marketing 10a	Ch lead
Description		to the south-east of Wendover and is bound by Hogtrough Lane	to the
Dumpaga		ath to the south and the edge of Wendover Woods to the north.	Sagre
Purpose (1) To check	Criteria (a) Land parcel is at the	Assessment The land parcel is at the edge of the Wendover large built-up	Score PASS
the	edge of one or more	area.	IASS
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The north-west of the land parcel is connected with the large	3
areas	sprawl of a large built-	built-up area of Wendover, preventing its outward sprawl into	
	up area into open land, and serves as a barrier at	open land.	
	the edge of a large built-	The boundary between Wendover and the Green Belt is	
	up area in the absence of	predominantly durable, following Hale Road to the west and,	
	another durable	where no specific linear features are present, the backs of	
	boundary.	regular, rectilinear residential gardens which are strongly	
		bounded by established planting buffers. There is a minor anomaly in the far north-western corner, where the boundary	
		cuts across a farm site between Honey Banks and Hale Road,	
		but overall the Green Belt serves as an additional barrier to	
•	•	•	

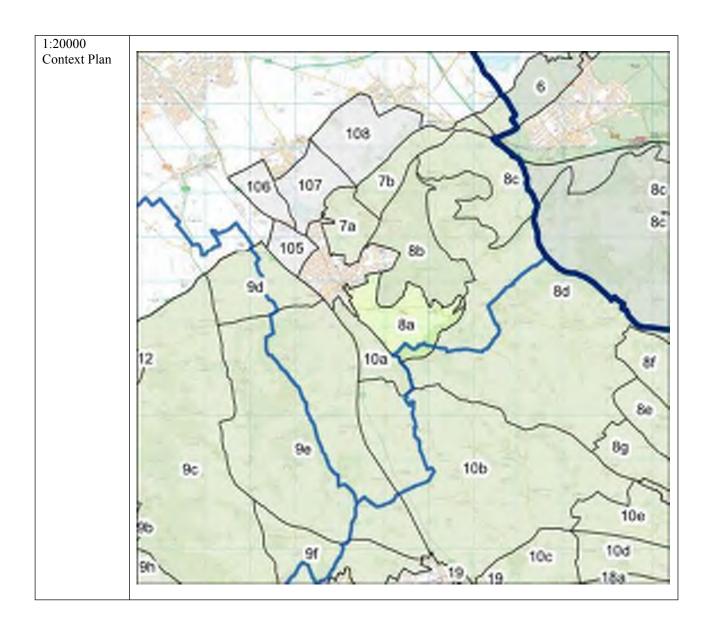
		sprawl around Wendover.	
Purpose 1: Tota	al Score		3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a very small part of the less essential gaps between the non-Green Belt settlements of Wendover and: Great Missenden; Tring; Berkhamsted; and Chesham. These gaps are of sufficient scale and character to prevent coalescence. Furthermore, the land parcel does not make a discernable contribution to the gap between Wendover and any Green Belt settlement.	1
Purpose 2: Tota			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Only 1% of the land parcel is covered by built form. The land parcel predominantly consists of large, open arable fields and sheep pastures. There is only very limited built-form present, consisting of a small number of dwelling houses with large gardens and farm buildings, which are concentrated along Hale Lane in the centre of parcel. The land slopes quite sharply away from the edge of Wendover in the north, providing views towards open countryside; conversely, as a result, the edge of Wendover is quite prominent in the north-east corner of the parcel. Overall though, despite the proximity of urbanising influences in the north, the parcel retains a predominantly open and has a particularly strong unspoilt rural character.	5
Purpose 3: Tota	al Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel abuts the historic core of Wendover in its north-western corner. Although there are occasional glimpses from the historic centre outwards across the land parcel, specifically from Tring Road across Bank Farm, the relationship between the town and the countryside is relatively weak and there is little sense that the land parcel contributes directly to its special character. The historic centre is inward facing and the main views northwards across the parcel are to modern developments around Boddington Road and Woolerton Grove. The Green Belt does contribute more generally to the rural setting of Wendover and there is a sharp transition from the urban area of Wendover to the north-west to open countryside	1
Purpose 4: Tota	al Score	within the land parcel.	1/5



Photograph 1: Facing north-west from Hale Lane across General Area 8a towards Wendover and Babcombe Hill beyond.

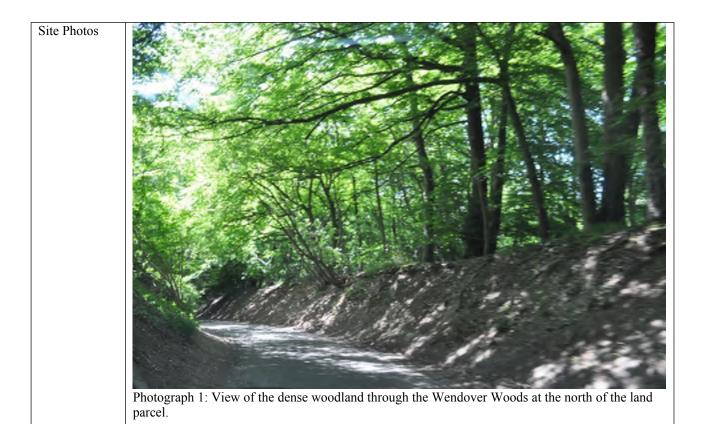


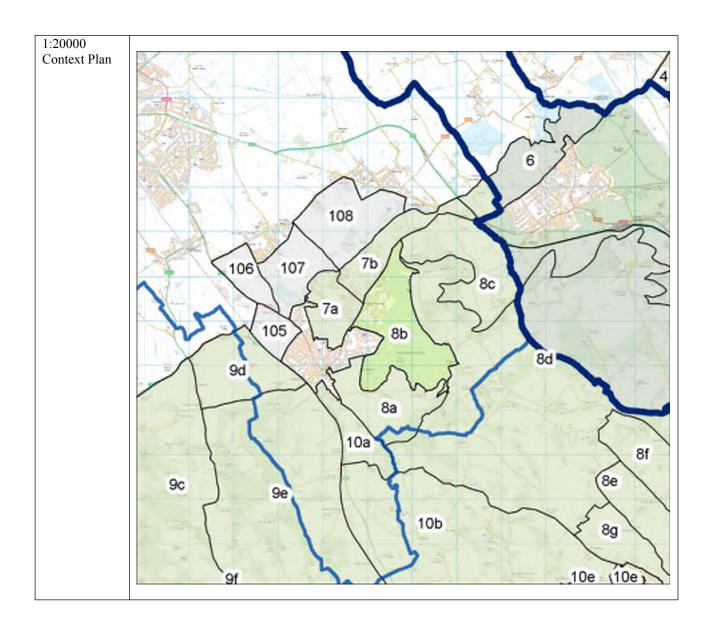
Photograph 2: Facing north-east from Hale Lane across General Area 8a towards Boddington Hill and the edge of Wendover Woods.



General Area	8b		
Area (ha)	368.1		
Local	Aylesbury Vale		
Authority			
Location Plan			
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	WENDOVER		Diam's
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Description	General Area 8b is east of	Wendover and is bounded by the B4009 on the west and uses the	e
		oods to define the parcel on the remaining sides.	T =
Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at the edge of one or more	The land parcel is at the edge of the Wendover large built-up area.	PASS
unrestricted	distinct large built-up	urcu.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The General Area is connected with the large built-up area of	3
areas	sprawl of a large built-	Wendover at its western edge. Although it displays a low	
	up area into open land, and serves as a barrier at	level of containment the parcel does serve to prevent outward	
	the edge of a large built-	sprawl into open land.	
	up area in the absence of	The boundary between the land parcel and the Wendover	
	another durable	built-up area is weak and irregular on the north edge of	
	boundary.	Wendover, consisting of minor roads and trees. It is however,	
		much more durable on the eastern edge as the boundary	
		consists of thick woodland that is protected by the Forestry Commission.	
Purpose 1: Tot	tal Score	COMMINISSION.	3/5
1 u1 post 1. 10t	,m1 50010		515

(2) To prevent neighbouring towns from merging Purpose 2: Tot	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Tring and the Green Belt settlement of Halton. Although the scale of the gap is important to restricting the merging of these settlements, the land around Halton Camp in the West of the parcel is less important for preventing the coalescence of settlements.	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. The parcel is predominantly covered by Wendover Woods which is owned by the Forestry Commission. As well as the dense woodland trees with walking and cycling trails, there is also a Go Ape! activity centre and cafe. Views into open countryside at limited due to the dense trees. The Royal Air Force have a training camp located at the north-west of the parcel which hosts aeroplane space and associated RAF buildings. The parcel is also connected to the edge of the built-up town of Wendover. The presence of this built form does interfere with the overarching unspoilt rural feel of the parcel, though it still exhibits a largely rural open character overall.	3
Purpose 3: Tot	al Score	0.000	3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5





