

The Buckinghamshire Authorities
**Buckinghamshire Green Belt
Assessment**

Annex Report 1B - General Area
Assessment Pro-formas

242368-4-05

Issue | 7 March 2016

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 242368-00

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

| 2a | 3 | RSA-1 | North-west part of General Area 2a. | Aylesbury Vale / Central Bedfordshire |
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| 7a | 3 | RSA-2 | Southern part of General Area 7a. | Aylesbury Vale |
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| 8b | 3 | RSA-3 | North-west part of General Area 8b (built-up area of Halton Camp RAF Base). | Aylesbury Vale |
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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 |
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| 9g | 3 | RSA-5 | North-west part of General Area 9g (built-up area of Walters Ash RAF Air Command). | Wycombe |
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| 13a | 2 | RGA-3 | Whole General Area. | Chiltern |
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| 15 | 3 | RSA-6 | Village of Botley. | Chiltern |
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| 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 |

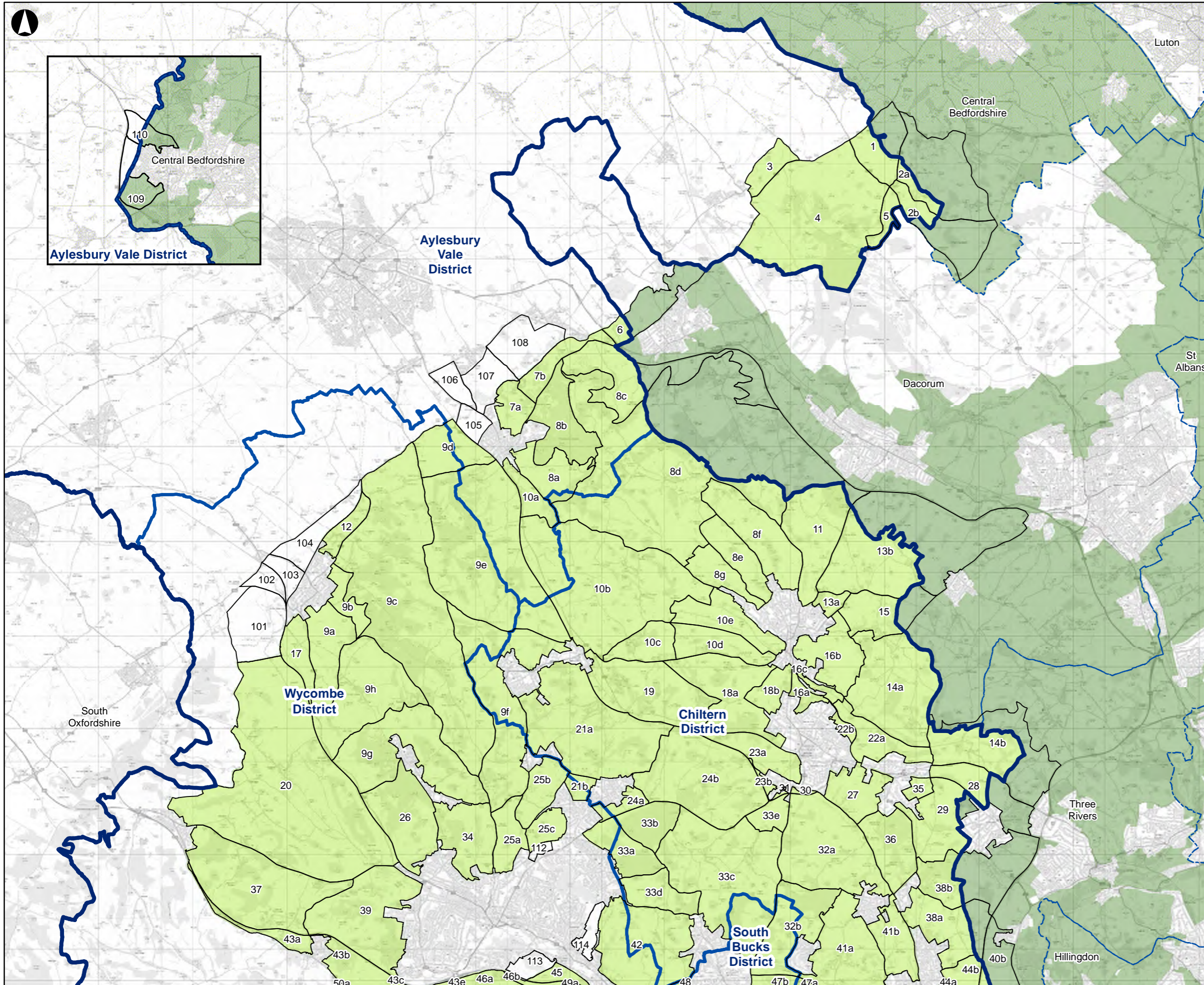
| 38a | 3 | RSA-12 | North-west part of General Area 38a, incorporating National Society for Epilepsy site and wider area to the north. | Chiltern |
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| 40b | 3 | RSA-13 | Small area in the south of General Area 40b, east of Tilehouse Lane. | South Bucks |
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| 43b | 3 | RSA-14 | West of General Area 43b, at the edge of Lane End. | Wycombe |
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| 44a | 3 | RSA-15 | Small area in the north-east corner of General Area 44a, north of Hogtrough Wood. | Chiltern |
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| 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 |
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| 53b | 3 | RSA-18 | Eastern part of General Area 53b. | South Bucks |
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| 57a | 2 | RGA-6 | Whole General Area. | Chiltern / South Bucks |
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| 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 |
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| 60 | 3 | RSA-21 | Eastern part of General Areas 60 and 67, at the edge of Bourne End / Wooburn. | Wycombe |
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| 65a | 2 | RGA-7 | Whole General Area. | South Bucks |
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| 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 |
|-----|---|-----------------|---|-------------|
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| 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 |
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| 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 |
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| 84 | 2 | RGA-8 | Whole General Area. | South Bucks |
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| 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 |
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| 89 | 2 | RGA-8 | Whole General Area. | South Bucks |
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| 92 | 1 | RGA-2 | Whole General Area. | South Bucks |
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| 99 | 3 | RSA-31 | Area in the east of General Area 99, at the edge of Richings Park. | South Bucks |
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| 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 |

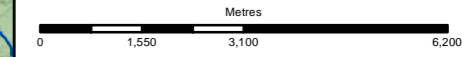


Legend

- 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 |



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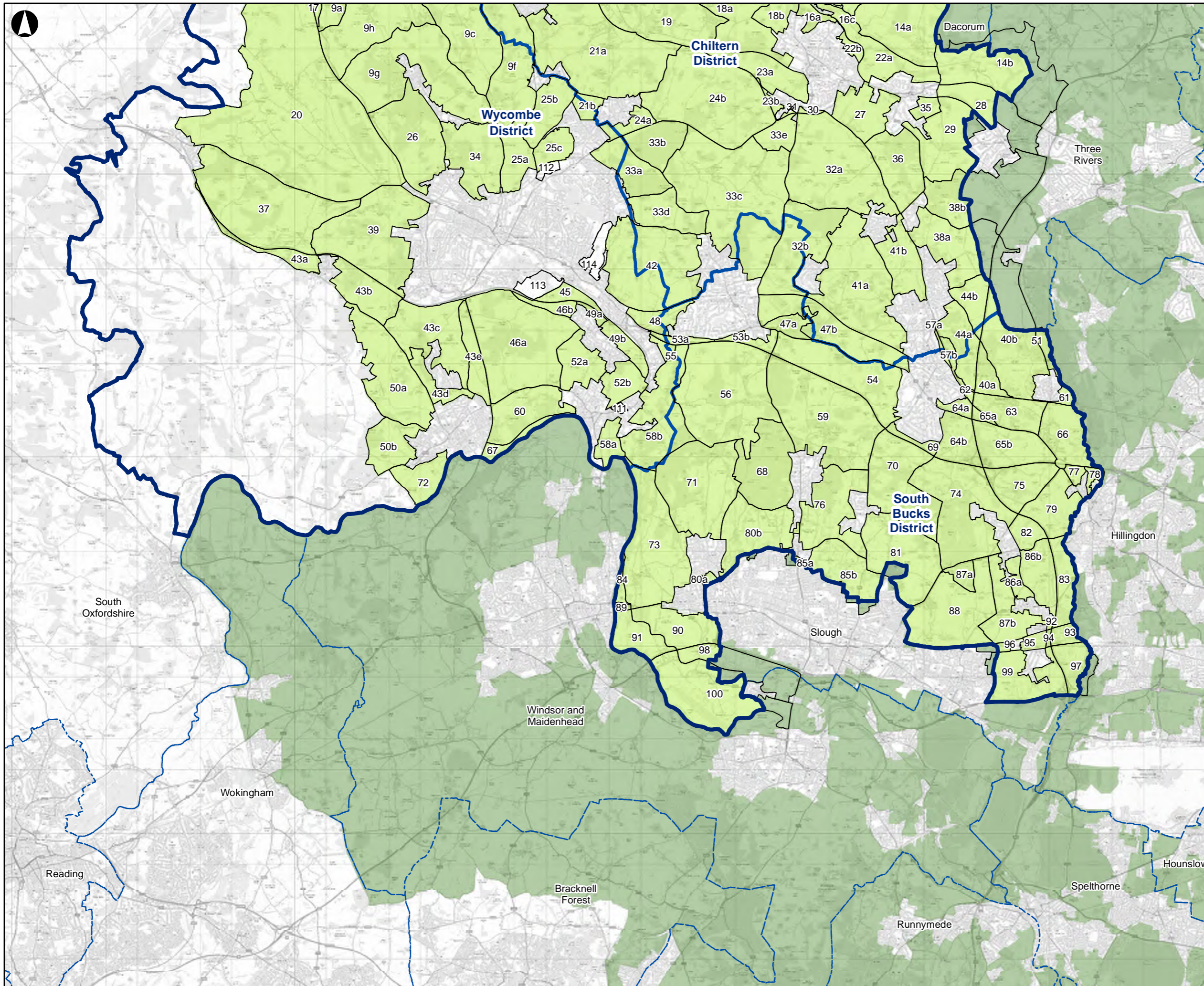
Client
The Buckinghamshire Authorities

Job Title
Buckinghamshire Green Belt Assessment

Map 4.3a General Areas, North

Scale at A3
1:115,000

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



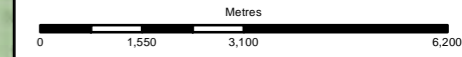
Legend

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

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Client
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Job Title
Buckinghamshire Green Belt Assessment

Map 4.3b General Areas, South

Scale at A3
1:115,000

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|----------------------------|--------------------------------|
| Job No 242368-00 | Drawing Status Issue |
|----------------------------|--------------------------------|

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| Drawing No 4.3b | Issue P1 |
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| General Area | 10a | | |
| Area (ha) | 125.7 | | |
| Local Authority | Aylesbury Vale | | |
| Location Plan | | | |
| Description | Land parcel 10a is located to the south of Wendover, and is bounded by the edge of the Wendover built-up area to the north, the A113 to the west, Rocky Lane and Chesham Lane to the south, and Hogtrough Lane 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 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 tip of the land parcel is enclosed by the built-up area of Wendover, but this is a small proportion of the whole of the General Area, therefore the land parcel is defined as connected with the large built-up area, and prevents its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Wendover built-up area is weak and irregular, consisting of a thin border of trees and the back gardens of houses. The land parcel is an important barrier to sprawl.</p> | 3+ |
| Purpose 1: Total Score | | | 3+/5 |

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| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The land parcel forms part of the less essential gap between the non-Green Belt settlements between Wendover and both Prestwood/Great Missenden to the south-west and Chesham to the south-east of the land parcel. The gaps are of sufficient scale and character to prevent coalescence. | 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, which consists of sporadic development throughout the parcel, including farm buildings, houses, and a school in the north of the land parcel.</p> <p>The parcel is predominantly farmers' fields for both arable and pasture land. There is defined woodland areas at Kings Ash in the south-east of the parcel. The topography is largely flat, rising sharply at the south-eastern point. There are wide views from Hogtrough Lane into the parcel, but these views are limited from the A413 on the west side of the land parcel due to it being tree-lined. There is more built development in the north as the land parcel connects to Wendover. The land uses here include houses, Wendover Campus school and playing field, and a library. There is only sporadic development throughout the rest of parcel, providing the parcel with an overall 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>Part of Wendover historic core, which includes the school and houses, falls within the northern tip of the land parcel, which contributes to the immediate countryside setting of the historic core. However the relationship between the wider Green Belt area in the land parcel and the historic core becomes weaker further south into the General Area, as the flat topography of the land does not contribute to views in or out of the historic core.</p> <p>On entering in the historic core when travelling north along the A413 into Wendover, there is a limited relationship between the historic core due to the tree-lined A-road which restricts views in and out, and also causes severance to the wider countryside. This relationship is stronger on Hogtrough Lane where there are more open views into across countryside.</p> <p>Overall, the land parcel plays an important role in maintaining the unique setting of the Wendover historic core by protecting open land which has a strong connection with the historic core at the northern part of the land parcel.</p> | 3 |
| Purpose 4: Total Score | | | 3/5 |

Site Photos

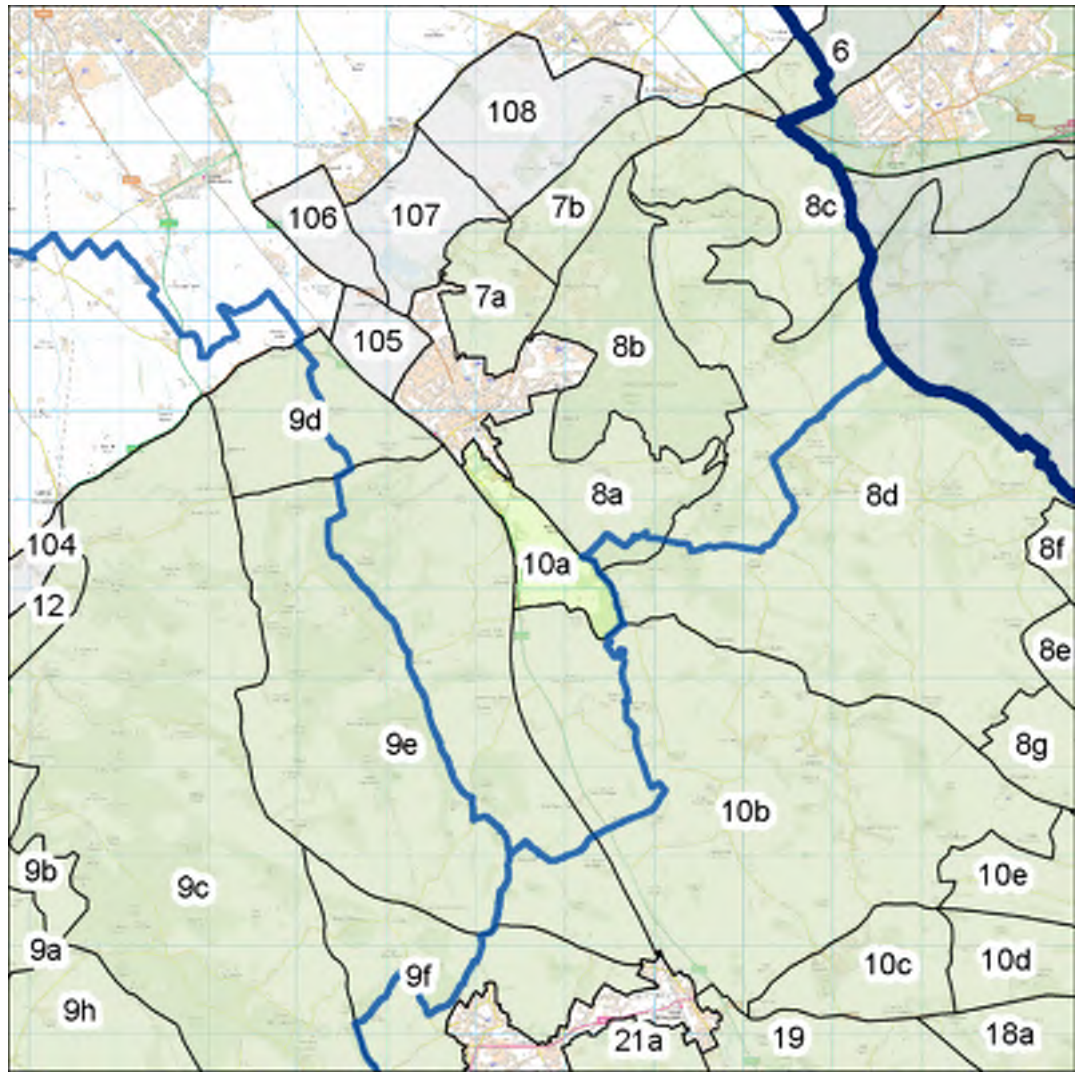


Photograph 1: Playfield fields seen when facing north from Chapel Lane.



Photograph 2: Green Belt parcel which also falls into the Wendover Historic Core.

1:20000
Context Plan



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| General Area | 10b | | |
| Area (ha) | 1507.1 | | |
| Local Authority | Aylesbury / Chiltern | | |
| Location Plan | | | |
| Description | <p>General Area 10b is located to the north-east of Great Missenden, south-east of Wendover, and west of Chesham. It is bounded by the railway line to the west, Rocky Lane / Chesham Lane / Red Lion Hill / Chartridge Lane to the north, and Westdean Lane / Pednor Bottom / Herberts Hole / Ballinger Road / Frith Hill to the south.</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 | Prevents development | The land parcel forms part of the wider gap between the non- | 3 |

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| 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 Great Missenden / Prestwood and Chesham. The land parcel also forms part of the less essential gap between the non-Green Belt settlements of Wendover, Princes Risborough / Monks Risborough, Great Missenden / Prestwood and Amersham.</p> <p>The parcel also forms part of the gap between Great Missenden / Prestwood and the Green Belt settlement of South Heath, maintaining its scale and openness.</p> <p>It should also be noted that, at the local level, the parcel plays a role in protecting the gaps between Great Missenden / Prestwood or South Heath, and Ballinger Common and The Lee, identified as Rows of Dwellings in the Chiltern Local Plan.</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, consisting of some ribbon development in the centre of the parcel, and developments for agricultural use dispersed throughout the parcel.</p> <p>The west half of the parcel has a very strong unspoilt rural character. Land use is predominantly designated fields for both arable and pasture farming, as well as patches of dense woodland. The valley running north to south on the west part of the parcel offers open views across open countryside, both within the parcel and into surrounding areas. There is some development in the area, mainly for agricultural use and houses, however this does not detract from the very open and rural feel.</p> <p>Built-form is concentrated in the east of the land parcel, taking the form of sporadic ribbon development. Despite a greater concentration of built form here, the built environment has a village feel consisting mainly of residential buildings, pubs, schools and churches and tree lined roads. This section of the parcel therefore does not detract from the parcel's strong and unspoilt rural character.</p> <p>Despite some built form in the east of the land parcel, the undulating topography of General Area 10b offers long and wide views into unspoilt countryside, with rural land uses dominating throughout. Overall, the land parcel 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. | <p>The land parcel immediately abuts the historic core of Great Missenden.</p> <p>The south-western corner of this land parcel is within the historic core of Great Missenden. The corner of the land parcel protects open land and contributes to the town's countryside setting and is designated as 'Woodland: Secondary growth' and 'Church' in Historic Urban Character Types in the 2014 Buckinghamshire Historic Towns Project Report. The historic core is inward facing and views into and out of the historic core are obscured by thick woodland and relatively flat topography.</p> | 1 |
| Purpose 4: Total Score | | | 1/5 |

Site Photos

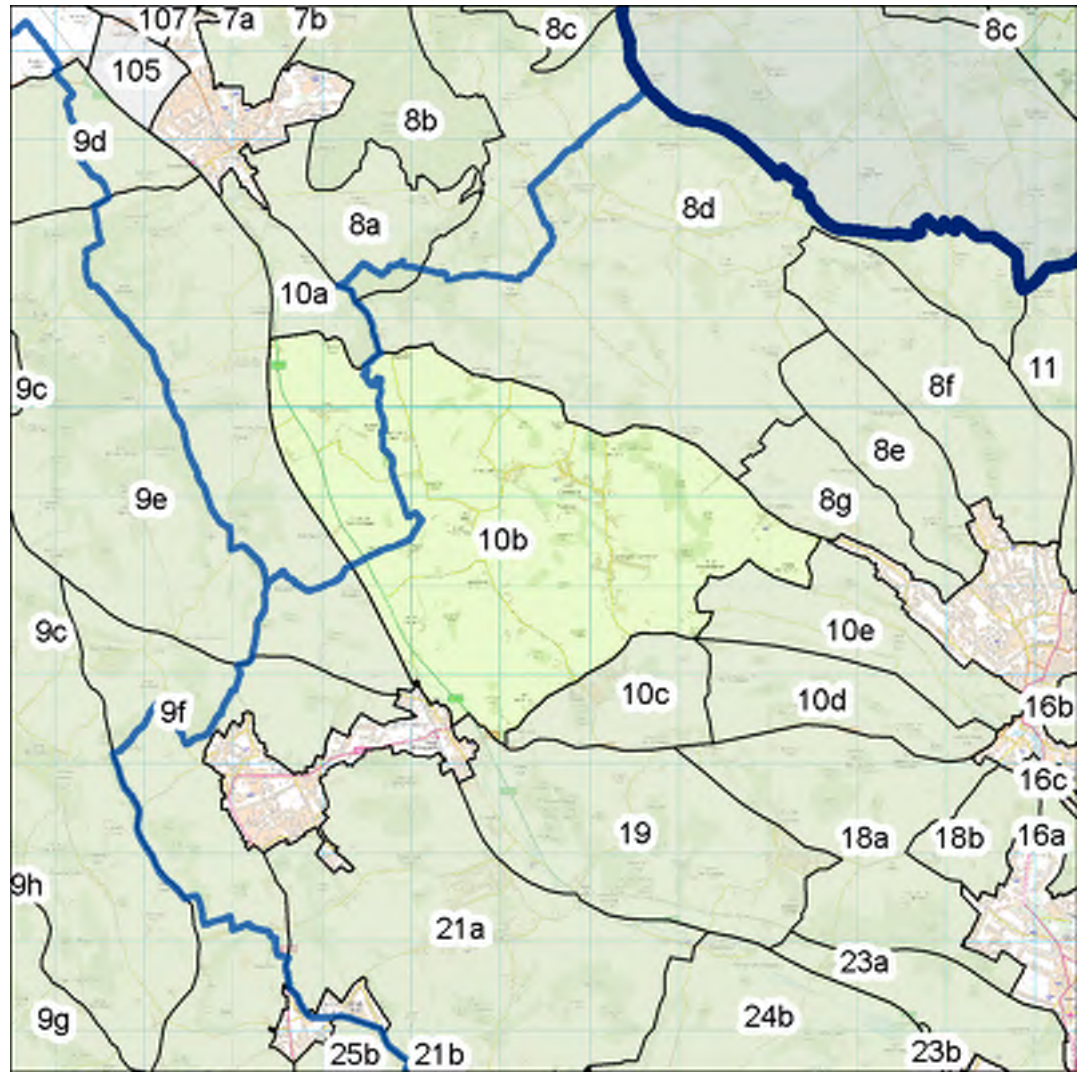


Photograph 1: View across the interior of the land parcel and into wider countryside, taken from King's Lane and facing west.



Photograph 2: Built development in The Lee.

