

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

Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com



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:

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.

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.

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
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

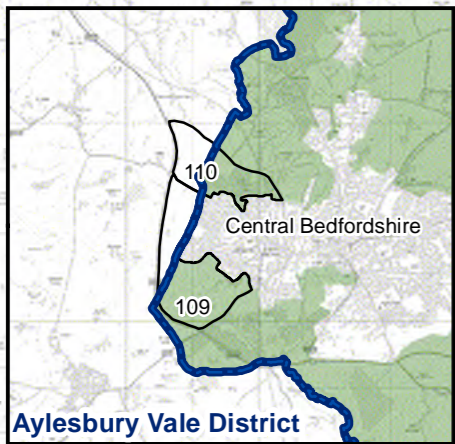
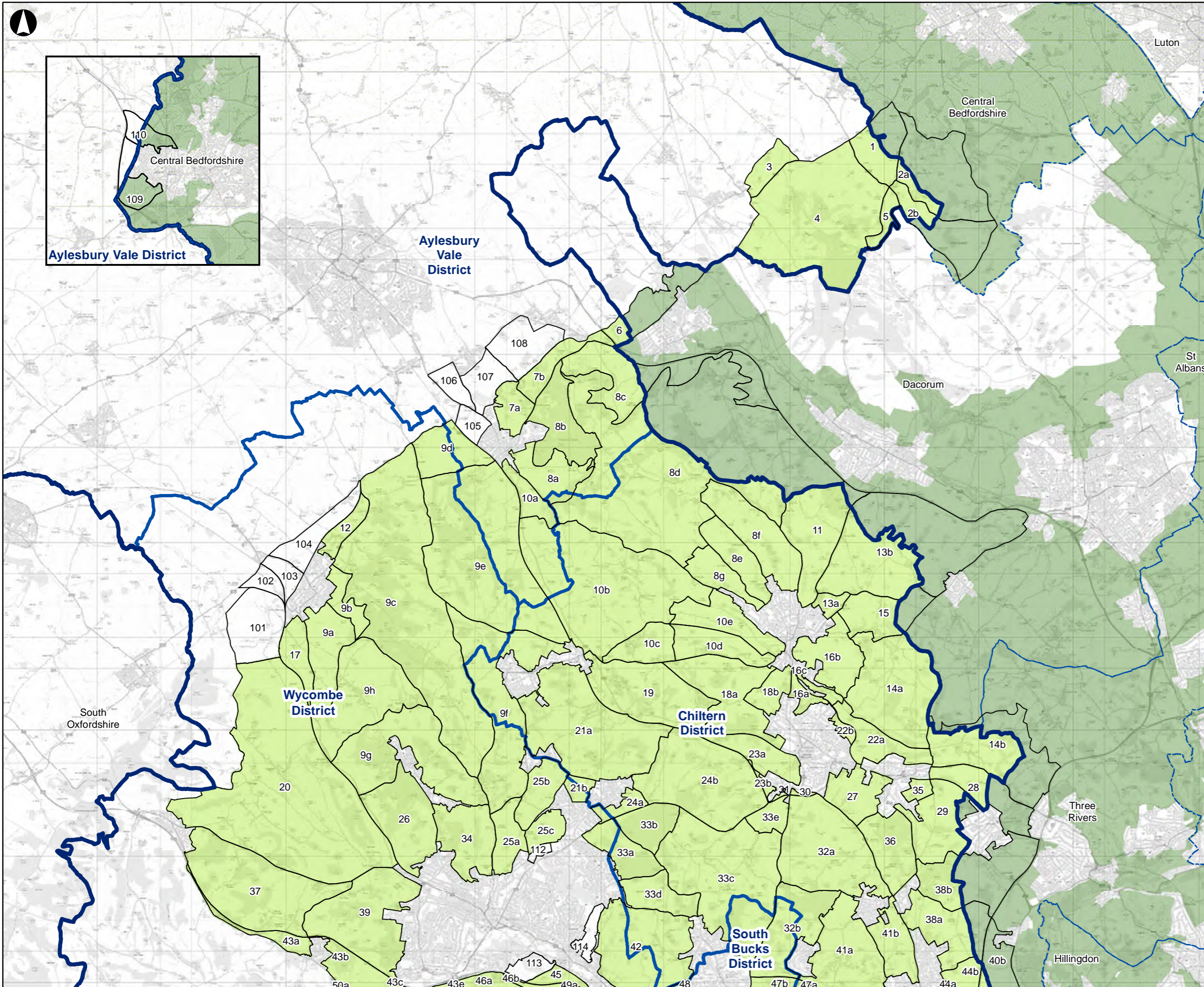
38a	3	RSA-12	North-west part of General Area 38a, incorporating National Society for Epilepsy site and wider area to the north.	Chiltern
40b	3	RSA-13	Small area in the south of General Area 40b, east of Tilehouse Lane.	South Bucks
43b	3	RSA-14	West of General Area 43b, at the edge of Lane End.	Wycombe
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
80a	1	RGA-1	Whole General Area.	South Bucks
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 Chapter 6 of main Report)			
107	4	N/A		Aylesbury Vale
108	4	N/A		Aylesbury Vale
109	4	N/A		Aylesbury Vale / <i>Central Bedfordshire</i>
110	4	N/A		Aylesbury Vale / <i>Central Bedfordshire</i>
111	4	N/A		Wycombe
112	4	N/A		Wycombe
113	4	N/A		Wycombe
114	4	N/A		Wycombe



Legend

- General Areas
- Neighbouring District
- Buckinghamshire District
- Buckinghamshire County
- Buckinghamshire Green Belt
- Neighbouring Green Belt

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P1	13-01-16	CG	ML	AB
Issue	Date	By	Chkd	Appd

Metres

0 1,550 3,100 6,200

ARUP

13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

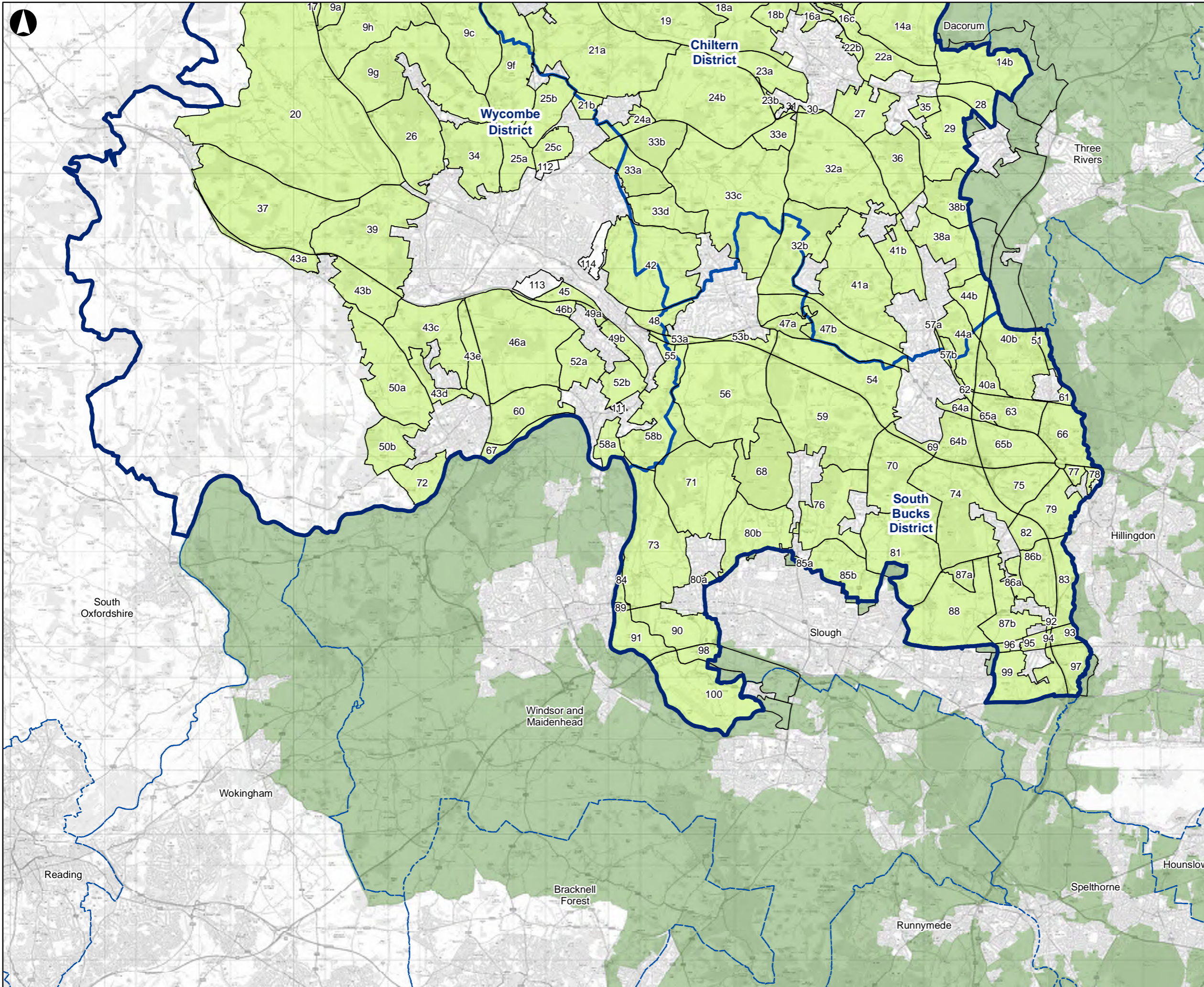
Client
The Buckinghamshire Authorities

Job Title
Buckinghamshire Green Belt Assessment

Map 4.3a General Areas, North

Scale at A3
1:115,000

Job No 242368-00	Drawing Status Issue
Drawing No 4.3a	Issue P1



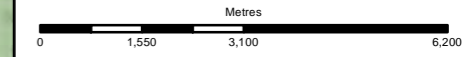
Legend

- General Areas
- Neighbouring District
- Buckinghamshire District
- Buckinghamshire County
- Buckinghamshire Green Belt
- Neighbouring Green Belt

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P1	13-01-16	CG	ML	AB
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Issue	Date	By	Chkd	Appd



ARUP

13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
The Buckinghamshire Authorities

Job Title
Buckinghamshire Green Belt Assessment

Map 4.3b General Areas, South

Scale at A3
1:115,000

Job No 242368-00	Drawing Status Issue
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Drawing No 4.3b	Issue P1
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General Area	1		
Area (ha)	287.1		
Local Authority	Aylesbury Vale / <i>Central Bedfordshire</i>		
Location Plan			
Description	General Area 1 is west of Whipsnade Zoo and north of Dagnall, and bounded by the B4506 on the east and the A4146 on the west. The north-eastern half of the parcel is located within Central Bedfordshire.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring	Prevents development that would result in	Land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.	0

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.		
Purpose 2: Total Score			0/5
(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 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.	5
Purpose 3: Total 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: Total Score			0/5

Site Photos

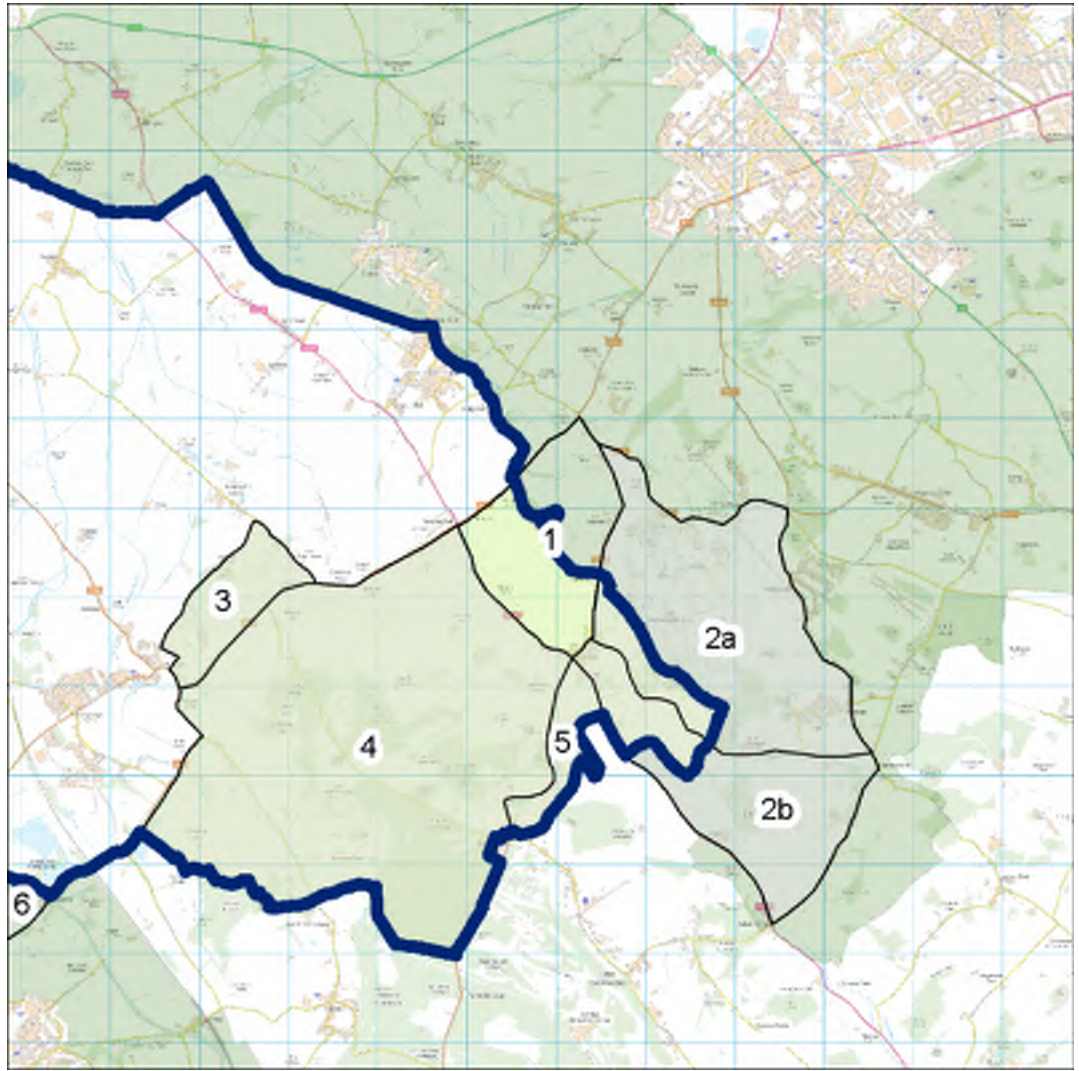


Photograph 1: View of arable crops from Icknield Way, facing south-east, which is characteristic of land use and view of the land parcel.