General Area	8c		
Area (ha)	604.9		
Local	Aylesbury Vale / Dacorum	}	
Authority			
Location Plan			
	108 7b 7a 8b 8a 8a	8c 8d	4
	10a	8f	111
	-10b	8e,	1
	-100	oe'	
Description	General Area 8c is south/so	outh-west of Tring and is bounded by the A41 on the north bour	ndary and
		dge line to determine the southern boundary.) 4114
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Tring and Berkhamsted,	
towns from	merging of or significant	Chesham as well as Wendover, preventing development that	
		,1 5 1	•

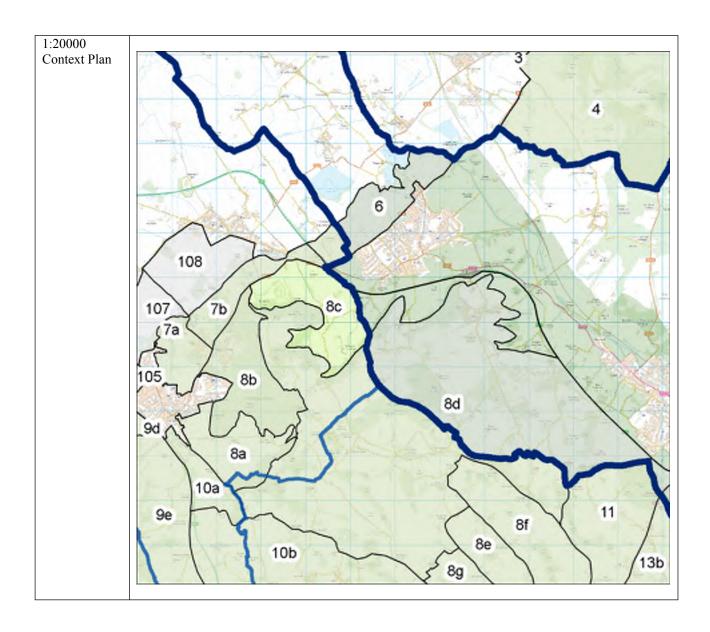
Case than 5% of the land parcel is covered by built form which mainly consists of farm buildings and a few sporadic houses.	merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	may significantly reduce the actual and perceived distances between the settlements. Although the scale of the gap is large enough that some development may be possible without the merging of Tring and Chesham, actual and perceived gaps may be affected by development between Tring and both Wendover and Chesham which could cause coalescence. The General Area is also part of the gap between Tring and Berkhamsted and plays an important role in preventing the significant erosion of the gap between the settlements.	
safeguarding the countryside and is least covered by development. Which mainly consists of farm buildings and a few sporadic houses. The land parcel is characterised by rural land uses and landscapes including arable farming and open fields. The parcel has a number of steep gradients, with the undulating Chilterns giving way to the much flatter Bulbourne Valley to the north. This affords some long views across largely rural, open land. There are distinct areas of woodland throughout the parcel and the land rises to the southern edge of the parcel which both interrupt long views but contribute to the character. There is a general absence of built environment throughout the parcel. The A41 running along the north of the land parcel does reduce the openness of the countryside slightly, but overall the General Area possesses a strong unspoilt rural character. Purpose 3: Total Score (4) To preserved the setting and special character of historic settlement, including views and wider context for historic settlement, including views and wistas between the settlement and the				5/5
Purpose 3: Total Score (4) To	safeguarding the countryside from	the countryside and is least covered by	which mainly consists of farm buildings and a few sporadic houses. The land parcel is characterised by rural land uses and landscapes including arable farming and open fields. The parcel has a number of steep gradients, with the undulating Chilterns giving way to the much flatter Bulbourne Valley to the north. This affords some long views across largely rural, open land. There are distinct areas of woodland throughout the parcel and the land rises to the southern edge of the parcel which both interrupt long views but contribute to the character. There is a general absence of built environment throughout the parcel. The A41 running along the north of the land parcel does reduce the openness of the countryside slightly, but overall	5
preserved the setting and special character of historic towns between the settlement and the settlement and the core and does not meet this Purpose.	Purpose 3: Tot			5/5
surrounding countryside. Purpose 4: Total Score 0/5	preserved the setting and special character of historic towns	provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.		0



Photograph 1: View facing south into the parcel, and land use characteristic of the parcel.



Photograph 2: Road running through the woodland, which are seen throughout the parcel.



General Area	8d	
Area (ha)	3186.8	
Local	Aylesbury Vale / Chiltern / Dacorum	
Authority		
Location Plan		
Location Plan	108 7b 107 7a 8b 8d	
	10a 8a 11	
	9e 10b 8e 8g 13a 13a	13b
Description	The land parcel is south of Tring and west of Berkhamsted. It is bounded by the topograph	y and
Purpose	ridge line in the north and by Chesham Lane/Chartridge Lane on the south. Criteria Assessment	Score
(1) To check	(a) Land parcel is at the The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more area.	
unrestricted	distinct large built-up	
sprawl of	areas.	
large built-up	(b) Prevents the outward	0
areas	sprawl of a large built-	
	up area into open land, and serves as a barrier at	
	the edge of a large built-	
	up area in the absence of	
	another durable	
	boundary.	
Purpose 1: Tot		0/5
(2) To prevent	Prevents development The land parcel forms part of the less essential gaps between	3
neighbouring	that would result in the non-Green Belt settlements of Chesham and both	
towns from	merging of or significant Wendover and Tring, as well as between Wendover,	

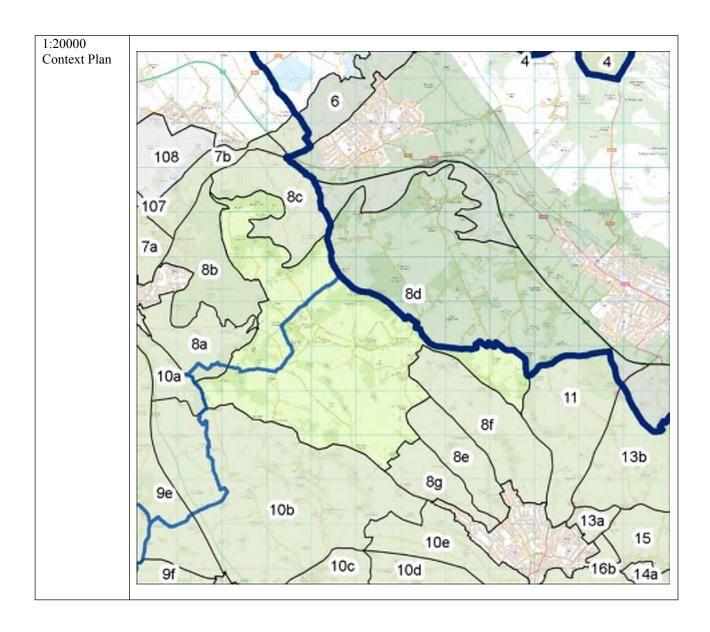
merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Berkhamsted and Bovingdon. The scale of these gaps, as well as their character in terms of topography, is such that the parcel plays a lesser role in preventing their coalescence. However, the parcel does also form part of the wider gap between Tring and Wendover, ensuring the scale and openness of this gap is maintained, and also plays an important role in maintaining separation between Tring and the Green Belt settlement of Wigginton. This gap is of a narrow character and any development in the far northern area of the parcel would likely result in the merging of these settlements. In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gaps between Buckland Common, Cholesbury and St Leonards, each partially identified as a Row of Dwellings in the Chiltern Local Plan, preventing them from coalescing.	
Purpose 2: To	tal Score		3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains less than 2% built form, largely of farm houses and sporadic houses. The land parcel possess a strong unspoilt rural character, consisting of open fields, and arable and pasture land. There are distinct areas of woodland, and no major roads which cause severance to the wider countryside. The land is relatively flat so there are views across the parcel and into open countryside, disrupted at time by the woodlands. There is some ribbon development and a small number of houses but these are sporadic, are often farm buildings associated with the land use, and do not detract from the overall strong rural character.	5
Purpose 3: To	tal Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0



Photograph 1: View through the wooded areas, which are distinct throughout the land parcel.



Photograph 2: View of open fields and looking onto wider countryside of General Area 8d, which is characteristic throughout the land parcel.