1:20000
Context Plan



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|--|---|---|--------------|
| General Area | 10c | | |
| Area (ha) | 200.9 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 10c is located to the east of Great Missenden and to the west of Chesham. It is bounded by the B485 to the south, Frith Hill / Herberts Hole to the north and west, and Little Hurdridge Lane 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 | Prevents development that would result in | The land parcel forms part of the wider gap between the non-Green Belt settlements of Great Missenden / Prestwood and | 3 |

| | | | |
|--|--|---|------------|
| towns from merging | merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>Chesham. The scale and openness of the gap is important for preventing coalescence, the south of the parcel being particularly important for preventing ribbon development along Frith Hill which would physically and perceptually reduce the overall scale of the gap and contribute to merging between the settlements.</p> <p>The parcel also protects the gap between Great Missenden / Prestwood and the Green Belt settlement of South Heath, which is narrow in character and important for preventing coalescence.</p> <p>Additionally, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Great Missenden / Prestwood and Hyde End, identified as a Row of Dwellings in the Chiltern Local Plan, preventing ribbon development along Frith Hill that may result in coalescence.</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.</p> <p>The land parcel is characterised by fields and agricultural uses with areas of woodland including Sibley's Coppice in the west of the land parcel. The sense of openness is diminished by the topography of the land parcel which slopes up from the boundaries and reduces views within the land parcel.</p> <p>Built-form mainly comprises residential uses concentrated around South Heath in the north of the land parcel. There are also farms dispersed around the land parcel and commercial uses on the B485 in the south of the land parcel. The presence of built-form means that the land parcel has a largely rural character.</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 west corner of the land parcel immediately abuts the historic core of Great Missenden to the south-west. The west of the land parcel protects open land contributing to its countryside setting, however the relationship between this part of the land parcel and the historic core is weakened by the severance of the B485 and the somewhat inward facing nature of the historic core at this point. There are occasional views between the historic core and the land parcel which are interrupted by trees and reduced by the topography of the land parcel. | 1 |
| Purpose 4: Total Score | | | 1/5 |

Site Photos

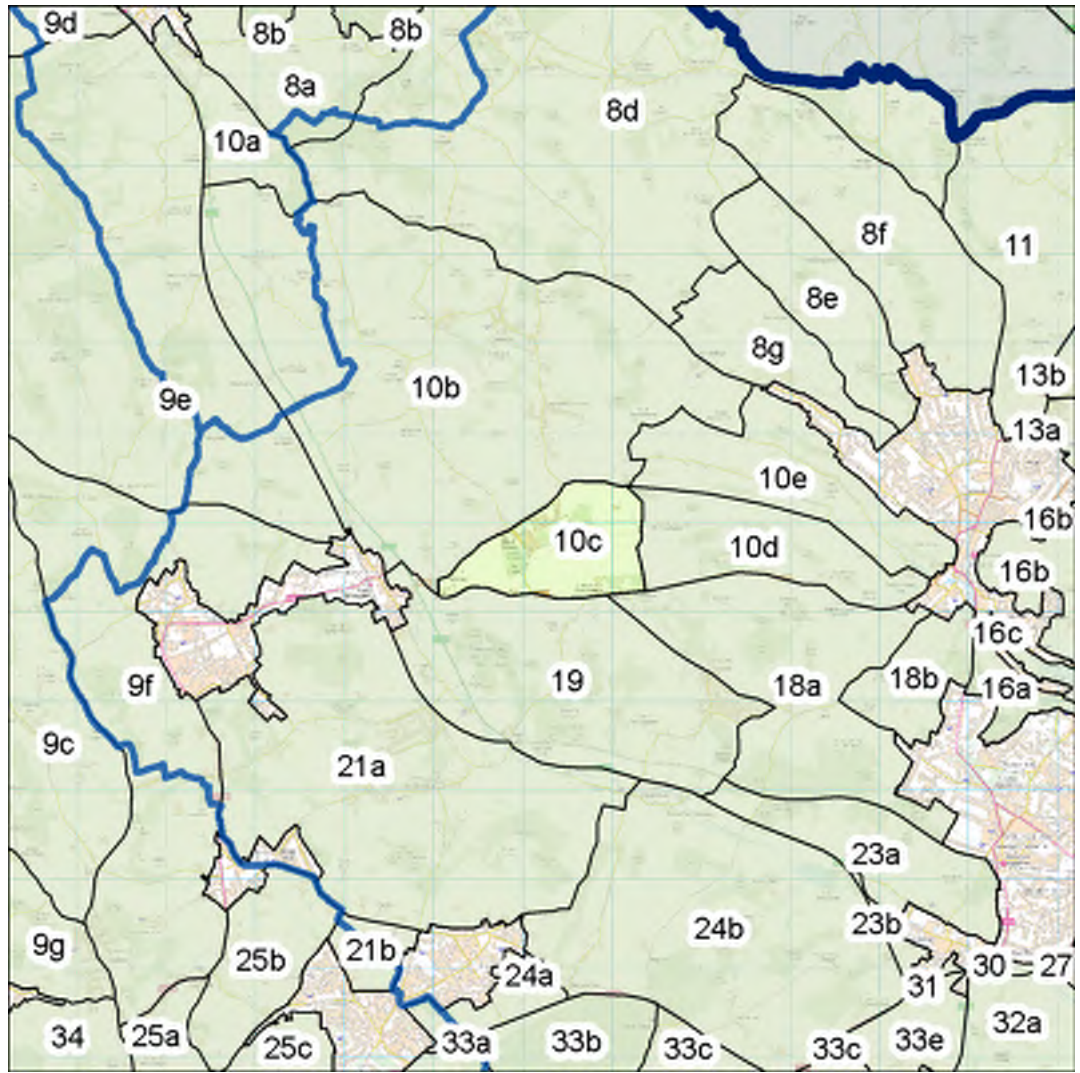


Photograph 1: View of open fields and woodland in General Area 10c facing south from Ballinger Road, which is characteristic of the east of the land parcel.



Photograph 2: View of King's Lane in General Area 10c, from the southern boundary facing north.

1:20000
Context Plan



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|--|--|--|--------------|
| General Area | 10d | | |
| Area (ha) | 247.0 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 10d is located to the west of Chesham and is bounded by this settlement to the east, the B485 to the south, Drydell Lane / Herberts Hole to the north, and Little Hundridge Lane to the west. | | |
| 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 Chesham. | 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 Chesham, preventing its outward sprawl into open land. The boundary between the land parcel and the Chesham built-up area is predominantly bordered by consistent boundary features lacking in durability including natural features adjacent to Missenden Road and the gardens of detached properties on Missenden Road and Pednornead End. The land parcel is an important 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 wider gap between the non-Green Belt settlements of Great Missenden / Prestwood and | 3 |

| | | | |
|--|--|---|------------|
| towns from merging | merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | Chesham. Although the scale and character of the gap is important for preventing the merging of settlements and restricting ribbon development along the B485 Missenden Road, the eastern part of the parcel immediately adjacent to Chesham is less important for preventing coalescence. | |
| 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 fields and agricultural uses with small areas of woodland including Willow Coppice and Devil's Den. The topography of the land parcel slopes up to an east-west ridge in the centre of the land parcel which limits views to the surrounding countryside from public areas. Built-form comprises occasional detached properties and farms on Blind Lane and off Frith Hill. There are also a few properties on Pednor Road with an inherently rural character and tennis courts concentrated in the east of the land parcel. The land parcel has 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 immediately abuts the historic core of Chesham to the east and a small part of the historic core on Pednor Road falls within the land parcel. There are occasional views outwards to the land parcel from the historic core of Chesham, including along Missenden Road and likely views from the back of properties on Pednor Road to the land parcel. The east of the land parcel protects open land and contributes to the immediate rural setting of the settlement. The topography of the land parcel and presence of trees around the historic core means that inward views from the wider Green Belt are weakened and the historic core is somewhat inward facing. | 3 |
| Purpose 4: Total Score | | | 3/5 |

Site Photos

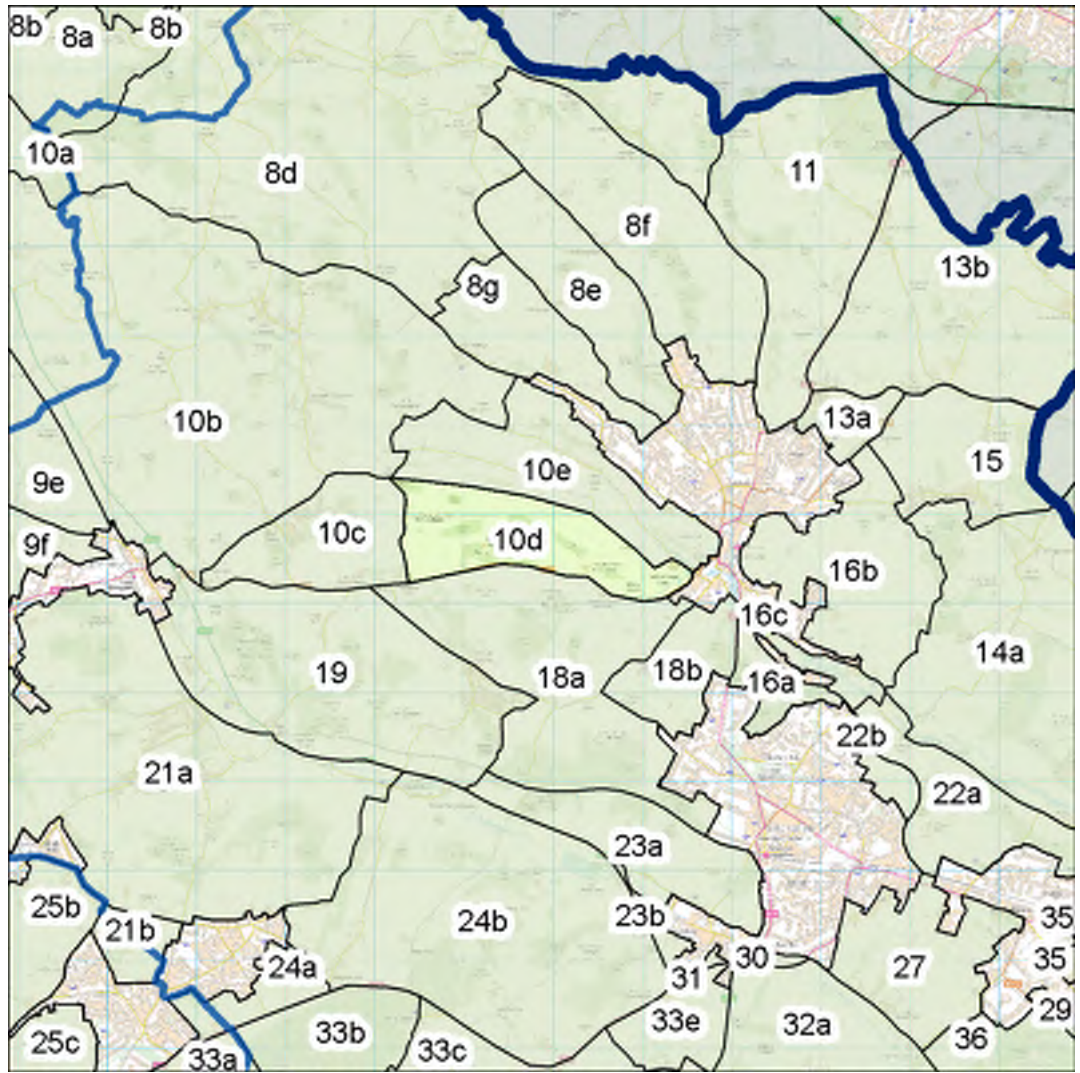


Photograph 1: View of historic core abutting General Area 10d facing east from the southern boundary (Missenden Road).



Photograph 2: View of open fields and trees in General Area 10d facing south from Drydell Lane, which is characteristic of the immediate setting to the historic core in the east of the land parcel.

1:20000
Context Plan



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| General Area | 10e | | |
| Area (ha) | 300.1 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 10e is located along the south-western edge of Chesham, bound to the south by Drydell Lane and Herbert's Hole and to the north by Pednor Bottom. | | |
| 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 Chesham, with the northern edge connected to the town, and the eastern tip running into the historic town. | 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 at the northern and eastern edges to the historic town of Chesham displaying a low level of containment, and preventing its outward sprawl into open land, but to a lesser extent than areas contiguous with built form.</p> <p>The northern boundary between the Green Belt and the Chesham large built-up area is often weak and irregular, cutting through the large private gardens of semi-detached homes and not following easily recognisable physical features.</p> | 3+ |

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| | | <p>The eastern tip of the parcel which directly abuts the historic core of Chesham is more strongly bounded, largely following roads and the backs of properties with small, clearly defined gardens.</p> <p>The southern and western edges of the General Area abut other designated Green Belt land, and thus does not prevent development which would constitute sprawl.</p> <p>In some areas namely the northern and eastern boundaries of the General Area, the Green Belt prevents sprawl in the absence of another durable boundary.</p> | |
| 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 only a small part of the wider gap between the non-Green Belt settlements of Chesham and Great Missenden. With respect to this, the parcel makes only a limited contribution, and the overall gap is of sufficient scale and character to prevent coalescence. Given the scale of the gap, the eastern section of the parcel at the edge of Chesham is less important for preventing the coalescence of settlements.</p> <p>It should also be noted that, at the local level, the northern tip of the parcel plays a role in preventing further coalescence between Chesham and Chartridge, identified as a Row of Dwellings in the Chiltern Local Plan.</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>Overall, less than 5% of the land parcel is covered by built form but the configuration of this development often detracts from the openness of the countryside, with piecemeal development and some evidence of encroachment at the edge of Chesham.</p> <p>Built-form is dispersed throughout the parcel, including several large houses, and becomes more concentrated towards the eastern edge of Chesham. This includes the Chiltern Hills Academy, church buildings, developments along Pednor Road and Chartridge Lane, and Lowndes Park.</p> <p>The western part of the parcel is much more rural in feel, with meadows, fields, crops, and woodland characterising the parcel, with the rising and falling topography providing unbroken views across the parcel. This is disrupted to the west by Chartridge Park Golf Course. However, as a result of the topography, views into Chesham often detract from the generally rural feel, with considerable urban development located north of the parcel.</p> <p>Despite the presence of urbanising characteristics, overall the parcel maintains a largely rural character.</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. | Part of the Chesham historic core, at Lowndes Park, falls within the east of the land parcel, which contributes to the immediate countryside setting of the historic core. However, the relationship between the wider countryside and the historic core is weaker owing to the topography of the land parcel which slopes away from the settlement and the presence of trees which limit views in and out of the historic core, which is somewhat inward facing. | 3 |

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| | | Following Pednor Road northwards out of Chesham, the road ascends. However, due to the topography, distance, and tree cover, there are very limited views into the historic core, only over the modern parts of the settlement, and there are very limited open countryside views from the historic core itself. | |
| Purpose 4: Total Score | | | 3/5 |

Site Photos

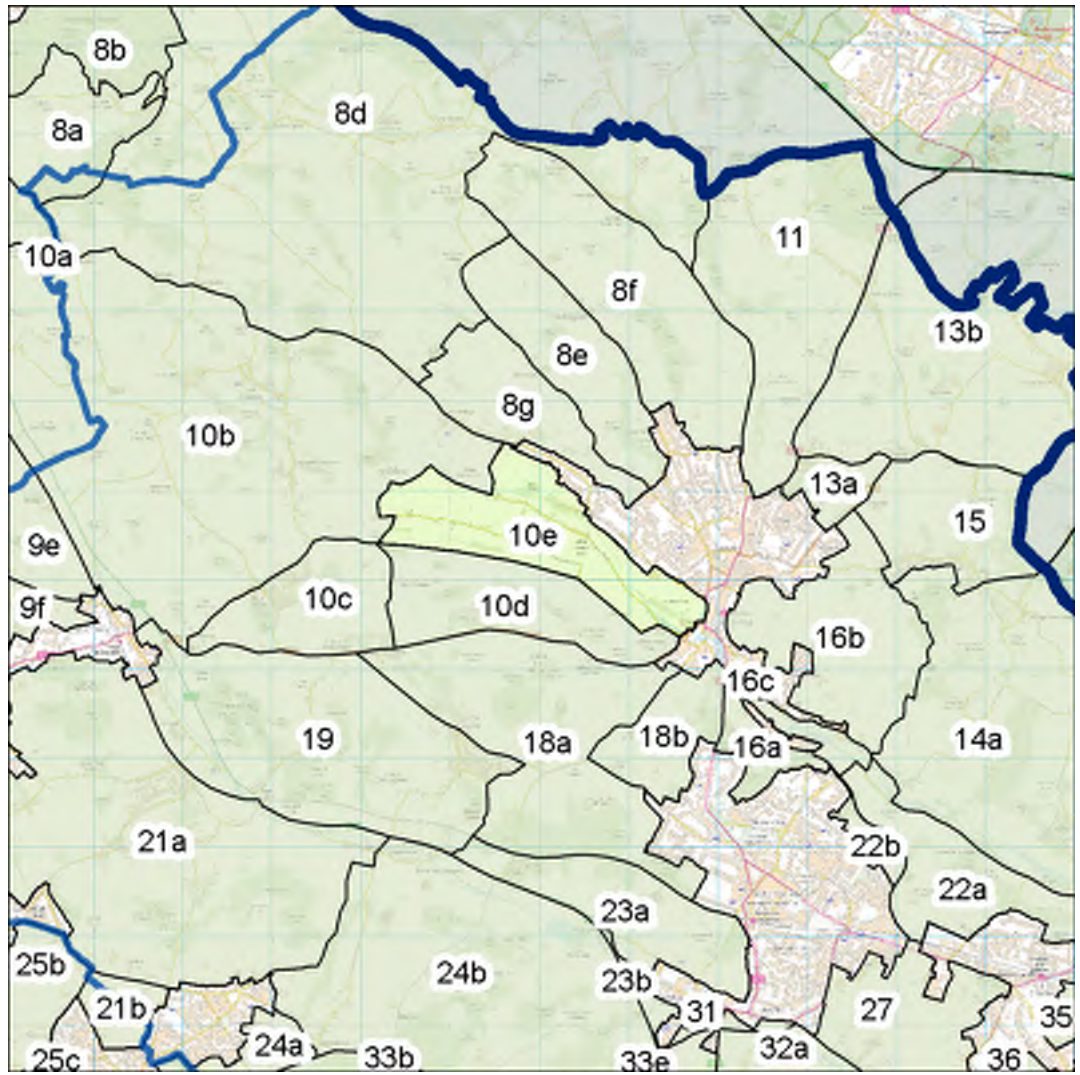


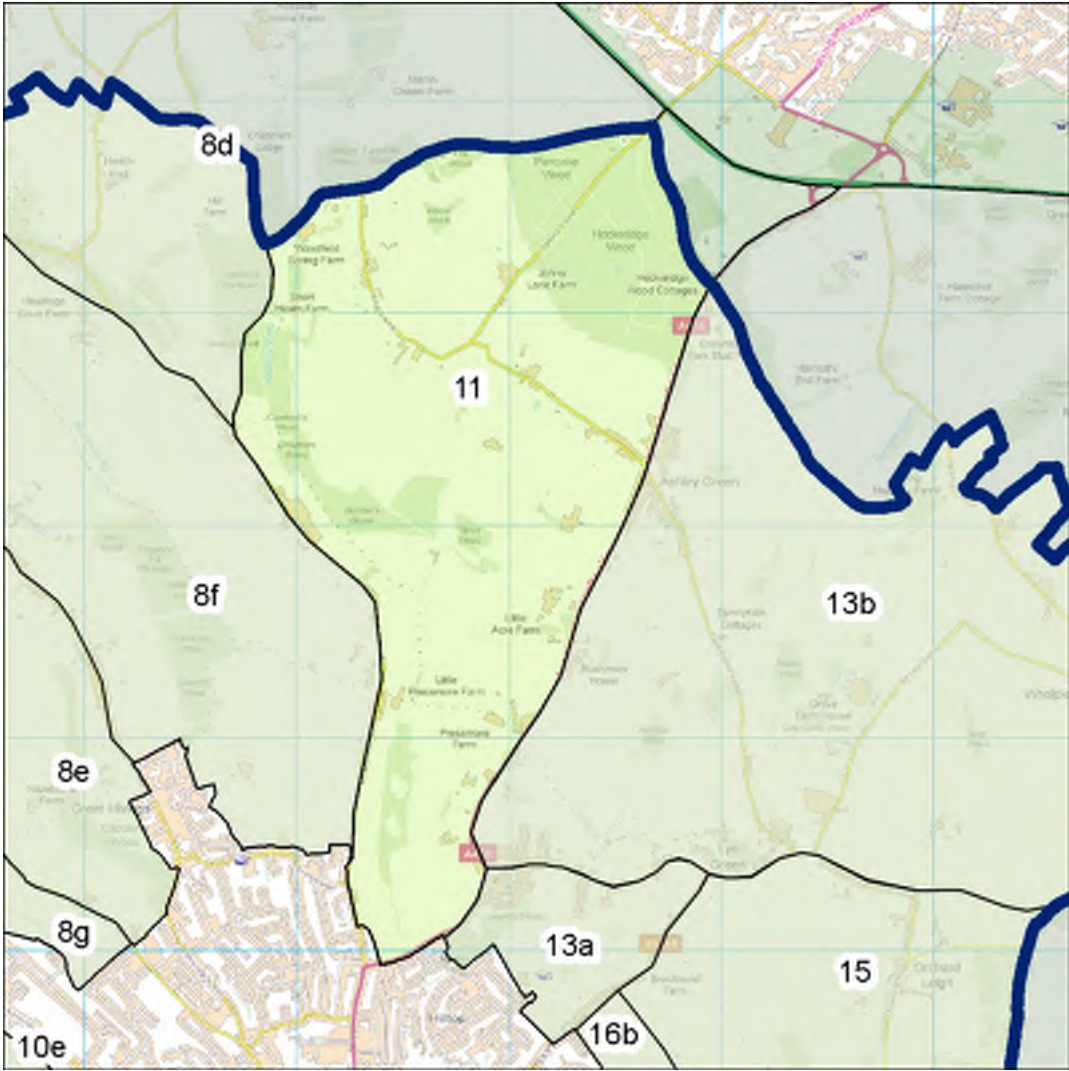
Photograph 1: Looking north into the land parcel towards Great Friar's Hill from Hollow Way Road.



Photograph 2: Drydell Road, splitting off into Herberts Hole and Hollow Way. Drydell Road leads into Chesham, to the south of this photograph.