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

1:20000
Context Plan



General Area	2a		
Area (ha)	605.7		
Local Authority	Aylesbury Vale / Central Bedfordshire		
Location Plan			
Description	General area 2a is east of Dagnall, and is bounded by the B4540 to the north and Dunstable Road to the east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	Although the land parcel does not contribute to any gaps involving non-Green Belt settlements, it forms the entirety of the gaps between the Green Belt settlements of Dagnall,	1

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Holywell and Studham. In respect of these gaps, the Green Belt maintains the overall openness of the gap but overall is less important for preventing coalescence. This is as a result of the scale of the gap and the parcel's character, in particular the sharply rising topography along the Dunstable Downs ridgeline, which separates Dagnall from Holywell and Studham in the east.	
Purpose 2: Total 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. There is a clear difference in character between the north-west and south-east sections of the parcel. The north-west is dominated by Whipsnade Zoo and Whipsnade Park Golf 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.	3
Purpose 3: Total 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: Total Score			0/5

Site Photos

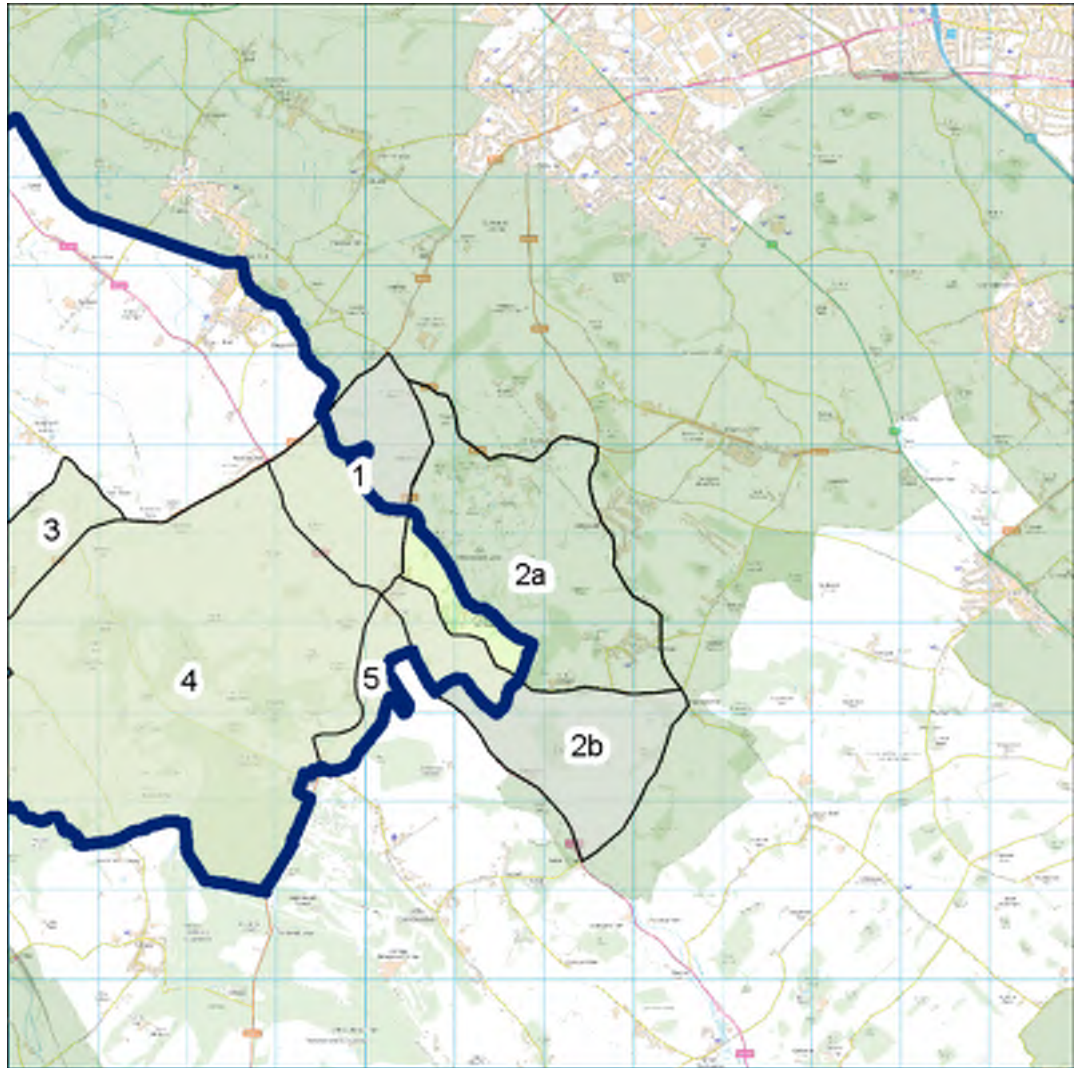


Photograph 1: Looking west along tree-lined Buckwood Lane.



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

1:20000
Context Plan



General Area	2b		
Area (ha)	365.7 ha		
Local Authority	Aylesbury Vale / <i>Central Bedfordshire</i>		
Location Plan			
Description	General area 2b to south-east of Dagnall. It is bounded by Common Road to the north, the A4146 (Hemel Hempstead Road) to the south, the B4506 (Dunstable Road) to the north-west, and Pedley Hill to the south-east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel does not provide a gap between any settlements and makes no discernable contribution to	0

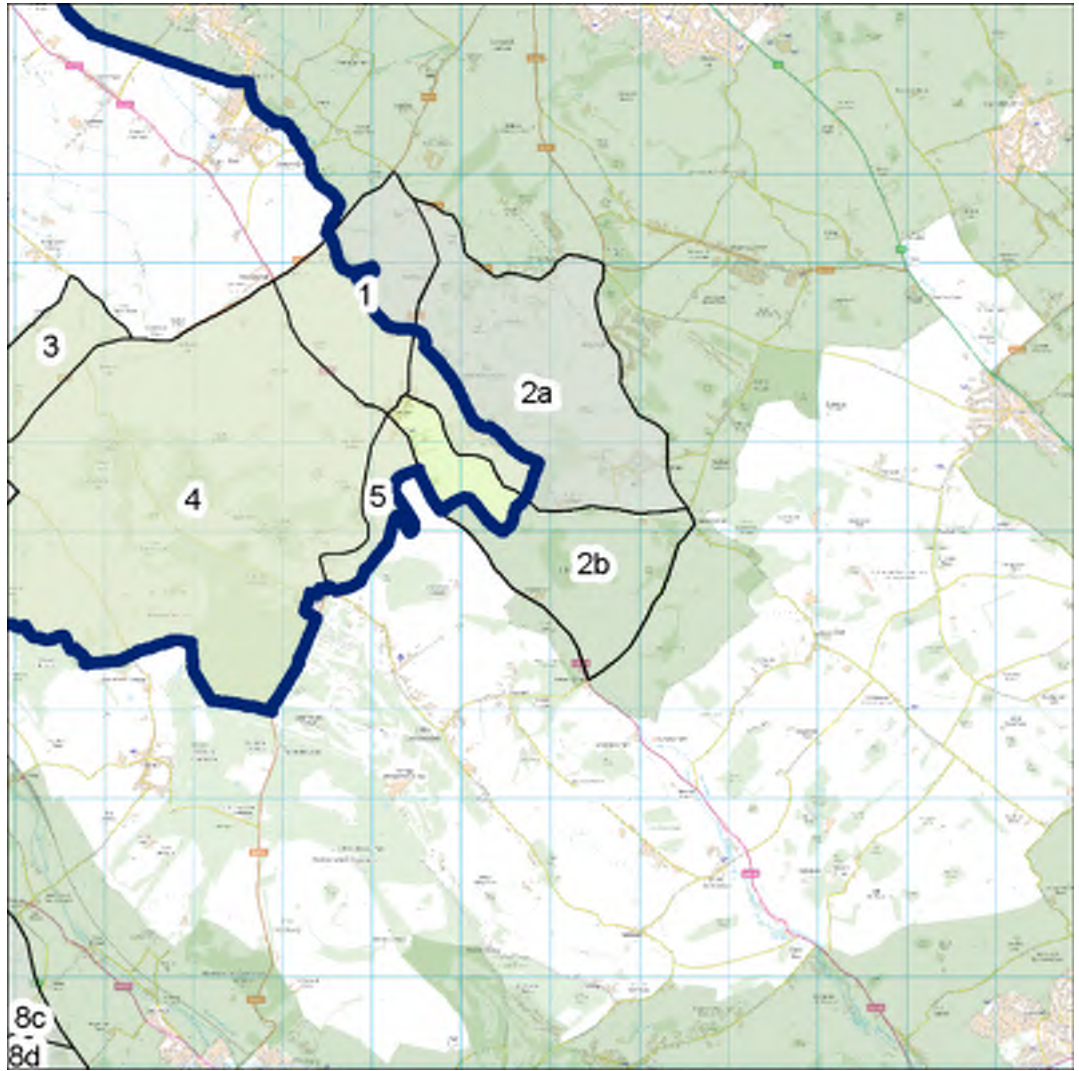
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	separation.	
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel has a largely rural character with land use predominantly for arable and pasture land. The hill on the west of the parcel allows for long views into open 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.</p>	3
Purpose 3: Total 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: Total Score			0/5

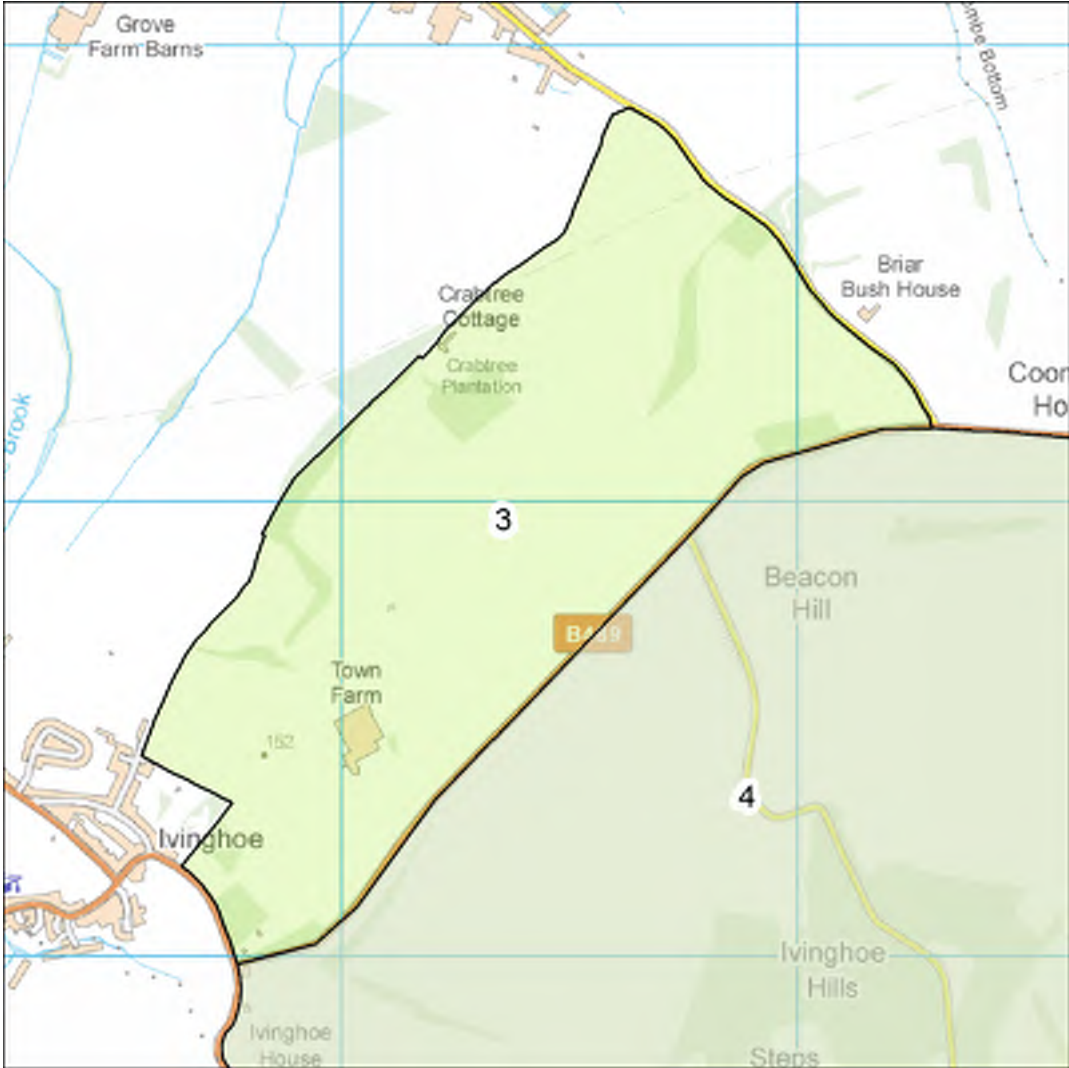
Site Photos



Photograph 1: View west from Studland Lane.

1:20000
Context Plan



General Area	3		
Area (ha)	127.4		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 3 is north-east of Ivinghoe, and is at the most northern point of the designated Green Belt area. It is bounded by the B489 to the south.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms only a small part of the wider gaps between the non-Green Belt settlement of Ivinghoe and the Green Belt settlements of Dagnall and Ringshall, which are	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: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel has a strong unspoilt rural character, offering very long views from each direction due to its undulating topography. 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.</p>	5
Purpose 3: Total 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.	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: Total Score			1/5

Site Photos



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.

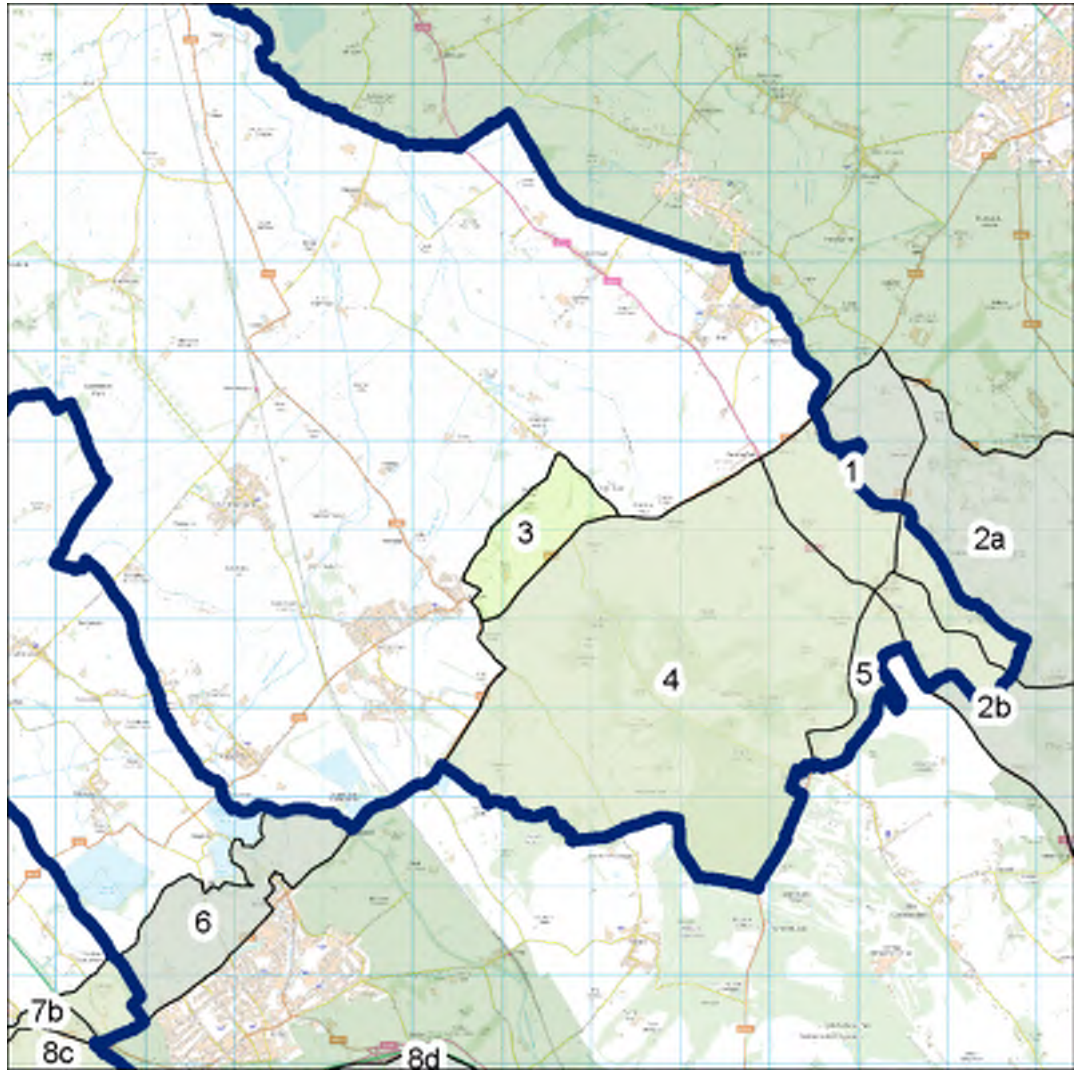


Photograph 3: View looking towards Ivinghoe (Wellcroft) from the south-west corner of the land parcel.