C 1 A	0 -		
General Area Area (ha)	8e 237.8		
Local	Chiltern		
Authority	Ciniterii		
Location Plan			
Location 1 ian			into 1
	1 1	Nancago	300
	1 '	Copel Face 8d	1
		2 200	
			0
	Wood Farm		11
		V	- Laurence 1
	-9-		4000
	. /	8f	1
	8d \	200	1
			1
	1	Bellingdon	1
		/ manufacture of the same of t	3
		Texts Displays	
	1		
	/	8e	
	<		e
		Asheridge Sunty	
	X	8g	
	- Cambridge		
	Chartnoge	1 2 1	0
	1000	Hazeldene Farm	
	9	Great Hiv (05)	
	10b	TE Nood ()	
			1.457
	Ones (ag V
	Spring House		
		10e	TEN W
			TW all
Description		vest of Chesham and is bounded by Braziers End / Asheridge Roa	
		een to the north-west, Chesham Road/Mount Nugent on the east,	and the
Dumoss	built-up area of Chesham		Sagra
Purpose (1) To check	Criteria (a) Land parcel is at the	Assessment The land parcel is at the edge of the Chesham large built-up	Score PASS
the	edge of one or more	area.	FASS
unrestricted	distinct large built-up	urou.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected with the large built-up area of	3+
areas	sprawl of a large built-	Chesham on the south-east and southern sides of the parcel,	
	up area into open land,	preventing its outward sprawl into open land.	
	and serves as a barrier at		
	the edge of a large built-	The boundary between the land parcel and Chesham built-	
	up area in the absence of	area is weak and irregular, consisting of the back of	
	another durable	residential gardens at the very southern tip of the parcel, and a	
	boundary.	thick line of trees as part of Captain's Wood which is an	
		ancient wood on the remaining connecting boundary with the	
Durmoso 1. Ta	tal Saara	built area.	3+/5
Purpose 1: Tot	iai Score		」 ン⊤/ ゔ

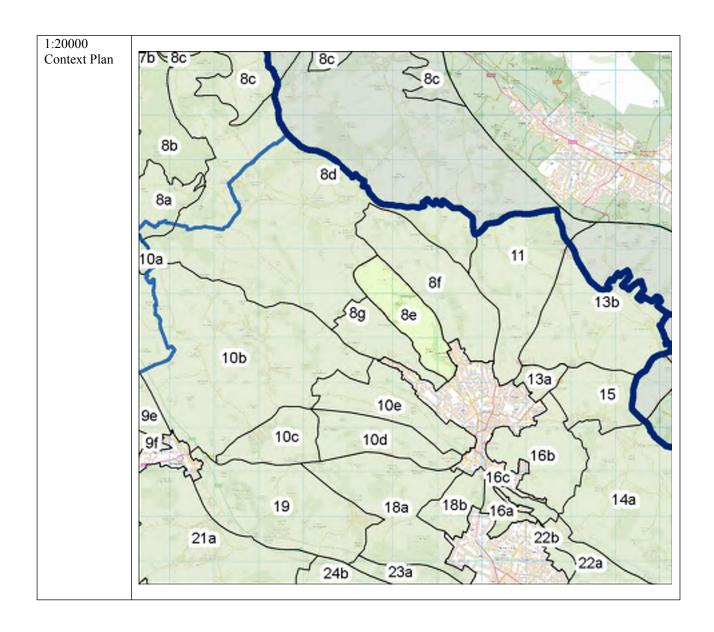
Purpose 2: Total Score 1/5	(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the less essential gap between the non-Green Belt settlements of Chesham and Wendover. The scale and character of the overall gap is such that the parcel is less important for restricting the merging of these settlements. In particular, the south of the parcel is less important for preventing the coalescence, specifically around the built-up area of Chesham, and the area of land between Mount Nugent Road and the edge of Captain's Wood which, as a protected ancient woodland, is a durable feature. However, it should be noted that, at the local level, the parcel plays a role in protecting the gap between Chesham and both Asheridge and Bellingdon, identified as Rows of Dwellings in the Chiltern Local Plan, preventing them from coalescing as a result of ribbon development along Mount Nugent or Asheridge Road.	1
safeguarding the countryside and is least covered by development. The land parcel possesses a strong unspoilt rural character. Land use is predominantly fields for arable farming, and there is a thick woodland in the centre and southern tip of the parcel known as Captain's Wood. This southern wooded area also provides a natural division between the Chesham built-up area and the parcel. Sporadically throughout the parcel there are some residential and farm buildings, as well as a farmhouse shop and tea room off Asheridge Road. Development becomes more concentrated at the north-eastern edge of the parcel, but this development does not interfere with the overall unspoilt rural character. Purpose 3: Total Score (4) To preserved the setting and wider context for historic settlement, character of historic settlement, including views and vistas between the settlement and the	Purpose 2: Tot	al Score		1/5
(4) To preserved the setting and special character of historic towns (A) To preserved the settlement settlement, including views and historic towns (A) Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the	(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel possesses a strong unspoilt rural character. Land use is predominantly fields for arable farming, and there is a thick woodland in the centre and southern tip of the parcel known as Captain's Wood. This southern wooded area also provides a natural division between the Chesham built-up area and the parcel. Sporadically throughout the parcel there are some residential and farm buildings, as well as a farmhouse shop and tea room off Asheridge Road. Development becomes more concentrated at the north-eastern edge of the parcel, but this development does not interfere with the overall unspoilt rural	4
preserved the setting and wider context for special character of historic towns historic towns settlement and the core and does not meet this Purpose.	Purpose 3: Tot	al Score		4/5
countryside. Purpose 4: Total Score 0/5	preserved the setting and special character of historic towns	provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.		0



Photograph 1: View across the land parcel fields and out into open countryside from Asheridge Road, facing north-east.



Photograph 2: View across arable fields and out into open countryside from Asheridge Road, facing north-east.



General Area	8f		
Area (ha)	447.5		
Local	Chiltern		
Authority			
Location Plan			
Location Plan	Play 1 Sept 1 Se	Bellingdon 8e Bellingdon	13b
Description	Nugent Road to the west, I	f the Chesham built-up area, and is bounded by Chesham Road/I Braziers End/Rays Hill to the north-west, and Chloesbury Lane/	
Dumass	Road to the east.	Assassment	Scarc
Purpose (1) To check	Criteria (a) Land parcel is at the	Assessment The land parcel is at the edge of the Chesham large built-up	Score PASS
the	edge of one or more	area.	TASS
unrestricted	distinct large built-up	urou.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected with the large built-up area of	3+
areas	sprawl of a large built- Chesham on the south-west side of the parcel, preventing its		
	up area into open land, outward sprawl into open land.		
	and serves as a barrier at		
	the edge of a large built-	The boundary between the land parcel and Chesham built-	
	up area in the absence of		
	accorded of		1
	another durable	residential gardens and some small roads. The land narcel	
	another durable boundary.	residential gardens and some small roads. The land parcel serves as an additional barrier to sprawl.	
Purpose 1: Tot	boundary.	residential gardens and some small roads. The land parcel serves as an additional barrier to sprawl.	3+/5
Purpose 1: Tot (2) To prevent	boundary.		3+/5 1

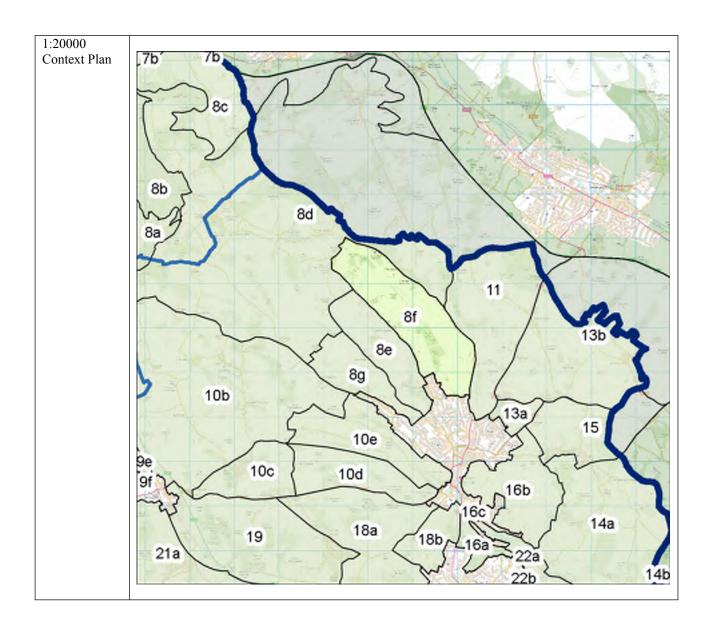
-			
towns from merging Purpose 2: Tot (3) Assist in	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. al Score Protects the openness of	Overall, the gap is of sufficient scale and character that the parcel plays a lesser role in restricting the merging of settlements. In particular, the south of the land parcel adjacent to the Chesham built-up area is less important for preventing the coalescence of these settlements. However, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Chesham and Bellingdon, identified as a Row of Dwellings in the Chiltern Local Plan, preventing ribbon development along Mount Nugent that may result in coalescence. Less than 5% of the land parcel is covered by built form.	1/5
safeguarding the countryside from encroachment	the countryside and is least covered by development.	The land parcel has a largely rural character with a general absence of built development, largely characterised by rural uses but with some development and man-made structures. There are many farms in the parcel which rear and graze animals, and they are accompanied by associated farm houses. There are open fields, meadows and a large wooded area in the centre of the parcel with dense trees. There is however a lot of ribbon development encroaching into the countryside all along Chesham Road/Mount Nugent. Views of the modern housing developments into Chesham built-area diminishes a sense of openness into wider countryside, and there are few long views due the slight incline running through the centre of the parcel and because of the wooded area.	
Purpose 3: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: View of the entry into Chesham southwards on Mount Nugent Road.