1:20000
Context Plan



| | | | |
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| General Area | 11 | | |
| Area (ha) | 516.7 | | |
| Local Authority | Chiltern / <i>Dacorum</i> | | |
| Location Plan |  | | |
| Description | General Area 11 in north of Chesham, and is bounded by Vale Road / Chesham Road to the west and the A416 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 parcel is at the northern edge of the large built up area of Chesham. | 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, preventing outwards sprawl north into open land, but does display a low level of containment as it is only connected on one side at the southern tip of the General Area. The southern edge of land parcel and the built-up area of Chesham is largely durable and permanent, consisting of Vale Road to the west and the A416 on the south-eastern edge. These also provide consistent boundary 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 wider gap between the non-Green Belt settlements of Chesham and Berkhamsted. The | 3 |

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| towns from merging | merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>overall scale and character of the gap is important for preventing the merging of settlements and restricting ribbon development along the A416, though the south of the parcel is less important for preventing the coalescence of settlements.</p> <p>However, it should also be noted that, at the local level, the parcel plays a role in protecting the gaps between Chesham and Berkhamsted and Ashley Green, identified as a Row of Dwellings in the Chiltern Local Plan, preventing ribbon development which may result in coalescence.</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.</p> <p>The General Area is characterised by small tree lined roads, farm land for pasturing, crops, and meadows. The area rises in topology on the west side of the parcel whereas the east side flattens out into open fields. The north end of the land parcel has more dense woodland which prevents long views, which are offered on the eastern side of the parcel looking into open countryside.</p> <p>The A416 slightly reduces the sense of connectivity to the wider countryside to the east, compounded further by piecemeal residential and agricultural ribbon development here, as well as along Hog Lane and John's Lane. However, this built-form, which is dispersed throughout the land parcel, has only a limited effect on the overall sense of openness and overall it maintains 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

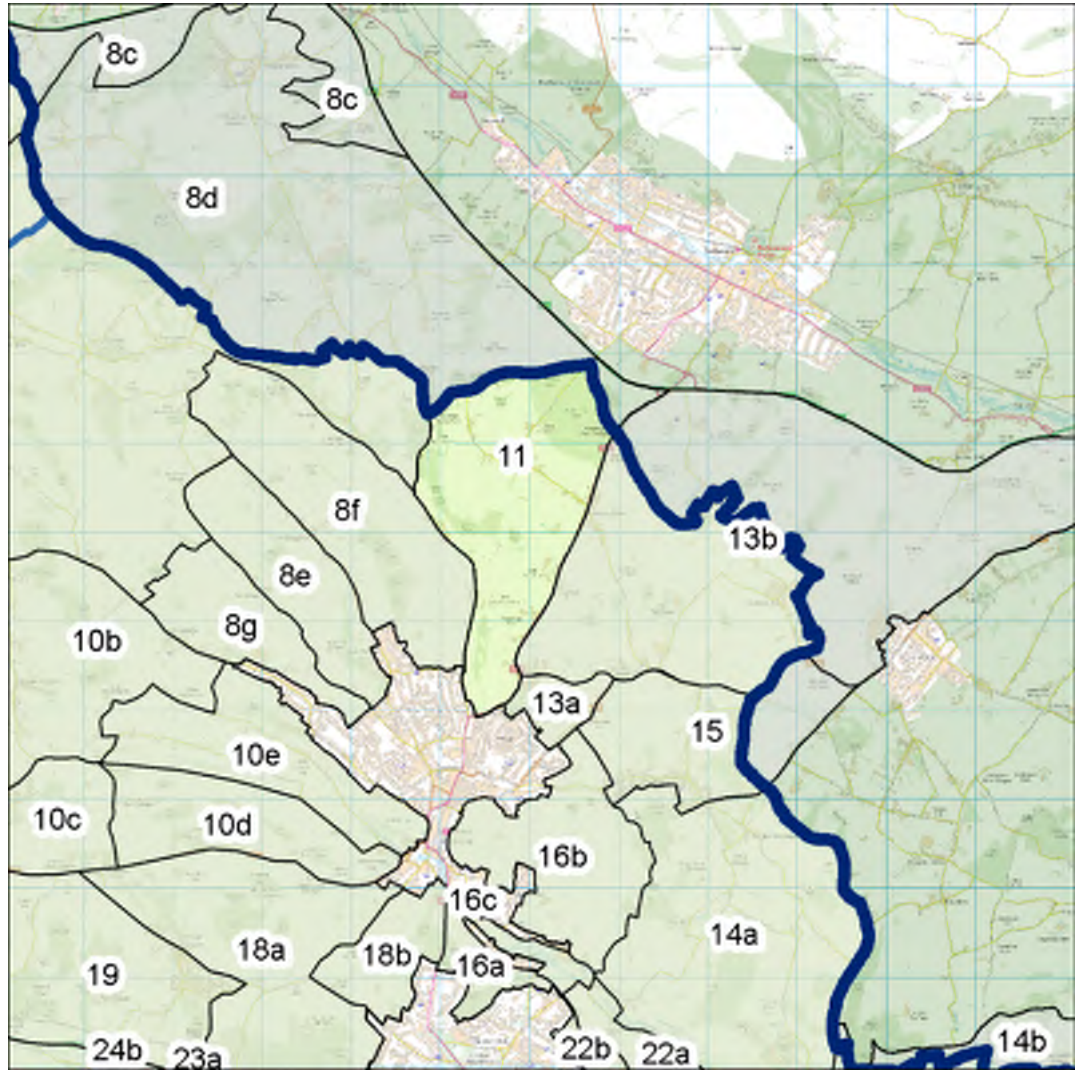


Photograph 1: View of the interior of the General Area, characterised mainly by farmland and arable farming. The image is facing south-east into wider Green Belt area.



Photograph 2: Open fields east of John's Lane, and leading into open countryside.

1:20000
Context Plan



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| General Area | 12 | | |
| Area (ha) | 109.2 | | |
| Local Authority | Wycombe | | |
| Location Plan | | | |
| Description | General Area 12 is located to the north-east of Monks Risborough, bound to the west by the Princes Risborough-Aylesbury railway line and to the east by the A4010. | | |
| 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 Princes Risborough / Monks 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 land parcel is connected with the large built-up area of Princes Risborough / Monks Risborough, preventing outwards sprawl north into open land, but does display a low level of containment as it is only connected on one side of the General Area.</p> <p>The southern edge of the General Area which borders Princes Risborough / Monks Risborough is lacking in durability, consisting of a sports field, the back of gardens, and a field. The land parcel serves as a barrier to the sprawl of Princes Risborough / Monks Risborough due to the largely weak and irregular nature of the built form at the General Area's</p> | 3+ |

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| | | boundary with the settlement. | |
| 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 / Monks Risborough and Wendover to the north-east. While the parcel plays a role in preventing the proliferation of further ribbon development at the edge of Princes Risborough / Monks Risborough, the overall gap is of sufficient scale and character that the parcel is of less importance for preventing coalescence between these settlements. | 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 central portion of General Area 12 is characterised by small tree lined roads, farm land for pasturing and meadows. The area has a gently undulating topography, and the interior opens up to wide views across the General Area onto other fields and farm houses.</p> <p>The southern and northern portions of the land parcel are however semi-urban in character. This is felt in particular in the south around Crowbrook Road which leads to Monks Risborough railway station, the playing fields that separate the Green Belt from the town, and around Askett. The A4010 acts as a barrier to the wider countryside and adds to the separation from the countryside and the semi-urban character.</p> <p>Overall, the sense of openness is diminished by existing built-form which is dispersed throughout the south and north of the land parcel, diminishing the sense of rurality overall.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (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

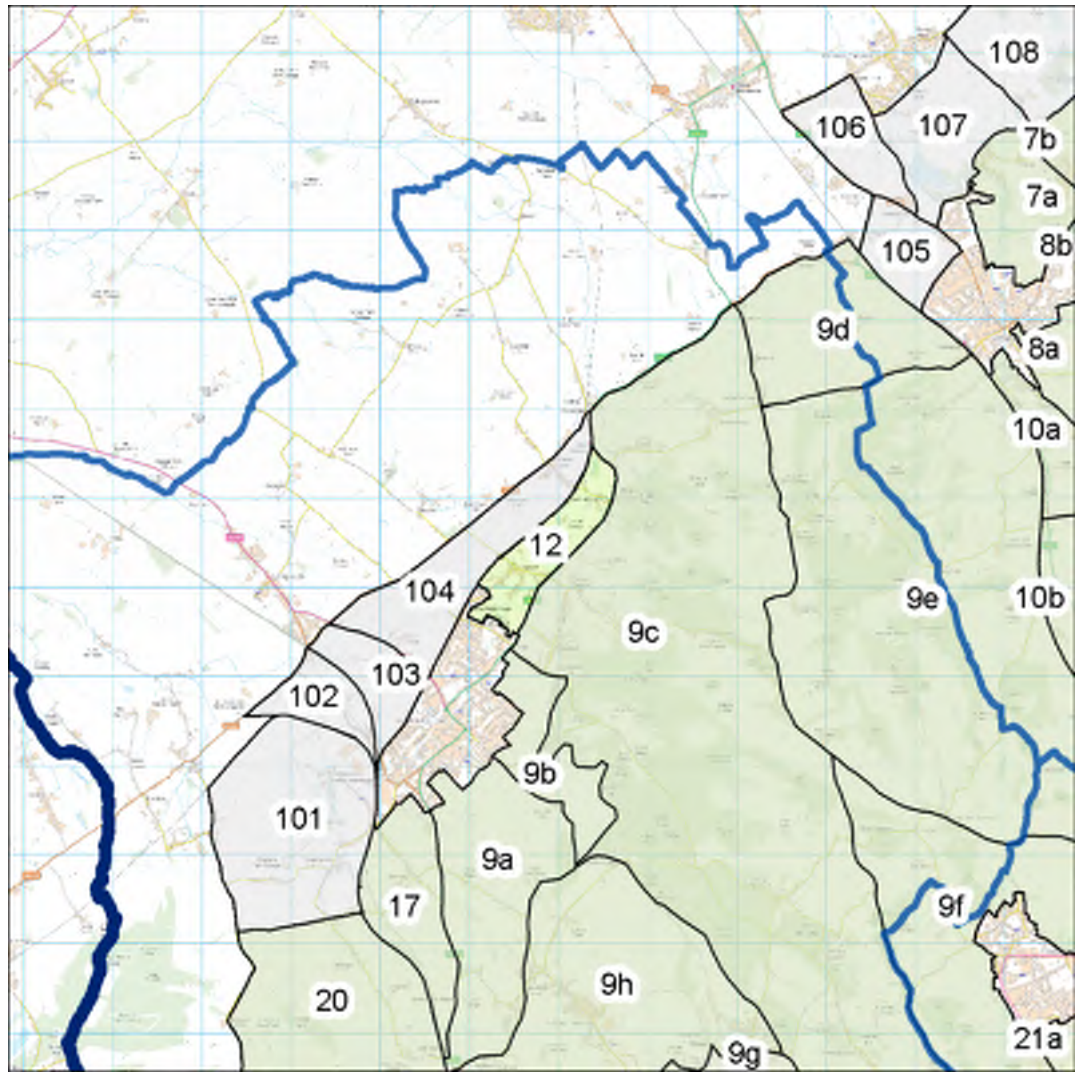


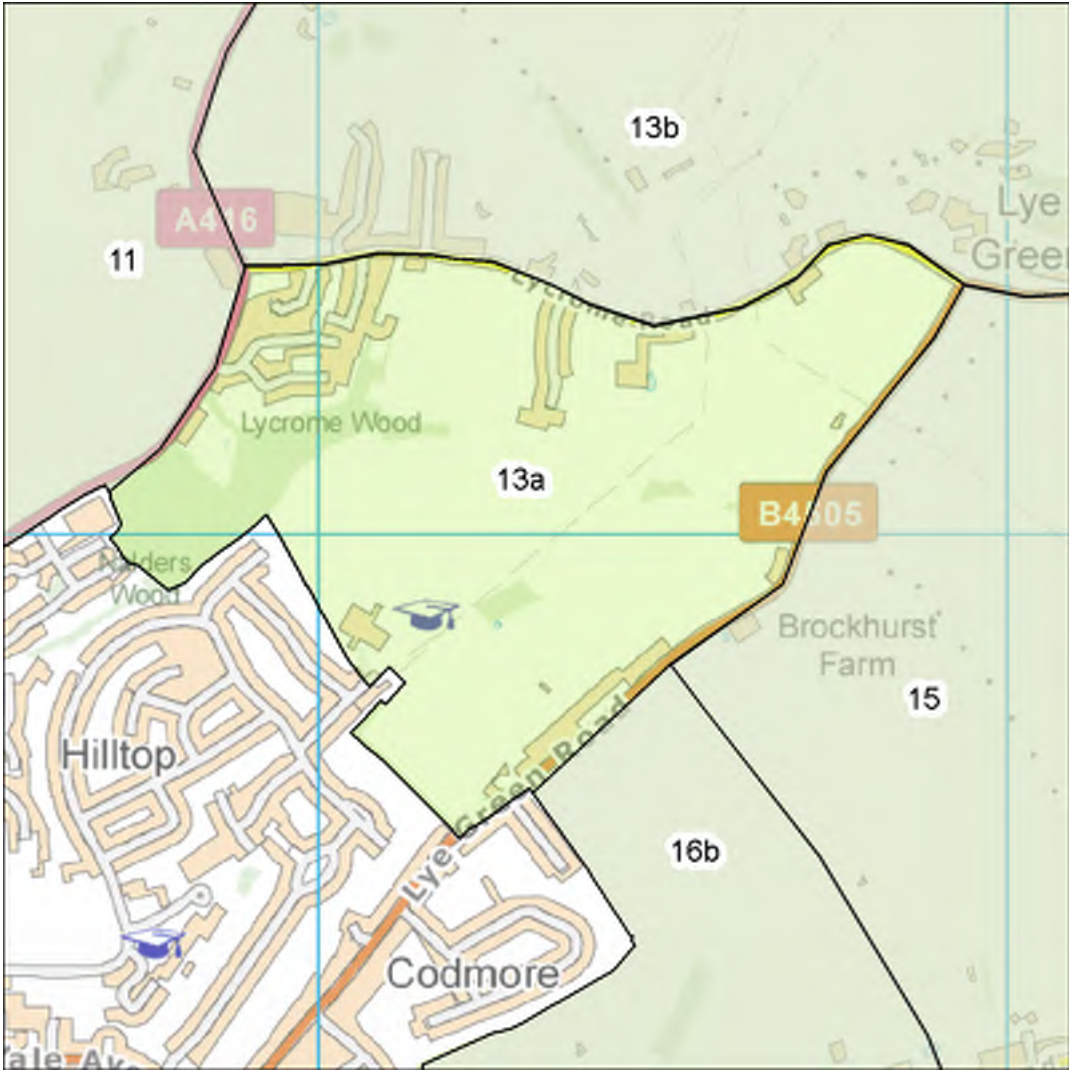
Photograph 1: View of the interior of the General Area 12, characterised mainly by farmland and arable farming. The image is facing east from Aylesbury Road on the land parcel's eastern boundary.



Photograph 2: A tree-lined street on Askett Lane, which is a characteristic typically seen throughout the General Area.

1:20000
Context Plan



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|--|---|--|--------------|
| General Area | 13a | | |
| Area (ha) | 57.8 | | |
| Local Authority | Chiltern | | |
| Location Plan |  | | |
| Description | General Area 13a is located to the north of Chesham and is bound by the B4505 to the east, the A416 to the west and Lycrome Road 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 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, preventing its outward sprawl into open land.</p> <p>Part of the parcel follows the edge of Lycrome Wood, an established area of woodland which provides a durable boundary at the edge of the large built-up area of Chesham. Where there is no specific boundary feature between the land parcel and Chesham, the edge of the Green Belt is durable and defensible, following the backs of detached homes with regular, enclosed gardens.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

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| (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 only a small part of the wider gap between the non-Green Belt settlements of Chesham and Bovington. With respect to this, the parcel makes only a limited contribution to preventing coalescence between settlements, in particular the south and west which are less important for preventing merging.</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 Lye Green, identified as a Row of Dwellings in the Chiltern Local Plan, preventing their coalescence.</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>Around 5% of the land parcel is covered by built form. While some of the parcel retains a countryside feel, consisting of arable fields, pastures and small farm holdings, the sense of wider openness and connectivity to the countryside is diminished somewhat by existing built-form which is concentrated along the edges of the parcel, including Brushwood School in the south.</p> <p>Lye Green Road is characterised by ribbon development, predominantly houses, whilst a series of small residential estates radiate outwards from Lycrome Road and Nashleigh Hill into the parcel. As a result of the topography of the parcel, which is predominantly flat, long distance views across open fields are interrupted in several places by these developments.</p> <p>The parcel provides a gradual transition from the town of Chesham to the smaller settlement of Lye Green and the countryside beyond. While there is, overall, a relatively low percentage of built form across the parcel, the mixture of land uses, and configuration of developments, which create a sense of enclosure from the wider countryside, contribute to a semi-urban character.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (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

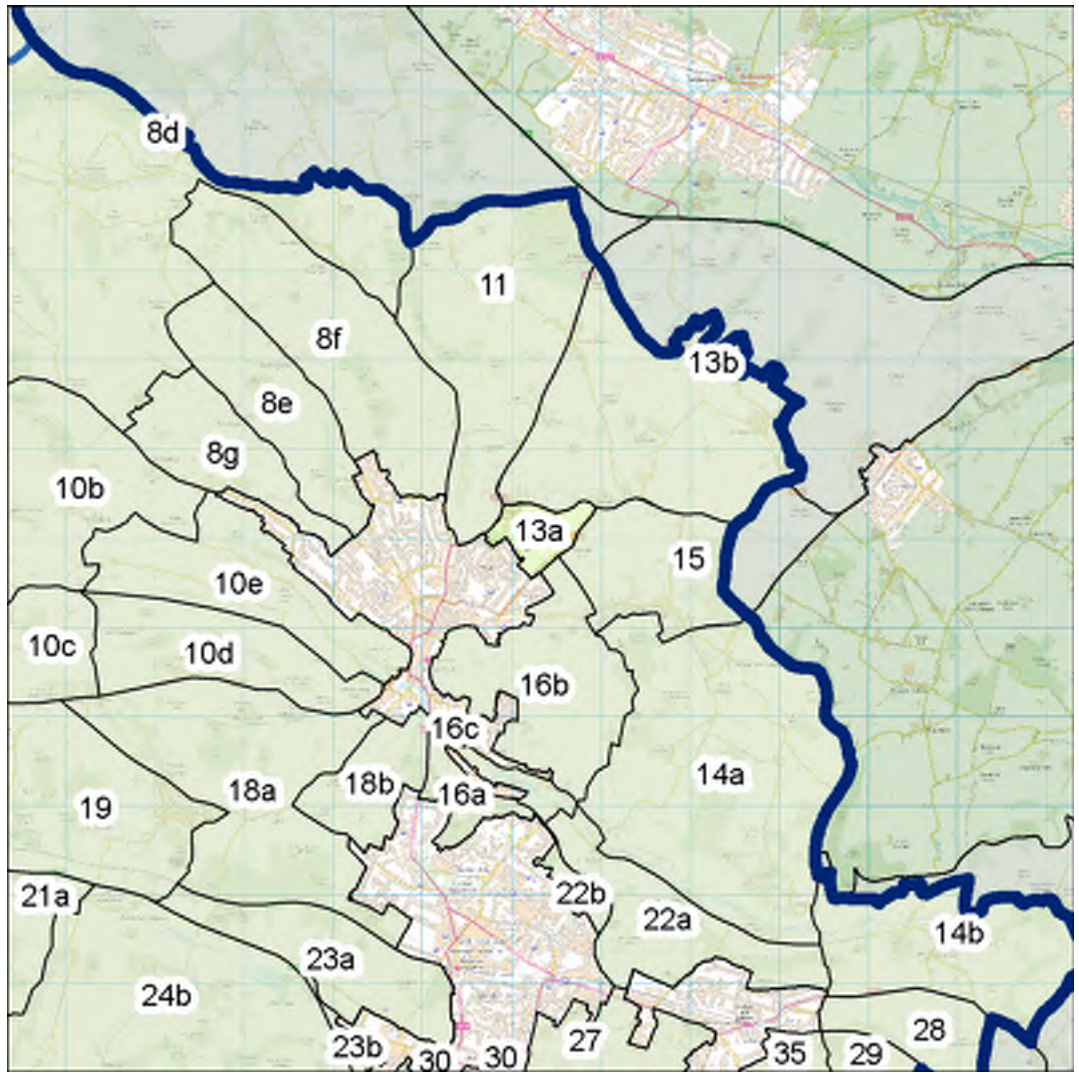


Photograph 1: Looking east across General Area 13a from the end of Brushwood Road, towards properties on Lye Green Road.



Photograph 2: Looking north-east across General Area 13a along the public footpath beyond Brushwood Road, with distant views to residential properties on Lycrome Road.

1:20000
Context Plan



| | | | |
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| General Area | 13b | | |
| Area (ha) | 1405.9 | | |
| Local Authority | Chiltern / <i>Dacorum</i> | | |
| Location Plan | | | |
| Description | General Area 13b is located between Chesham to the south west of the land parcel and Hemel Hempstead to the north-east. It is bounded by the A41 to the north, Hemel Hempstead to the east, the B4505 to the south, and the A416 to the west. | | |
| 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 Hemel Hempstead in the neighbouring Local Authority. | 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>A small part of the land parcel is connected with the large built-up area of Hemel Hempstead (western boundary), preventing the outward sprawl into open land.</p> <p>The boundary between the land parcel and the Hemel Hempstead built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole length, the Green Belt boundary largely follows the backs of dwellings with strongly bounded, regular gardens. The Green Belt provides an additional barrier to sprawl.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

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| (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 Chesham and Berkhamsted, and Chesham and Bovingdon. The south-east of the parcel at the edge of Bovingdon (Dacorum) is less important for preventing the coalescence of settlements. However, the overall scale of the gap is important to restricting the merging of these settlements with the Green Belt settlement of Botley.</p> <p>Additionally, it should also be noted that, at the local level, the parcel plays a role in protecting the gaps between Ashley Green, Bovingdon, Whelpley Hill and Orchard Leigh, identified as Rows of Dwellings in the Chiltern Local Plan, preventing their 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 parcel is covered by built form.</p> <p>The land parcel has predominantly rural land uses, consisting largely of farming land for arable and pasture land, some thick wooded areas and hedgerows, and large fields. Due to the undulating topology and ridge line to the north of the parcel, there are long sightlines, offering wide and open views into the countryside.</p> <p>There is evidence of residential ribbon development throughout the parcel, as well as dispersed farm houses. In particular, Lycrome Road has been subject to more substantial residential development, and the proposed redevelopment of the Amersham and Wycombe College MDS for residential uses will be a further urbanising influence. The A41 to the north, Bovingdon airfield to the south-east and the edge of the large built up area of Hemel Hempstead to the north-east are additional urbanising influences. However, as a whole, the parcel maintains 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