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

1:20000
Context Plan



General Area	4		
Area (ha)	1390.2		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 4 is a large parcel between Ivinghoe, Dagnall and Ringshall, and is bounded by the B489 on the west and the A4146 on the east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms the gaps between the non-Green Belt settlement of Ivinghoe and the Green Belt settlements of Dagnall and Ringshall. These gaps are substantial in scale and	1

merging	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.	
Purpose 2: Total 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. 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: Total 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: Total Score			0/5

Site Photos

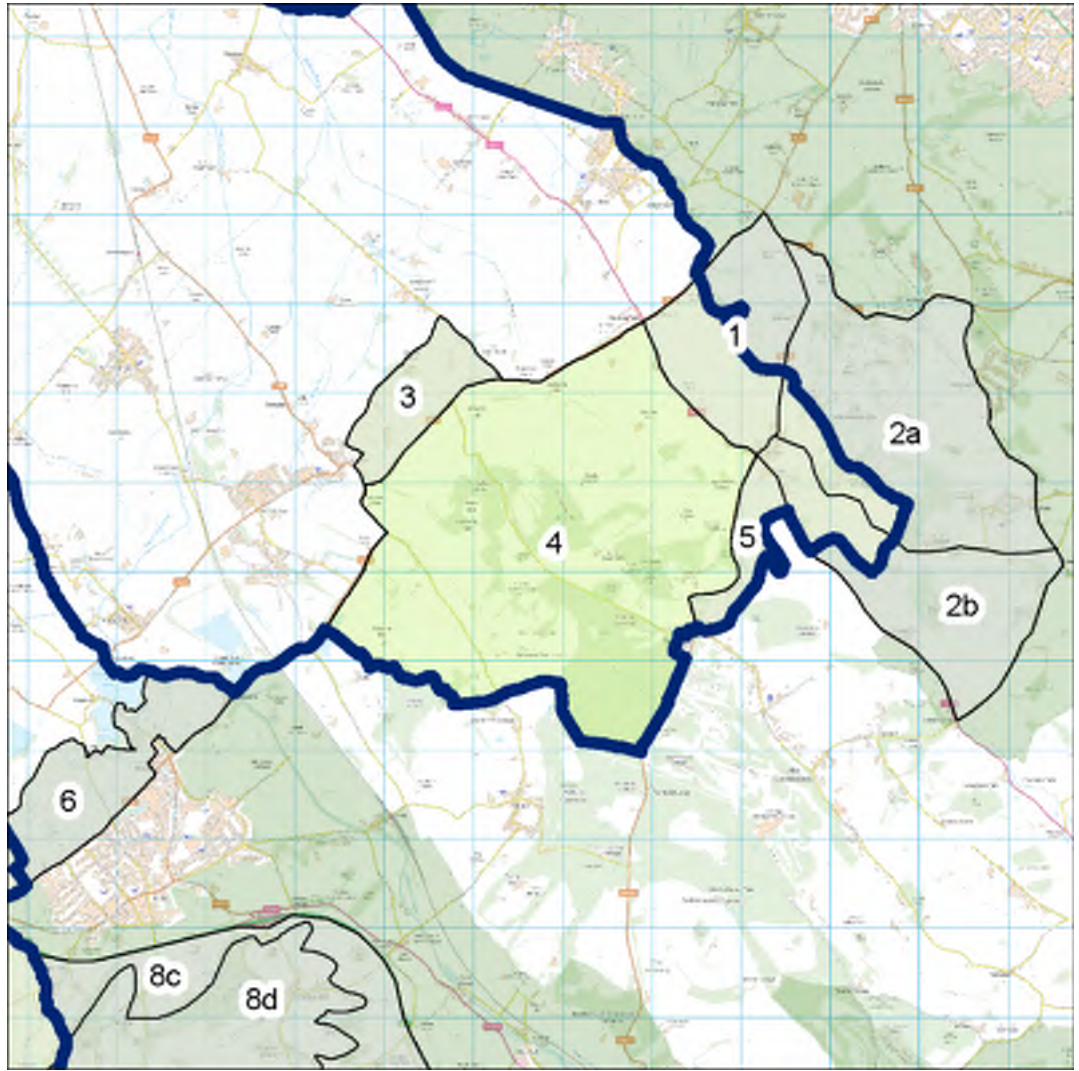


Photograph 1: Wide open views, looking north-east towards Whipsnade Zoo.



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

1:20000
Context Plan



General Area	5		
Area (ha)	80.9		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 5 is north-east of Ringshall, and bounded by Ringshall Road on the north of the land parcel, and by the edge of the Buckinghamshire County boundary.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	While the land parcel does not provide separation between any non-Green Belt settlement, it forms the entirety of the gap between the Green Belt settlements of Ringshall and Dagnall,	3

merging	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.	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>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.</p> <p>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.</p>	5
Purpose 3: Total 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: Total Score			0/5

Site Photos



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

General Area	6		
Area (ha)	275.6		
Local Authority	Aylesbury Vale / <i>Dacorum</i>		
Location Plan			
Description	General Area 6 is north of Tring, and is bounded by the B488 to the south edge, and the Green Belt designation line on the northern edge. The parcel is largely within the borough of Dacorum.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms part of the wider gap between the non-Green Belt settlements of Tring and Aston Clinton, located to the west of the parcel. The northern and eastern areas of the	3

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	parcel to the east of Tringford Road and north of Bulbourne Road are less important for preventing the coalescence of settlements, however the overall openness and scale of the gap is important to restricting merging of settlements.	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by agricultural use, both fields for arable and pasture use. As a result of the topography of the parcel, which is hilly throughout the parcel, allows for 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.</p>	5
Purpose 3: Total 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: Total Score			0/5

Site Photos

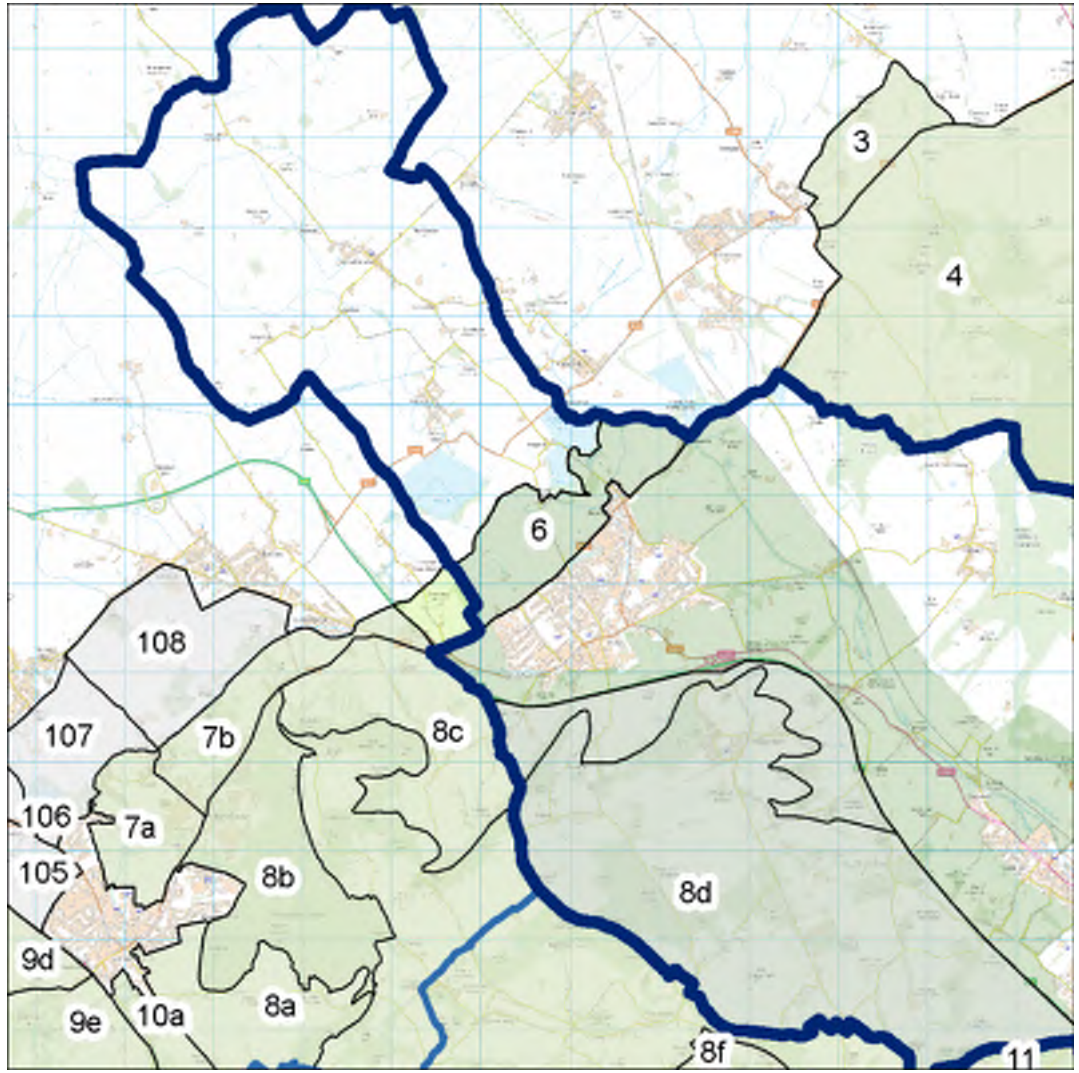


Photograph 1: View of arable crops and open countryside from the B488 facing north-west.



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

1:20000
Context Plan



General Area	7a		
Area (ha)	145.3		
Local Authority	Aylesbury Vale		
Location Plan			
Description	Land parcel 7a is located to the north of Wendover. It is bounded by the B4009 (Upper Icknield Way) to the south-east, Chestnut Avenue / Halton Lane to the north-east, the disused Grand Union Canal (Wendover Arm) on the north, and uses the edge of the built-up area to the west and south.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The parcel is at the edge of the Wendover large built-up area.	PASS
	(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.	<p>The land parcel is connected to the large built-up area of Wendover, preventing its outward sprawl into open land.</p> <p>The large-built up area is bordered by features lacking in durability or permanence, consisting of the Wendover Church of England Junior School's playing fields, the back gardens of semi-detached houses, and wooded areas. It is more durable 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.</p>	3+

Purpose 1: Total 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.	<p>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.</p> <p>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.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains between 10% and 20% built form and possess a largely rural open character.</p> <p>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.</p>	3
Purpose 3: Total 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: Total Score			0/5

Site Photos



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

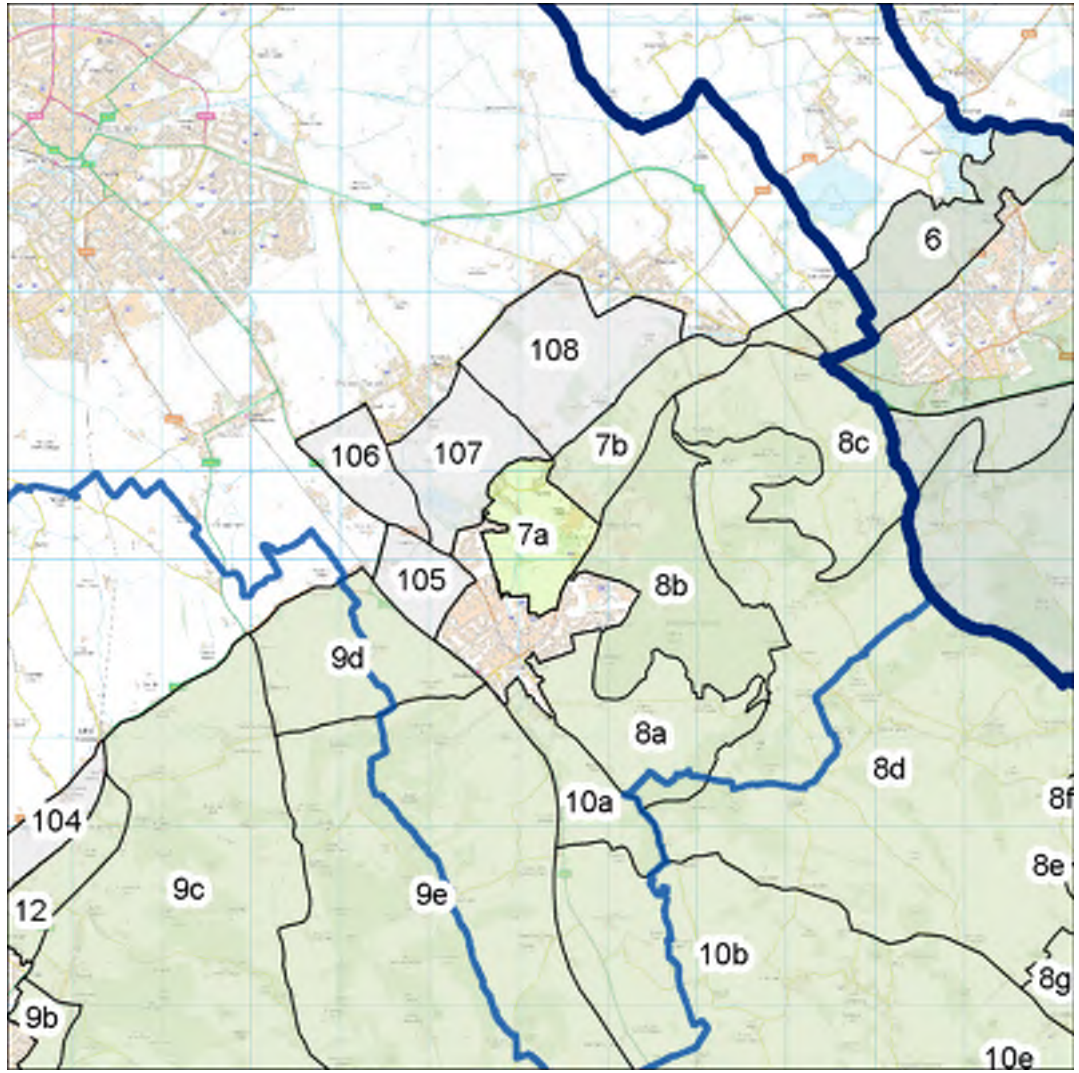


Photograph 2: View of RAF Halton playing fields looking north from Halton Lane.