Photograph 2: View of pasture land, facing east into the parcel from Mount Nugent Road.



Area (ha) Iocal Chiltern Authority Location Plan Description General Area 8g is north-west of Chesham and is bounded by Chartridge Road and the built-up area of Chesham to the south-west, a tree line/wood to the north-west, and Braziers End/Asheridge Road to the east. Purpose Criteria (a) I and parcel is at the dege of one or more distinct large built-up area in the absence of large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of another durable of a large built-up area in the absence of a large built-up area of a large built-up area of a large built-up area	General Area	8g		
Description General Area 8g is north-west of Chesham and is bounded by Chartridge Road and the built-up area of Chesham to the south-west, a tree line/wood to the north-west, and Braziers End/Asheridge Road to the cast. Purpose (1) To check the uncertificated sprawd of a large built-up area as south-gray areas. (b) Prevents the outward sprawd of a large built-up area for south-gray area in the edge of a large built-up area. Purpose 1: Total Score Purpose 1: Total Score The land parcel forms part of the less essential gap between 1				
Description Constitution of Chesham to the south-west, at tree line/wood to the north-west, and Braziers End/Asheridge Road and the built-up area of Chesham to the south-west, at tree line/wood to the north-west, and Braziers End/Asheridge Road and tree degle of one or more distinct large built-up areas Purpose (1) To check the degree of an other durable sprawl of a large built-up area in the absence of an other durable south-west and surpass as a barrier at the edge of an other durable south-west and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by surpass. Purpose 1: Tortal Score The land parcel is connected with the large built-up area of Chesham on the south-east side of the parcel, preventing its univard sprawl into open land. The boundary between the land parcel and Chesham built-trea is sweak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by south-was a sprawl into open land. The land parcel forms part of the less essential gap between 1 The land parcel forms part of the less essential gap between 1				
Description General Area 8g is north-west of Chesham and is bounded by Chartridge Road and the built-up area of Chesham to the south-west, a tree line/wood to the north-west, and Braziers End/Asherridge Road and the unit-up area of Chesham to the south-west, a tree line/wood to the north-west, and Braziers End/Asherridge Road to the east. Purpose Criteria Assessment Score distinct large built-up area in open land, and serves as a barrier at the edge of one or more distinct large built-up area in the absence of another durable solution and serves as a barrier at the edge of a large built-up area in the absence of another durable solutions of the land parcel and Chesham built-up area in the absence of another durable solutions of the land parcel and Chesham built-up area in the absence of another durable solutions of the land parcel and Chesham built-up area in the absence of another durable solutions of the land parcel and Chesham built-up area in the absence of another durable solutions of the large part of the less essential gap between 1 Purpose 1: Total Score Prevents development The land parcel forms part of the less essential gap between 1				
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Description General Area 8g is north-west of Chesham and is bounded by Chartridge Road and the built-up area of Chesham to the south-west, at tree line/wood to the north-west, and Braziers End/Asheridge Road to the east. Purpose (1) To check the unrestricted system) (a) Land parcel is at the edge of one or more distinct large built-up area of sprawl of large built-up area in the object of a large built-up area in the absence of another durable boundary. The land parcel is connected with the large built-up area of Chesham on the south-east side of the parcel, preventing its outward sprawl into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. Purpose I: Total Score (2) To prevent Prevent Prevent The land parcel forms part of the less essential gap between 1		3 (1)		
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Description General Area 8g is north-west of Chesham and is bounded by Chartridge Road and the built-up area of Chesham to the south-west, a tree line/wood to the north-west, and Braziers End/Asheridge Road to the east. Purpose (1) To check the unrestricted sprawl of large built-up areas. (b) Prevents the outward areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area into east. The land parcel is at the edge of the Chesham large built-up area of Chesham on the south-east side of the parcel, preventing its outward sprawl into open land. The boundary between the land parcel and Chesham built-area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. Purpose 1: Total Score 2) To prevent The land parcel forms part of the less essential gap between The land parcel forms part of the less essential gap between The land parcel forms part of the less essential gap between			oe	West
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large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. Purpose 1: Total Score (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. The land parcel is connected with the large built-up area of Chesham on the south-east side of the parcel, preventing its outward sprawl into open land. The boundary between the land parcel and Chesham built-area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. 3+/5 The land parcel is connected with the large built-up area of Chesham on the south-east side of the parcel, preventing its outward sprawl into open land. The boundary between the land parcel and Chesham built-area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. 3+/5				
areas sprawl of a large built- up area into open land, and serves as a barrier at the edge of a large built- up area in the absence of another durable boundary. Purpose 1: Total Score Chesham on the south-east side of the parcel, preventing its outward sprawl into open land. The boundary between the land parcel and Chesham built- area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. 3+/5 The land parcel forms part of the less essential gap between				
up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. Purpose 1: Total Score (2) To prevent Prevents development Up area into open land, outward sprawl into open land. The boundary between the land parcel and Chesham built-area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. 3+/5	large built-up			3+
and serves as a barrier at the edge of a large built- up area in the absence of another durable boundary. Purpose 1: Total Score (2) To prevent Prevents development The boundary between the land parcel and Chesham built- area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. 3+/5	areas			
the edge of a large built- up area in the absence of another durable boundary. Purpose 1: Total Score (2) To prevent Prevents development The boundary between the land parcel and Chesham built- area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features. 3+/5			outward sprawl into open land.	
up area in the absence of another durable boundary. Purpose 1: Total Score (2) To prevent Prevents development The land parcel forms part of the less essential gap between 1				
another durable boundary. and semi-detached houses with large gardens bounded by softer, natural features. Purpose 1: Total Score 3+/5 (2) To prevent Prevents development The land parcel forms part of the less essential gap between 1				
boundary. softer, natural features. Purpose 1: Total Score 3+/5 (2) To prevent Prevents development The land parcel forms part of the less essential gap between 1				
Purpose 1: Total Score 3+/5 (2) To prevent Prevents development The land parcel forms part of the less essential gap between 1		1		
(2) To prevent Prevents development The land parcel forms part of the less essential gap between 1			softer, natural features.	
				3+/5
neighbouring that would result in the non-Green Belt settlements of Chesham and Wendover.				1
	neighbouring	that would result in	the non-Green Belt settlements of Chesham and Wendover.	

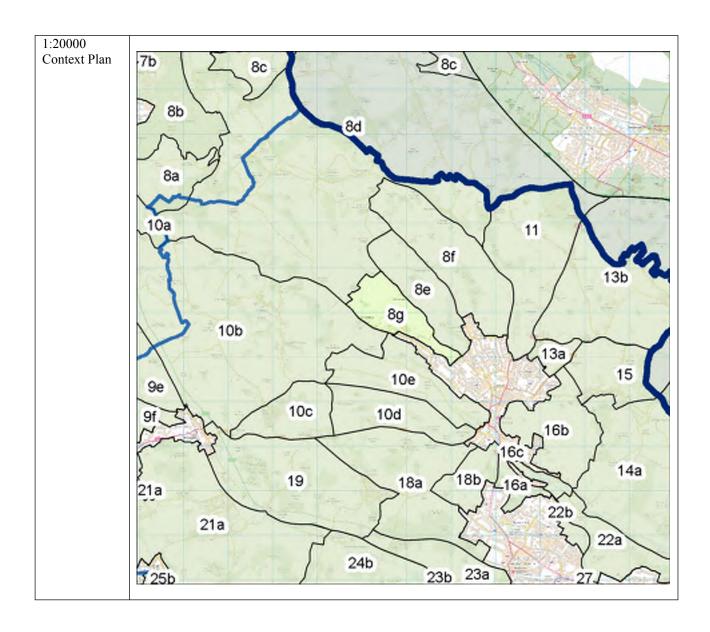
towns from	merging of or significant	The gap is of sufficient scale and character that the parcel is	
merging	erosion of gap between	less important for preventing coalescence, in particular in the	
	neighbouring	south of parcel adjacent to Chartridge Lane and the built-up	
	settlements, including ribbon development	area of Chesham.	
	along transport corridors	It should also be noted that, at the local level, the parcel plays	
	that link settlements.	a role in preventing further coalescence between Chesham	
	that this settlements.	and Chartridge or Asheridge, both identified as a Row of	
		Dwellings in the Chiltern Local Plan.	
Purpose 2: Tot	tal Score	2 Westings in the Children Boom 1 will	1/5
(3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form.	3
safeguarding	the countryside and is	. ,	
the	least covered by	The land parcel is predominantly fields, providing a largely	
countryside	development.	rural character and feel throughout the parcel. Fields are used	
from		for both crops and grazing, and due to the topography of the	
encroachment		land parcel which slopes up from the centre toward the	
		eastern and western boundaries of the parcel, there are long	
		views into the wider countryside. There is some ribbon	
		development along Chartridge Road, which becomes more	
		concentrated at the south-west of the parcel when the parcel meets Chesham built-up area. There is also a caravan site to	
		the north east of Chartridge Lane near to other ribbon	
		development, and marring an open countryside feel.	
		development, and marring an open countryside icei.	
		Despite the presence of some built form, the land parcel has a	
		largely rural character overall.	
Purpose 3: Tot			3/5
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this Purpose.	
setting and	wider context for		
special	historic settlement,		
character of	including views and		
historic towns	vistas between the settlement and the		
	settlement and the surrounding		
	countryside.		
Purpose 4: Tot		<u>l</u>	0/5
Turpose 7. Iui	ai beute		013



Photograph 1: View of residential house along Asheridge Road, facing north.