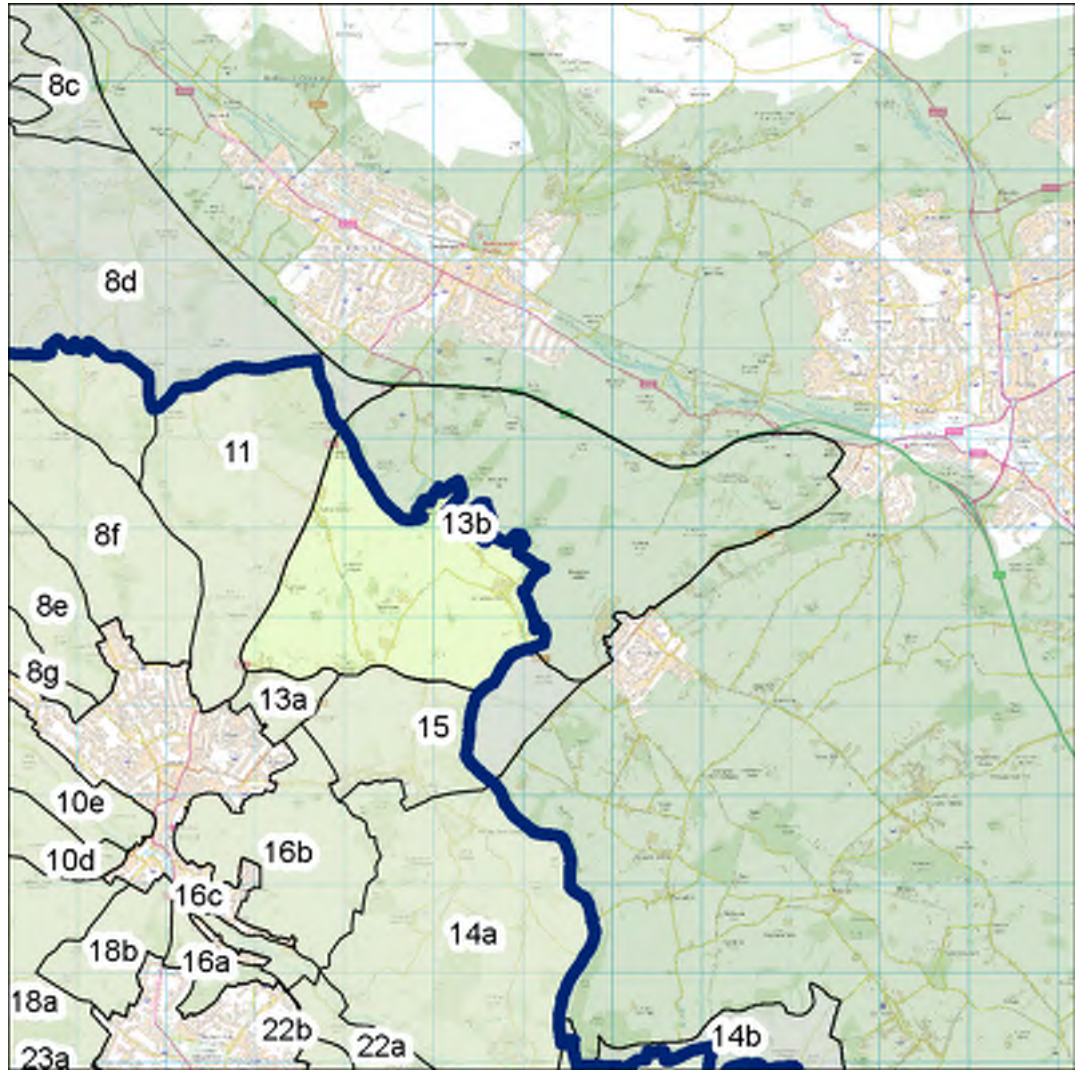


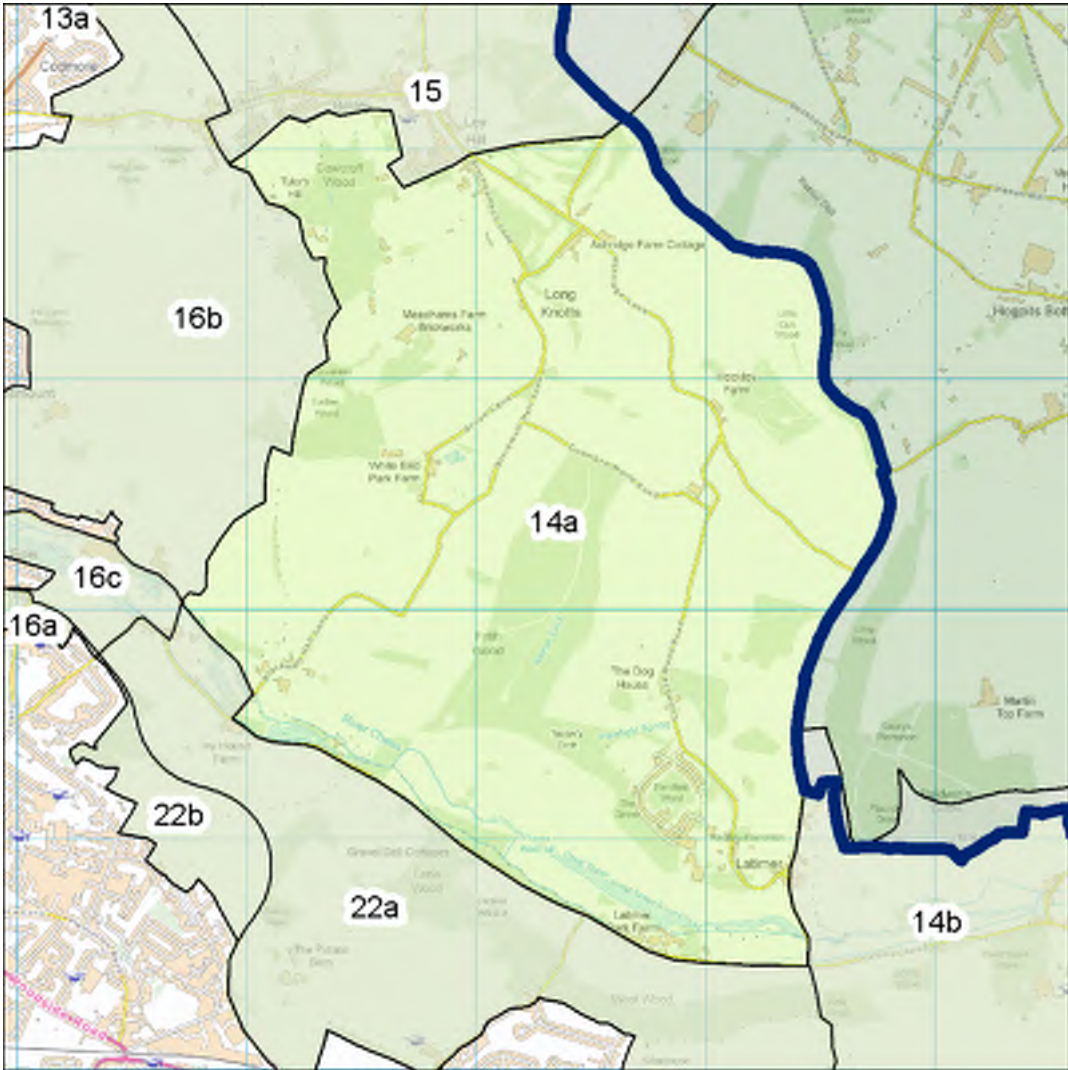
Photograph 1: A view of arable farming leading into open countryside from White Hill and facing east into the land parcel.



Photograph 2: View of pasture land from Grove Lane, facing north-east.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 14a | | |
| Area (ha) | 755.1 | | |
| Local Authority | Chiltern | | |
| Location Plan |  | | |
| Description | General Area 14a is located to the east of Chesham and Amersham and to the north of Little Chalfont. It is bounded by Latimer Road to the south, topographical features to the west, the southern edge of Botley and Leyhill Road to the north, and Flaunden Bottom and topographical features (valley) 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 | Prevents development | The land parcel forms a less essential part of the gap between | 1 |

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| 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 Chesham and Little Chalfont, and also makes a limited contribution to the gap between Chesham and the Green Belt settlement of Botley / Ley Hill.</p> <p>However, both the scale and character of these gaps is such that the parcel is less important for preventing coalescence.</p> <p>It should also be noted that, at the local level, the parcel plays a role in preventing coalescence between Little Chalfont and Latimer, which is partially 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. 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 pockets of woodland, a scattering of farm buildings and limited residential development (in particular in the south-east of the land parcel). However, 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: View of Chesham & Ley Hill Golf Course in the north of the land parcel, looking north from Ashridge Lane.



Photograph 2: View of fields in the centre of the land parcel, looking south from Codmore Wood Lane.

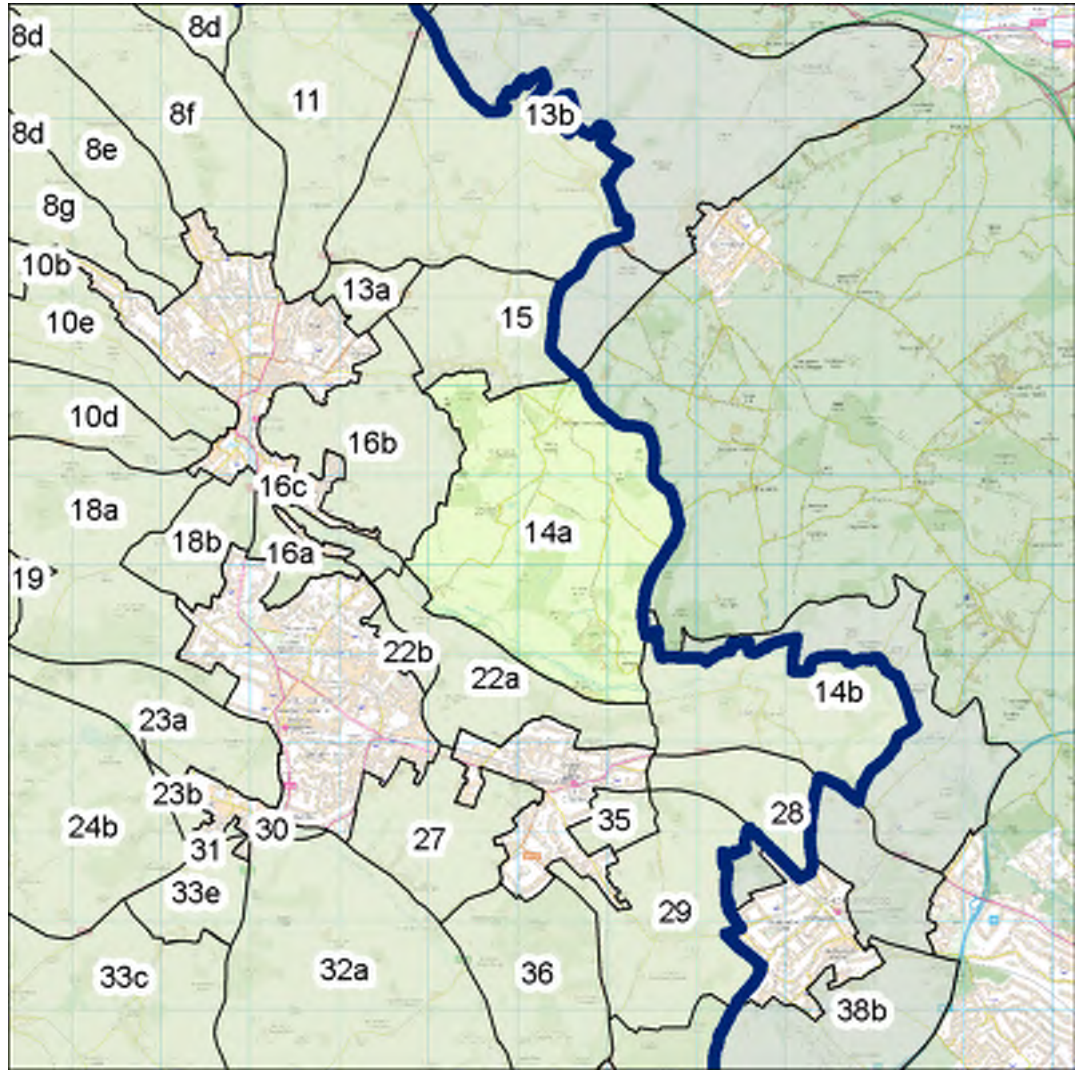


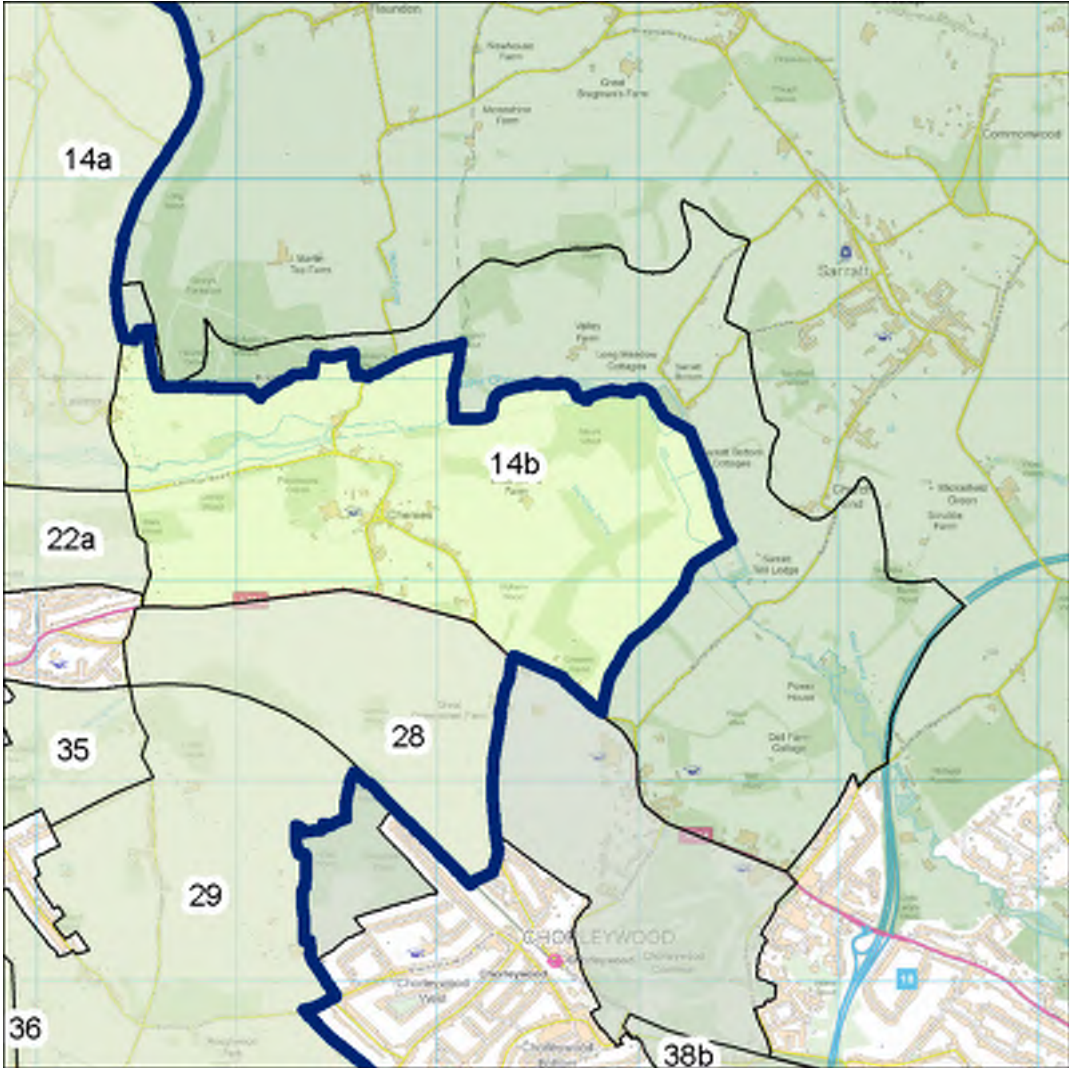
Photograph 3: View of Blackwell Farm in the south-west of the land parcel, looking west from Blackwell Hall Lane.



Photograph 4: View of residential development (Parkfield Latimer) in the south-east of the land parcel, looking west from Church Lane.

1:20000
Context Plan



| | | | |
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| General Area | 14b | | |
| Area (ha) | 695.2 | | |
| Local Authority | Chiltern / Dacorum / Three Rivers | | |
| Location Plan |  | | |
| Description | Land parcel 14b is located to the north-east of Little Chalfont and north of Chorleywood. It is bounded by the A404 (Amersham Road / Chenies Road / Rickmansworth Road) to the south, a small part of the M25 on the east, the valley gradient to the north, and Story Lane / Flaunden Bottom to the west. | | |
| 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 Rickmansworth 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. | A small part of the land parcel in the south-east is connected to the large built-up area of Rickmansworth, preventing its outward sprawl into open land. The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of residential properties bordered by softer natural features. | 3+ |
| Purpose 1: Total Score | | | 3+/5 |
| (2) To prevent | Prevents development | The land parcel forms part of the wider gap between Little | 3 |

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| 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. | Chalfont, Chorleywood and Rickmansworth, maintaining the overall scale and openness of this separation. It also forms a very small part of the less essential gap between Chorleywood and Little Chalfont, and Bovingdon. This gap is of sufficient scale and character that the parcel is less important for preventing coalescence. In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gaps between Chorleywood and Little Chalfont, and Chenies and Latimer, identified as Rows of Dwellings in the Chiltern Local Plan, preventing them from coalescing. | |
| 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. | Less than 5% of the land parcel is covered by built form, which consists mainly of some small developments, especially around Chenies with houses, a school, and a church. The land parcel has a strong unspoilt rural character and opens up into wider countryside throughout the parcel. The small built-up area around the Green Belt settlement of Chenies consists of large historic, mainly detached, houses with high hedgerows against the road, which have an inherently rural character. This collection of houses does interfere with an entirely rural feel in this area. There is a ridge line running west to east resulting in gently undulating land which provides long views into wider countryside. There is a weir in the north-west side of the land parcel, and there are distinct areas of woodland throughout the parcel, which both contribute to the strong rural character of the parcel. Farm houses are sporadic throughout the parcel and there is good connectivity to the surrounding countryside too. | 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

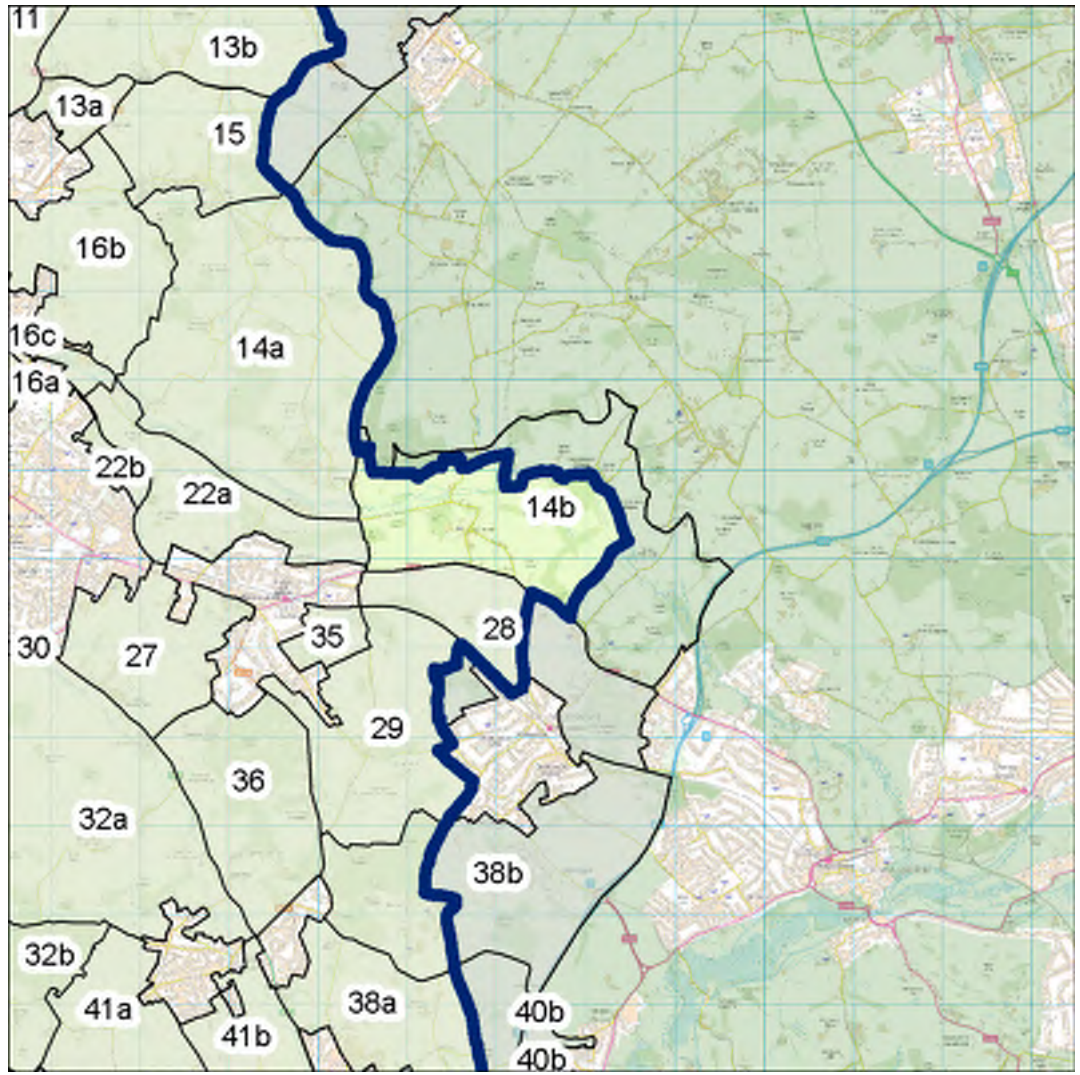


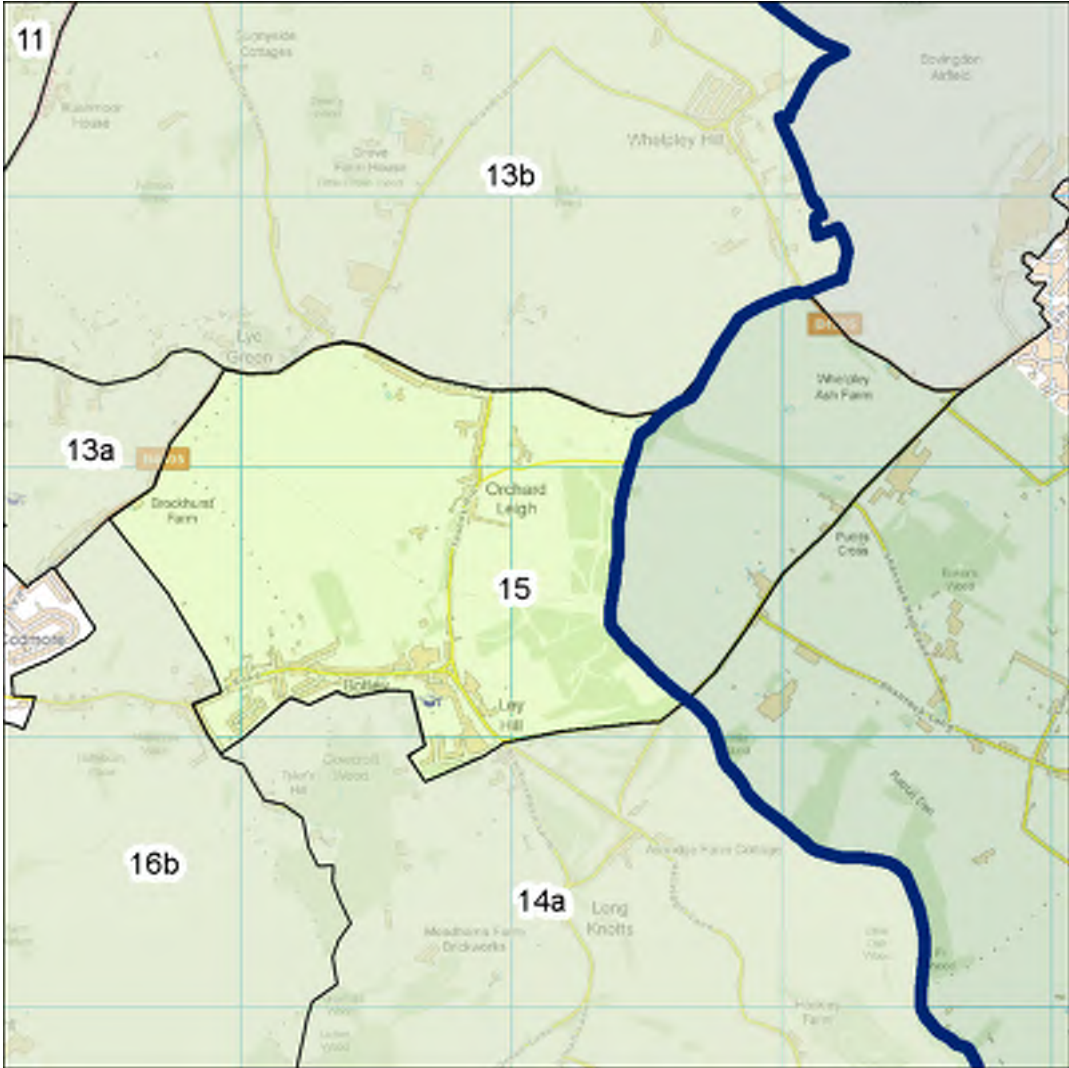
Photograph 1: View looking north over farmland from Holloway Lane.