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

1:20000
Context Plan



General Area	7b		
Area (ha)	168.0		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 7b is north-east of Wendover, and is bounded by the B4009 to the south-east, Chestnut Avenue to the south-west, the disused Grand Union Canal (Wendover Arm) to the north, and the A41 to the north-east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the wider gap between the non-Green Belt settlements of Wendover and Tring to the north-	3

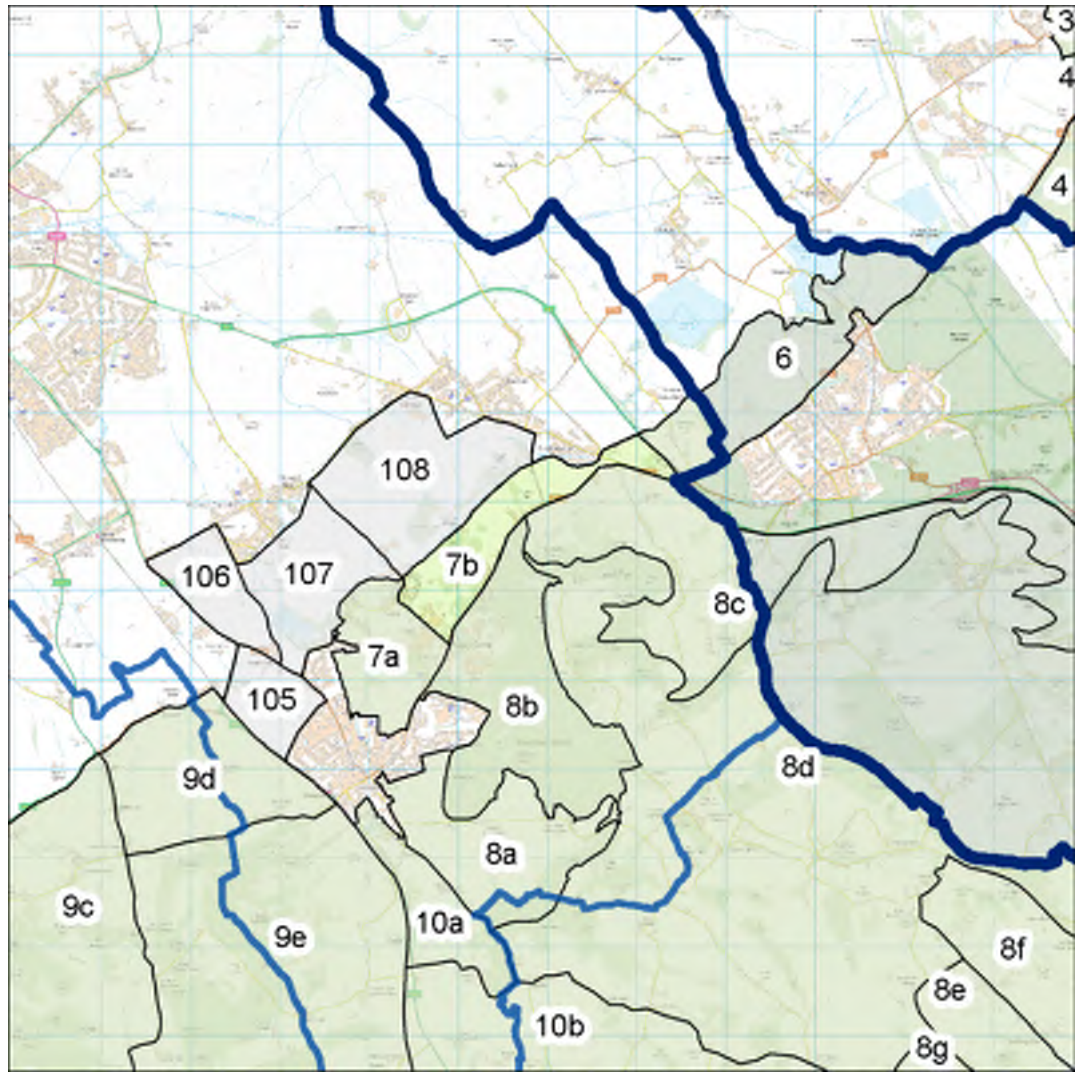
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	east and between Wendover and Weston Turville and Aston Clinton to the north-west. Although the scale of the gap is important to restricting the merging of these settlements, the south-west of the parcel is less important for preventing the coalescence of settlements.	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>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.</p> <p>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.</p> <p>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.</p> <p>The land parcel has a largely rural character overall despite the urbanising influence.</p>	3
Purpose 3: Total 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: Total Score			0/5

Site Photos



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

1:20000
Context Plan



General Area	8a		
Area (ha)	256.9		
Local Authority	Aylesbury Vale / Chiltern		
Location Plan			
Description	General Area 8a is located to the south-east of Wendover and is bound by Hogtrough Lane to the west, the Ridgeway footpath to the south and the edge of Wendover Woods to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Wendover large built-up area.	PASS
	(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.	<p>The north-west of the land parcel is connected with the large built-up area of Wendover, preventing its outward sprawl into open land.</p> <p>The boundary between Wendover and the Green Belt is predominantly durable, following Hale Road to the west and, where no specific linear features are present, the backs of 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</p>	3

		sprawl around Wendover.	
Purpose 1: Total 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: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Only 1% of the land parcel is covered by built form.</p> <p>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.</p> <p>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.</p>	5
Purpose 3: Total 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.	<p>The land parcel abuts the historic core of Wendover in its north-western corner.</p> <p>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.</p> <p>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 within the land parcel.</p>	1
Purpose 4: Total Score			1/5

Site Photos



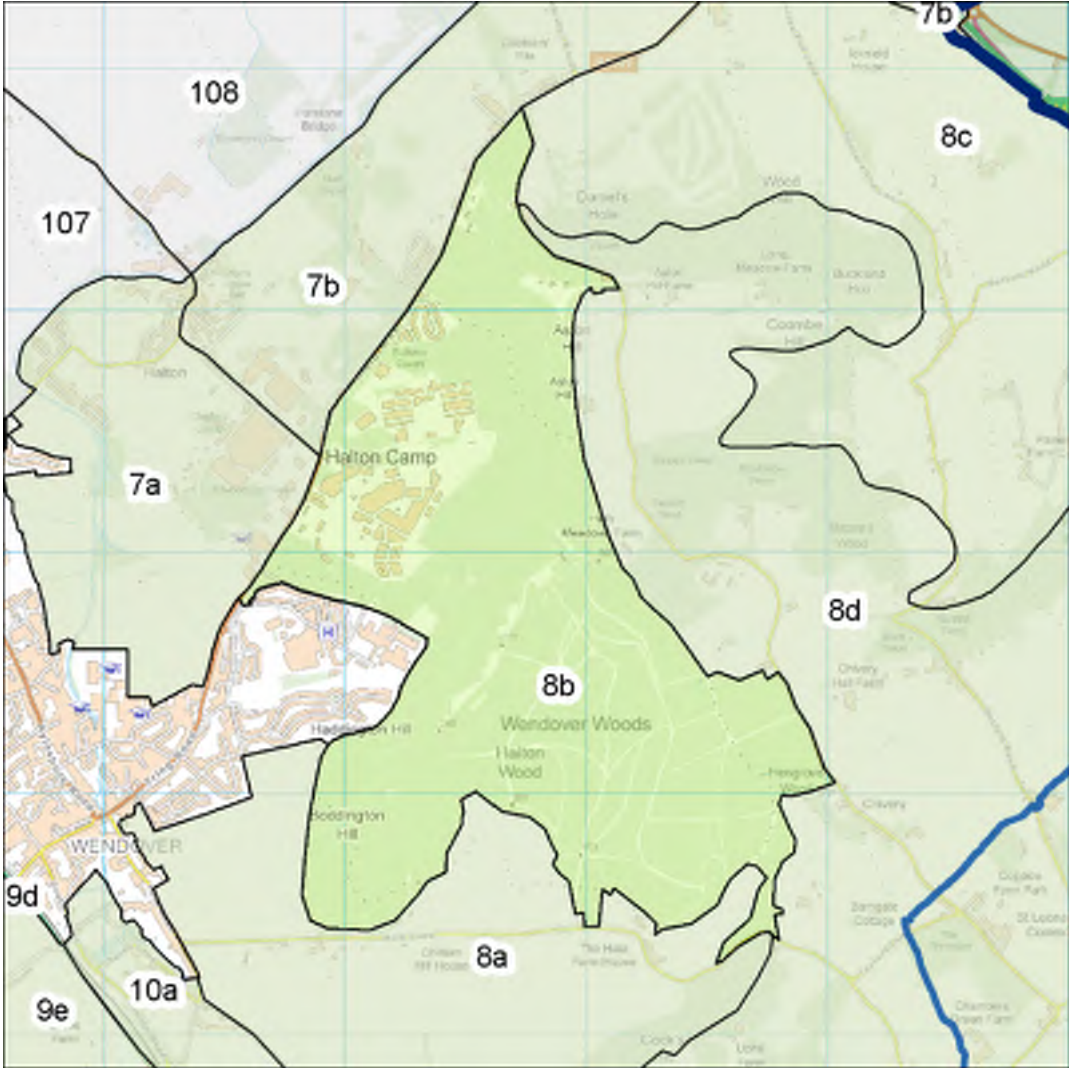
Photograph 1: Facing north-west from Hale Lane across General Area 8a towards Wendover and Babcombe Hill beyond.



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

1:20000
Context Plan



General Area	8b		
Area (ha)	368.1		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 8b is east of Wendover and is bounded by the B4009 on the west and uses the boundary of Wendover Woods to define the parcel on the remaining sides.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Wendover large built-up area.	PASS
	(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.	<p>The General Area is connected with the large built-up area of Wendover at its western edge. Although it displays a low level of containment the parcel does serve to prevent outward sprawl into open land.</p> <p>The boundary between the land parcel and the Wendover built-up area is weak and irregular on the north edge of 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.</p>	3
Purpose 1: Total Score			3/5

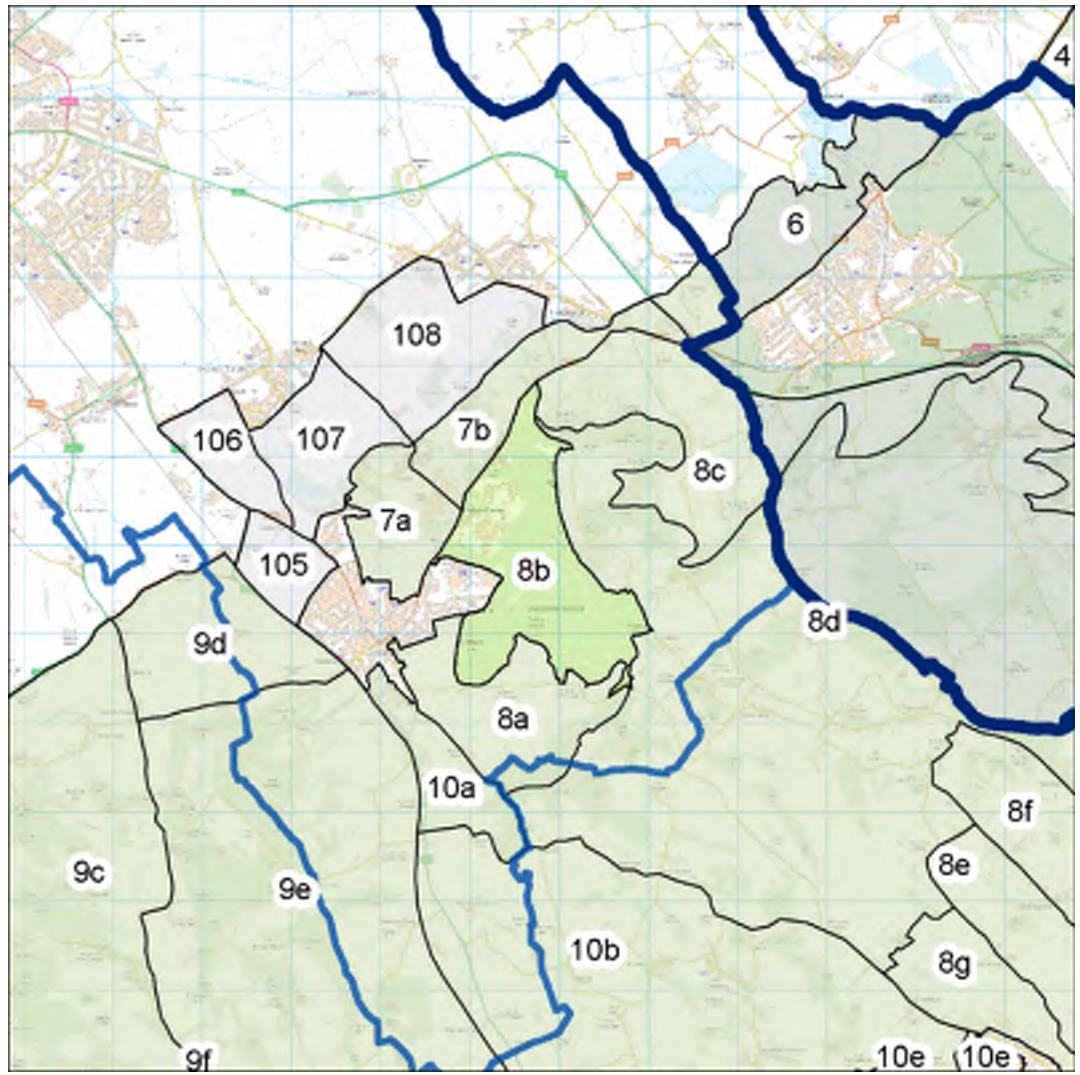
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of 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
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>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.</p>	3
Purpose 3: Total 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: Total Score			0/5

Site Photos



Photograph 1: View of the dense woodland through the Wendover Woods at the north of the land parcel.

1:20000
Context Plan



General Area	8c		
Area (ha)	604.9		
Local Authority	Aylesbury Vale / <i>Dacorum</i>		
Location Plan			
Description	General Area 8c is south/south-west of Tring and is bounded by the A41 on the north boundary and uses the topography and ridge line to determine the southern boundary.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms part of the essential gap between the non-Green Belt settlements of Tring and Berkhamsted, Chesham as well as Wendover, preventing development that	5

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>may significantly reduce the actual and perceived distances between the settlements.</p> <p>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.</p>	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form which mainly consists of farm buildings and a few sporadic houses.</p> <p>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.</p> <p>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.</p> <p>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.</p>	5
Purpose 3: Total 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: Total Score			0/5

Site Photos

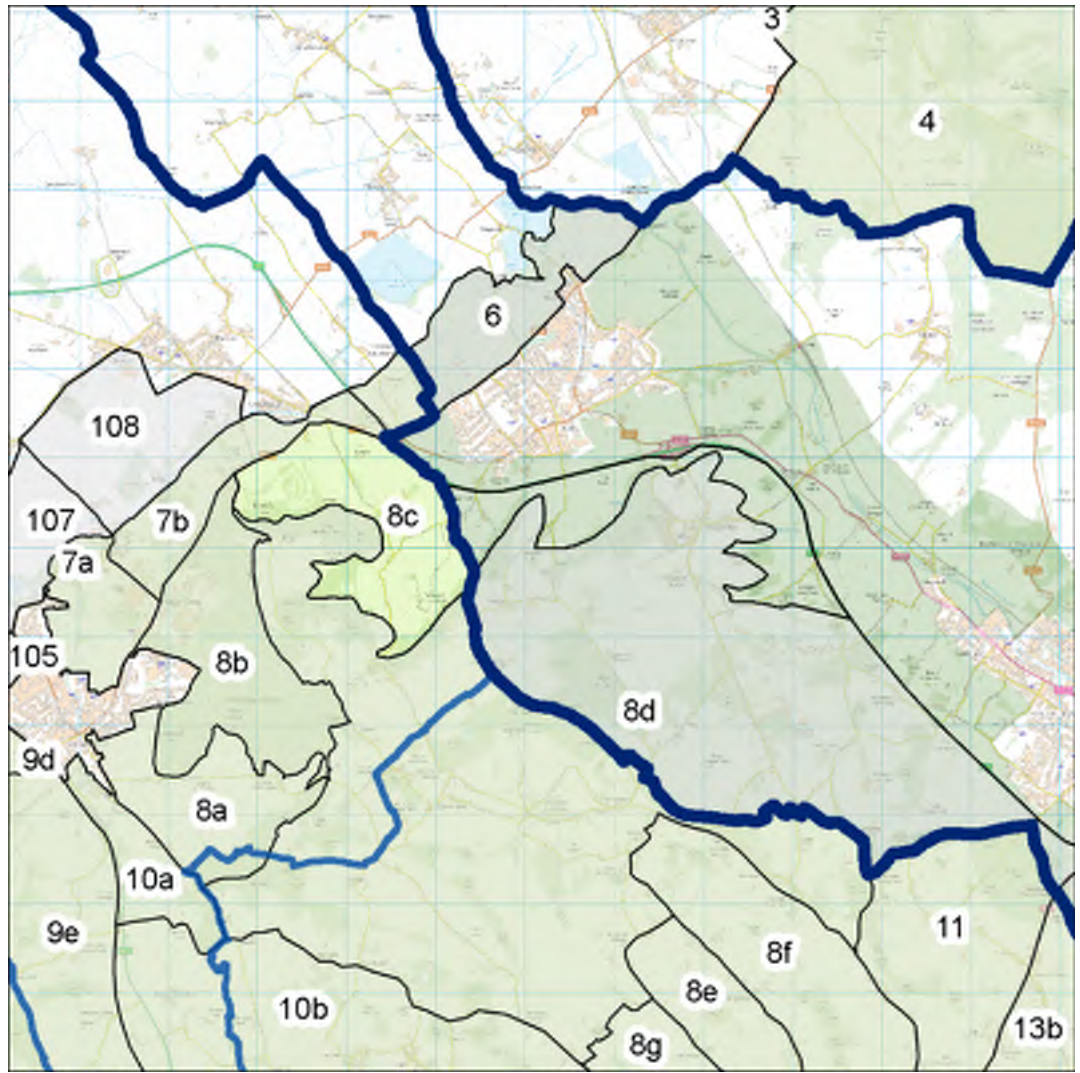


Photograph 1: View facing south into the parcel, and land use characteristic of the parcel.