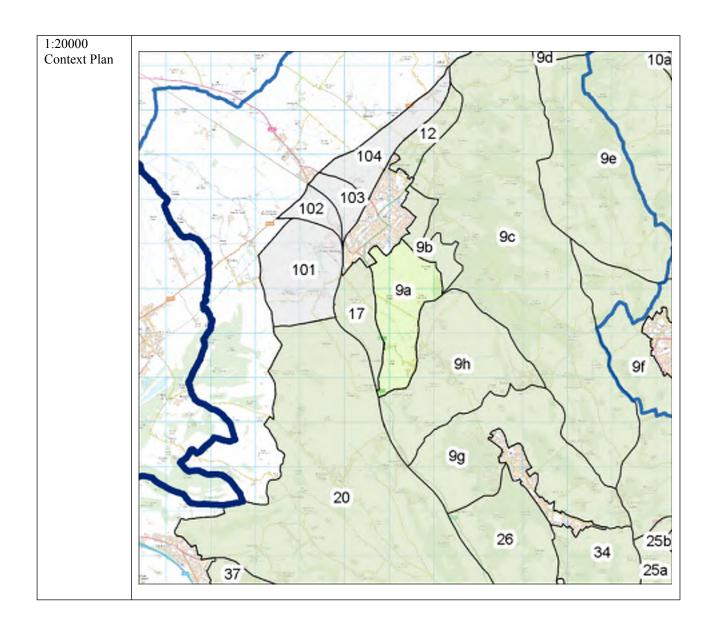
Photograph 2: View looking east into the parcel onto fields typical for the parcel, taken from Asheridge Road.



General Area	00		
Area (ha)	9a 330.1		
Local	Wycombe		
Authority	w yeombe		
Location Plan			
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	2	Saunderful Promped	Density Spi
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	Marco Flore Declare	For Both Calcord	_
			9g
Description		inces Risborough and bounded by the A4010 to the west, Little L	ane to
Purpose	Criteria	Brimmers Road to the east. Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Princes Risborough large	PASS
the	edge of one or more	built-up area. The parcel extends someway south into more	
unrestricted	distinct large built-up	open countryside. The parcel is also at the north-western	
sprawl of	areas.	extremity of the designated Green Belt in Buckinghamshire.	
large built-up	(b) Prevents the outward	The land parcel is connected with the large built-up area of	3+
areas	sprawl of a large built-	Princes Risborough at the northern edge of the General Area	
	up area into open land,	preventing its outward sprawl into open land.	
	and serves as a barrier at the edge of a large built-	The boundary between the land parcel and the built-up area is	
	up area in the absence of	frequently weak, irregular and semi-permeable, consisting of	
	another durable	the backs of houses and gardens, arable fields, and the Princes	
	boundary.	Risborough School playing fields. Some of the features are	
		also shouldered by a minor road.	
		The land parcel therefore provides a barrier in the absence of	
		other durable boundaries and is an important barrier to	

		sprawl.	
Purpose 1: Tota			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Princes Risborough and Walter's Ash, which are a considerable distance apart and at little risk of coalescence. Additionally there are two further parcels further south which further reduce this risk. The north of the parcel is therefore less important for preventing coalescence between settlements. The parcel also forms the gap between Princes Risborough and the Green Belt settlement of Lacey Green / Loosley Row. There is already ribbon development in and around this village in the south-east of the parcel at Woodway and Lower Road. Any further development here may reduce the perceptual distance between the settlements and contribute to the merging of the settlements.	3
Purpose 2: Tota	al Score		3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. Overall, the land parcel has a similar character throughout, largely consisting of undulating expansive countryside. The predominant land use is arable fields, complemented by meadows and woodlands with public footpaths cutting through. The A4010 runs north to south and, together with the railway line, acts as a barrier and a separator to the wider countryside to the west. In the north, a small area of Green Belt extends north of Upper Icknield Way. The feeling of enclosure from surrounding urban development diminishes its sense of rurality. Within the parcel itself, built form is concentrated in the south-east on the fringes of Lacey Green / Loosley Row, which a substantial cluster of residential properties around Lower Road, Foundry Lane and Loosley Hill. These slightly diminish the unspoilt character of the countryside, though the village maintains an inherent feeling of rurality. Other built form consists of farm buildings, which are dispersed throughout the parcel. These do not impact on the parcel's rural character or feeling of openness. Despite the land parcel adjoining Princes Risborough to the north and containing part the settlement of Lacey Green / Loosley Row in the south, it possesses a strong unspoilt rural character overall.	4
Purpose 3: Tota			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tota			0/5





General Area	9b		
Area (ha)	123.1		
Local	Wycombe		
Authority			
Location Plan	///// 12 5	DOTOLOTA	the Contract of the Contract o
Location Plan	104 103 ICES ROUGH	9c Creen Halley Farm Balley Corbage Windsor Hill Balmeners Farm	
	Wncy Ridge	Latte Wardrobes 9h	
	1 2	The second secon	
-		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	1.
Description		It to the south-east of Princes Risborough / Monks Risborough and to the north-west, Brimmers Road to the south-west, Peters Large north-east.	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	Princes Risborough / Monks Risborough.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3+
areas	sprawl of a large built-	Princes Risborough / Monks Risborough, preventing its	
	up area into open land,	outward sprawl into open land.	
	and serves as a barrier at		
	the edge of a large built-	The boundary between the land parcel and the Princes	
	up area in the absence of	Risborough / Monks Risborough built-up area is	
	another durable	predominantly bordered by features lacking in durability or	
	boundary.	permanence, consisting of detached properties with large	
		gardens bounded by softer natural features. A small part of	
		the boundary to the north is bounded by the durable Aylesbury Road. The land parcel is an important barrier to	
	1	Ayresoury Road. The fand parcer is an important partief to	

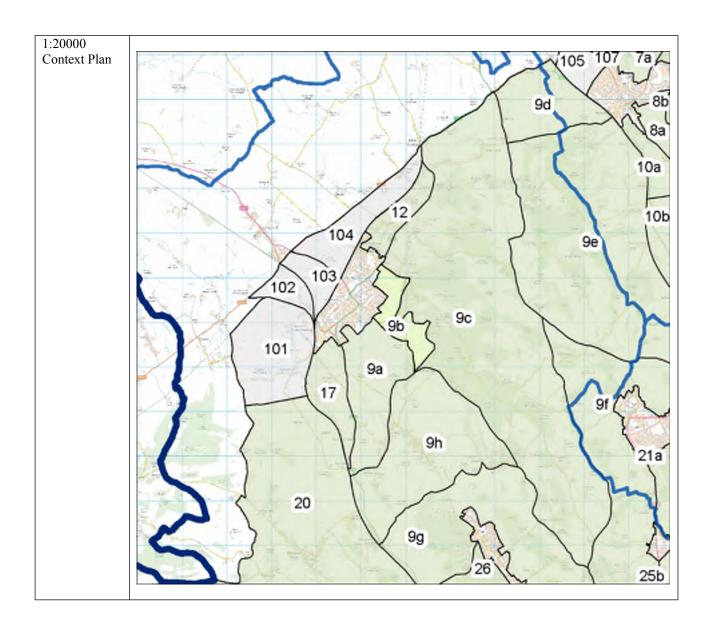
		sprawl.	
Purpose 1: Tot	al Score		3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Princes Risborough and Walter's Ash / Naphill, which is of sufficient scale and character that development is unlikely to cause merging between settlements, or affect the gaps to the Green Belt settlement of Lacey Green / Loosley Row.	1
Purpose 2: Tot			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built-form. The land parcel is characterised by open fields and agricultural uses bordered by woodland. The topography of the land parcel is undulating and slopes up to woodland on the eastern boundary. There is an absence of built-form in the south of the land parcel which contributes to a sense of openness and connection to the surrounding countryside to the south. Built-form mainly falls in the northern half of the land parcel which is more enclosed to the north and where the character is diminished by properties on Peters Lane, Westfields, Kop Hill and New Road. There is also a reservoir in the south of the land parcel. Overall the land parcel has a strong unspoilt rural character.	4
Purpose 3: Tot	al Score		4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	7		0/5



Photograph 1: View of open fields in General Area 9b facing south from Kop Hill, which is characteristic of the south of the land parcel.