Photograph 2: View from Flaunden Bottom across wider countryside in the north-west corner of the parcel.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 15 | | |
| Area (ha) | 313.2 | | |
| Local Authority | Chiltern/ <i>Dacorum</i> | | |
| Location Plan |  | | |
| Description | <p>General Area 15 is east of Chesham and west of Bovington. It is bounded by the B4505 to the north, Chesham Road to the north-east, Leyhill Road to the east and south, and the Green Belt settlement of Botley in the south-east corner and Ley Hill in the south. The land parcel straddles the boundary of Chiltern and Dacorum.</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 | 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 Chesham to the west and Bovington to the east. The south of the parcel around Botley and Ley Hill is less important for preventing the coalescence of settlements, given the level of existing development, though the overall scale and openness of the gap is important to restricting their merging (as well as protecting the gaps to the Green Belt settlements of Botley and Ley Hill).</p> <p>In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Chesham, and Lye Green and Orchard Leigh, identified as Rows of Dwellings in the Chiltern Local Plan, restricting 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>Less than 5% of the land parcel is covered by built form, which consists of ribbon development along Jasons Hill and more concentrated development in the south of the parcel around Botley.</p> <p>The interior of the parcel has a rural character, especially the east end, consisting of farm land for both arable and pasture land. The topography is generally flat however there are no long views due to the areas of woodland that interrupt and the high hedgerows and trees that borders most of the roads on the perimeter, and Jasons Hill that intersect north to south through the parcel. The centre and the west parcel has more development, with a large collection of houses in Botley as well as the church, school, and playing fields, and with the addition of ribbon development along Jasons Hill. There is also a quarry in the furthest eastern corner. These urbanising influences give the parcel a largely rural character.</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

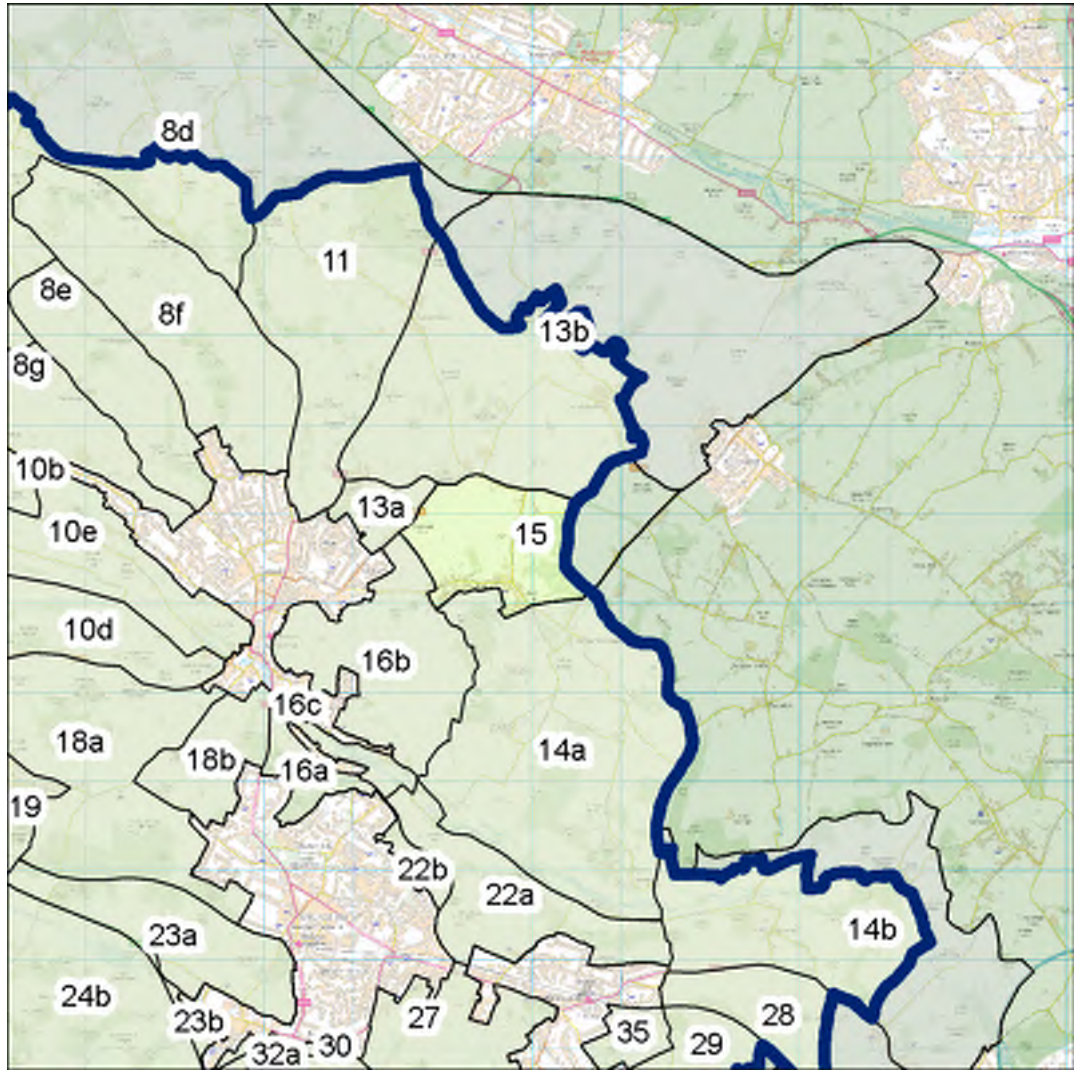


Photograph 1: View across a field, facing south-east from Rushmere Lane.



Photograph 2: Residential house along Botley Road.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 16a | | |
| Area (ha) | 59.5 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 16a is located to the north of Amersham (Chesham Bois) and south of Chesham (Lower Bois) and is bounded by the A416 to the west and the railway line to the north and directly adjoins these settlements. | | |
| 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 areas of Amersham and Chesham. | 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 contiguous with the large built-up areas of Amersham and Chesham, preventing their outward sprawl into open land.</p> <p>The large built-up area of Chesham is partly bounded by the edge of the Chess Business Park, the boundary of which lacks durability; it follows an intermittent planted buffer, a softer natural feature, while the shape of the business park itself is irregular. The separate section of the built-up area (Lower Bois) is bounded by a railway line, a permanent and consistent linear feature.</p> | 5+ |

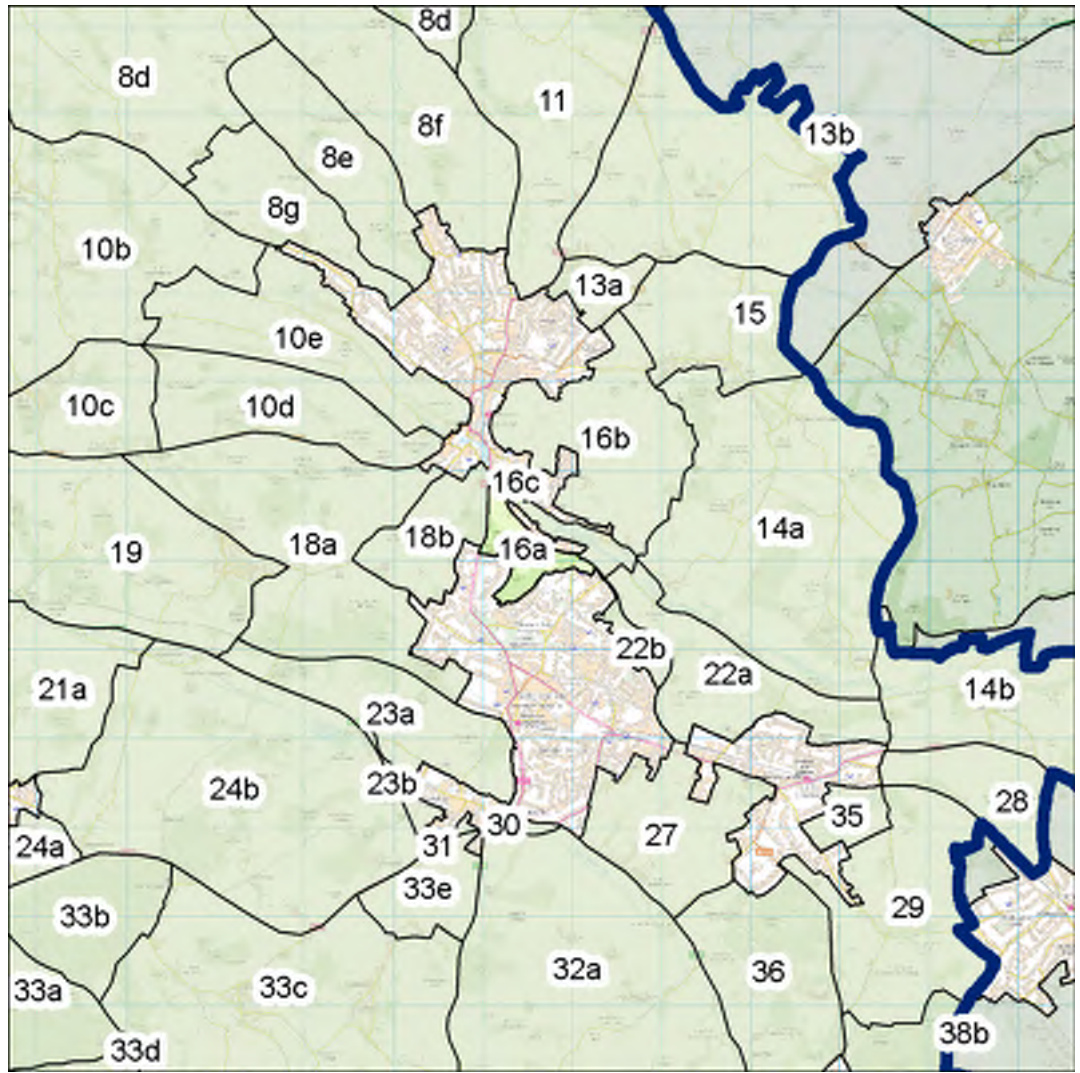
| | | | |
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| | | <p>The large built-up area of Amersham is bordered by detached homes with large gardens bounded by softer natural features as well as school and church grounds.</p> <p>Given the irregularities of the boundary, the Green Belt is therefore an important barrier to sprawl.</p> | |
| Purpose 1: Total Score | | | 5+/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 essential gap between the non-Green Belt settlements of Amersham (Chesham Bois) and Chesham, preventing development that would significantly visually or physically reduce the perceived and actual distance between these settlements. | 5 |
| 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.</p> <p>The land parcel is characterised by enclosed fields to the north and dense woodland (Chesham Bois) to the south. There is a Christmas tree farm in the north-west of the land parcel, a cemetery and a large residential property with grounds in the centre of the land parcel (south of Hodds Wood Road). The sense of openness is diminished by limited views to the surrounding countryside due to the presence of woodland to the south and built form to the north. However, the land parcel maintains 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 sloping fields and woodland behind in General Area 16a, facing east from the western boundary.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 16b | | |
| Area (ha) | 310.3 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 16b is located to the east of Chesham and is bounded by this settlement to the west, the B4505 to the north, Latimer Road to the south and topographical features 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 large built-up area of Chesham. | 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 Chesham, preventing its outward sprawl into open land. The boundary between the land parcel and the Chesham built-up area is predominantly bordered by irregular features some of which are lacking in durability consisting of the gardens of residential properties bounded by softer natural features, Chesham High School and grounds and an industrial estate on Springfield Road. Part of the boundary to the west is bordered by the railway line and White Hill (a public road) which are more durable. The land parcel is an important barrier to sprawl. | 3+ |
| Purpose 1: Total Score | | | 3+/5 |

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| (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 Chesham and Bovington. The far west of the land parcel is less important to preventing coalescence of these settlements, though the openness and scale of the gap is important to restricting the merging of Chesham with the Green Belt settlement of Botley, particularly relating to ribbon development on Botley Road where development would significantly visually and physically reduce the gap between Chesham and Botley. | 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 land parcel is characterised by fields and agricultural uses. The topography of the land parcel, which slopes up from the eastern boundary limits views between the land parcel and the surrounding countryside.</p> <p>Built-form comprises residential ribbon development on Botley Road and some farms in the west and south of the land parcel, however despite this built-form 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 immediately abuts the historic core of Chesham to the west of the land parcel. The land parcel provides an unspoilt rural setting in the immediate area adjacent to the historic core. There are likely to be some views from within the land parcel to the historic core, however the historic core is screened by trees and fairly inward facing. The relationship with the surrounding countryside is weak. | 1 |
| Purpose 4: Total Score | | | 1/5 |

Site Photos



Photograph 1: View of agricultural uses in General Area 16b facing south from Bottom Hill Lane, which is characteristic of the east of the land parcel.

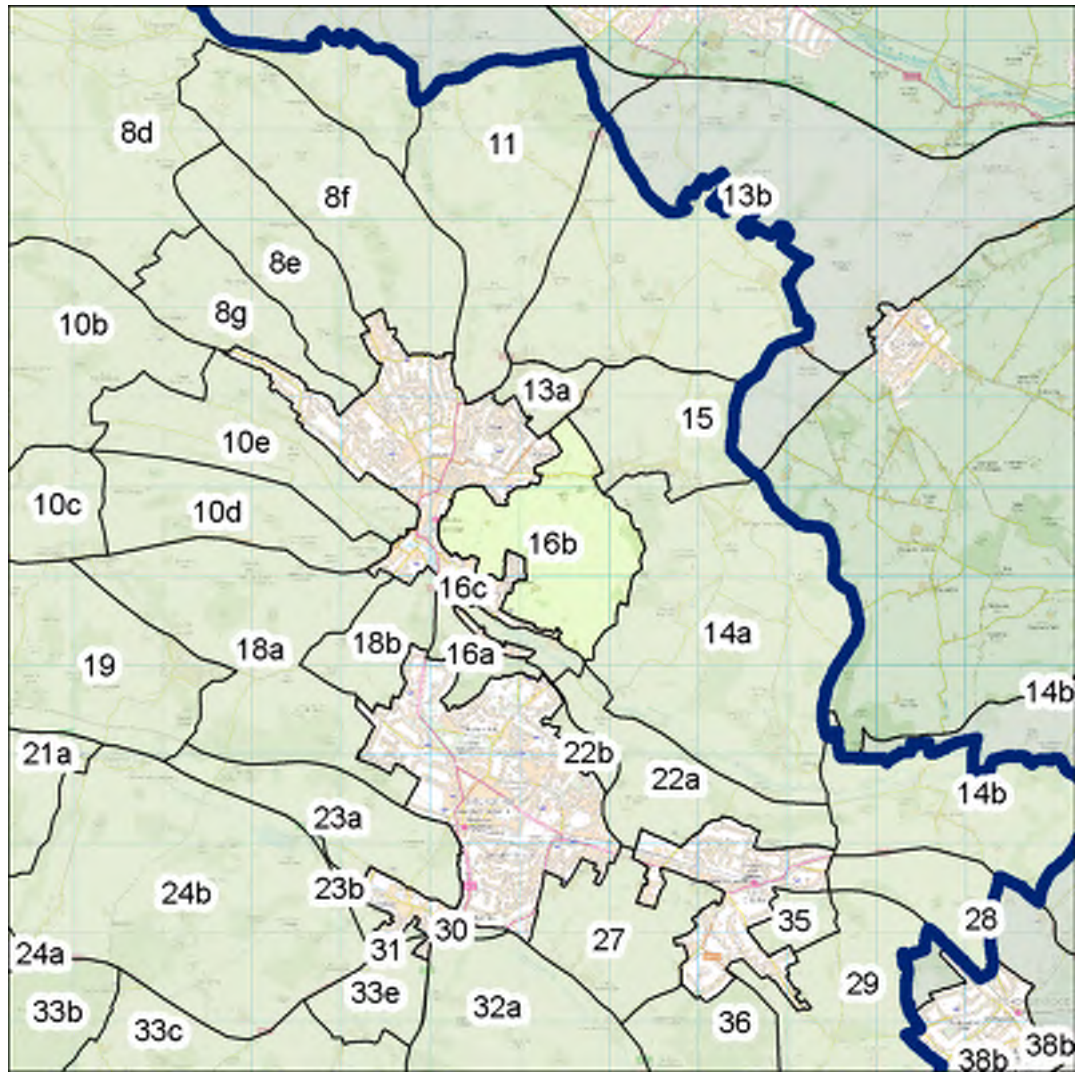


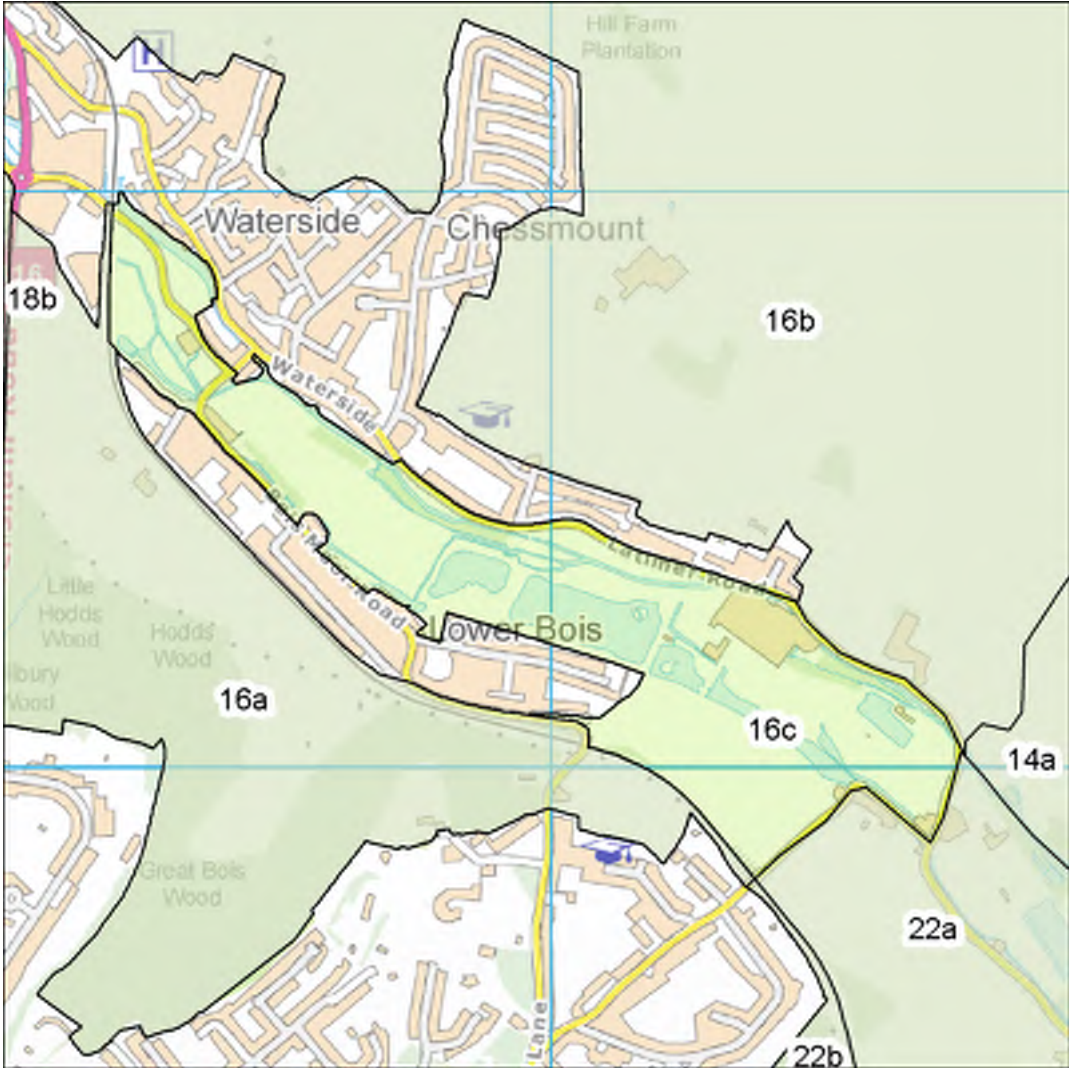
Photograph 2: View of open fields in General Area 16b facing west from Tylers Hill, which is characteristic of the east of the land parcel.



Photograph 3: View of western boundary of General Area 16b facing east from the historic core in Chesham.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 16c | | |
| Area (ha) | 42.1 | | |
| Local Authority | Chiltern | | |
| Location Plan |  | | |
| Description | <p>General Area 16c is located to the north of Amersham (Chesham Bois) and between the Lower Bois area of Chesham and Chesham itself. It is bounded by part of Chesham (Lower Bois) and the railway to the south, Waterside / Latimer Road to the north and Hollow Way Lane / Latimer Road to the south-east.</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 large built-up area of Chesham. | 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 enclosed by the large built-up area of Chesham. It is contained by existing built-form to the north and south and has limited connectivity to the wider surrounding Green Belt. The large built-up area of Chesham (Waterside/Chessmount) is predominantly bordered by the prominent and consistent public roads of Waterside and Latimer Road to the north. The border between the land parcel and the large built-up area (to the north of Lower Bois) is bordered by Bois Moor Road and detached and semi-detached properties bounded by softer natural features. The | 1 |

| | | | |
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| | | railway line provides a further border to the south of this built-up area where the south of land parcel is very narrow. The land parcel serves as an additional barrier to sprawl. | |
| Purpose 1: Total Score | | | 1/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The land parcel forms part of the essential gap between the non-Green Belt settlements of Amersham and Chesham, preventing development that would visually or physically reduce the perceived and actual distance between these settlements. | 5 |
| 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 10% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by public green spaces including Chesham Moor and Chess Valley Recreation Area as well as watercourses and weirs and fields and woodlands to the south-east. Built-form includes buildings supporting leisure uses in the north of the land parcel and a few properties to the north of Bois Moor Road adjacent to the Recreation Area, as well as an industrial estate and part of a sewage works in the south-east of the land parcel.</p> <p>The land parcel has a semi-urban character.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (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

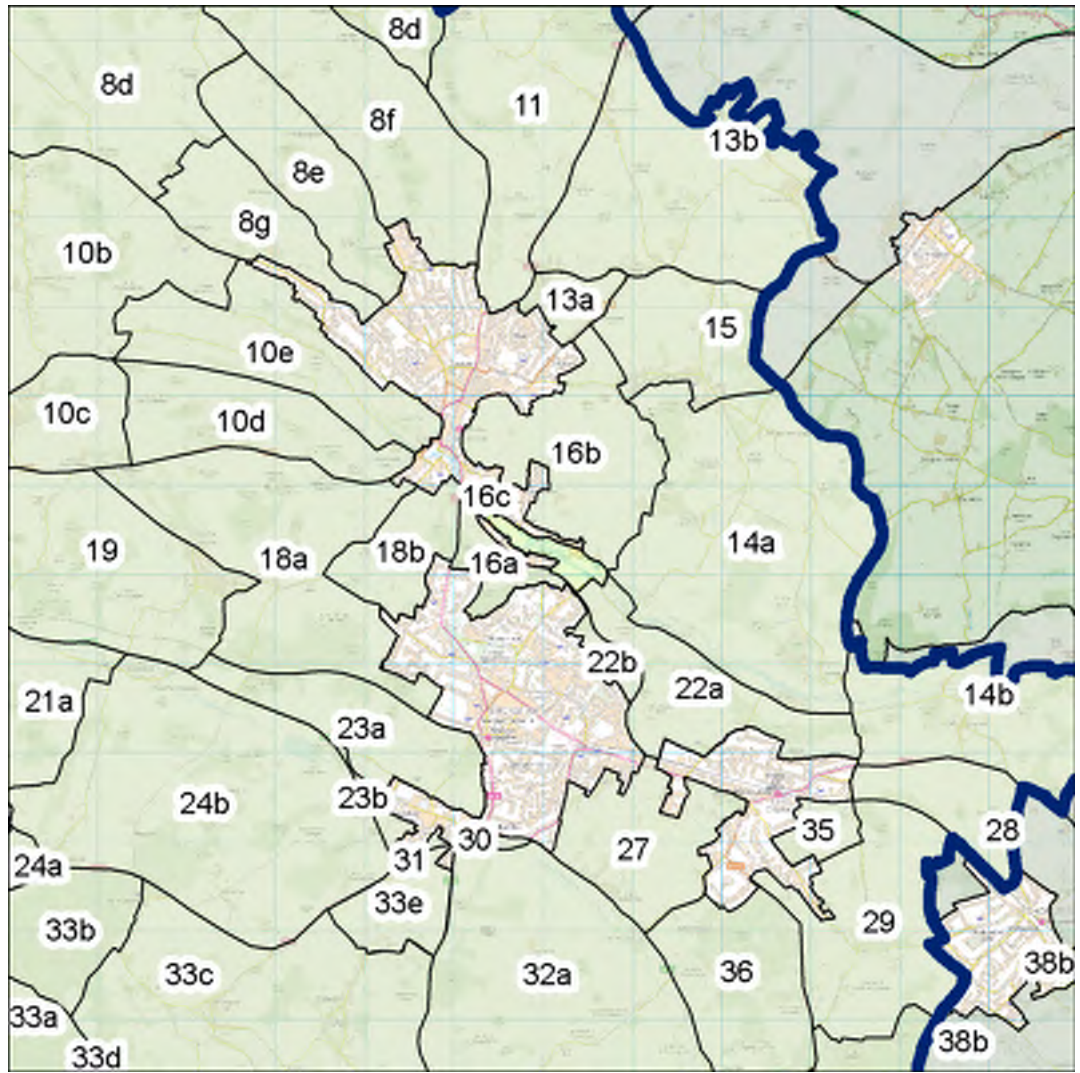


Photograph 1: View of park and parking in General Area 16c, facing north-west towards the A416.