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

1:20000
Context Plan



General Area	8d		
Area (ha)	3186.8		
Local Authority	Aylesbury Vale / Chiltern / <i>Dacorum</i>		
Location Plan			
Description	The land parcel is south of Tring and west of Berkhamsted. It is bounded by the topography and ridge line in the north and by Chesham Lane/Chartridge Lane on the south.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms part of the less essential gaps between the non-Green Belt settlements of Chesham and both Wendover and Tring, as well as between Wendover,	3

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Berkhamsted and Bovington. 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.</p> <p>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.</p>	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 2% built form, largely of farm houses and sporadic houses.</p> <p>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.</p>	5
Purpose 3: Total 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: Total Score			0/5

Site Photos

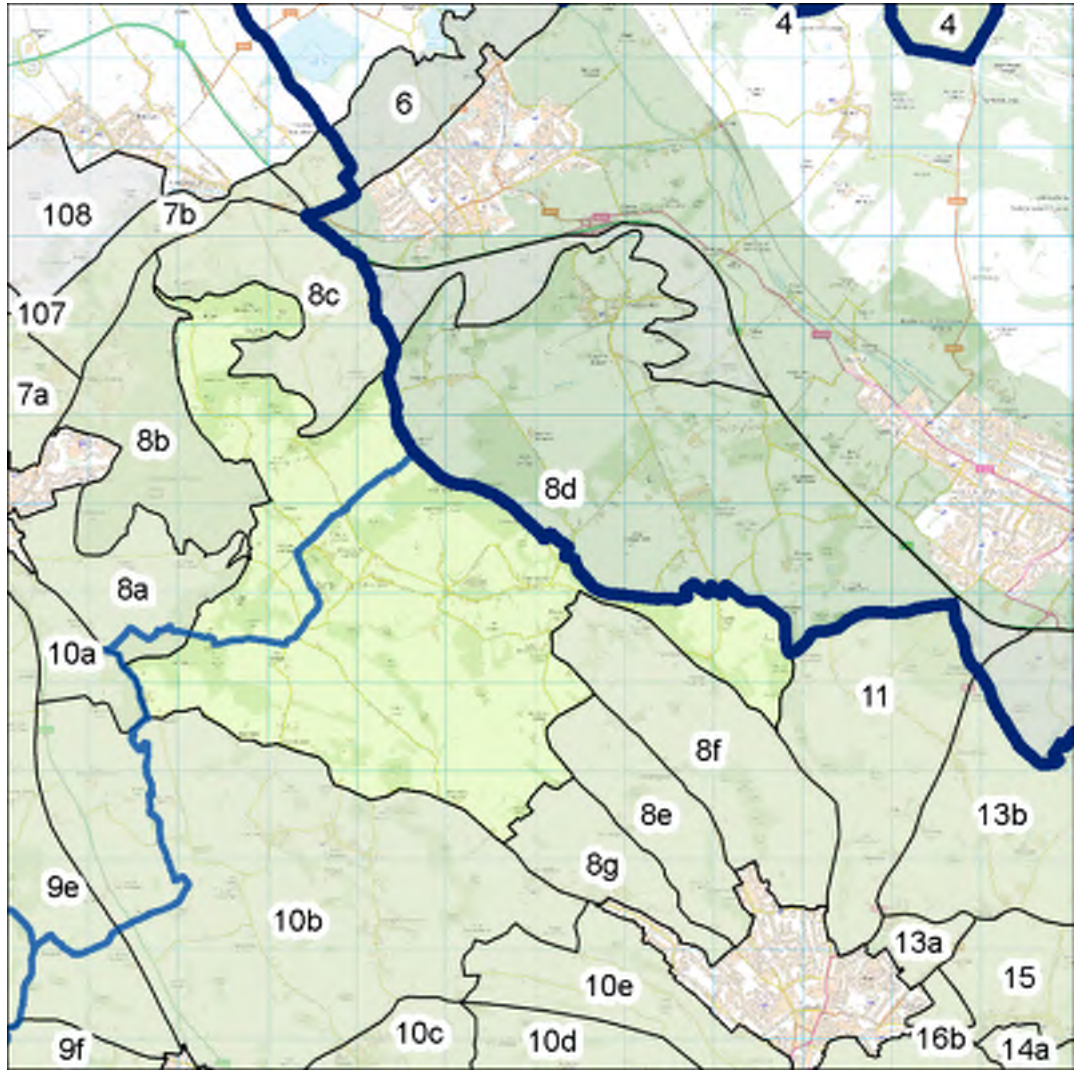


Photograph 1: View through the wooded areas, which are distinct throughout the land parcel.



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

1:20000
Context Plan



General Area	8e		
Area (ha)	237.8		
Local Authority	Chiltern		
Location Plan			
Description	General Area 8e is north-west of Chesham and is bounded by Braziers End / Asheridge Road to the west/south-west, Bank Green to the north-west, Chesham Road/Mount Nugent on the east, and the built-up area of Chesham to the south-east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Chesham large built-up area.	PASS
	(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.	<p>The land parcel is connected with the large built-up area of Chesham on the south-east and southern sides of the parcel, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and Chesham built-up area is weak and irregular, consisting of the back of residential gardens at the very southern tip of the parcel, and a thick line of trees as part of Captain's Wood which is an ancient wood on the remaining connecting boundary with the built area.</p>	3+
Purpose 1: Total 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.	<p>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.</p> <p>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.</p>	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>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.</p> <p>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.</p>	4
Purpose 3: Total 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: Total Score			0/5

Site Photos

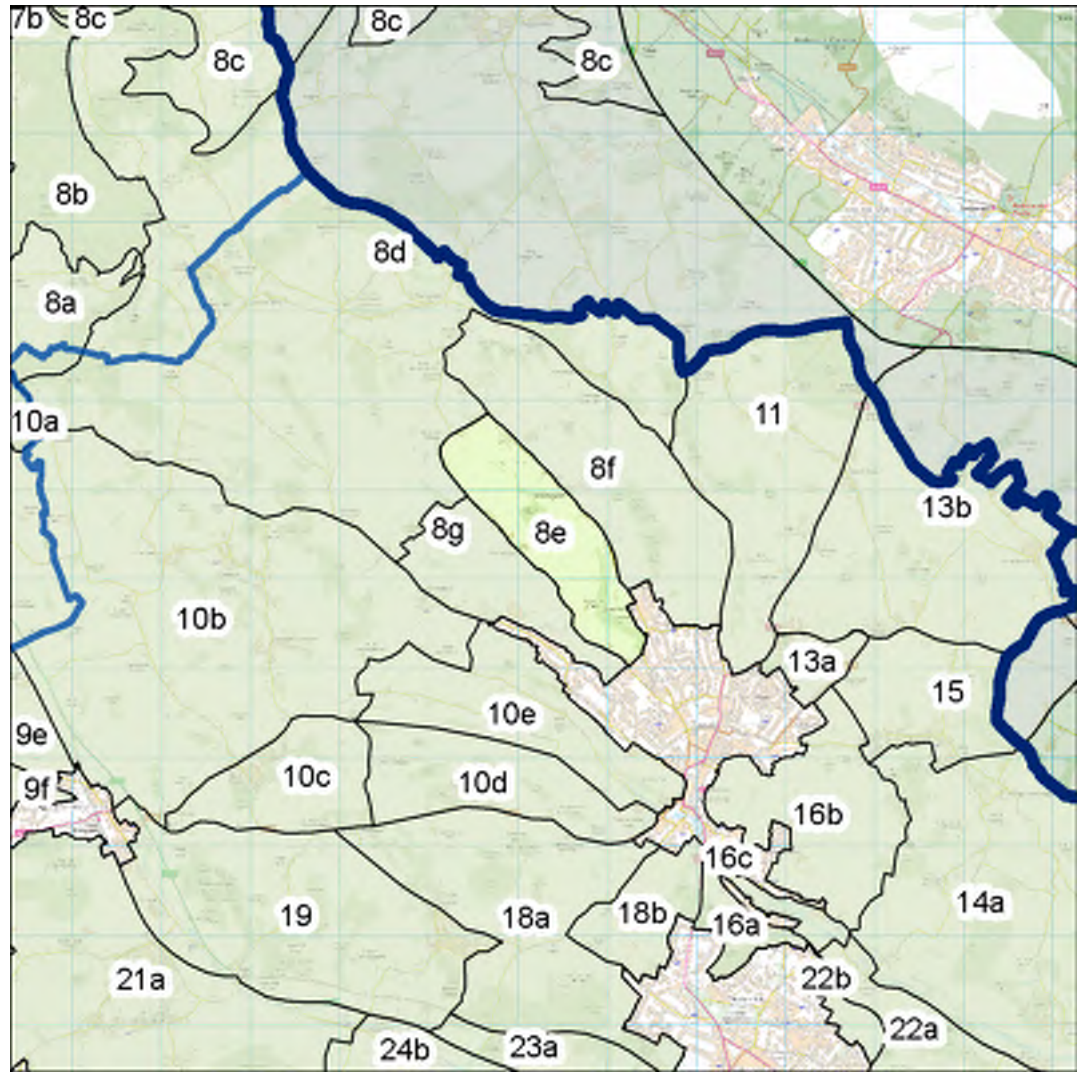


Photograph 1: View across the land parcel fields and out into open countryside from Asheridge Road, facing north-east.



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

1:20000
Context Plan



General Area	8f		
Area (ha)	447.5		
Local Authority	Chiltern		
Location Plan			
Description	General Area 8f is north of the Chesham built-up area, and is bounded by Chesham Road/Mount Nugent Road to the west, Braziers End/Rays Hill to the north-west, and Chloesbury Lane/Vale Road to the east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Chesham large built-up area.	PASS
	(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-west side of the parcel, preventing its outward sprawl into open land. The boundary between the land parcel and Chesham built-up area is weak and irregular, consisting of the back of residential gardens and some small roads. The land parcel serves as an additional barrier to sprawl.	3+
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the less essential gap between the non-Green Belt settlements of Chesham and Tring.	1

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>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.</p> <p>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.</p>	
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>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.</p>	3
Purpose 3: Total 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: Total Score			0/5

Site Photos

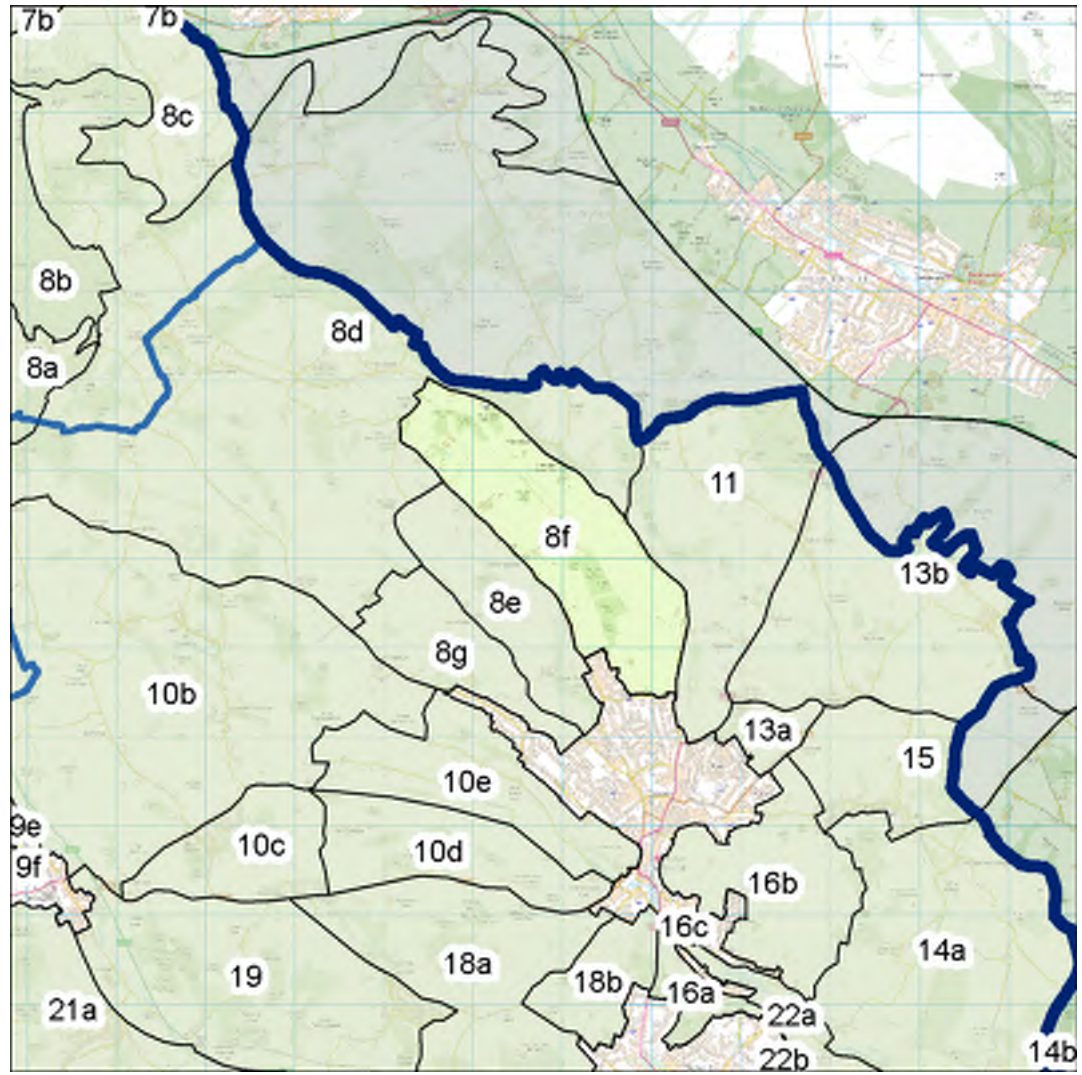


Photograph 1: View of the entry into Chesham southwards on Mount Nugent Road.



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

1:20000
Context Plan



General Area	8g		
Area (ha)	165.0		
Local Authority	Chiltern		
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	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Chesham large built-up area.	PASS
	(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-up area is weak and irregular, consisting only of both detached and semi-detached houses with large gardens bounded by softer, natural features.	3+
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the less essential gap between the non-Green Belt settlements of Chesham and Wendover.	1

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The gap is of sufficient scale and character that the parcel is less important for preventing coalescence, in particular in the south of parcel adjacent to Chartridge Lane and the built-up area of Chesham.</p> <p>It should also be noted that, at the local level, the parcel plays a role in preventing further coalescence between Chesham and Chartridge or Asheridge, both identified as a Row of Dwellings in the Chiltern Local Plan.</p>	
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is predominantly fields, providing a largely rural character and feel throughout the parcel. Fields are used for both crops and grazing, and due to the topography of the 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.</p> <p>Despite the presence of some built form, the land parcel has a largely rural character overall.</p>	3
Purpose 3: Total 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: Total Score			0/5

Site Photos

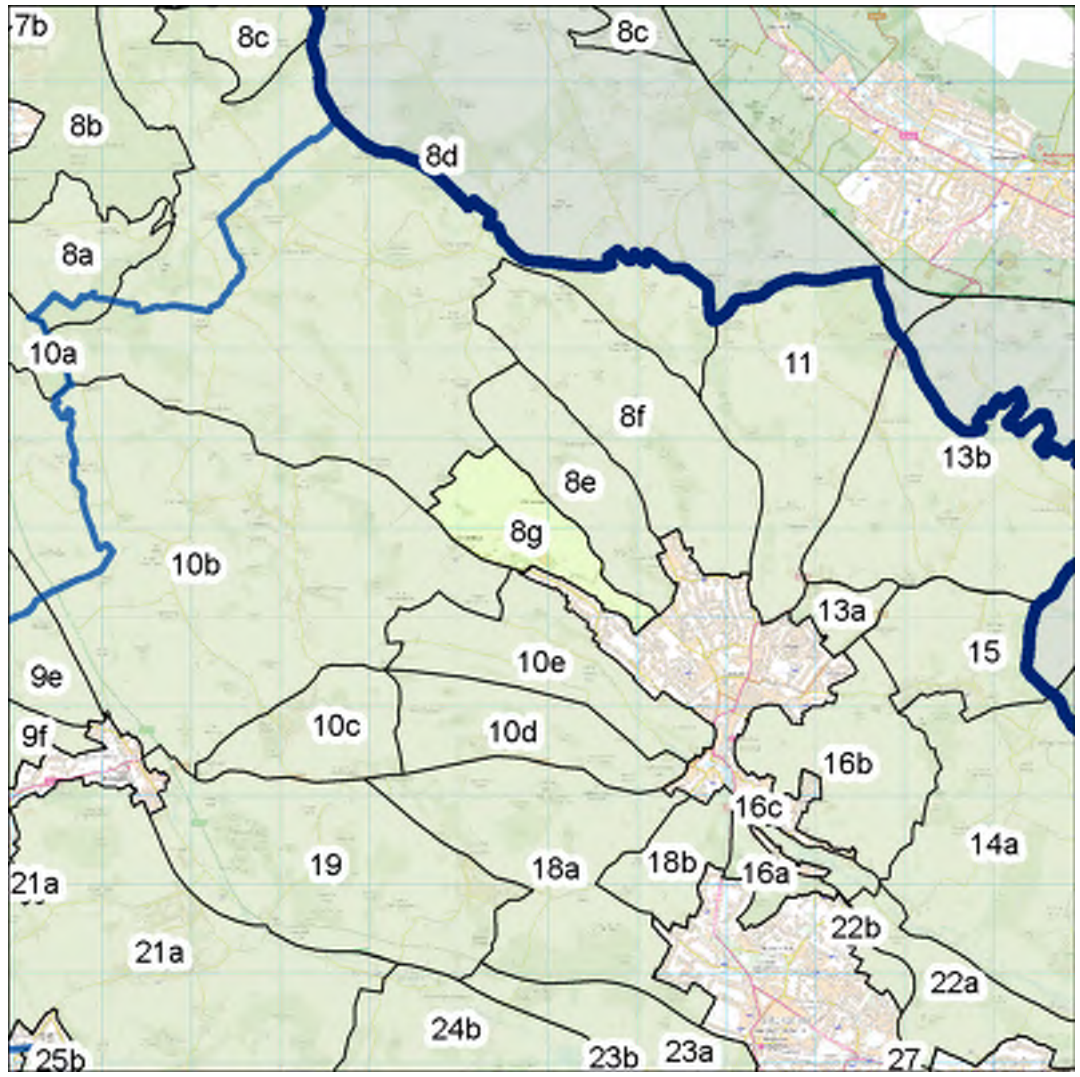


Photograph 1: View of residential house along Asheridge Road, facing north.