Photograph 2: View of built-form on the northern boundary of General Area 9b, facing west on Peters Lane.

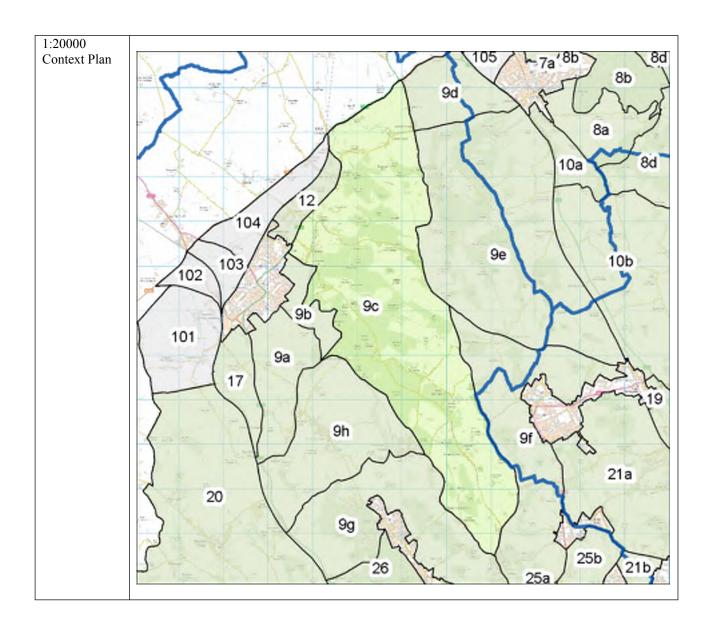


General Area	9c		
Area (ha)	2111.5		
Local	Wycombe		
Authority	, , , come c		
Location Plan			
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			330
Description	General Area 9c lies to the	e east of Princes Risborough / Monks Risborough and to the south	n-west of
Description		edge is bounded by the northern boundary of the Green Belt desig	
		Road, the western extent of wooded areas around Peters Lane an	
		d and Coleheath Bottom on the western side, and by Missenden R	
	Hampden Road on the eas		
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Princes Risborough large	PASS
the	edge of one or more	built-up area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The General Area is connected with the large built-up area of	3
areas	sprawl of a large built-	Princes Risborough at a very small part of the western edge.	
	up area into open land,	As it is connected to the settlement of Princes Risborough at a	
	and serves as a barrier at	very small point, it prevents outward sprawl into open land	
	the edge of a large built-	but to a small extent.	
	up area in the absence of		
	another durable	The boundary between the land parcel and the Princes	
	boundary.	Risborough built-up area is durable and permanent, consisting	
	L	of the A4010 road.	

Purpose 1: Total (2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring	The land parcel forms part of the less essential gaps between the non-Green Belt settlement of Princes Risborough / Monks Risborough to the west of the parcel, Wendover to the north-	3
	settlements, including ribbon development along transport corridors that link settlements.	east, and Great Missenden / Prestwood to the south-east, as well as much of the wider gap between Great Missenden / Prestwood, Great Kingshill and Walter's Ash / Naphill to the south-west of the parcel. Although the overall scale and openness of these gaps are important to restricting the merging of these settlements, the north-west of the parcel towards the edge of Princes Risborough is less important overall in preventing the coalescence of settlements.	
Purpose 2: Tota	al Score	coarescence of settlements.	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains less than 2% built form, which is mainly farm houses and some ribbon development. The land parcel has distinct large areas of woodlands with established trees throughout the parcel which contributes to the strong unspoilt character. Other than the woodlands, the land is characterised by fields for arable farming and some pasture land. The topography is largely flat which offers good view points out across wider countryside, and giving a sense of openness. There is some ribbon development along the minor roads that cut through the parcel, especially along Bryants Bottom Road in the south of the General Area. However, this does not undermine the strong overall rural feel in the parcel.	5
Purpose 3: Tota			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0/5



Photograph 1: View across arable farming, which is characteristic of the land parcel use.



General Area	9d		
Area (ha)	279.8		
Local Authority	Aylesbury Vale / Wycomb	pe e	
Location Plan			
Location Plan	Insh Lee Terrick Chalkshire B 9c v Cross	Harter's Leave Louisvaker Farm	7a 10a
		Upper	
Description		o west of Wendover. It is bounded by the A413 and railway line esborough Road to the south, Chalkshire Road to the west, and the Lane to the north.	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Wendover large built-up	PASS
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.	The lead are also some at the district of the second of th	1
large built-up areas	(b) Prevents the outward sprawl of a large built-	The land parcel is connected to the large built-up area of Wendover, preventing its outward sprawl into open land. It	3
arcas	up area into open land,	displays a low level of containment as it simply adjoins the	
	and serves as a barrier at	large built-up area on the bottom half of the eastern boundary.	
	the edge of a large built-		
	up area in the absence of	The boundary between the land parcel and the Wendover	
	another durable	built-up area comprises the A413 and railway line which are	
	boundary.	prominent, permanent and consistent boundary features. The	
		land parcel therefore serves as an additional barrier to sprawl.	2/5
Purpose 1: Tot			3/5
(2) To prevent	Prevents development	The land parcel forms part of the less essential gap between	1

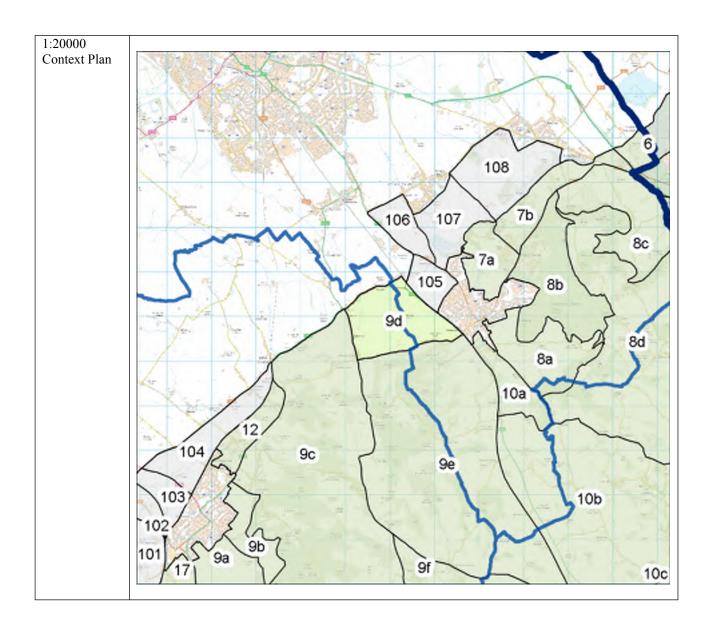
neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	the non-Green Belt settlements of Wendover and Princes Risborough. While the parcel plays a role in preventing further ribbon development along Wendover Road / Ellesborough Road or the B4009, the overall gap is of sufficient scale and character that the parcel is of less importance for preventing coalescence between these settlements.	
Purpose 2: Tot			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Overall, less than 5% of the land parcel is covered by built form, and the parcel retains a very open character characterised by rural land uses, predominantly arable farmland. The parcel's gently sloping topography affords a strong visual connection with the wider countryside. Built development includes several agricultural farm buildings in the centre of the parcel, which do not diminish its sense of rurality. More substantial built form is located on Chalkshire Road on the western edge and along Ellesborough Road to the south, consisting of residential ribbon development. This, in combination with the Ellesborough golf course in the south of the parcel, diminishes the unspoilt character of the countryside slightly, though only on a local scale. However, the parcel as a whole retains a strong, unspoilt rural character.	4
Purpose 3: Tot			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	Although the land parcel abuts the historic core of Wendover, the land parcel makes limited contributions to the broader setting of the historic core. The A413 / railway line which provides the boundary between the east side of the land parcel and the Wendover historic town creates major severance as it is set in a cutting and creates a physical gap between the two land areas. This limits any views in or out of the historic settlements and minimises the relationship with the Green Belt. There is a pedestrian/road bridge at Pound Street which provides the only accessible crossing between the Green Belt and the historic core, which does offer short views of the residential houses at the entrance to the Wendover historic core.	1
		While the A413 is a strong visual barrier and restricts long or wide views from Wendover to the surrounding countryside, the parcel does contribute more generally to Wendover's rural setting.	
Purpose 4: Tot	tai Score		1/5



Photograph 1: View into Ellesborough Golf Club, facing north from Wendover Road.