Photograph 2: View of allotments and watercourses in General Area 16c from the southern boundary facing north east.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 17 | | |
| Area (ha) | 159.6 | | |
| Local Authority | Wycombe | | |
| Location Plan | | | |
| Description | General Area 17 is located to the south of Princes Risborough and is bordered by this settlement to the north, the A4010 to the east and the railway line to the west. | | |
| 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 partly comprises Picts Lane, a public road and durable feature. However, the majority of the boundary is bordered by the gardens of detached and semi-detached properties bounded by softer natural features and with some gaps in the built form. The land parcel is an important barrier to sprawl.</p> | 3+ |
| Purpose 1: Total Score | | | 3+/5 |

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| (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 / Naphill.</p> <p>While the parcel plays a role in preventing ribbon development along Shootacre Lane, the gap is of a sufficient scale and character that, overall, the parcel is less important for preventing coalescence between settlements.</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 is mainly characterised by open fields and agricultural uses. The topography of the land parcel is such that there are strong visual connections with the surrounding countryside, thus contributing to the sense of openness.</p> <p>There are a number of clusters of built-form throughout the parcel, which include several areas of linear residential at the edge of Princess Risborough (for example, along Shootacre Lane). This development represents existing encroachment in the Green Belt. Other built form includes a farm in the north-east, as well as sporadic manmade structures such as masts and associated structures between the railway lines and in the south of the land parcel, which do not overly affect its openness.</p> <p>Overall, despite the presence of some encroachment (particularly around the fringes of Princes Risborough) the land parcel maintains a largely rural character.</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

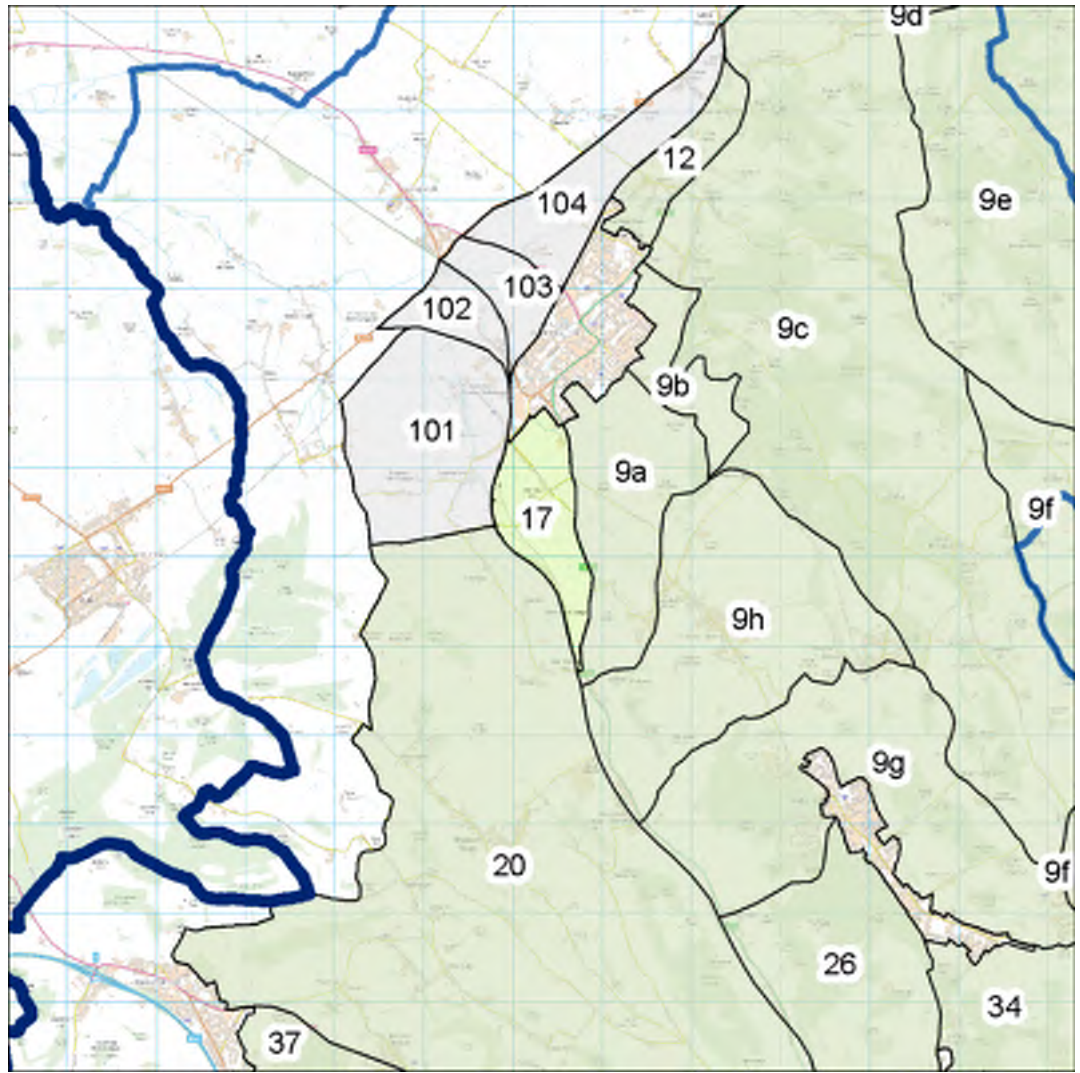


Photograph 1: View of agricultural uses in General Area 17 facing south-west from Shootacre Lane.



Photograph 2: View of agricultural uses and built-form behind in General Area 17 facing north-west from Shootacre Lane.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 18a | | |
| Area (ha) | 514.9 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 18a is located south-west of Chesham and north-west of Amersham and is bounded by these settlements, Fullers Lane and Copperkins Lane to the east, the B485 to the north, Hyde Heath Road / Weedon Hill / Keepers Lane to the west and the railway 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 at the edge of the large built-up areas of Amersham and Chesham. | 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 areas of Amersham and Chesham, preventing their outward sprawl into open land.</p> <p>The large built-up area of Amersham is predominantly bordered by detached homes with large gardens bounded by softer natural features, some of which are more regular in the northern part of the boundary between the land parcel and the large built-up area.</p> <p>The boundary between the land parcel and the large built-up</p> | 3+ |

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| | | <p>area of Chesham comprises detached and semi-detached properties with large gardens bounded by softer natural features.</p> <p>The land parcel is an important barrier to sprawl.</p> | |
| 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 separating the non-Green Belt settlements of Amersham and Chesham to the east with Great Missenden/Prestwood and High Wycombe (Holmer Green) to the west. In particular, the north-eastern and south-eastern sections of the land parcel form part of the wider gap between the non-Green Belt settlements of Amersham and Chesham.</p> <p>The south-east corner of the land parcel is less important to preventing coalescence of these settlements, though the openness and scale of the gap is important to restricting the merging of Amersham and Chesham with the Green Belt settlement of Hyde Heath.</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>The land parcel is characterised by open fields and agricultural uses with areas of dense woodland including Whites Wood in the north and Weedonhill Wood and Lott's Wood in the south. There is a strong relationship with the surrounding countryside although the sense of openness is diminished by views being interrupted in parts of the land parcel by the presence of woodland, particularly in the south of the land parcel, and the topography of the land in the north-east of the land parcel which slopes down towards Chesham.</p> <p>Built-form is somewhat sporadic and dispersed in the land parcel and includes farms and residential properties, a school and a church at Hyde Heath which have an inherently rural character. Despite the presence of built-form 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

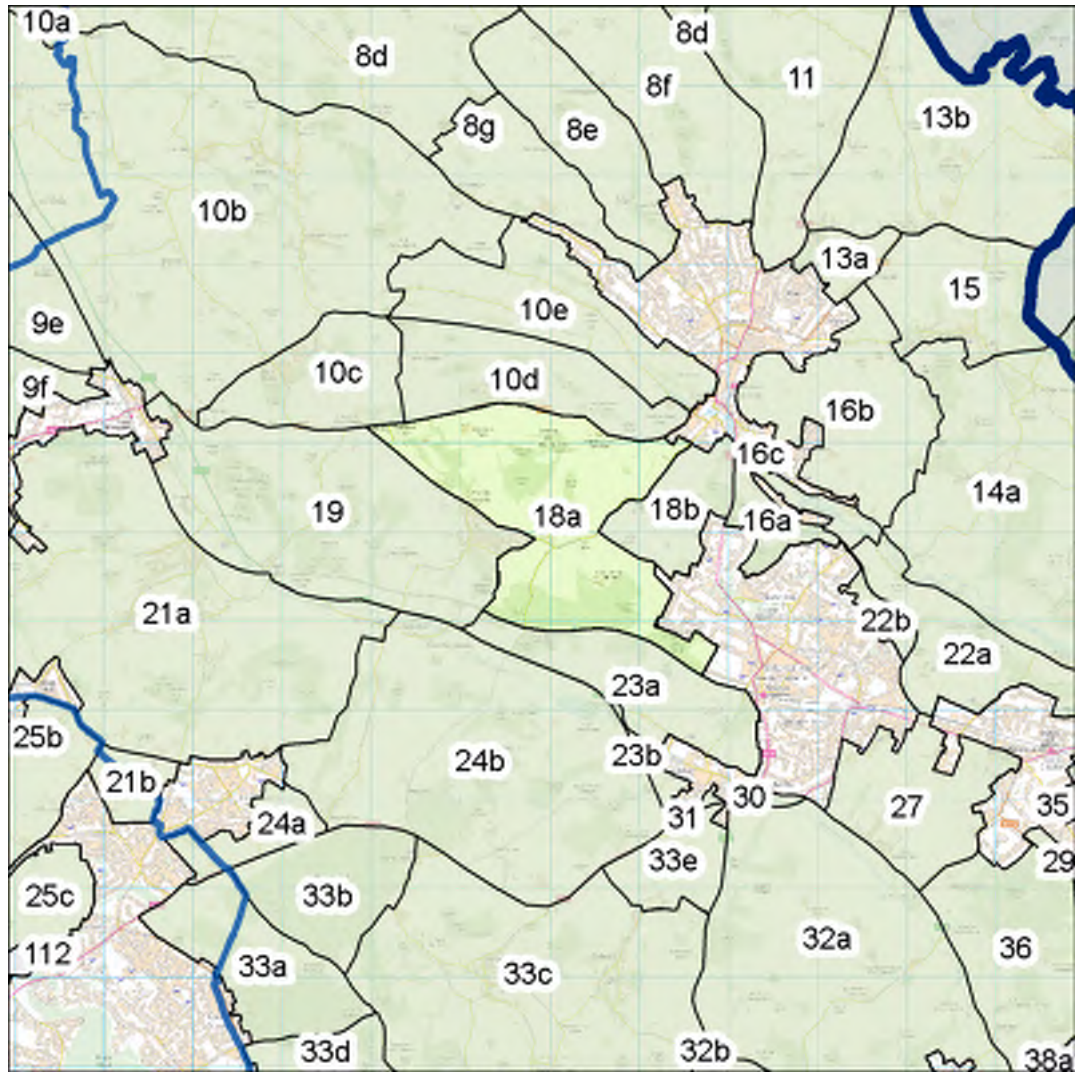


Photograph 1: View of open agricultural use in General Area 18a facing west from Fullers Hill, which is characteristic of the north of the land parcel.



Photograph 2: View of agricultural use enclosed by woodland in General Area 18a facing west, which is characteristic of the south of the land parcel.

1:20000
Context Plan



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|--|--|--|--------------|
| General Area | 18b | | |
| Area (ha) | 126.9 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 18b is located to the north of Amersham (Chesham Bois) and south of Chesham and is bounded by these settlements, the A416 to the east, Fullers Lane to the west and Copperkins 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 at the edge of the large built-up areas of Amersham and Chesham. | 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 contiguous with the large built-up areas of Amersham and Chesham, preventing their outward sprawl into open land.</p> <p>The boundary between Chesham and the land parcel is largely irregular. In several areas it is not aligned with physical features which are readily recognisable or likely be permanent. For example, the Green Belt boundary adjacent to the Chesham United Football Club, cricket club and Birchwood Care Home are weakly defined or in some cases bounded by softer natural features which lack durability.</p> | 5+ |

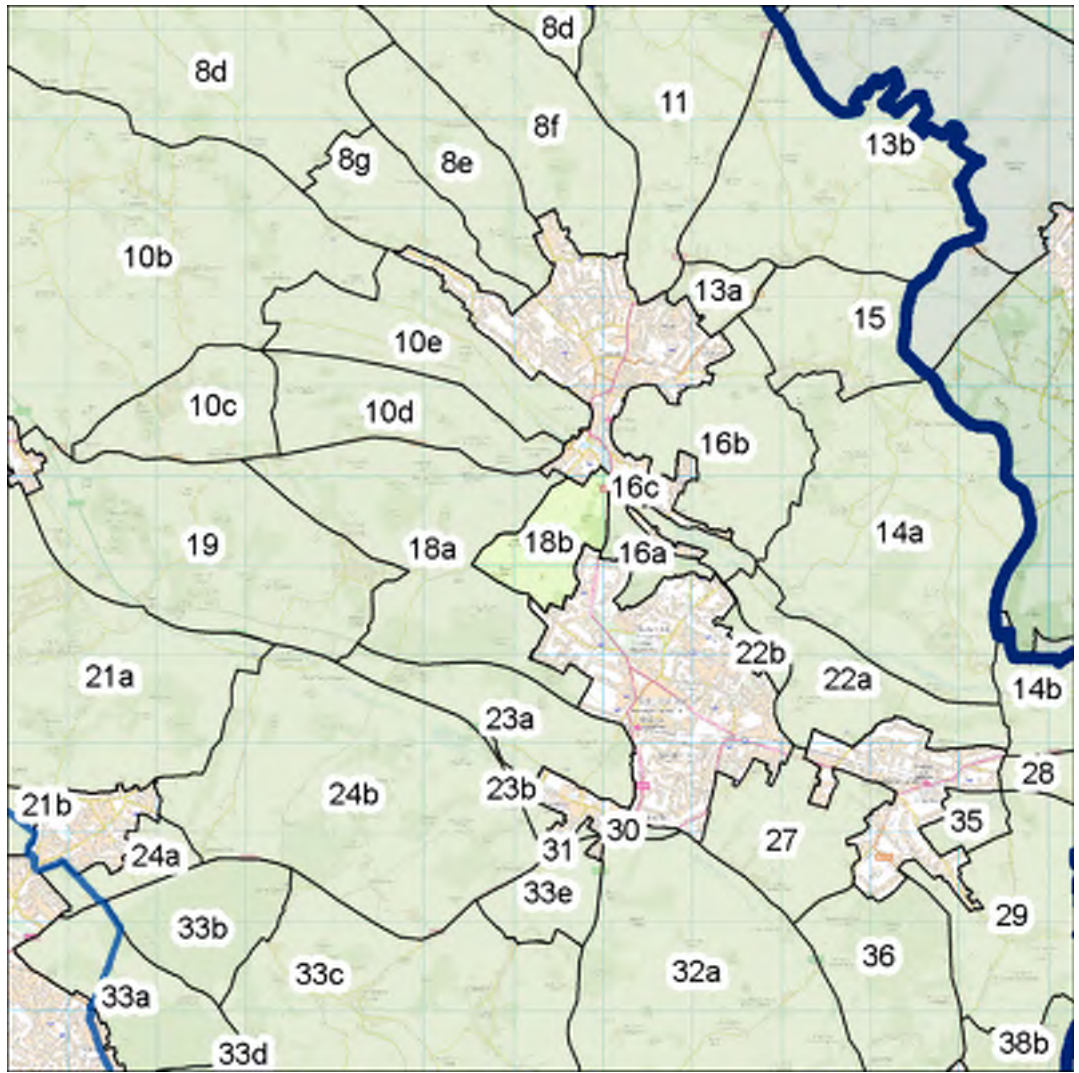
| | | | |
|--|--|---|-------------|
| | | <p>The boundary with Amersham predominantly consists of the edges of detached residential properties with large gardens, which are bounded by softer natural features, as well as areas of woodland.</p> <p>The Green Belt provides an important barrier to sprawl in the absence of a durable boundary.</p> | |
| Purpose 1: Total Score | | | 5+/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 essential gap between the non-Green Belt settlements of Amersham and Chesham, preventing development that would significantly visually or physically reduce the perceived and actual distance between these settlements. | 5 |
| 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.</p> <p>The land parcel is characterised by open fields and agricultural uses with long flat views across the land parcel and to the surrounding countryside. There are also areas of woodland such as Beech Wood in the north east of the land parcel.</p> <p>Built-form includes farm buildings on Fullers Lane, residential uses on and accessed from Copperkins Lane and buildings associated with Chesham United Football Club And Chesham Bois Manor in the north east of the land parcel which have a mix of rural and semi-urban character.</p> <p>The presence of some built-form dispersed in the land parcel means that it has a largely rural open character.</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 open fields and areas of woodland in General Area 18b from the southern boundary.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 19 | | |
| Area (ha) | 624.6 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | <p>General Area 19 is located to the east of Great Missenden and west of Amersham. It is bordered by Great Missenden to the north-west, the B485 / Hyde Heath Road to the north, Keepers Lane to the east and the River Misbourne, railway line and A413 to the south. The Green Belt settlement of Hyde Heath is located in the east of the land parcel.</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 | Prevents development | The land parcel forms part of the less essential 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 Great Missenden / Prestwood and Amersham, which is generally of sufficient scale and character that the parcel is less important for preventing their coalescence.</p> <p>However, the openness and scale of the gaps are important to restricting the merging of Great Missenden / Prestwood with the Green Belt settlements of Hyde Heath and South Heath, preventing ribbon development along London Road and the B485. These gaps are smaller in scale and the parcel plays an important role in preventing the coalescence 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 gap between Great Missenden / Prestwood and Little Missenden and Little Kingshill, each identified as a Row of Dwellings in the Chiltern Local Plan, restricting 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>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by field and agricultural uses with areas of woodland including Rook Wood in the west of the land parcel and Mantle's Wood and Bray's Wood in the east. The River Misbourne runs close to the southern boundary of the land parcel and topography slopes up from the river valley reaching a plateau with longer views out of the land parcel from its centre.</p> <p>Built-form includes concentrations of residential areas and supporting services in the Green Belt settlement of Hyde Heath which has a mix of semi-urban and more rural character, ribbon development on Chalk Lane and residential properties on Hyde Lane. There are also commercial uses, a residential neighbourhood, a school, Great Missenden Lawn Tennis club and The Chiltern Hospital and a small golf course located between the railway line and London Road in the south-west of the land parcel. Farms and other commercial uses (such as a cycle workshop) are dispersed in the land parcel.</p> <p>The presence of built-form means that the land parcel has a largely rural character.</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. | Part of the historic core of Great Missenden is located within the land parcel to the west. The land parcel protects open land which has a strong connection with the historic core, contributing to its immediate setting. There are views both inwards and outwards between the historic core and the land parcel. These are interrupted in places by trees and the A413, which contributes to severance of the historic core from the land parcel to the east of the historic core, particularly where there are roundabouts. The land parcel plays an important role in maintaining the unique setting of the historic settlement. | 3 |
| Purpose 4: Total Score | | | 3/5 |

Site Photos



Photograph 1: View of fields and woodland in General Area 19, facing west from Hyde Lane, which is characteristic of the centre of the land parcel.



Photograph 2: View of the Great Missenden historic core in General Area 19 facing south-west from green space off the A4128.

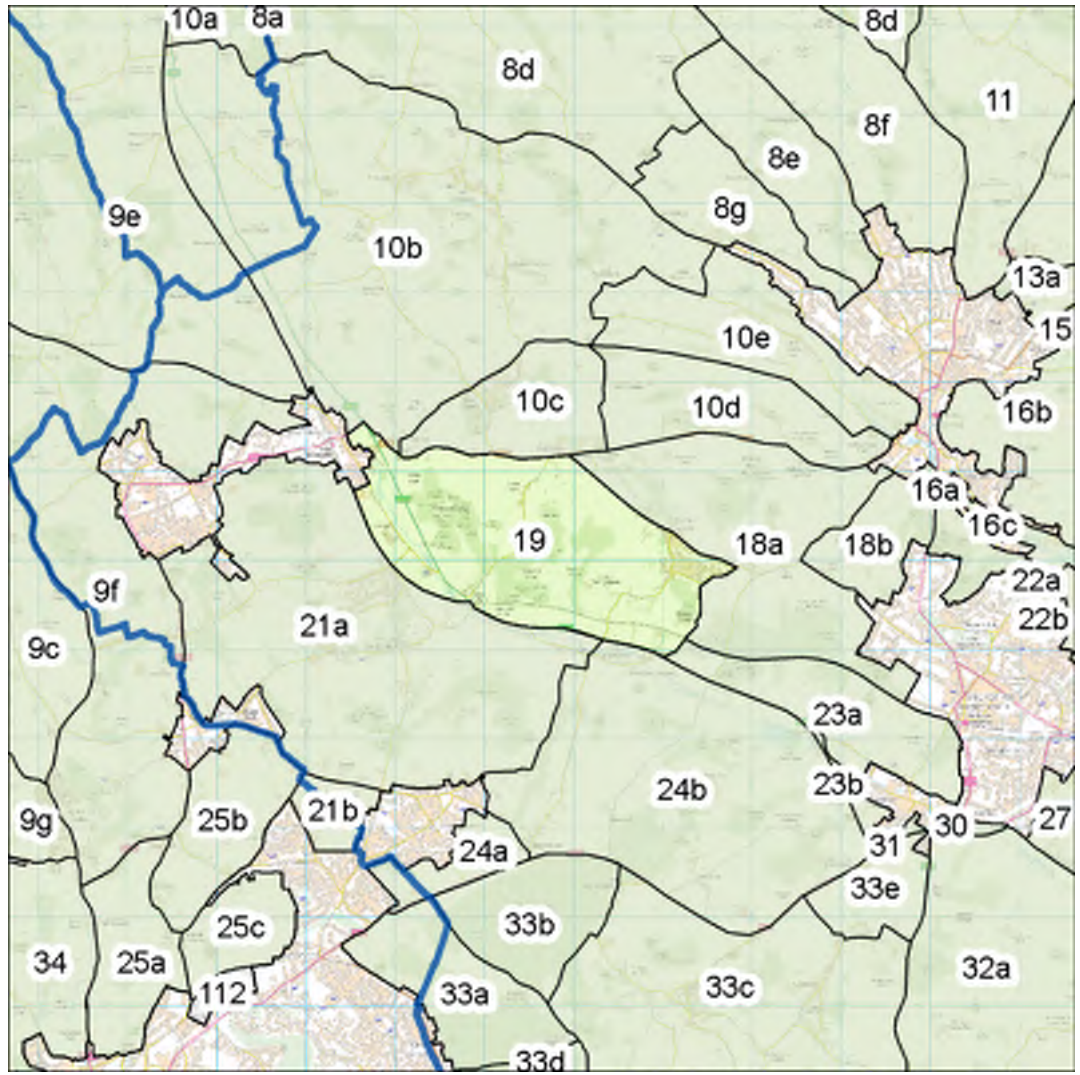


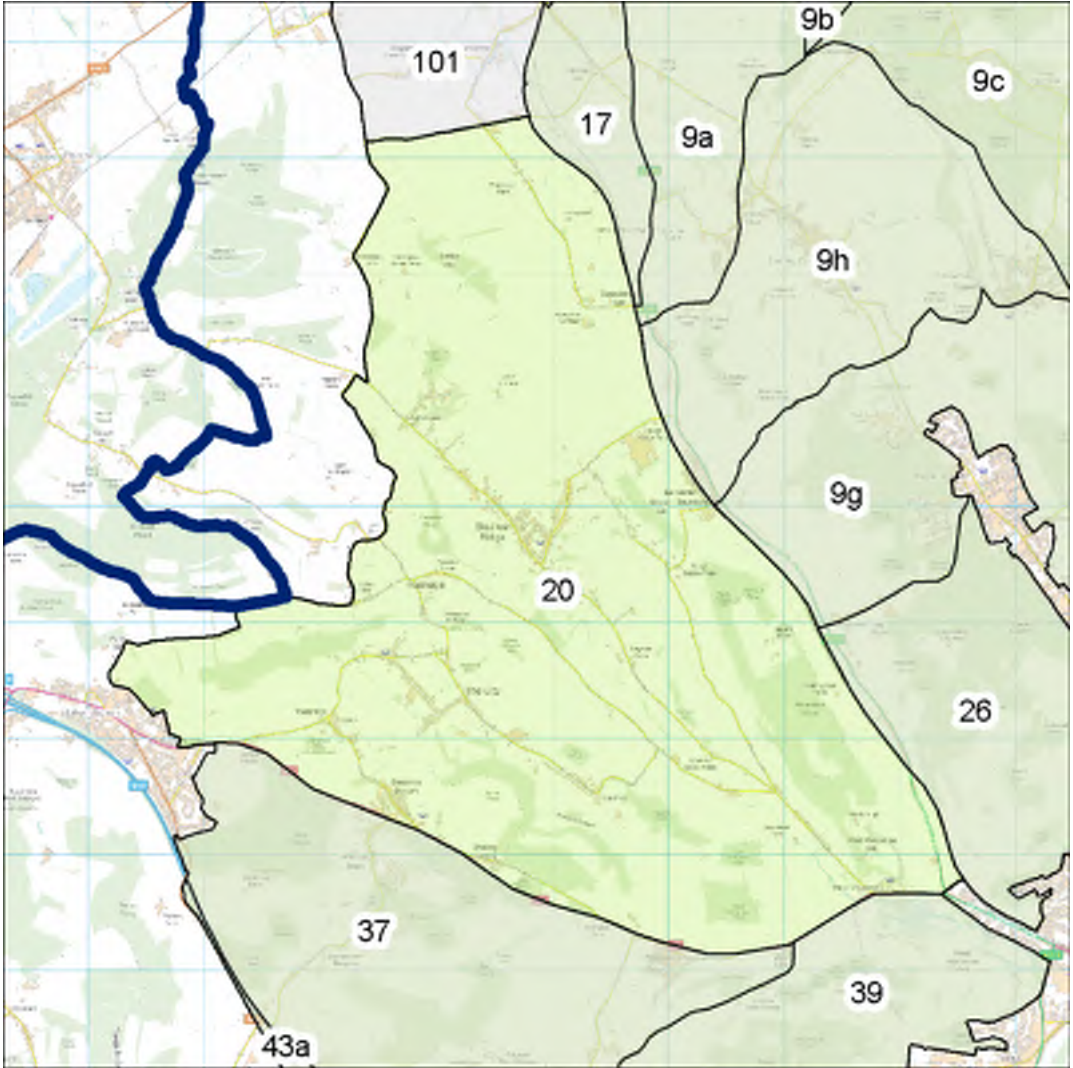
Photograph 3: View out to trees in General Area 19 from the historic core of Great Missenden facing south from London Road.