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

1:20000
Context Plan



General Area	9a		
Area (ha)	330.1		
Local Authority	Wycombe		
Location Plan			
Description	Located to the south of Princes Risborough and bounded by the A4010 to the west, Little Lane to the south and Little Lane / Brimmers Road to the east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Princes Risborough large built-up area. The parcel extends somewhat south into more open countryside. The parcel is also at the north-western extremity of the designated Green Belt in Buckinghamshire.	PASS
	(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.	<p>The land parcel is connected with the large built-up area of Princes Risborough at the northern edge of the General Area preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the built-up area is frequently weak, irregular and semi-permeable, consisting of the backs of houses and gardens, arable fields, and the Princes Risborough School playing fields. Some of the features are also shouldered by a minor road.</p> <p>The land parcel therefore provides a barrier in the absence of other durable boundaries and is an important barrier to</p>	3+

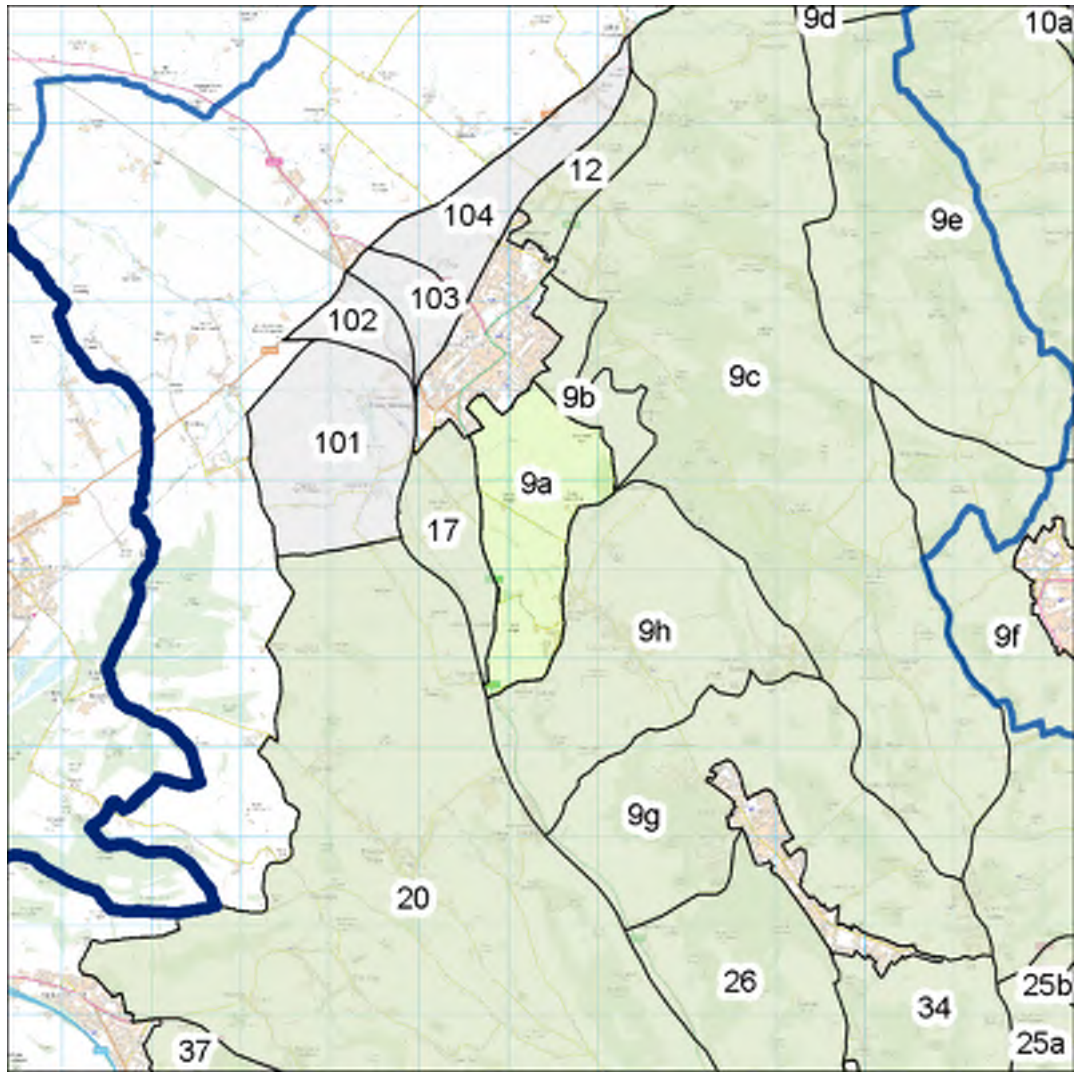
		sprawl.	
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms 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.</p> <p>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.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	4
Purpose 3: Total 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: Total Score			0/5

Site Photos



Photograph 1: Land parcel looking south-east from Brimmers Road.

1:20000
Context Plan



General Area	9b		
Area (ha)	123.1		
Local Authority	Wycombe		
Location Plan			
Description	General Area 9b is located to the south-east of Princes Risborough / Monks Risborough and is bordered by this settlement to the north-west, Brimmers Road to the south-west, Peters Lane to the north and woodland to the north-east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Princes Risborough / Monks Risborough.	PASS
	(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.	<p>The land parcel is connected to the large built-up area of Princes Risborough / Monks Risborough, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Princes Risborough / Monks Risborough built-up area is predominantly bordered by features lacking in durability or 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</p>	3+

		sprawl.	
Purpose 1: Total 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: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>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.</p> <p>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.</p>	4
Purpose 3: Total 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: Total Score			0/5

Site Photos

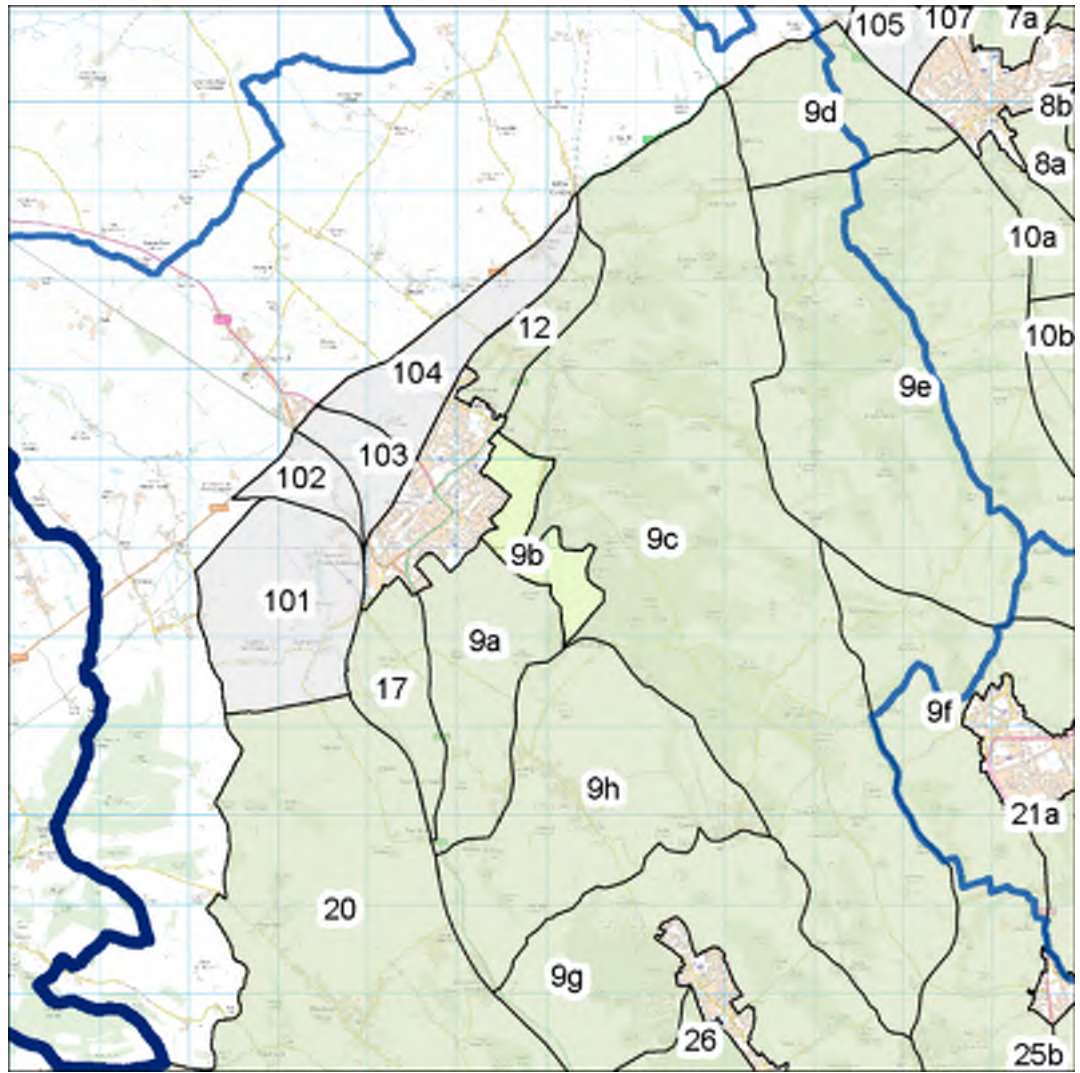


Photograph 1: View of open fields in General Area 9b facing south from Kop Hill, which is characteristic of the south of the land parcel.



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

1:20000
Context Plan



General Area	9c		
Area (ha)	2111.5		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 9c lies to the east of Princes Risborough / Monks Risborough and to the south-west of Wendover. The northern edge is bounded by the northern boundary of the Green Belt designation. It is bounded by Risborough Road, the western extent of wooded areas around Peters Lane and Bryant Bottom Road, Speen Road and Coleheath Bottom on the western side, and by Missenden Road / Hampden Road on the eastern edge.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Princes Risborough large built-up area.	PASS
	(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.	<p>The General Area is connected with the large built-up area of Princes Risborough at a very small part of the western edge. As it is connected to the settlement of Princes Risborough at a very small point, it prevents outward sprawl into open land but to a small extent.</p> <p>The boundary between the land parcel and the Princes Risborough built-up area is durable and permanent, consisting of the A4010 road.</p>	3

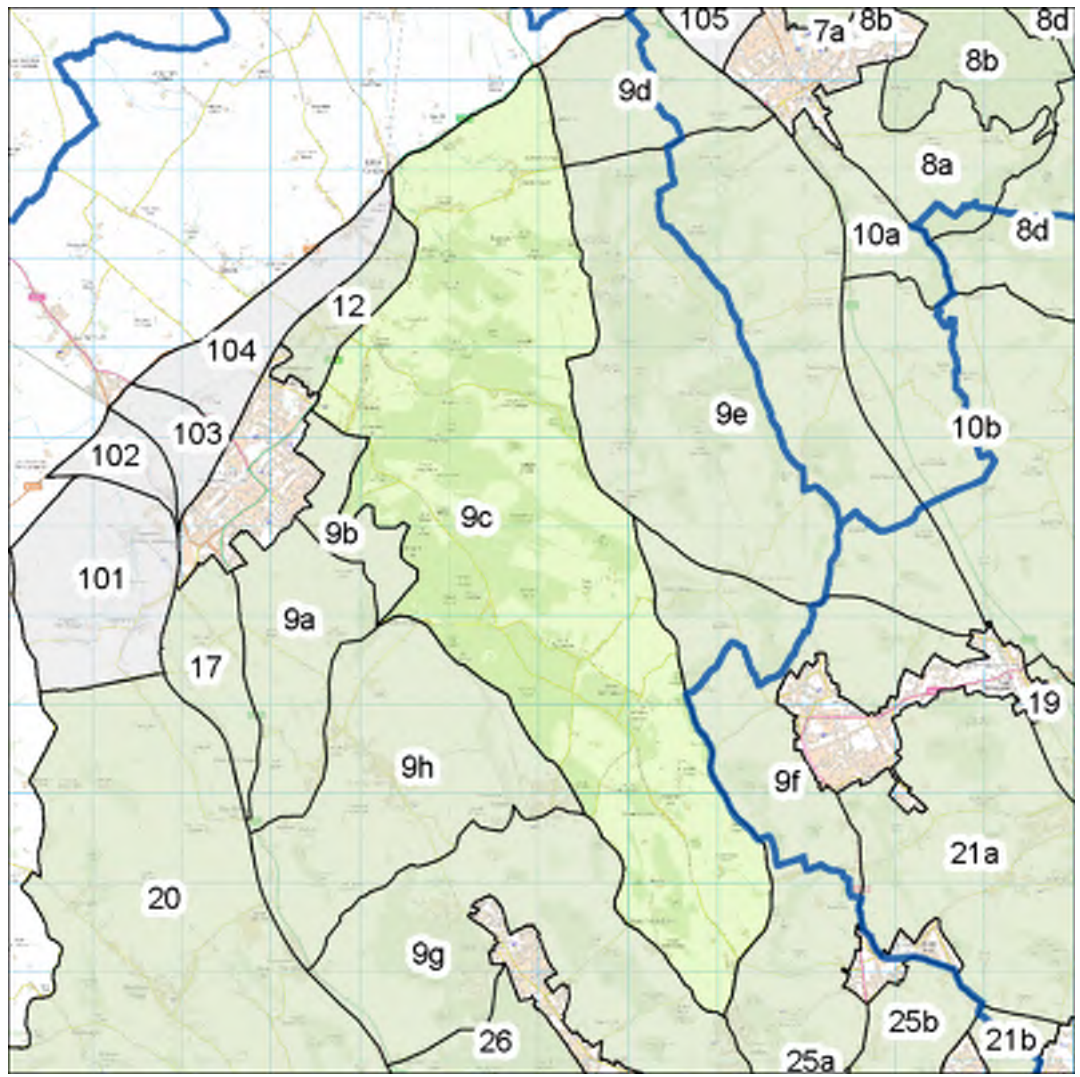
Purpose 1: Total Score			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part 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-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.</p> <p>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.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 2% built form, which is mainly farm houses and some ribbon development.</p> <p>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.</p>	5
Purpose 3: Total 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: Total Score			0/5