Photograph 2: View across a farmer's field, facing east from Chalkshire Road.



General Area	9e		
Area (ha)	1580.7		
Local	Aylesbury Vale / Chiltern	/ Wycombe	
Authority			
Location Plan	301 001	105 8b	7
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	beautiful description	10a 8c	E
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	Daniel Control	9e	1
		10b	
		and the same of th	1
			1
	9c		4.5
	They	91	= =
	9h	21a	10c
Description	corner, and is located east	dover at its north-east corner and Great Missenden at the south-e of Princes Risborough. It is bounded by the railway line to the ex Road to the north, and Missenden Road / Rignall Road to the we	ast,
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Wendover large built-up	PASS
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	(h) Proyents the outward	The land parcel is connected to the large built up area of	3
large built-up areas	(b) Prevents the outward sprawl of a large built-	The land parcel is connected to the large built-up area of Wendover, preventing its outward sprawl into open land.	3
	up area into open land,	mende ver, preventing his outward sprawr into open fand.	
	and serves as a barrier at	The boundary between the land parcel and the Wendover	
	the edge of a large built-	large built-up area consists of the A413 and railway line	
	up area in the absence of	which are prominent, permanent and consistent boundary	
	another durable	features. The land parcel therefore serves as a barrier to	
Purpose 1: Tot	boundary.	sprawl.	3/5
(2) To prevent	Prevents development	The land parcel forms part of the less essential gap between	1
(2) To prevent	1 10 tollis de telepinent	2.1.2 mile parver forms part of the 1000 cosciliar gap octween	

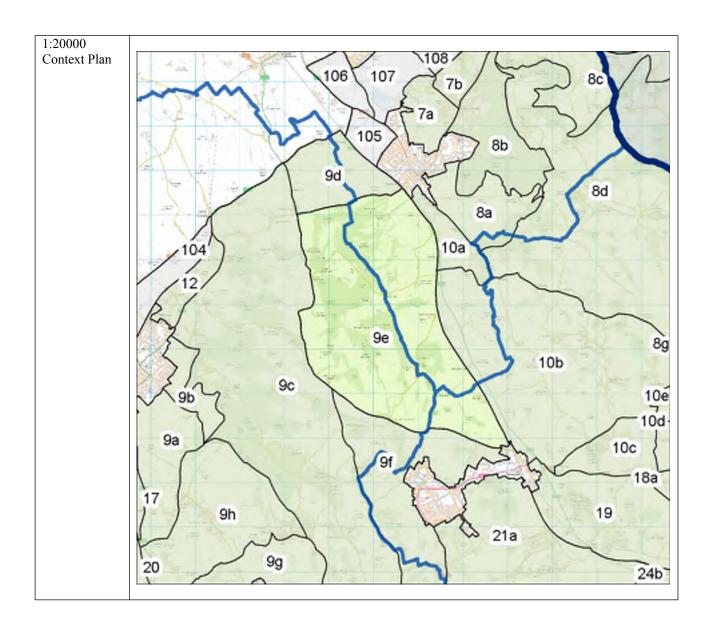
naiahhaia	that would result in	the non-Green Belt settlements of Prestwood/Great	
neighbouring			
towns from	merging of or significant	Missenden and Wendover. While the parcel plays a role in	
merging	erosion of gap between	maintaining the general openness of this area, the overall gap	
	neighbouring	is of sufficient scale and character that the parcel is of less	
	settlements, including	importance for preventing coalescence between these	
	ribbon development	settlements.	
	along transport corridors		
	that link settlements.		
Purpose 2: Tot			1/5
(3) Assist in	Protects the openness of	Less than 2% of the land parcel is covered by built form,	5
safeguarding	the countryside and is	consisting of residential developments and buildings for	
the	least covered by	agricultural use.	
countryside	development.		
from encroachment		The land parcel has a strong unspoilt rural character, defined by an absence of built environment and characterised by rural land uses, mainly of arable and pasture land. There are distinct areas of large woodland throughout the parcel, including the National Trust managed Coombe Hill Woodland. From the interior of the parcel there are wide and undisrupted views and vistas in all directions, both across the land parcel and out into the wider countryside. There is some sporadic built development throughout the parcel, predominantly ribbon development along the small roads that intersect through the land parcel and near the built-up area of Missenden, as well as farm buildings. The railway line on the east does sever access into wider countryside, but this and the residential development do not undermine the overall unspoilt	
		rural character.	
Purpose 3: Tot			5/5
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this purpose.	
setting and	wider context for		
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		
Purpose 4: Tot	al Score		0/5



Photograph 1: View of sporadic residential development and the railway line in the distance, but with open fields and views into wider countryside to the west. Facing north from Rignall Road.



Photograph 2: View from Cobblershill Lane, facing south, across arable fields. The land use and vista is characteristic of the land parcel.



General Area	9f	
Area (ha)	879.3	
Local	Chiltern / Wycombe	
Authority	Cintern / Wycomoc	
Location Plan		
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Description	Land parcel 9f is located to the north and west of Great Missenden / Prestwood, and to the	east of
	Walter's Ash / Naphill. It is bounded to the west by Hampden Road, Warrenden Road, Val	
	and the settlement of Great Kingshill and to the east by the A4128 (Cryers Hill Road / Mis	
	Road) and the settlements of Great Missenden / Prestwood and Great Kingshill. The parcel	
	to the north by Rignall Road, and to the south by the A4128 (Cryers Hill Road).	
Purpose	Criteria Assessment	Score
(1) To check	(a) Land parcel is at the The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more area.	
unrestricted	distinct large built-up	
sprawl of	areas.	
large built-up	(b) Prevents the outward	0
areas	sprawl of a large built-	
	up area into open land,	
	and serves as a barrier at	
	the edge of a large built-	
	up area in the absence of	
	another durable	
	boundary.	
Purpose 1: Tot	tal Score	0/5

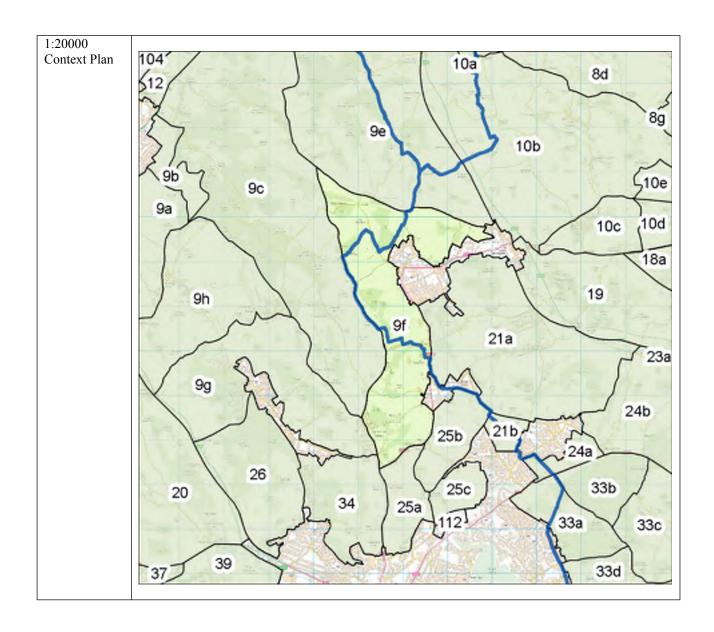
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gaps between the non-Green Belt settlements of Great Missenden/Prestwood, Walter's Ash/Naphill, Great Kingshill and the Green Belt settlements of Hughenden Valley and Cryers Hill in the very south of the parcel. Overall, the openness and scale of these gaps are important to restricting the merging of these settlements. However, the north-east of the parcel (between Great Missenden, Rignall Road and Hotley Bottom Lane) is less important for preventing coalescence.	3
Purpose 2: Tota	al Score		3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land is covered by built form, consisting mainly of residential development around the settlements of Hughenden Valley, Great Kingshill, Prestwood and Great Missenden. The land parcel possesses an overall strong unspoilt rural character, characterised by rural land uses including agricultural land, woodland, and open fields. The west side of the land parcel is at the bottom of a valley, which gently inclines east into the parcel. This offers long and open views across the parcel and into wider countryside. There are distinct areas of woodland throughout the parcel which interfere with views at times, but still contribute to the rural feel of the land parcel. There is built development around the perimeters of the land parcel where there are settlements — around Hughenden Valley and Great Kingshill in the south of the land parcel, and more substantial development around Prestwood in the north of the land parcel. There is also ribbon development along many of the roads that intersect through the land parcel, and other built-form for agricultural use throughout the land parcel. Overall however, the land parcel still maintains a strong rural feel despite the built form, offering open views and good connectivity to the wider Green Belt area.	4
Purpose 3: Tota	al Score		4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tota	al Score		0/5



Photograph 1 View into an open field from Honor End Land, and facing south-east.