Photograph 4: View towards Great Missenden historic core in General Area 19 facing west from the A413 on the north-west boundary.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 20 | | |
| Area (ha) | 2455.1 | | |
| Local Authority | Wycombe | | |
| Location Plan |  | | |
| Description | <p>General Area 20 is located to the north-west of High Wycombe, to the south of Princes Risborough, and to the east of Stokenchurch. It is bound to the east by the Chiltern Main Line railway line, to the north by Upper Icknield Way, and to the west by Wigan's Lane, Chinnor Road, Radnage Lane, Cherry Lane, Horseshoe Road, Grange Farm Road, Park Lane and the settlement of Stokenchurch. It is bound to the south by the A40 (Wycombe Road / Oxford 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 at the edge of the large built-up area of High Wycombe. | 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 High Wycombe in its south-east corner.</p> <p>Where the large built-up area does adjoin the land parcel, it is predominantly bordered by prominent and permanent boundary features including the A40 (Oxford Road) and Cookshall Lane.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

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| (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 the wider gap between the non-Green Belt settlements of High Wycombe and Stokenchurch, and part of the less essential gap between High Wycombe and Princes Risborough / Monks Risborough.</p> <p>It also plays a role in maintaining the gaps from High Wycombe, Princes Risborough / Monks Risborough and High Wycombe to several Green Belt settlements, as well as maintaining the separation in between these settlements, specifically Bledlow Ridge, Beacons Bottom / Studley Green, Piddington and West Wycombe. The role of the parcel in preventing ribbon development along the A40, which may lead to the perceptual reduction in the gaps between these settlements, is particularly noted.</p> <p>However, the far south-west of the parcel at the edge of Stokenchurch plays a lesser role in preventing coalescence between these 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>Built-form is dispersed throughout the land parcel although there are concentrations around the non-Green Belt settlements of West Wycombe, Saunderton, Bledlow Ridge and Radnage. There is also ribbon development along Chinnor Road, Haw Lane, Green End Road, Green Lane, Radnage Common Road, Water End Road and Wycombe Road. Much of the development is residential with the remaining built form consisting of farm buildings with a concentration of commercial premises at Saunderton Business Park on Haw Lane in the north-east of the land parcel. The remainder of the land parcel consists of rolling arable crop fields, interspersed with patches of woodland. Overall the 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. | This land parcel does not abut an identified historic settlement core and does not meet this purpose. | |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

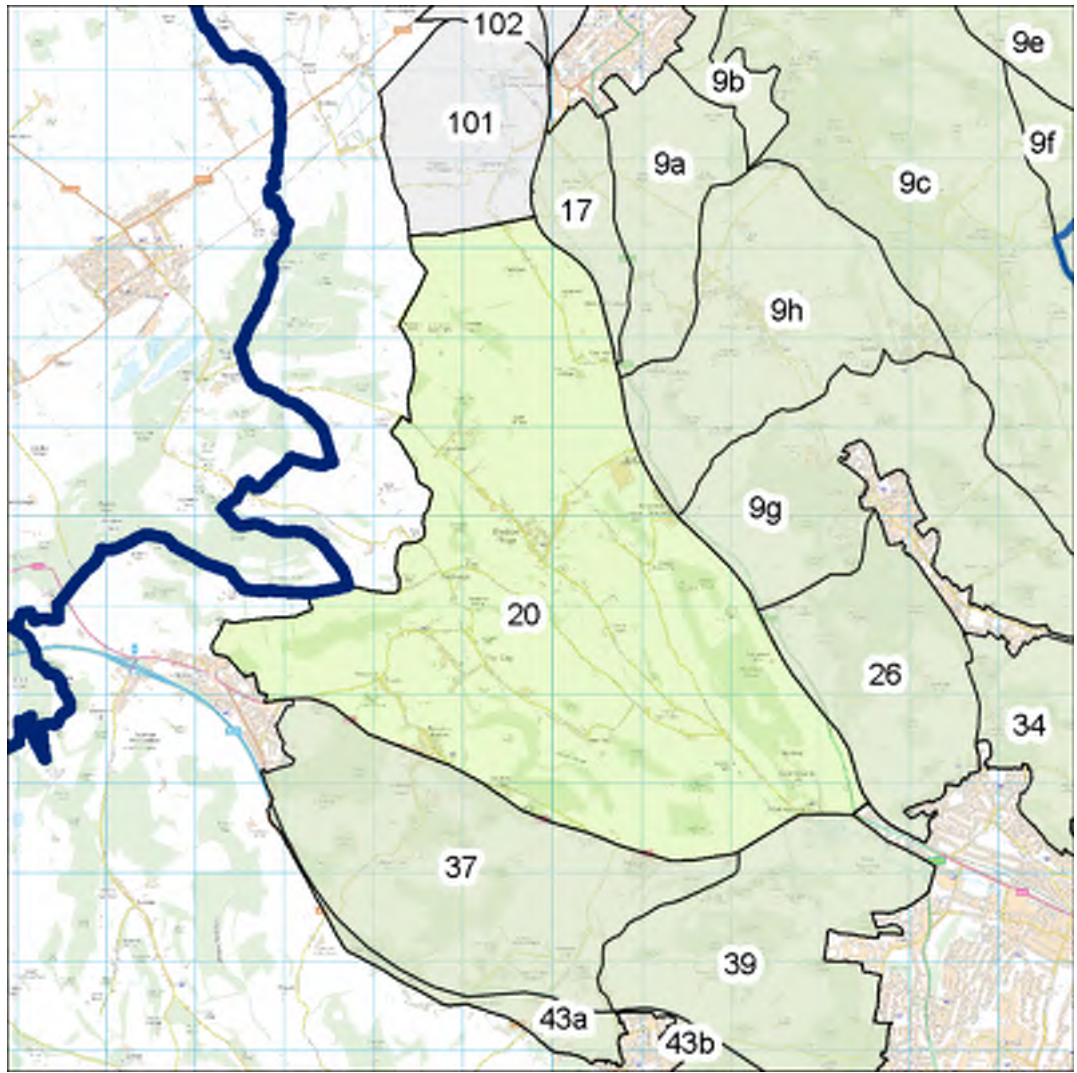


Photograph 1: View west towards rolling hills in the land parcel from the A40 (Wycombe Road) in the Green-Belt settlement of West Wycombe.



Photograph 2: View north from Chorley Road in the centre of the land parcel.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 21a | | |
| Area (ha) | 1025.1 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | <p>General Area 21a is located to the south of Great Missenden / Prestwood, north of Holmer Green and west of Great Kingshill. It is bordered by Great Missenden and Prestwood, the River Misbourne and railway line to the north-east, Great Kingshill and the A4128 to the west, Spurlands End Road and Holmer Green to the south, and Penfold Lane / Taylors Lane to the east. - The Green Belt settlement of Little Kingshill is located in the centre of the land parcel and Little Missenden is located in the east of the land parcel.</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 large built-up area of High Wycombe. | 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 High Wycombe (Holmer Green), preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly bordered by features lacking in durability or permanence, consisting of the gardens of detached properties with gaps in the built-form. Part of the</p> | 3+ |

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| | | boundary to the east is formed by Penfold Lane which is more durable. The land parcel is an important barrier to 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 part of the wider gap between the non-Green Belt settlements of Great Missenden / Prestwood and Great Kingshill and High Wycombe (Holmer Green). There are areas in the south, west or north of the land parcel that are less important for preventing coalescence of these settlements, though the openness and scale of the gaps is important to restricting the merging of Great Missenden / Prestwood, High Wycombe and Great Kingshill with the Green Belt settlement of Little Kingshill. | 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 land parcel is characterised by open fields and agricultural uses with areas of woodland including Angling Spring Wood, Hobbshill Wood and Peterley Wood in the north of the land parcel and Haleacre / Coleman's Wood in the south of the land parcel. The topography varies across the land parcel, sloping up from the River Misbourne in the north and providing higher vantage points in the south of the land parcel towards Holmer Green, next to the Great Missenden / Prestwood built-up area in the north, and around Little Kingshill in the centre of the land parcel. This topography contributes to views of rolling hills and a sense of openness in the land parcel.</p> <p>There are farms dispersed throughout the land parcel, but most of the built-form comprises the settlement of Little Kingshill and residential areas to the north along Nags Head Lane and Windsor Lane supported by local services. Parts of these areas have a semi-urban character.</p> <p>The presence of built-form means that the land parcel has a largely rural character.</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 fields and hedgerows in General Area 21a, facing north-east from Nags Head Lane, which is characteristic of the centre of the land parcel.

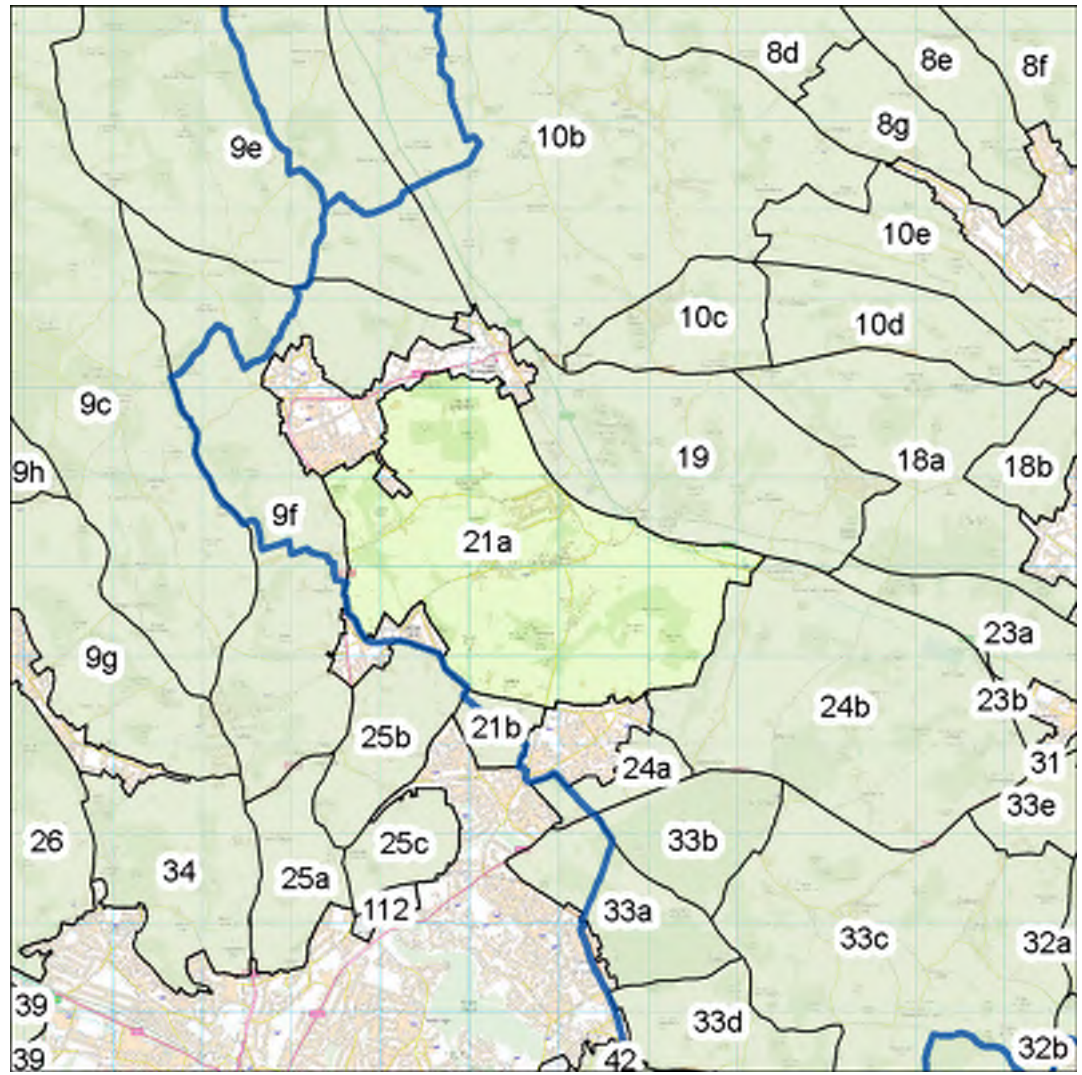


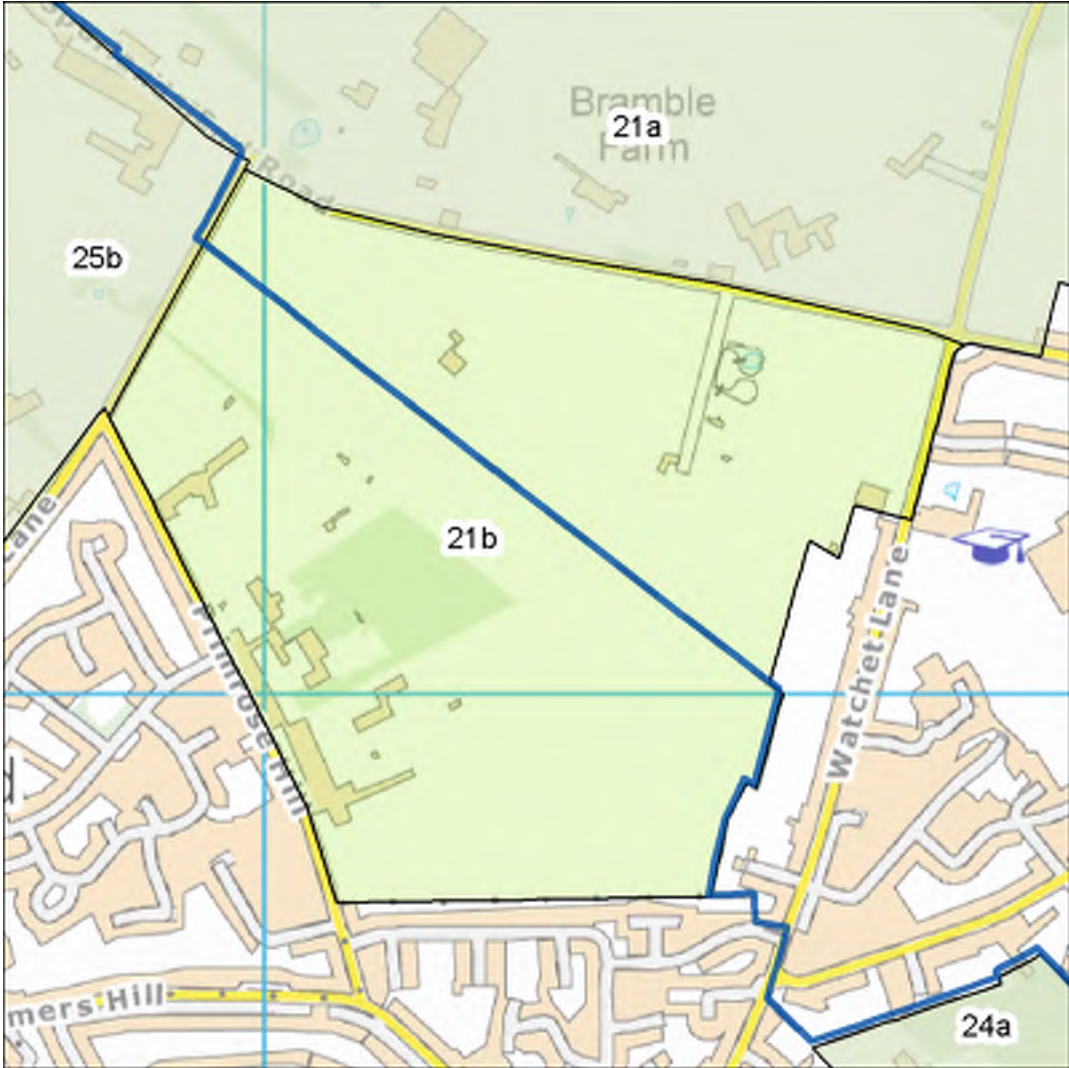
Photograph 2: View of built-form in General Area 21a, facing west on Windsor Lane, which is characteristic of Little Kingshill.



Photograph 3: View of fields and woodland in General Area 21a facing south from Windsor Lane, which is characteristic of the south-east of the land parcel.

1:20000
Context Plan



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|--|--|---|--------------|
| General Area | 21b | | |
| Area (ha) | 58.9 | | |
| Local Authority | Chiltern / Wycombe | | |
| Location Plan |  | | |
| Description | General Area 21b is located to the east of Widmer End and west of Holmer Green and is bounded by these settlements, Windmill Lane to the north-west and Spurlands End Road 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 large built-up area of High Wycombe. | 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 enclosed by the large built-up area of High Wycombe (Widmer End / Holmer Green / Hazlemere). It is contained by existing built-form to the south, east and west and has limited connectivity to surrounding Green Belt.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly regular and consistent, bordered by the public road Primrose Hill and detached properties on Brackley Road with a rectilinear form. Most of the eastern boundary is less durable and comprises large gardens of detached properties bounded by softer natural features. A small part of the eastern boundary is</p> | 1+ |

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| | | formed by Watchet Lane. The land parcel is an important barrier to sprawl. | |
| Purpose 1: Total Score | | | 1+5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The land parcel forms part of the essential gap between the non-Green Belt settlements of Holmer Green and Great Kingshill. The south of the parcel is less important for preventing the coalescence of settlements. However, ribbon development along Spurlands End Road reduces the gap between Widmer End and Great Kingshill settlements in the north of the land parcel. Development would significantly visually and physically reduce the perceived and actual distance between these settlements. | 5 |
| 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. | Less than 5% of the land parcel is covered by built form. The land parcel is characterised by flat and open fields, some agricultural uses and Holmer Green Football Club and Sports Association in the north-east of the land parcel. There are some areas of tree planting which interrupt views to the surrounding countryside and the presence of built-form around the land parcel diminishes the relationship with the wider Green Belt. Built-form comprises residential properties and gardens, a farm and caravan park on Primrose Hill and a few properties dispersed in the north of the land parcel on Dormer Lane and Spurlands End Road. Despite this, much of the parcel maintains a rural feel with a sense of connectivity to the wider countryside, and overall it has a largely rural 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