Site Photos



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

1:20000
Context Plan



General Area	9d		
Area (ha)	279.8		
Local Authority	Aylesbury Vale / Wycombe		
Location Plan			
Description	Land parcel 9d is located to west of Wendover. It is bounded by the A413 and railway line to the east, Wendover Road / Ellesborough Road to the south, Chalkshire Road to the west, and the B4009 (Nash Lee Road) / Nash Lee Lane to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Wendover large built-up area.	PASS
	(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.	<p>The land parcel is connected to the large built-up area of Wendover, preventing its outward sprawl into open land. It displays a low level of containment as it simply adjoins the large built-up area on the bottom half of the eastern boundary.</p> <p>The boundary between the land parcel and the Wendover built-up area comprises the A413 and railway line which are prominent, permanent and consistent boundary features. The land parcel therefore serves as an additional barrier to sprawl.</p>	3
Purpose 1: Total Score			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: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>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.</p> <p>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.</p>	4
Purpose 3: Total 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.	<p>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.</p> <p>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.</p>	1
Purpose 4: Total Score			1/5

Site Photos

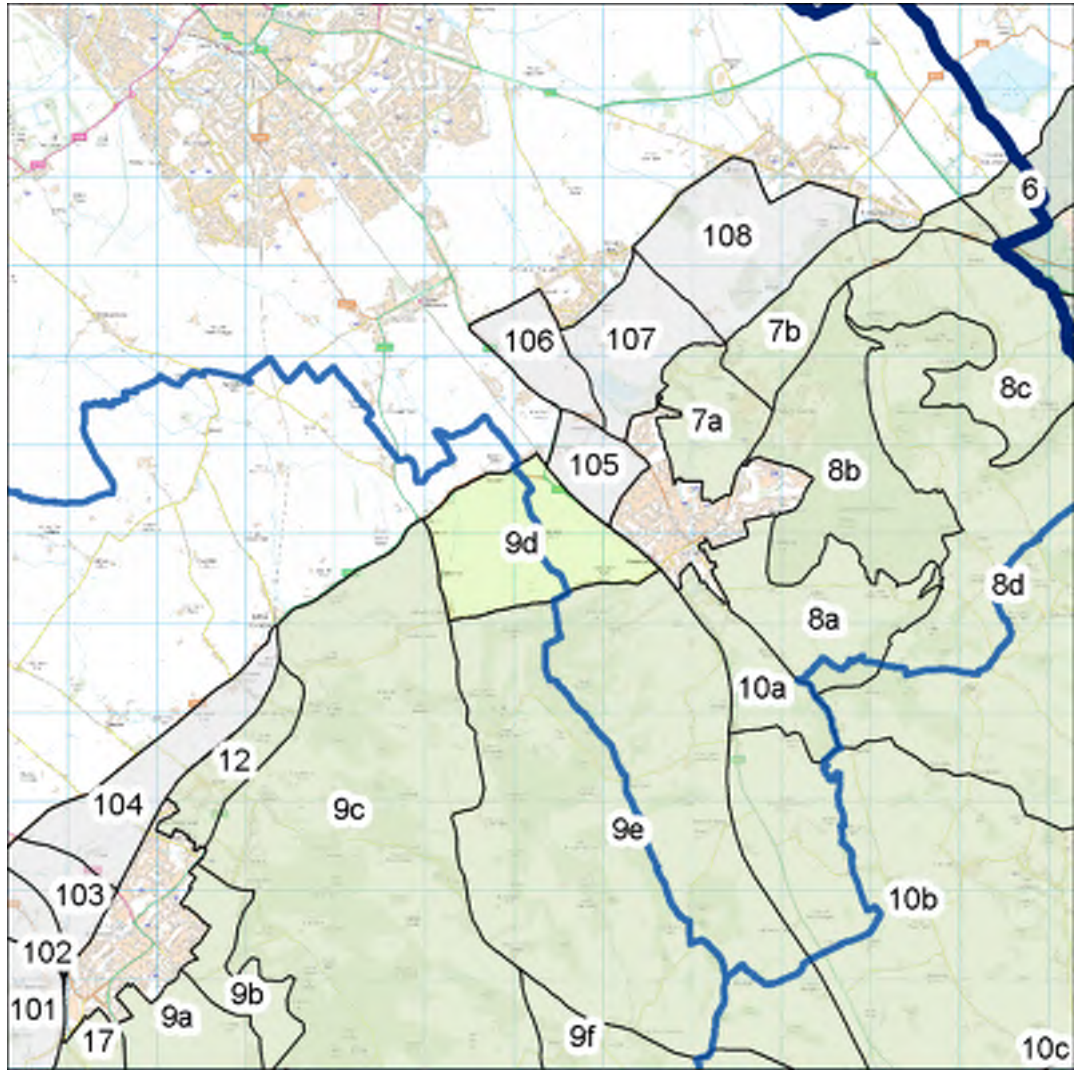


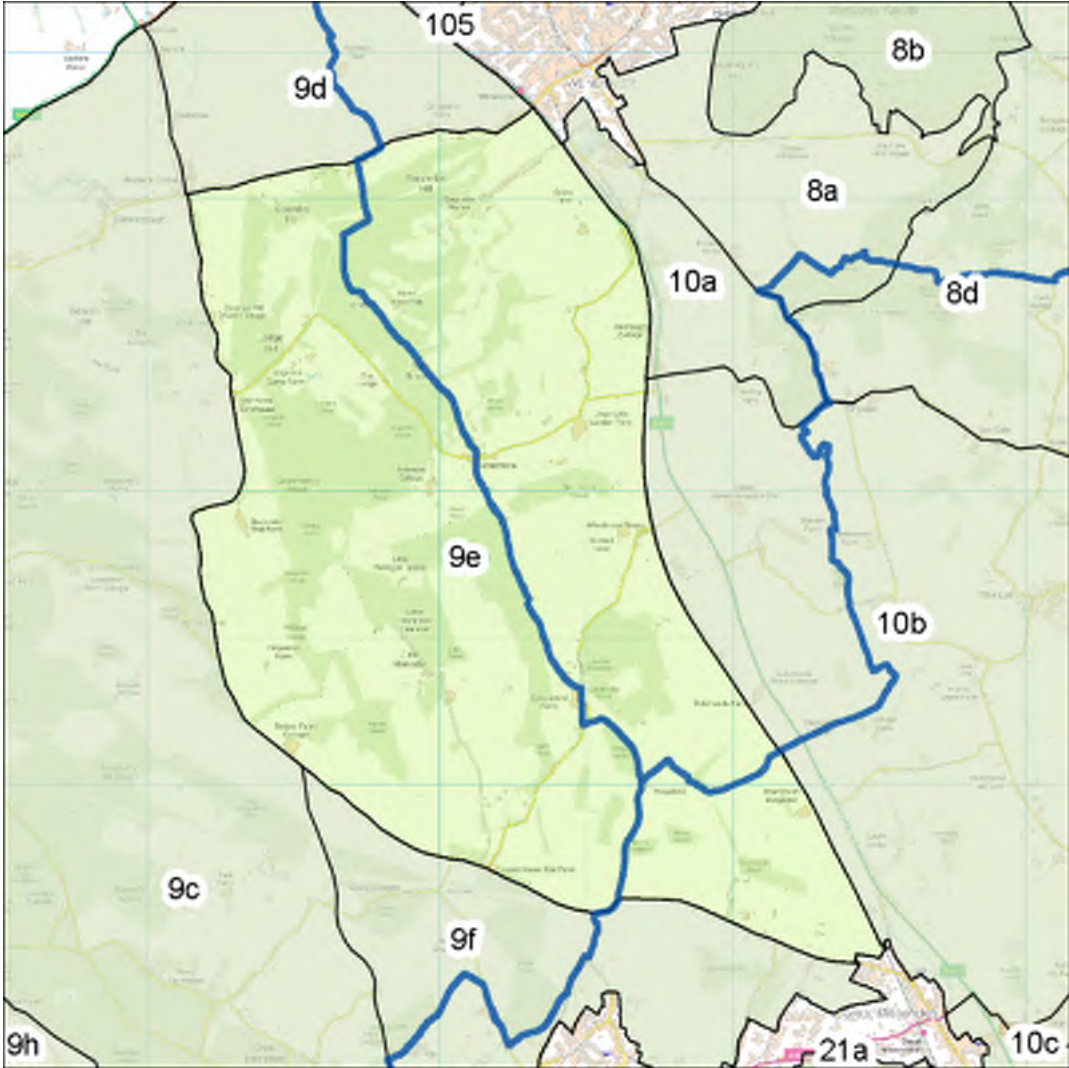
Photograph 1: View into Ellesborough Golf Club, facing north from Wendover Road.



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

1:20000
Context Plan



General Area	9e		
Area (ha)	1580.7		
Local Authority	Aylesbury Vale / Chiltern / Wycombe		
Location Plan			
Description	Land parcel 9e abuts Wendover at its north-east corner and Great Missenden at the south-east corner, and is located east of Princes Risborough. It is bounded by the railway line to the east, Wendover / Ellesborough Road to the north, and Missenden Road / Rignall Road to the west and south.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Wendover large built-up area.	PASS
	(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 to the large built-up area of Wendover, preventing its outward sprawl into open land. The boundary between the land parcel and the Wendover large built-up area consists of the A413 and railway line which are prominent, permanent and consistent boundary features. The land parcel therefore serves as a barrier to sprawl.	3
Purpose 1: Total Score			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 Prestwood/Great Missenden and Wendover. While the parcel plays a role in maintaining the general openness of this area, the overall gap is of sufficient scale and character that the parcel is of less importance for preventing coalescence between these settlements.	
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 2% of the land parcel is covered by built form, consisting of residential developments and buildings for agricultural use.</p> <p>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.</p>	5
Purpose 3: Total 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: Total Score			0/5

Site Photos

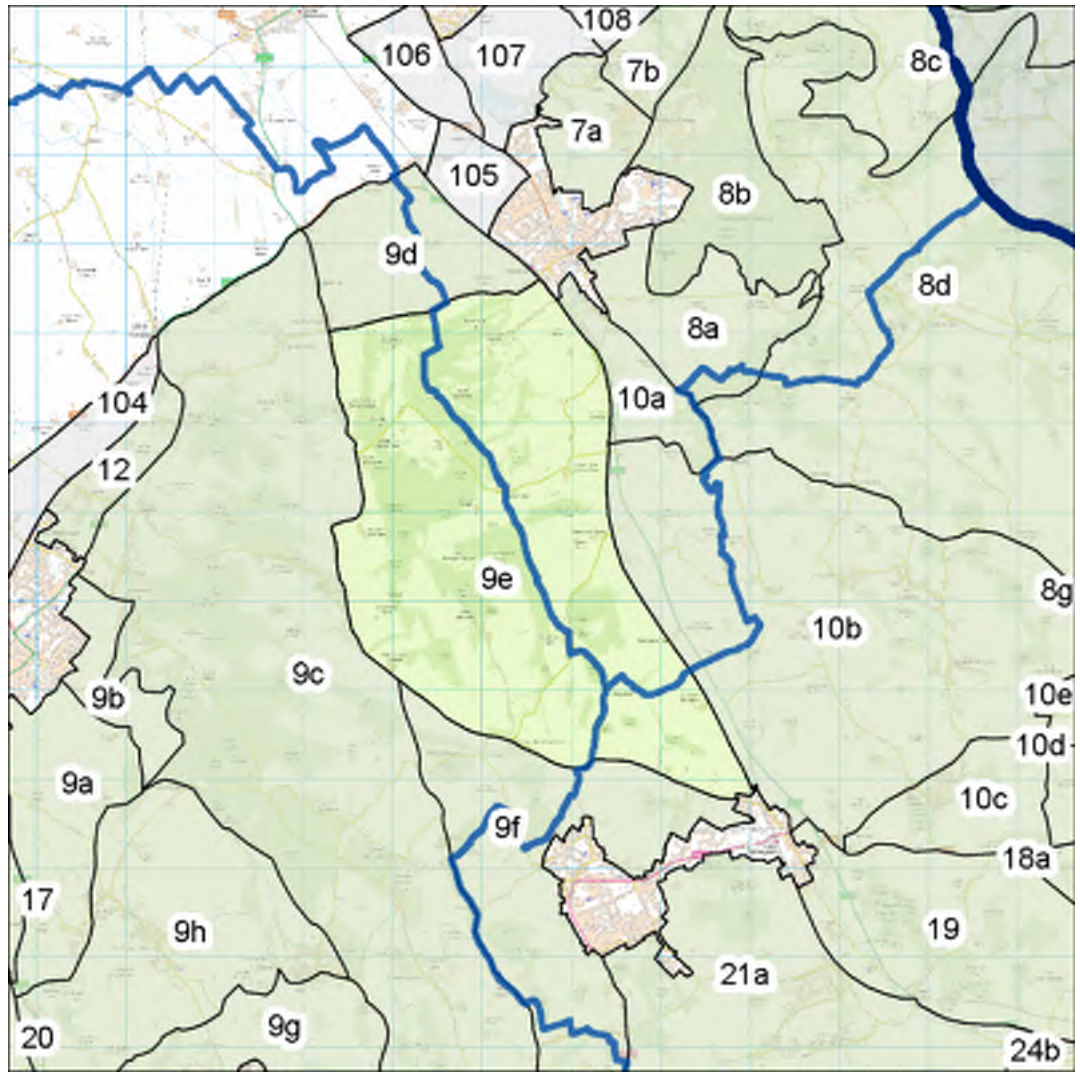


Photograph 1: View of sporadic residential development and the railway line in the distance, but with open fields and views into wider countryside to the west. Facing north from Rignall Road.