Photograph 2: Ribbon development along Greenlands Lane.



General Area	9g		
Area (ha)	768.8		
Local	Wycombe		
Authority			
Location Plan			
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	Desired Land	15-72	/
<u></u>			
Description		the north-west of High Wycombe in Wycombe District and is	
		f Walters Ash and Naphill, the railway line (through Saundert	
		ttom Lane / Chapel Hill, Speen Road / Valley Road and Coon	noe
Purpose	Lane. Criteria As	ssessment	Score
(1) To check		ne land parcel is not at the edge of a distinct large built-up	FAIL
the	` ' -	ea.	FAIL
unrestricted	distinct large built-up	cu.	
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent		he land parcel forms a small part of the wider gap between	3
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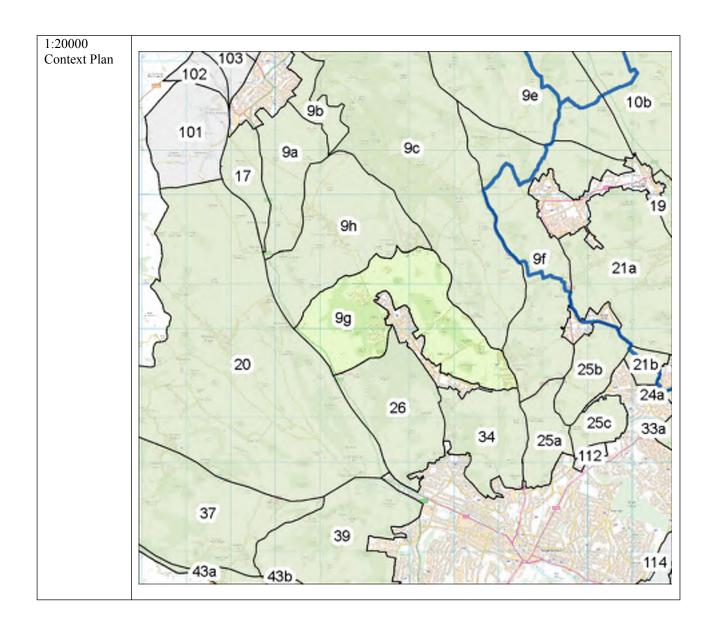
Purpose 4: Tot			0/5
	surrounding countryside.		
	settlement and the		
historic towns	vistas between the		
character of	including views and		
special	historic settlement,		
setting and	wider context for		
preserved the	provides immediate and	core and does not meet this Purpose.	
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
Purpose 3: Tot	al Score		4/5
		Despite the presence of some built-form, overall the land parcel has a strong unspoilt rural character.	
		fields, which have a more rural character.	
		The remainder of the parcel is characterised by areas of dense woodland and agricultural land with some views across open	
		development in the land parcel such as farms. These areas of the land parcel have a semi-urban character.	
		employment along Stocking Lane and some scattered	
		also some detached houses with large gardens and	
		in the Green Belt Settlement of Hughenden Valley. There are	
		west of Walters Ash as well as in the south-east of the parcel	
encroachment		there is a Royal Air Force base and housing development for MOD staff which are set within Park Wood to the north and	
from		Built form is concentrated in the north of the parcel where	
countryside	development.		
the	least covered by	sense of rurality in these limited locations.	
(3) Assist in safeguarding	the countryside and is	built form tends to be clustered together, thus diminishing the	4
Purpose 2: Tot (3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form. This	3/5
D., m aga 2. T. 4	eal Casus	north-east of the parcel in particular would be more sensitive.	2/5
		Ash and Lacey Green / Loosley Row. The south-east and	
		of ribbon development along New Road, linking Walter's	
		for preventing the coalescence of settlements, there is a risk	
		While the north-western section of the parcel is less important	
		would reduce these gaps in perceptual terms.	
		well as in several other locations throughout the parcel, which	
		coalescence from ribbon development along Coombe Lane as	
		settlement of Speen in the north. There would be a risk of	
		between Walter's Ash and Lacey Green / Loosley Row and the gap between these settlements and the Green Belt	
		Valley in the south-east of the parcel, as well as the gap	
	that link settlements.	between Naphill and the Green Belt settlement of Hughenden	
	along transport corridors	However, the land parcel contributes to protecting the gaps	
	settlements, including ribbon development	coalescence.	
	neighbouring	gap) means that it plays only a minor role in preventing	
merging	erosion of gap between	parcel (as well as the topographical character of the overall	
	merging of or significant	Great Kingshill. With respect to this gap, the scale of the	



Photograph 1: View of arable farming and woodland in General Area 9g which is characteristic of the east of the land parcel.



Photograph 2: View of built form and woodland behind which is characteristic of the north-west of the land parcel around Walters Ash.



General Area	9h	
Area (ha)	669.3	
Local	Wycombe	
Authority	Wycomoc	
Location Plan		
Location Plan	700	
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	Total Hope	
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Description	General Area 9h is located between Princes Risborough to the north-west and Walter's As	
	Naphill to the south-east. It is bounded by the railway line to the west, Little Lane / Lower	
	Wardrobes Lane / Pink Road to the north, Lily Bottom Lane to the east, and Chapel Hill /	Flowers
	Bottom Lane / Slad Lane / Smalldean Lane to the south.	_
Purpose	Criteria Assessment	Score
(1) To check	(a) Land parcel is at the The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more area.	
unrestricted	distinct large built-up	
sprawl of	areas.	
large built-up	(b) Prevents the outward	0
areas	sprawl of a large built-	
	up area into open land,	
	and serves as a barrier at	
	the edge of a large built-	
	up area in the absence of	
	another durable	
Dumas 1. T.	boundary.	0/5
Purpose 1: Tot		0/5
(2) To prevent	Prevents development The land parcel forms part of the wider gap between the non-	3

that would result in merging of or significant erosion of gap between neighbouring merging of or significant erosion of gap between neighbouring that would result in merging of or significant erosion of gap between neighbouring Green Belt settlements of Princes Risborough to the north of the land parcel, and Walter's Ash / Naphill to the south. Locally, it also maintains the gap between the Green Belt settlement of Lacey Green / Loosley Row, which is of a	
nerging erosion of gap between Locally, it also maintains the gap between the Green Belt	
settlements, including particularly narrow character, as well as gaps involving the	
ribbon development Green Belt settlement of Speen.	
along transport corridors	
that link settlements. The centre of the parcel around Lacey Green / Loosley Row,	
particularly the areas to the east and west of the village, as	
well as the far eastern and western areas of the wider parcel	
(which are not within the axis between the Princes	
Risborough and Walter's Ash / Naphill), are less important	
for preventing coalescence, but the wider parcel plays an	
important role in maintaining the general openness and scale	
of the gap.	
Purpose 2: Total Score 3/5	
3) Assist in Protects the openness of Less than 5% of the land parcel is covered by built form,	
afeguarding the countryside and is which consists mainly of residential development around	
he least covered by Speen, and Lacey Green / Loosely Row.	
ountryside development.	
rom Lacey Green / Loosley Row in the centre-west of the land	
parcel is the largest settlement in the General Area, and there	
is residential built form in and around the settlement. There is	
also residential built form around Speen, with houses, a	
school and local shops.	
However, despite this built form, the land parcel maintains a	
strong unspoilt rural character. The predominant land use in	
the area is open fields, for agricultural use, and a large area of	
woodland in the north-east side of the land parcel. The land	
rises relatively steeply at Loosely Row before declining again	
towards Speen to the east of the land parcel. The undulating	
topography offers wide views and vista across open	
countryside and rolling hills. There are occasional views into	
built-up areas, but there is also a strong relationship and	
accessibility to wider Green Belt area. The land parcel is	
important in maintaining the openness of the Green Belt.	<i>(=</i>
Purpose 3: Total Score4/54) ToProtects land whichThe land parcel does not abut an identified historic settlement0	
4) To Protects land which provides immediate and provides immediate	
etting and wider context for	
pecial historic settlement,	
haracter of including views and	
istoric towns vistas between the	
settlement and the	
surrounding	
countryside.	
Purpose 4: Total Score 0/5	/5



Photograph 1: View across arable farming, typical of the land use in the land parcel. Taken from the A4010 and facing east into the parcel.



Photograph 2: View looking east from Highwood Bottom, showing rural character in the east of the land parcel.



Photograph 3: View of equestrian uses near Widmer Farm (off Pink Road) in the north of the land parcel.