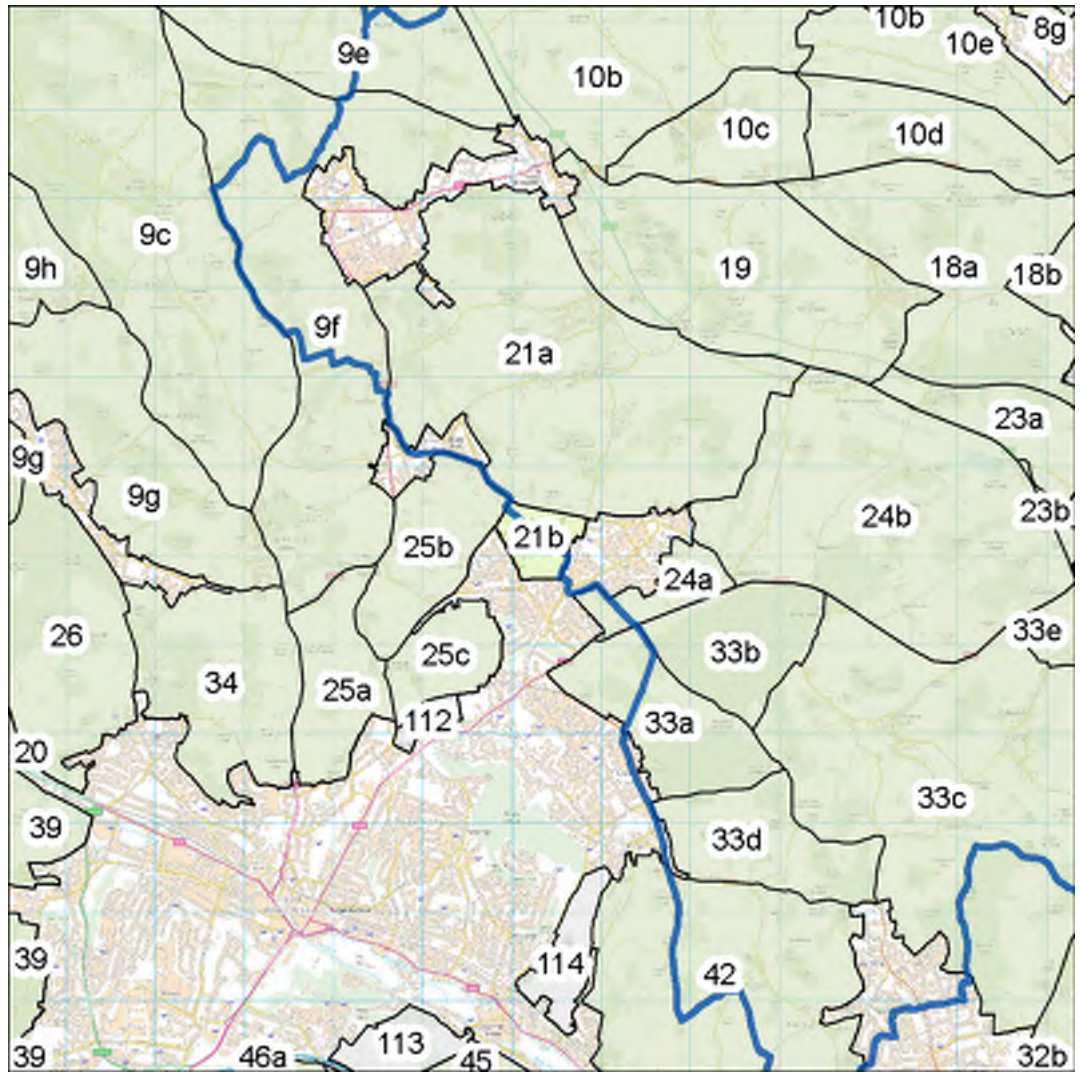


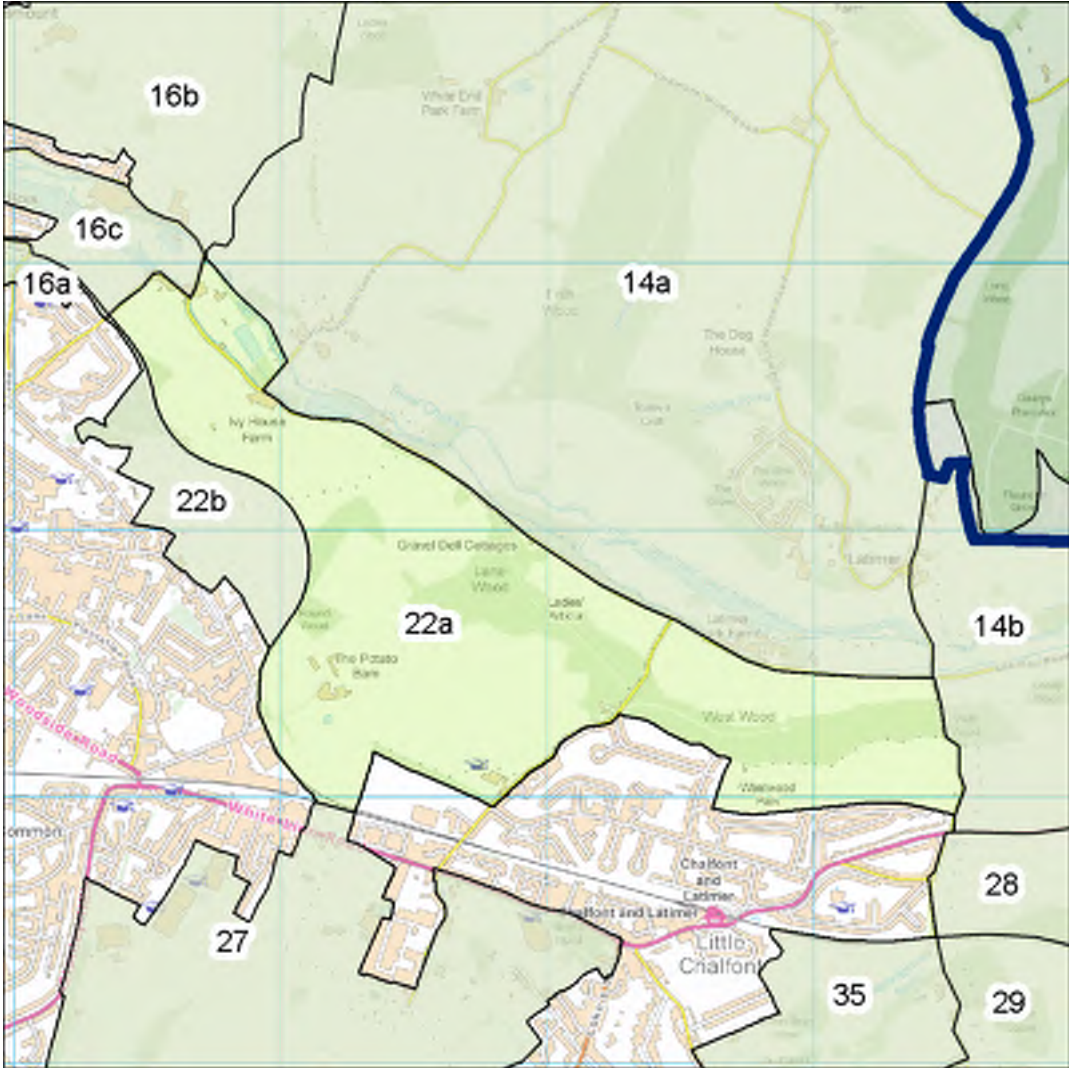
Photograph 1: View of agricultural uses in General Area 21b facing south-east from the western boundary.



Photograph 2: View of built-form and trees behind in General Area 21b facing north-east from Primrose Hill.

1:20000
Context Plan



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|--|---|--|--------------|
| General Area | 22a | | |
| Area (ha) | 229.4 | | |
| Local Authority | Chiltern | | |
| Location Plan |  | | |
| Description | General Area 22a is located to the north of Little Chalfont and to the east of Amersham and is bounded by those settlements and the railway line to the south, Hollow Way Lane to the north-west, Latimer Road to the north and Stony Lane 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 large built-up area of Amersham. | 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>Part of the land parcel is connected to the large built-up area of Amersham to the south, preventing its outward sprawl into open land.</p> <p>The large built-up area is predominantly bordered by prominent and permanent features such as the railway line, Bell Lane and West Wood. The large built-up area is partly bordered by features lacking in permanence, consisting of an industrial estate off Bell Lane with rectilinear boundaries and detached and semi-detached properties with large gardens bounded by softer natural features. The land parcel is an</p> | 3 |

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| | | additional barrier to 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>Part of the land parcel to the south forms the essential gap between the non-Green Belt settlements of Amersham and Little Chalfont, preventing development that would physically and visually reduce the distance between these settlements.</p> <p>In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Little Chalfont and Latimer, identified as a Row of Dwellings in the Chiltern Local Plan, restricting them from coalescing (though it is noted that West Wood visually severs these settlements and, to some extents, provides a buffer to coalescence).</p> | 5 |
| 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. The land parcel is characterised by open fields and agricultural uses with swathes of woodland (Lane Wood, West Wood and Round Wood) particularly in the south and east of the land parcel.</p> <p>Built form is dispersed throughout the land parcel and comprises farms, including the larger Raans Farm in the south of the land parcel, a school also in the south of the land parcel and some cottages. There are also some leisure uses to the north of Westwood Drive, in the south-east of the parcel, which have a more urban fringe character than the wider area. The sense of openness in the parcel is diminished by the undulating topography and presence of woodland in the parcel which restricts views across the parcel and out to the surrounding countryside, in particular in the south eastern area.</p> <p>Despite this, 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 agricultural use in General Area 22a which is characteristic of the south of the land parcel.

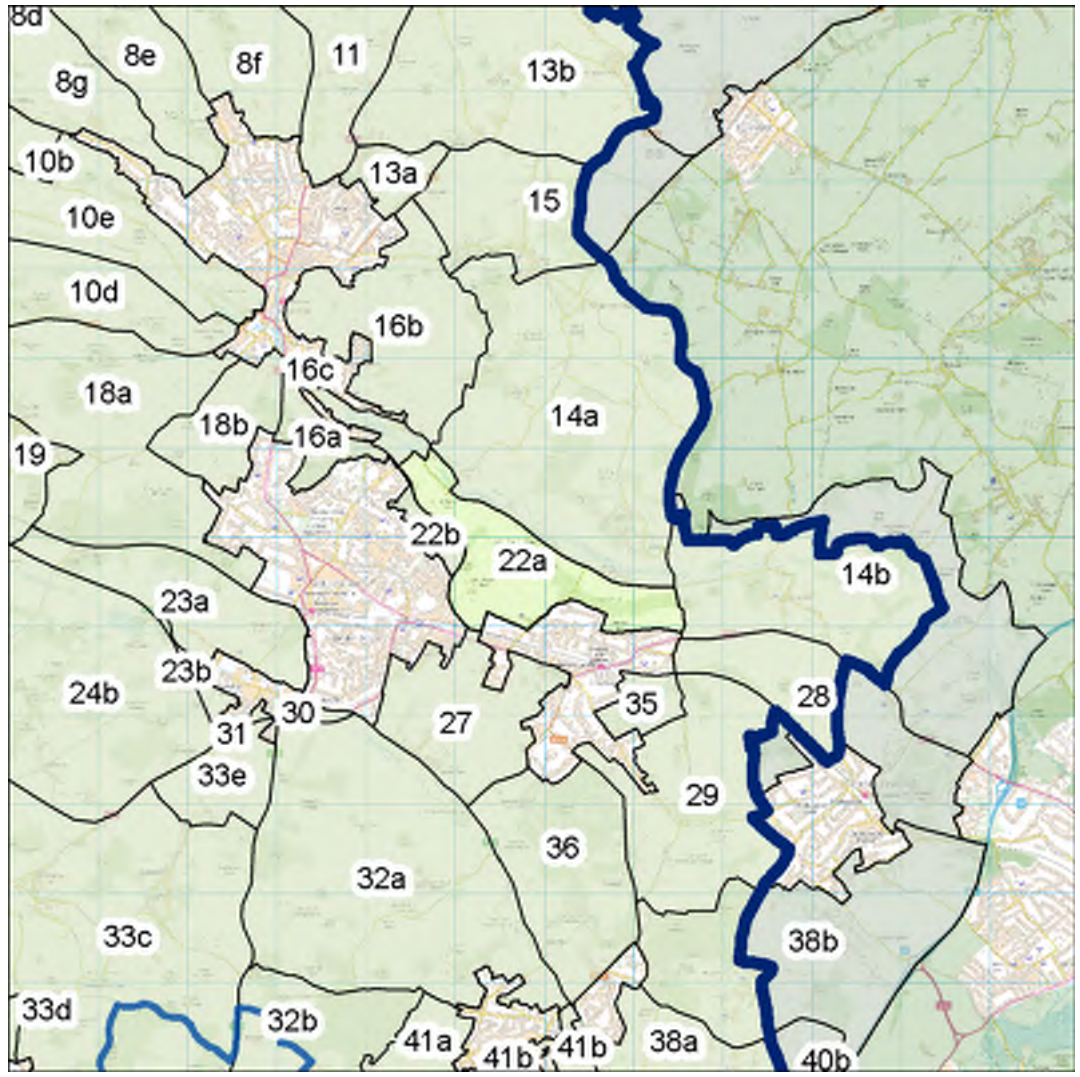


Photograph 2: View of woodland at Bell Lane in General Area 22a which is characteristic of the north and north-east of the land parcel.



Photograph 3: View of built-form and open fields behind in General Area 22a facing east from Latimer Road.

1:20000
Context Plan



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|--|---|--|--------------|
| General Area | 22b | | |
| Area (ha) | 33.8 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 22b is located to the east of Amersham and is bounded by that settlement to the south and the railway line 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 large built-up area of Amersham. | 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 Amersham, preventing its outward sprawl into open land. The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of detached and semi-detached homes with large gardens bounded by softer natural features as well as Quill Hall Lane. The land parcel is an important barrier to sprawl. | 3+ |
| Purpose 1: Total Score | | | 3+/5 |
| (2) To prevent neighbouring towns from | Prevents development that would result in merging of or significant | The land parcel forms a small part of the wider gap between the non-Green Belt settlements of Amersham and Little Chalfont. However, the parcel makes limited contribution due | 1 |

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| merging | erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | to its physical severance from the wider Green Belt by the railway, and is less important for preventing the merging of 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 is characterised by fields, agricultural use, scrubland and some woodland in the north-west of the land parcel. There is little built-form in the land parcel, which comprises Quill Hall Farm in the south of the land parcel. The land parcel slopes up from the railway line towards Amersham and there is a strong sense of openness supported by an absence of built form and strong visual connection with the surrounding countryside. The sense of openness is partly diminished in the north of the land parcel by the physical severance of the land parcel from the surrounding countryside by the railway line. However, overall the land parcel has 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

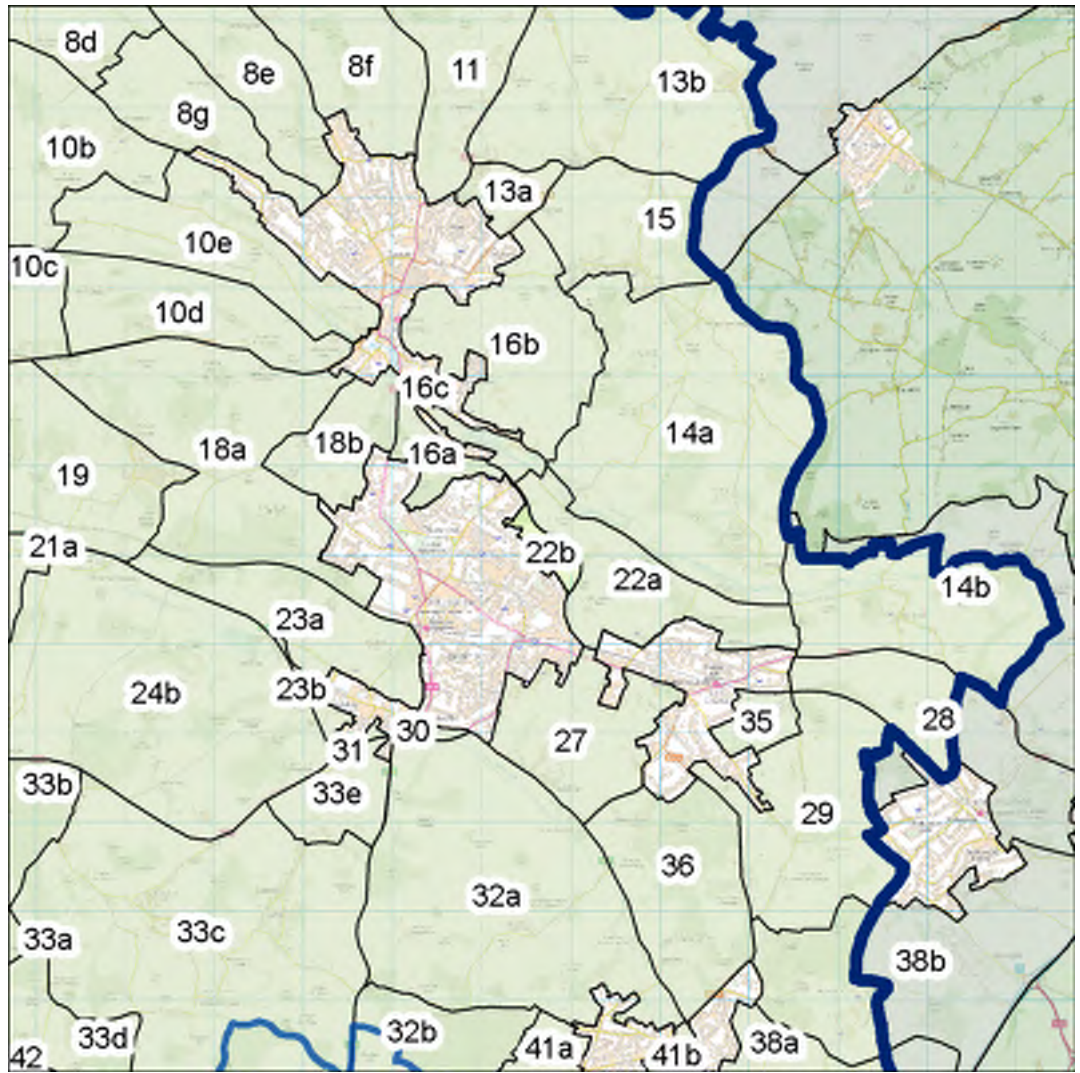


Photograph 1: View of fields in the centre of the land parcel, looking east from Stubbs Wood.



Photograph 2: View of fields in the south of the land parcel, looking north-east from Quill Hall Lane.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 23a | | |
| Area (ha) | 229.2 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 23a is located to the west of Amersham and is bounded by this settlement, the railway to the north, Keepers Lane to the west and the A413 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 at the edge of the large built-up area of Amersham. | 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 Amersham, preventing its outward sprawl into open land. The large built-up area of Amersham is predominantly bordered by prominent, permanent and consistent boundary features, including School Lane and the River Misbourne to the south and the railway line to the north. The boundary to the east comprises woodland and some gardens of detached properties with less durability. The land parcel serves as an additional 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 | 3 |

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| 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 Amersham and Great Missenden / Prestwood, as well the wider gap between Amersham and High Wycombe (Holmer Green). The east of the land parcel is less important for preventing the coalescence of these settlements, though this should be considered in the context of the wider openness and scale of these overall gaps.</p> <p>It should also be noted that, at the local level, the parcel plays a role in protecting the gap between Amersham and Little Missenden, identified as a Row of Dwellings in the Chiltern Local Plan, restricting ribbon development along the A413 that may contribute towards coalescence.</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.</p> <p>The land parcel is characterised by open fields and agricultural uses with concentrated areas of dense woodland in the north, east and west of the land parcel. There are long views east-west across the land parcel. Built-form is concentrated in the east of the land parcel and includes residential uses, a school, a farm and a GP/pharmacy on School Lane, residential uses on Rectory Hill and a football pitch, allotments and a cemetery in the east of the land parcel which have a semi-urban character.</p> <p>Overall though, the limited presence of built-form means that overall the land parcel has a largely rural open character.</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. | <p>A small portion of the land parcel abuts the Amersham historic core and plays an important role in maintaining the unique setting of the historic core by providing vistas of surrounding countryside from within the settlement. The land abutting the historic core comprises built-form, allotments and a cemetery and there is built-form and a football pitch on School Lane, which reduce the visual connection between the land parcel and the historic core and the contribution of the land parcel to its immediate historic setting.</p> <p>The central and western parts of the land parcel have a weak relationship with the Amersham historic core, with limited views.</p> | 3 |
| Purpose 4: Total Score | | | 3/5 |

Site Photos

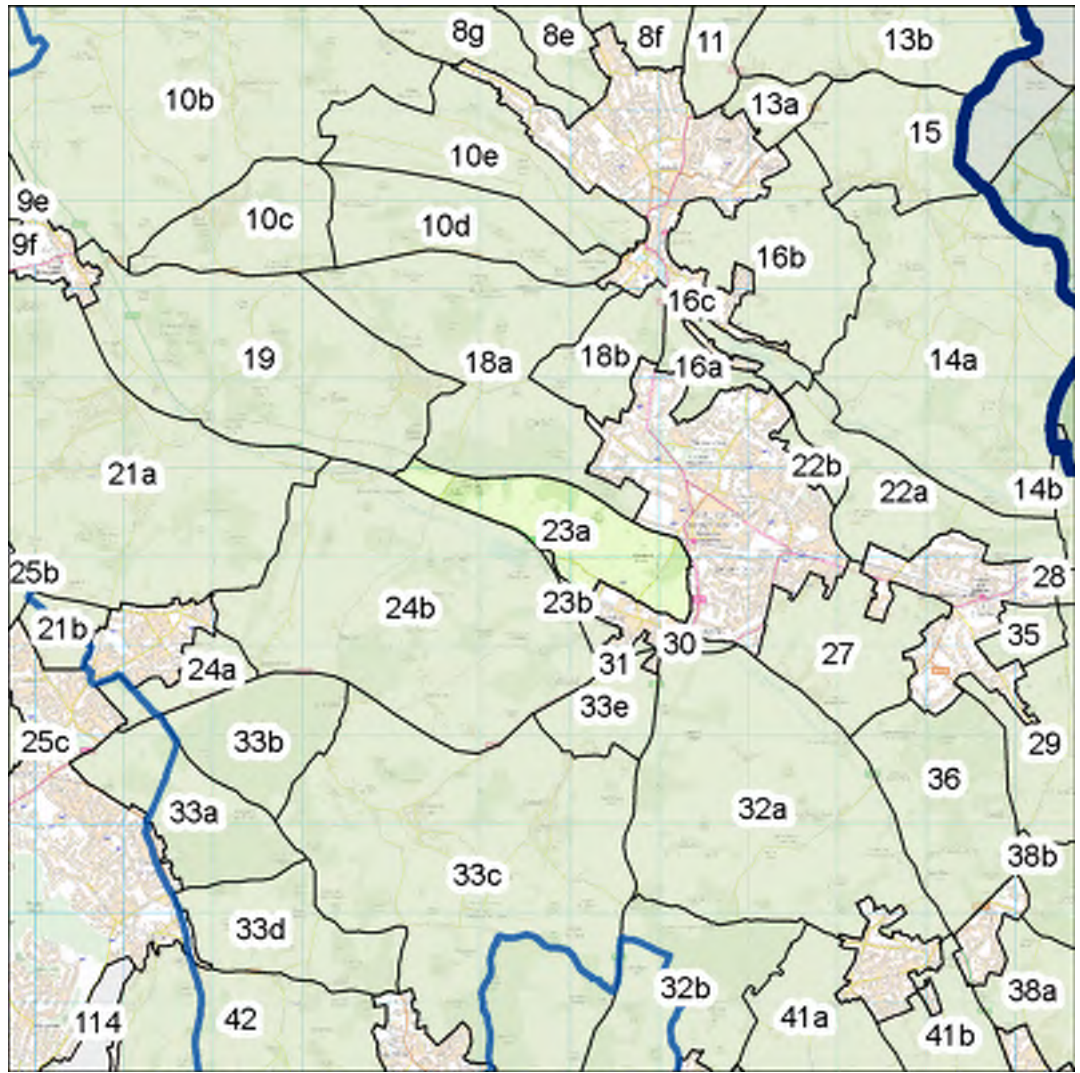


Photograph 1: View of open, arable fields in General Area 23a, facing east.



Photograph 2: View towards rolling fields in General Area 23a, facing north from Amersham historic core.

1:20000
Context Plan



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|--|---|--|--------------|
| General Area | 23b | | |
| Area (ha) | 17.5 | | |
| Local Authority | Chiltern | | |
| Location Plan | | | |
| Description | General Area 23b is located to the south-west of Amersham and is bounded by this settlement and High Street to the north and east and by A413 to the west. | | |
| 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 Amersham. | 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 enclosed by the large built-up area of Amersham. It is contained by existing built-form to the north and east and has limited connectivity to surrounding Green Belt.</p> <p>The large built-up area is bordered by features lacking in durability or permanence, consisting of detached homes with large gardens, softer natural features and hospital car parks. The land parcel serves as a barrier to sprawl at the edge of the large built-up area.</p> | 1+ |
| Purpose 1: Total Score | | | 1+/5 |
| (2) To prevent | Prevents development | The land parcel forms only a small part of the less essential | 0 |

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| 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>gap between the non-Green Belt settlements of Amersham and High Wycombe as well as Beaconsfield / Knotty Green. The parcel makes no discernible contribution to this gap, which is of sufficient scale and character to prevent coalescence.</p> <p>Furthermore, its severance from the wider Green Belt by the A413 means that the land parcel makes no discernible contribution to the gap between Amersham and the Green Belt settlement of Winchmore Hill and the settlements of Coleshill, Little Missenden and Penn Street which are identified as Rows of Dwellings in the Chiltern Local Plan.</p> | |
| 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 is characterised by agricultural land and open fields which have a rural character. However, the sense of openness is diminished by the built form enclosing the land parcel and the topography of the land parcel, which slopes up to the A413, with very limited views to the wider countryside. Within the land parcel built form includes a small cemetery located in the east of the land parcel and allotments in the north, which have an urban character. Overall the land parcel has a largely rural open character.</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 eastern part of the land parcel falls within Amersham's historic core. There are limited views between the historic core and the surrounding countryside looking both inwards and outwards owing to the topography of the land parcel but the land parcel protects open land which has a strong connection with the historic core, contributing to its immediate historic setting. | 3 |
| Purpose 4: Total Score | | | 3/5 |

Site Photos



Photograph 1: View of agricultural land in General Area 23b facing north-west.



Photograph 2: View of agricultural land in General Area 23b facing south-west.

1:20000
Context Plan