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

1:20000
Context Plan



General Area	9f		
Area (ha)	879.3		
Local Authority	Chiltern / Wycombe		
Location Plan			
Description	<p>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, Valley Road and the settlement of Great Kingshill and to the east by the A4128 (Cryers Hill Road / Missenden Road) and the settlements of Great Missenden / Prestwood and Great Kingshill. The parcel is bound to the north by Rignall Road, and to the south by the A4128 (Cryers Hill Road).</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total 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.	<p>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.</p> <p>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.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>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.</p> <p>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.</p>	4
Purpose 3: Total 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: Total Score			0/5

Site Photos

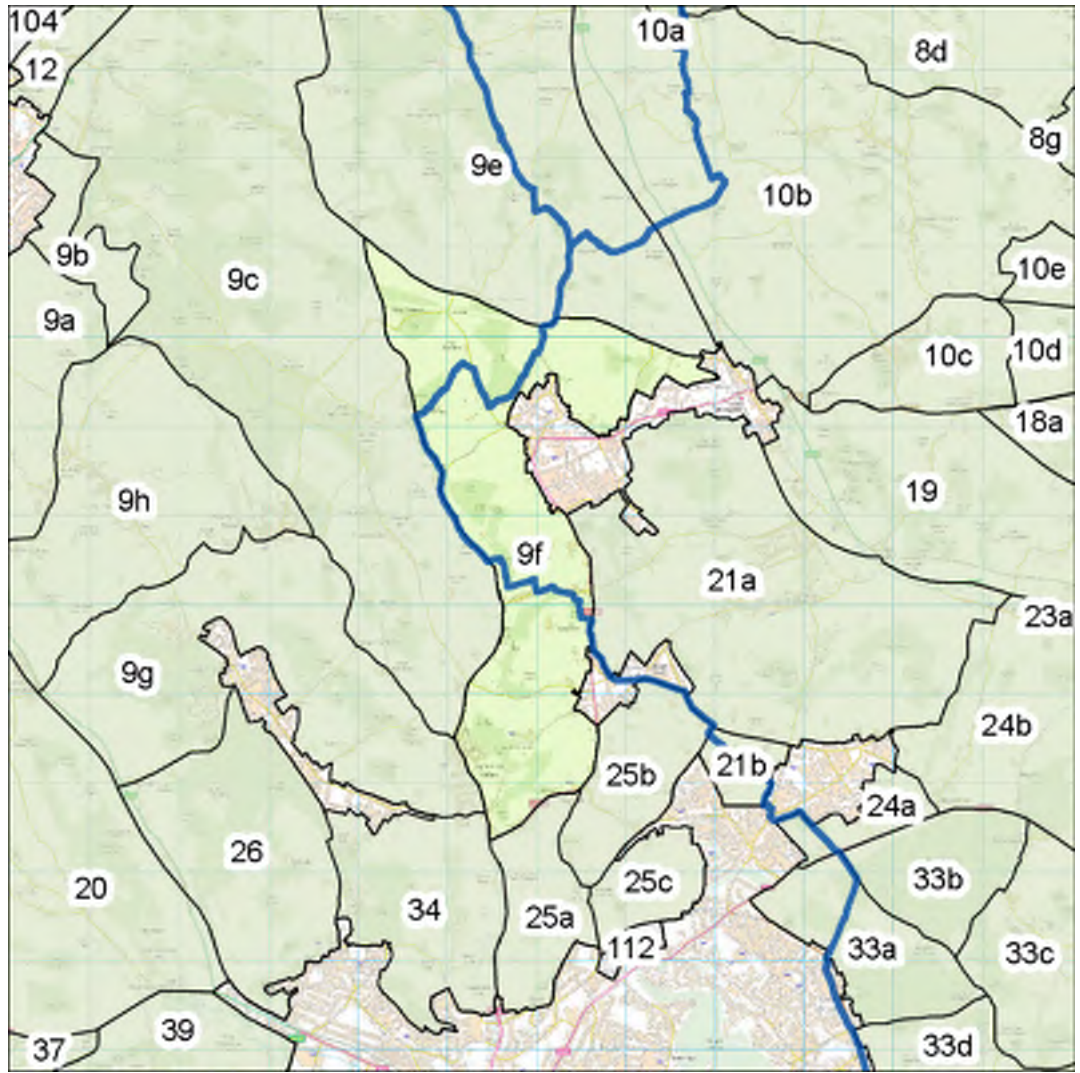


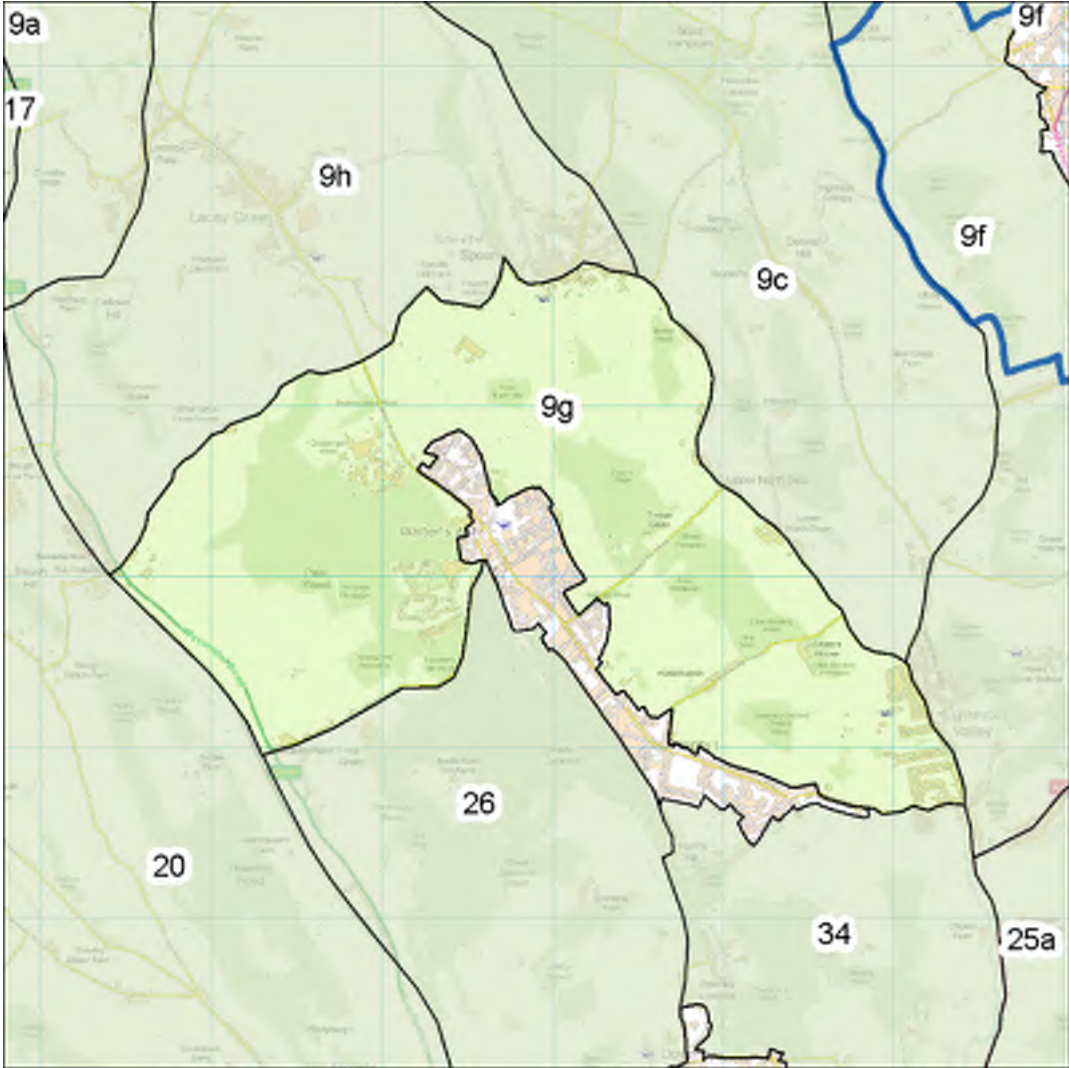
Photograph 1 View into an open field from Honor End Land, and facing south-east.



Photograph 2: Ribbon development along Greenlands Lane.

1:20000
Context Plan



General Area	9g		
Area (ha)	768.8		
Local Authority	Wycombe		
Location Plan			
Description	General Area 9g is located to the north-west of High Wycombe in Wycombe District and is bounded by the settlements of Walters Ash and Naphill, the railway line (through Saunderton), Smalldean Lane / Flowers Bottom Lane / Chapel Hill, Speen Road / Valley Road and Coombe Lane.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent	Prevents development	The land parcel forms a small part of the wider gap between	3

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.	<p>the non-Green Belt settlements of Walters Ash / Naphill and Great Kingshill. With respect to this gap, the scale of the parcel (as well as the topographical character of the overall gap) means that it plays only a minor role in preventing coalescence.</p> <p>However, the land parcel contributes to protecting the gaps between Naphill and the Green Belt settlement of Hughenden Valley in the south-east of the parcel, as well as the gap between Walter's Ash and Lacey Green / Loosley Row and the gap between these settlements and the Green Belt settlement of Speen in the north. There would be a risk of coalescence from ribbon development along Coombe Lane as well as in several other locations throughout the parcel, which would reduce these gaps in perceptual terms.</p> <p>While the north-western section of the parcel is less important for preventing the coalescence of settlements, there is a risk of ribbon development along New Road, linking Walter's Ash and Lacey Green / Loosley Row. The south-east and north-east of the parcel in particular would be more sensitive.</p>	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form. This built form tends to be clustered together, thus diminishing the sense of rurality in these limited locations.</p> <p>Built form is concentrated in the north of the parcel where there is a Royal Air Force base and housing development for MOD staff which are set within Park Wood to the north and west of Walters Ash as well as in the south-east of the parcel in the Green Belt Settlement of Hughenden Valley. There are also some detached houses with large gardens and employment along Stocking Lane and some scattered development in the land parcel such as farms. These areas of the land parcel have a semi-urban character.</p> <p>The remainder of the parcel is characterised by areas of dense woodland and agricultural land with some views across open fields, which have a more rural character.</p> <p>Despite the presence of some built-form, overall the land parcel has a strong unspoilt rural character.</p>	4
Purpose 3: Total 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: Total Score			0/5

Site Photos

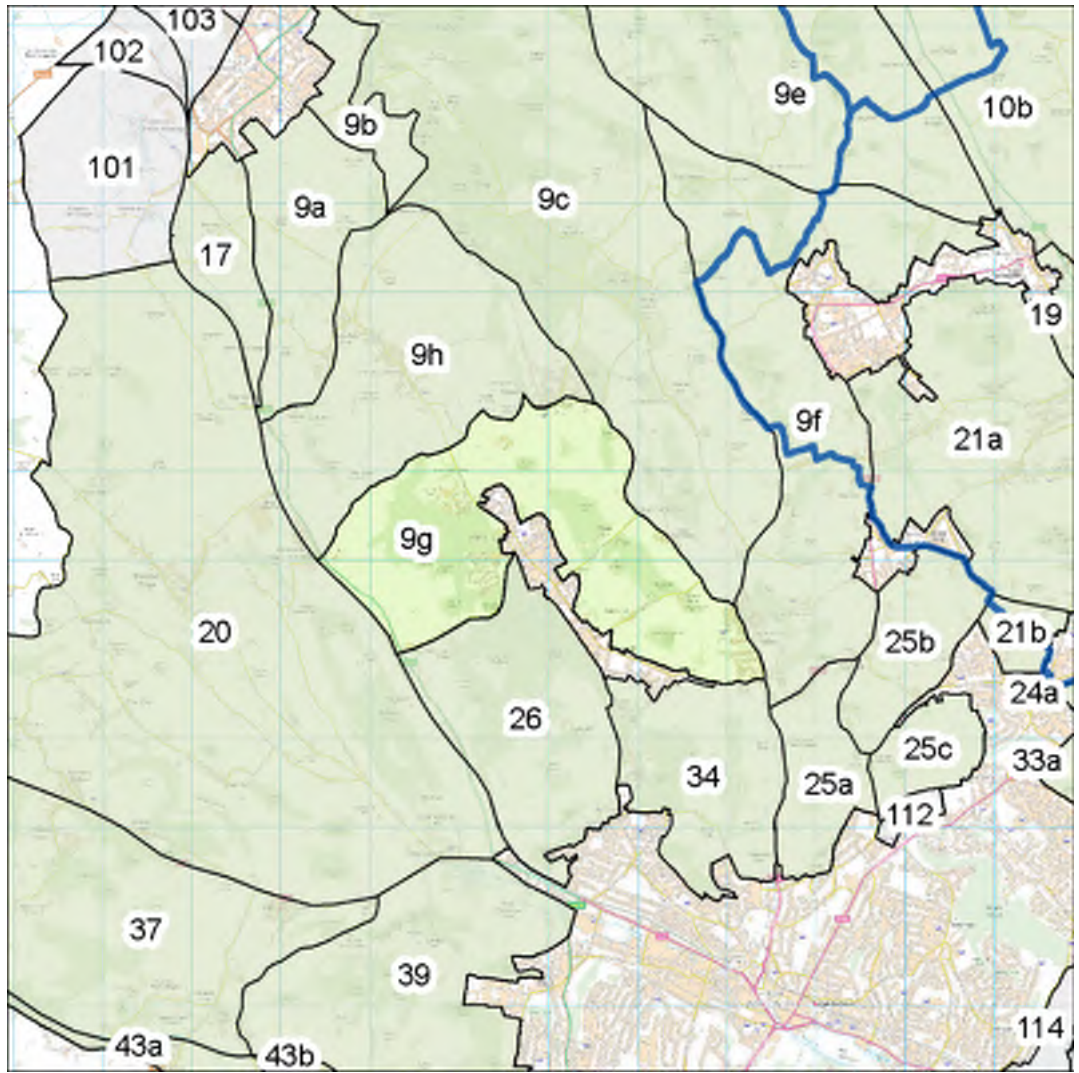


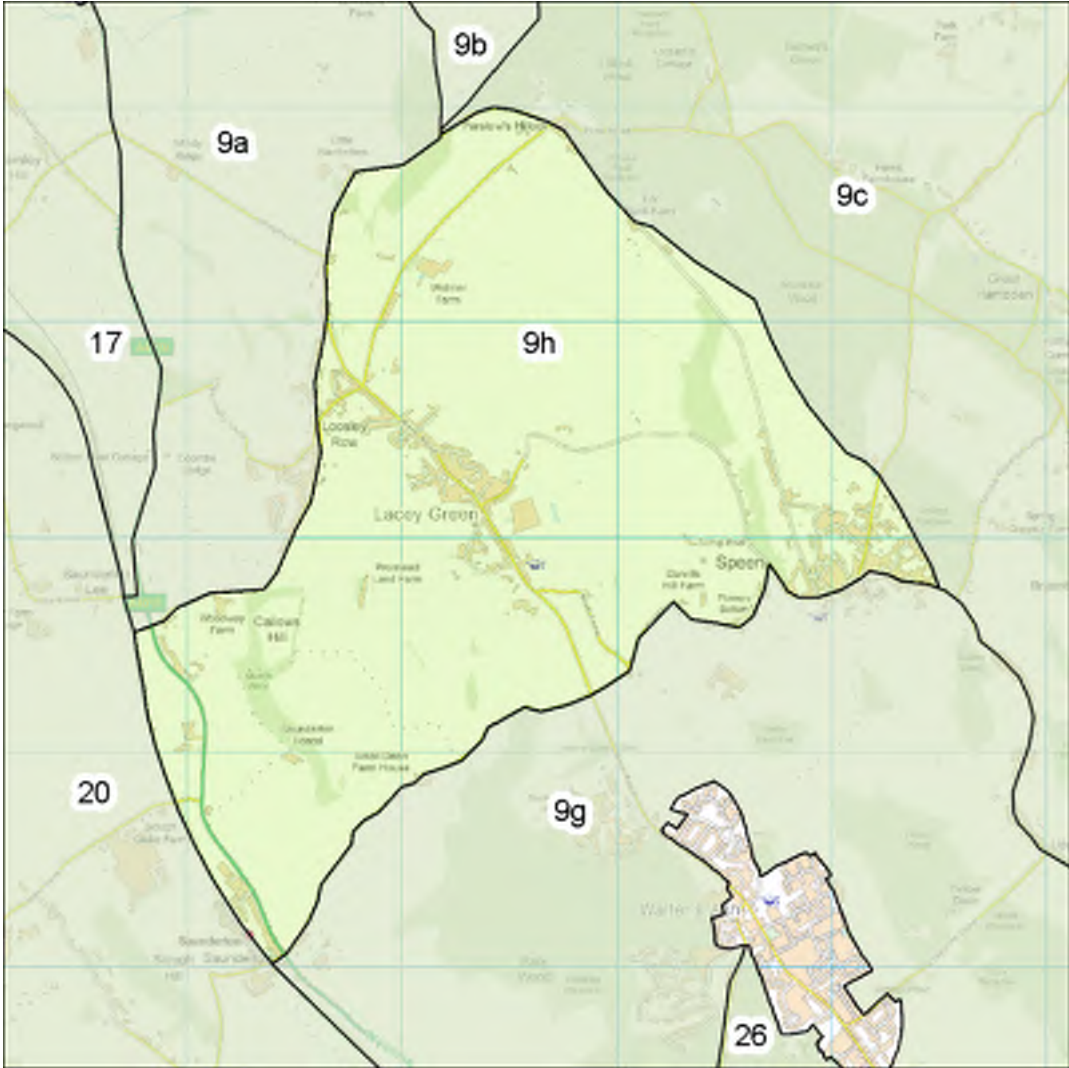
Photograph 1: View of arable farming and woodland in General Area 9g which is characteristic of the east of the land parcel.



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

1:20000
Context Plan



General Area	9h		
Area (ha)	669.3		
Local Authority	Wycombe		
Location Plan			
Description	General Area 9h is located between Princes Risborough to the north-west and Walter's Ash / Naphill to the south-east. It is bounded by the railway line to the west, Little Lane / Lower Road / 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 the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(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: Total Score			0/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3

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.	<p>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 particularly narrow character, as well as gaps involving the Green Belt settlement of Speen.</p> <p>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.</p>	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, which consists mainly of residential development around Speen, and Lacey Green / Loosely Row.</p> <p>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.</p> <p>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.</p>	4
Purpose 3: Total 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: Total Score			0/5

Site Photos



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.

1:20000
Context Plan

